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)
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Councilman Bob Beers, (Ward 2)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

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Todd L. Moody, Vice Chair
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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.

June 10, 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 MAY 13, 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-53895 - TENTATIVE MAP - SKYE CANYON PARCEL 1.2 - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC - For possible action on a request for a Tentative Map FOR A 173-LOT SINGLE FAMILY SUBDIVISION on 37.99 acres on the southwest corner of Horse Drive and Grand Canyon Drive (APN 125-07-301-002), T-D (Traditional Development) Zone, [L (Residential Low) Kyle Canyon Land Use Designation], Ward 6 (Ross) [PRJ-53719].

8. TMP-53897 - TENTATIVE MAP - SKYE CANYON PARCEL 1.1 - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC - For possible action on a request for a Tentative Map FOR A 157-LOT SINGLE FAMILY SUBDIVISION on 35.28 acres on the southeast corner of Horse Drive and Hualapai Way (APN 125-07-301-001), T-D (Traditional Development) Zone, [L (Residential Low) Kyle Canyon Land Use Designation], Ward 6 (Ross) [PRJ-53718].

9. TMP-53908 - TENTATIVE MAP - SKYE CANYON PARCEL 1.3 - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC - For possible action on a request for a Tentative Map FOR A 209-LOT SINGLE FAMILY SUBDIVISION on 40.90 acres on the northeast corner of Grand Teton Drive and Hualapai Way (APN 125-07-401-001), T-D (Traditional Development) Zone, [L (Residential Low) Kyle Canyon Land Use Designation], Ward 6 (Ross) [PRJ-53720].

10. TMP-53911 - TENTATIVE MAP - SKYE CANYON PARCEL 1.4 - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC - For possible action on a request for a Tentative Map FOR A 204-LOT SINGLE FAMILY SUBDIVISION on 33.61 acres on the northwest corner of Grand Teton Drive and Grand Canyon Drive (APN 125-07-401-002), T-D (Traditional Development) Zone, [L (Residential Low) Kyle Canyon Land Use Designation], Ward 6 (Ross) [PRJ-53721].

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.

11. SUP-53557 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEW EL PORTAL, LLC - OWNER: OXFORD TECHNOLOGY INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,000 SQUARE-FOOT GENERAL RETAIL STORE at 2310 South Las Vegas Boulevard, Suite #100 (APN 162-04-813-072), C-2 (General Commercial) Zone, Ward 3 (Coffin).

12. SUP-53745 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAMAR KRUITBOSCH - OWNER: FUMO OSVALDO - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 503 East Boneville Avenue (APN 139-34-301-010), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53717].

13. SUP-53750 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FAITH LUTHERAN MIDDLE SCHOOL & HIGH SCHOOL - OWNER: O'BANNON PLAZA, LLC - Request for a Special Use Permit FOR A PROPOSED 6,020 SQUARE-FOOT THRIFT SHOP at 2211 South Rainbow Boulevard (APN 163-03-804-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-53658].

14. SUP-53827 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARISCOS PLAYA ESCONDIDA, LLC - OWNER: GARDNER & ASSOCIATES - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 1,035 SQUARE-FOOT RESTAURANT at 1203 East Charleston Boulevard, Suite #140 (APN 139-34-814-002), C-2 (General Commercial) Zone,

Ward 3 (Coffin) [PRJ-53641].

15. SUP-53889 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALLAN SILBERSTANG - OWNER: STUGOTS, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 746 SQUARE-FOOT RESTAURANT at 800 South Main Street (APN 139-34-310-005), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-53835].

16. SDR-53792 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ED BERNSTEIN - OWNER: CROSSHILL 1, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 600 SQUARE-FOOT EXPANSION TO AN EXISTING 1,962 SQUARE-FOOT OFFICE BUILDING on 0.15 acres at 516 South 4th Street (APN 139-34-311-115), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53594].

17. SDR-53862 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC. - Request for a Site Development Plan Review FOR A 12,024 SQUARE-FOOT BUILDING AND 3,344 SQUARE-FOOT GENERATOR YARD EXPANSION TO AN EXISTING 3,450 SQUARE-FOOT UTILITY INSTALLATION on 3.9 acres at 2451 Ernest May Lane (APN 139-29-715-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-53620].

18. MSP-53766 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC - Request for an amendment to a previously approved Master Sign Plan (MSP-8346) TO ADD ONE FREESANDING SIGN AND ONE MONUMENT SIGN TO THE INTERIOR OF A SHOPPING CENTER on 35 acres at 6415 North Decatur Boulevard (APN 125-24-811-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross) [PRJ-53623].

19. VAC-53843 - VACATION - PUBLIC HEARING - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNER: K A G DEVELOPMENT SOUTH, LLC - For possible action on a request for a Petition to Vacate Bureau of Land Management Right-of-Way Grant Easement generally located north of the northern alignment of Grand Teton Drive between Hualapai Way and Grand Canyon Drive, TD (Traditional Development), Ward 6 (Ross) [PRJ-53782].

20. VAC-53898 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: D R HORTON, INC. - For possible action on a request for a Petition to Vacate a portion of a 10-foot wide City of Las Vegas Equestrian Trail Easement generally located at the northeast corner of Grand Teton Drive and Tee Pee Lane, Ward 6 (Ross) [PRJ-53810].

21. VAC-54050 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Petition to Vacate public right-of-way (Leon Avenue) north of Iron Mountain Road, Ward 6 (Ross).

PUBLIC HEARING ITEMS

22. ABEYANCE - 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.

23. ABEYANCE - 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.

24. ABEYANCE - 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.

25. ABEYANCE - 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.

26. ABEYANCE - 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.

27. ABEYANCE - 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.

28. VAR-53671 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER, ET AL - For possible action on a request for a Variance TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 60 FEET IS REQUIRED FOR A PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME on 0.83 acres at the southwest corner of Elkhorn Road and Jones Boulevard (APN 125-23-502-008), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-53350].

29. SUP-53496 - SPECIAL USE PERMIT RELATED TO VAR-53671 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER, ET AL - For possible action on a request for a Special Use Permit FOR A CONVALESCENT CARE FACILITY/NURSING HOME at the southwest corner of Elkhorn Road and Jones Boulevard (APN 125-23-502-008), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-53350].

30. SDR-53497 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-53671 AND SUP-53496 - PUBLIC HEARING - APPLICANT/ OWNER: VICTOR HECKER, ET AL - For possible action on a request for a Site Development Plan Review FOR A 24-BED CONVALESCENT CARE FACILITY/NURSING HOME on 0.83 acres at the southwest corner of Elkhorn Road and Jones Boulevard (APN 125-23-502-008), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-53350].

31. VAR-53840 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - For possible action on a request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 14 on a portion of 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APN 125-01-402-009 through 016), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-53698].

32. VAR-53841 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - For possible action on a request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 24 on a portion of 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APN 125-01-402-009 through 016), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-53698].

33. VAR-53842 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - For possible action on a request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 10 on a portion of 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APN 125-01-402-009 through 016), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-53698].

34. VAR-53844 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - For possible action on a request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 28 on a portion of 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APN 125-01-402-009 through 016), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-53698].

35. VAR-53845 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - For possible action on a request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 29 on a portion of 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APN 125-01-402-009 through 016), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-53698].

36. VAR-53846 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - For possible action on a request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 33 on a portion of 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APN 125-01-402-009 through 016), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-53698].

37. VAR-53848 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - For possible action on a request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 36 on a portion of 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APN 125-01-402-009 through 016), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-53698].

38. VAR-53850 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - For possible action on a request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 40 on a portion of 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APN 125-01-402-009 through 016), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-53698].

39. VAR-53860 - VARIANCE - PUBLIC HEARING - APPLICANT: TAMMY CROSS - OWNER: SANDCASTLE ENTERPRISES, TENAYA SERIES - For possible action on a request for a Variance TO ALLOW 13 PARKING SPACES WHERE 19 PARKING SPACES ARE REQUIRED at 124 North Tenaya Way (APN 138-27-801-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-53820].

40. SUP-53858 - SPECIAL USE PERMIT RELATED TO VAR-53860 - PUBLIC HEARING - APPLICANT: TAMMY CROSS - OWNER: SANDCASTLE ENTERPRISES, TENAYA SERIES - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE at 124 North Tenaya Way (APN 138-27-801-001), C-1 (Limited Commercial), Zone, Ward 1 (Tarkanian) [PRJ-53820].

41. VAR-53865 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM B. ENSIGN LIVING TRUST - For possible action on a Variance TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING 2,808 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [PIGEON COOP] on 1.35 acres at 6500 West Ann Road (APN 125-26-403-016) R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-53540].

42. SUP-53867 - SPECIAL USE PERMIT RELATED TO VAR-53865 - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM B. ENSIGN LIVING TRUST - For possible action on a Special Use Permit FOR ANIMAL KEEPING & HUSBANDRY (240 HOMING RACING PIGEONS) at 6500 West Ann Road (APN 125-26-403-016) R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-53540].

43. VAR-53923 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ESMI PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW TWO PARKING SPACES WHERE A MINIMUM OF NINE SPACES ARE REQUIRED AND TO ALLOW A PARKING LOT TO HAVE A NON-PAVED SURFACE on 0.85 acres at 5252 Ricky Road (APN 138-12-710-054), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-53875].

44. VAR-53924 - VARIANCE RELATED TO VAR-53923 - PUBLIC HEARING - APPLICANT/OWNER: ESMI PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW NO SIDEWALKS, CURB OR GUTTERS AND HALF-STREET IMPROVEMENTS WHERE SUCH IS REQUIRED FOR A 60-FOOT MINOR COLLECTOR STREET on 0.85 acres at 5252 Ricky Road (APN 138-12-710-054), C-2 (General Commercial) Zone,

Ward 5 (Barlow) [PRJ-53875].

45. SDR-53925 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-53923 AND VAR-53924 - PUBLIC HEARING - APPLICANT/OWNER: ESMI PROPERTIES, LLC - For possible action on a request for a Site Development Plan Review TO CONVERT AN EXISTING 2,450 SQUARE-FOOT RESIDENTIAL USE TO A COMMERCIAL USE WITH WAIVERS OF ALL LANDSCAPE BUFFER REQUIREMENTS on 0.85 acres at 5252 Ricky Road (APN 138-12-710-054), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-53875].

46. VAR-53482 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: B M L J H L 2011 TRUST - For possible action on a request for a Variance TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED TWO FEET FROM THE REAR PROPERTY LINE WHERE THREE FEET IS THE MINIMUM DISTANCE REQUIRED on 0.52 acres at 2010 Homeview Court (APN 163-03-311-003), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 1 (Tarkanian) [PRJ-53481].

47. VAR-53621 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ERIKA ACOSTA - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 390 SQUARE-FOOT ADDITION TO AN EXISTING 2,788 SQUARE-FOOT SINGLE FAMILY DWELLING on 0.48 acres at 7055 Del Rey Avenue (APN 163-03-603-001), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-52245].

48. VAR-53657 - VARIANCE - PUBLIC HEARING - APPLICANT: ERIK MARTONOVICH - OWNER: BCNV, LLC - For possible action on a request for a Variance TO ALLOW TWO EXISTING ACCESSORY STRUCTURES (CLASS II) TO BE 16 FEET AND 37 FEET IN HEIGHT WHERE TEN FEET, SIX INCHES IS THE MAXIMUM HEIGHT ALLOWED on 2.07 acres at 5636 Donald Road (APN 125-24-104-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-52356].

49. VAR-53871 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DENNIS PRITCHARD - For possible action on a request for a Variance TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED NINE FEET FROM THE REAR PROPERTY LINE WHERE 10 FEET IS REQUIRED AND FIVE FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS REQUIRED on 0.36 acres at 9109 Ghost Mountain Avenue (APN 138-05-411-053), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 4 (Anthony) [PRJ-53797].

50. VAR-53705 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CESAR MARALIT - For possible action on request for a Variance TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING 472 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) AND TO ALLOW A 1,079 SQUARE FEET OF ACCESSORY STRUCTURE FLOOR AREA WHERE 525 SQUARE FEET IS THE MAXIMUM ALLOWED on 0.15 acres at 2210 Poplar Avenue (APN 139-35-611-035), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-52015].

51. SUP-53909 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LVCSD SADDLE, LLC - OWNER: GRAGSON-BELTWAY BELCASTRO, LLC - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE on the west side of Rainbow Boulevard, approximately 610 feet north of Craig Road (APNs 138-03-602-009 and 010), C-PB (Planned Business Park) Zone, Ward 4 (Anthony) [PRJ-53552].

52. SDR-53910 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-53909 - PUBLIC HEARING - APPLICANT: LVCSD SADDLE, LLC - OWNER: GRAGSON-BELTWAY BELCASTRO, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 54,000 SQUARE-FOOT PRIVATE SCHOOL, PRIMARY on 4.39 acres on the west side of Rainbow Boulevard, approximately 610 feet north of Craig Road (APNs 138-03-602-009 and 010), C-PB (Planned Business Park) Zone, Ward 4 (Anthony) [PRJ-53552].

53. SUP-53624 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: PPLAND, LP - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 14,820 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 7755 North Durango Drive (APN 125-17-611-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-53329].

54. SUP-53828 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INTERSTATE PROPERTIES, INC. - OWNER: RIO VISTA PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE at 7145 West Ann Road, Suite #110 (APN 125-34-515-004), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-53712].

55. SUP-53829 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHIPOTLE MEXICAN GRILL, INC. - OWNER: WRI CHARLESTON COMMONS, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A PROPOSED 2,400 SQUARE-FOOT RESTAURANT at 111 North Nellis Boulevard, Suite #150 (APN 140-32-802-007), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-53735].

56. SUP-53863 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER - OWNER: LAMANZA, LLC - Request for a Special Use Permit FOR A PROPOSED 2,649 SQUARE-FOOT AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A 130-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,000 FEET IS REQUIRED at 4700 Meadows Lane, Suite #110 (APN 139-31-111-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-53278].

57. SUP-53907 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SAHARA CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,691 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) at 10000 West Sahara Avenue, Suite #100 (APN 163-06-416-006), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-53804].

58. SUP-53970 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PUBLIC SCHOOL, SECONDARY USE at 7485 West Azure Drive (APN 125-27-114-023), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-53983].

59. SDR-53752 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DOTTY'S #108 - OWNER: HUGHES FAMILY, LLC #3, ET AL - For possible action on a request for a Major Amendment to an approved Plot Plan Review (Z-0090-63) FOR THE PROPOSED 928 SQUARE-FOOT EXPANSION OF A 3,870 SQUARE-FOOT LEGAL NON-CONFORMING LIQUOR ESTABLISHMENT (TAVERN) USE AND MINOR MATERIAL CHANGES TO THE ELEVATIONS on 0.67 acres at 1690 North Decatur Boulevard (APN 139-19-401-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-53647].

DIRECTOR'S BUSINESS:

60. TXT-53959 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.02.300 to revise definitions, purpose, permit fees, and compliance procedures related to Multiple Species Habitat Conservation, and to provide for other related matters.

61. DIR-53876 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a presentation of the Las Vegas 2020 Master Plan annual report [PRJ-53572].

62. DIR-53939 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a presentation on the Downtown Centennial Plan - Form-based Code Project.

CITIZENS PARTICIPATION:

63. 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: JUNE 10, 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: JUNE 10, 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: JUNE 10, 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: JUNE 10, 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: JUNE 10, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF MAY 13, 2014

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JUNE 10, 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: JUNE 10, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

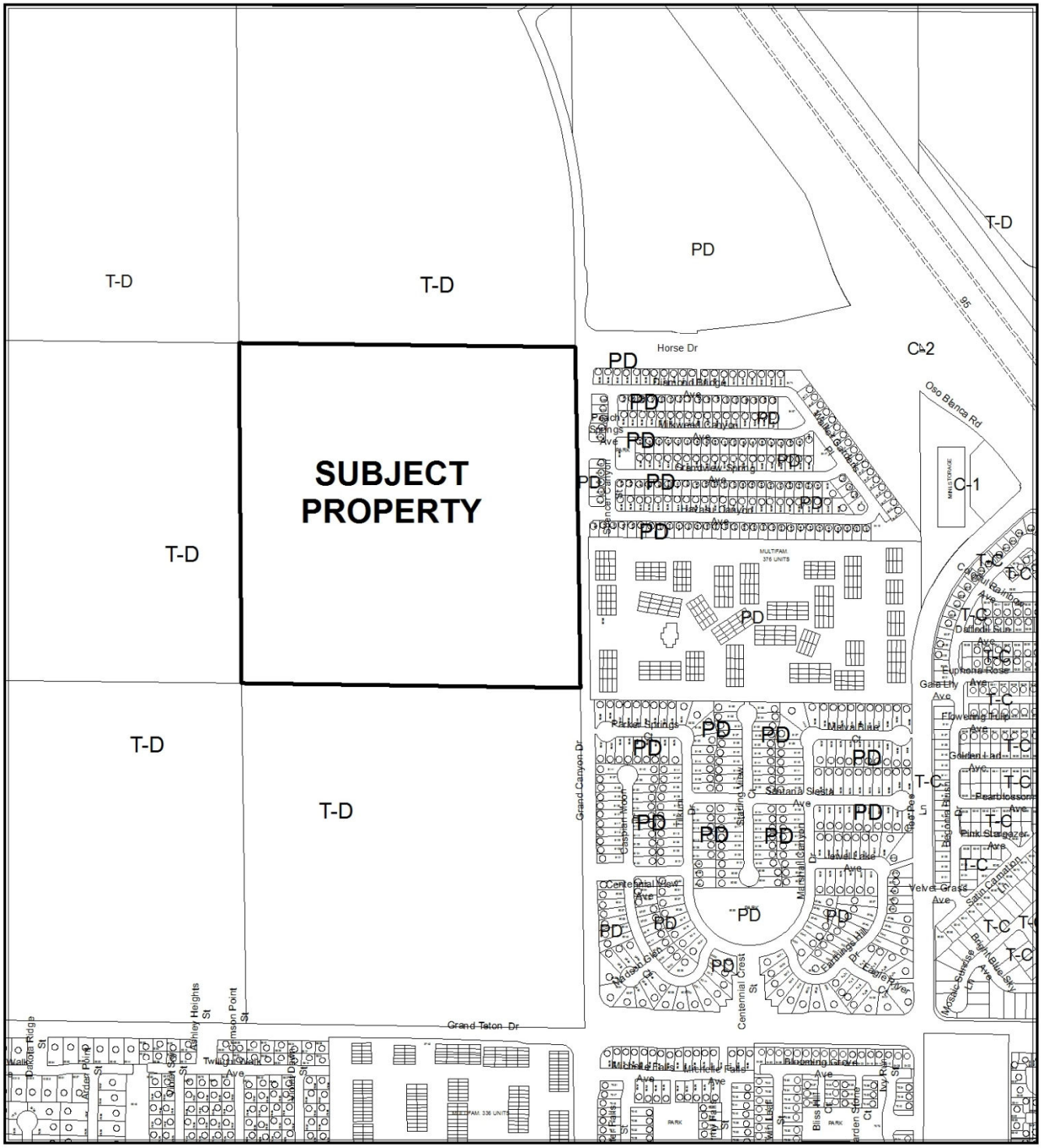
SUBJECT:
TMP-53895 - TENTATIVE MAP - SKYE CANYON PARCEL 1.2 - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC - For possible action on a request for a Tentative Map FOR A 173-LOT SINGLE FAMILY SUBDIVISION on 37.99 acres on the southwest corner of Horse Drive and Grand Canyon Drive (APN 125-07-301-002), T-D (Traditional Development) Zone, [L (Residential Low) Kyle Canyon Land Use Designation], Ward 6 (Ross) [PRJ-53719].

MAY GO TO CITY COUNCIL ON 7/16/2014
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:
APPROVAL

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



CASE: **TMP-53895**

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

CASE: **TMP-53895**

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-53895 APN: 125-07-301-001 and 002

Name of Property Owner: KAG Development South, LLC

Name of Applicant: Ninety Five Management, LLC

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Signature of Property Owner: _____

Print Name: Marc Bolduc, Duly Authorized Signatory

Subscribed and sworn before me

This 21st day of April, 2014

Amanda Graham

Notary Public in and for said County and State

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

PRJ-53719
04/24/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Horse/Grand Canyon

Project Name Skye Canyon Parcel 1.2 **Proposed Use** _____

Assessor's Parcel #(s) 125-07-301-001 and 125-07-301-002 **Ward #** _____

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

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

Gross Acres 41.95 **Lots/Units** 173 **Density** _____

Additional Information _____

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

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

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

E-mail Address mbolduc@olympiacompanies.com

APPLICANT Ninety Five Management, LLC **Contact** Marc Bolduc

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

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

E-mail Address mbolduc@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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

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

By: _____
Marc Bolduc, Authorized Signatory

Subscribed and sworn before me

This 21st day of April, 2014.

_____
Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	TMP-53895
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-53719
04/24/14

*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

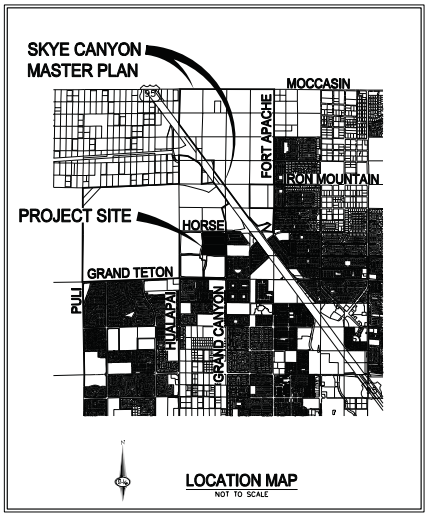
f:\depot\Application Packet\Application Form.pdf

TENTATIVE MAP

FOR

SKYE CANYON PARCEL 1.2

A SINGLE-FAMILY RESIDENTIAL SUBDIVISION
OF THE SKYE CANYON MASTER-PLANNED COMMUNITY
WITHIN THE CITY OF LAS VEGAS, NEVADA, GENERALLY LOCATED AT THE
NORTHEAST CORNER OF GRAND TETON DRIVE AND HUALAPAI WAY



LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA.

BENCHMARK

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

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

BASIS OF BEARING

SOUTH 00°34'18" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS PER FILE 151, PAGE 14 OF SURVEYS, ON FILE IN THE COUNTY RECORDER'S OFFICE.

DISCLAIMER NOTE

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

OWNER

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

DEVELOPER

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

ENGINEER

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

APN

A.P.N. 125-07-301-001 &
A.P.N. 125-07-301-002

PROJECT SUMMARY

ACREAGE (GROSS):	= 41.95 AC
ACREAGE (NET):	= 37.99 AC
ACREAGE (NET-NET):	= 35.43 AC
DENSITY (LOTS/NET ACRE):	= 4.56 DU/NET AC
EXISTING ZONING:	= T-D
TOTAL NO. OF RESIDENTIAL LOTS	= 173
TOTAL NO. OF COMMON ELEMENTS *	= 18
MINIMUM LOT SIZE	= 4,201 SF±
MAXIMUM LOT SIZE	= 15,378 SF±
PROVIDED OPEN SPACE	= 22,368 SF±

* NOTE: THE MASTER DEVELOPER IS RESPONSIBLE FOR COMMON LOTS ORDERED ALPHABETICALLY A THRU F. ALL SUBSEQUENT ALPHABETICALLY ORDERED COMMON LOTS ARE THE RESPONSIBILITY OF THE BUILDER AND/OR THEIR RESPECTIVE SUBASSOCIATION.

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

173 UNITS X 250 GPD/UNITS = 43,250 GPD
TOTAL AVERAGE CONTRIBUTION = 43,250 GPD = 0.0433 MGD
TOTAL PEAK FLOW = 0.0433 MGD X 3.52 (PEAK FACTOR) = 0.152 MGD

UTILITY SERVICE BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

NOTES

1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CLARK COUNTY/CITY OF LAS VEGAS STANDARDS, UNLESS NOTED UNDER DEVIATIONS OR APPROVED WITH THE KYLE CANYON GATEWAY DESIGN GUIDELINES OR DEVELOPMENT STANDARDS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
3. STREET SECTIONS ARE IN CONFORMANCE WITH EXHIBIT L OF THE DEVELOPMENT AGREEMENT.
4. THIS DEVELOPMENT IS CONTROLLED BY THE FIRST AMENDMENT AND RESTATEMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND KAG PROPERTY LLC, DATED OCT. 21, 2011.
5. THERE WILL BE A H.O.A. AND C.C.&R.'S ESTABLISHED FOR THIS SUBDIVISION BY THE RESIDENTIAL BUILDER.
6. LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION H.O.A.(S).
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY THE LAS VEGAS VALLEY WATER DISTRICT. FINAL WATER SERVICE DESIGN WILL BE ACCORDING TO AN APPROVED TECHNICAL STUDY.
9. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO EXISTING FACILITIES AND FINAL SEWER SERVICE DESIGN WILL BE ACCORDING TO AN APPROVED TECHNICAL STUDY.
10. EXISTING EASEMENTS ON THESE PROPERTIES WILL BE RELINQUISHED WHERE APPLICABLE.
11. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC U.N.O.
12. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.

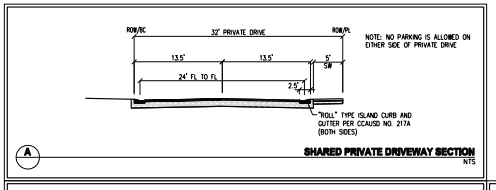
SHEET INDEX

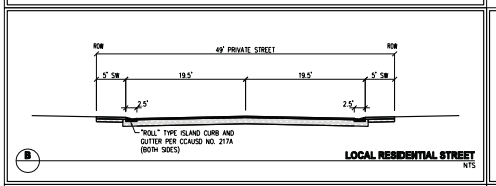
1 COVER SHEET
2-3 PLAN SHEETS
4 PROFILE & DETAIL SHEET

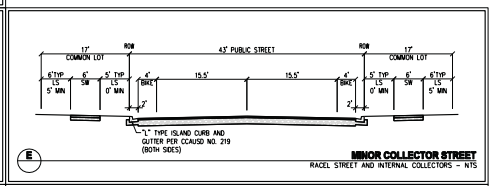
CONNECTIVITY

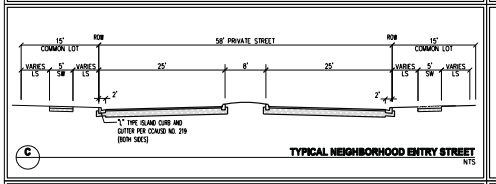
(N) NODES = 16
(L) LINKS = 18
(LD) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 4

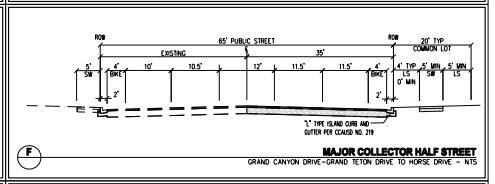
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 20/16
CONNECTIVITY INDEX = 1.25

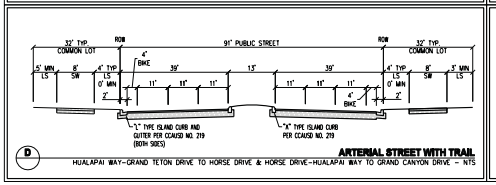


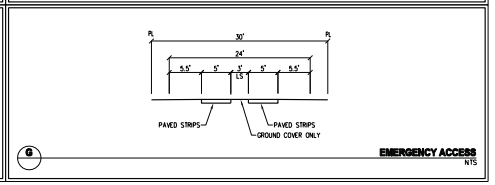


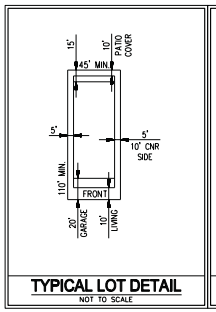


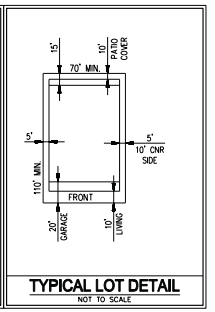












PRJ-53719
04/24/14

TMP-53895

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.
1	PER CITY COMMENTS	5-19-14	BTW		

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.2
TENTATIVE MAP

DATE: 4/24/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

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

1
SHEET 1 OF 4

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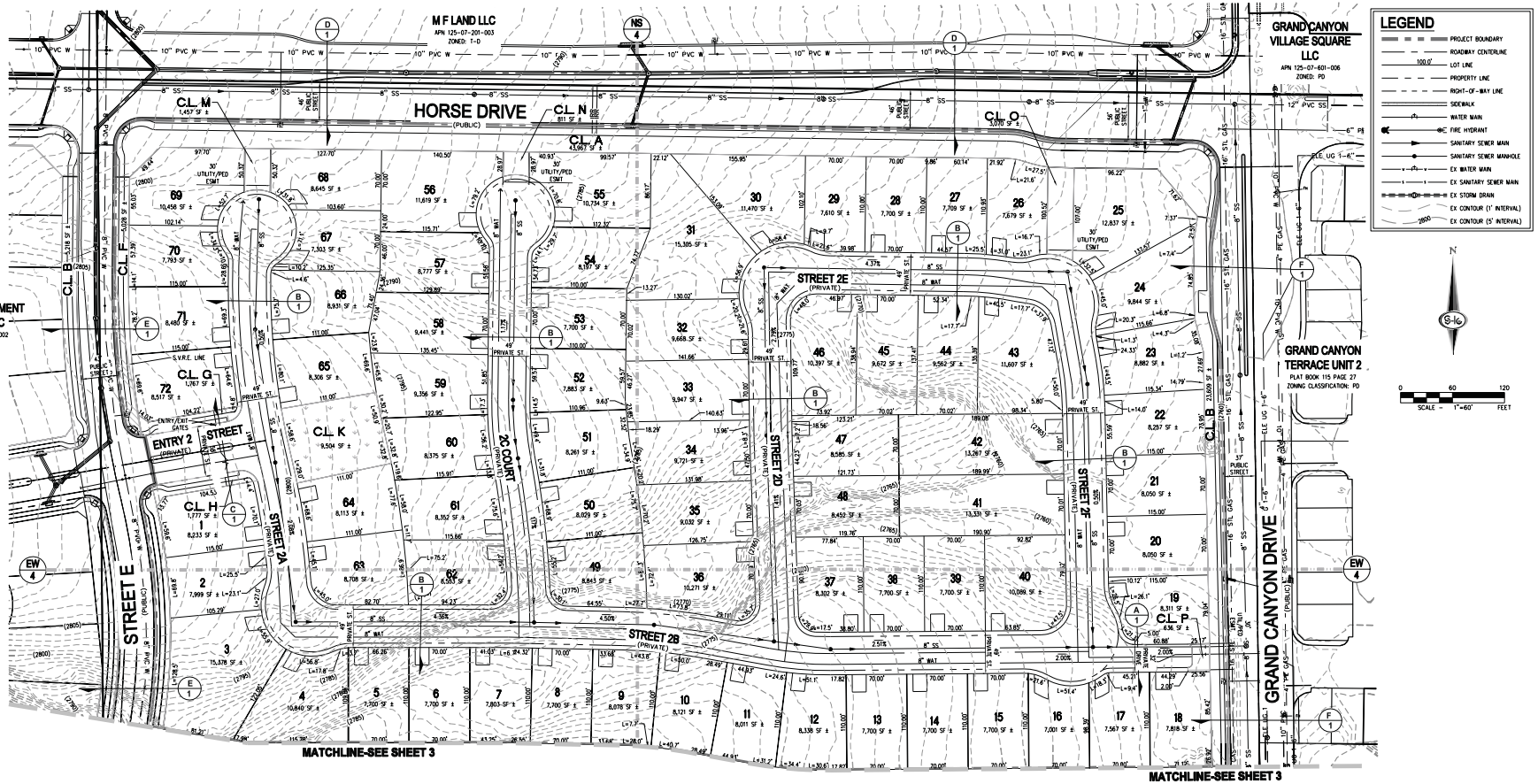

PRJ-53719
05/08/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #D16, LAS VEGAS, NV 89118
PHONE (702) 284-8300
FAX (702) 284-8380

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.2
TENTATIVE MAP

DATE: 5/8/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

2
SHEET 2 OF 4

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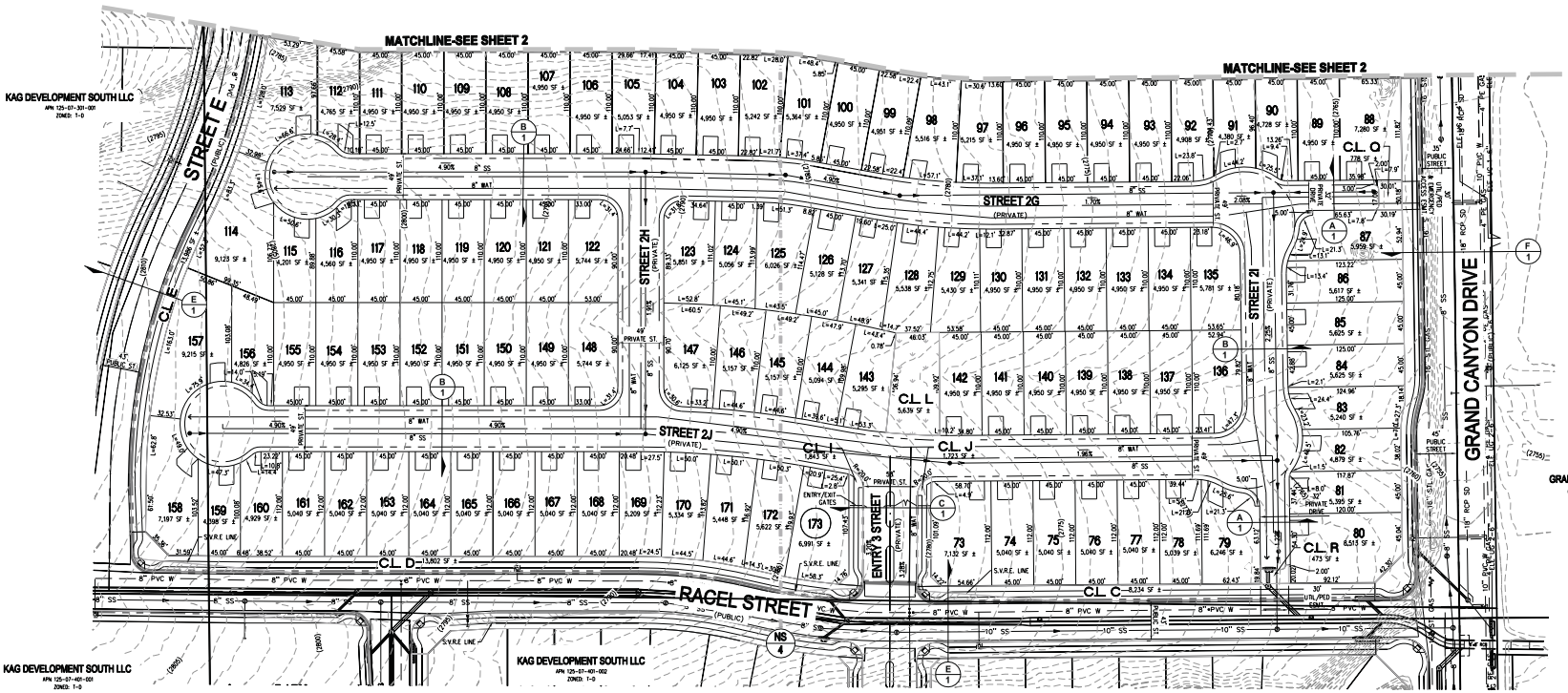
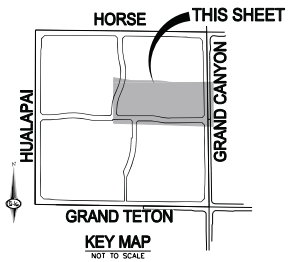
TMP-53895 - REVISED





LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SIDEWALK
- WATER MAIN
- FIRE HYDRANT
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- EX WATER MAIN
- EX SANITARY SEWER MAIN
- EX STORM DRAIN
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)

N

SCALE = 1"=60' — 0 60 120 FEET

PRJ-53719
05/08/14

TMP-53895 - REVISED

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #D16, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.2
TENTATIVE MAP

DATE: 5/8/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

3
SHEET 3 OF 4

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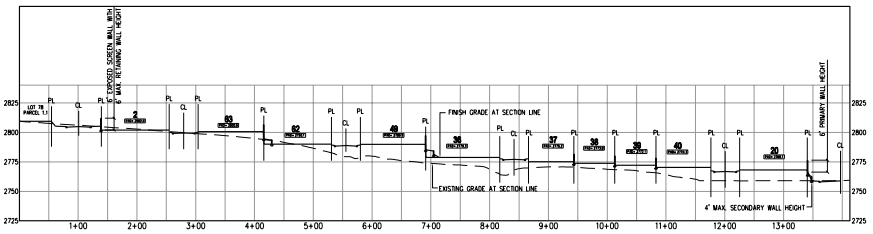
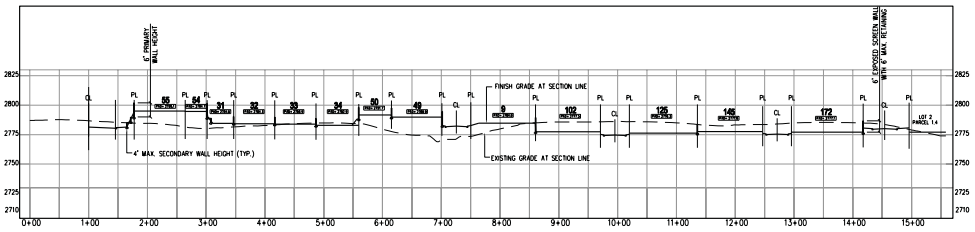
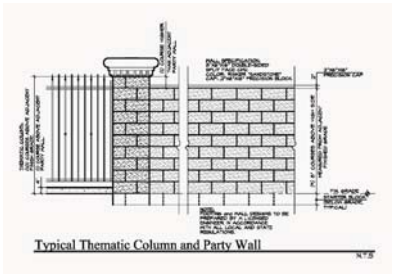


SECTION EW

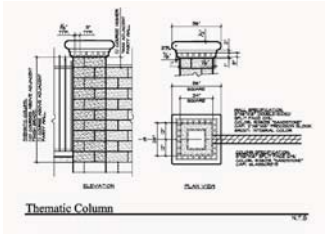


SECTION NS

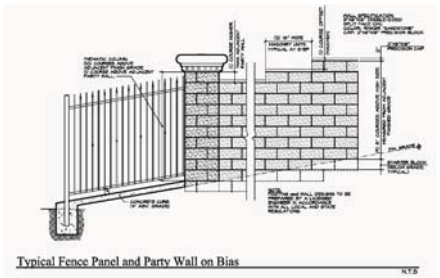
NOTES:
- THE SUBJECT SITE SLOPES GREATER THAN 2%. PERIMETER AND RETAINING WALLS SUBJECT TO REQUIREMENTS OF 119.06.070 TABLE 8 AND 119.06.080 TABLE 9.
- PERIMETER AND RETAINING WALL STEPBACKS ARE SUBJECT TO THE REQUIREMENTS OF 119.070 TABLE 9 AND 119.06.080 TABLE 10



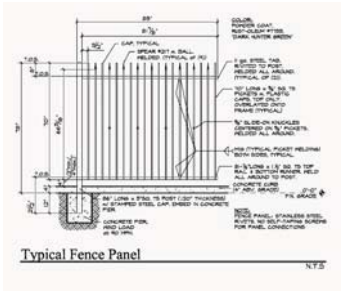
Typical Thematic Column and Party Wall



Thematic Column



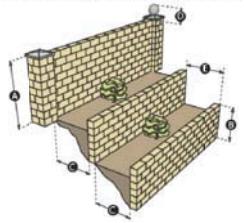
Typical Fence Panel and Party Wall on Bias



Typical Fence Panel

NOTE: PERIMETER WALLS TO HAVE 20% MINIMUM CONTRASTING MATERIAL ACCORDING TO CLV 119.06.070 TABLE 8 & 119.06.080 TABLE 9.

FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK

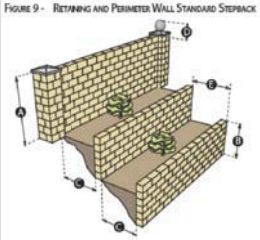


Perimeter and Retaining Walls Standard Stepback (see Figure 8)	Table 9
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections - Inside Dimensions	4 feet
D. Maximum Pilaster Height	18 inches
E. Minimum spacing between wall sections - Outside Dimensions	5 feet

R-1 STEPPED WALL STANDARD

Perimeter and Retaining Walls Standard Stepback (see Figure 9)	Table 10
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections - Inside Dimensions	4 feet
D. Maximum Pilaster Height	18 Inches
E. Minimum spacing between wall sections - Outside Dimensions	5 feet

FIGURE 9 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



R-CL STEPPED WALL STANDARD

PRJ-53719
05/19/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #D14, LAS VEGAS, NV 89118
PHONE (702) 284-8300 FAX (702) 284-8380

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.2
TENTATIVE MAP

DATE: 4/24/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2014
CIVIL
No. 14187

4
SHEET 4 OF 4

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TMP-53895 - REVISED

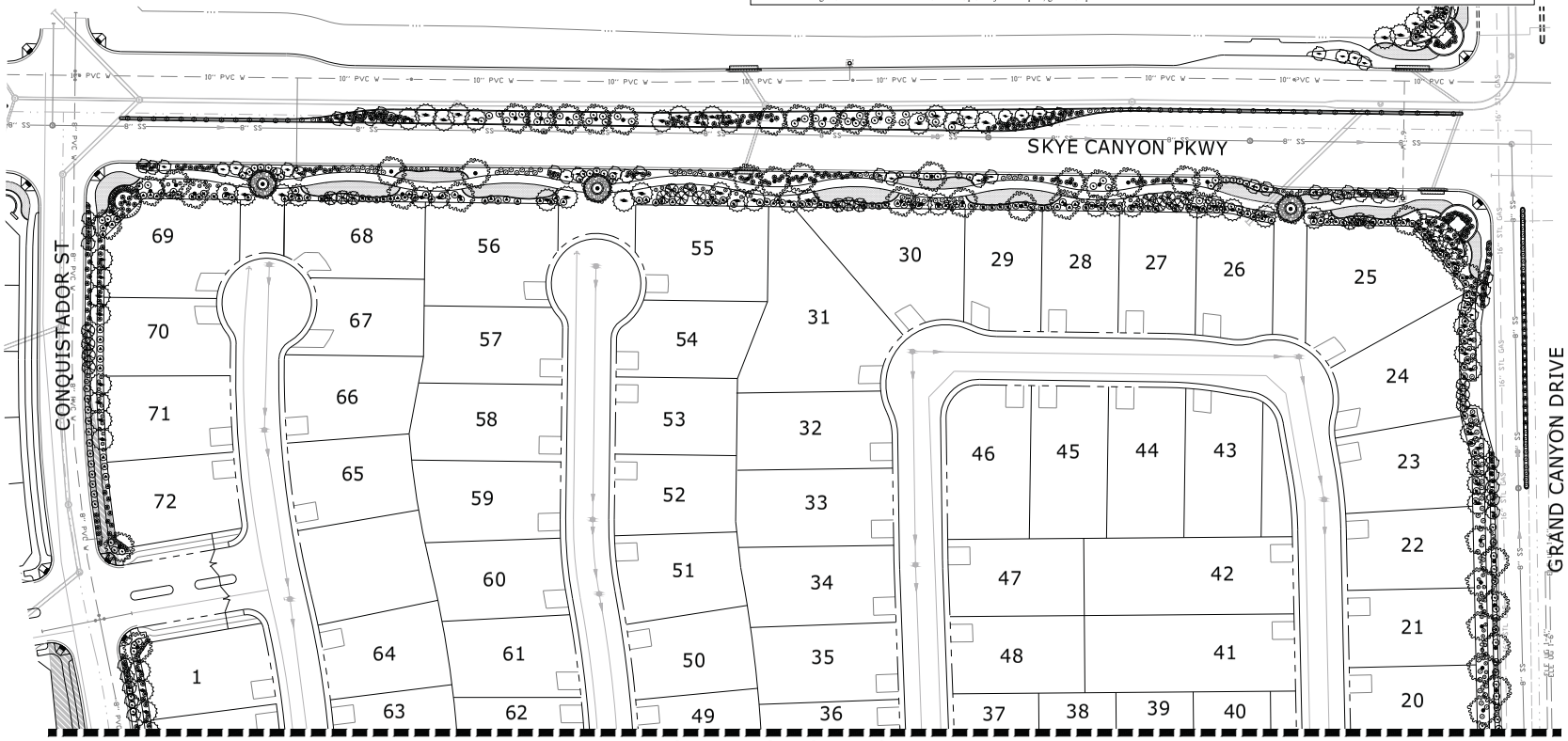
TREE LEGEND FOR PARCEL 1.2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	Approx. Qty. Along Skye Cyn Pkwy + Median	Approx. Qty. Along Grand Canyon Dr.	Approx. Qty. Along Racel St.	Approx. Qty. Along Conquistador St.
	ELAEOCARPUS DECIPIENS/ LAURUS NOBILIS	JAPANESE BLUEBERRY TREE/ SWEET BAY	24" BOX	19	3	N/A	22
	PINUS ELDARICA	AFGHAN PINE	24" BOX & 36" BOX	57	34	30	38
	PINUS PINEA	STONE PINE	60" BOX	1	1	1	N/A
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX & 36" BOX	N/A	N/A	N/A	N/A
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	KRAUTER VESUVIUS PURPLE LEAF PLUM	24" BOX	44	46	36	37
	PYRUS CALLERYANA BRADFORD	BRADFORD PEAR TREE	36" BOX	N/A	N/A	N/A	N/A
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX 36" BOX 48" BOX	36	21	24	2
	ARTIFICIAL TURF			7,625 S.F.	N/A	N/A	N/A

SHRUB & GROUNDCOVER LEGEND FOR PARCEL 1.2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	Approx. Qty. Along Skye Cyn Pkwy + Median (33,593 SF)	Approx. Qty. Along Grand Canyon Dr. (17,099 SF)	Approx. Qty. Along Racel St. (14,076 SF)	Approx. Qty. Along Conquistador St. (12,400 SF)
	ILEX BURFORDII 'CARISSA'	CARISSA CHINESE HOLLY	5 GAL.	70	20	40	69
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	85	60	34	22
	PHOTINIA FRASERI	PHOTINIA	5 GAL.	80	40	52	16
	PYRACANTHA COCCINEA 'LOWBOY'	LOWBOY PYRACANTHA	1 GAL.	-	-	-	-
	RHAPHIOLEPIS INDICA 'PINK LADY'	INDIA HAWTHORN	5 GAL.	205	96	95	110
	ROSA x 'NOARE'	FLOWER CARPET RED GROUNDCOVER ROSE	5 GAL.	50	40	30	24
	ROSA x 'NOASCHNEE'	FLOWER CARPET WHITE GROUNDCOVER ROSE	5 GAL.	-	40	-	30
	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL.	-	-	-	-
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	100	90	53	60
	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL.	80	44	36	31

NOTE: SHRUB QUANTITIES WERE CALCULATED BASED ON 4 SHRUBS PER EACH TREE MINIMUM. ALL SHRUBS IN SIGHT VISIBILITY ZONES SHALL BE MAINTAINED AT NO HIGHER THAN 24 INCHES. No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed withing the sight visibility zone unless said object is maintained at less than 24 inches in height, measured from top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent aspalt, gravel or pavement street surface.



PARCEL 1.2
Preliminary Landscape Site Plan
Las Vegas, Nevada
Olympia Companies, LLC

SCALE: 1"=50'-0"

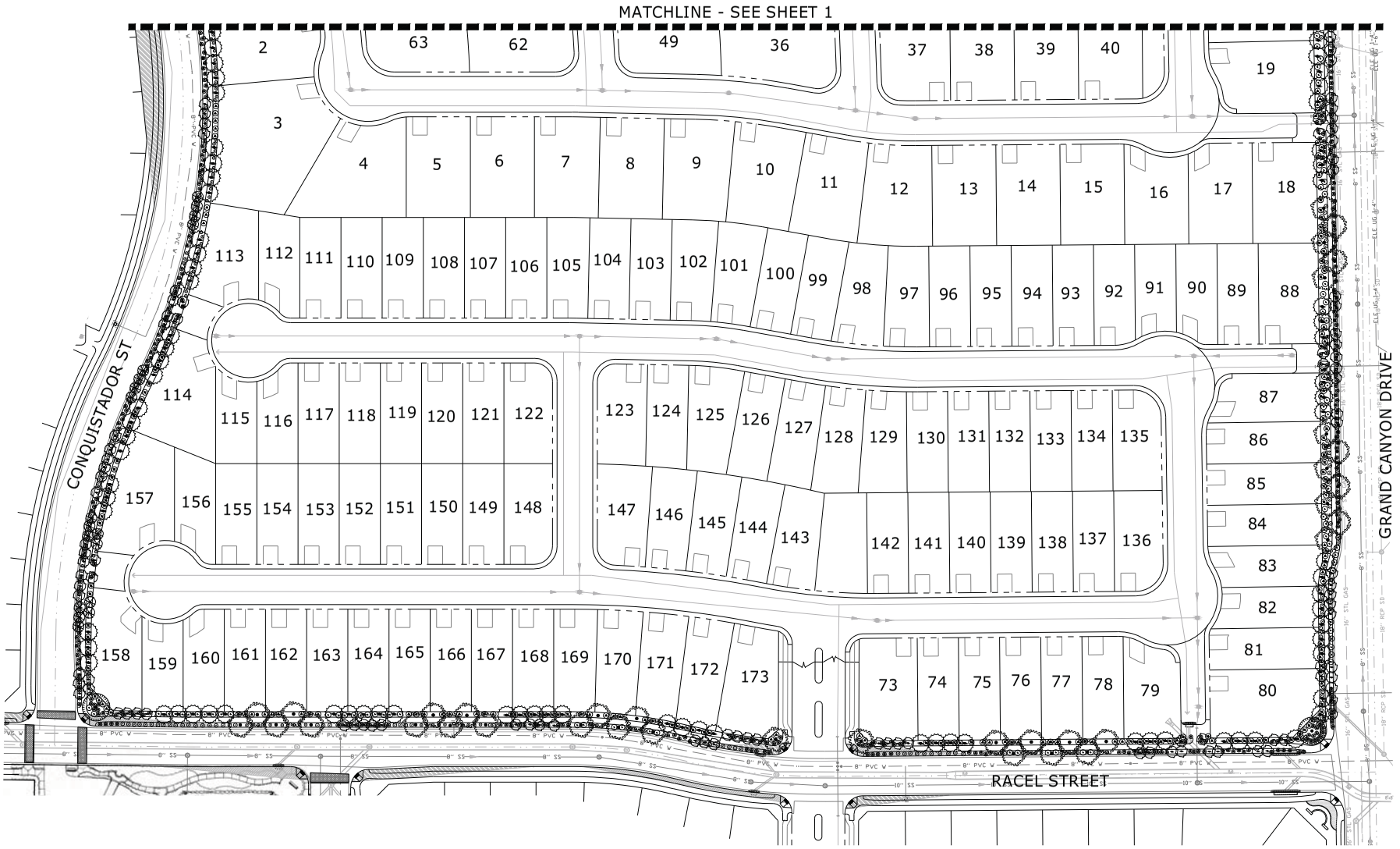
0' 50' 100' 200'

NUVIS LANDSCAPE ARCHITECTURE AND PLANNING
fx: 714.754.7346
ph: 714.754.7311
CA 1226 NV 396
13-265.01 05-16-2014

PRJ-53719
05/19/14

SHEET 1 OF 2

TMP-53895 - REVISED



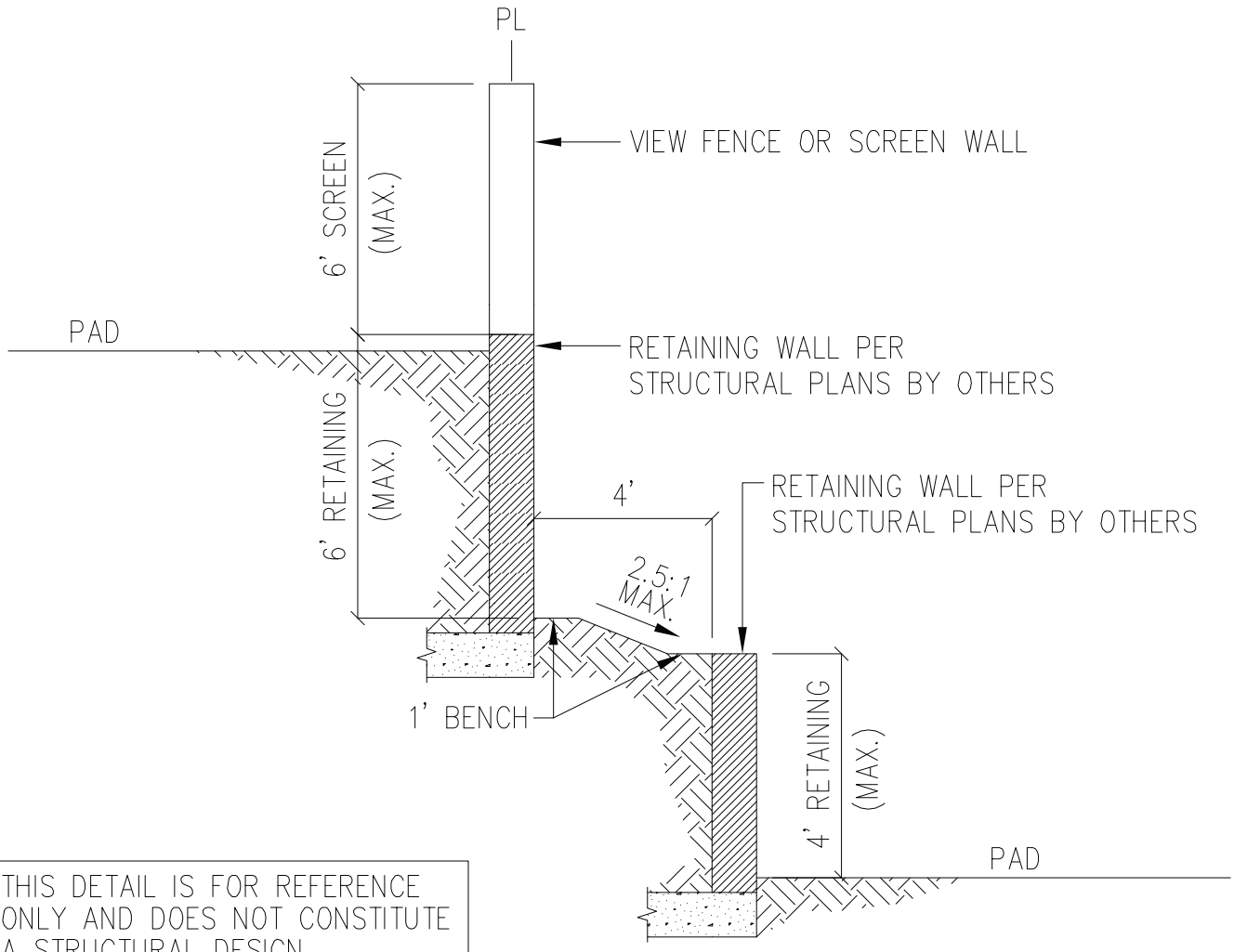
PARCEL 1.2
Preliminary Landscape Site Plan
Las Vegas, Nevada
Olympia Companies, LLC

SCALE: 1"=50'-0"

NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
FX: 714.754.7346
PH: 714.754.7311
CA 1226 NV 396
13-265.01 05-16-2014
SHEET 2 OF 2

PRJ-53719
05/19/14

TMP-53895 - REVISED



1. REAR YARD WITH STACKED RETAINING WALLS

NOT TO SCALE

TMP-53895 - REVISED

PRJ-53719
05/19/14

Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

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

Date Filed 5/7/2014 **Application Number** PRJ-53719 **Entity** LV

Company Name Ninety-Five Management, LLC

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone **Mobile** **Fax** **Email**

Project Name Skye Canyon Parcel 1.2

Project Description Horse & Grand Canyon

APN's 125-07-301-001, 002

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	173	x 0.195 =	34	x 0.102 =	18	x 0.135 =	23
Multi-Family Units (2)		x 0.135 =	0	x 0.056 =	0	x 0.062 =	0
Resort Condo Units (3)							
Total			34		18		23

(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**
Thompson ES	7251 N. Campbell Rd	K-5	788	794	04/11/14
Bozarth ES	7431 Egan Crest Dr	K-5	788	1105	04/11/14
Escobedo MS	9501 Eschelon Point Dr	6-8	1646	1198	04/11/14
Arbor View HS	7500 Whispering Sands Dr	9-12	2626	2775	04/11/14

CCSD Comments* Thompson ES, BozarthES, and Arbor View HS are over capacity for the 2013-14 school year. No new schools are planned for the area.

☐ Approved ☐ Disapproved

TMP-53895

TMP-53895 [PRJ-53719] - TENTATIVE MAP - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC
SOUTHWEST CORNER OF HORSE DRIVE AND GRAND CANYON DRIVE

05/01/14

TMP-53895 [PRJ-53719] - TENTATIVE MAP - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC
SOUTHWEST CORNER OF HORSE DRIVE AND GRAND CANYON DRIVE

05/01/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

OLY1401.002

April 24, 2014

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

Subject: **Pre-Application Justification Letter**
Skye Canyon Parcel 1.2 Tentative Map
APNs: 125-07-301-001 and 125-07-301-002

Slater Hanifan Group, on behalf of our client Olympia Companies (Ninety-Five Management, LLC), respectfully submits this justification letter for the proposed Tentative Map for the Skye Canyon Parcel 1.2 development (formerly known as Kyle Canyon Gateway).

The applicant proposes to develop a 173-lot single family residential community on the property containing approximately 37.99 net acres. The density of the proposed development will be 4.56 units per acre. This Tentative Map request will be in compliance with existing zoning of T-D.

This phase development adheres to the Land Use Plan that has been approved by the City of Las Vegas.

Please refer to the attached exhibit entitled "Kyle Canyon Development Standard Exhibit" identifying parcel 1.2 designating the northerly portion as Kyle R-1 and the southerly portion as Kyle R-CL. Parcel 1.2 has minimum lot sizes that supports the R-1 & R-CL standards in their respective areas.

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

Sincerely,

Slater Hanifan Group

Chelsea Peltier
Project Coordinator

TMP-53895

PRJ-53719
04/24/14

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

| | | |

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

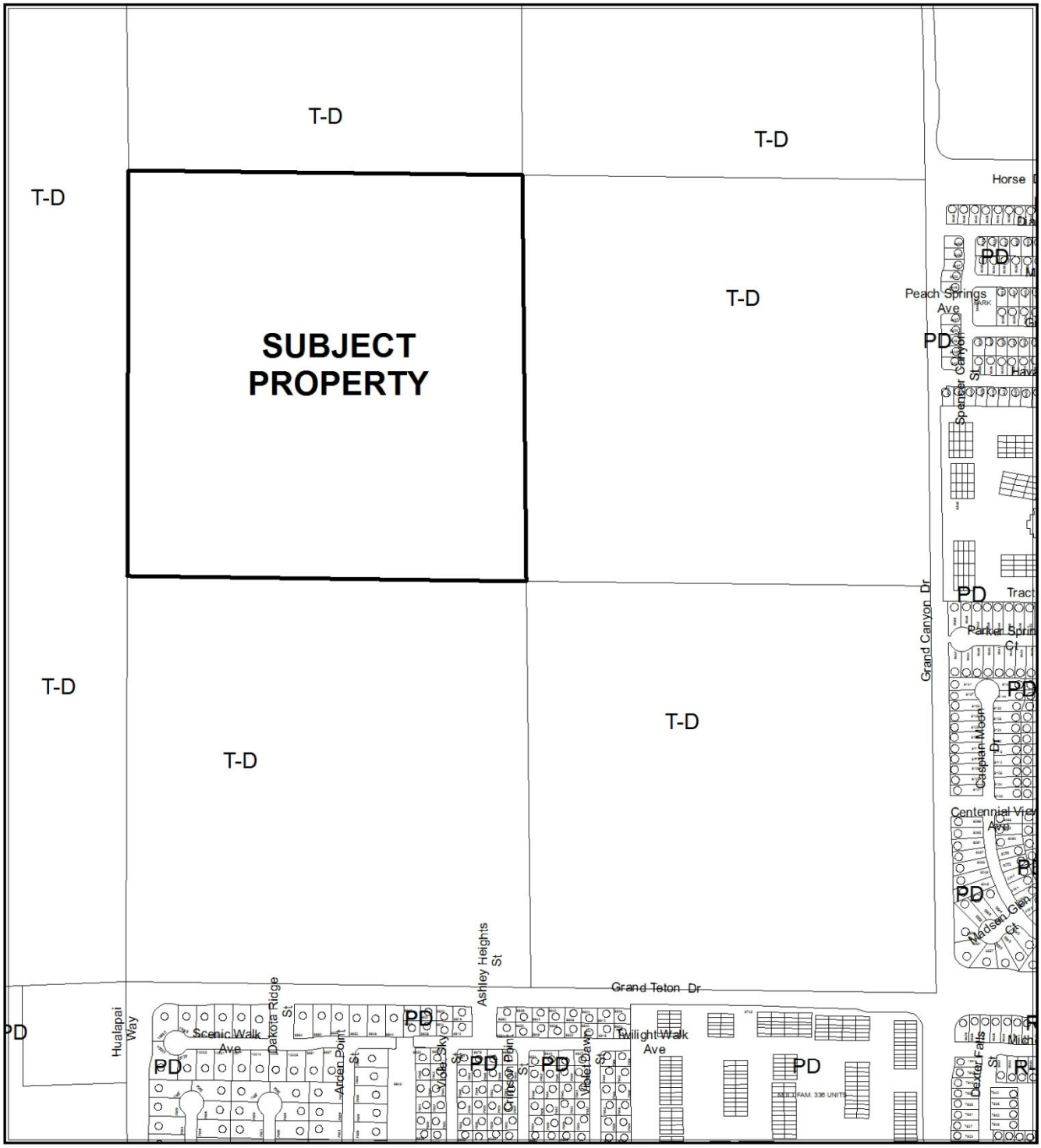
SUBJECT:
TMP-53897 - TENTATIVE MAP - SKYE CANYON PARCEL 1.1 - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC - For possible action on a request for a Tentative Map FOR A 157-LOT SINGLE FAMILY SUBDIVISION on 35.28 acres on the southeast corner of Horse Drive and Hualapai Way (APN 125-07-301-001), T-D (Traditional Development) Zone, [L (Residential Low) Kyle Canyon Land Use Designation], Ward 6 (Ross) [PRJ-53718].

MAY GO TO CITY COUNCIL ON 7/16/2014
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:
APPROVAL

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



CASE: TMP-53897

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

CASE: TMP-53897

0 300 600 Feet

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-53897 APN: 125-07-301-001 and 002

Name of Property Owner: KAG Development South, LLC

Name of Applicant: Ninety Five Management, LLC

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Signature of Property Owner: _____

Print Name: Marc Bolduc, Duly Authorized Signatory

Subscribed and sworn before me

This 21st day of April, 2014

Amela Graham

Notary Public in and for said County and State

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

PRJ-53718
04/24/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Horse/Grand Canyon

Project Name Skye Canyon Parcel 1.1 **Proposed Use** _____

Assessor's Parcel #(s) 125-07-301-001 and 125-07-301-002 **Ward #** _____

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

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

Gross Acres 39.46 **Lots/Units** 157 **Density** _____

Additional Information _____

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

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

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

E-mail Address mbolduc@olympiacompanies.com

APPLICANT Ninety Five Management, LLC **Contact** Marc Bolduc

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

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

E-mail Address mbolduc@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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

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

By: _____
Marc Bolduc, Authorized Signatory

Subscribed and sworn before me

This 21st day of April, 20 14.

_____
Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	TMP-53897
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-53718
04/24/14

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

Revised 10/27/08

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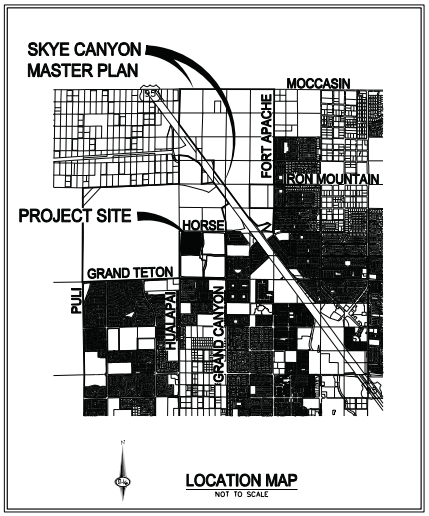


TENTATIVE MAP

FOR

SKYE CANYON PARCEL 1.1

A SINGLE-FAMILY RESIDENTIAL SUBDIVISION
OF THE SKYE CANYON MASTER-PLANNED COMMUNITY
WITHIN THE CITY OF LAS VEGAS, NEVADA, GENERALLY LOCATED AT THE
NORTHEAST CORNER OF GRAND TETON DRIVE AND HUALAPAI WAY

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA.

BENCHMARK

BM 7L990 ?NWS CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE, CYLINDER, SOUTHEAST CORNER OF HUALAPAI WAY AND IRON MOUNTAIN ROAD.

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

BASIS OF BEARING

SOUTH 00°34'18" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS PER FILE 151, PAGE 14 OF SURVEYS, ON FILE IN THE COUNTY RECORDER'S OFFICE.

DISCLAIMER NOTE

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

OWNER

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

DEVELOPER

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

ENGINEER

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

APN

A.P.N. 125-07-301-001 &
A.P.N. 125-07-301-002

PROJECT SUMMARY

ACREAGE (GROSS):	= 39.46 AC
ACREAGE (NET):	= 35.28 AC
ACREAGE (NET-NET):	= 32.55 AC
DENSITY (LOTS/NET ACRE):	= 4.37 DU/NET AC
EXISTING ZONING:	= T-D
TOTAL NO. OF RESIDENTIAL LOTS	= 157
TOTAL NO. OF COMMON ELEMENTS *	= 19
MINIMUM LOT SIZE	= 4,740 SF±
MAXIMUM LOT SIZE	= 11,798 SF±
PROVIDED OPEN SPACE	= 28,036 SF±

* NOTE: THE MASTER DEVELOPER IS RESPONSIBLE FOR COMMON LOTS ORDERED ALPHABETICALLY A THRU T. ALL SUBSEQUENT ALPHABETICALLY ORDERED COMMON LOTS ARE THE RESPONSIBILITY OF THE BUILDER AND/OR THEIR RESPECTIVE SUBASSOCIATION.

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

157 UNITS X 250 GPD/UNITS = 39,250 GPD
TOTAL AVERAGE CONTRIBUTION = 39,250 GPD = 0.0393 MGD
TOTAL PEAK FLOW = 0.0393 MGD X 3.52 (PEAK FACTOR) = 0.138 MGD

UTILITY SERVICE BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

NOTES

1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CLARK COUNTY/CITY OF LAS VEGAS STANDARDS, UNLESS NOTED UNDER DEVIATIONS OR APPROVED WITH THE KYLE CANYON GATEWAY DESIGN GUIDELINES OR DEVELOPMENT STANDARDS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
3. STREET SECTIONS ARE IN CONFORMANCE WITH EXHIBIT L OF THE DEVELOPMENT AGREEMENT.
4. THIS DEVELOPMENT IS CONTROLLED BY THE FIRST AMENDMENT AND RESTATEMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND KAG PROPERTY LLC, DATED OCT. 21, 2011.
5. THERE WILL BE A H.O.A. AND C.C.&R.'S ESTABLISHED FOR THIS SUBDIVISION BY THE RESIDENTIAL BUILDER.
6. LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION H.O.A.(S).
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY THE LAS VEGAS VALLEY WATER DISTRICT. FINAL WATER SERVICE DESIGN WILL BE ACCORDING TO AN APPROVED TECHNICAL STUDY.
9. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO EXISTING FACILITIES AND FINAL SEWER SERVICE DESIGN WILL BE ACCORDING TO AN APPROVED TECHNICAL STUDY.
10. EXISTING EASEMENTS ON THESE PROPERTIES WILL BE RELINQUISHED WHERE APPLICABLE.
11. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC U.N.O.
12. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.

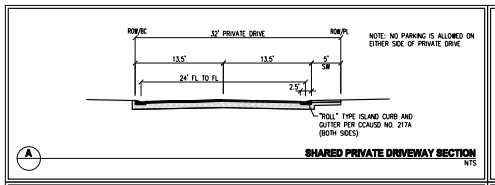
SHEET INDEX

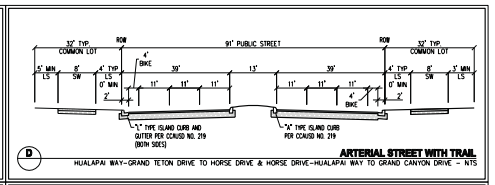
1 COVER SHEET
2–3 PLAN SHEETS
4 PROFILE & DETAIL SHEET

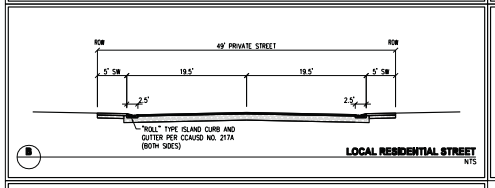
CONNECTIVITY

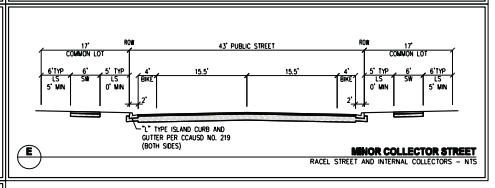
(N) NODES = 16
(L) LINKS = 18
(U3) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 5

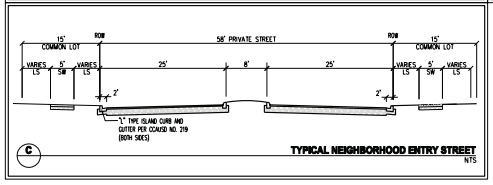
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 20.5/16
CONNECTIVITY INDEX = 1.28

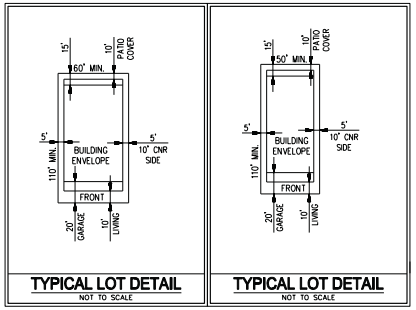












PRJ-53718
04/24/14

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, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.1
TENTATIVE MAP

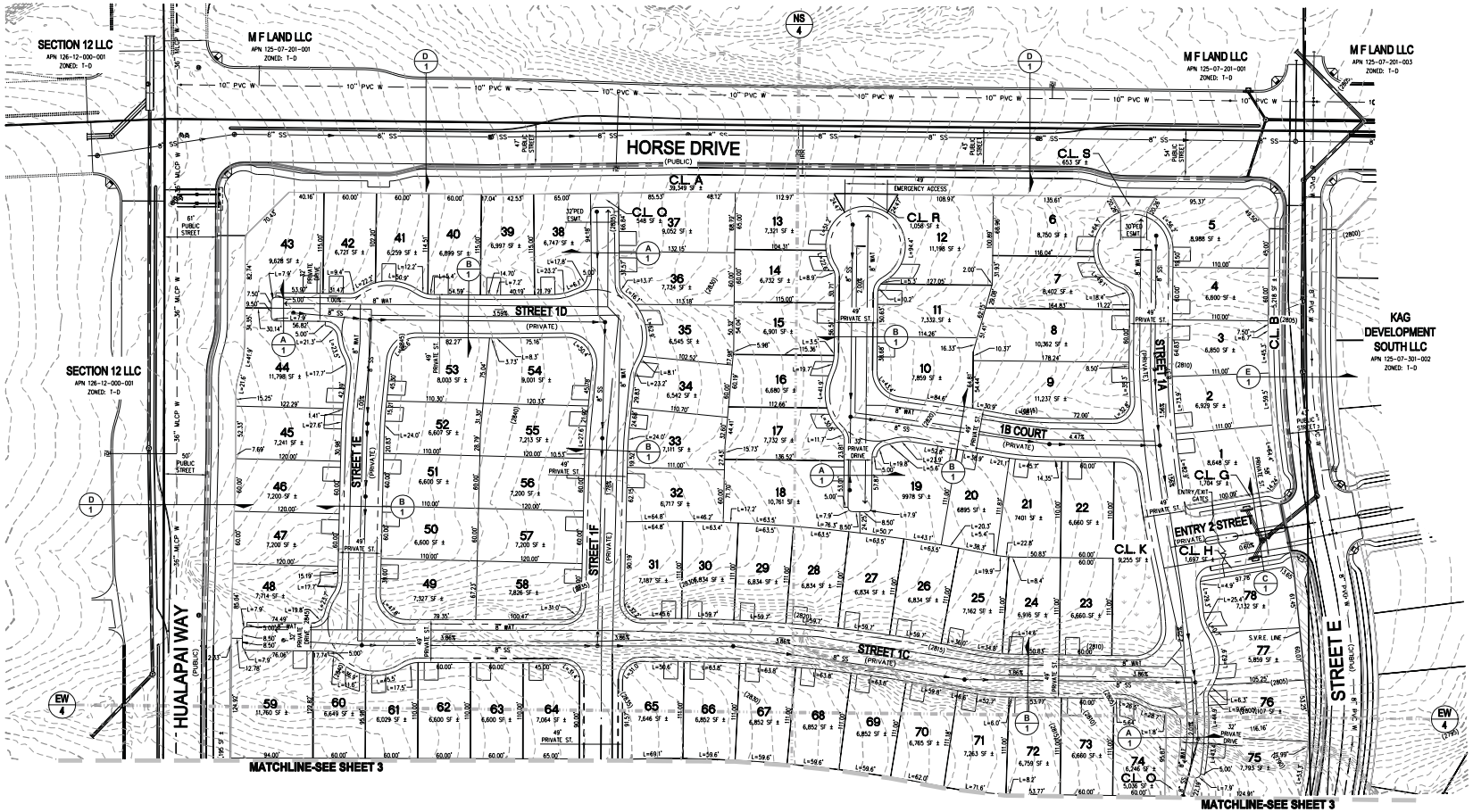
DATE: 4/24/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

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

1
SHEET 1 OF 4

J:\Oly\1401-002 skye canyon 1 orsites\dwg\entitlements\tentative maps\Oly1401-002-11.1m -cos.dwg 4/24/2014 12:57 PM Brent Wilson

TMP-53897

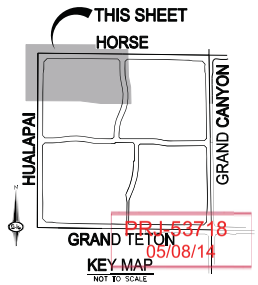


LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SIDEWALK
- WATER MAIN
- FIRE HYDRANT
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- EX WATER MAIN
- EX SANITARY SEWER MAIN
- EX STORM DRAIN
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)

N

SCALE – 1"=60' 0 60 120 FEET



PR-53718
05/08/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #D14, LAS VEGAS, NV 89118
PHONE (702) 284-8300 FAX (702) 284-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

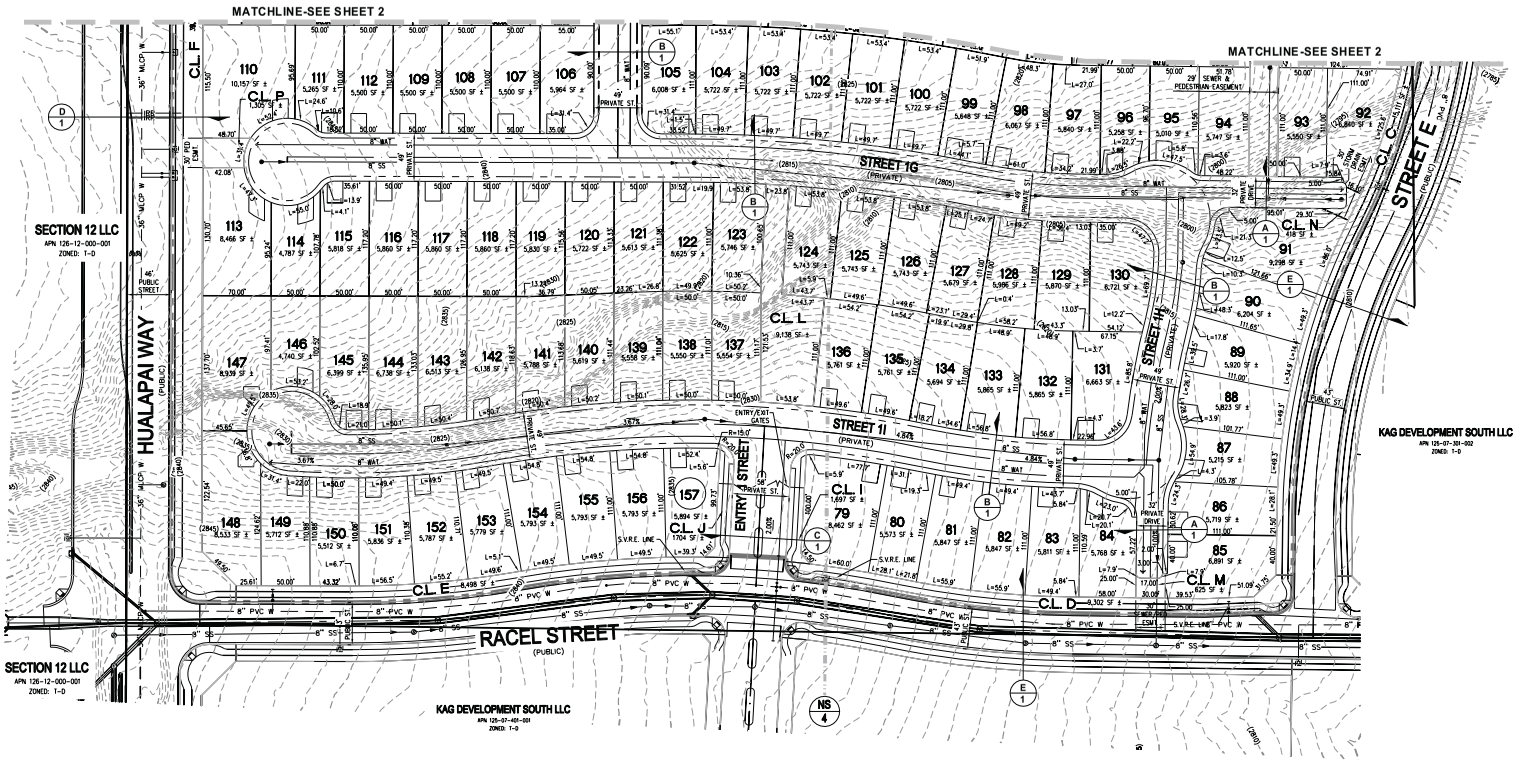
NINETY-FIVE MANAGEMENT LLC

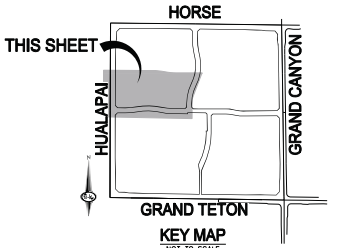
SKYE CANYON PARCEL 1.1
TENTATIVE MAP

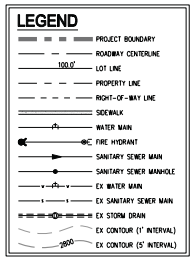
DATE: 5/8/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

2
SHEET 2 OF 4

TMP-53897 - REVISED







SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #D16, LAS VEGAS, NV 89118
PHONE (702) 284-8300
FAX (702) 284-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.1

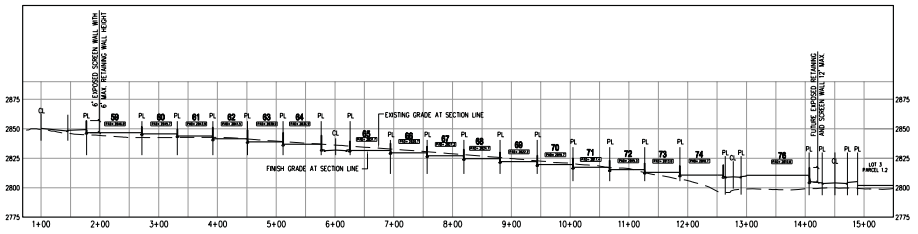
TENTATIVE MAP

DATE: 5/8/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

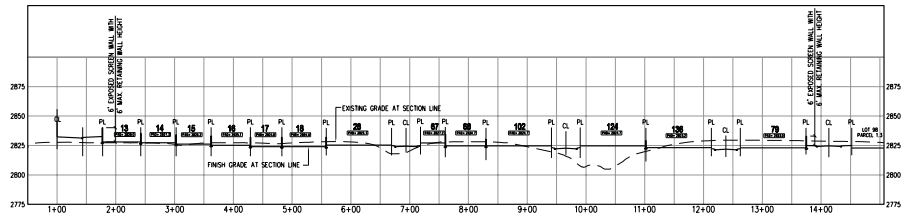
PRJ-53718
05/08/14

3
SHEET 3 OF 4

TMP-53897 - REVISED

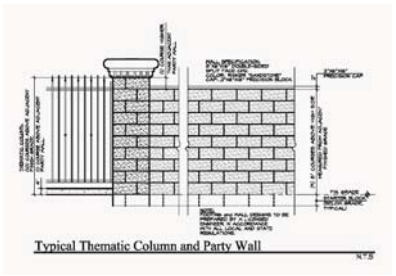


SECTION EW

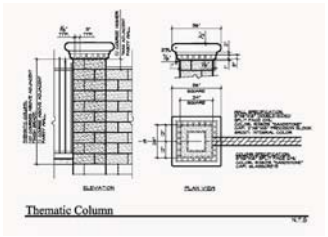


SECTION NS

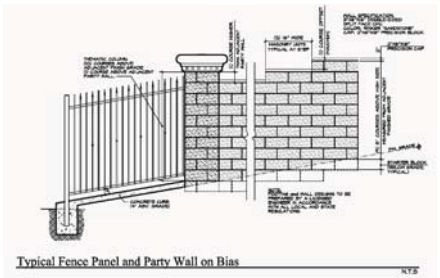
NOTES:
- THE SUBJECT SITE SLOPES GREATER THAN 2%. PERIMETER AND RETAINING WALLS SUBJECT TO REQUIREMENTS OF 119.06.070 TABLE 8.
- PERIMETER AND RETAINING WALL STEPBACKS ARE SUBJECT TO THE REQUIREMENTS OF 119.070 TABLE 9.



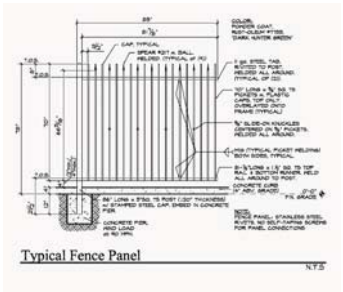
Typical Thematic Column and Party Wall



Thematic Column

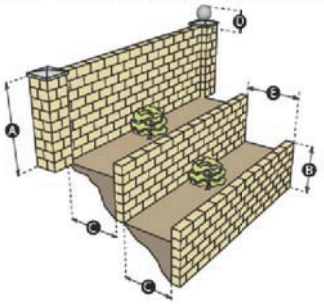


Typical Fence Panel and Party Wall on Bias



Typical Fence Panel

FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



Perimeter and Retaining Walls Standard Stepback (see Figure 8)	Table 9
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections - Inside Dimensions	4 feet
D. Maximum Pilaster Height	18 inches
E. Minimum spacing between wall sections - Outside Dimensions	5 feet

NOTE: PERIMETER WALLS TO HAVE 20% MINIMUM CONTRASTING MATERIAL ACCORDING TO CLV 119.06.070 TABLE 8 & 119.06.080 TABLE 9.

PRJ-53718
04/24/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #B14, LAS VEGAS, NV 89118
PHONE (702) 284-8300 FAX (702) 284-8388

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.1
TENTATIVE MAP

DATE: 4/24/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2014
CIVIL
No. 14187

4
SHEET 4 OF 4

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TMP-53897

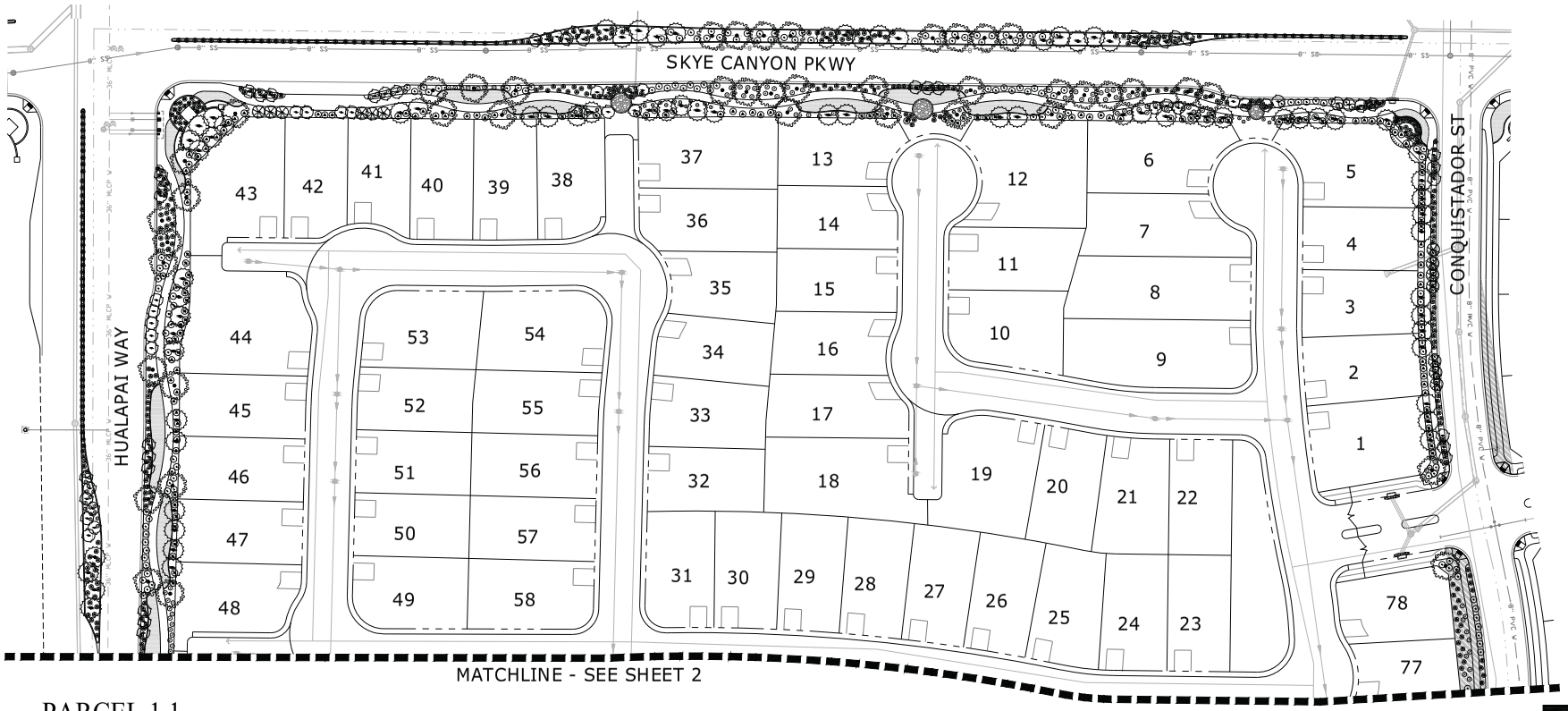
TREE LEGEND FOR PARCEL 1.1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	Approx. Qty. Along Skye Cyn Pkwy + Median	Approx. Qty. Along Hualapai Way + Median	Approx. Qty. Along Racel St.	Approx. Qty. Along Conquistador St.
	ELAEOCARPUS DECIPIENS/ LAURUS NOBILIS	JAPANESE BLUEBERRY TREE/ SWEET BAY	24" BOX	6	N/A	N/A	22
	PINUS ELDARICA	AFGHAN PINE	24" BOX & 36" BOX	48	37	26	34
	PINUS PINEA	STONE PINE	60" BOX	1	1	1	N/A
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX & 36" BOX	N/A	N/A	N/A	N/A
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	KRAUTER VESUVIUS PURPLE LEAF PLUM	24" BOX	42	41	29	21
	PYRUS CALLERYANA BRADFORD	BRADFORD PEAR TREE	36" BOX	N/A	N/A	N/A	N/A
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX 36" BOX 48" BOX	31	30	16	2
	ARTIFICIAL TURF			5,218 S.F.	7,000 S.F.	N/A	N/A

SHRUB & GROUNDCOVER LEGEND FOR PARCEL 1.1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	Approx. Qty. Along Skye Cyn Pkwy + Median (30,579 SF)	Approx. Qty. Along Hualapai Way + Median (27,785 SF)	Approx. Qty. Along Racel St. (11,460 SF)	Approx. Qty. Along Conquistador St. (13,688 SF)
	ILEX BURFORDII 'CARISSA'	CARISSA CHINESE HOLLY	5 GAL.	40	69	30	51
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	88	100	70	70
	PHOTINIA FRASERI	PHOTINIA	5 GAL.	47	33	30	30
	PYRACANTHA COCCINEA 'LOWBOY'	LOWBOY PYRACANTHA	1 GAL.	-	-	-	-
	RHAPHIOLEPIS INDICA 'PINK LADY'	INDIA HAWTHORN	5 GAL.	106	162	70	71
	ROSA x 'NOARE'	FLOWER CARPET RED GROUNDCOVER ROSE	5 GAL.	60	41	29	20
	ROSA x 'NOASCHNEE'	FLOWER CARPET WHITE GROUNDCOVER ROSE	5 GAL.	40	40	-	30
	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL.	60	35	-	-
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	70	67	-	30
	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL.	40	50	20	20

NOTE: SHRUB QUANTITIES WERE CALCULATED BASED ON 4 SHRUBS PER EACH TREE MINIMUM. ALL SHRUBS IN SIGHT VISIBILITY ZONES SHALL BE MAINTAINED AT NO HIGHER THAN 24 INCHES. No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed withing the sight visibility zone unless said object is maintained at less than 24 inches in height, measured from top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent aspalt, gravel or pavement street surface.



PARCEL 1.1
Preliminary Landscape Site Plan
Las Vegas, Nevada
Olympia Companies, LLC

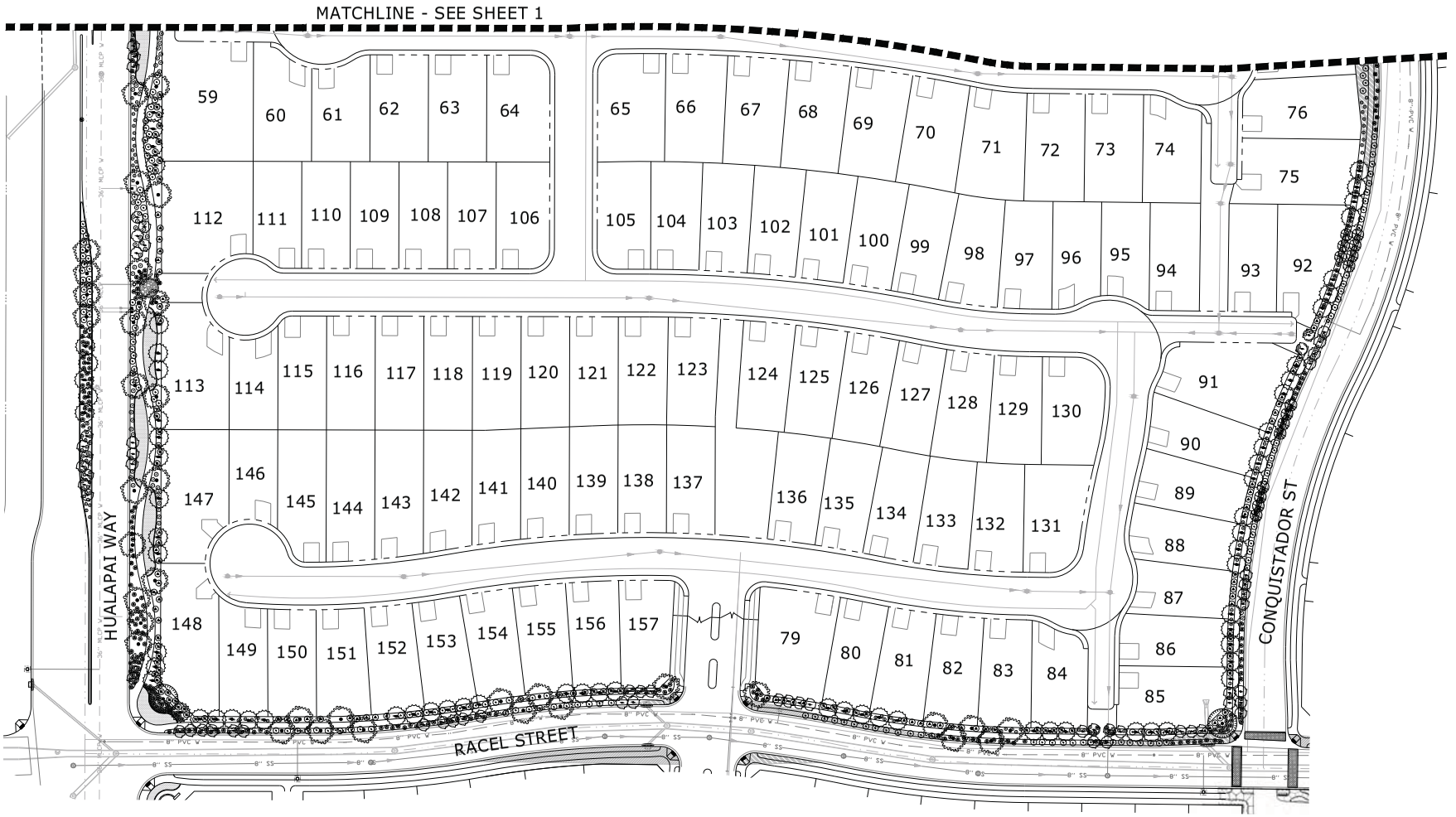
SCALE: 1"=50'-0"

NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
tx. 714.754.7346
fx. 714.754.7311
CA 1226 NV 396
13-265.01 05-16-2014

PRJ-53718
05/19/14

SHEET 1 OF 2

TMP-53897 - REVISED



SKYE CANYON

PARCEL 1.1
Preliminary Landscape Site Plan
Las Vegas, Nevada
Olympia Companies, LLC

SCALE: 1"=50'-0"
0' 50' 100' 200'

NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
T: 714.754.7346
F: 714.754.7311
CA 1226 NV 396
13-265.01 05-16-2014

PRJ-53718
5/19/14

SHEET 2 OF 2

TMP-53897 - REVISED

Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

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

Date Filed 5/7/2014 **Application Number** PRJ-53718 **Entity** LV

Company Name Ninety-Five Management, LLC

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone **Mobile** **Fax** **Email**

Project Name Skye Canyon Parcel 1.1

Project Description Horse & Grand Canyon

APN's 125-07-301-001, 002

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	**157**	**x 0.195 =**	**31**	**x 0.102 =**	**16**	**x 0.135 =**	**21**
Multi-Family Units (2)		**x 0.135 =**	**0**	**x 0.056 =**	**0**	**x 0.062 =**	**0**
Resort Condo Units (3)							
Total			**31**		**16**		**21**

(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**
Thompson ES	7251 N. Campbell Rd	K-5	788	794	04/11/14
Bozarth ES	7431 Egan Crest Dr	K-5	788	1105	04/11/14
Escobedo MS	9501 Eschelon Point Dr	6-8	1646	1198	04/11/14
Arbor View HS	7500 Whispering Sands Dr	9-12	2626	2775	04/11/14

CCSD Comments* Thompson ES, Bozarth ES and Arbor View HS are over capacity for the 2013-14 school year. No new schools are planned for the area.

☐ Approved ☐ Disapproved

TMP-53897

TMP-53897 [PRJ-53718] - TENTATIVE MAP - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC
NORTHWEST CORNER OF GRAND TETON DRIVE AND GRAND CANYON DRIVE

05/01/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

OLY1401.002

March 24, 2014

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

Subject: **Pre-Application Justification Letter**
Skye Canyon Parcel 1.1 Tentative Map
APNs: 125-07-301-001 and 125-07-301-002

Slater Hanifan Group, on behalf of our client Olympia Companies (Ninety-Five Management, LLC), respectfully submits this justification letter for the proposed Tentative Map for the Skye Canyon Parcel 1.1 development (formerly known as Kyle Canyon Gateway).

The applicant proposes to develop a 157-lot single family residential community on the property containing approximately 35.28 net acres. The density of the proposed development will be 4.37 units per acre. This Tentative Map request will be in compliance with existing zoning of T-D.

This phase development adheres to the Land Use Plan that has been approved by the City of Las Vegas.

Please refer to the attached exhibit entitled "Kyle Canyon Development Standard Exhibit" identifying parcel 1.1 designated as Kyle R-1. Parcel 1.1 has minimum lot sizes that supports the R-1 Standards.

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

Sincerely,

Slater Hanifan Group

Chelsea Peltier
Project Coordinator

TMP-53897

PRJ-53718
04/24/14

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

SLATER HANIFAN GROUP CONSULTING ENGINEERS & PLANNERS 8440 W. ARVILLE STREET #215, LAS VEGAS, NV 89113 PHONE (702) 254-6300 FAX (702) 254-6399						NINETY-FIVE MANAGEMENT LLC CITY OF LAS VEGAS, NEVADA	DATE: 4/24/2014 DRAFTER: BTN DESIGNER: JJS CHECKED: RH PROJECT NO. OLY1401.002		DEV-STD SHEET 2 OF 5

SKYE CANYON PHASE 1 - PARCEL 1.1

KYLE CANYON DEVELOPMENT STANDARD EXHIBIT

TMP-53897

PRJ-53718
04/24/14

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JUNE 10, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

TMP-53908 - TENTATIVE MAP - SKYE CANYON PARCEL 1.3 - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC - For possible action on a request for a Tentative Map FOR A 209-LOT SINGLE FAMILY SUBDIVISION on 40.90 acres on the northeast corner of Grand Teton Drive and Hualapai Way (APN 125-07-401-001), T-D (Traditional Development) Zone, [L (Residential Low) Kyle Canyon Land Use Designation], Ward 6 (Ross) [PRJ-53720].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 7 Days)

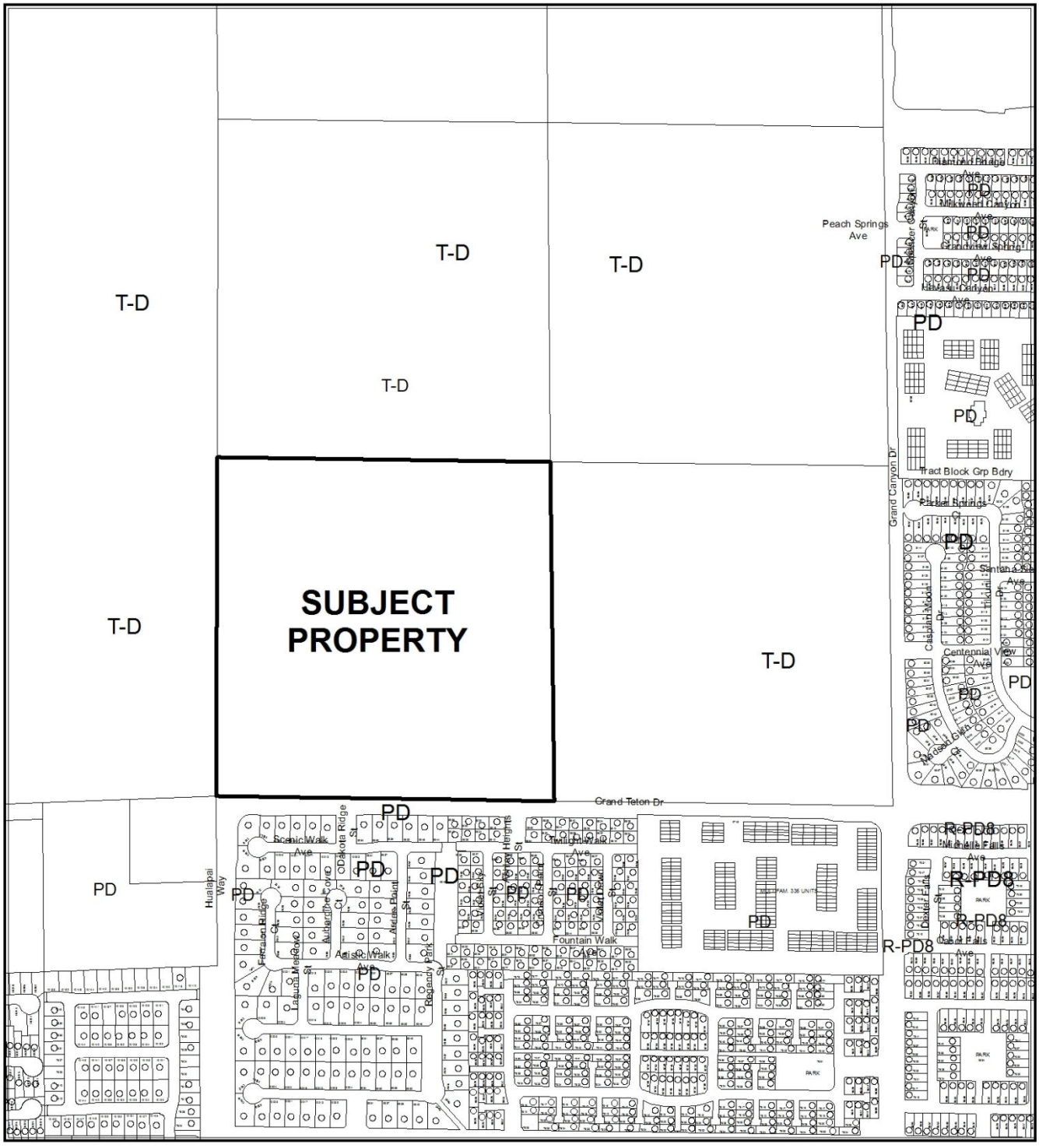
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

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



CASE: **TMP-53908**

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

N

CASE: **TMP-53908**

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-53908 APN: 125-07-301-001, 125-07-401-001, 002

Name of Property Owner: KAG Development South, LLC

Name of Applicant: Ninety Five Management, LLC

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Signature of Property Owner: _____

Print Name: Marc Bolduc, Duly Authorized Signatory

Subscribed and sworn before me

This 21st day of April, 2014

Amanda Graham

Notary Public in and for said County and State

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

PRJ-53720
04/24/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Grand Teton/Hualapai

Project Name Skye Canyon Parcel 1.3 **Proposed Use** _____

Assessor's Parcel #(s) 125-07-301-001,125-07-401-001, 002 **Ward #** _____

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

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

Gross Acres 45.08 **Lots/Units** 209 **Density** _____

Additional Information _____

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

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

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

E-mail Address mbolduc@olympiacompanies.com

APPLICANT Ninety Five Management, LLC **Contact** Marc Bolduc

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

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

E-mail Address mbolduc@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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

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

By: _____
Marc Bolduc, Authorized Signatory

Subscribed and sworn before me

This 21st day of April, 2014.

Amanda Graham

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

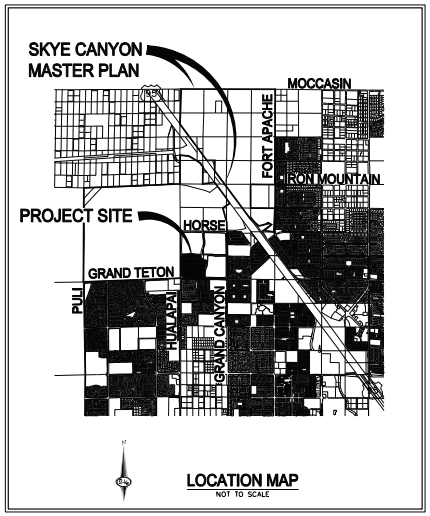
Case #	TMP-53908
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-53720
04/24/14

*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



TENTATIVE MAP

FOR

SKYE CANYON PARCEL 1.3

A SINGLE-FAMILY RESIDENTIAL SUBDIVISION
OF THE SKYE CANYON MASTER-PLANNED COMMUNITY
WITHIN THE CITY OF LAS VEGAS, NEVADA, LOCATED AT THE
NORTHEAST CORNER OF GRAND TETON DRIVE AND HUALAPAI WAY

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA.

BENCHMARK

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

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

BASIS OF BEARING

SOUTH 00°34'18" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS PER FILE 151, PAGE 14 OF SURVEYS, ON FILE IN THE COUNTY RECORDER'S OFFICE.

DISCLAIMER NOTE

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

OWNER

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

DEVELOPER

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

ENGINEER

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

APN

A.P.O. 125-07-301-001, 125-07-401-001 & 125-07-401-002

PROJECT SUMMARY

ACREAGE (GROSS):	= 45.08 AC
ACREAGE (NET):	= 40.90 AC
ACREAGE (NET-NET):	= 38.42 AC
DENSITY (LOTS/NET ACRE):	= 5.14 DU/NET AC
EXISTING ZONING:	= T-D
TOTAL NO. OF RESIDENTIAL LOTS	= 209
TOTAL NO. OF COMMON ELEMENTS *	= 19
MINIMUM LOT SIZE	= 3,722 SF±
MAXIMUM LOT SIZE	= 11,940 SF±
PROVIDED OPEN SPACE	= 124,717 SF±

* NOTE: THE MASTER DEVELOPER IS RESPONSIBLE FOR COMMON LOTS (PROCEED ALPHABETICALLY A THRU Q). ALL SUBSEQUENT ALPHABETICALLY ORDERED COMMON LOTS ARE THE RESPONSIBILITY OF THE BUILDER AND/OR THEIR RESPECTIVE SUBASSOCIATION.

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

209 UNITS X 250 GPD/UNITS = 52,250 GPD
TOTAL AVERAGE CONTRIBUTION = 52,250 GPD = 0.0523 MGD
TOTAL PEAK FLOW = 0.0523 MGD X 3.52 (PEAK FACTOR) = 0.184 MGD

UTILITY SERVICE BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

NOTES

1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CLARK COUNTY/CITY OF LAS VEGAS STANDARDS, UNLESS NOTED UNDER DEVIATIONS OR APPROVED WITH THE KYLE CANYON GATEWAY DESIGN GUIDELINES OR DEVELOPMENT STANDARDS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
3. STREET SECTIONS ARE IN CONFORMANCE WITH EXHIBIT L OF THE DEVELOPMENT AGREEMENT.
4. THIS DEVELOPMENT IS CONTROLLED BY THE FIRST AMENDMENT AND RESTATEMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND KAG PROPERTY LLC, DATED OCT. 21, 2011.
5. THERE WILL BE A H.O.A. AND C.C.&R.'S ESTABLISHED FOR THIS SUBDIVISION BY THE RESIDENTIAL BUILDER.
6. LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION H.O.A.(S).
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY THE LAS VEGAS VALLEY WATER DISTRICT. FINAL WATER SERVICE DESIGN WILL BE ACCORDING TO AN APPROVED TECHNICAL STUDY.
9. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO EXISTING FACILITIES AND FINAL SEWER SERVICE DESIGN WILL BE ACCORDING TO AN APPROVED TECHNICAL STUDY.
10. EXISTING EASEMENTS ON THESE PROPERTIES WILL BE RELINQUISHED WHERE APPLICABLE.
11. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC U.N.O.
12. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.

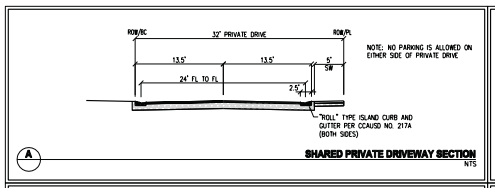
SHEET INDEX

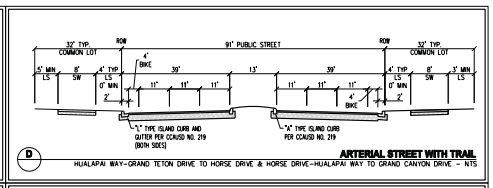
1 COVER SHEET
2-3 PLAN SHEETS
4 PROFILE & DETAIL SHEET

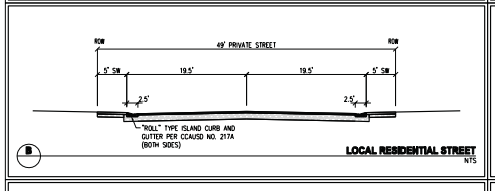
CONNECTIVITY

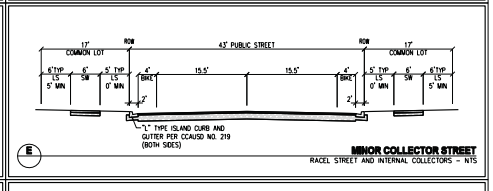
(N) NODES = 19
(L) LINKS = 21
(LB) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 7

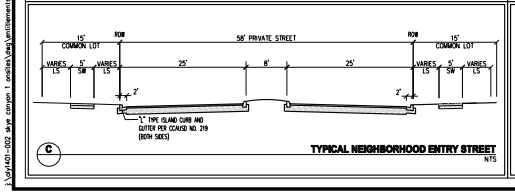
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 24.5/19
CONNECTIVITY INDEX = 1.29

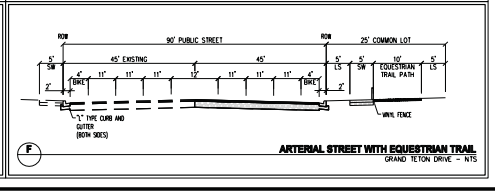


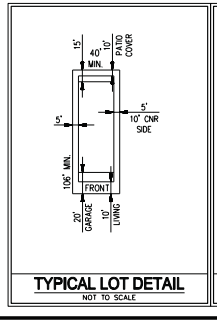


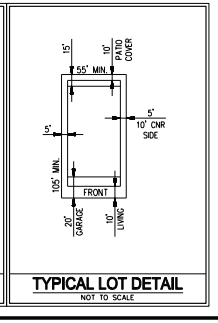












PRJ-53720
04/24/14

TMP-53908

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, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.3
TENTATIVE MAP

DATE: 4/24/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

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

1
SHEET 1 OF 4

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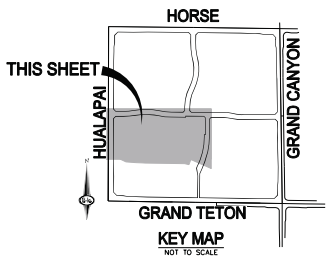

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SIDEWALK
- WATER MAIN
- FIRE HYDRANT
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- EX WATER MAIN
- EX SANITARY SEWER MAIN
- EX STORM DRAIN
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)

SCALE: 1"=60' FEET (0, 60, 120)

PRJ-53720
05/08/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ANN LEE STREET #B14, LAS VEGAS, NV 89148
PHONE (702) 284-8300
FAX (702) 284-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.3
TENTATIVE MAP

DATE: 5/8/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

2
SHEET 2 OF 4

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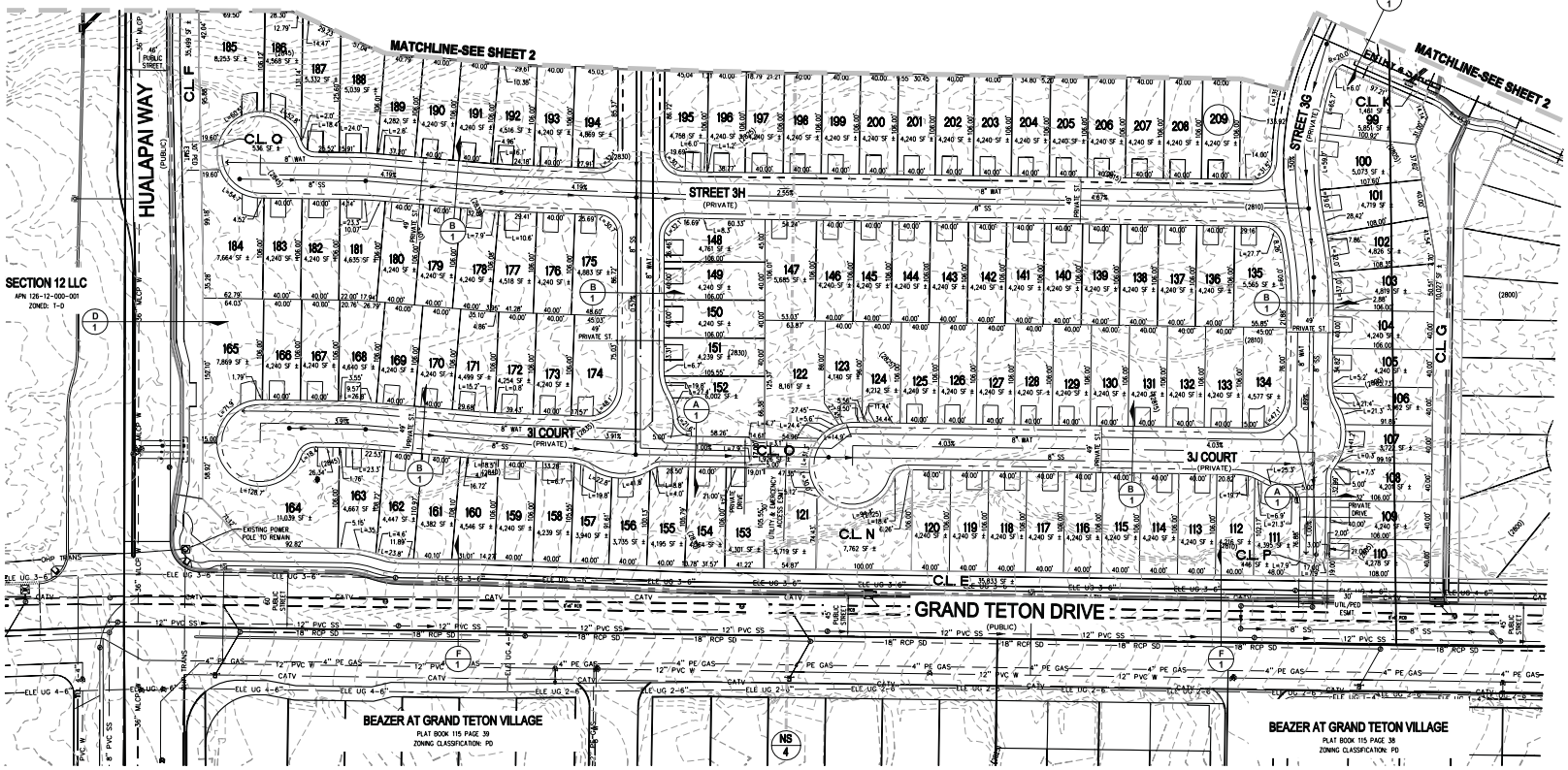
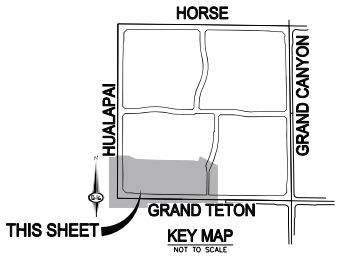
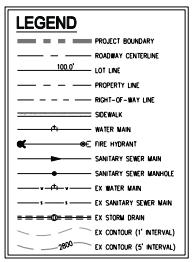
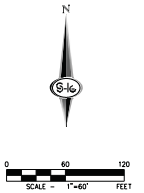
TMP-53908 - REVISED









SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #B16, LAS VEGAS, NV 89118
PHONE (702) 284-8300
FAX (702) 284-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.3

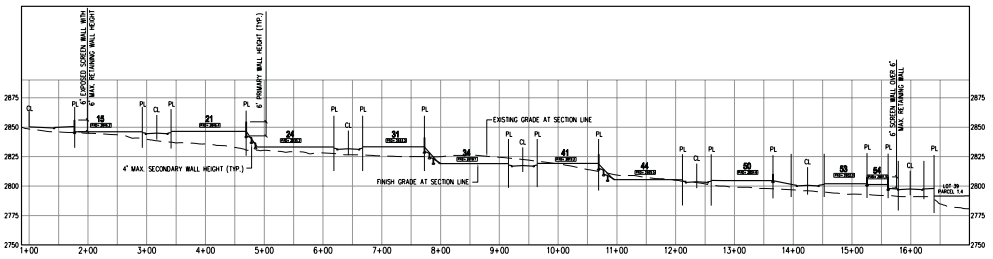
TENTATIVE MAP

DATE: 5/8/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

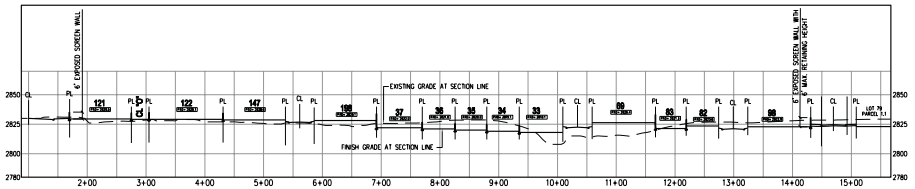
3
SHEET 3 OF 4

PRJ-53720
05/08/14

TMP-53908 - REVISED

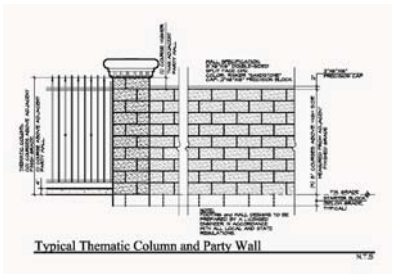


SECTION EW

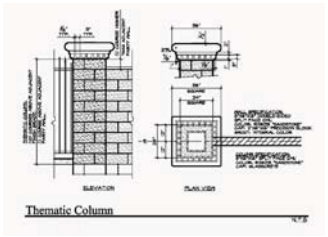


SECTION NS

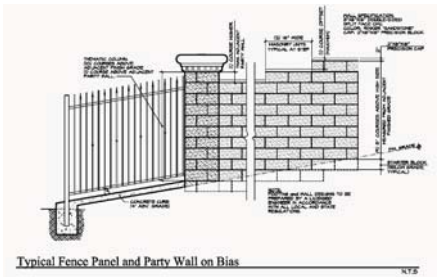
NOTES:
- THE SUBJECT SITE SLOPES GREATER THAN 2%. PERIMETER AND RETAINING WALLS SUBJECT TO REQUIREMENTS OF 19.06.070 TABLE 8 AND 19.06.080 TABLE 9.
- PERIMETER AND RETAINING WALL STEPBACKS ARE SUBJECT TO THE REQUIREMENTS OF 19.070 TABLE 9 AND 19.06.080 TABLE 10.



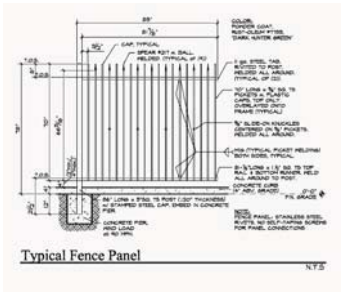
Typical Thematic Column and Party Wall



Thematic Column



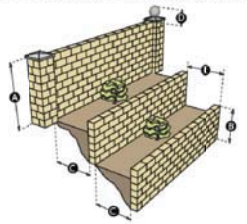
Typical Fence Panel and Party Wall on Bias



Typical Fence Panel

NOTE: PERIMETER WALLS TO HAVE 20% MINIMUM CONTRASTING MATERIAL ACCORDING TO CLV 19.06.070 TABLE 8 & 19.06.080 TABLE 9.

FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK

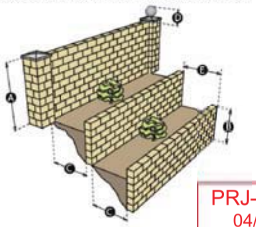


Perimeter and Retaining Walls Standard Stepback (see Figure 8)	Table 9
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections - Inside Dimensions	4 feet
D. Maximum Pilaster Height	18 Inches
E. Minimum spacing between wall sections - Outside Dimensions	5 feet

R-1 STEPPED WALL STANDARD

Perimeter and Retaining Walls Standard Stepback (see Figure 9)	Table 10
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections - Inside Dimensions	4 feet
D. Maximum Pilaster Height	18 Inches
E. Minimum spacing between wall sections - Outside Dimensions	5 feet

FIGURE 9 - RETAINING AND PERIMETER WALL STANDARD STEPBACK



R-CL STEPPED WALL STANDARD

PRJ-53720
04/24/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #B14, LAS VEGAS, NV 89118
PHONE (702) 284-8300 FAX (702) 284-8388

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.3
TENTATIVE MAP

S.7 T.19 R.59 E.

DATE: 4/24/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

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

4
SHEET 4 OF 4

J:\oly1401-002 skye canyon 1 cnsites\dwg\entitlements\tentative maps\oly1401.002 site sections.dwg 4/24/2014 1:00 PM Brent Wilson

TMP-53908

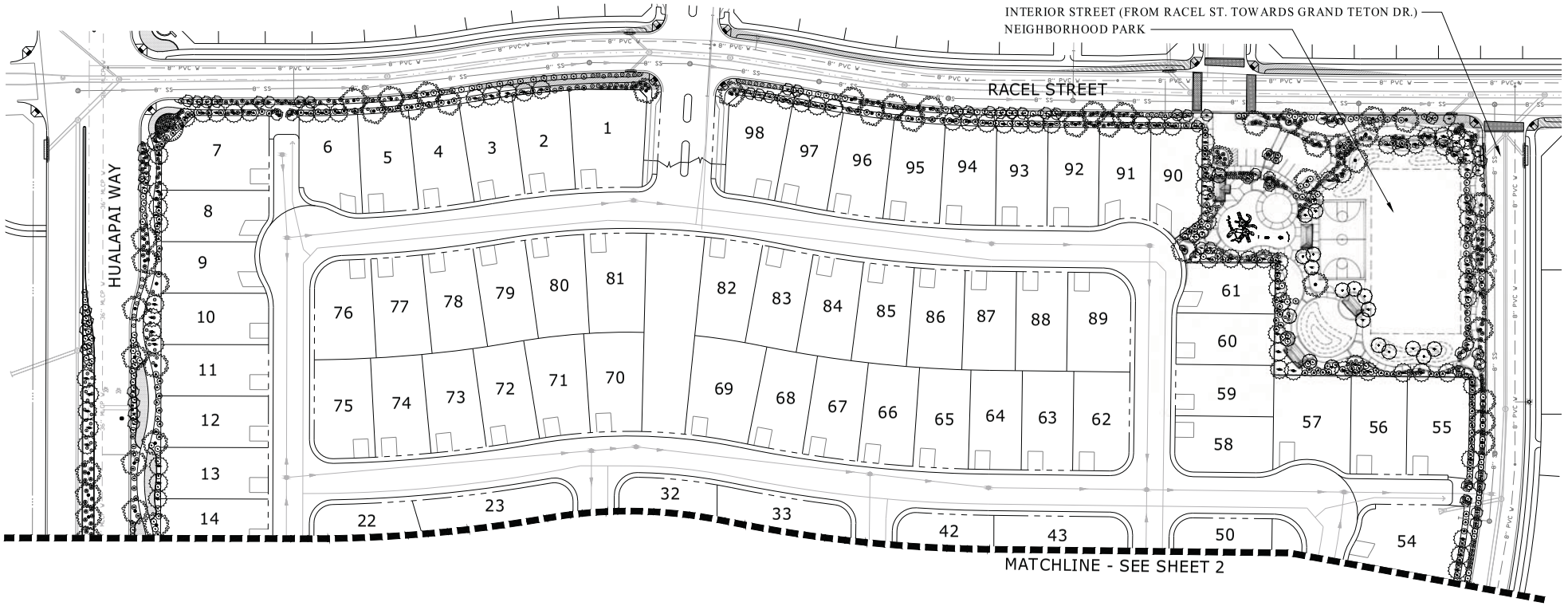
TREE LEGEND FOR PARCEL 1.3

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	Approx. Qty. Along Hualapai Way + Median	Approx. Qty. Along Grand Teton Dr.	Approx. Qty. Along Racel St.	Approx. Qty. at Park	Approx. Qty. Along Inner St & Green belt from Racel to Grand Teton
	ELAEOCARPUS DECIPIENS/ LAURUS NOBILIS	JAPANESE BLUEBERRY TREE/ SWEET BAY	24" BOX	6	61	N/A	N/A	N/A
	PINUS ELDARICA	AFGHAN PINE	24" BOX & 36 " BOX	52	3	26	45	30
	PINUS PINEA	STONE PINE	60" BOX	1	N/A	N/A	N/A	N/A
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX & 36 " BOX	N/A	N/A	N/A	20	N/A
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	KRAUTER VESUVIUS PURPLE LEAF PLUM	24" BOX	44	30	24	29	24
	PYRUS CALLERYANA BRADFORD	BRADFORD PEAR TREE	36" BOX	N/A	N/A	N/A	N/A	N/A
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX 36" BOX 48" BOX	33	21	17	17	17
	ARTIFICIAL TURF			4,991 S.F.	N/A	N/A	32,527 S.F.	7,718 S.F.

SHRUB & GROUNDCOVER LEGEND FOR PARCEL 1.3

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	Approx. Qty. Along Hualapai Way + Median (31,755 SF)	Approx. Qty. Along Grand Teton Dr. (12,544 SF)	Approx. Qty. Along Racel St. (11,038 SF)	Approx. Qty. at Park (17,038 SF)	Approx. Qty. Along Inner St & Green belt from Racel to Grand Teton (11,390 SF)
	ILEX BURFORDII 'CARISSA'	CARISSA CHINESE HOLLY	5 GAL.	90	50	20	74	24
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	110	91	51	71	59
	PHOTINIA FRASERI	PHOTINIA	5 GAL.	40	60	30	40	47
	PYRACANTHA COCCINEA 'LOWBOY'	LOWBOY PYRACANTHA	1 GAL.	20	-	20	-	58
	RHAPHIOLEPIS INDICA 'PINK LADY'	INDIA HAWTHORN	5 GAL.	152	120	70	97	106
	ROSA x 'NOARE'	FLOWER CARPET RED GROUNDCOVER ROSE	5 GAL.	30	50	-	-	24
	ROSA x 'NOASCHNEE'	FLOWER CARPET WHITE GROUNDCOVER ROSE	5 GAL.	-	-	20	-	-
	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL.	-	-	-	-	-
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	64	-	38	46	-
	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL.	44	79	19	42	16

NOTE: SHRUB QUANTITIES WERE CALCULATED BASED ON 4 SHRUBS PER EACH TREE MINIMUM. ALL SHRUBS IN SIGHT VISIBILITY ZONES SHALL BE MAINTAINED AT NO HIGHER THAN 24 INCHES. No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed withing the sight visibility zone unless said object is maintained at less than 24 inches in height, measured from top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent aspalt, gravel or pavement street surface.



SKYE CANYON

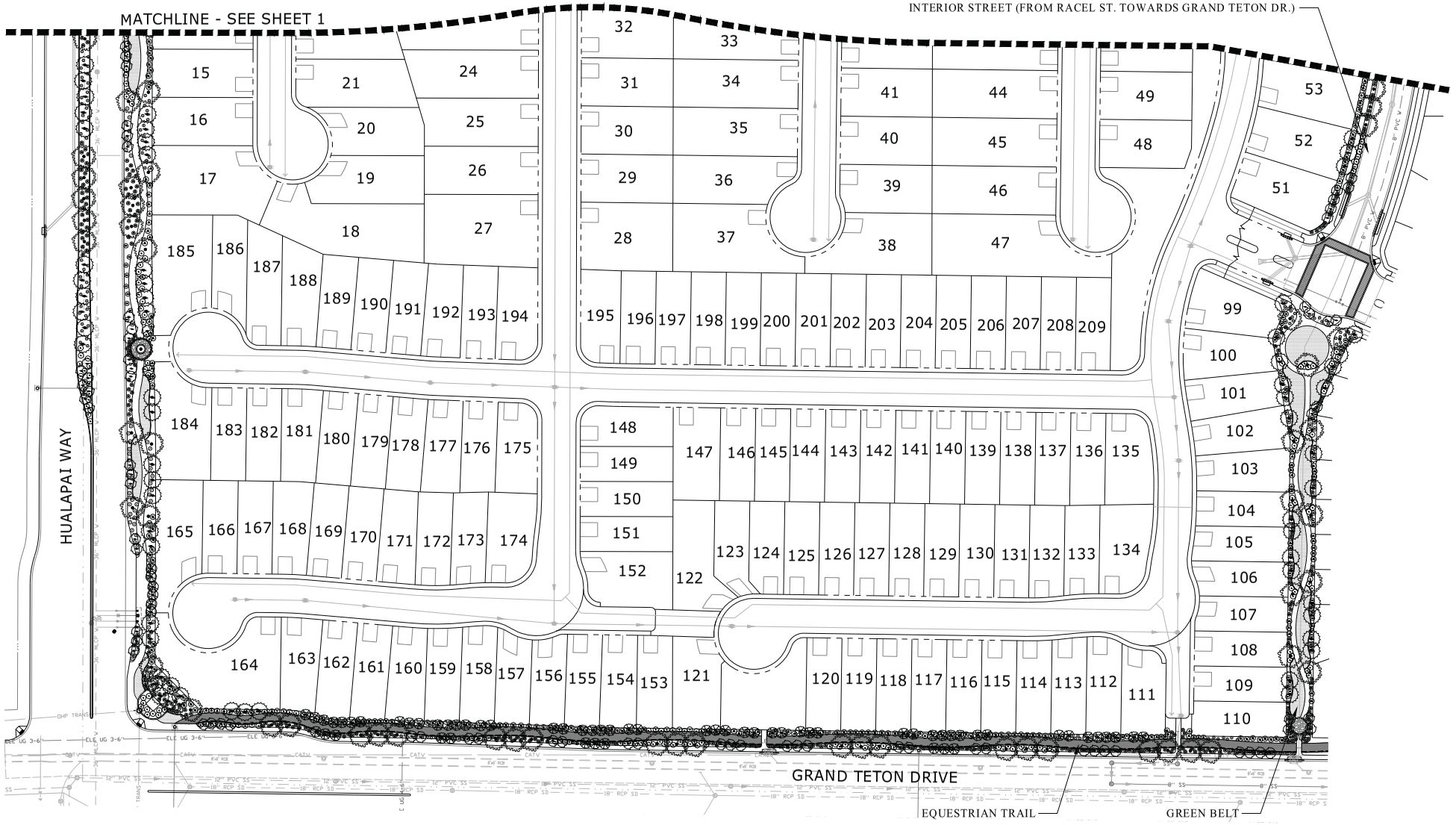
PARCEL 1.3
Preliminary Landscape Site Plan
Las Vegas, Nevada
Olympia Companies, LLC

SCALE: 1"=50'-0"

NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
t: 714.754.7346
f: 714.754.7311
CA 1226 NV 396
13-265.01 05-16-2014
SHEET 1 OF 2

PRJ-53720
05/19/14

TMP-53908 - REVISED



PARCEL 1.3
Preliminary Landscape Site Plan
Las Vegas, Nevada
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SCALE: 1"=50'-0"

NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
FX: 714.754.7346
PH: 714.754.7311
CA 1226 NV 396
13-265.01 05-16-2014

PRJ-53720
5/19/14

SHEET 2 OF 2

TMP-53908 - REVISED

Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

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

Date Filed 5/7/2014 **Application Number** PRJ-53720 **Entity** LV

Company Name Ninety-Five Management, LLC

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone **Mobile** **Fax** **Email**

Project Name Skye Canyon Parcel 1.3

Project Description Grand Teton & Hualapai

APN's 125-07-401-001, 002

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	**209**	**x 0.195 =**	**41**	**x 0.102 =**	**21**	**x 0.135 =**	**28**
Multi-Family Units (2)		**x 0.135 =**	**0**	**x 0.056 =**	**0**	**x 0.062 =**	**0**
Resort Condo Units (3)							
Total			**41**		**21**		**28**

(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**
Thompson ES	7251 N. Campbell Rd	K-5	788	794	04/11/14
Bozarth ES	7431 Egan Crest Dr	K-5	788	1105	04/11/14
Escobedo MS	9501 Echelon Point Dr	6-8	1646	1198	04/11/14
Arbor View HS	7500 Whispering Sands Dr	9-12	2626	2775	04/11/14

CCSD Comments* Thompson ES, Bozarth ES and Arbor View HS are over capacity for the 2013-14 school year. No new schools are planned for the area.

☐ Approved ☐ Disapproved

TMP-53908

TMP-53908 [PRJ-53720] - TENTATIVE MAP - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC
SOUTHEAST CORNER OF HORSE DRIVE AND HUALAPAI WAY

05/01/14

TMP-53908 [PRJ-53720] - TENTATIVE MAP - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC
SOUTHEAST CORNER OF HORSE DRIVE AND HUALAPAI WAY

05/01/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

OLY1401.002

April 24, 2014

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

Subject: **Pre-Application Justification Letter**
Skye Canyon Parcel 1.3 Tentative Map
APNs: 125-07-301-001, 125-07-401-001 and 125-07-401-002

Slater Hanifan Group, on behalf of our client Olympia Companies (Ninety-Five Management, LLC), respectfully submits this justification letter for the proposed Tentative Map for the Skye Canyon Parcel 1.3 development (formerly known as Kyle Canyon Gateway).

The applicant proposes to develop a 209-lot single family residential community on the property containing approximately 40.90 net acres. The density of the proposed development will be 5.14 units per acre. This Tentative Map request will be in compliance with existing zoning of T-D.

This phase development adheres to the Land Use Plan that has been approved by the City of Las Vegas.

Please refer to the attached exhibit entitled "Kyle Canyon Development Standard Exhibit" identifying parcel 1.3 designating the northerly portion as Kyle R-1 and the southerly portion as Kyle R-CL. Parcel 1.3 has minimum lot sizes that supports the R-1 & R-CL standards in their respective areas.

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

Sincerely,

Slater Hanifan Group

Chelsea Peltier
Project Coordinator

TMP-53908

PRJ-53720
04/24/14

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8749 B. ARVILLE STREET #215, LAS VEGAS, NV 89139
PHONE (702) 254-6300 FAX (702) 254-6309

NO.	DESCRIPTION	DATE	BY	APP	DATE	APP

CITY OF LAS VEGAS, NEVADA
NINETY-FIVE MANAGEMENT LLC

KYLE CANYON DEVELOPMENT STANDARD EXHIBIT
SKYE CANYON PHASE 1 - PARCEL 1.3

DATE: 4/24/2014
DRAFTER: BTH
DESIGNER: JJS
CHECKED: RM
PROJECT NO. OLY1401.002

DEV-STD
SHEET 4 OF 5

TMP-53908

PRJ-53720
04/24/14

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JUNE 10, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

TMP-53911 - TENTATIVE MAP - SKYE CANYON PARCEL 1.4 - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC - For possible action on a request for a Tentative Map FOR A 204-LOT SINGLE FAMILY SUBDIVISION on 33.61 acres on the northwest corner of Grand Teton Drive and Grand Canyon Drive (APN 125-07-401-002), T-D (Traditional Development) Zone, [L (Residential Low) Kyle Canyon Land Use Designation], Ward 6 (Ross) [PRJ-53721].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 7 Days)

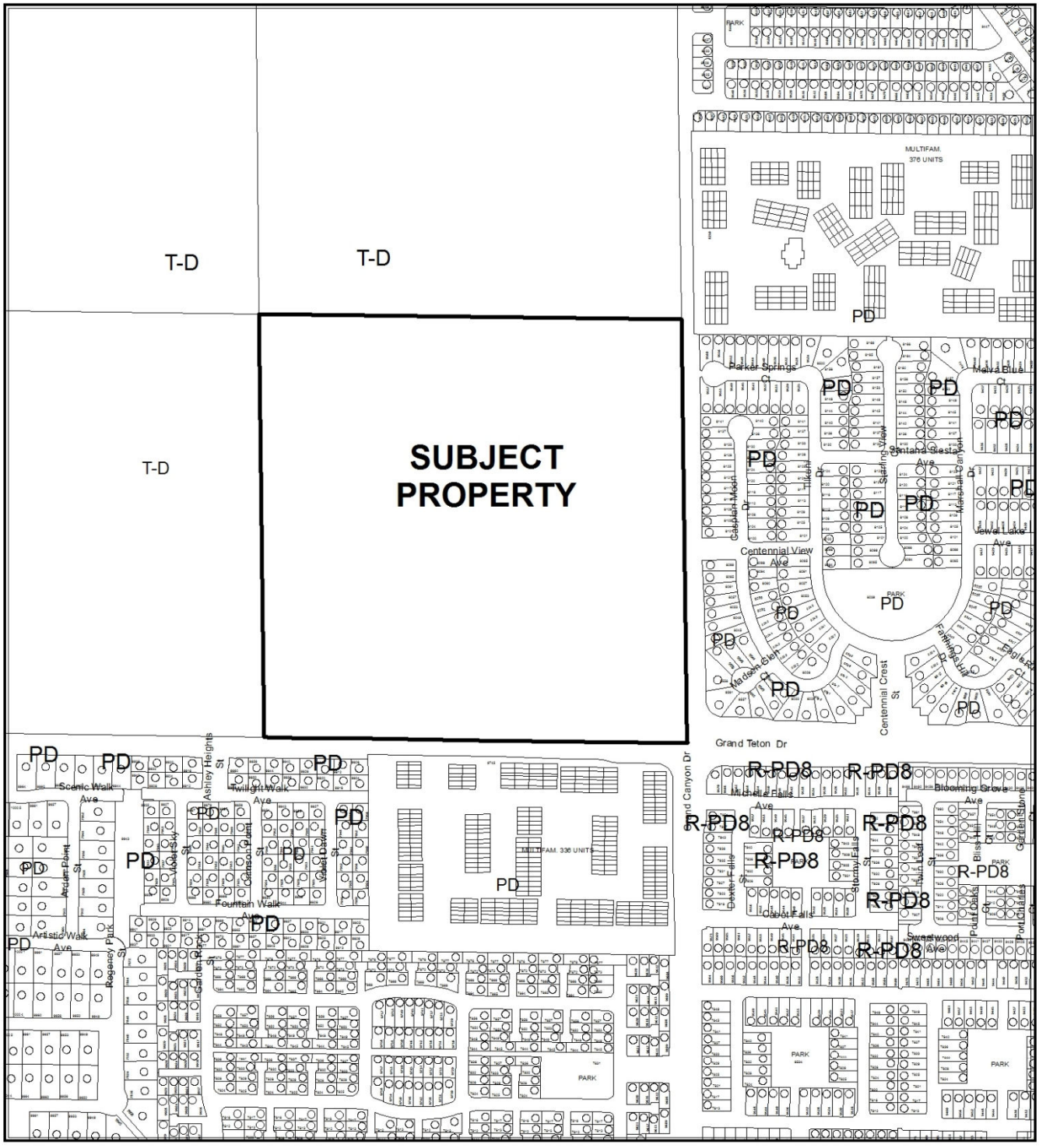
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

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



CASE: **TMP-53911**

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

0 300 600
Feet

CASE: **TMP-53911**

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-53911 APN: 125-07-401-002

Name of Property Owner: KAG Development South, LLC

Name of Applicant: Ninety Five Management, LLC

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Signature of Property Owner: _____

Print Name: Marc Bolduc, Duly Authorized Signatory

Subscribed and sworn before me

This 21st day of April, 2014

_____

Notary Public in and for said County and State

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

PRJ-53721
04/24/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Grand Teton/Grand Canyon

Project Name Skye Canyon Parcel 1.4 **Proposed Use** _____

Assessor's Parcel #(s) 125-07-401-002 **Ward #** _____

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

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

Gross Acres 37.14 **Lots/Units** 204 **Density** _____

Additional Information _____

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

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

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

E-mail Address mbolduc@olympiacompanies.com

APPLICANT Ninety Five Management, LLC **Contact** Marc Bolduc

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

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

E-mail Address mbolduc@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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

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

By: _____
Marc Bolduc, Authorized Signatory

Subscribed and sworn before me

This 21st day of April, 20 14.

_____

Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	TMP-53911
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-53721
04/24/14

*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

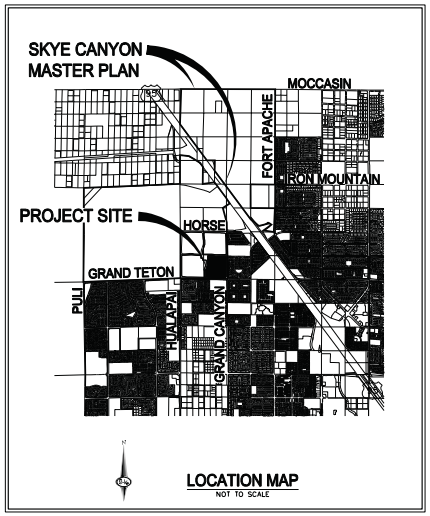
f:\depot\Application Packet\Application Form.pdf

TENTATIVE MAP

FOR

SKYE CANYON PARCEL 1.4

A SINGLE-FAMILY RESIDENTIAL SUBDIVISION
OF THE SKYE CANYON MASTER-PLANNED COMMUNITY
WITHIN THE CITY OF LAS VEGAS, NEVADA, GENERALLY LOCATED AT THE
NORTHEAST CORNER OF GRAND TETON DRIVE AND HUALAPAI WAY



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA.

BENCHMARK

BM 7LV90 7NW5 CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE, CYLINDER, SOUTHEAST CORNER OF HUALAPAI WAY AND IRON MOUNTAIN ROAD.

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

BASIS OF BEARING

SOUTH 00°34'18" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS PER FILE 151, PAGE 14 OF SURVEYS, ON FILE IN THE COUNTY RECORDER'S OFFICE.

DISCLAIMER NOTE

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

OWNER

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

DEVELOPER

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

ENGINEER

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

APN

A PORTION OF
125-07-401-002

PROJECT SUMMARY

ACREAGE (GROSS):	= 37.14 AC
ACREAGE (NET):	= 33.61 AC
ACREAGE (NET-NET):	= 31.81 AC
DENSITY (LOTS/NET ACRE):	= 6.08 DU/NET AC
EXISTING ZONING:	= T-D
TOTAL NO. OF RESIDENTIAL LOTS	= 204
TOTAL NO. OF COMMON ELEMENTS *	= 17
MINIMUM LOT SIZE	= 3,570 SF±
MAXIMUM LOT SIZE	= 11,461 SF±
PROVIDED OPEN SPACE	= 49,243 SF±

* NOTE: THE MASTER DEVELOPER IS RESPONSIBLE FOR COMMON LOTS ORDERED ALPHABETICALLY A THRU P. ALL SUBSCRIPT ALPHABETICALLY ORDERED COMMON LOTS ARE THE RESPONSIBILITY OF THE BUILDER AND/OR THEIR RESPECTIVE SUBASSOCIATION.

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

204 UNITS X 250 GPD/UNITS = 51,000 GPD
TOTAL AVERAGE CONTRIBUTION = 51,000 GPD = 0.0510 MGD
TOTAL PEAK FLOW = 0.0510 MGD X 3.52 (PEAK FACTOR) = 0.180 MGD

UTILITY SERVICE BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

NOTES

1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CLARK COUNTY/CITY OF LAS VEGAS STANDARDS, UNLESS NOTED UNDER DEVIATIONS OR APPROVED WITH THE KYLE CANYON GATEWAY DESIGN GUIDELINES OR DEVELOPMENT STANDARDS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
3. STREET SECTIONS ARE IN CONFORMANCE WITH EXHIBIT L OF THE DEVELOPMENT AGREEMENT.
4. THIS DEVELOPMENT IS CONTROLLED BY THE FIRST AMENDMENT AND RESTATEMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND KAG PROPERTY LLC, DATED OCT. 21, 2011.
5. THERE WILL BE A H.O.A. AND C.C.&R.'S ESTABLISHED FOR THIS SUBDIVISION BY THE RESIDENTIAL BUILDER.
6. LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION H.O.A.(S).
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY THE LAS VEGAS VALLEY WATER DISTRICT. FINAL WATER SERVICE DESIGN WILL BE ACCORDING TO AN APPROVED TECHNICAL STUDY.
9. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO EXISTING FACILITIES AND FINAL SEWER SERVICE DESIGN WILL BE ACCORDING TO AN APPROVED TECHNICAL STUDY.
10. EXISTING EASEMENTS ON THESE PROPERTIES WILL BE RELINQUISHED WHERE APPLICABLE.
11. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC U.N.O.
12. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.

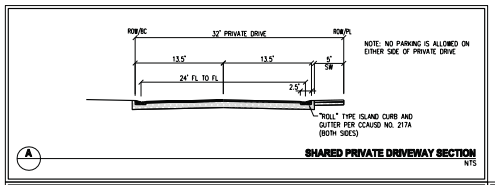
SHEET INDEX

1 COVER SHEET
2-3 PLAN SHEETS
4 PROFILE & DETAIL SHEET

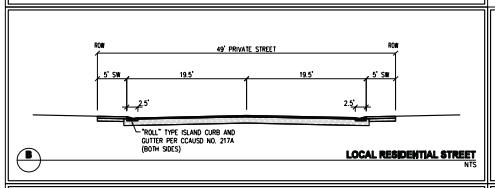
CONNECTIVITY

(N) NODES = 14
(L) LINKS = 15
(LB) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 5

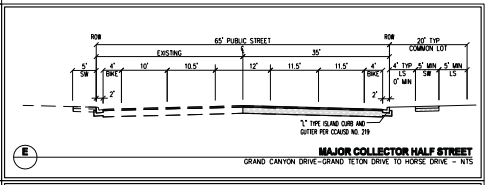
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 17.5/14
CONNECTIVITY INDEX = 1.25



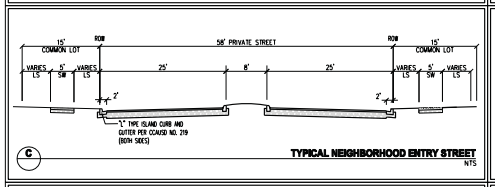
A — SHARED PRIVATE DRIVEWAY SECTION
NTS



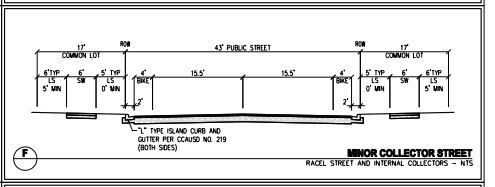
B — LOCAL RESIDENTIAL STREET
NTS



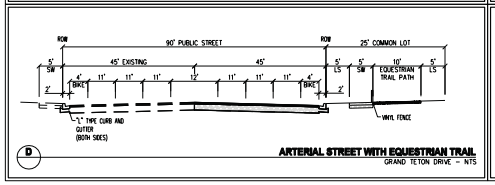
E — MAJOR COLLECTOR HALF STREET
GRAND CANYON DRIVE–GRAND TETON DRIVE TO HORSE DRIVE – NTS



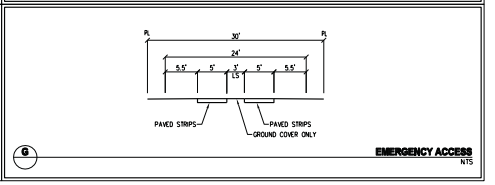
C — TYPICAL NEIGHBORHOOD ENTRY STREET
NTS



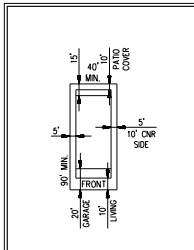
F — MINOR COLLECTOR STREET
RACEL STREET AND INTERNAL COLLECTORS – NTS



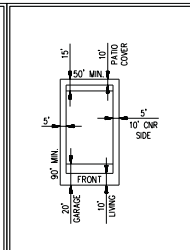
D — ARTERIAL STREET WITH EQUESTRIAN TRAIL
GRAND TETON DRIVE – NTS



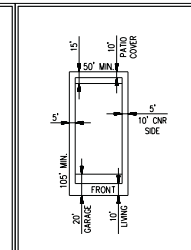
G — EMERGENCY ACCESS
NTS



TYPICAL LOT DETAIL
NOT TO SCALE



TYPICAL LOT DETAIL
NOT TO SCALE



TYPICAL LOT DETAIL
NOT TO SCALE

PRJ-53721
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.
1	PER CITY COMMENTS	5/15/14	BTW		

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.4
TENTATIVE MAP

DATE: 4/24/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

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

1
SHEET 1 OF 4

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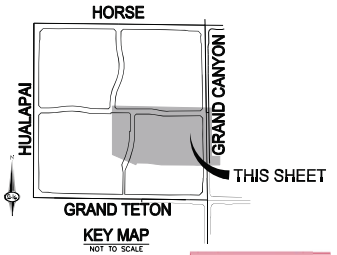
TMP-53911

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SIDEWALK
- WATER MAIN
- FIRE HYDRANT
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- EX WATER MAIN
- EX SANITARY SEWER MAIN
- EX STORM DRAIN
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)

SCALE = 1"=60' FEET (0, 60, 120)



KEY MAP
NOT TO SCALE

PRJ-53721
05/08/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #614, LAS VEGAS, NV 89118
PHONE (702) 284-8300 FAX (702) 284-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

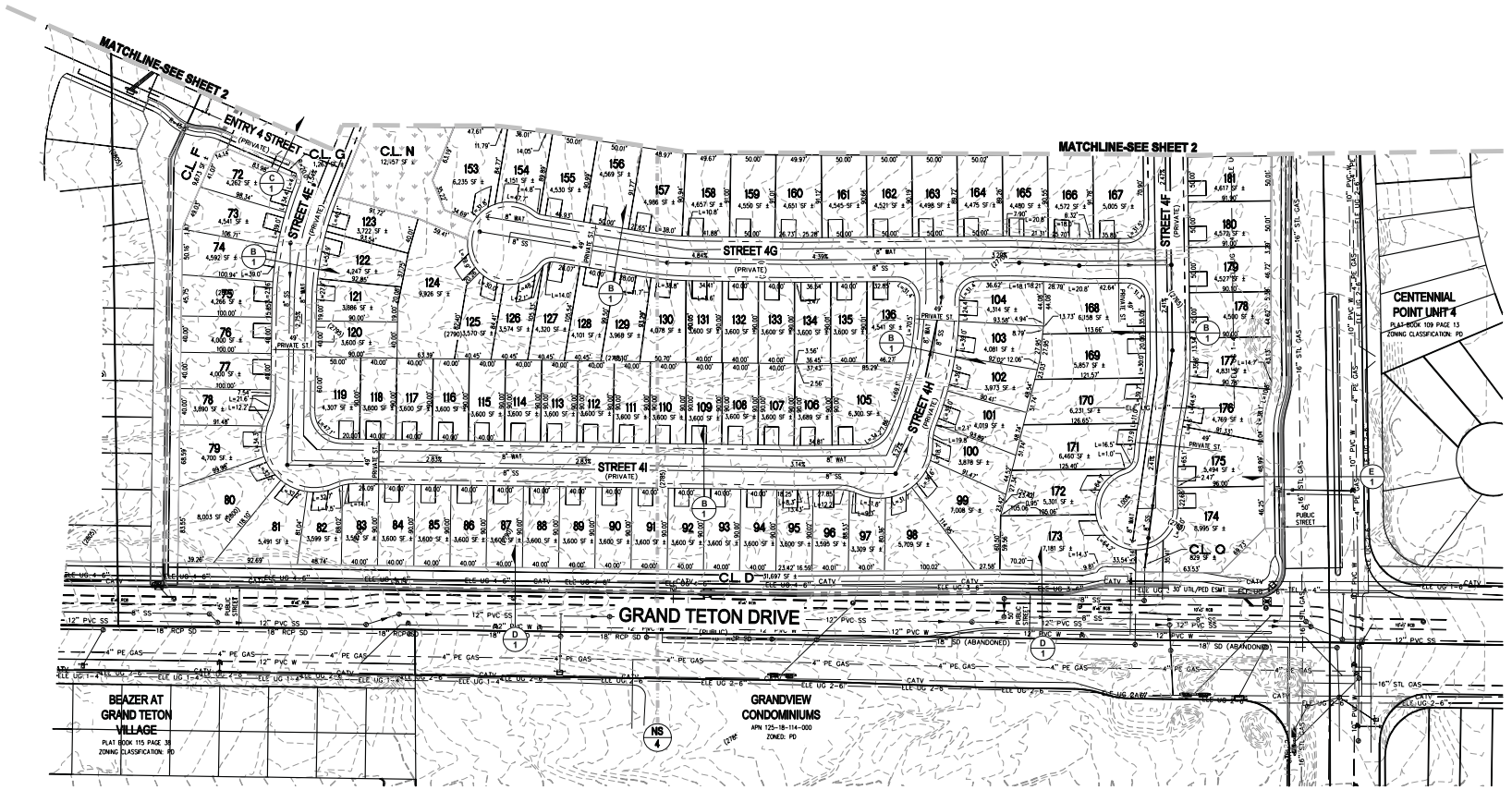
NINETY-FIVE MANAGEMENT LLC

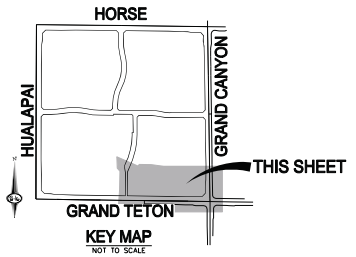
SKYE CANYON PARCEL 1.4
TENTATIVE MAP

DATE: 5/8/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

2
SHEET 2 OF 4

TMP-53911 - REVISED





LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SIDEWALK
- WATER MAIN
- FIRE HYDRANT
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- EX WATER MAIN
- EX SANITARY SEWER MAIN
- EX STORM DRAIN
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)

N

SCALE = 1"=60' 0 60 120 FEET

PRJ-53721
05/08/14

TMP-53911 - REVISED

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #B16, LAS VEGAS, NV 89118
PHONE (702) 284-8300 FAX (702) 284-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.4
TENTATIVE MAP

DATE: 5/8/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

3
SHEET 3 OF 4

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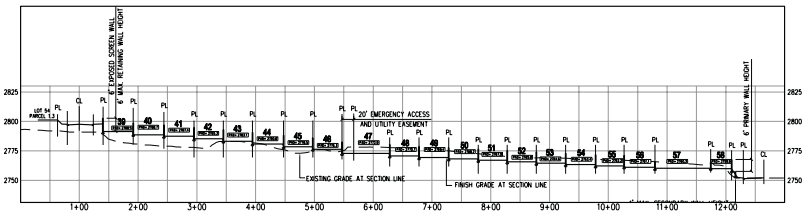
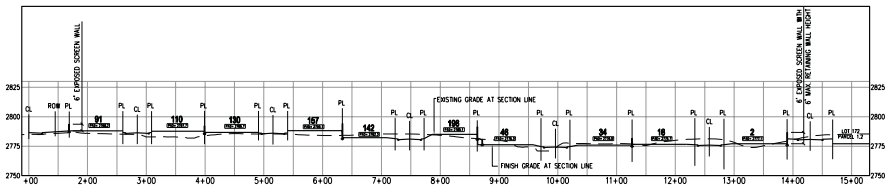
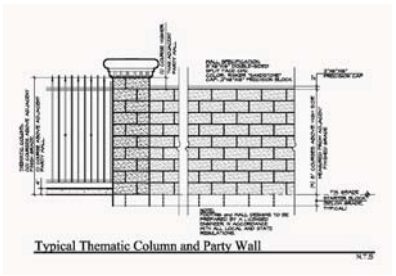


SECTION EW

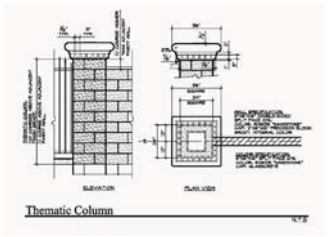


SECTION NS

NOTE:
- THE SUBJECT SITE SLOPES GREATER THAN 2%. PERIMETER AND RETAINING WALLS SUBJECT TO REQUIREMENTS OF 19.06.080 TABLE 9.
- PERIMETER AND RETAINING WALL SETBACKS ARE SUBJECT TO THE REQUIREMENTS OF 19.06.080 TABLE 10.



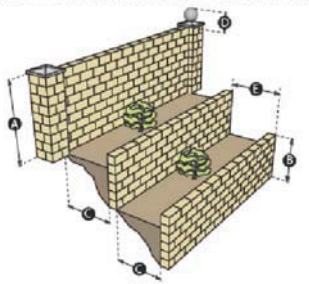
Typical Thematic Column and Party Wall

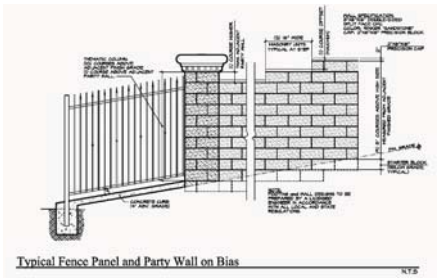


Thematic Column

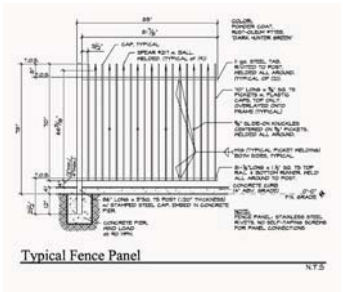
Perimeter and Retaining Walls Standard Stepback (see Figure 9)	Table 10
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections - Inside Dimensions	4 feet
D. Maximum Pilaster Height	18 inches
E. Minimum spacing between wall sections - Outside Dimensions	5 feet

FIGURE 9 - RETAINING AND PERIMETER WALL STANDARD STEPBACK





Typical Fence Panel and Party Wall on Bias



Typical Fence Panel

NOTE: PERIMETER WALLS TO HAVE 20% MINIMUM CONTRASTING MATERIAL ACCORDING TO CLV 19.06.080 TABLE 9.

PRJ-53721
04/24/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #D14, LAS VEGAS, NV 89118
PHONE (702) 284-8300 FAX (702) 284-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.4
TENTATIVE MAP

DATE: 4/24/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS

PROJECT NO.
OLY1401.002

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

4
SHEET 4 OF 4

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TMP-53911

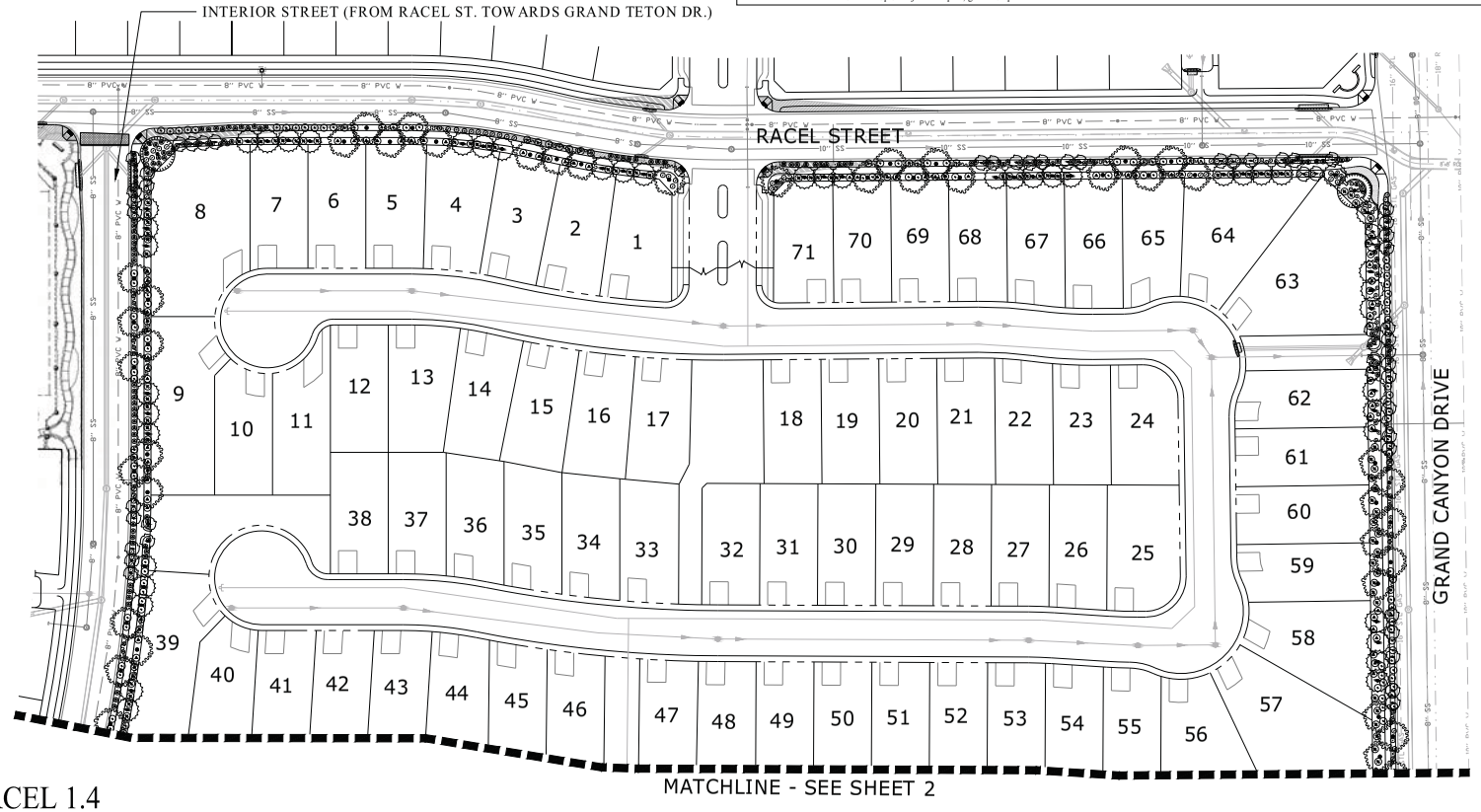
TREE LEGEND FOR PARCEL 1.4

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	Approx. Qty. Along Grand Canyon Dr.	Approx. Qty. Along Grand Teton Dr.	Approx. Qty. Along Racel St.	Approx. Qty. Along Inner St from Racel to Grand Teton
	ELAEOCARPUS DECIPIENS/ LAURUS NOBILIS	JAPANESE BLUEBERRY TREE/ SWEET BAY	24" BOX	N/A	47	N/A	N/A
	PINUS ELDARICA	AFGHAN PINE	24" BOX & 36" BOX	31	N/A	22	14
	PINUS PINEA	STONE PINE	60" BOX	2	N/A	1	N/A
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX & 36" BOX	N/A	N/A	N/A	N/A
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	KRAUTER VESUVIUS PURPLE LEAF PLUM	24" BOX	44	29	19	20
	PYRUS CALLERYANA BRADFORD	BRADFORD PEAR TREE	36" BOX	N/A	N/A	N/A	N/A
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX 36" BOX 48" BOX	26	18	20	16
	ARTIFICIAL TURF			N/A	N/A	N/A	N/A

SHRUB & GROUNDCOVER LEGEND FOR PARCEL 1.4

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	Approx. Qty. Along Grand Canyon Dr. + Median (21,665 SF)	Approx. Qty. Along Grand Teton Dr. (10,847 SF)	Approx. Qty. Along Racel St. (10,928 SF)	Approx. Qty. Along Inner St from Racel to Grand Teton (7,260 SF)
	ILEX BURFORDII 'CARISSA'	CARISSA CHINESE HOLLY	5 GAL.	40	29	10	20
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	61	40	50	34
	PHOTINIA FRASERI	PHOTINIA	5 GAL.	52	50	30	27
	PYRACANTHA COCCINEA 'LOWBOY'	LOWBOY PYRACANTHA	1 GAL.	10	20	-	-
	RHAPHIOLEPIS INDICA 'PINK LADY'	INDIA HAWTHORN	5 GAL.	119	81	60	50
	ROSA x 'NOARE'	FLOWER CARPET RED GROUNDCOVER ROSE	5 GAL.	43	18	-	-
	ROSA x 'NOASCHNEE'	FLOWER CARPET WHITE GROUNDCOVER ROSE	5 GAL.	3	-	22	17
	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL.	-	-	-	-
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	84	60	40	27
	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL.	66	54	39	21

NOTE: SHRUB QUANTITIES WERE CALCULATED BASED ON 4 SHRUBS PER EACH TREE MINIMUM. ALL SHRUBS IN SIGHT VISIBILITY ZONES SHALL BE MAINTAINED AT NO HIGHER THAN 24 INCHES. No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the sight visibility zone unless said object is maintained at less than 24 inches in height, measured from top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel or pavement street surface.



PARCEL 1.4
Preliminary Landscape Site Plan
Las Vegas, Nevada
Olympia Companies, LLC

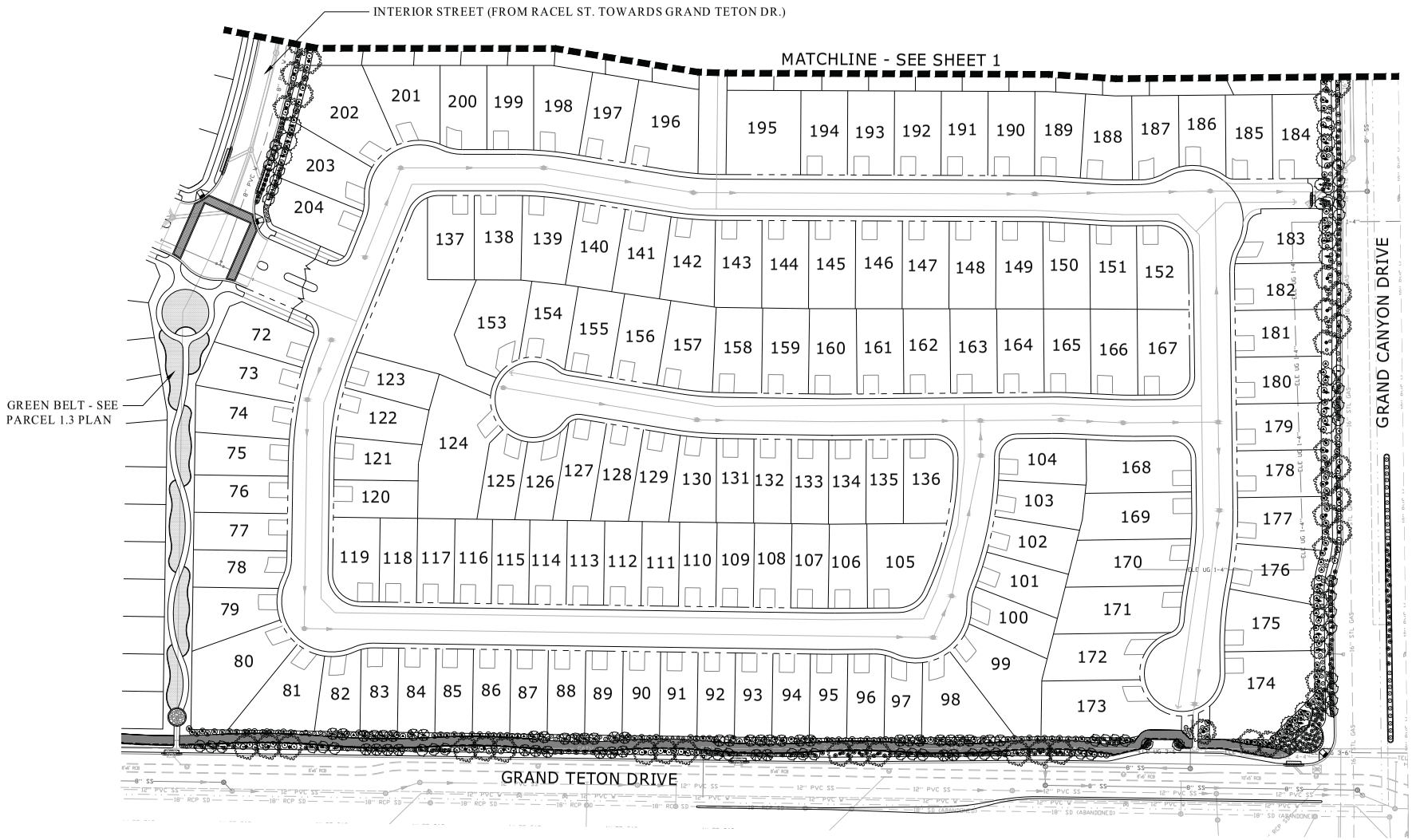
SCALE: 1"=50'-0"

NUVIS LANDSCAPE ARCHITECTURE AND PLANNING
t: 714.754.7346
f: 714.754.7311
CA 1226 NV 396
13-265.01 05-16-2014

PRJ-53721
05/19/14

SHEET 1 OF 2

TMP-53911 - REVISED



PARCEL 1.4
Preliminary Landscape Site Plan
Las Vegas, Nevada
Olympia Companies, LLC

SCALE: 1"=50'-0"

NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
T: 714.754.7346
F: 714.754.7311
CA 1226 NV 396
13-265.01 05-16-2014

PRJ-53721
05/19/14

SHEET 2 OF 2

TMP-53911 - REVISED

Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

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

Date Filed 05/07/2014 **Application Number** PRJ-53721 **Entity** LV

Company Name Ninety-Five Management , LLC

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone **Mobile** **Fax** **Email**

Project Name Skye Canyon Parcel 1.4

Project Description Grand Teton & Grand Canyon

APN's 125-07-401-001, 002

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	204	x 0.195 =	40	x 0.102 =	21	x 0.135 =	28
Multi-Family Units (2)		x 0.135 =	0	x 0.056 =	0	x 0.062 =	0
Resort Condo Units (3)							
Total			40		21		28

(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**
Thompson ES	7251 N. Campbell Rd	K-5	788	794	04/11/14
Bozarth ES	7431 Egan Crest Dr	K-5	788	1105	04/11/14
Escobedo MS	9501 Echelon Point Dr	6-8	1646	1198	04/11/14
Arbor View HS	7500 Whispering Sands Dr	9-12	2626	2775	04/11/14

CCSD Comments* Thompson ES, Bozarth ES, and Arbor View HS are over capacity for the 2013-14 school year. No new schools are planned for the area.

☐ Approved ☐ Disapproved

TMP-53911

TMP-53911 [PRJ-53721] - TENTATIVE MAP - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC
NORTHEAST CORNER OF GRAND TETON DRIVE AND HUALAPAI WAY

05/01/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

OLY1401.002

March 24, 2014

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

Subject: **Pre-Application Justification Letter**
Skye Canyon Parcel 1.4 Tentative Map
APN: 125-07-401-002

Slater Hanifan Group, on behalf of our client Olympia Companies (Ninety-Five Management, LLC), respectfully submits this justification letter for the proposed Tentative Map for the Skye Canyon Parcel 1.4 development (formerly known as Kyle Canyon Gateway).

The applicant proposes to develop a 204-lot single family residential community on the property containing approximately 33.61 net acres. The density of the proposed development will be 6.08 units per acre. This Tentative Map request will be in compliance with existing zoning of T-D.

This phase development adheres to the Land Use Plan that has been approved by the City of Las Vegas.

Please refer to the attached exhibit entitled "Kyle Canyon Development Standard Exhibit" identifying parcel 1.4 designated as Kyle R-CL. Parcel 1.4 has minimum lot sizes that supports the R-CL Standards.

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

Sincerely,

Slater Hanifan Group

Chelsea Peltier
Project Coordinator

TMP-53911

PRJ-53721
04/24/14

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

TMP-53911

PRJ-53721
04/24/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

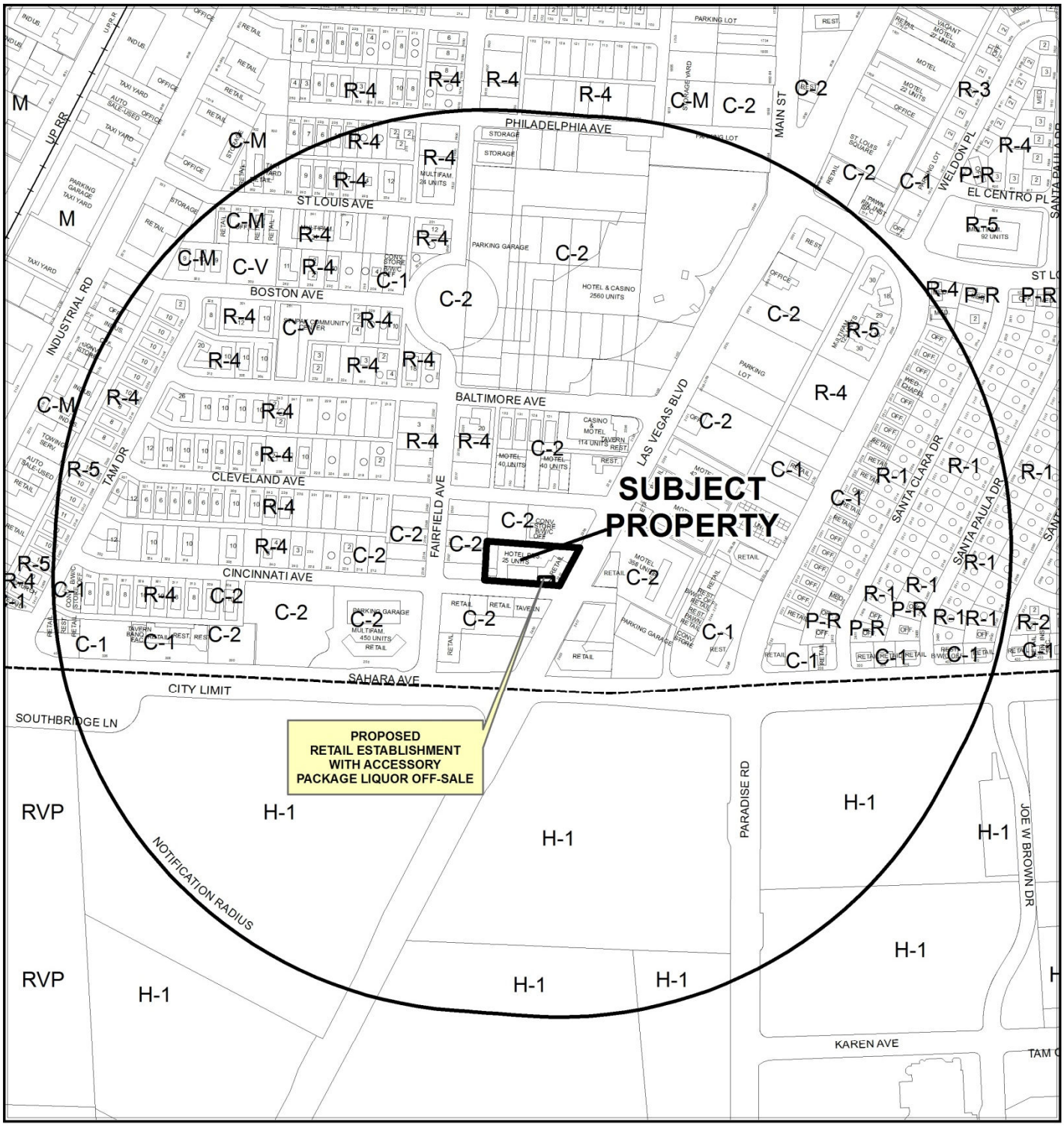
SUBJECT:
SUP-53557 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEW EL PORTAL, LLC - OWNER: OXFORD TECHNOLOGY INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,000 SQUARE-FOOT GENERAL RETAIL STORE at 2310 South Las Vegas Boulevard, Suite #100 (APN 162-04-813-072), C-2 (General Commercial) Zone, Ward 3 (Coffin).

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

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



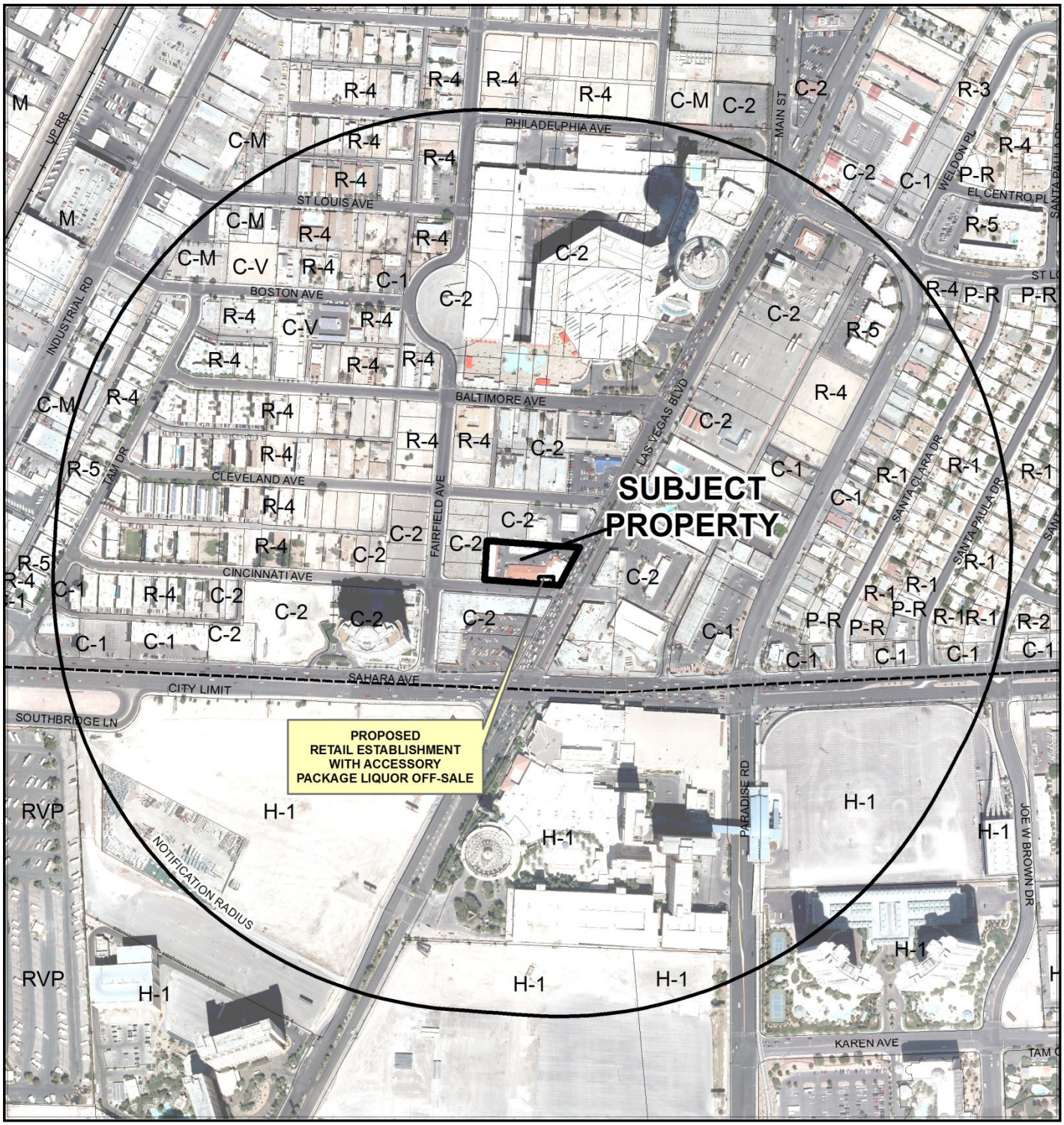
CASE: **SUP-53557**

RADIUS: 1500 FEET

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

0 300 600
Feet

N



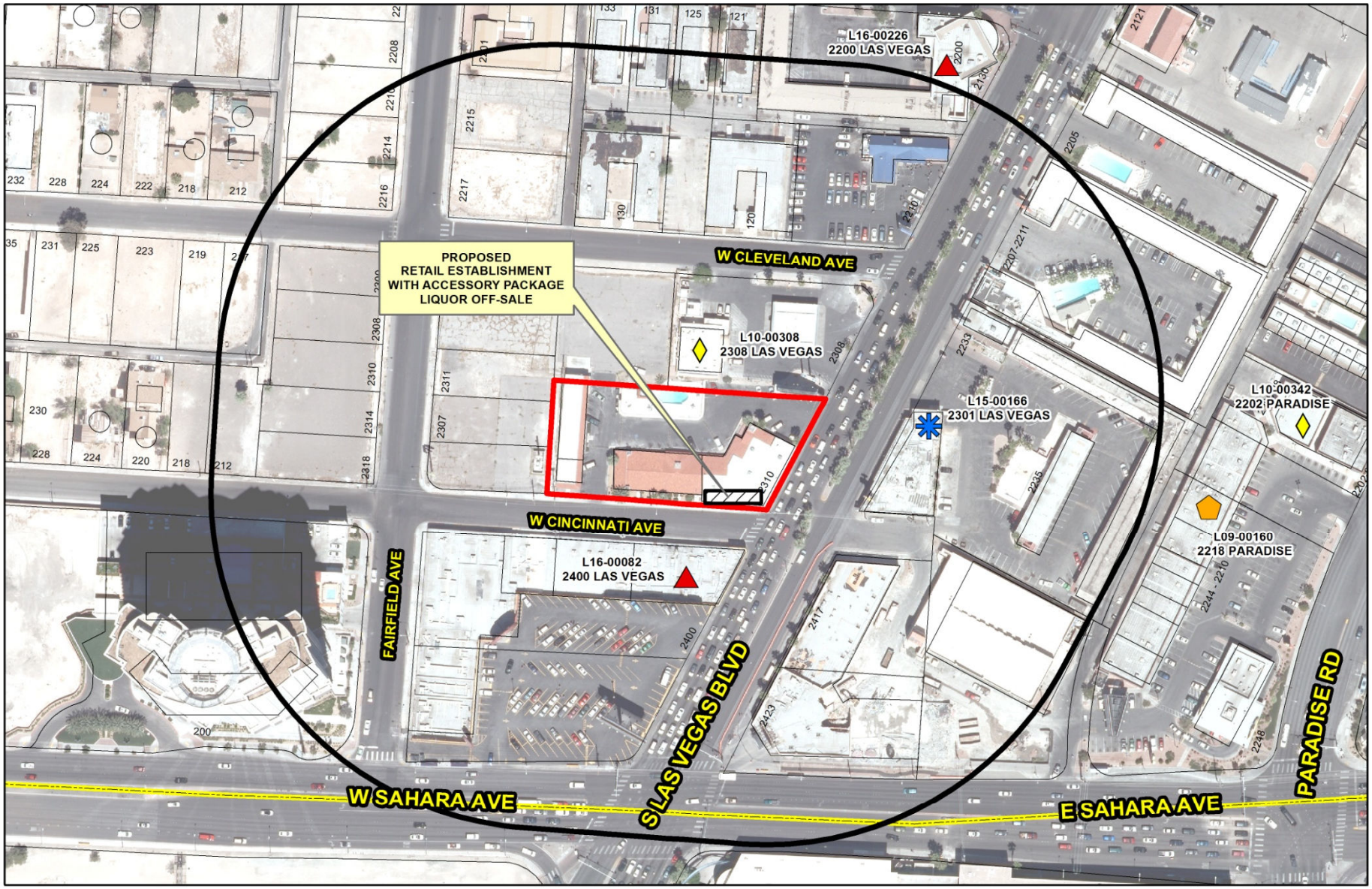
CASE: **SUP-53557**

RADIUS: 1500 FEET

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

0 300 600 Feet

N



SUP-53557

Package Liquor Off-Sale

Business Licenses

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

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Thursday, May 08, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53557 APN: 162-04-813-072

Name of Property Owner: OXFORD TECHNOLOGY, INC.

Name of Applicant: NEW EL PORTAL LLC

Name of Representative: HAIM GABAY

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: Phyllis Frias

Print Name: Phyllis Frias

Subscribed and sworn before me

This 3rd day of February, 2014

Bonet F. Allosada

Notary Public in and for said County and State

BONET F. ALLOSADA
Notary Public State of Nevada
No. 05-96079-1
My Appt. Exp. Dec. 31, 2016

RECEIVED
APR 03 2014
Dept of Planning
City of Las Vegas

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: NEW EL PORTAL LLC DBA CRAZY ELY

Project Address (Location) 2310 S. LAS VEGAS BLVD. LAS VEGAS NV 89104

Project Name CRAZY ELY **Proposed Use** _____

Assessor's Parcel #(s) 162-04-813-072 **Ward #** _____

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

Commercial Square Footage 2,000 **Floor Area Ratio** _____

Gross Acres 0.91 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER OXFORD TECHNOLOGY INC **Contact** BRUCE T. STOKER

Address 5010 S. VALLEY VIEW BLVD **Phone:** 798-3400 **Fax:** 798-1557

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

E-mail Address bstoker@friaslasvegas.com

APPLICANT NEW EL PORTAL LLC DBA CRAZY ELY **Contact** HAIM GABAY

Address 6130 W. FLAMINGO RD #402 **Phone:** 245-4019 **Fax:** 382-7005

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

E-mail Address haimgabay@hotmail.com

REPRESENTATIVE NIEVES ALVAREZ **Contact** NIEVES ALVAREZ / MALU GABAY

Address 6130 W. FLAMINGO RD. #402 **Phone:** 382-3005 **Fax:** 382-7005

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

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* Phyllis Frias

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

Print Name Phyllis Frias

Subscribed and sworn before me

This 3rd day of February, 2014.

Bonet F. Allosada

Notary Public in and for said County and State

BONET F. ALLOSADA
Notary Public State of Nevada
No. 05-96079-1
My Appt. Exp. Dec. 31, 2016

FOR DEPARTMENT USE ONLY

Case #	SUP- 53557
Meeting Date:	6-10-14
Total Fee:	1280.00
Date Received:*	4-3-14
Received By:	FM

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

Revised 10/27/08

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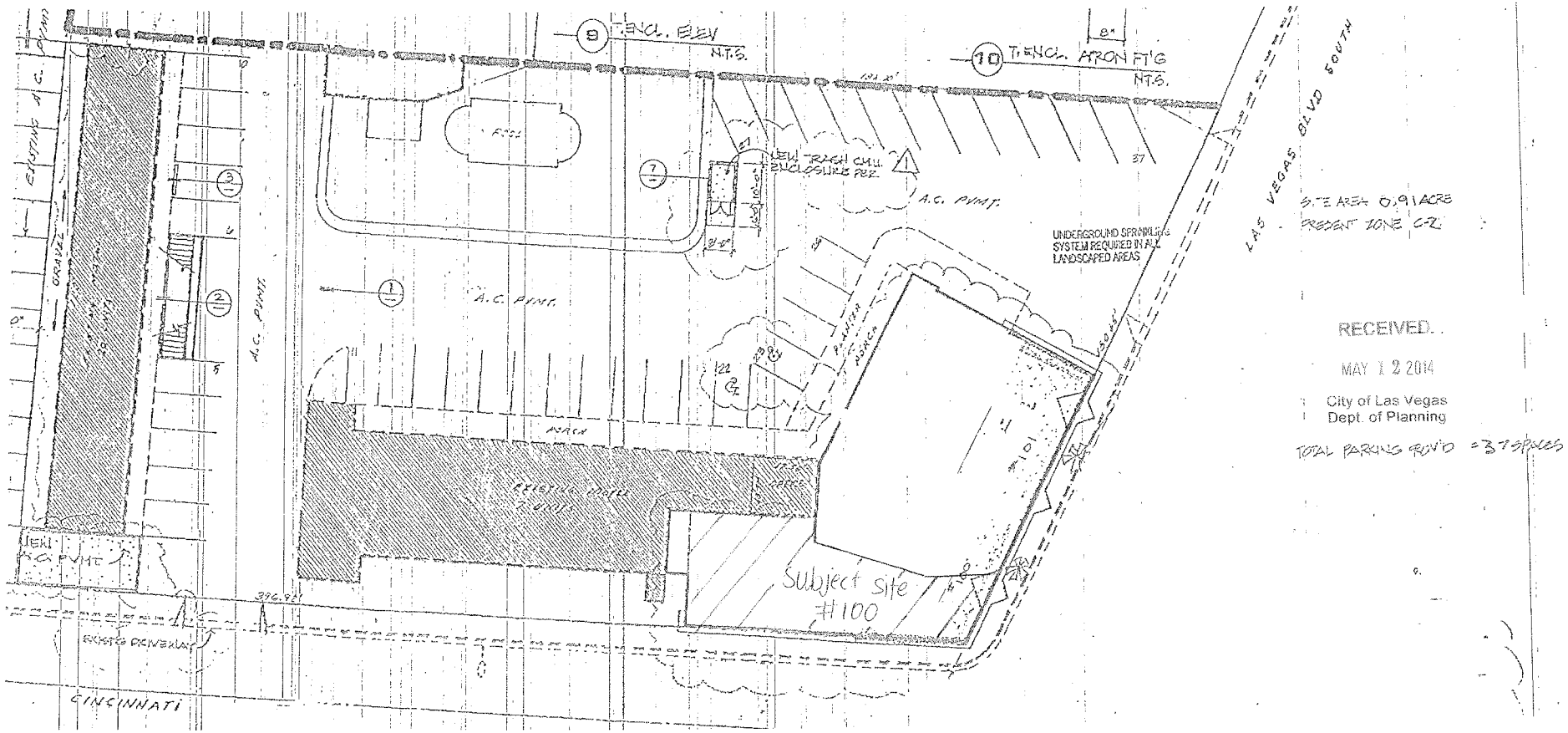


SUP-53557
REVISED

RECEIVED

APR 0 3 2014

Dept of Planning
City of Las Vegas

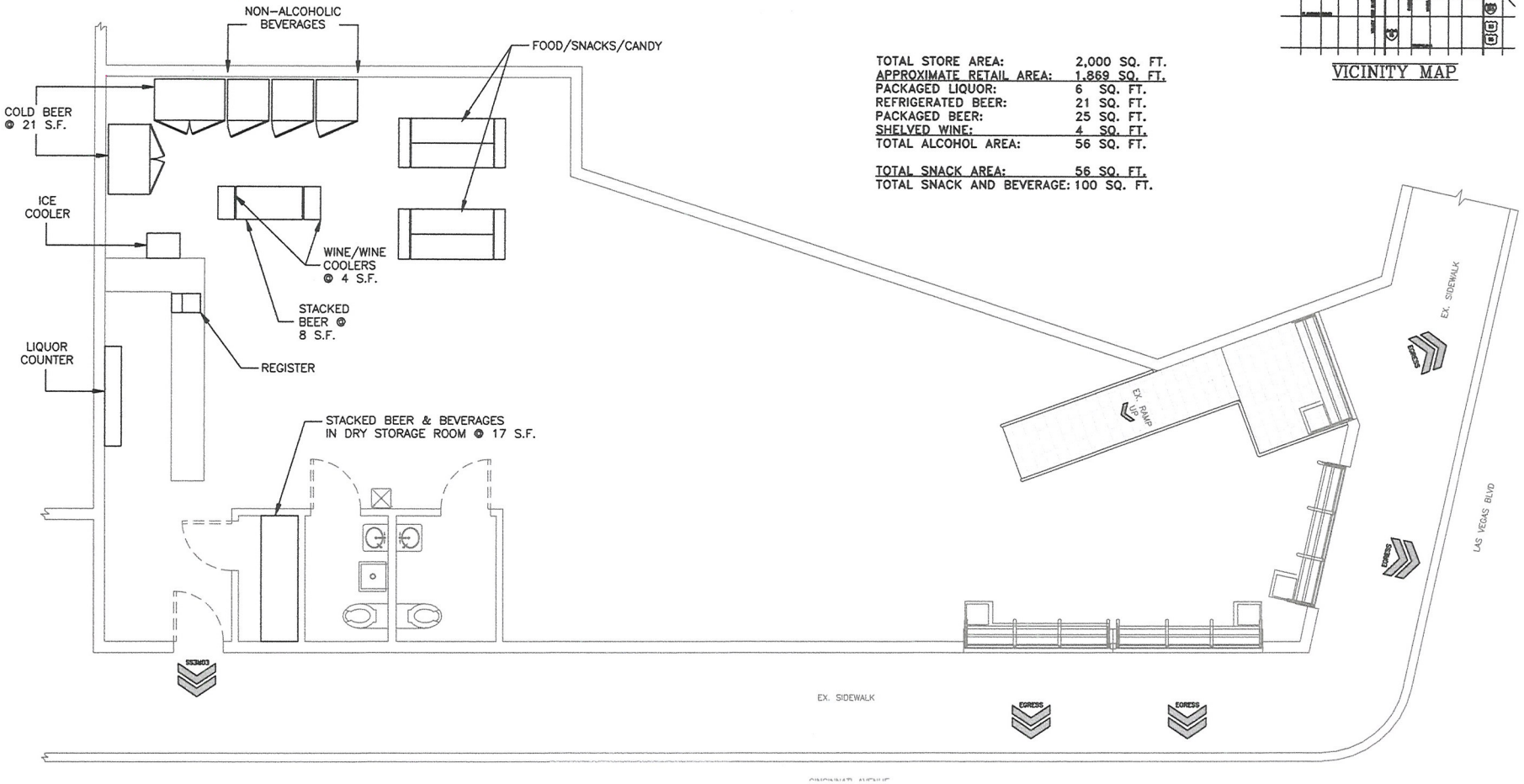
CRAZY ELI RETAIL STORE

2310 LAS VEGAS BOULEVARD, SUITE 100
LAS VEGAS, NEVADA 89102

NORTH

VICINITY MAP

TOTAL STORE AREA:	2,000 SQ. FT.
APPROXIMATE RETAIL AREA:	1,869 SQ. FT.
PACKAGED LIQUOR:	6 SQ. FT.
REFRIGERATED BEER:	21 SQ. FT.
PACKAGED BEER:	25 SQ. FT.
SHELVED WINE:	4 SQ. FT.
TOTAL ALCOHOL AREA:	56 SQ. FT.
TOTAL SNACK AREA:	56 SQ. FT.
TOTAL SNACK AND BEVERAGE:	100 SQ. FT.



SUP-53557

RECEIVED

APR 03 2014

Dept of Planning
City of Las Vegas

SUP-53557

NEW EL PORTAL LLC
DBA CRAZY ELY
2310 SOUTH LAS VEGAS BLVD
LAS VEGAS NV 89104

February 27, 2014

To who may concern:

NEW EL PORTAL LLC DBA CRAZY ELY is an existing retail/ gift convenience store. Would like to apply for package liquor license (Off Premises consumption). So that we will be able to have a broader selection of convenience goods. The addition of package liquor will help enhance our productivity and our bottom line. Hours of operation are from 10 am to 10 pm seven days a week. We have a total of 3 employees per shift.

Thank you

RECEIVED
APR 0 3 2014
Dept of Planning
City of Las Vegas

SUP-53557

HAIM GABAY
NEW EL PORTAL LLC

SUP-53557 - SPECIAL USE PERMIT - APPLICANT: NEW EL PORTAL, LLC - OWNER: OXFORD TECHNOLOGY INC.
2310 SOUTH LAS VEGAS BOULEVARD, SUITE #100

05/01/14

SUP-53557 - SPECIAL USE PERMIT - APPLICANT: NEW EL PORTAL, LLC - OWNER: OXFORD TECHNOLOGY INC.
2310 SOUTH LAS VEGAS BOULEVARD, SUITE #100

05/01/14

SUP-53557 - SPECIAL USE PERMIT - APPLICANT: NEW EL PORTAL, LLC - OWNER: OXFORD TECHNOLOGY INC.
2310 SOUTH LAS VEGAS BOULEVARD, SUITE #100

05/0814

SUP-53557 - SPECIAL USE PERMIT - APPLICANT: NEW EL PORTAL, LLC - OWNER: OXFORD TECHNOLOGY INC.
2310 SOUTH LAS VEGAS BOULEVARD, SUITE #100

05/0814

SUP-53557 - SPECIAL USE PERMIT - APPLICANT: NEW EL PORTAL, LLC - OWNER: OXFORD TECHNOLOGY INC.
2310 SOUTH LAS VEGAS BOULEVARD, SUITE #100

05/0814

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

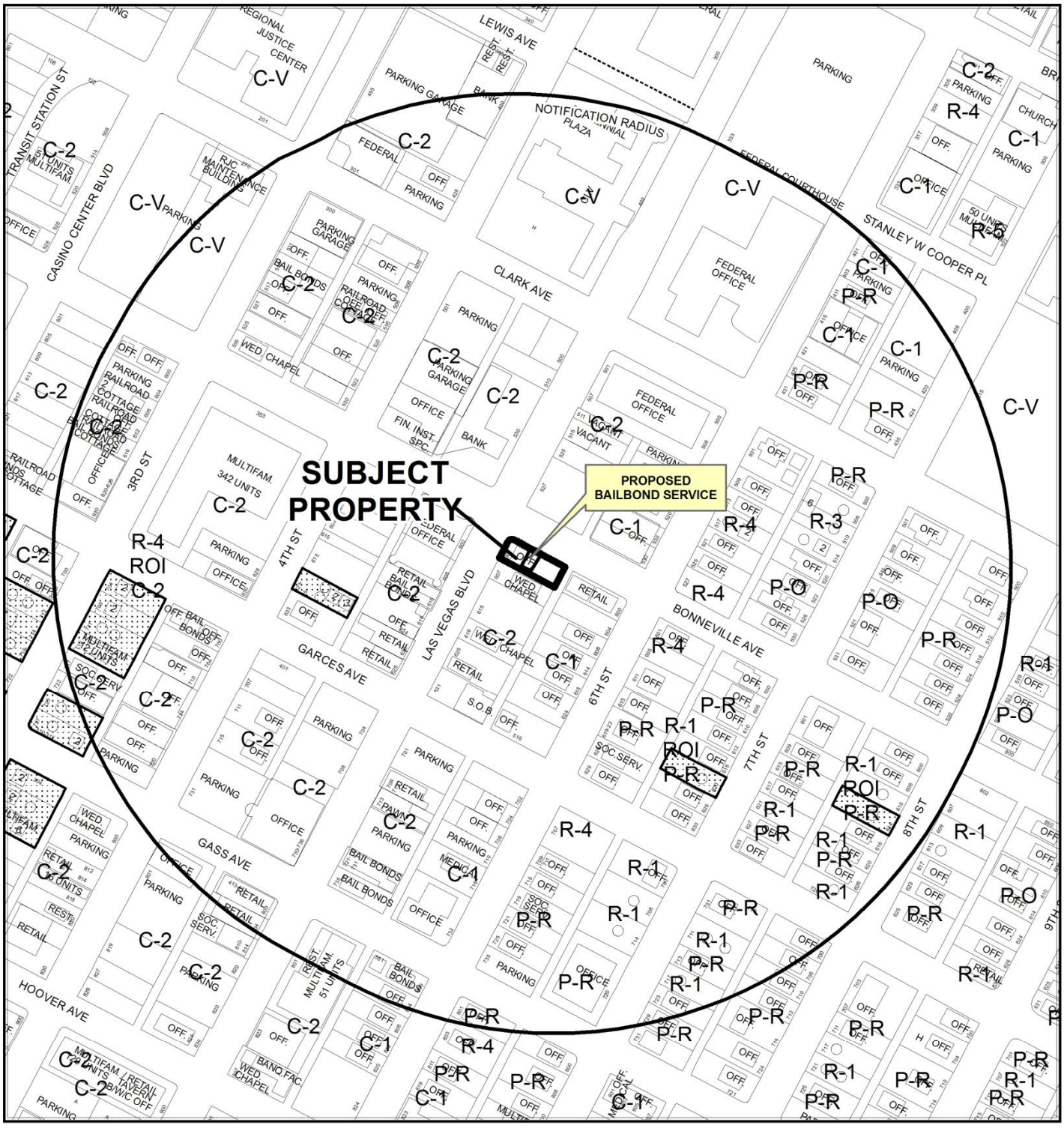
SUBJECT:
SUP-53745 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAMAR KRUITBOSCH - OWNER: FUMO OSVALDO - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 503 East Boneville Avenue (APN 139-34-301-010), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53717].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

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



CASE: **SUP-53745 (PRJ-53717)**

RADIUS: 1000 FEET

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

0 200 400 Feet

N

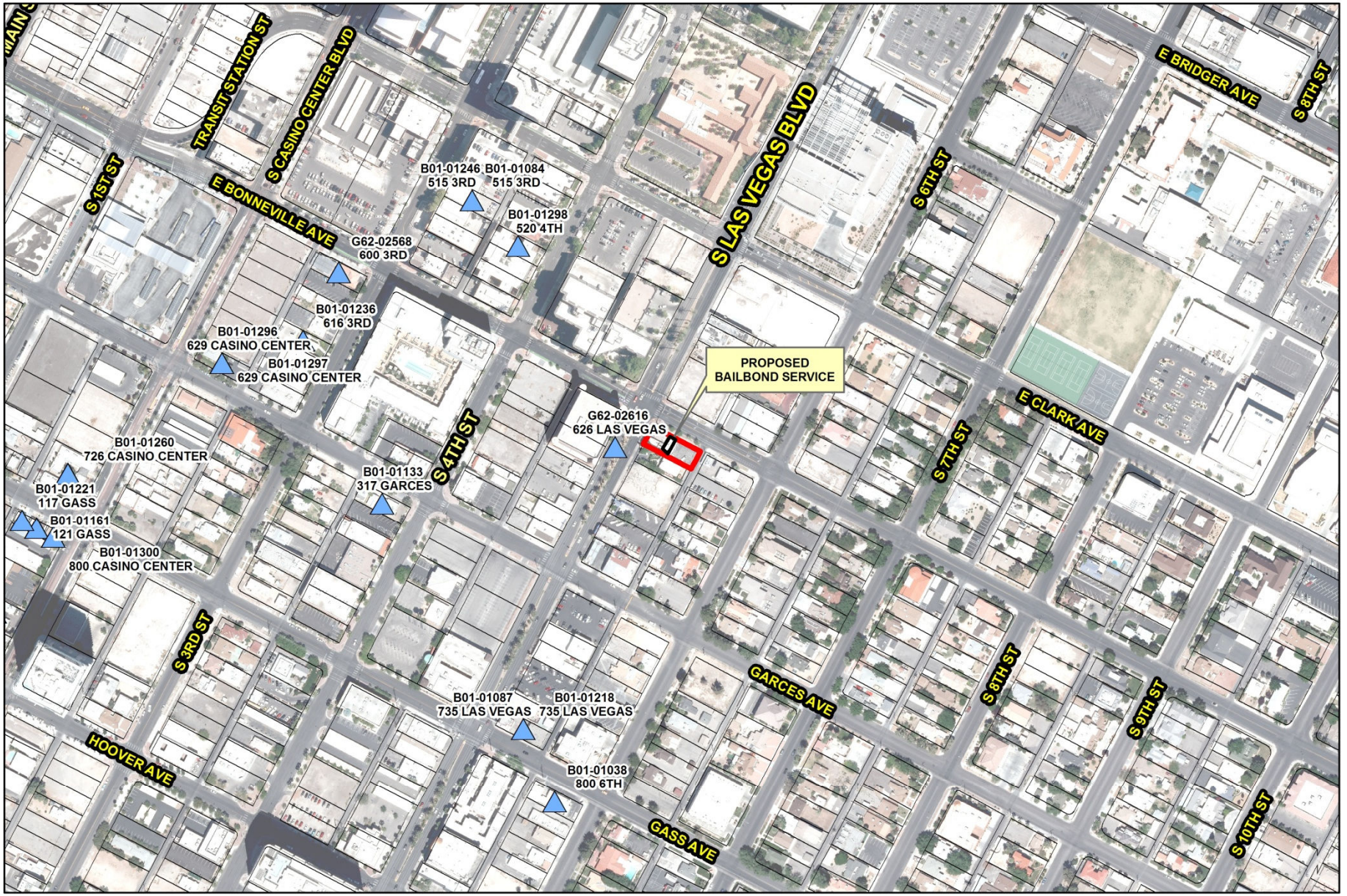
CASE: **SUP-53745 (PRJ-53717)**

RADIUS: 1000 FEET

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

0 200 400 Feet

N



SUP-53745 (PRJ-53717)

Bailbond Service

Business Licenses

Bailbond

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: Thursday, April 24, 2014

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53745 APN: _____

Name of Property Owner: OSVALDO E FUMO ESQ

Name of Applicant: RESCUE BAIL BONDS, INC.

Name of Representative: LAMAR J KRUITBOSCH

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: Osvaldo Fumo

Subscribed and sworn before me

This 19 day of MARCH 20 14

_____

Notary Public in and for said County and State

NOTARY PUBLIC
KRISTINE TACATA
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. OCT 23, 2015
No: 03-084813-1

Revised 11-14-06

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

PRJ-53717
04/17/14

CLV Planning - Application Form

Application Number:	PRJ-53717
Application/Petition For:	SUP for a Bailbond Service at 503 E. Bonneville
ProjectAddress (Location):	503 E BONNEVILLE AVE
Project Name	SUP FOR BAILBOND SERVICE
Assessors Parcel #(s):	13934301010
Ward #:	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:	
Lots/Units:	
Additional Information:	
Applicant First Name:	LAMAR
Applicant Last Name:	KRUITBOSCH
Applicant Address:	3100 E CHARLESTON BLVD SUITE 108
Applicant City:	LAS VEGAS
Applicant State:	NV
Applicant Zip:	89104
Applicant Phone:	702-386-9116
Applicant Fax:	702-386-9131
Applicant Email:	rescuebailbonds@yahoo.com
Rep First Name:	LAMAR
Rep Last Name:	KRUITBOSCH
Rep Address:	3100 E CHARLESTON BLVD SUITE 108
Rep City:	LAS VEGAS
Rep State:	NV
Rep Zip:	89104
Rep Phone:	702-386-9116
Rep Fax:	702-386-9131
Rep Email:	rescuebailbonds@yahoo.com

SUP-53745

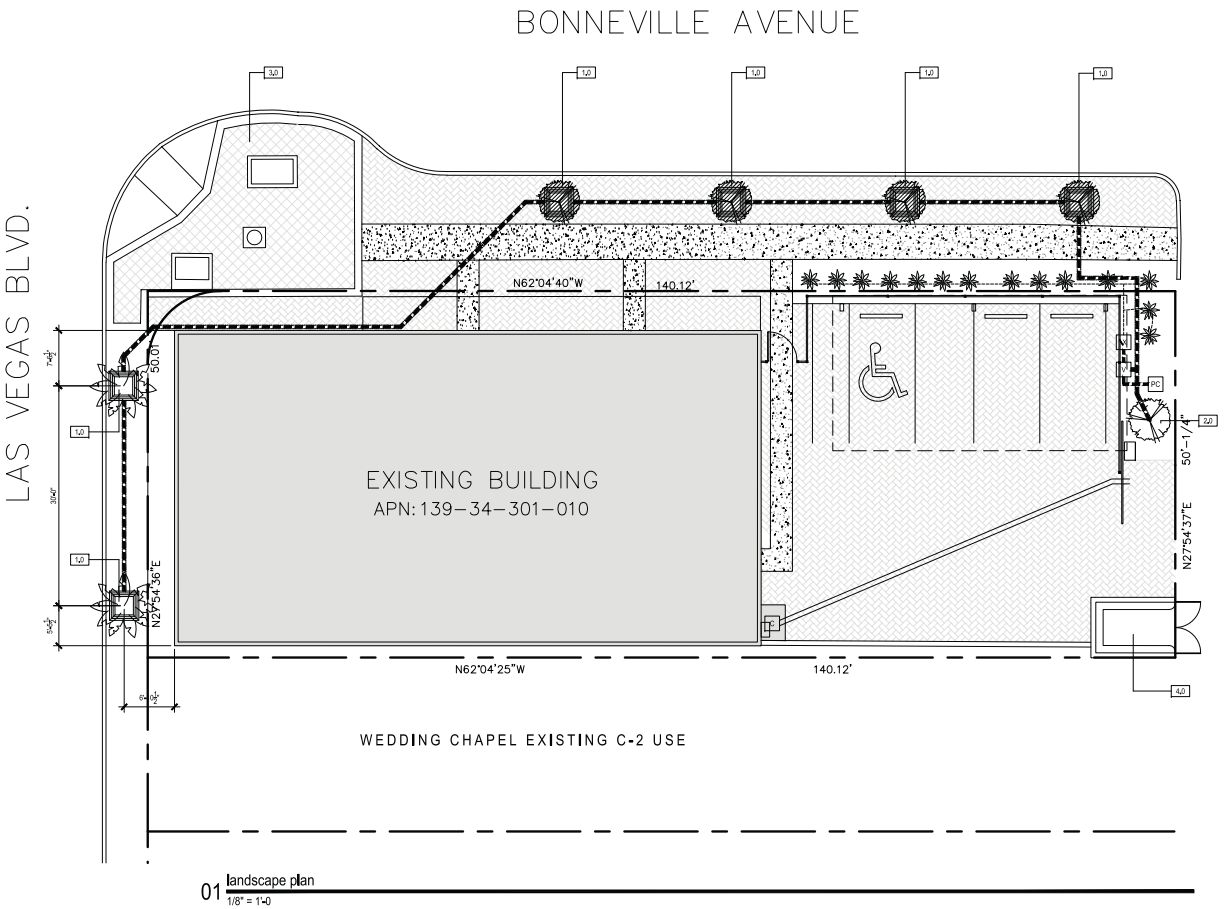
CLV Planning - Application Form

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
FUMO OSVALDO E	1212 S CASINO CENTER	LAS VEGAS, NV 89104-1016

CLVEPLAN Applicant	Company	Title	Email
LAMAR KRUITBOSCH	RESCUE BAIL BONDS, inc	APPLICANT	rescuebailbonds@yahoo.com

SUP-53745



01 landscape plan
1/8" = 1'-0

landscape plan keynotes

1,0 NEW 60" SQ. TREE GRATE - CONFORM PER DOWNTOWN CENTENNIAL PLAN STANDARD DESIGN GRAPHIC 14
2,0 NEW SOUTHERN LIVE OAK TO MATCH EXISTING
3,0 EXISTING PAVERS BY CITY OF LAS VEGAS
4,0 TRASH ENCLOSURE PER ARCH. PLAN(S)

landscape general notes

A. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS ONLY INTENDED FOR REFERENCE ONLY.
B. CONTRACTOR IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
C. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES AND VARIETY, ETC.
D. PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
E. IT IS THE INTENT OF THIS DRAWING TO CREATE AN IMMEDIATE AESTHETIC APPEARANCE. THIS PROJECT MAY REQUIRE VEGETATION REMOVAL AND/OR THINNING OUT AT A FUTURE DATE.
F. CONTRACTOR TO DESIGN BUILD IRRIGATION SYSTEM IN ACCORDANCE TO CODE AND STANDARDS.

hatch legend

PAVERS - COLOR AND DESIGN TO MATCH EXISTING

LANDSCAPE SCHEDULE

	SYMBOL	BOTANICAL NAME/ COMMON NAME	QTY.	COND.	REMARKS
TREES		SOUTHERN LIVE OAK	4	-	EXISTING TO REMAIN
		SOUTHERN LIVE OAK	1	36" BOX	MATCH EXISTING
		DEGLET NOOR DATE PALM	2	36" BOX	25' MIN. HEIGHT
SHRUBS		LANTANA CAMARA - "LUCKY" YELLOW LANTANA	14	5 GAL.	-

IRRIGATION LEGEND

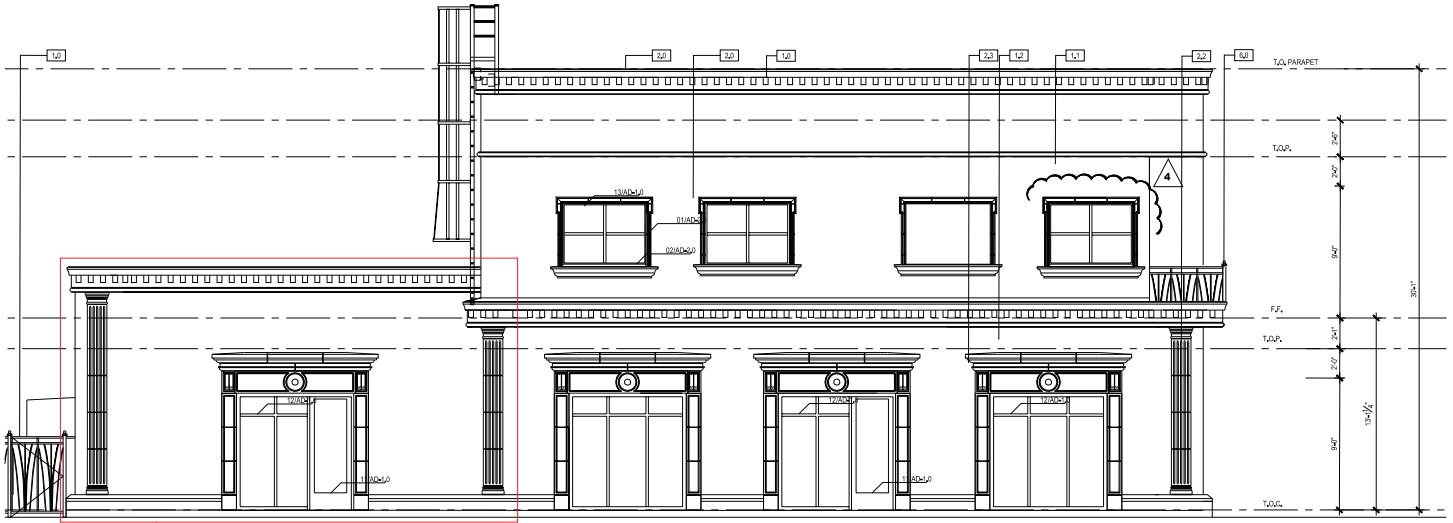
W	DRIP VALVE - SHRUB
V	DRIP VALVE - TREE
C	CLOCK
-------	MAIN - 1" SCH. 40
----------	3/4" POLY
==========	SLEEVE - 1½" SCH. 40
==========	LATERAL - 1" SCH. 40

RESCUE BAIL BONDS
601 BONNEVILLE AVE
LAS VEGAS, NV 89101
PREAPP2014-000578_LP001

landscape plan

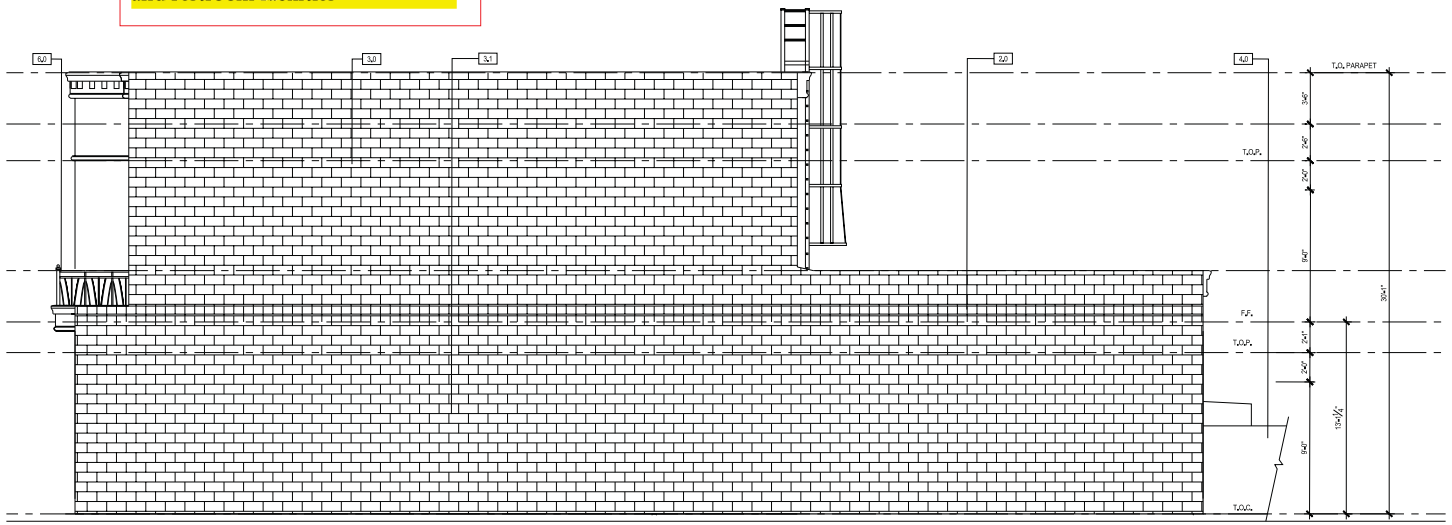
PRJ-53717
04/17/14
PREAPP2014-000578_LP001

SUP-53745



01 north elevation - Bonneville Avenue
1/4" = 1'-0"

Rescue Bail Bonds designated space and restroom facilities



02 south elevation
1/4" = 1'-0"

elevation keynotes

1.0	METAL CAP FLASHING
1.1	STUCCO VENEER
1.2	BRICK VENEER
2.0	PRECAST STONE/CONCRETE FENESTRATION
2.1	PRECAST STONE/CONCRETE BALUSTERS
2.2	PRECAST STONE/ CONCRETE FLUTED PILASTER
2.3	PRECAST STONE/CONCRETE FLAT SURROUND
3.0	DECORATIVE CMU WALL
3.1	EXISTING C.M.U. WALL PAINTED TO MATCH NEW STUCCO FINISH
4.0	EXISTING PROPERTY LINE C.M.U. WALL
5.0	ROOF ACCESS LADDER WITH FALL ARREST CAGE
6.0	W.I. GUARD RAIL 42" A. F.F. (PER 2009 IBC)

elevation legend

STUCCO VENEER
COLORLIFE - CLC 1255W
SYNTAX , LRV 67

STUCCO VENEER
COLORLIFE - CLC 1248D
SANDAL , LRV 49

DECORATIVE CMU BLOCK - 2-HOUR RATED WALL
SUNROCK - VEGAS TAN

STONE TRIM
STONE LEGENDS
WHITE

elevation notes

1. NOT USED.
2. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL. 1-COAT STUCCO SYSTEM: OMEGA DIAMOND WALL (ICMSR-1194) OR APPROVED EQUAL.
3. ALL STUD WALLS AND CEILINGS EXTENDING INTO A SOFFIT WILL BE PRE-BOARDED WITH RATED GYPSUM BOARD PRIOR TO SOFFIT INSTALLATION.
4. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENING INTO DWELLING UNIT.
5. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR.
6. REFER TO DETAIL 2/A0-2.0 FROM MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
7. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
8. PROVIDED (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
9. ALL VERTICAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHERBOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
10. PROVIDE INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR AND R-30 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS, NOT ATTIC TO VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.

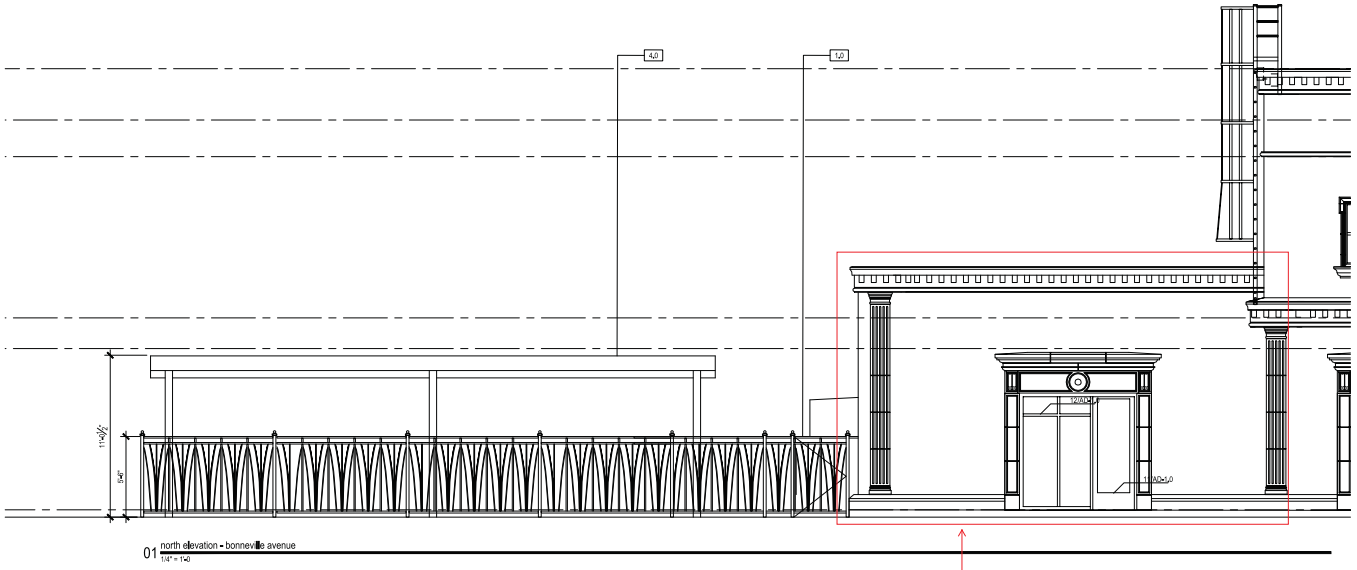
RESCUE BAIL BONDS
601 BONNEVILLE AVE
LAS VEGAS, NV 89101
PREAPP2014-000578_EV001

exterior elevations

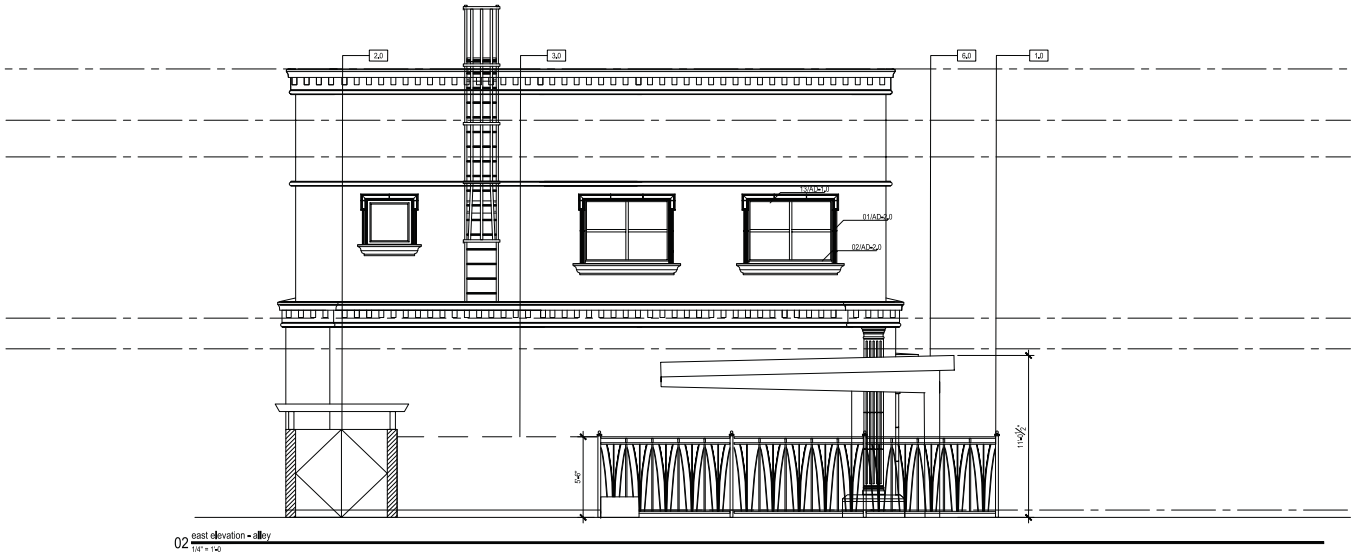
PRJ-53717
04/17/14

PREAPP2014-000578_EV001

SUP-53745



Rescue Bail Bonds designated space and restroom facilities



elevation keynotes XX

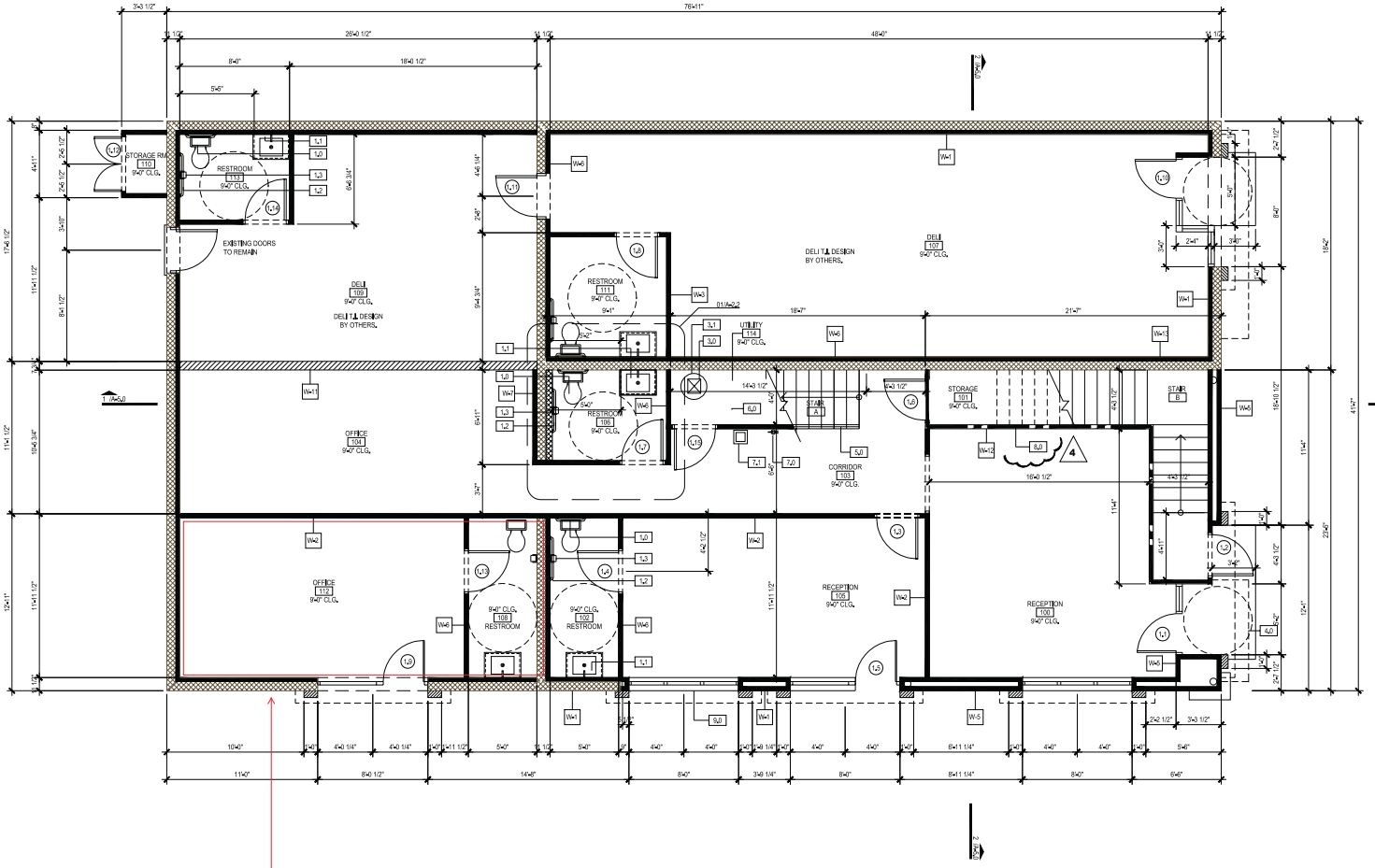
1,0 PROPOSED PERIMETER WALL, 66" H. W/ RAIL.
2,0 TRASH ENCLOSURE W/ METAL TRELLIS COVER AND SOLID METAL DOORS
3,0 EXISTING PROPERTY LINE C.M.U. WALL
4,0 TRASH ENCLOSURE W/ METAL TRELLIS COVER AND SOLID METAL DOORS
5,0 14'-0" W. X 5'-0"H. AUTOMATIC SECURITY GATE TO MATCH PROPERTY LINE SCREEN WALL.
6,0 PREMANUFACTURED COVERED PARKING STRUCTURE

RESCUE BAIL BONDS
601 BONNEVILLE AVE LAS VEGAS, NV 89101
PREAPP2014-000578_EV002

covered parking elevations

PRJ-53717
04/17/14
PREAPP2014-000578_EV002

SUP-53745



01 first floor plan
1/4" = 1'-0

Rescue Bail Bonds designated office space and restroom facilities

keynotes

1.0	WATER CLOSET W/ 30" WIDE X 21" DEEP CLEAR SPACE CENTERED ON FRONT OF FIXTURE (UPC, P307)
1.1	LAVATORY • VERIFY DIM. W/ MFR. SPEC.
1.2	GRAB BAR
1.3	TOILET PAPER HOLDER
2.0	NOT USED
3.0	WATER HEATER BY RINNAI OR APPROVED EQUAL. REFER TO MANUFACTURER INSTALLATION INSTRUCTIONS • REFER TO PLUMBING PLAN
3.1	FLOOR SINK
4.0	LINE OF FLOOR, LANDING, BALCONY OR EYEBROW ABOVE
5.0	GUARDRAIL/ HANDRAIL AT +34" • 38" A.F.F., (U.P.C., R311.5.6)
6.0	(2) LAYERS 5/8" TYPE "X" GYP. BD. ON WALLS AND CEILINGS AT ENCLOSED USABLE SPACE UNDER STAIRS
7.0	FIRE EXTINGUISHER
7.1	DRINKING FOUNTAIN
8.0	ANY FLOOR OR ROOF TRUSS PENETRATING RATED WALL • SEE SHEET AD 5.0

wall legend

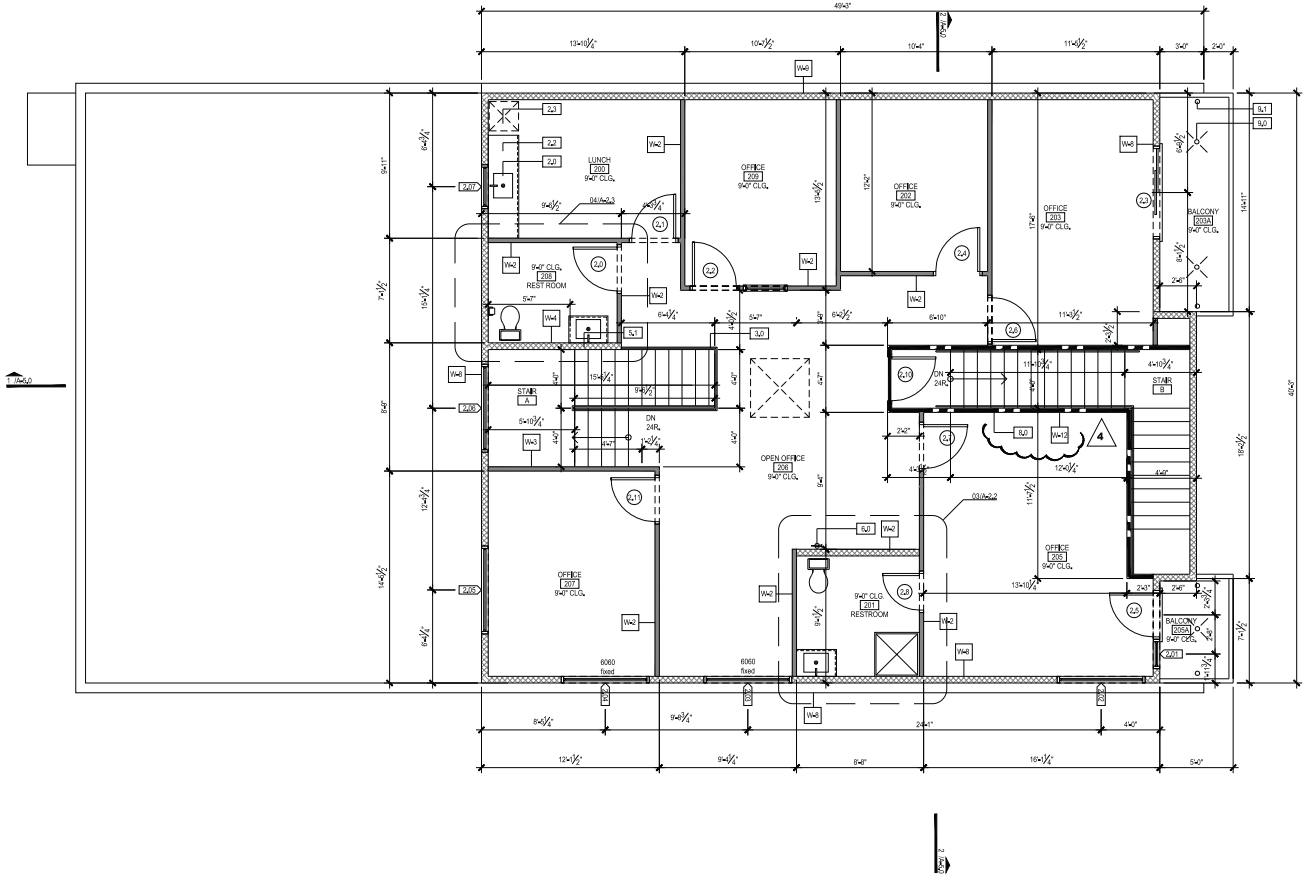
W1	EXISTING 8" CMU WALL W/ NEW WD. FRAME INTERIOR WALL, PROVIDE NEW R-13 BATT INSULATION W/ ½" TYPE 'X' GYP. BD., INTERIOR SIDE.
W2	NEW INTERIOR SOUND BARRIER NON-BEARING WALL (FULL HT.): W/ 2x4 WOOD STUDS @ 16"O.C., R-19 BATT INSULATION W/ (2) LAYERS OF ⅝" TYPE "X" GYP. BD., BOTH SIDES
W3	TYPICAL FULL HT., INTERIOR NON-BEARING PARTN. W/ 2x4 WOOD STUDS @ 16" O.C., ½" GYP. BD., BOTH SIDES
W4	TYP., FULL HT., PLUMBING WALL W/ 2x6 WOOD STUDS @ 16" O.C. ½" WR. GYP. BD. (OR ⅝" DURA ROCK CEMENT BD. OR EQ.)
W5	NEW EXTERIOR WALL W/ (2) WALLS OF 2x4 WOOD STUDS @ 16" O.C. ½" WR. GYP. BD.@ INTERIOR SIDE. W/ STUCCO VENEER @ EXTERIOR.
W6	EXISTING 8" CMU WALL W/ NEW 2X4 WD. FRAME BEARING INTERIOR WALL, PROVIDE NEW R-13 BATT INSULATION W/ ½" TYPE 'X' GYP. BD., INTERIOR SIDE.
W7	EXISTING 8" CMU WALL W/ NEW WD. FRAME 2X6 PLUMBING INTERIOR WALL, PROVIDE NEW R-13 BATT INSULATION W/ ½" TYPE 'X' GYP. BD., INTERIOR SIDE.
W8	NEW EXTERIOR WALL W/2x6 WOOD STUDS @ 16" O.C. WR-19 BATT INS. ½" WR. GYP. BD. (OR ⅝" DURA ROCK CEMENT BD. OR EQ.) W/ STUCCO VENEER @EXTERIOR
W9	NEW 8" CMU WALL W/ NEW WD. FRAME 2X6 INTERIOR WALL, PROVIDE NEW R-13 BATT INSULATION W/ ½" TYPE 'X' GYP. BD., INTERIOR SIDE.
W10	EXISTING NON BEARING WALL TO BE REMOVED
W11	NEW 2x6 STUD WALL @ 16" O.C. W/ (2) LAYERS OF 5/8" TYPE "X" GYP. BD., BOTH SIDES
W12	1-HR FIRE RATED WALL W/ (1) LAYER OF ⅝" TYPE "X" GYP. BD., BOTH SIDES. (SEE A-5.0 FOR SPECIFICATIONS)
W13	EXISTING CMU WALL W/ MIN. 1-HR FIRE RATING. (SEE A-5.0 FOR SPECIFICATIONS)

RESCUE BAIL BONDS
601 BONNEVILLE AVE
LAS VEGAS, NV 89101
PREAPP2014-000578_FP001

SHEET TITLE:
first floor plan

PRJ-53717
04/17/2014
PREAPP2014-000578_FP001

SUP-53745



01 second floor plan
1/4" = 1'-0

keynotes

1.0 WATER CLOSET W/ 30" WIDE X 21" DEEP CLEAR SPACE CENTERED ON FRONT OF FIXTURE (U.P.C., P.307)
1.1 LAVATORY - VERIFY DIM. W/ MFR. SPEC.
1.2 GRAB BAR
1.3 TOILET PAPER HOLDER
2.0 KITCHEN SINK W/ GARBAGE DISPOSAL - VERIFY DIM. W/ MFR SPEC.
2.1 DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIM. W/ MFR. SPEC.
2.2 MICROWAVE - VERIFY DIM. W/ MFR. SPEC.
2.3 UNDER COUNTER REFRIGERATOR - VERIFY DIM. W/ MFR. SPEC.
3.0 42" H. RAIL
4.0 LINE OF SKYLITE ABOVE
5.0 GUARDRAIL/ HANDRAIL AT +34" = 38" A.F.F. (U.P.C., R311.5.6)
6.0 FIRE EXTINGUISHER
7.0 36" X 36" SHOWER, FIBERGLASS UNIT. PROVIDE DENSHIELD BACKER BOARD OR EQUAL.
8.0 ANY FLOOR OR ROOF TRUSS PENETRATING RATED WALL - SEE SHEET A0-5.0
9.0 DECK DRAIN
9.1 OVER FLOW DECK DRAIN

wall legend

W1 EXISTING 8" CMU WALL W/ NEW WD. FRAME INTERIOR WALL, PROVIDE NEW R-13 BATT INSULATION W/ ⅝" TYPE 'X' GYP. BD., INTERIOR SIDE.
W2 NEW INTERIOR SOUND BARRIER NON-BEARING WALL (FULL HT.) W/ 2x4 WOOD STUDS @ 16"O.C., R-19 BATT INSULATION W/ (2) LAYERS OF ⅝" TYPE 'X' GYP. BD, BOTH SIDES
W3 TYPICAL FULL HT., INTERIOR NON-BEARING PARTN. W/ 2x4 WOOD STUDS @ 16" O.C., ⅝" GYP. BD, BOTH SIDES
W4 TYP. FULL HT. PLUMBING WALL W/ 2x6 WOOD STUDS @ 16" O.C. ⅝" WR. GYP. BD., (OR ⅝" DURA ROCK CEMENT BD., OR EQ.)
W5 NEW EXTERIOR WALL W/ (2) WALLS OF 2x4 WOOD STUDS @ 16" O.C. ⅝" WR. GYP. BD.@ INTERIOR SIDE, W/ STUCCO VENEER @ EXTERIOR.
W6 EXISTING 8" CMU WALL W/ NEW 2X4 WD. FRAME BEARING INTERIOR WALL, PROVIDE NEW R-13 BATT INSULATION W/ ⅝" TYPE 'X' GYP. BD., INTERIOR SIDE.
W7 EXISTING 8" CMU WALL W/ NEW WD. FRAME 2X6 PLUMBING INTERIOR WALL, PROVIDE NEW R-13 BATT INSULATION W/ ⅝" TYPE 'X' GYP. BD., INTERIOR SIDE.
W8 NEW EXTERIOR WALL W/2x6 WOOD STUDS @ 16" O.C., W/R-19 BATT INS, ⅝" WR. GYP. BD. (OR ⅝" DURA ROCK CEMENT BD. OR EQ.) W/ STUCCO VENEER @EXTERIOR
W9 NEW 8" CMU WALL W/ NEW WD. FRAME 2X6 INTERIOR WALL, PROVIDE NEW R-13 BATT INSULATION W/ ⅝" TYPE 'X' GYP. BD., INTERIOR SIDE.
W10 EXISTING NON BEARING WALL TO BE REMOVED
W11 NEW 2x8 STUD WALL @ 16" O.C. W/ (2) LAYERS OF 5/8" TYPE "X" GYP. BD, BOTH SIDES
W12 1-HR FIRE RATED WALL W/ (1) LAYER OF ⅝" TYPE "X" GYP. BD., BOTH SIDES. (SEE A-5.0 FOR SPECIFICATIONS)
W13 EXISTING CMU WALL W/ MIN. 1-HR FIRE RATING. (SEE A-5.0 FOR SPECIFICATIONS)

First Floor	3198.45 Square Feet
Second Floor	1981.91 Square Feet
Building Total	5180.36 Square Feet

SUP-53745

RESCUE BAIL BONDS
601 BONNEVILLE AVE
LAS VEGAS, NV 89101
PRJ-53717_FP002

second floor plan

PRJ-53717
04/17/14 PRJ-53717_FP002

SUP-53745 [PRJ-53717] - SPECIAL USE PERMIT - APPLICANT: LAMAR KRUITBOSCH - OWNER: FUMO OSVALDO
503 EAST BONEVILLE AVENUE

05/01/14

KOLESAR & LEATHAM

ATTORNEYS AT LAW

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

klnevada.com

April 7, 2014

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

Re: Special Use Permit Application

Applicant:	**Walgreen Co. d/b/a Walgreens #07864**
Proposed Use:	**Retail Establishment with Accessory Package Liquor**
Project Name:	**Walgreens #07864**
Project Address:	**7755 N. Durango Dr., Las Vegas, NV 89131**
APN:	**125-17-611-002**

Dear Sir/Madam:

This firm represents Walgreen Co. (the "Applicant") at the above-referenced business location (the "Business") with respect to liquor licensing matters in Nevada. The Applicant currently operates a retail drug store and pharmacy at the Business which offers a variety of household items, food and beverage selections, and health and beauty products.

Like other drug and grocery stores, Walgreens now carries a small selection of alcoholic beverages at numerous locations throughout the valley. The Applicant desires to offer a similar variety of alcoholic beverage products as a convenience to its customers at the Business. It is anticipated that no more 175 square feet of the Business' 14,820 square feet of floor space would be designated to the display of alcoholic beverages.

The addition of package liquor sales at the Business would demonstrate a uniform presence for Walgreens in the community by providing similar goods that are currently offered at numerous Walgreens locations across the valley. Further, the Business will continue to provide a benefit to the community by offering a variety of household and pharmacy products to customers at competitive prices. As an anchor tenant and national retail brand, the Business draws vital 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 policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are not consumed on the

PRJ-53329
04/09/14

SUP-53624

premises or in the parking area. The Applicant has an outstanding track-record of alcohol compliance in Nevada and across the Country.

The introduction of package liquor sales to the Applicant's place of business will not affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties. As a national retail drug store and pharmacy, the proposed use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. No additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business.

The Applicant has enclosed Floor and Site Plans which include an outline of the area dedicated for the display of alcohol beverages. There is adequate employee and customer parking available at the Business and the site provides adequate pedestrian and vehicle ingress/egress to and from Durango Drive and El Capitan Way. The Business operates every day between the hours of 7:00 a.m. and 10:00 p.m. and employs approximately 20-30 employees.

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

Very truly yours,

KOLESAR & LEATHAM

Benjamin J. Volmer, Esq.

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

SUP-53624

PRJ-53329
04/09/14

PITARO & FUMO, CHTD.
ATTORNEYS AT LAW

OSVALDO E. FUMO, ESQ.
DUSTIN R. MARCELLO, ESQ.

601 S. LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89104

TELEPHONE (702) 382-9221
FACSIMILE (702) 382-9961

THOMAS F. PITARO, ESQ.
MICHAEL J. MICELI, ESQ.

March 7, 2014

Bob Coffin, Ward 3

City Hall495 S. Main Street, Seventh Floor

Las Vegas, NV 89101

RE: 503 BONNEVILLE, LAS VEGAS, NEVADA PROPERTY

Dear Mr. Coffin:

The undersigned is the owner of the entire building located at the corner of Las Vegas Blvd. South and Bonneville and I am writing to you because I am very anxious to get Lamar Kruitosch and Rescue Bail Bonds back into my office space located at 503 Bonneville, Las Vegas, NV 89101 now that the rebuilding has been completed. Mr. Kruitosch has been here at the 503 Bonneville location for more than ten years and I have never had any problem with him or his business. Moreover, the only reason he moved was because of the fire which caused all my tenants to move out to rebuild from the ground up.

If you have any further questions or if I need to do anything else to expedite Mr. Kruitosch's move back into his old location please call my office. Thank you in advance for your consideration.

Sincerely,

Osvaldo E. Fumo
Attorney at Law

SUP-53745

PRJ-53717
04/17/14

OSV:cac

SUP-53745

PRJ-53717
04/17/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

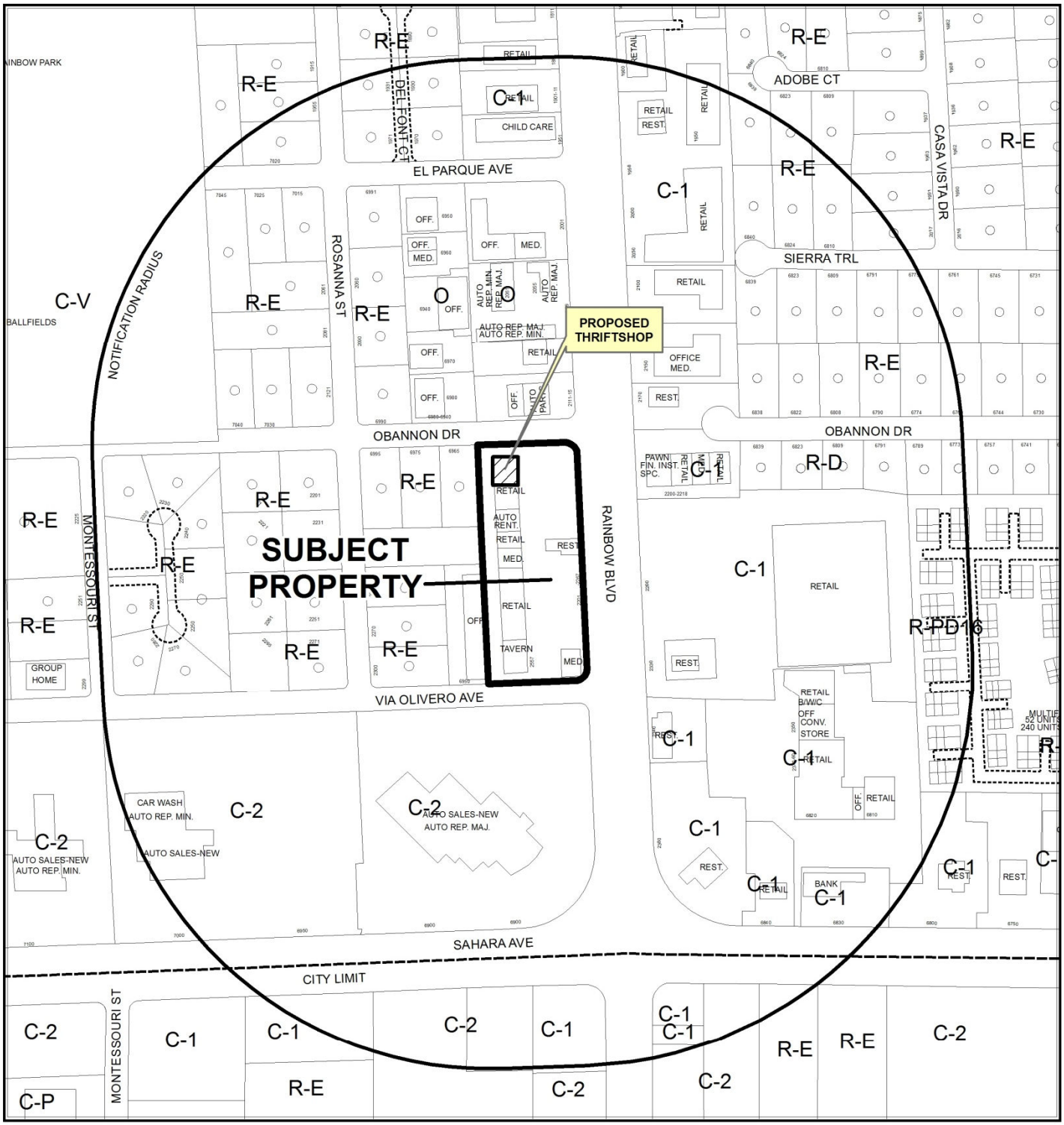
SUBJECT:
SUP-53750 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FAITH LUTHERAN MIDDLE SCHOOL & HIGH SCHOOL - OWNER: O"BANNON PLAZA, LLC - Request for a Special Use Permit FOR A PROPOSED 6,020 SQUARE-FOOT THRIFT SHOP at 2211 South Rainbow Boulevard (APN 163-03-804-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-53658].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

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



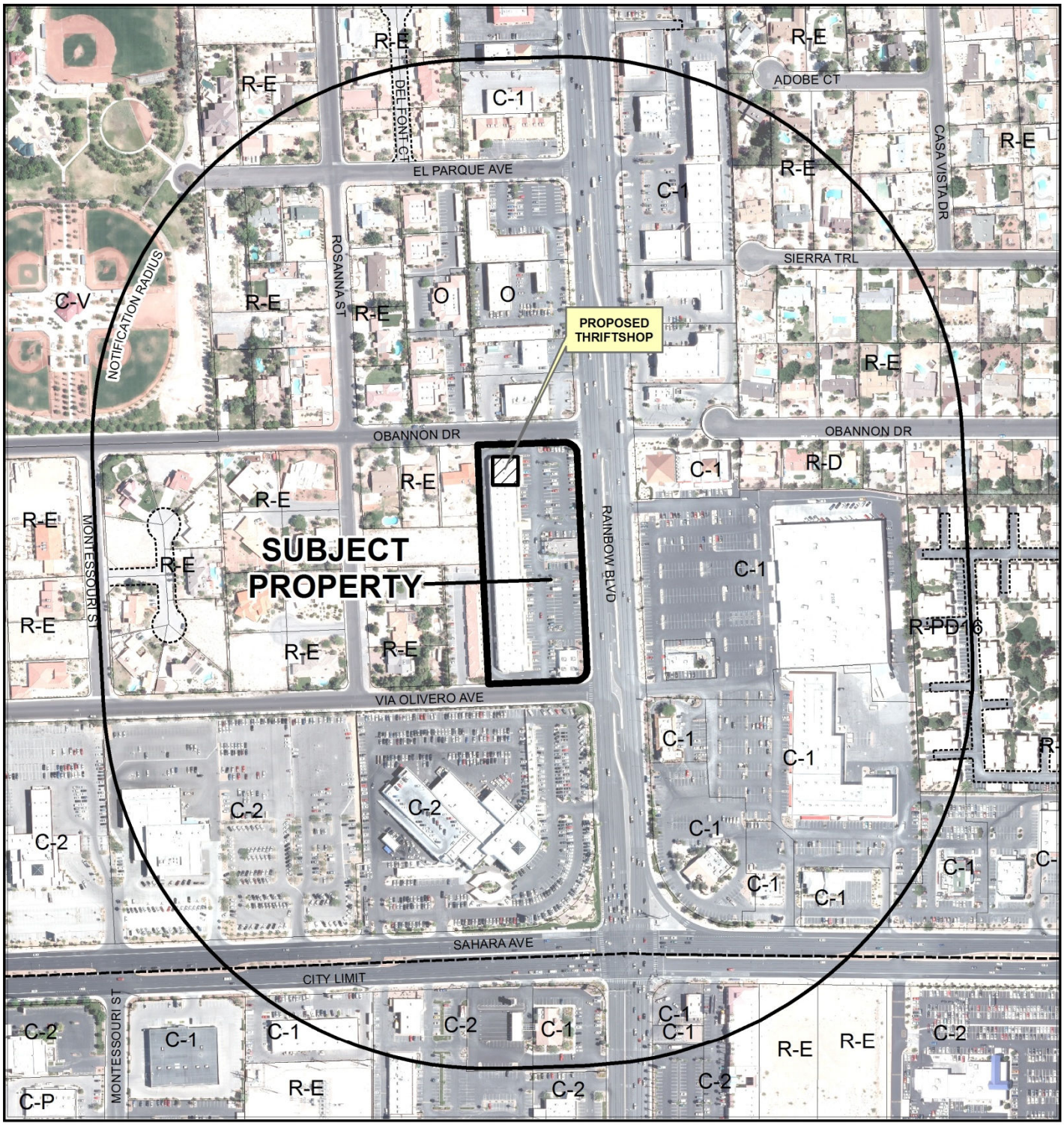
CASE: **SUP-53750 (PRJ-53658)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N



CASE: **SUP-53750 (PRJ-53658)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N

SF001

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53750 APN: 163-03-804-009

Name of Property Owner: Sam Shakib

Name of Applicant: Faith Lutheran Middle School & High School

Name of Representative: Rhea Delgado

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: Sam Shakib

Subscribed and sworn before me

This 16 day of APRIL, 2014

_____

Notary Public in and for said County and State

DAVID GUTIERREZ
COMM. #1997994
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 9, 2016

Revised 11-14-06

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PRJ-53658
04/17/14

AP001

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Faith Lutheran Thrift Store

Project Address (Location) 2211 South Rainbow Boulevard, Las Vegas, NV 89146

Project Name Faith Lutheran Thrift Store **Proposed Use** Thrift Shop

Assessor's Parcel #(s) 163-03-804-009 **Ward #** 1 - Tarkanian

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

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

Gross Acres 3.69 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER O'Bannon LLC **Contact** Sam Shakib

Address 16461 Sherman Way, #140 **Phone:** _____ **Fax:** _____

City Van Nuys **State** CA **Zip** 91406

E-mail Address _____

APPLICANT Faith Lutheran Middle School & High Sch **Contact** Rhea Delgado

Address 2015 S. Hualapai Way **Phone:** (702) 245-5511 **Fax:** _____

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

E-mail Address DelgadoR@flhsemail.org

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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

Property Owner Signature* _____

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

Print Name _____

Subscribed and sworn before me

This 16th day of April, 2014.

_____

Notary Public in and for said County and State

Revised 10/27/08

DAVID GUTIERREZ
COMM. #1997994
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 9, 2016

FOR DEPARTMENT USE ONLY

Case #	SUP-53750
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

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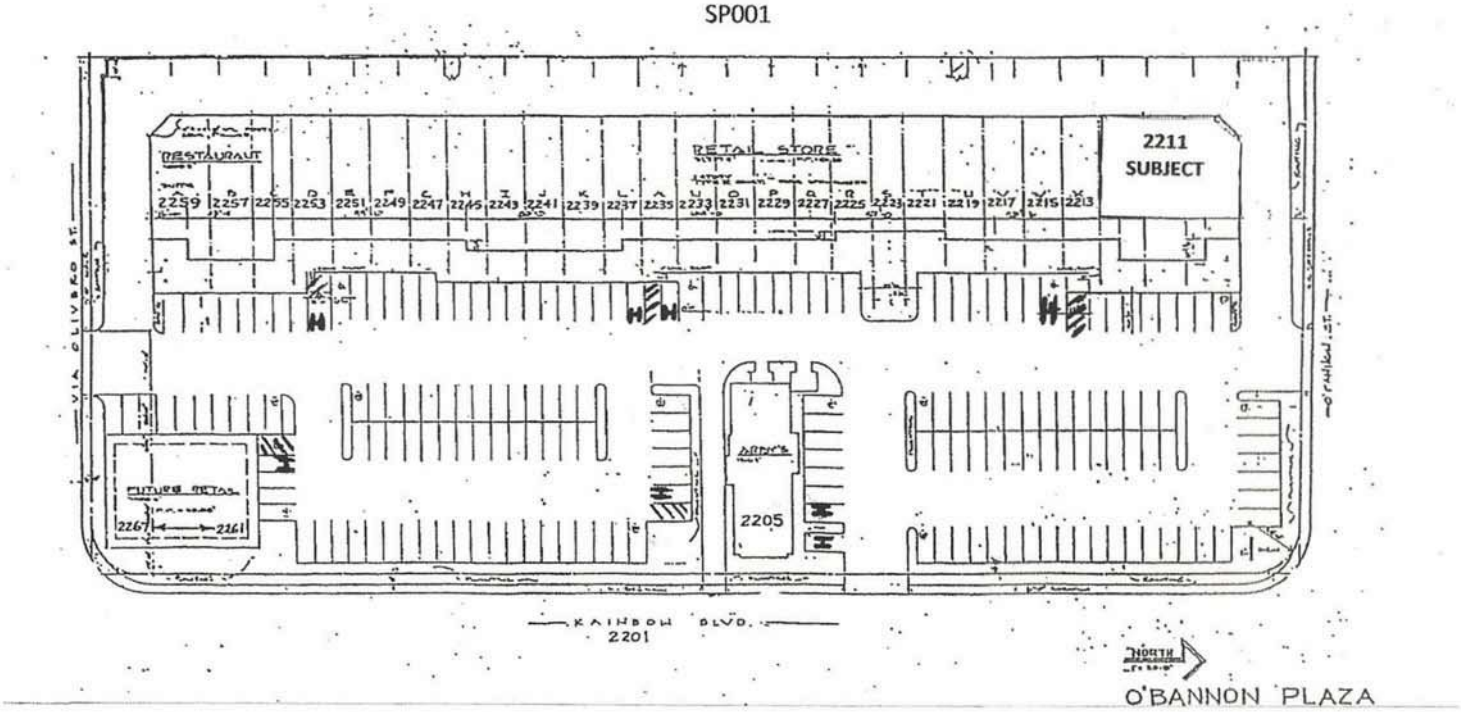
PRJ-53658
04/17/14

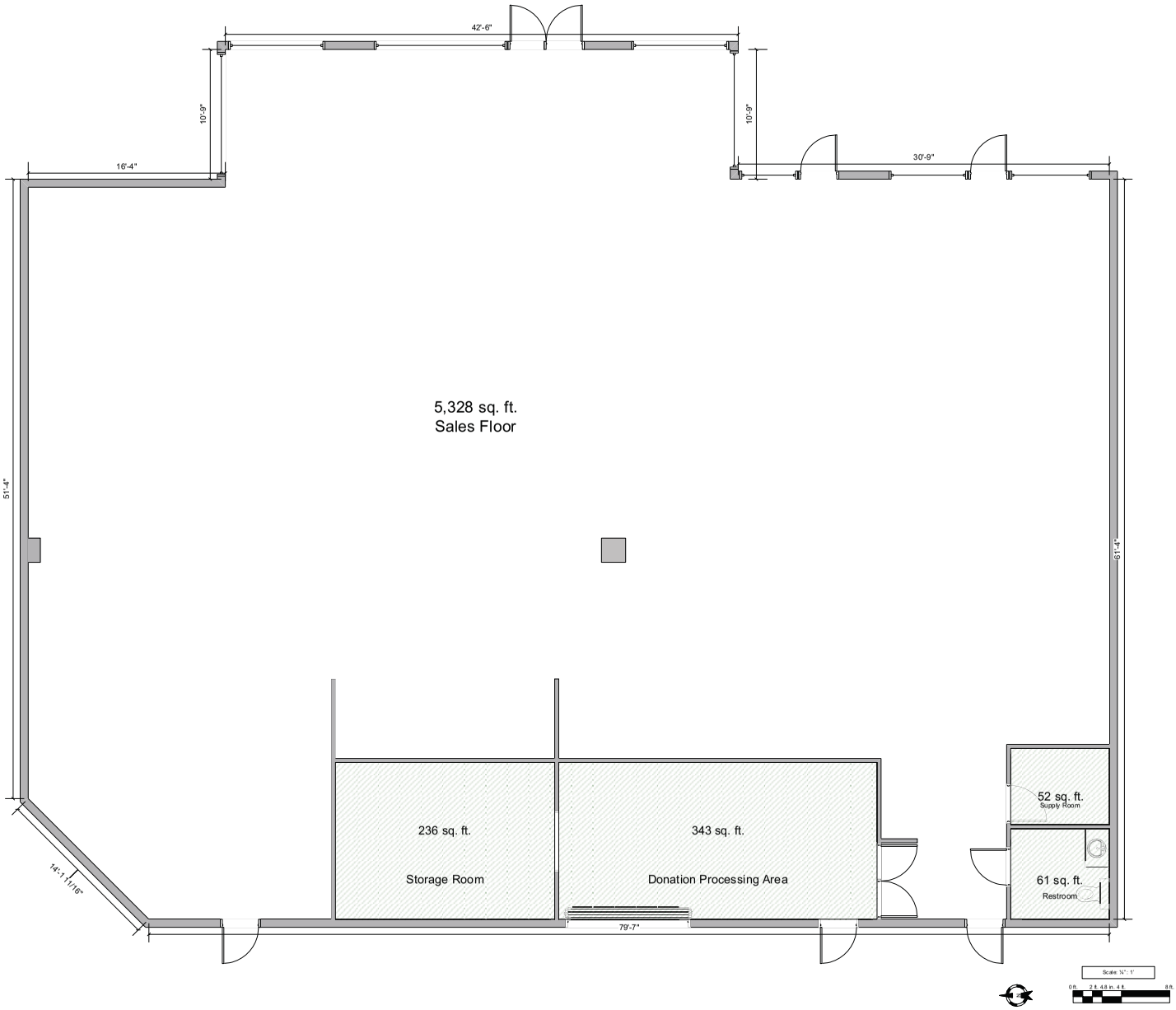
SP001



Parking Count: 177 regular + 8 handicap= 185 Total

PRJ-53658
04/29/14

SUP-53750



TOTAL SQ. FT. 6,020

SUP-53750

REVISIONS

NO.	DATE	DESCRIPTION	CHECKED

DRAWN

Faith Lutheran Thrift Store

SCALE: ¼" = 1'

SQ. FT.: TOTAL SQ. FT. 6,020

DATE ORIGINAL: 4/6/2014

LATEST REVISION

PRJ-53658
04/29/14

TITLE

FP001

SUP-53750 [PRJ-53658] - SPECIAL USE PERMIT - APPLICANT: FAITH LUTHERAN MIDDLE SCHOOL & HIGH SCHOOL OWNER: O'BANNON PLAZA, LLC
2211 SOUTH RAINBOW BOULEVARD

05/01/14

JF001

FAITH LUTHERAN

MIDDLE SCHOOL & HIGH SCHOOL

April 7, 2014

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

Department of Planning:

Faith Lutheran Thrift Store is applying for a City of Las Vegas Special Use Permit in order to relocate its business. For thirty years, the store has thrived within the Las Vegas city limits and served city residents by providing gently used, high quality goods for reasonable prices. Currently, and for the past twelve years, the store operates at 4530 Meadows Lane, Suite 140, Las Vegas, NV 89107 in the Loma Vista Shopping Center. While this location has served us and the community well, the 3,000 square foot space is no longer adequate. Therefore, we are requesting approval of a Special Use Permit to move to O'Bannon Plaza, 2211 S. Rainbow Blvd., Las Vegas, NV 89146. This location offers additional square footage needed to operate efficiently and effectively. Plus, increased donations can be accepted, thereby meeting more people's needs.

Faith Lutheran Thrift Store is part of Faith Lutheran Middle School and High School in Summerlin. All proceeds from the store support the school and its students in numerous ways, from software systems and vehicles for the school to tuition assistance for Faith families. There is one full time employee, Thrift Store Manager, and many volunteers who are relatives of current and past Faith Lutheran students and/or members of one of the thirteen associated Lutheran congregations in our valley.

Moving to a new location, store hours would remain Monday through Saturday 10am to 7pm and Sunday 11am to 6pm. Donations would be accepted at the store only during operating hours. The store is closed on Easter, Thanksgiving, and Christmas.

The proposed site, 2211 S. Rainbow Blvd., Las Vegas, NV 89146, is currently vacant and available. This space meets our growing needs and would allow us to better serve our community's needs. Due to the fact that the space is immediately available for lease, time is of the essence in granting a Special Use Permit for the Faith Lutheran Thrift Store. Efforts to speed this process are greatly appreciated.

Sincerely,

Rhea Delgado, Manager
Faith Lutheran Thrift Store

Steven J. Buuck, Ph.D., CEO ~ R. Scott Fogo, Principal - High School ~ Sarah C. Heislen, Principal - Middle School

2015 South Hualapai Way ~ Las Vegas, NV 89117 ~ tel: 702.804.4400 ~ fax: 702.804.4488 ~ FaithLutheranLV.org

PRJ-53658
04/17/14

SUP-53750

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

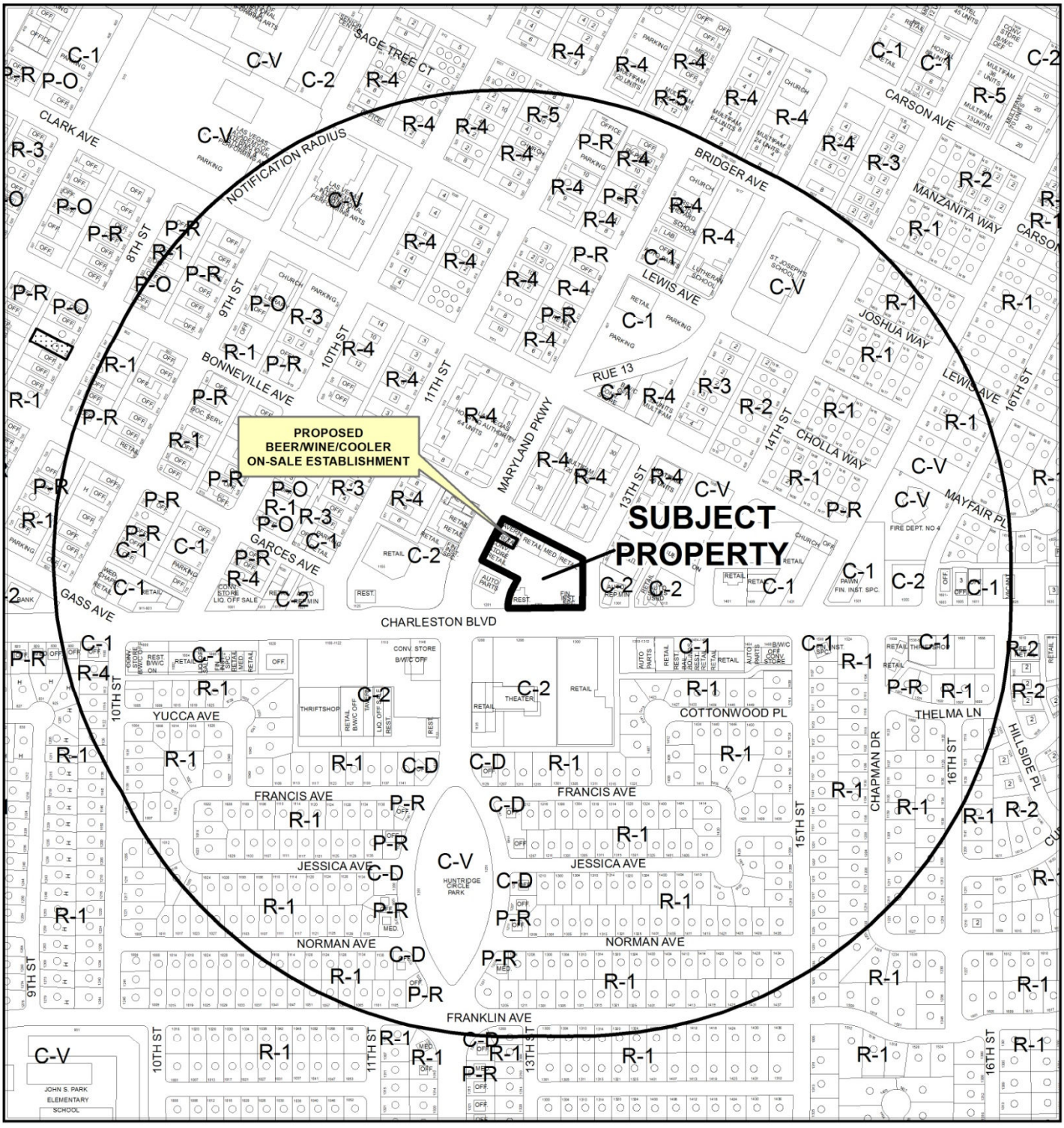
SUBJECT:
SUP-53827 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARISCOS PLAYA ESCONDIDA, LLC - OWNER: GARDNER & ASSOCIATES - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 1,035 SQUARE-FOOT RESTAURANT at 1203 East Charleston Boulevard, Suite #140 (APN 139-34-814-002), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53641].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Letter from Gardner Associates
7. Letter from Gatski Commercial Real Estate Services



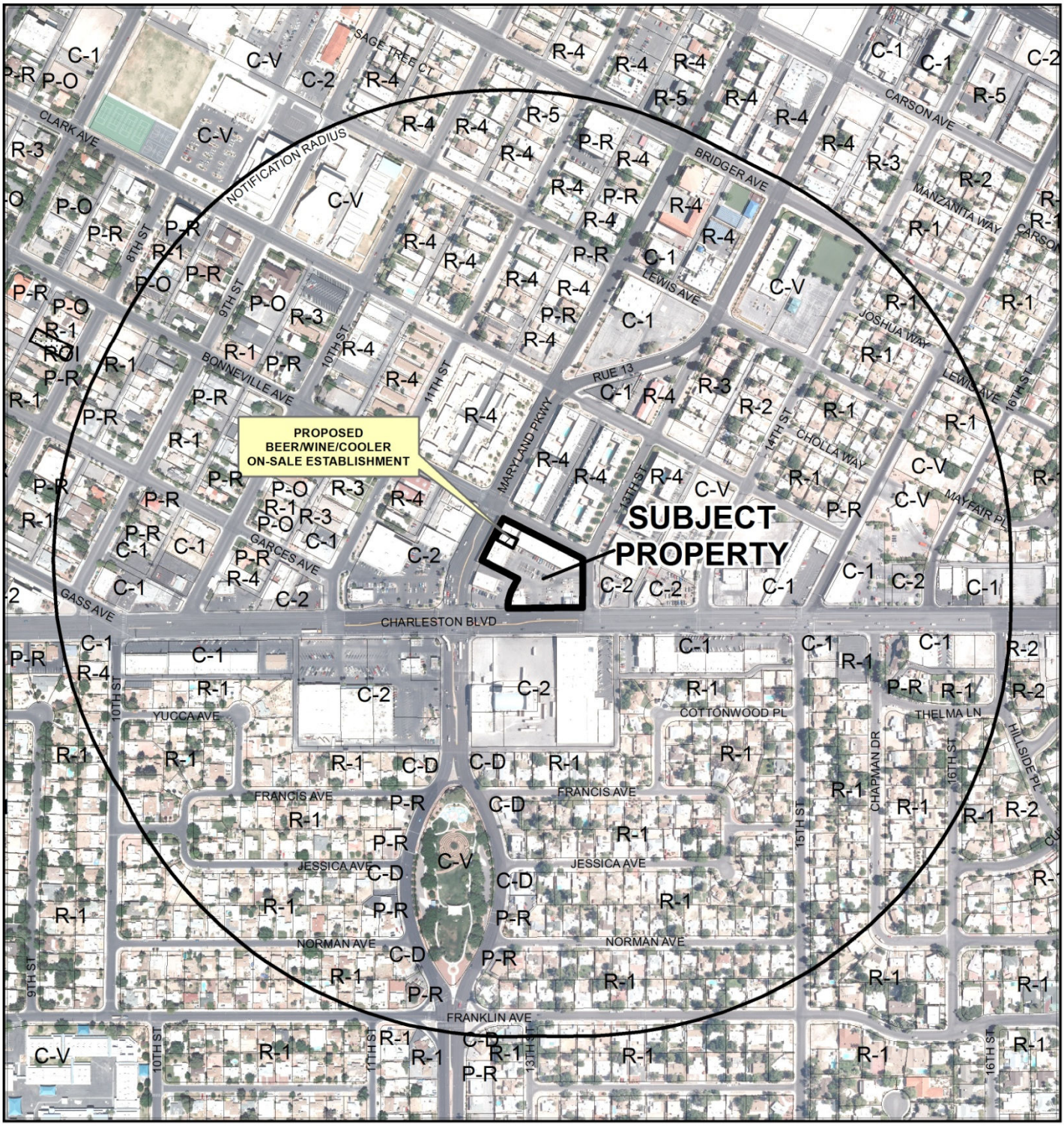
CASE: **SUP-53827 (PRJ-53641)**

RADIUS: 1500 FEET

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

0 400 800 Feet

N



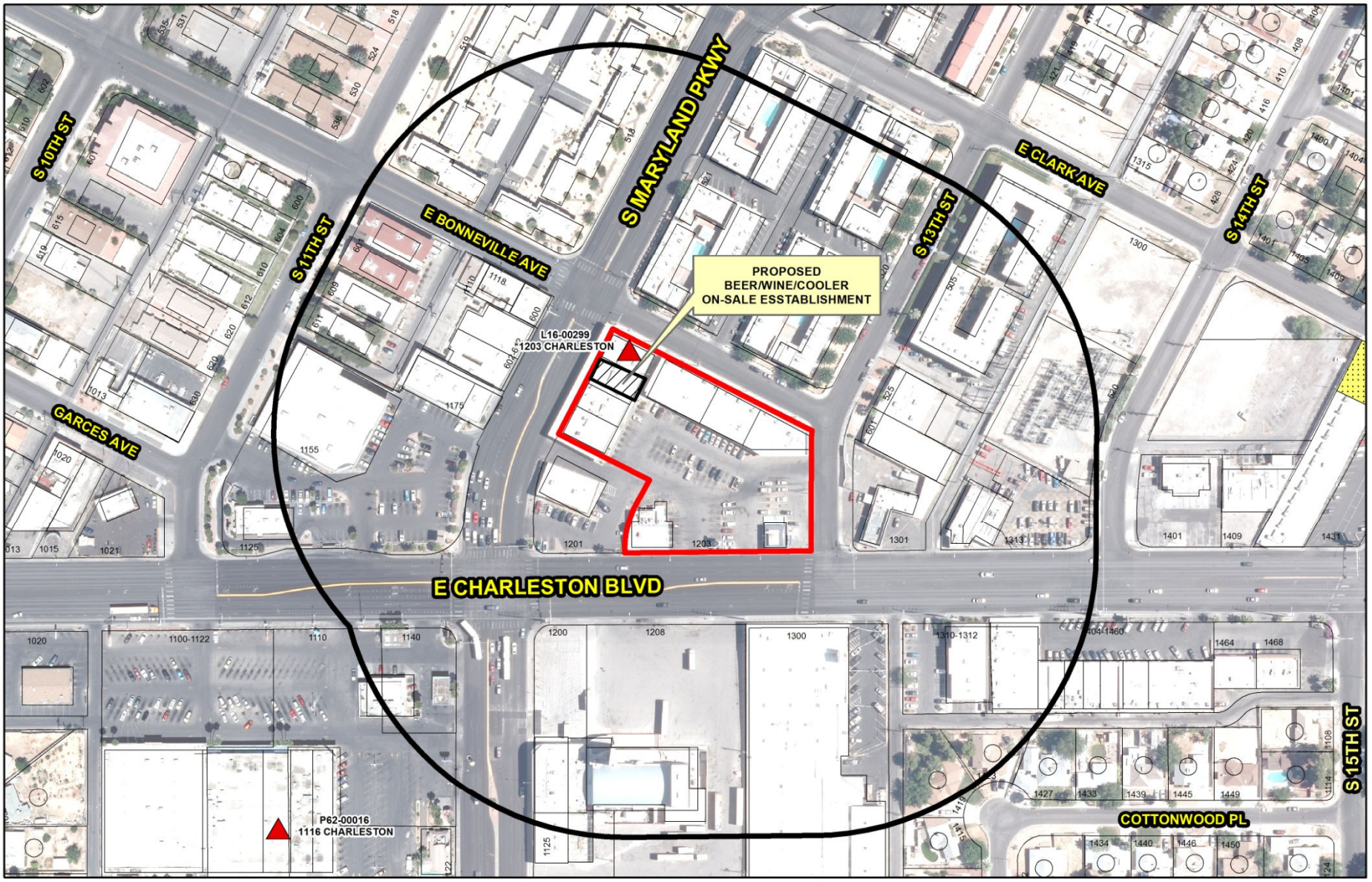
CASE: **SUP-53827 (PRJ-53641)**

RADIUS: 1500 FEET

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

0 400 800
Feet

N



SUP-53827 (PRJ-53641)

Beer/Wine/Cooler On-Sale

Business Licenses

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

Protected Uses

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

N

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

Date: Wednesday, April 30, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53827 APN: 139-34-814-002

Name of Property Owner: GARDNER & ASSOCIATES, LLC

Name of Applicant: MARISCOS Playa Esconcido, LLC

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: Marsha L. Grutman

Print Name: MARSHA L. GRUTMAN

Subscribed and sworn before me, Joellen K. King, Notary Public

This 18TH day of FEB., 2014

Joellen K King

Notary Public in and for said County and State

JOELLEN K. KING
Commission # 1973447
Notary Public - California
Alameda County
My Comm. Expires Apr 24, 2016

Revised 11-14-06

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

PRJ-53641
04/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT-BEER WINE-COOLER

Project Address (Location) 1203 E. CHARLESTON BLVD #140 Las Vegas

Project Name MARISCOS PLAYA ESCONDIDA, LLC **Proposed Use** _____

Assessor's Parcel #(s) 139-34-814-002 **Ward #** 3

General Plan: existing C proposed N/A **Zoning:** existing C-2 proposed N/A

Commercial Square Footage 1035 FOR #140 23,658 SF **Floor Area Ratio** 0.33

Gross Acres 1.63 (whole PARCEL) **Lots/Units** 15 **Density** N/A

Additional Information N/A

PROPERTY OWNER GARDNER ASSOCIATES **Contact** _____

Address 220 MONTGOMERY ST, STE 1012 **Phone:** 415-956-6642 **Fax:** _____

City SAN FRANCISCO, **State** CA **Zip** 94104

E-mail Address _____

APPLICANT MARISCOS PLAYA ESCONDIDA LLC **Contact** LAURO DOMINGUEZ

Address 1203 E. Charleston BLVD #140 **Phone:** 702 900 2319 **Fax:** _____

City Las Vegas, NV 89104 **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE MARSHA L. GROTMAN **Contact** _____

Address 4832 WINTERBROOK AVE **Phone:** _____ **Fax:** _____

City DUBLIN **State** CA **Zip** 94568

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 Marsha L. Grotman

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

Print Name MARSHA L. GROTMAN

Subscribed and sworn before me, Joellen K. King, Notary Public

This 18TH day of FEB., 20 14.

Joellen K King

Notary Public in and for said County and State

Revised 10/27/08

JOELLEN K. KING
Commission # 1973447
Notary Public - California
Alameda County
My Comm. Expires Apr 24, 2016

FOR DEPARTMENT USE ONLY

Case #	SUP-53827
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

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PRJ-53641
04/23/14

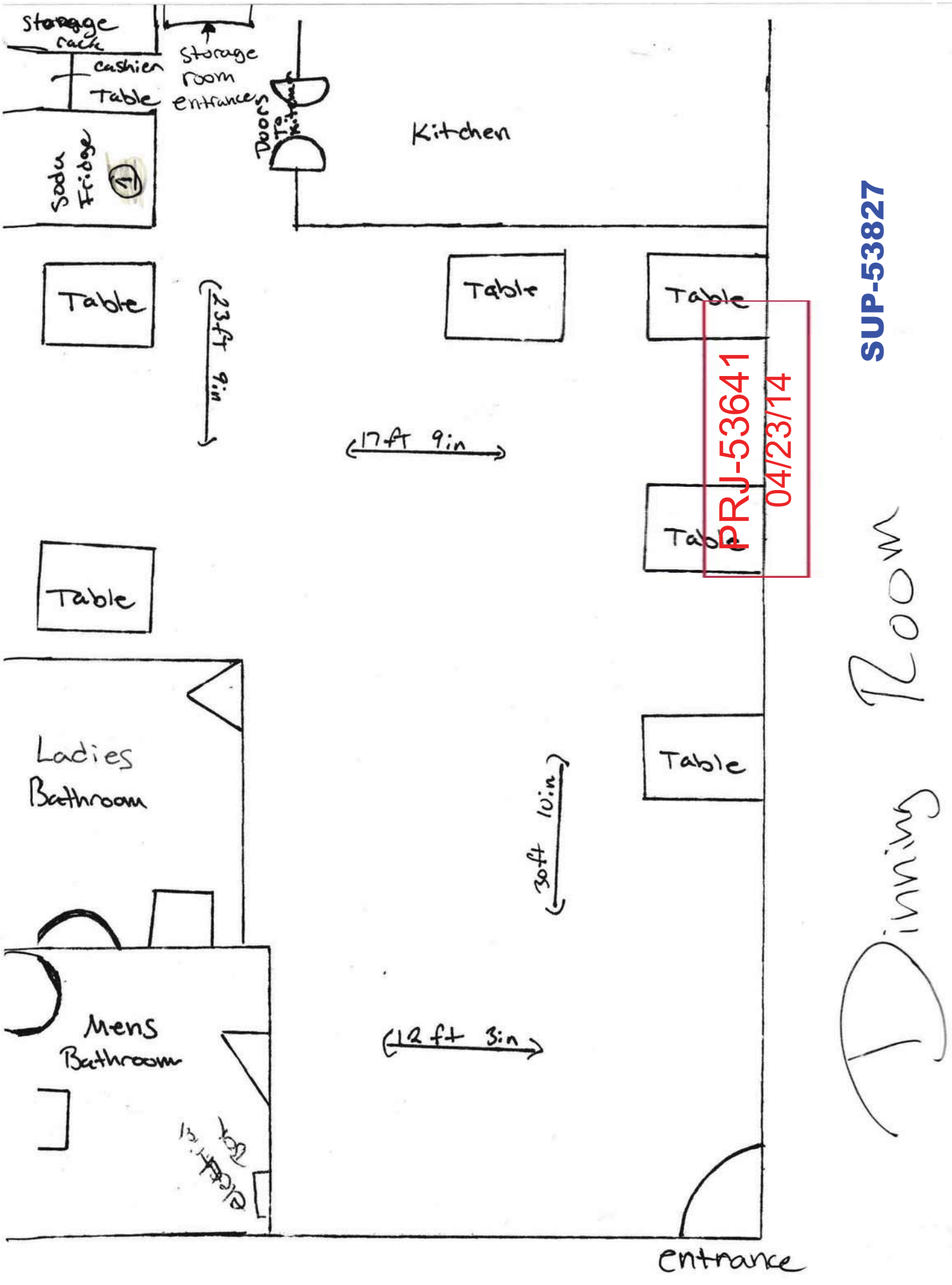
CHARLAND SQUARE
EXHIBIT "A"

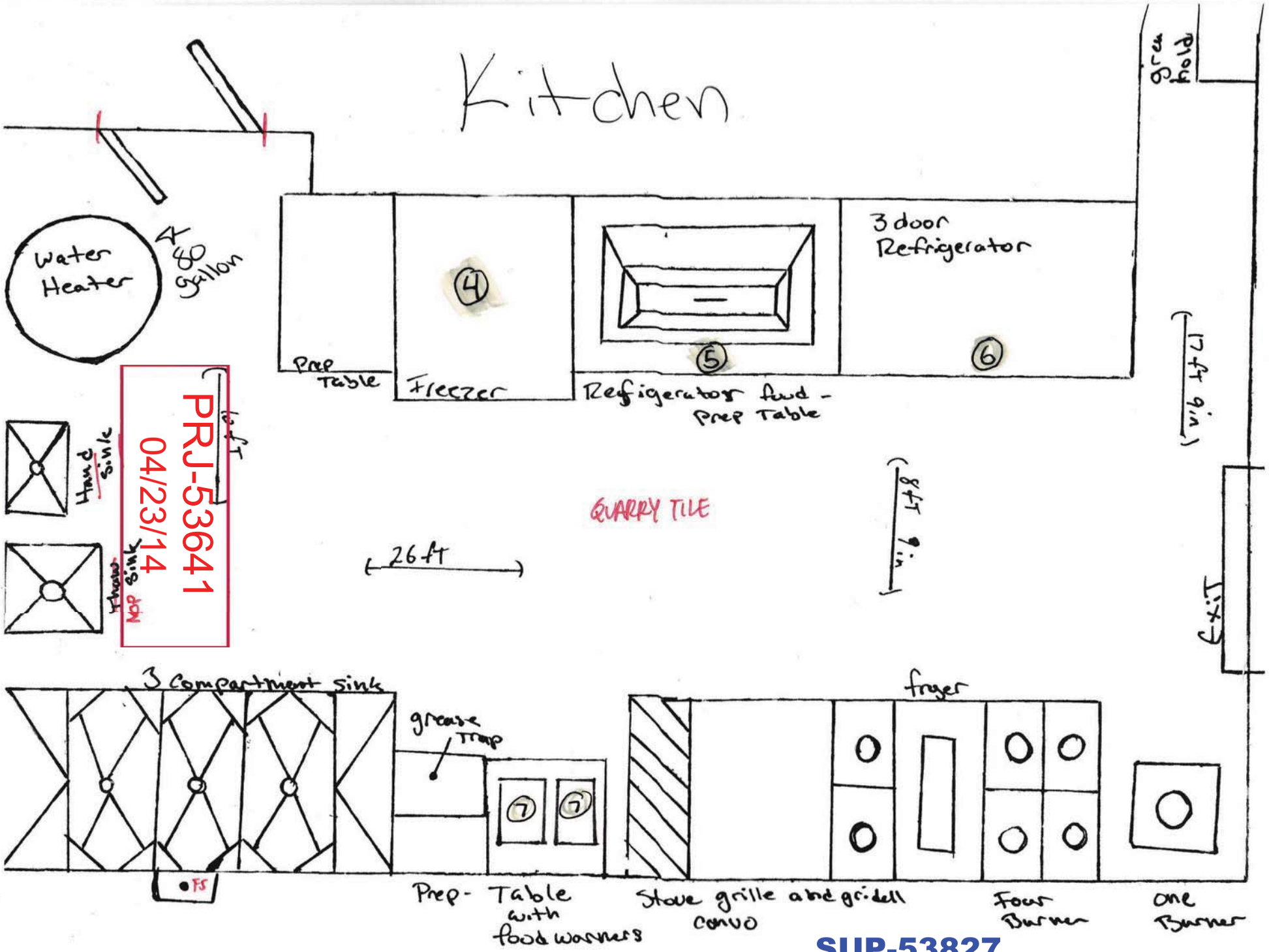
1201-1241 E Charleston Blvd

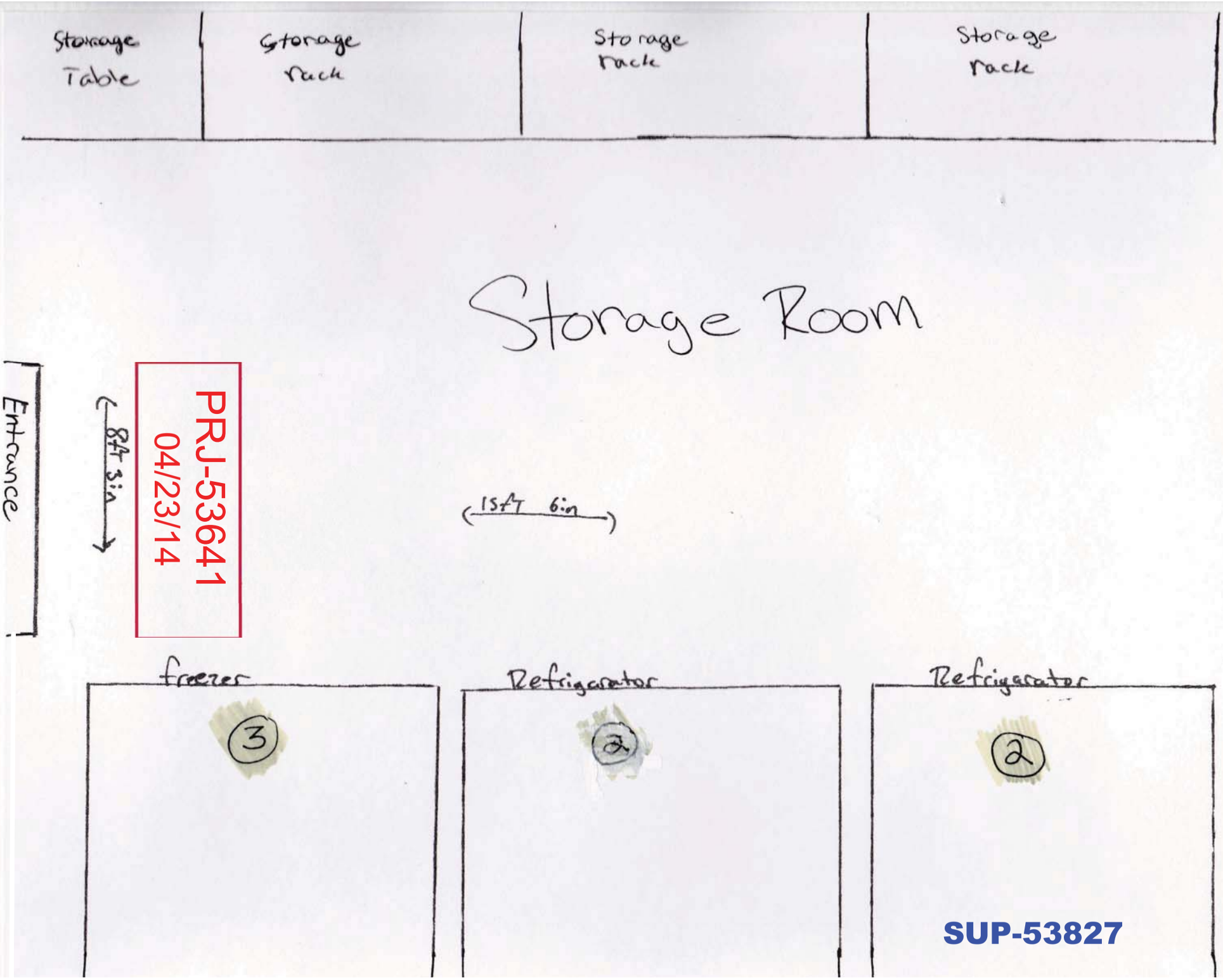
PRJ-53641
04/23/14

SUP-53827

INITIAL

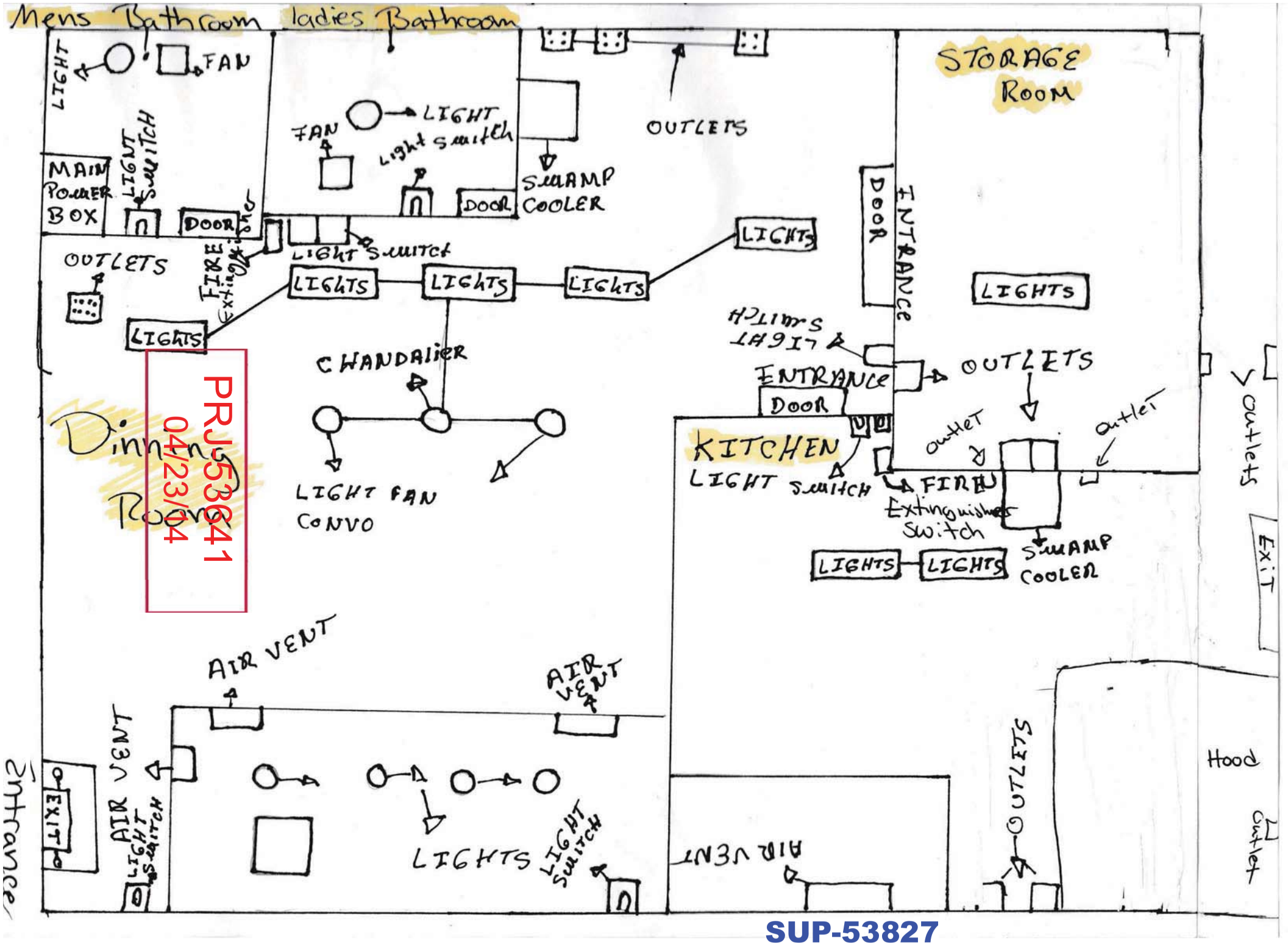

Storage rack
Storage room entrance
cashier Table
Soda Fridge
Doors To Kitchen
Kitchen
Table
Table
Table
23ft 9in
17ft 9in
Table
Table
Table
Ladies Bathroom
30ft 10in
Mens Bathroom
12ft 3in
entrance
Dining Room
SUP-53827
PRJ-53641
04/23/14


Kitchen
Grease Hood
Water Heater
40 Gallon
Prep Table
Freezer
Refigerator and Prep Table
3 door Refrigerator
17 ft 9 in
8 ft 9 in
QUARRY TILE
26 ft
Exit
Hand Sink
Hand Sink
PRJ-53641
04/23/14
3 Compartment sink
grease Trap
fryer
Prep- Table with food warmers
Stove grille and griddell combo
Four Burner
one Burner
SUP-53827



PRJ-53641
04/23/14

SUP-53827


Mens Bathroom
ladies Bathroom
STORAGE ROOM
LIGHT
FAN
LIGHT SWITCH
MAIN POWER BOX
DOOR
FIRE Extinguisher
OUTLETS
LIGHT
light switch
SWAMP COOLER
OUTLETS
DOOR
ENTRANCE
LIGHTS
LIGHT SWITCH
LIGHTS
LIGHTS
LIGHTS
LIGHTS
CHANDALIER
LIGHT FAN CONVO
Dinning Room
PRJ53641
04/23/24
ENTRANCE
DOOR
OUTLETS
KITCHEN
LIGHT SWITCH
FIRE Extinguisher switch
outlet
outlet
outlets
EXIT
LIGHTS
LIGHTS
SWAMP COOLER
AIR VENT
AIR VENT
AIR VENT
LIGHT SWITCH
EXIT
LIGHTS
LIGHT SWITCH
AIR VENT
OUTLETS
Hood
outlet
Entrance

SUP-53827

To: City of Las Vegas

Dear Sir or Madam:

I Raquel Gonzalez, owner of Mariscos Playa Escondida located at 1203 E. Charleston Blvd my Business License number R09-01738-1-165944 and Health department permit number PR0107094.

I am requesting a special use permit for my restaurant so I may be allowed to sell beer, wine and coolers to my clients along with their meals.

The main reason I am requesting this permission is because most of my clients have been requesting to have a drink with their mariscos (seafood). Not being able to serve any beer or wine has been detrimental to my business, as I have lost many clients due to the fact that I've been unable to provide my clients their requested beer. In the Hispanic culture it's very common to have beer with your plate, thus in the last month I have noticed a great decrease of traffic flow coming in to our business. That is the reason why we are making this effort to go forward and pay the required fees for the special use permit using earnings from my restaurant. Please kindly take my request into consideration.

Anxiously waiting you reply,
Sincerely,
Raquel Gonzalez

Mariscos Playa Escondida
1203 E Charleston Blvd. Las Vegas, NV 89104

SUP-53827

PRJ-53641
04/23/14

SUP-53827 [PRJ-53641] - SPECIAL USE PERMIT - APPLICANT: RAQUEL GONZALEZ - OWNER: GARDNER ASSOCIATES
1203 EAST CHARLESTON BOULEVARD, SUITE #140

05/01/14

GARDNER ASSOCIATES
220 Montgomery St., Ste. 1012
San Francisco, Ca 94104

To Whom It May Concern:

My name is Marsha Grutman and I am general partner of Gardner Associates and authorized to sign all documents for the partnership. We own a property called Charland Square in Las Vegas and one of our tenants is applying for a beer license. The lease for Charland Square allows for the tenant to obtain a license.

I hope this will help in getting the tenant their license.

Thank you,

Marsha L. Grutman

Marsha Grutman
General Partner

SUP-53827

PRJ-53641
04/23/14

GATSKI COMMERCIAL
REAL ESTATE SERVICES

March 5th, 2014

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

RE: Application/Petition Form – Special Use Permit for Mariscos Playa Escondida, LLC

Dear Department of Planning/To Whom It May Concern,

I am the property manager for Gardner Associates for the property at **1203 E. Charleston Blvd, Las Vegas, NV 89104**. Our tenant at 1203 E. Charleston Blvd #140, **Mariscos Playa Escondida, LLC**, recently applied for a Special Use Permit (beer license) and asked that we have the landlord sign off on the form for them. This was signed by **Marsha L. Grutman**, who is an authorized representative for Gardner Associates. Gardner Associates has agreed to allow Mariscos Playa Escondida, LLC to apply for this license.

Please do not hesitate to contact me if you should have any questions. If there's anything else you need from us to help Mariscos Playa Escondida with this license, feel free to contact me and I'll be happy to help.

Thank you,

Ryan Yonemoto

Ryan Yonemoto
Property Manager
Gatski Commercial Real Estate Services

SUP-53827

PRJ-53641
04/23/14

O (702) 221-8226 • F (702) 221-1256 • 4755 Dean Martin Drive • Las Vegas, NV 89103 • www.gatskicommercial.com

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

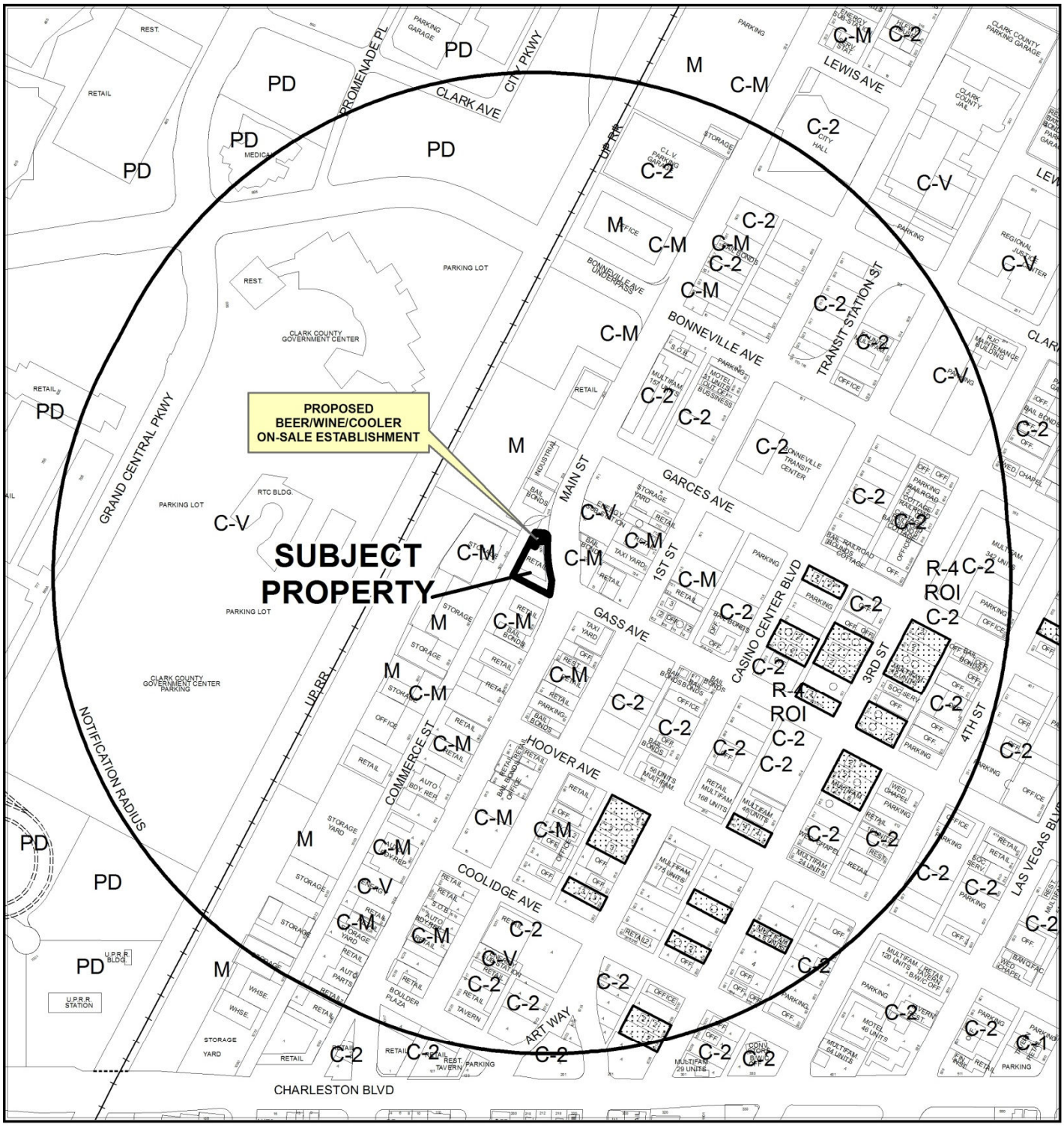
SUBJECT:
SUP-53889 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALLAN SILBERSTANG - OWNER: STUGOTS, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 746 SQUARE-FOOT RESTAURANT at 800 South Main Street (APN 139-34-310-005), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-53835].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

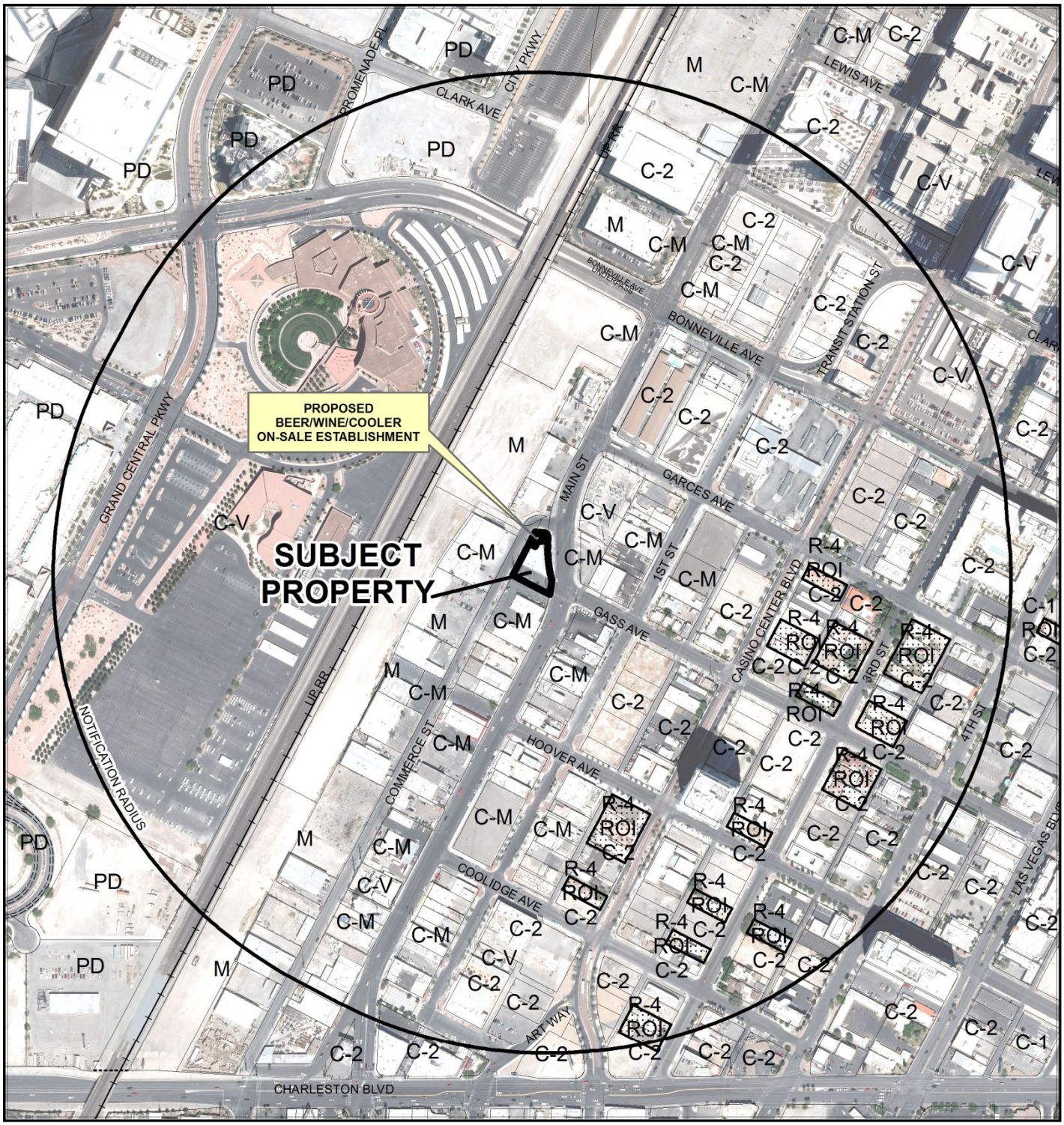
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-53889 (PRJ-53835)**

RADIUS: 1500 FEET

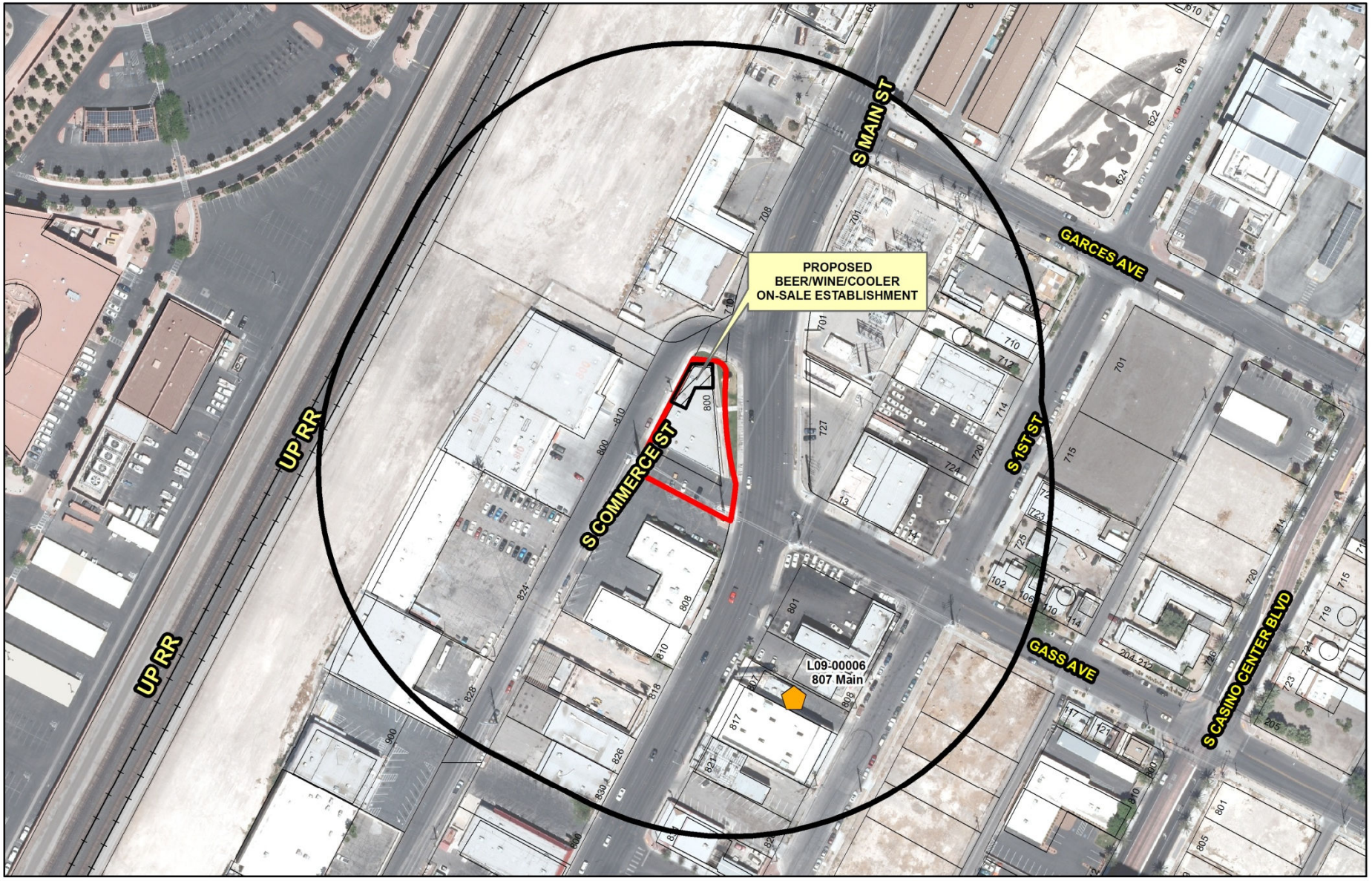
ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



CASE: **SUP-53889 (PRJ-53835)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



SUP-53889 (PRJ-53835)

Beer/Wine/Cooler On-Sale

Business Licenses

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

Protected Uses

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

N

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

Date: Monday, April 28, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PRJ-53835 APN: 139-34-310-005

Name of Property Owner: STV GOTT LLC

Name of Applicant: GAMBLER'S CAFE

Name of Representative: ALLAN SILBERSTANG

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: JOSEPH FABRIZIO

Subscribed and sworn before me

This 24th day of April, 2014

Beth A. Kabala
Notary Public in and for said County and State

Beth A. Kabala
Notary Public
State of Nevada
Clark County
My Commission Expires: 09-29-16
Certificate No: 93-2564-1

SUP-53889

PRJ-53835
04/24/14

CLV Planning - Application Form

Application Number:	PRJ-53835
Application/Petition For:	SUP for a Beer/Wine/Cooler On-Sale Establishment within a proposed restaurant at 800 South Main Street
ProjectAddress (Location):	800 SOUTH MAIN STREET
Project Name	B/W/C ON-SALE SUP
Assessors Parcel #(s):	13934310005
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:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Allan
Applicant Last Name:	Silberstang
Applicant Address:	800 South Main Street
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89101
Applicant Phone:	702-210-1125
Applicant Fax:	
Applicant Email:	cardozaent@aol.com
Rep First Name:	Allan
Rep Last Name:	Silberstang
Rep Address:	800 South Main Street
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89101
Rep Phone:	702-210-1125
Rep Fax:	
Rep Email:	cardozaent@aol.com

SUP-53889

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
STUGOTS L L C	800 S MAIN ST	LAS VEGAS, NV 89101

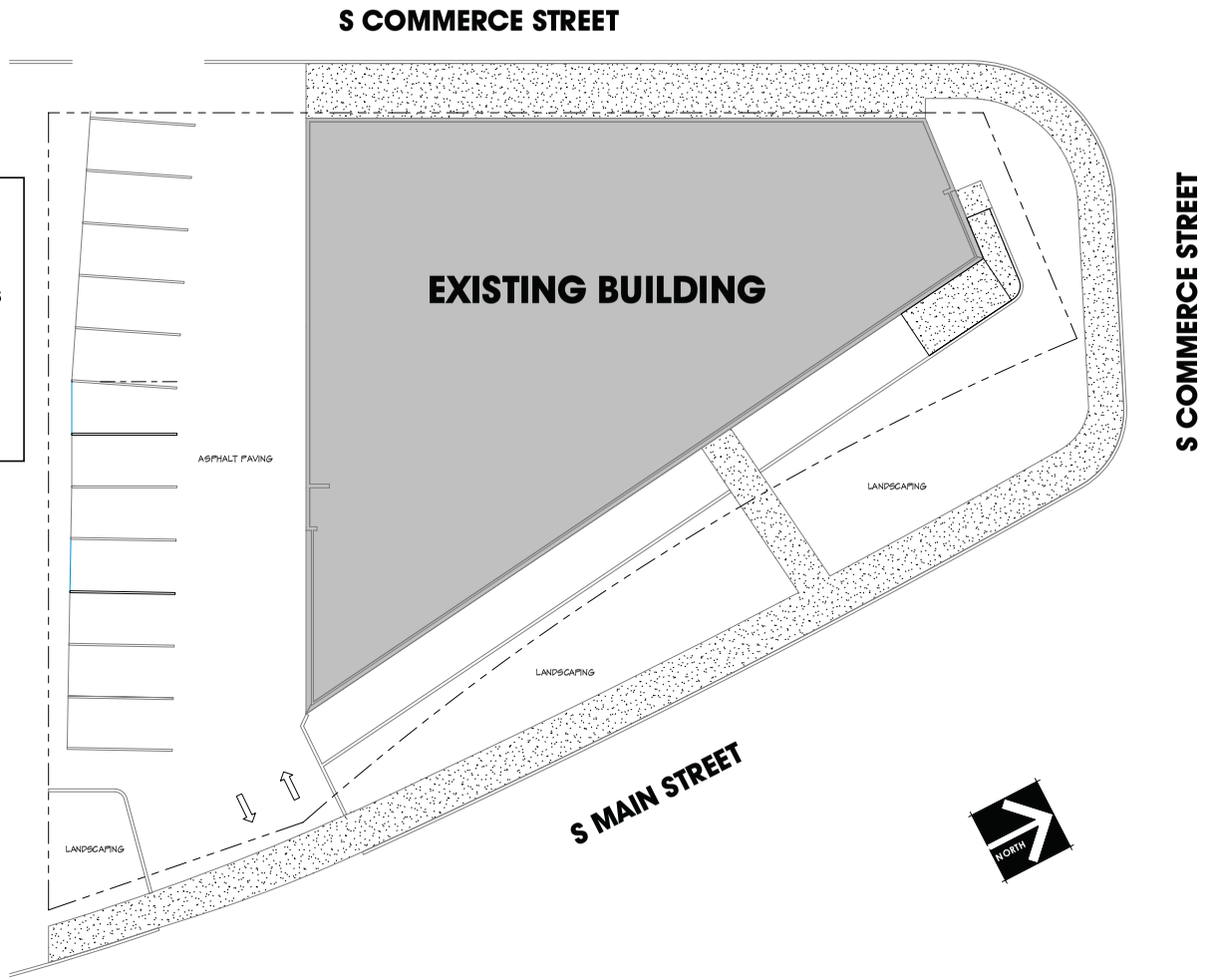
CLVEPLAN Applicant	Company	Title	Email
Allan Silberstang	Gambler's Cafe	Owner	cardozaent@aol.com

SUP-53889

Total SF of Building	7188
Gambler's Cafe SF	744

PARKING CALCULATIONS

Space	SF	RATIO	SPOTS
Dining Area	463	1 per 50	10
Back of House	283	1 per 200	2
General Retail	6444	1 per 175	28
Total			**40**
Existing Parking Spots (As Shown)			12



1 Site
1" = 10'-0"

SUP-53889

jawa studio
architecture interior design
107 E. Charleston Suite 150
Las Vegas NV 89104
tel. 702.598.1723
fax. 702.598.1724
mail@jawastudio.com

civil:
structural:
mechanical
electrical:
seal:

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.

© copyright 2009, jawa studio, ltd.

rev. | date: | description:

project / address:
Gamblers Cafe
800 S Main Street
Las Vegas, NV 89101

owner: Gamblers General Store

sheet title:
Site Plan

drawn/checked by:
Author / Checker

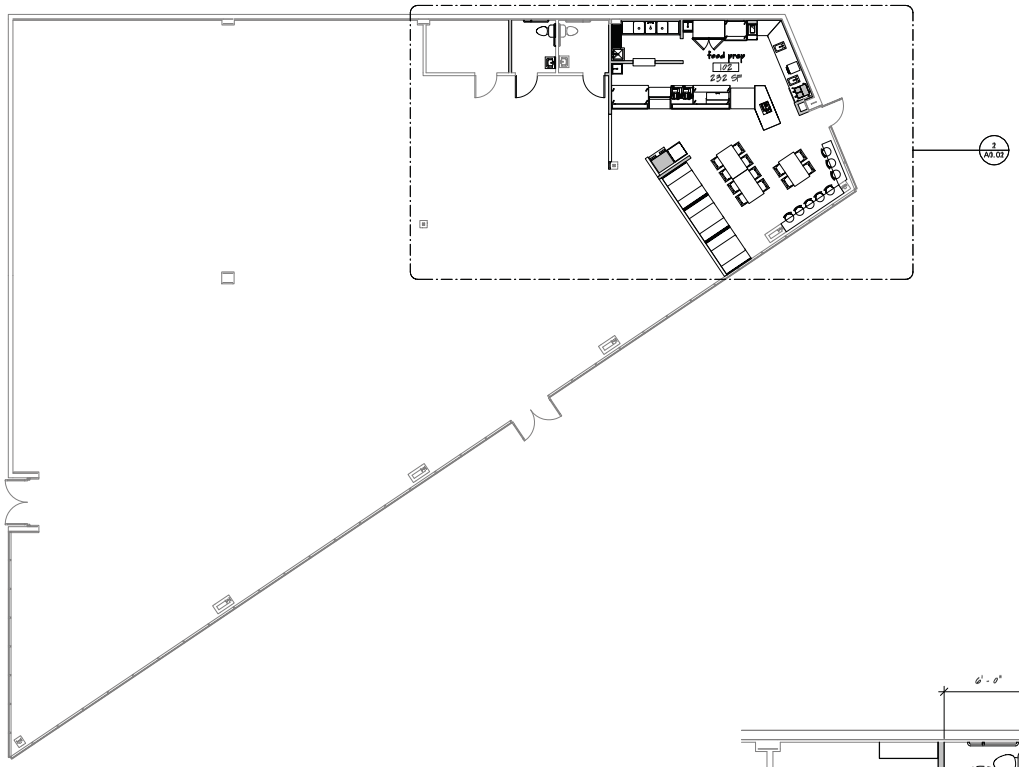
date:
Issue Date

phase:
Phase2

sheet no.
A0.01

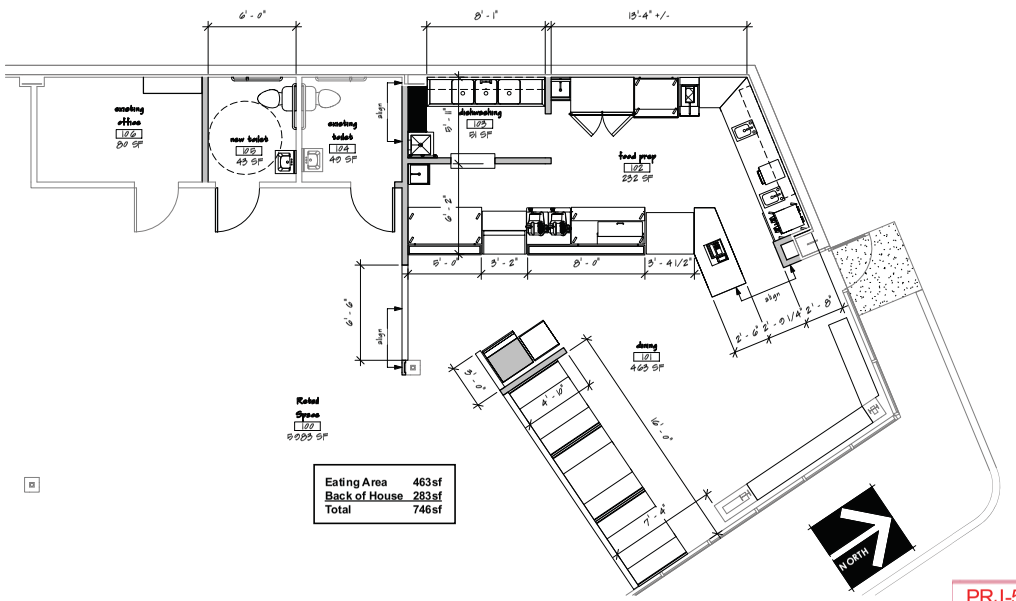
cad dwg. file:

PRJ-53835
04/24/14



1 Overall Floor Plan

1/8" = 1'-0"



2 Cafe Plan

1/4" = 1'-0"

PRJ-53835
04/24/14

SUP-53889

jawa studio
architecture
interior design
107 E. Charleston Suite 150
Las Vegas NV 89104
tel. 702.598.1723
fax. 702.598.1724
mail@jawastudio.com

civil:

structural:

mechanical

electrical:

seal:

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.

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rev. | date: | description:

project / address: Gamblers Cafe
800 S Main Street
Las Vegas, NV 89101

owner: Gamblers General Store

sheet title: Floor Plan

drawn/checked by: Author / Checker

date: Issue Date

job no.: 14002

sheet no.: A0.02

cad dwg. file:

SUP-53889 [PRJ-53835] - SPECIAL USE PERMIT - APPLICANT: ALLAN SILBERSTANG - OWNER: STUGOTS, LLC
800 SOUTH MAIN STREET

05/01/14

SUP-53889 [PRJ-53835] - SPECIAL USE PERMIT - APPLICANT: ALLAN SILBERSTANG - OWNER: STUGOTS, LLC
800 SOUTH MAIN STREET

05/01/14

SUP-53889 [PRJ-53835] - SPECIAL USE PERMIT - APPLICANT: ALLAN SILBERSTANG - OWNER: STUGOTS, LLC
800 SOUTH MAIN STREET

05/01/14

GAMBLER'S CAFÉ
800 South Main Street
Las Vegas, NV 89101

April 24, 2014

Allan Silberstang
Gambler's Café

To Whom It May Concern:

I am seeking a Special Use Permit to add a beer and wine license to my proposed café at 800 South Main Street.

The Gamblers Café will occupy 750 sf at the north end of the Gambler's General Store. We are projecting hours of 7 a.m 4 p.m for breakfast and lunch, seven days a week, plus First Friday late hours (until 8 or 9 pm), with occasional late hours other nights as business warrants. Our breakfast will include bagels, donuts and eggs, while our lunch menu specializes in salads prepared to order (diners choose from three greens plus 20 salad items) and New York style heros featuring Boar's Head cold cuts. We will also grill some simple meals.

Let me know if you have any questions –

Allan Silberstang
Owner

SUP-53889

PRJ-53835
04/24/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

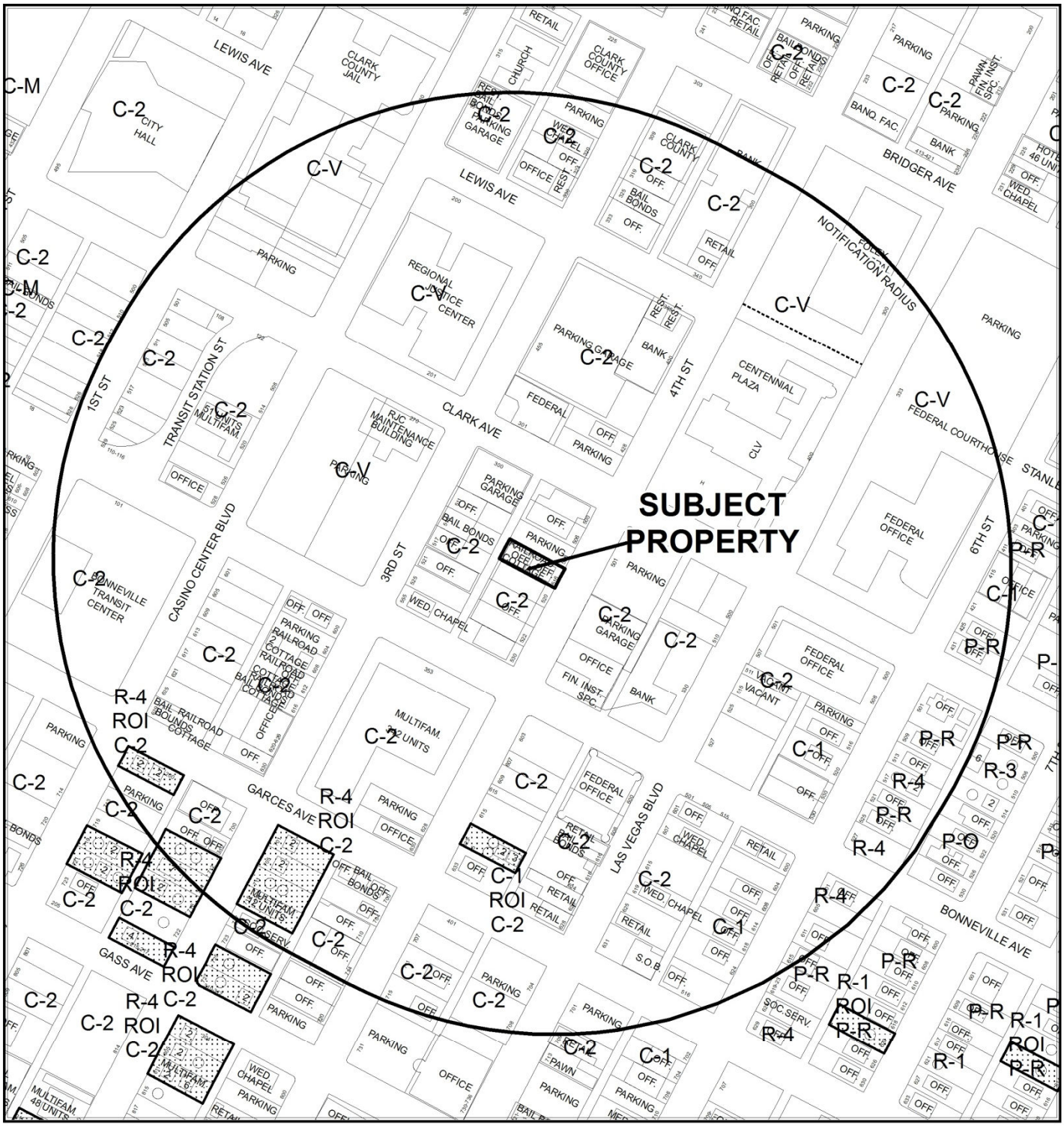
SUBJECT:
SDR-53792 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ED BERNSTEIN - OWNER: CROSSHILL 1, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 600 SQUARE-FOOT EXPANSION TO AN EXISTING 1,962 SQUARE-FOOT OFFICE BUILDING on 0.15 acres at 516 South 4th Street (APN 139-34-311-115), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53594].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

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



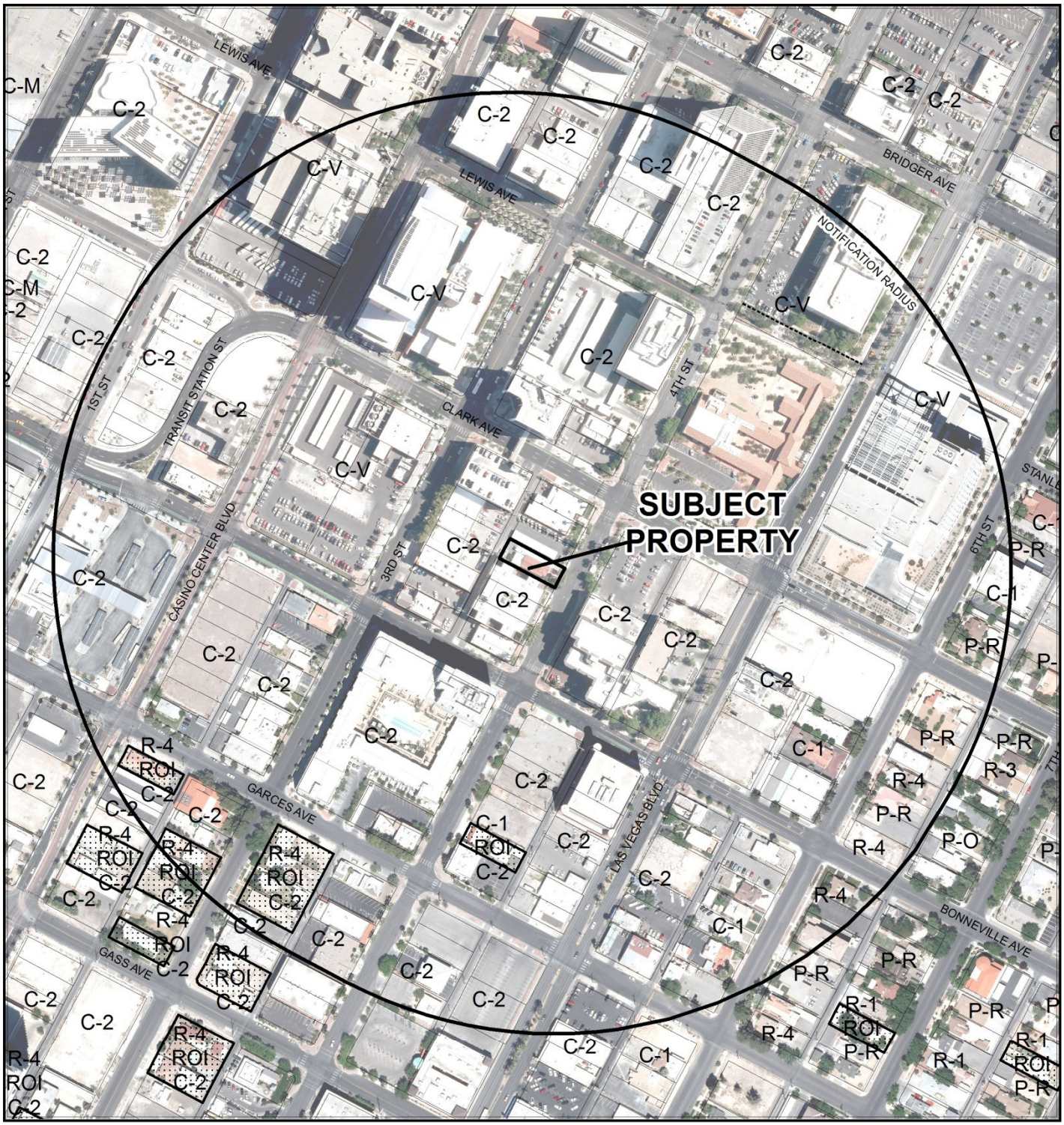
0 300 600 Feet

CASE: **SDR-53792 (PRJ-53594)**

RADIUS: 1000 FEET

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

N



CASE: **SDR-53792 (PRJ-53594)**

0 300 600 Feet

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-53792

Case Number: PRJ-53594 APN: 139-34-311-115

Name of Property Owner: Crosshill I LLC

Name of Applicant: Ed Bernstein

Name of Representative: Barrett Powley

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 BERNSTEIN

Subscribed and sworn before me

This 11th day of April, 2014

_____

Notary Public in and for said County and State

JUDY D. SMITH
Notary Public State of Nevada
No. 00-60601-1
My appt. exp. May 3, 2016

PRJ-53594
04/21/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tenant Improvement

Project Address (Location) 516 S. 4th Street

Project Name Ed Bernstein Tenant Improvement **Proposed Use** Office

Assessor's Parcel #(s) 139-34-311-115 **Ward #** 3 - BOB COFFIN

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

Commercial Square Footage 2562 SF **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Crosshill I LLC **Contact** Melanie Mix

Address 516 S. 4TH St. **Phone:** 471-5754 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89101

E-mail Address mmix@edbernstein.com

APPLICANT Ed Bernstein **Contact** Melanie Mix

Address 516 S. 4th Street **Phone:** 471-5754 **Fax:** _____

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

E-mail Address mmix@edbernstein.com

REPRESENTATIVE Barrett Powley **Contact** _____

Address 241 W. Charleston Blvd St. 150 **Phone:** 733-7759 **Fax:** _____

City Las Vegas **State** NV **Zip** 89102

E-mail Address barrett@estudioVegas.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 Edward Bernstein

Subscribed and sworn before me

This 11th day of April, 20 14.

_____

Notary Public in and for said County and State

JUDY D. SMITH
Notary Public State of Nevada
No. 00-60601-1
My appt. exp. May 3, 2016

Revised 10/27/08

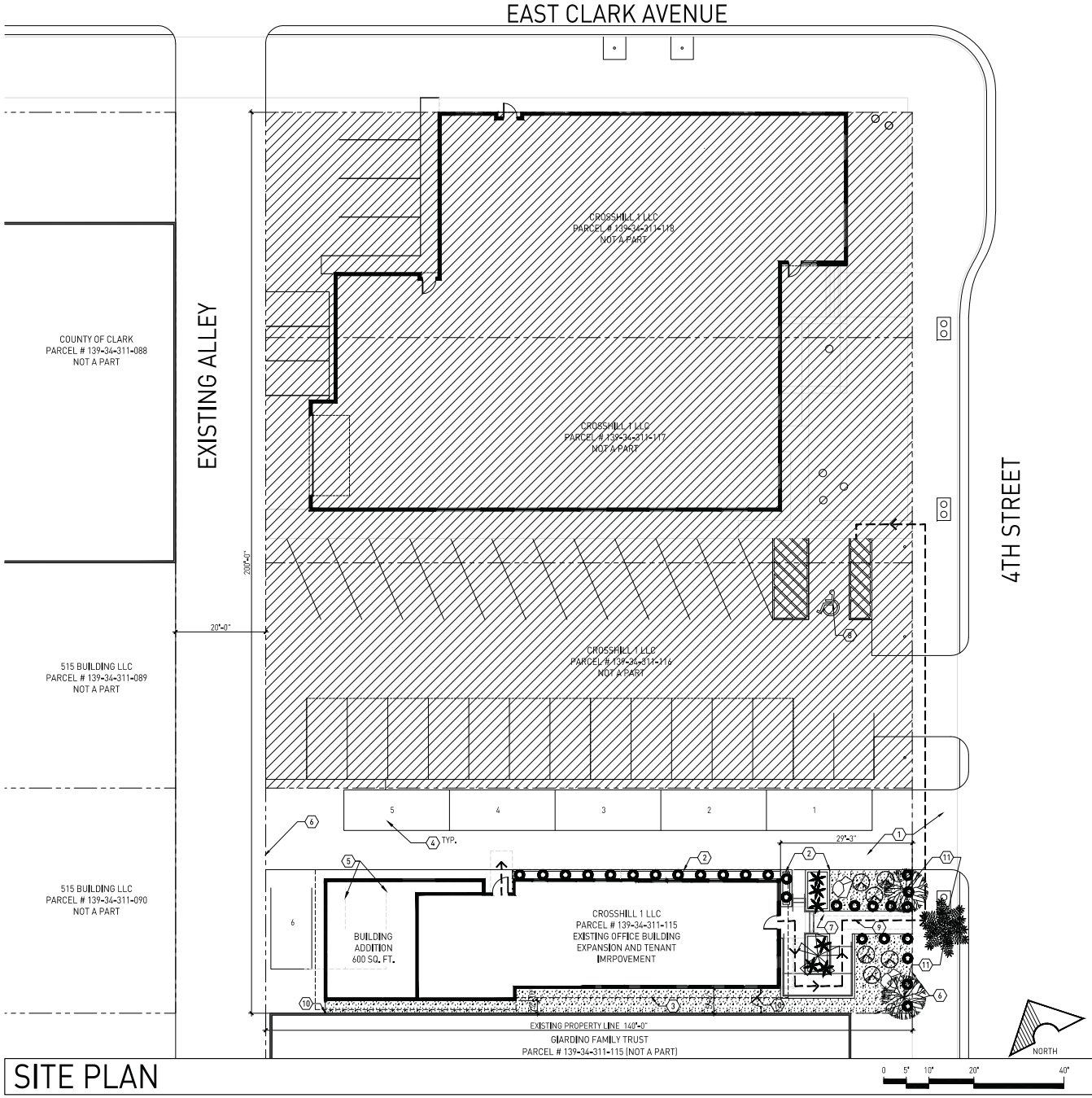
FOR DEPARTMENT USE ONLY

Case #	SDR-53792
Meeting Date:	06/10/14 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.

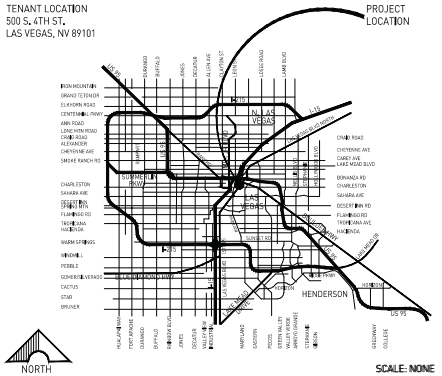
PRJ-53594
04/21/14

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



SITE PLAN

TENANT LOCATION
500 S. 4TH ST.
LAS VEGAS, NV 89101



PROJECT DATA

OFFICE BUILDING

ZONING CLASS: C-2

OCCUPANCY GROUP: (EXISTING OFFICE) B

EXISTING TENANT AREA : 1,962 SF
TENANT AREA EXPANSION : 600 SF
TOTAL : 2,562 SF

PARKING ANALYSIS:
PARKING REQUIRED: 9 STALLS
PARKING PROVIDED: 5 STALLS

KEY NOTES

1. EXISTING DRIVE TO REMAIN.
2. PLANTER LANDSCAPING.
3. EXISTING ROOF OVERHANG ABOVE.
4. EXISTING PARKING STALL TO REMAIN.
5. EXISTING PARKING STALL TO BE REMOVED.
6. PROPERTY LINE.
7. EXISTING WALK, STAIR, AND RAILING TO BE DEMOLISHED AND REPLACED WITH NEW STAIR, RAILING, AND ACCESSIBLE RAMP.
8. EXISTING ACCESSIBLE PARKING TO REMAIN.
9. ACCESSIBLE ROUTE TO PUBLIC.
10. REPLACE EXISTING GATE AND FENCE AT FRONT SIDE OF BUILDING AND PROVIDED NEW FENCE AT REAR SIDE OF BUILDING.
11. EXISTING TREE TO REMAIN.

LANDSCAPE LEGEND

SYM.	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
	MEXICAN FAN PALM (SKINNED)	WASHINGTONIA ROBUSTA	15' BTH	1
	CHIHUAHUAN SAGE	LEUCOPHYLLUM LAEVIGATUM	5 GAL.	27
	WEEPING YUCCA	YUCCA RECURVIFOLIA	5 GAL.	6
	SIERRA GOLD DALEA	DALEA CAPITATA 'SIERRA GOLD'	5 GAL.	6
SYM.	DESCRIPTION		SIZE	QTY.
	EMSCO EXTRA LARGE RESIN ROCK		19 1/2" (L) X 29" (W) X 30" (H)	2
	MOBILE MIX GRAVEL		3/4"	TBD

LEGEND

HATCHED AREA INDICATES NOT PART OF PROJECT.

ENCOMPASS STUDIO
architecture + interiors
241 W. Charleston Blvd, Suite 155 | Las Vegas, NV 89102
design@estudiovegas.com 702.703.7759

BUILDING EXPANSION

SITE PLAN

for
ED BERNSTEIN EXPANSION
516 S. 4TH ST.
LAS VEGAS, NEVADA 89101

SEAL

REVISIONS

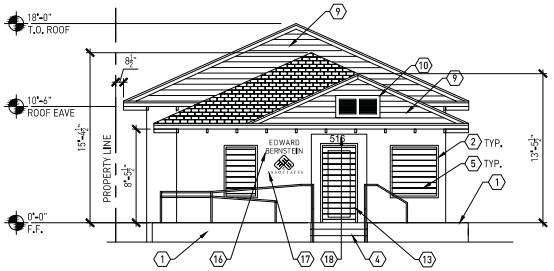
NO.	DATE	COMMENTS	BY

DATE: 03.21.14 DRAWN BY: E.P.
PROJECT NO. 8607 CHECKED BY: B.P.

PRJ-53594
05/12/14

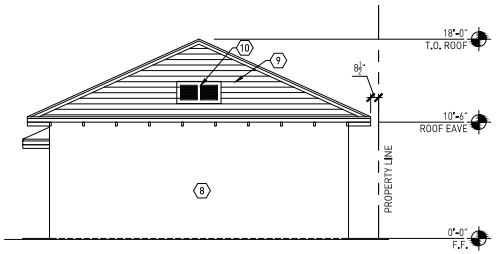
SHEET NUMBER
SP001

SDR-53792 - REVISED



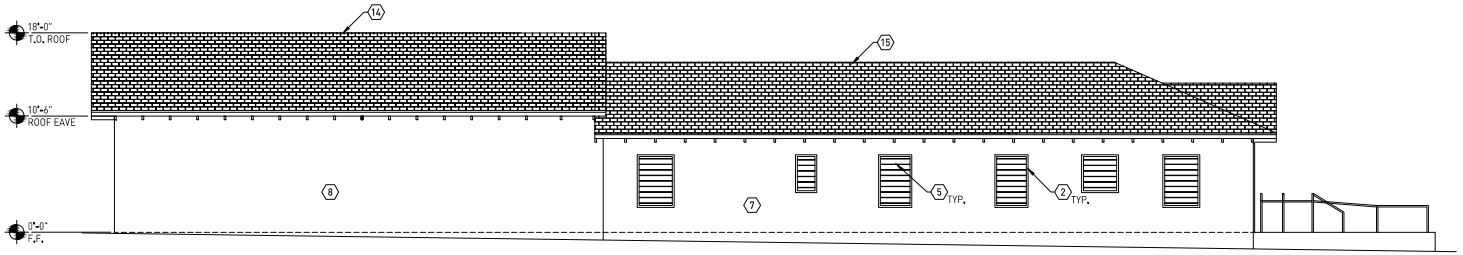
4 EAST ELEVATION

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



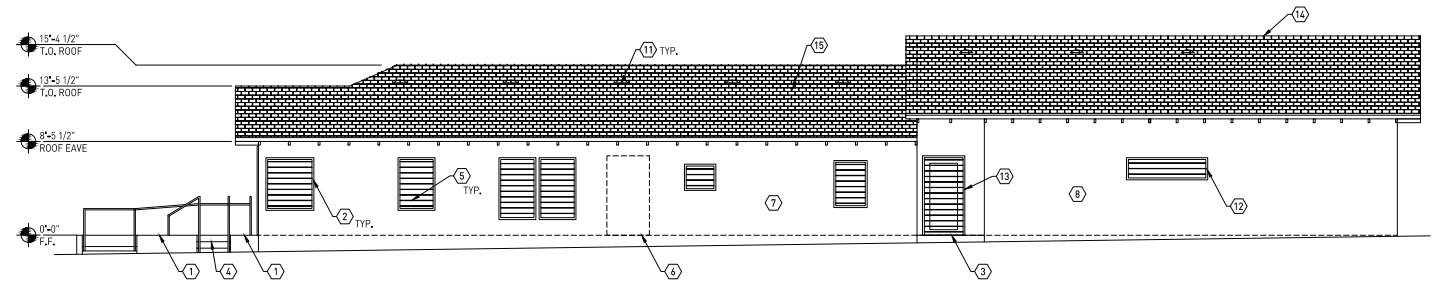
3 WEST ELEVATION

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



2 SOUTH ELEVATION

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



1 NORTH ELEVATION

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

0 5' 10' 20' 40'

KEY NOTES

1. NEW PLANTER WALL, STUCCO FINISH, PT-3.
2. REMOVE EXISTING WINDOWS. REPLACE WITH NEW ALUMINUM INSULATED GLAZING.
3. EXISTING RAMP TO BE REMOVED AND REPLACED WITH STAIR.
4. EXISTING STAIR AND RAILING TO BE REMOVED AND REPLACED WITH NEW STAIR, RAILING, AND ACCESSIBLE RAMP.
5. INSTALL WINDOW SECURITY METAL LOUVERS-PT-1.
6. REMOVE EXISTING DOOR, JAMB, AND THRESHOLD. FILL IN OPENING. FINISHES PER SCHEDULE.
7. PAINT EXISTING CMU WALLS, PT-2.
8. NEW STUCCO FINISH, PT-2.
9. WOOD SIDING -PT-2
10. ROOF/ATTIC VENT-PT-1.
11. SOLATUBE LIGHT WITH MONITOR.
12. NEW WINDOW AND SECURITY LOUVER METAL, PT-1.
13. NEW EXTERIOR DOOR WITH SECURITY METAL LOUVERS ON GLASS, PT-1.
14. ASPHALT SHINGLE ROOF TO MATCH EXISTING.
15. EXISTING ASPHALT SHINGLE ROOF.
16. 6" RAISED LETTER SIGNAGE.
17. 3" RAISED LETTER SIGNAGE.
18. 8" RAISED LETTER SIGNAGE.

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architecture + interiors
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design@enstudiovegas.com 7026735759

BUILDING DESIGN CONCEPT

ELEVATIONS

for

ED BERNSTEIN EXPANSION
516 S. 4TH ST.
LAS VEGAS, NV 89101

SEAL

REVISION:

NO.	DATE / COMMENTS	BY

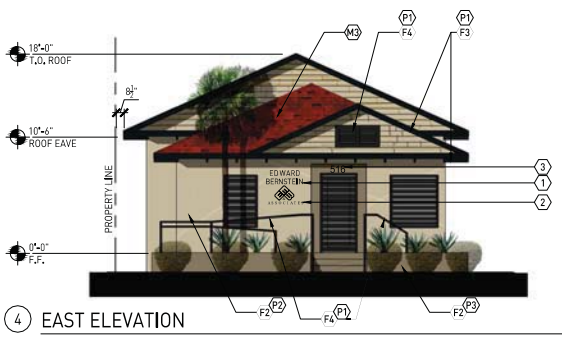
DATE: 04.24.17 DRAWN BY: N.F.
PROJECT NO. 8607 CHECKED BY: B.P.

PRJ-53594
04/21/14

SHEET NUMBER

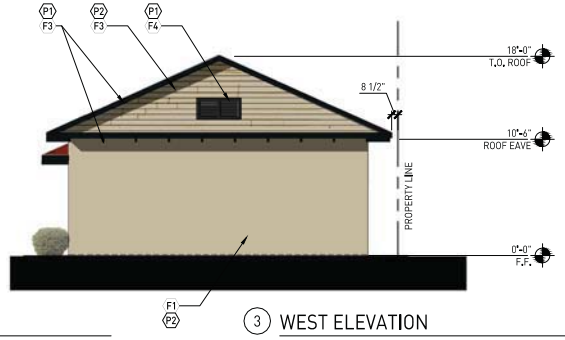
EV001

SDR-53792



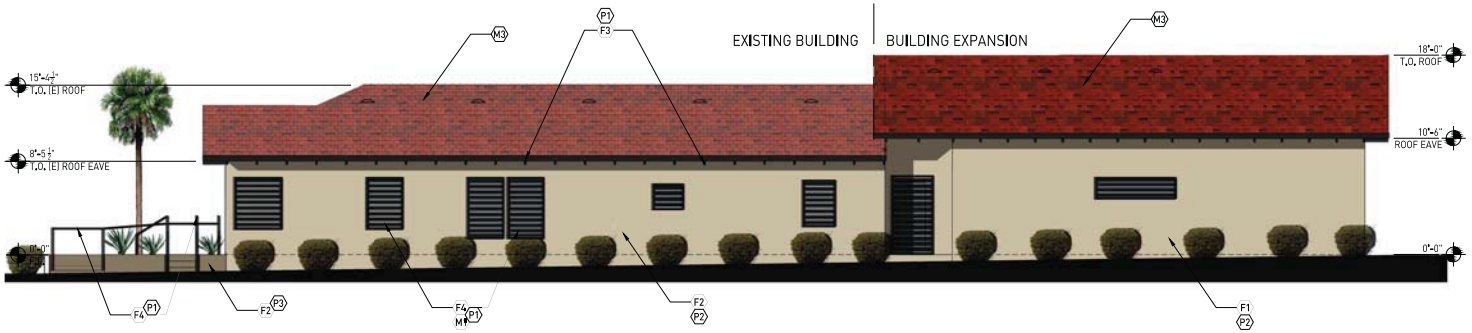
4 EAST ELEVATION

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

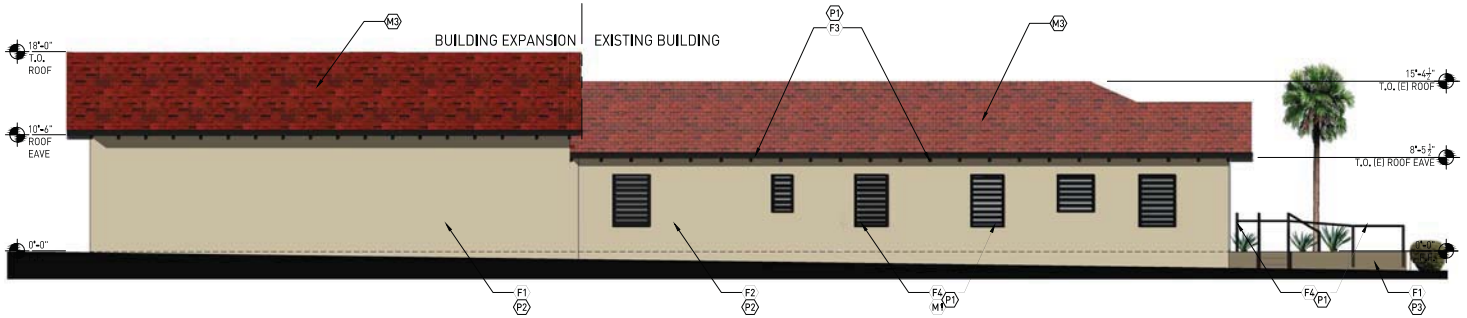


3 WEST ELEVATION

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



2 SOUTH ELEVATION



1 NORTH ELEVATION

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

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

0 5' 10' 20' 40'

KEY NOTES

1. 6" RAISED LETTER SIGNAGE.
2. 3" RAISED LETTER SIGNAGE.
3. 8" RAISED LETTER SIGNAGE.

BUILDING EXTERIOR FINISH

- F1 STUCCO FINISH
- F2 CMU (EXISTING)
- F3 WOOD
- F4 METAL/ALUMINUM

BUILDING MATERIALS

M1 WINDOW -METAL LOUVERS
PT-1 (ACCENT)

M2 WOOD SIDING
-EXISTING- P2
-NEW TO MATCH EXISTING: P2

M3 ASPHALT SHINGLES
-MATCH EXISTING ROOF

PAINT

P1 PAINT-1
SW 6006
BLACK BEAN

P2 PAINT-2
SW 2822
DOWNING SAND

P1 PAINT-3
SW 2824
RENWICK GOLDEN
OAK

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BUILDING EXPANSION

ELEVATIONS

for
ED BERNSTEIN EXPANSION
516 S. 4TH ST.
LAS VEGAS, NV 89101

SEAL

REVISION:

NO	DATE / COMMENTS	BY

DATE: 03.27.14 DRAWN BY: E.P.
PROJECT NO. 8607 CHECKED BY: B.P.

PRJ-53594
04/21/14

SHEET NUMBER
EV002

SDR-53792

BUILDING EXTERIOR FINISH

F1 STUCCO FINISH

F2 CMU (EXISTING)

F3 WOOD

F4 METAL/ALUMINUM

BUILDING MATERIALS

M1 WINDOW -METAL LOUVERS
PT-1 (ACCENT)

M2 WOOD SIDING
-EXISTING- P2
-NEW TO MATCH EXISTING: P2

M3 ASPHALT SHINGLES
-MATCH EXISTING ROOF

PAINT

P1 PAINT-1
SW 6006
BLACK BEAN

P2 PAINT-2
SW 2822
DOWNING SAND

P3 PAINT-3
SW 2824
RENWICK GOLDEN
OAK

PRJ-53594
04/21/14

ED BERNSTEIN & ASSOCIATES
Building Expansion

Exterior Elevation Design Concept
April 24, 2014

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SDR-53792

PROJECT DATA

OCCUPANCY GROUP: B

TENANT AREA EXPANSION : 600 SF
EXISTING TENANT AREA : 1,962 SF
TOTAL: 2,562 SF

BUSINESS OCCUPANT LOAD: 27
BREAK ROOM OCCUPANT LOAD: 7
STORAGE OCCUPANT LOAD: 1

TOTAL OCCUPANT LOAD: 35 OCCUPANTS

FIRE SPRINKLERS: NO

BUILDING STORIES: ONE

EXITS REQUIRED: ONE [3'-0"]

EXITS PROVIDED: TWO [3'-0"]

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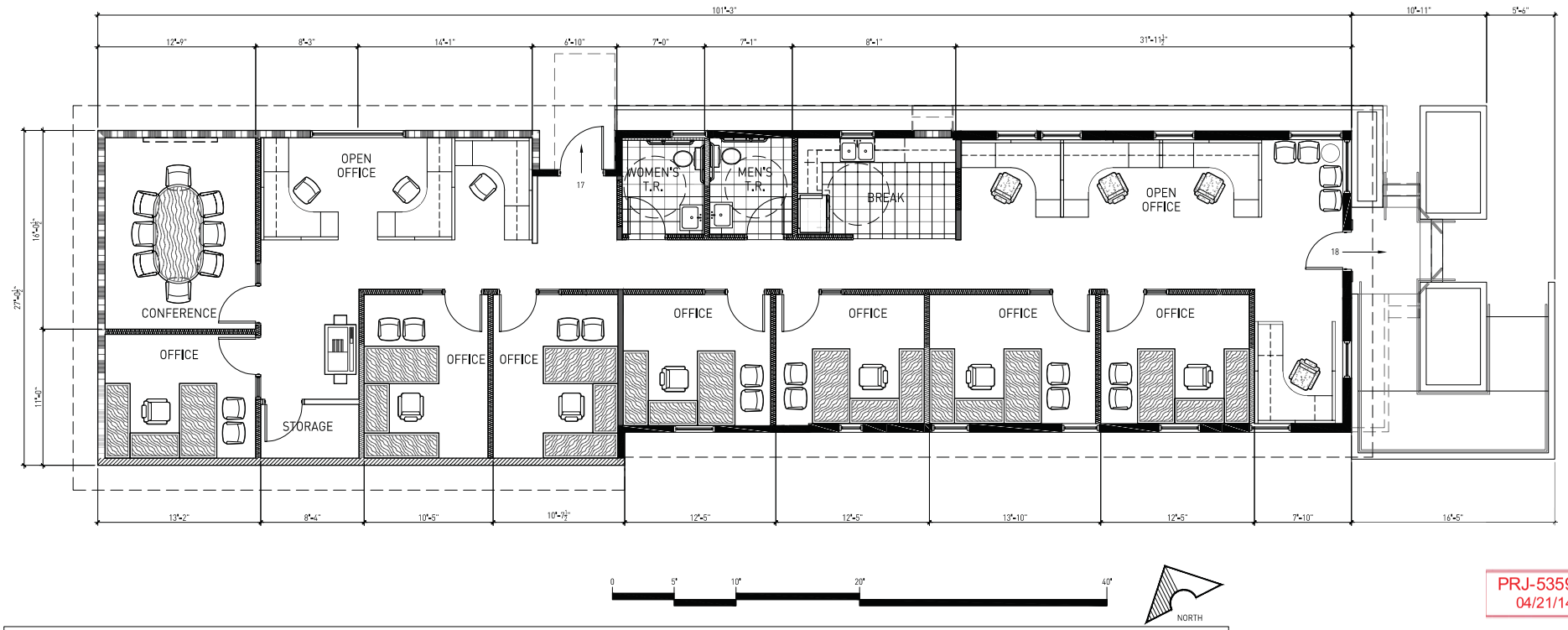


BUILDING EXPANSION

FLOOR PLAN

for
ED BERNSTEIN EXPANSION
516 S. 4TH ST.
LAS VEGAS, NV 89101

SEAL

REVISIONS:

NO.	DATE/ COMMENTS	BY

DATE: 04.24.14 DRAWN BY: M.F.
PROJECT NO. 8607 CHECKED BY: B.P.

PRJ-53594
04/21/14

SHEET NUMBER
FP001

FLOOR PLAN

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

SDR-53792

SDR 53792
Ed Bernstein

516 S. 4th Street

Proposed 0.6 thousand square foot expansion of an existing office.

Traffic produced by proposed development:

Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.962	11.01	22
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.562	11.01	28
AM Peak Hour			1.55	4
PM Peak Hour			1.49	4

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	0.6	11.01	6
AM Peak Hour			1.55	1
PM Peak Hour			1.49	1

Existing traffic on all nearby streets:

4th Street	
Average Daily Traffic (ADT)	4,575
PM Peak Hour (heaviest 60 minutes)	366

Clark Avenue	
Average Daily Traffic (ADT)	3,050
PM Peak Hour (heaviest 60 minutes)	244

Bonneville Avenue	
Average Daily Traffic (ADT)	3,838
PM Peak Hour (heaviest 60 minutes)	307

	Adjacent Street ADT Capacity
4th Street	31,080
Clark Avenue	31,080
Bonneville Avenue	31,080

This project is expected to add about 6 trips per day on 4th St., Clark Ave. & Bonneville Ave. Currently, 4th is at about 15% of capacity, Clark at about 10% of capacity and Bonneville at about 12% of capacity. With this project, these capacities are not expected to change.

Based on Peak Hour use, this project will add about 1 trip in the peak hour.

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

SDR-53792 [PRJ-53594] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: ED BERNSTEIN - OWNER: CROSSHILL 1, LLC
516 SOUTH 4TH STREET

05/08/14

SDR-53792 [PRJ-53594] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: ED BERNSTEIN - OWNER: CROSSHILL 1, LLC
516 SOUTH 4TH STREET

05/08/14

SDR-53792 [PRJ-53594] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: ED BERNSTEIN - OWNER: CROSSHILL 1, LLC
516 SOUTH 4TH STREET

05/08/14

SDR-53792 [PRJ-53594] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: ED BERNSTEIN - OWNER: CROSSHILL 1, LLC
516 SOUTH 4TH STREET

05/08/14

ENCOMPASS STUDIO
architecture + interiors

estudiovegas.com

April 17, 2014

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

Re: **Justification Letter Ed Bernstein Expansion**
516 4th St., Las Vegas, APN No. 139-34-311-115

To whom it may Concern:

The purpose this letter is to justify the expansion of the existing office for Ed Bernstein and Associates. We propose adding additional office space. There will be no change to the existing use and hours of operation are to remain 8:00 am to 5:00 pm Monday through Friday. The office expansion is relatively small at approximately 600 sq. ft. Per the Downtown Centennial Plan, there is no rear building setbacks in the office core district where the expansion is proposed. In addition to the building expansion, a proposed landscape area at the front yard of the building that consists of the following: accessible ramp, stair, planter box, rock landscape, various plants, palm tree and existing plants to remain.

Sincerely,

ENCOMPASS STUDIO

Barrett Powley, AIA LEED AP
Principal

SDR-53792

PRJ-53594
04/21/14

principals:
Barrett Powley, architect
Deb Hopson, registered interior designer

241 West Charleston Blvd, Suite 155, Las Vegas, NV 89102 | 702.733.7759

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

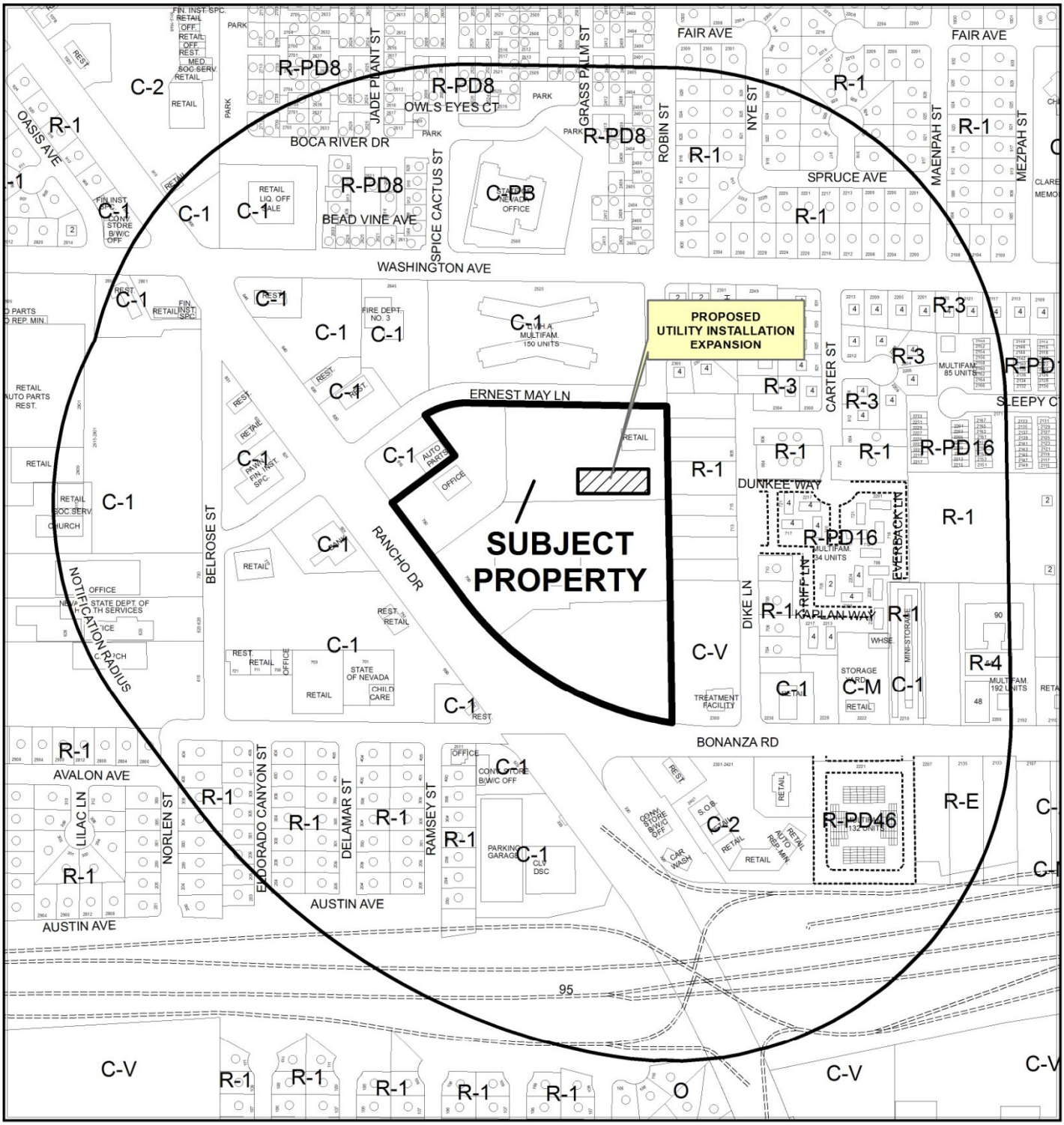
SUBJECT:
SDR-53862 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC. - Request for a Site Development Plan Review FOR A 12,024 SQUARE-FOOT BUILDING AND 3,344 SQUARE-FOOT GENERATOR YARD EXPANSION TO AN EXISTING 3,450 SQUARE-FOOT UTILITY INSTALLATION on 3.9 acres at 2451 Ernest May Lane (APN 139-29-715-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-53620].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

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



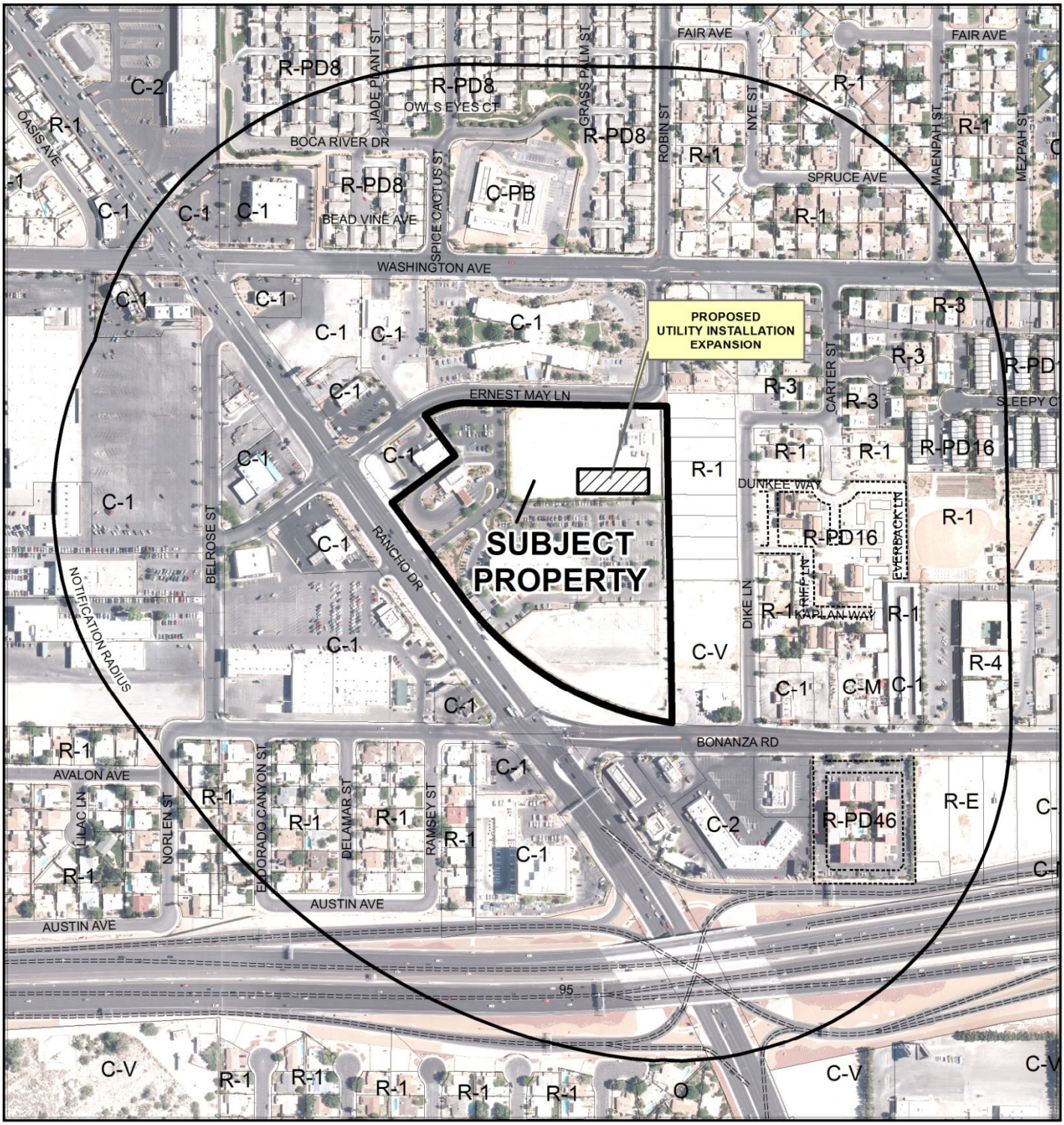
0 300 600 Feet

CASE: **SDR-53862 (PRJ-53620)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SDR-53862 (PRJ-53620)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-53862 APN: 139-29-715-003

Name of Property Owner: Cox Communications

Name of Applicant: David Diers

Name of Representative: Greg Sietz

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: David Diers

Subscribed and sworn before me

This 21 day of April, 2014

_____

Notary Public in and for said County and State

Pamela L. Mann
Notary Public - Arizona
Maricopa County
My Commission Expires
January 20, 2017

PRJ-53620
04/24/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Planning Approval

Project Address (Location) 2451 Ernest May Lane Las Vegas Nevada 89106

Project Name Ernest May STC **Proposed Use** Technical

Assessor's Parcel #(s) 139-29-715-003 **Ward #** 5-Barlow

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

Commercial Square Footage New; 15,368 Exist; 4,300 **Floor Area Ratio** N/A

Gross Acres 3.09 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Cox Communications INC **Contact** David Diers

Address 1700 Vega Dr **Phone:** (702) 545-1450 **Fax:**

City Las Vegas **State** Nevada **Zip** 89106

E-mail Address david.diers@cox.com

APPLICANT Cox Communications Las Vegas **Contact** David Diers

Address 1700 Vegas Dr **Phone:** (702) 545-1450 **Fax:**

City Las Vegas **State** Nevada **Zip** 89106

E-mail Address david.diers@cox.com

REPRESENTATIVE Michael J Baker Inc **Contact** Greg Sietz

Address 2929 N Central Ave Suite 800 **Phone:** (602) 279-1234 **Fax:** (602) 279-1411

City Phoenix **State** Az **Zip** 85012

E-mail Address Gregory.Seitz@mbakerintl.com

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

Property Owner Signature* _____

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

Print Name David Diers VP Technology

Subscribed and sworn before me

This 21 day of April, 20 14.

Pamela L. Mann

Notary Public in and for said County and State

Pamela L. Mann
Notary Public - Arizona
Maricopa County
My Commission Expires
January 20, 2017

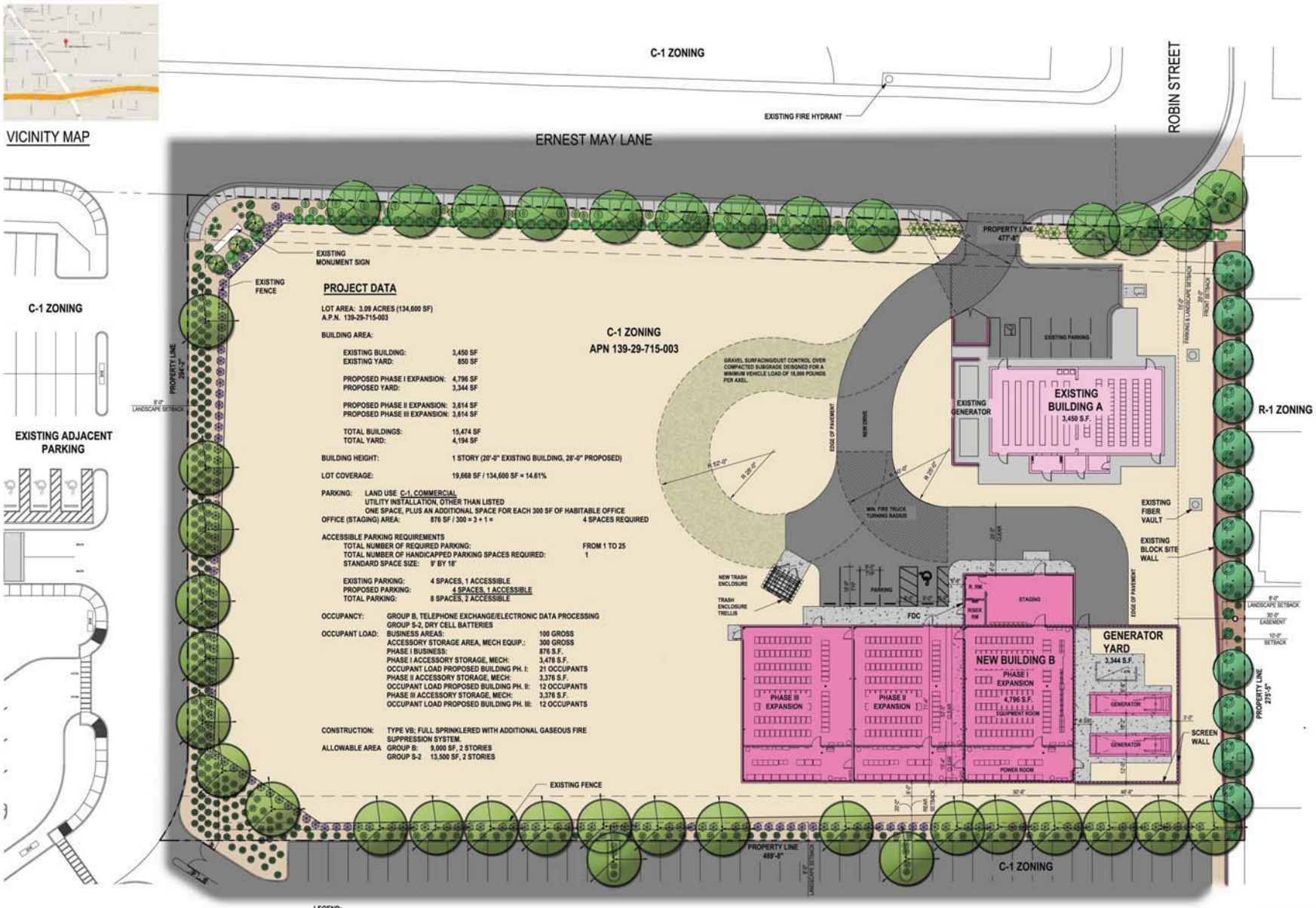
FOR DEPARTMENT USE ONLY

Case #	SDR-53862
Meeting Date:	06/10/14 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-53689
04/24/14

Revised 10/27/08



ARCHITECTURAL SITE PLAN

1

PRJ-53620
04/24/14

SDR-53862

NEVADA
Corporate Office
10150 Covington Cross Drive
Las Vegas, Nevada 89144
702.731.2033 T
702.731.2039 F
jmarch.com

jma
elevated architecture

ERNEST MAY LANEMTC FACILITY
2451 ERNEST MAY LANE
LAS VEGAS, NV. 89106

COX COMMUNICATIONS

Issued for: PLANNING SUBMTT

Date: 04/23/2014

Revisions

Copyright 2014 JMA Architects Inc.
Contractor shall check and verify all dimensions prior to commencing work. Drawings are not to be scaled.

Project Number: Project Numbe

ARCHITECTURAL SITEPLAN

A1.1

VICINITY MAP

C-1 ZONING

EXISTING FIRE HYDRANT

ERNEST MAY LANE

ROBIN STREET

EXISTING MONUMENT SIGN

EXISTING FENCE

C-1 ZONING

EXISTING ADJACENT PARKING

PROPERTY LINE 254'-0"

8'-0" LANDSCAPE SETBACK

PROJECT DATA

LOT AREA: 3.09 ACRES (134,600 SF)
A.P.N. 139-29-715-003

BUILDING AREA:

EXISTING BUILDING:	3,450 SF
EXISTING YARD:	850 SF
PROPOSED PHASE I EXPANSION:	4,796 SF
PROPOSED YARD:	3,344 SF
PROPOSED PHASE II EXPANSION:	3,614 SF
PROPOSED PHASE III EXPANSION:	3,614 SF
TOTAL BUILDINGS:	15,474 SF
TOTAL YARD:	4,194 SF

BUILDING HEIGHT: 1 STORY (20'-0" EXISTING BUILDING, 28'-0" PROPOSED)

LOT COVERAGE: 19,668 SF / 134,600 SF = 14.61%

PARKING: LAND USE C-1, COMMERCIAL
UTILITY INSTALLATION, OTHER THAN LISTED
ONE SPACE, PLUS AN ADDITIONAL SPACE FOR EACH 300 SF OF HABITABLE OFFICE
OFFICE (STAGING) AREA: 876 SF / 300 = 3 + 1 = 4 SPACES REQUIRED

ACCESSIBLE PARKING REQUIREMENTS
TOTAL NUMBER OF REQUIRED PARKING: FROM 1 TO 25
TOTAL NUMBER OF HANDICAPPED PARKING SPACES REQUIRED: 1
STANDARD SPACE SIZE: 9' BY 18'

EXISTING PARKING: 4 SPACES, 1 ACCESSIBLE
PROPOSED PARKING: 4 SPACES, 1 ACCESSIBLE
TOTAL PARKING: 8 SPACES, 2 ACCESSIBLE

OCCUPANCY: GROUP B, TELEPHONE EXCHANGE/ELECTRONIC DATA PROCESSING
GROUP S-2, DRY CELL BATTERIES

OCCUPANT LOAD:

BUSINESS AREAS:	100 GROSS
ACCESSORY STORAGE AREA, MECH EQUIP.:	300 GROSS
PHASE I BUSINESS:	876 S.F.
PHASE I ACCESSORY STORAGE, MECH:	3,478 S.F.
OCCUPANT LOAD PROPOSED BUILDING PH. I:	21 OCCUPANTS
PHASE II ACCESSORY STORAGE, MECH:	3,376 S.F.
OCCUPANT LOAD PROPOSED BUILDING PH. II:	12 OCCUPANTS
PHASE III ACCESSORY STORAGE, MECH:	3,376 S.F.
OCCUPANT LOAD PROPOSED BUILDING PH. III:	12 OCCUPANTS

CONSTRUCTION: TYPE VB: FULL SPRINKLERED WITH ADDITIONAL GASEOUS FIRE SUPPRESSION SYSTEM.

ALLOWABLE AREA GROUP B: 9,000 SF, 2 STORIES
GROUP S-2 13,500 SF, 2 STORIES

C-1 ZONING
APN 139-29-715-003

GRAVEL SURFACING/DUST CONTROL OVER COMPACTED SUBGRADE DESIGNED FOR A MINIMUM VEHICLE LOAD OF 18,000 POUNDS PER AXEL.

EXISTING PARKING

EXISTING GENERATOR

EXISTING BUILDING A
3,450 S.F.

R-1 ZONING

EDGE OF PAVEMENT

NEW DRIVE

R 28'-0"

R 30'-0"

MIN. FIRE TRUCK TURNING RADIUS

EXISTING FIBER VAULT

EXISTING BLOCK SITE WALL

NEW TRASH ENCLOSURE

TRASH ENCLOSURE TRELLIS

PARKING

FDC

R. HSE.

STAGING

FIBER RM

NEW BUILDING B
PHASE I EXPANSION
4,796 S.F.

PHASE III EXPANSION

PHASE II EXPANSION

GENERATOR YARD
3,344 S.F.

GENERATOR

EQUIPMENT ROOM

POWER ROOM

SCREEN WALL

PROPERTY LINE 275'-0"

PROPERTY LINE 477'-8"

PROPERTY LINE 489'-8"

PARKING & LANDSCAPE SETBACK

LANDSCAPE SETBACK

EASEMENT

SETBACK

REAR SETBACK

EXISTING FENCE

C-1 ZONING

LEGEND:
PROPOSED BUILDINGS
EXISTING BUILDING

NOTE:
FOR LANDSCAPE INFORMATION, REFER SHEET L1.1

ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

PRJ-53620
04/24/14

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VEGAS, NV. 89106

COX COMMUNICATIONS

Issued for: PLANNING SUBMITT

Date: 04/23/2014

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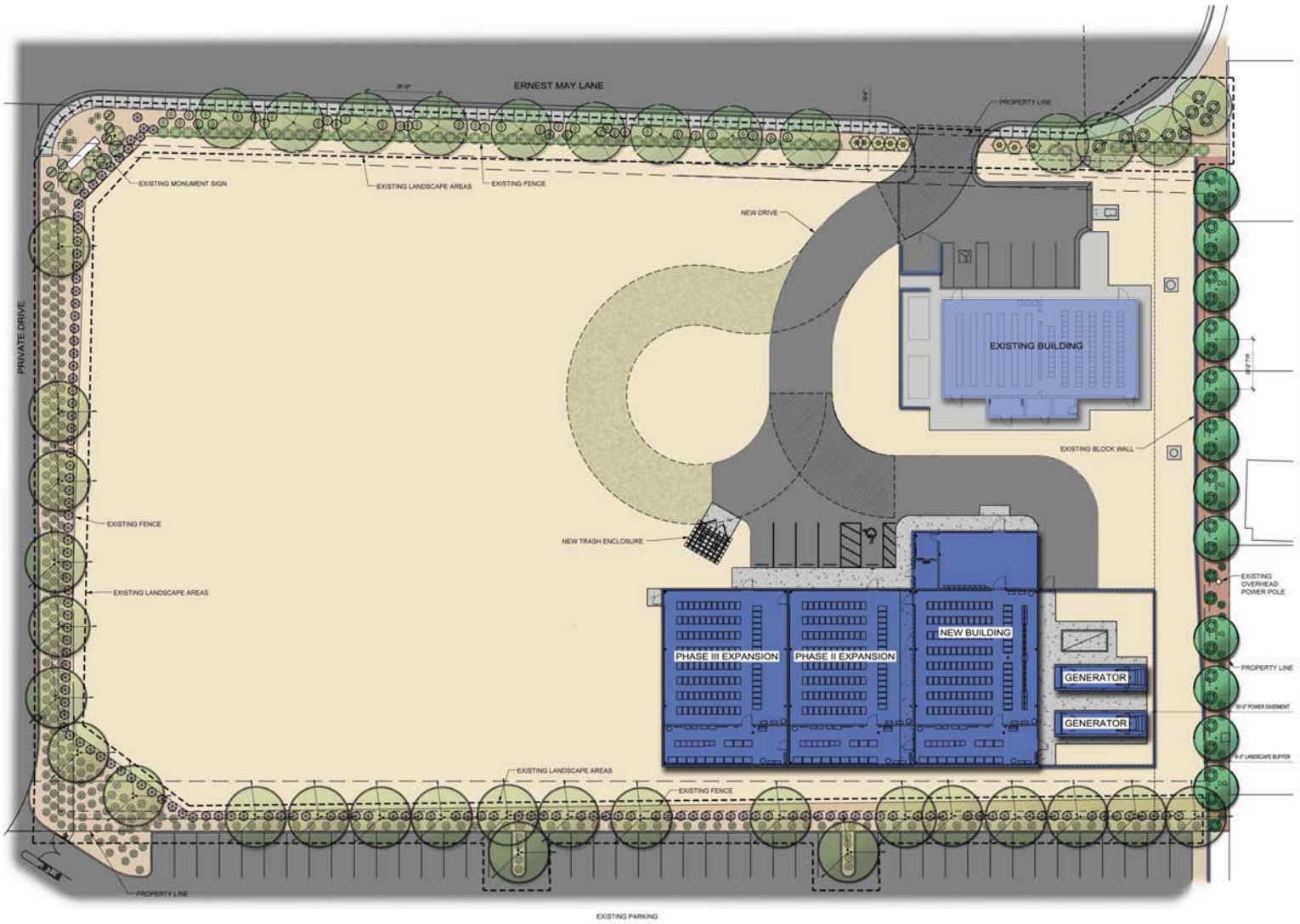
ARCHITECTURAL SITEPLAN

A1.1

SDR-53862



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME COMMON NAME	NEW QTY.	CALIPER MINIMUM SIZE	EX. QTY.
	FRAXINUS VELUTINA 'RIO GRANDE' FAN-TEX ASH			13
	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI TRUNK- 1" CALIPER PER TRUNK	12	1" 24" BOX	
	PROSOPIS CHILENSIS CHILEAN MESQUITE			24
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM			3

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	NEW QTY.	MINIMUM SIZE	EX. QTY.
	BACCHARIS HYBRID 'STARN THOMPSON' STARN THOMPSON BACCHARIS			4
	DALEA CAPITATA 'SIERRA GOLD' TM SIERRA GOLD DALEA			40
	DALEA GREGGII TRAILING INDIGO BUSH			8
	HESPERALOE PARVIFLORA 'RED' RED YUCCA			7
	LANTANA SP. 'NEW GOLD' GOLDEN LANTANA			8
	LEUCOPHYLLUM C. 'THUNDER CLOUD' TM VIOLET SILVERLEAF RANGER			134
	LEUCOPHYLLUM L. 'LYNN'S LEGACY' LYNN'S TEXAS RANGER	27	5 GALLON	9
	PYROCANTHA KOIDZUMII 'SANTA CRUZ' TRAILING PYRACANTHA			65
	ROSMARINUS OFFICINALIS 'IRENE' IRENE ROSEMARY	27	5 GALLON	282

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	NEW QUANTITY	DETAIL
DG	DECOMPOSED GRANITE. SIZE: 1/2" SCREENED. COLOR RED TO MATCH EXISTING. 2" MINIMUM DEPTH.	2,636 S.F.	-

PLANTING NOTES

1. DECOMPOSED GRANITE (DG) - INSTALL THE MINIMUM LAYER OF DECOMPOSED GRANITE/ROCK IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
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SITE ANALYSIS:

TOTAL LANDSCAPE AREA:	16,856 SF
TOTAL OPEN SPACE AREA:	119,126 SF
TOTAL AREA:	134,600 SF

0 20' 40' 60'
SCALE: 1" = 20'

PRJ-53620
04/24/14

southwick sla
LANDSCAPE ARCHITECTS

1700 W Horizon Ridge Pkwy, Suite 203 Henderson NV 89012 702.997.5108 www.southwicksla.com

NEVADA
Corporate Office
10150 Covington Cross Drive
Las Vegas, Nevada 89144
702.731.2033 T
702.731.2039 F
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elevated architecture

ERNEST MAY LANE
MTC FACILITY
2451 ERNEST MAY LANE
LAS VEGAS, NV. 89106

COX COMMUNICATIONS

Issued for: Planning Submittal

Date: 4/18/2014

Revisions

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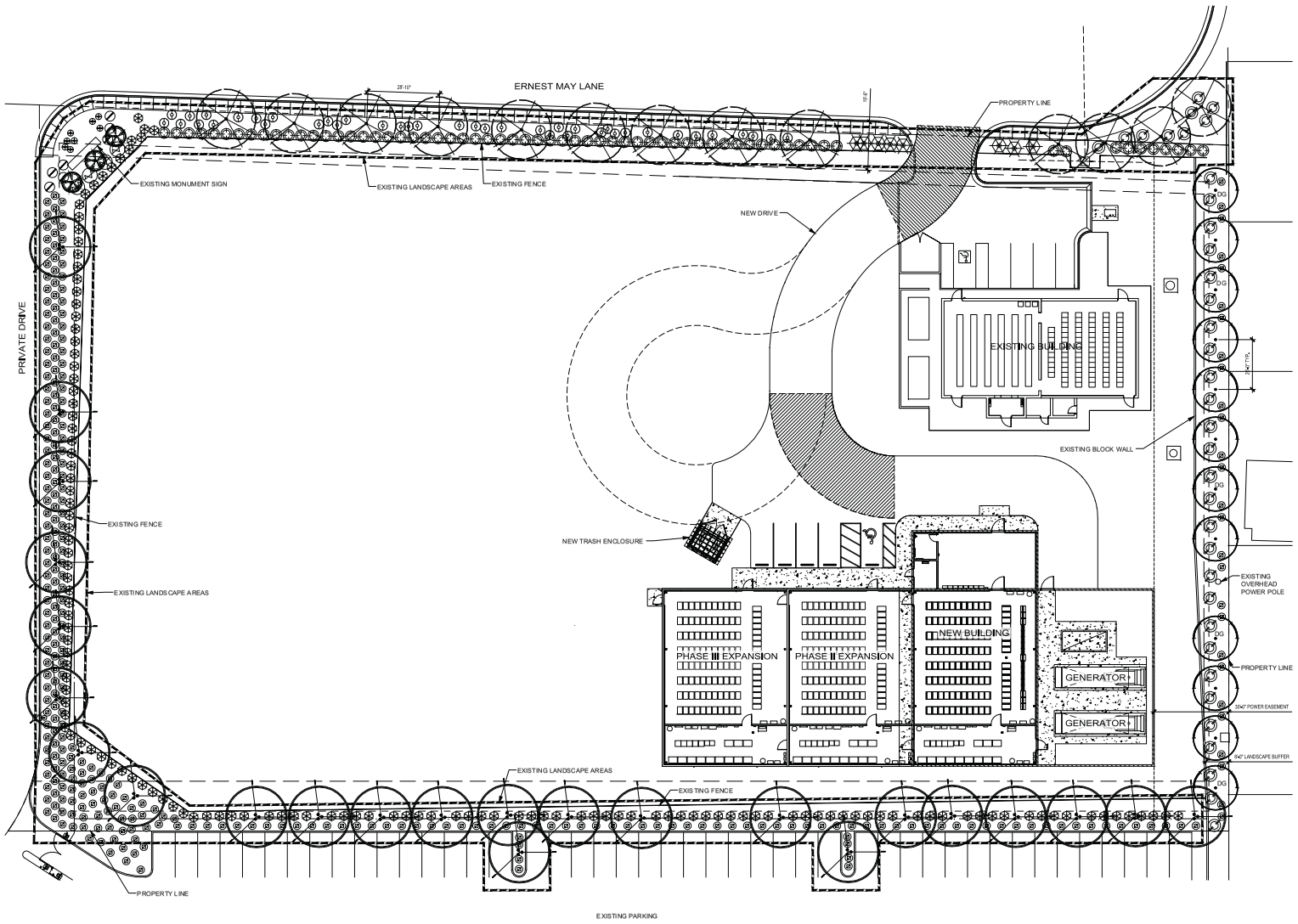
Contractor shall check and verify all dimensions prior to commencing work. Drawings are not to be scaled.

Project Number: 14-014

LANDSCAPE PLAN

L1.1

SDR-53862



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COX COMMUNICATIONS

Issued for: Planning Submittal

Date: 4/18/2014

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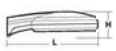
Project Number: 14-014

LANDSCAPE PLAN

L1.1

PROPOSED EXTERIOR LIGHTING FIXTURE:
DARK SKY ORDINANCE COMPLIANT

MR2 LED
LED Area Luminaire



Specifications

EPA:
Length:
Width:
Height:
Weight (max):

Introduction

The Omero™ family of luminaires blends a traditional round dyform with contemporary, low-profile styling to accent architectural elements in a variety of applications.

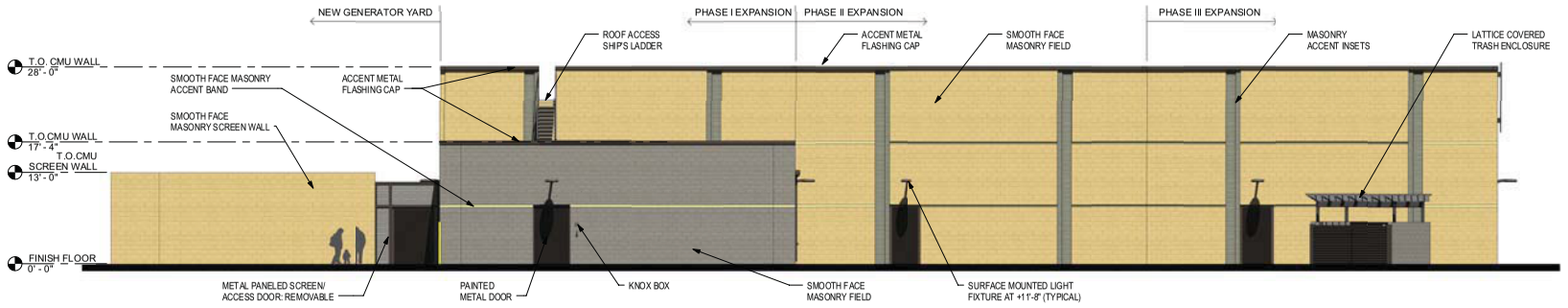
The MR2 LED combines the latest in LED technology with the designer aesthetic of the Omero™ family for stylish, high-performance illumination that lasts. The MR2 LED is ideal for replacing 250-400W metal halide in area lighting applications with typical energy savings of 65%and expected service life of over 100,000 hours.

SMOOTH FACE CMU FIELD SUPERLITE PEACH

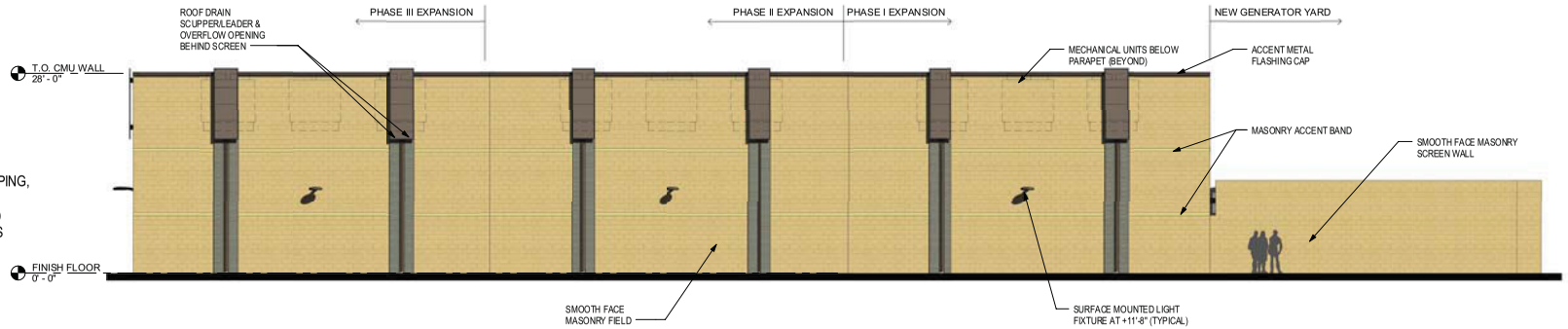
SMOOTH FACE CMU FIELD SUPERLITE CHARCOAL

GROUND FACE CMU ACCENT BAND TRENDSTONE PLUS KNIGHT GOLD

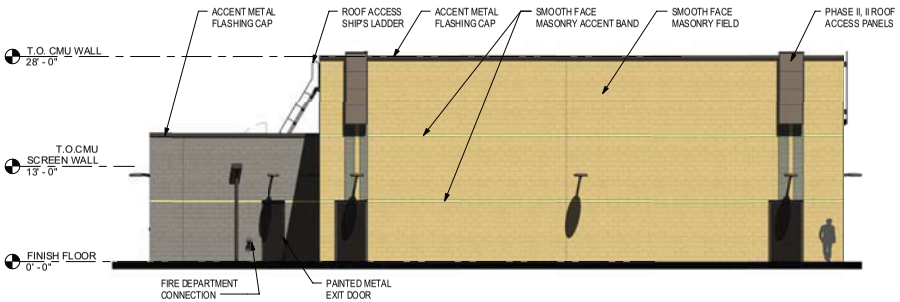
METAL ACCENT (COPING, DOORS, TRASH ENCLOSURE GATES) SHERWIN - WILLIAMS DOWN HOME



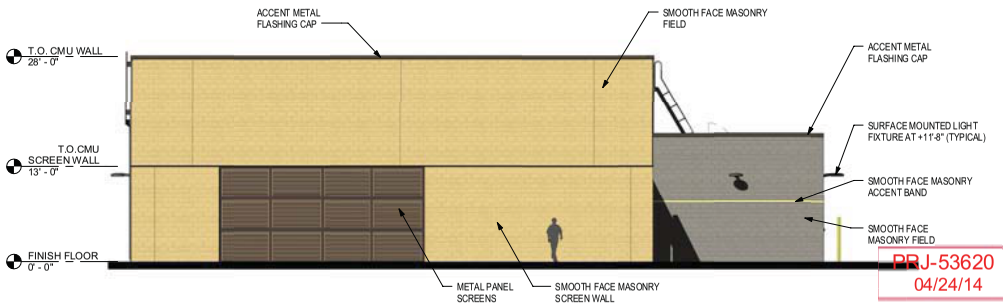
NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0"



WEST ELEVATION 4
SCALE: 1/8" = 1'-0"



EAST ELEVATION 3
SCALE: 1/8" = 1'-0"

NEVADA
Corporate Office
1050 E. Flamingo Cross Drive
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702.731.2033 T
702.731.2039 F
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elevated architecture

ERNEST MAY LANE MTC FACILITY
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LAS VEGAS, NV. 89106

COX COMMUNICATIONS

Issued for: PLANNING SUBMTTL.

Date: 04/23/2014

Revisions

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Contractor shall check and verify all dimensions prior to commencing work. Drawings are not to be scaled.

Project Number: 138417

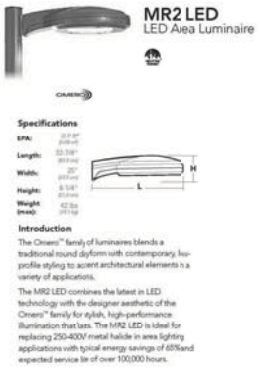
COLOR BUILDING ELEVATIONS

PRJ-53620
04/24/14

A0.1

SDR-53862

PROPOSED EXTERIOR LIGHTING FIXTURE:
DARK SKY ORDINANCE COMPLIANT



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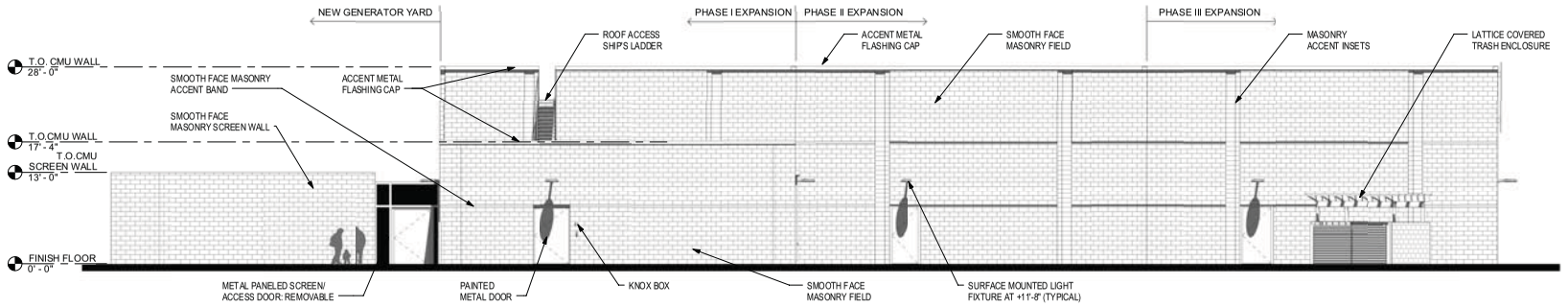

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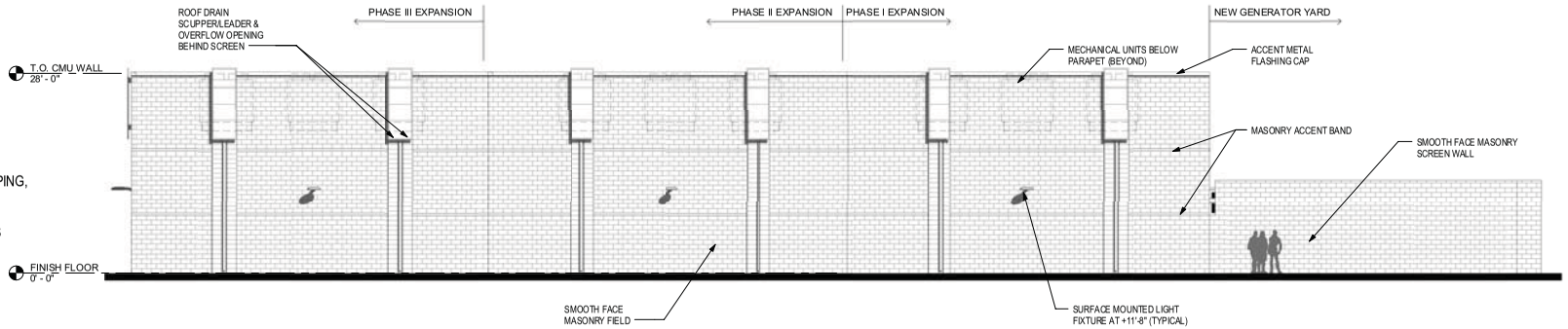

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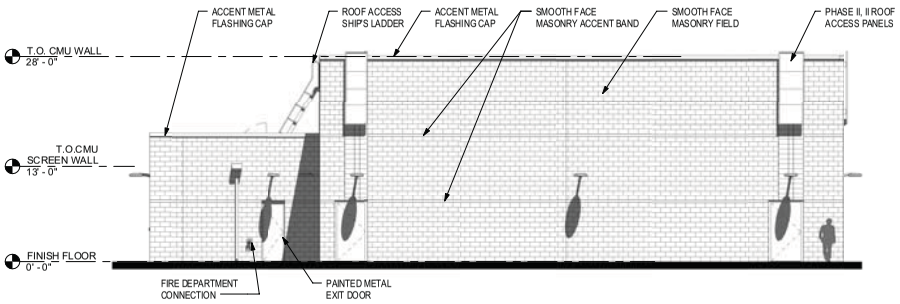

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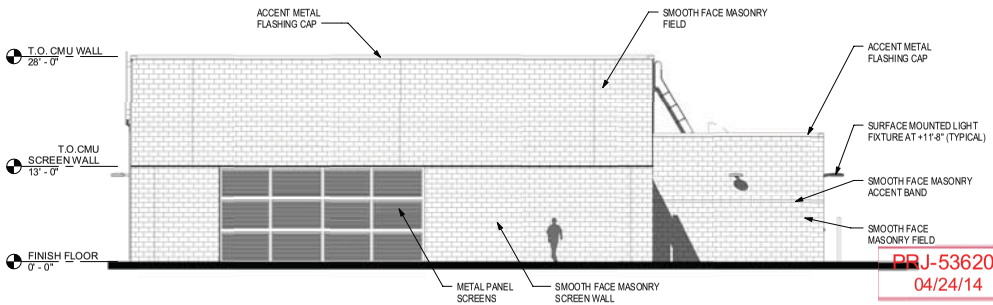

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Project Number: 138417

COLOR BUILDING ELEVATIONS

PRJ-53620
04/24/14

A0.1

SDR-53862

SDR-53862 [PRJ-53620] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: COX COMMUNICATIONS LV, INC.
2451 ERNEST MAY LANE

05/01/14

SDR-53862 [PRJ-53620] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: COX COMMUNICATIONS LV, INC.
2451 ERNEST MAY LANE

05/01/14

April 21st 2014

Ernest May STC Formal Planning Justification

To: City of Las Vegas Planning Commission

Cox Communication Las Vegas Inc. is submitting an application for your consideration of approval to build a new 4796sqft building with a 3344sqft generator/utility yard. Future expansions have been shown on the plans but will only be needed for future growth of Phase II 3614sqft and Phase III at 3614sqft. This new building is considered by Cox to be a technical facility that supports Cox residential, commercial and hospitality customers with telephone, high-speed data, and video services. The facility houses equipment that also supports 911 emergency support services, Las Vegas Convention Center and hospitality services along the Las Vegas Strip. This new facility and its future expansions will provide the space required to support the equipment that provides services to Las Vegas growing customer requirements from Cox Communications Las Vegas.

The building consists of a small staging area for equipment receiving and unpacking, a large equipment room for service content and a power room to support the internal equipment. The traffic to and from the site is minimal once the site is active within the first year of construction completion and the staffing is minimal to support the facility. This will alleviate any concerns for added traffic to the city streets or increased noise from the site.

Thank you for your time and consideration of the Cox facility plan.

Thank you,

David Diers

V.P Southwest Region Technology

SDR-53862

PRJ-53620
04/24/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

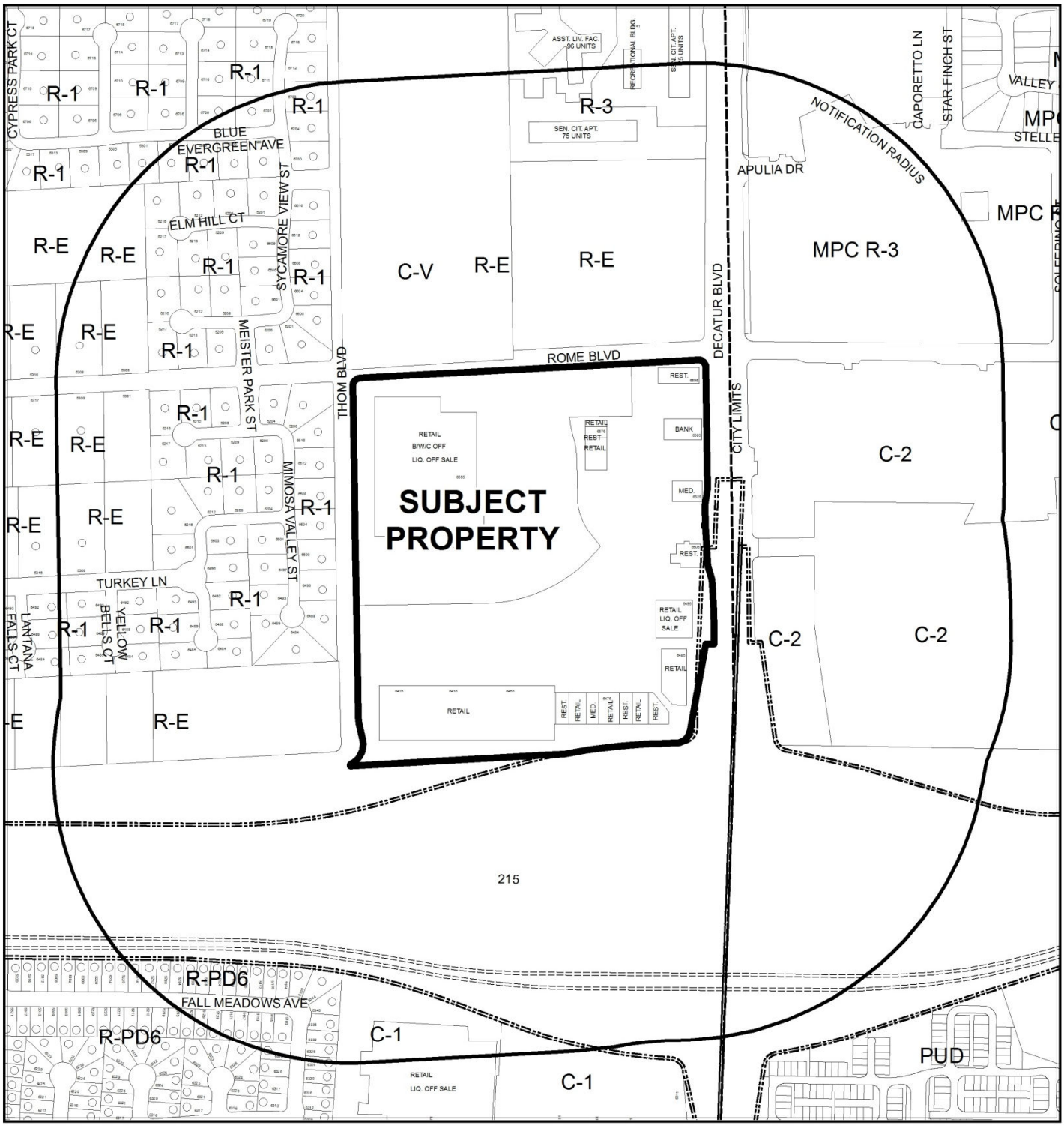
SUBJECT:
MSP-53766 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC - Request for an amendment to a previously approved Master Sign Plan (MSP-8346) TO ADD ONE FREESANDING SIGN AND ONE MONUMENT SIGN TO THE INTERIOR OF A SHOPPING CENTER on 35 acres at 6415 North Decatur Boulevard (APN 125-24-811-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross) [PRJ-53623].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

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



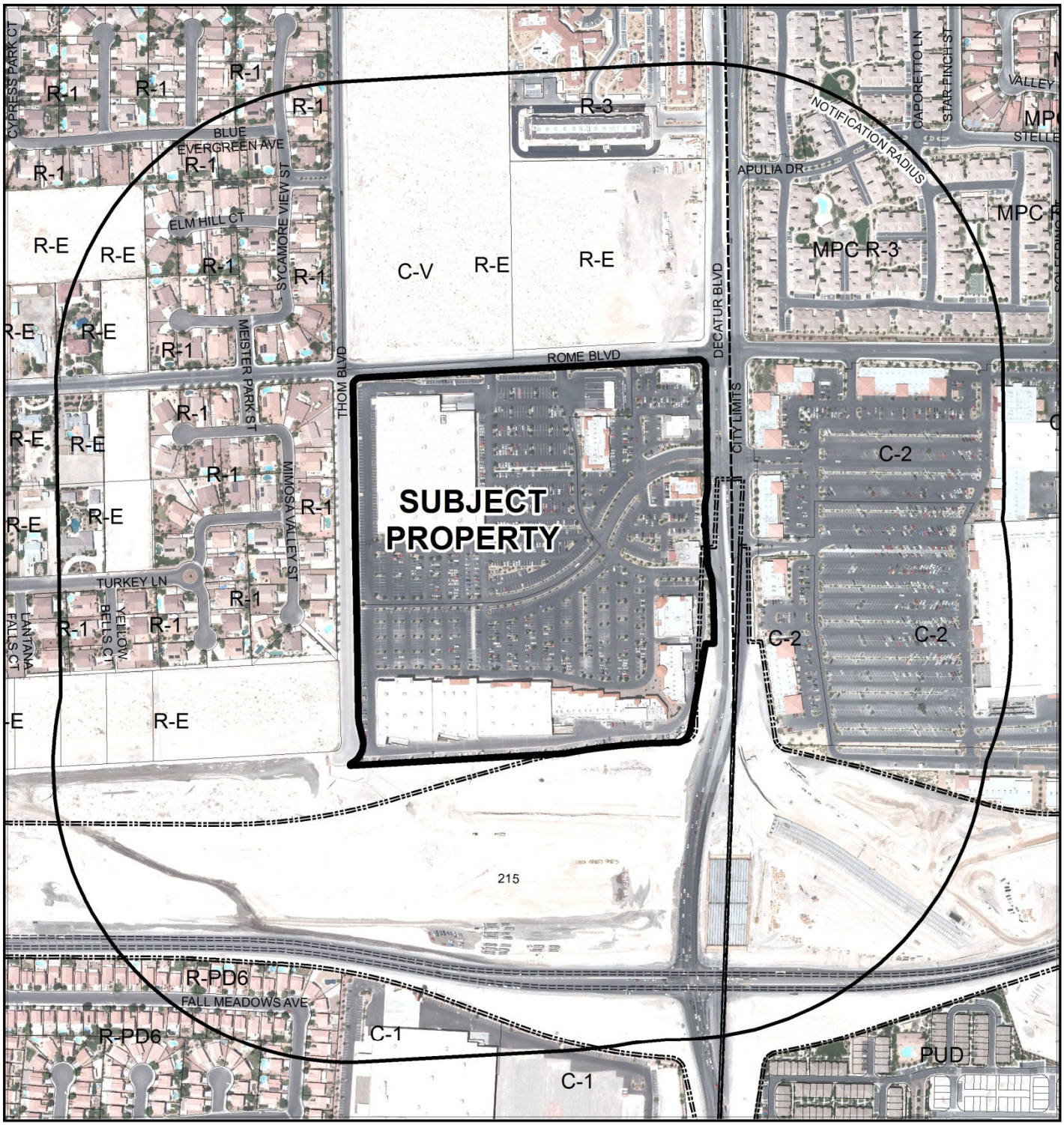
CASE: **MSP-53766 (PRJ-53623)**

RADIUS: 1000 FEET

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

0 400 800 Feet

N



CASE: **MSP-53766 (PRJ-53623)**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-53766 APN: 125-24-811-003

Name of Property Owner: Shadow Mountain Marketplace, LLC

Name of Applicant: Shadow Mountain Marketplace, LLC

Name of Representative: Vision Signs, 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: _____

Print Name: See Attached

~~Subscribed~~ and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and ~~State~~

PRJ-53623
04/24/14

California Jurat

State of California

County of Santa Barbara

S.S.

Subscribed and sworn to (or affirmed) before me on this 11th day of March (Month),

20 14, by Kimberly Schizas (Name of Signer (1)) and

n/a (Name of Signer (2)), proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

JOSALYN RAE BURCHAM
COMM. #1989917
Notary Public · California
Santa Barbara County
My Comm. Expires Aug. 31, 2016

Signature of Notary Public

Josalyn Rae Burcham, Comm# 1989917, EXP: 8/31/2016

For other required information (Notary Name, Commission No. etc.)

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

City of Las Vegas - Dept. of Planning
Application / Petition Form
New interior multi-tenant monument signage
Shadow Mountain Marketplace
6475 N. Decatur Blvd. Las Vegas, NV 89131

containing 1 pages, and dated March 7, 2014

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
☒ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:

Page # 13 Entry # 1

Notary contact: _____

Other

☒ Affiant(s) Thumbprint(s) ☐ Describe: _____

MSP-53766

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PRJ-53623
04/21/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: New interior mulit-tenant monument signage

Project Address (Location) 6475 N. Decatur Blvd., Las Vegas, NV 89131

Project Name Shadow Mountain Marketplace **Proposed Use** signage

Assessor's Parcel #(s) 125-24-811-003 **Ward #** 6

General Plan: existing shoppin proposed ____ **Zoning:** existing commerc proposed ____

Commercial Square Footage 200,000 **Floor Area Ratio** n/a

Gross Acres 26 **Lots/Units** n/a **Density** n/a

Additional Information ____

PROPERTY OWNER Shadow Mountain Marketplace, LL **Contact** Kim Schizas

Address 1125 Vereda Del Ciervo **Phone:** (805) 968-2021 **Fax:** (805) 968-7147

City Goleta **State** CA **Zip** 93117

E-mail Address kim@wynmark.com

APPLICANT Shadow Mountain Marketplace, LLC **Contact** Kim Schizas

Address 1125 Vereda Del Ciervo **Phone:** (805) 968-2921 **Fax:** (805) 968-7147

City Goleta **State** CA **Zip** 93117

E-mail Address kim@wynmark.com

REPRESENTATIVE Vision Signs, Inc. **Contact** Jeff Quintana

Address 6630 Arroyo Springs Street, Suite 600 **Phone:** (702) 895-7474 **Fax:** (702) 895-7444

City Las Vegas **State** NV **Zip** 89113

E-mail Address jeffq@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* Kimberly Schizas

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

Print Name Kimberly Schizas

Subscribed and sworn before me See attached

This ____ day of ____, 20 ____.

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	MSP-53766
Meeting Date:	06/10/14 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.

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

PRJ-53623
04/21/14

California Jurat

State of California

County of Santa Barbara } **S.S.**

Subscribed and sworn to (or affirmed) before me on this 11th day of March (Month),

20 14, by Kimberly Schizas (Name of Signer (1)) and

n/a (Name of Signer (2)), proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

JOSALYN RAE BURCHAM
COMM. #1989917
Notary Public · California
Santa Barbara County
My Comm. Expires Aug. 31, 2016

Signature of Notary Public

Josalyn Rae Burcham, Comm# 1989917, EXP: 8/31/2016

For other required information (Notary Name, Commission No. etc.)

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

City of Las Vegas - Dept. of Planning
Application / Petition Form
New interior multi-tenant monument signage
Shadow Mountain Marketplace
6475 N. Decatur Blvd. Las Vegas, NV 89131

containing 1 pages, and dated March 7, 2014

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
☒ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:

Page # 13 Entry # 1

Notary contact: _____

Other

☒ Affiant(s) Thumbprint(s) ☐ Describe: _____

MSP-53766

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PRJ-53623
04/21/14

NOT FOR PRODUCTION
CUSTOMER APPROVAL REQUIRED

(11) TOTAL EXISTING FREESTANDING SIGNS

(2) TOTAL PROPOSED FREESTANDING SIGNS

(13) TOTAL FREESTANDING SIGNS

VICINITY MAP NOT TO SCALE

north

1 FREESTANDING ARCHWAY SIGN STRUCTURAL SUPPORT
SCALE: N.T.S.*

PRJ-53623
04/21/14

SITE PLAN N.T.S

MSP-53766

Shadow Mountain Marketplace
6470 N. DECATUR BLVD

VISION SIGN INC
6630 Arville St. Suite 600
Las Vegas, NV 89113
Phone: 702-871-7474
NV CONTRACTOR LICENSE #42778

JOB NO. 15642
DATE 12/2/13
DRAWN DERRICK
SALES JEFF G.
FILE NAME SHADOWMTN15642
FOLDER

REVISIONS

FIELD SURVEY REQUIRED PRIOR TO PRODUCTION

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART IS PROHIBITED.

The signage indicated on this design is intended for visual concept and not to scale. Actual placement and size is subject to existing conditions.

PAGE
SITE

PRJ-53623
04/21/14

1 EXISTING ELEVATION w/ CONCEPTUAL FREESTANDING ARCHED SIGN
SCALE: 3/16"=1'-0"

SEE DETAIL PAGE 001A

MSP-53766

NOT FOR PRODUCTION
CUSTOMER APPROVAL REQUIRED

Shadow Mountain Marketplace
8470 N. DECATUR BLVD

VISION SIGN INC
NV CONTRACTOR LICENSE #47776

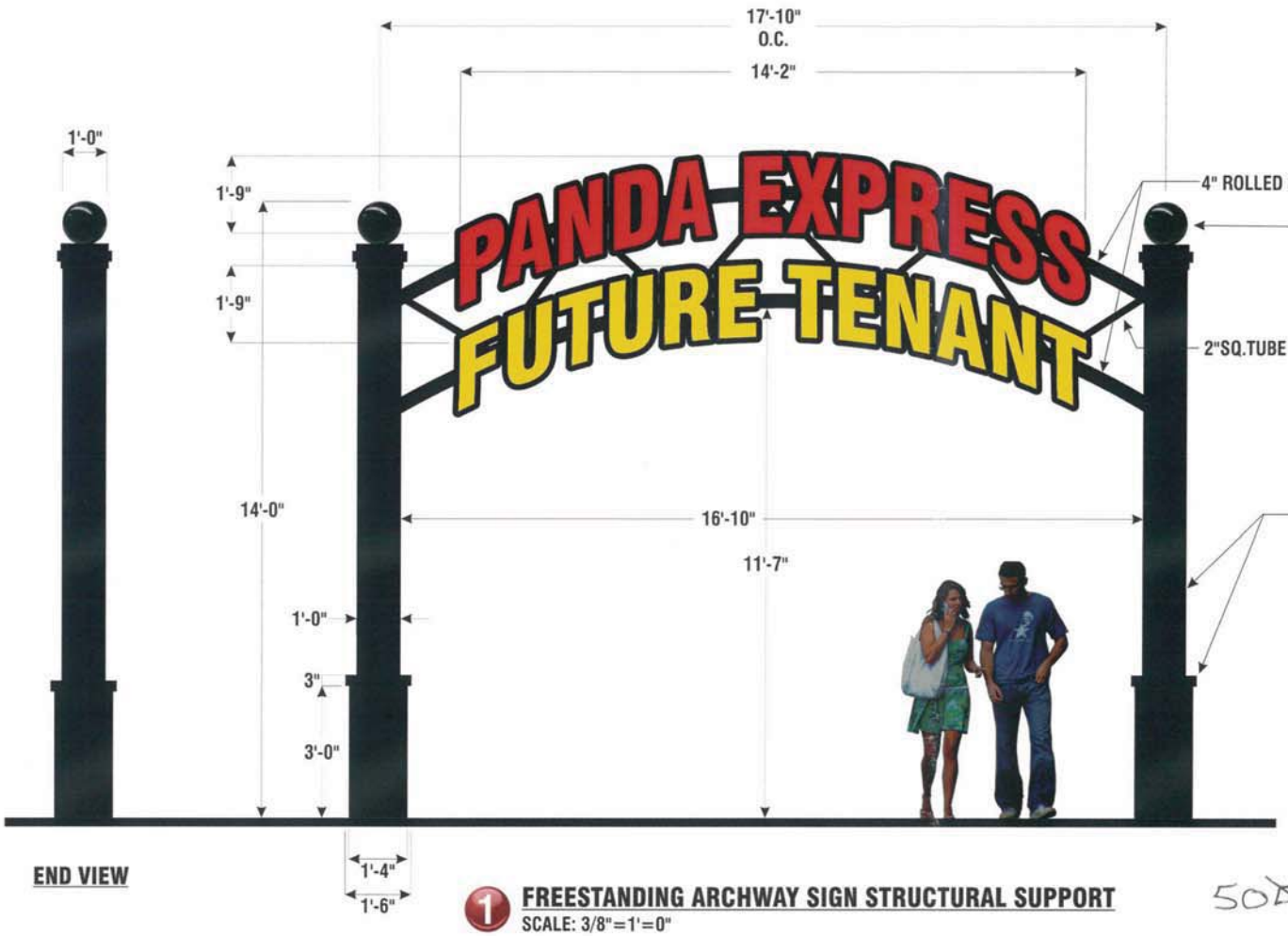
JOB NO 16642
DATE 12/2/13
DRAWN DERRICK
SALES JEFF G.
FILE NAME SHADOWMTN.MAP
FOLDER

REVISIONS

FIELD SURVEY REQUIRED PRIOR TO PRODUCTION

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

PAGE 001



END VIEW

1 FREESTANDING ARCHWAY SIGN STRUCTURAL SUPPORT
SCALE: 3/8"=1'=0"

504

PRJ-53623
04/21/14

MSP-53766

NOT FOR PRODUCTION
CUSTOMER APPROVAL REQUIRED

Shadow Mountain Marketplace
6470 N. DECATUR BLVD

VISION SIGN INC
6630 Arville St. Suite 100
Las Vegas, NV 89113
Phone: 702-895-7474
NV CONTRACTOR LICENSE #42776

JOB NO. 16642
DATE 12/4/13
DRAWN DERRICK
SALES JEFF O.
FILE NAME SHADOWMKTP16642
FOLDER

REVISIONS

FIELD SURVEY REQUIRED PRIOR TO PRODUCTION

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

PAGE 001a

2 EXISTING ELEVATION w/ CONCEPTUAL S/F RADIUS MONUMENT SIGN
SCALE: 3/8"=1'-0"

SEE DETAIL PAGE 002A

PRJ-53623
04/21/14

MSP-53766

NOT FOR PRODUCTION
CUSTOMER APPROVAL REQUIRED

Shadow Mountain Marketplace
4475 N. DECATUR BLVD

VISION SIGN INC
NV CONTRACTOR LICENSE #42778

JOB NO.	16642
DATE	12/24/13
DRAWN	GERBOX
SALES	JEFF O.
FILE NAME	SHADOWMTN16642
FOLDER	

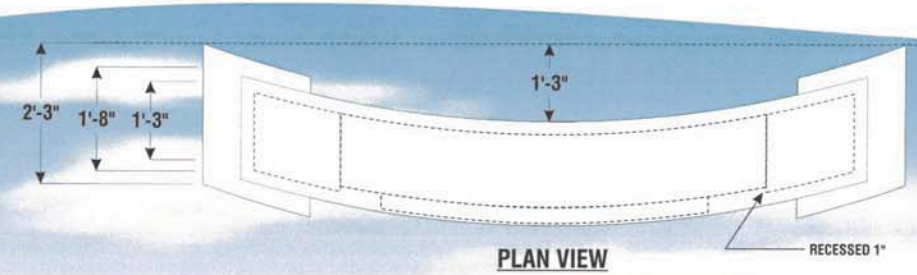
REVISIONS

FIELD SURVEY REQUIRED PRIOR TO PRODUCTION

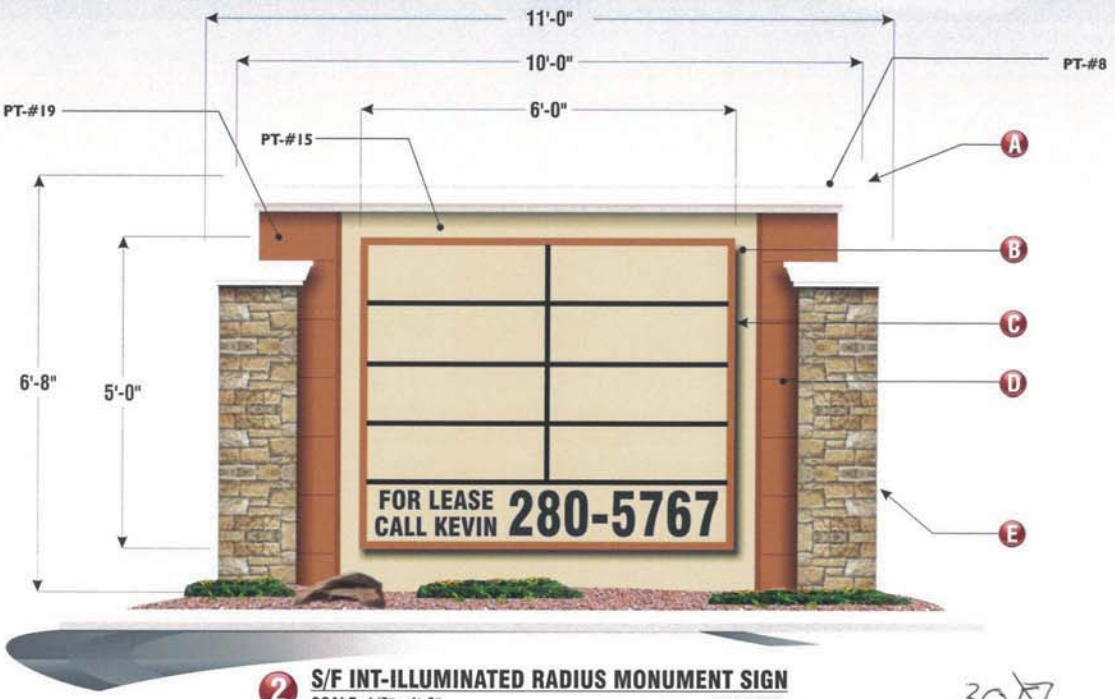
THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

PAGE 002

NOT FOR PRODUCTION
CUSTOMER APPROVAL REQUIRED



PLAN VIEW



2 S/F INT-ILLUMINATED RADIUS MONUMENT SIGN

SCALE: 1/2"=1'-0" (1) REQ'D.

30

END VIEW

A ALL CORNICE(S):
TEX-COTE / SAND-FINISH SHEET METAL CORNICE
PAINTED SHERWIN WILLIAMS PT #8
SW 1137 ANTIQUE WHITE FLAT.

B CENTER OF CABINET:
TEX-COTE / SAND-FINISH ALUMINUM
PAINTED SHERWIN WILLIAMS PT#15
SW 0028 CAEN STONE FLAT.

C TENANT CABINET:
3" DEEP ALUMINUM POP-OUT RETAINER
TEX-COTE / SAND-FINISH PAINT SHERWIN WILLIAMS
PT #19 SW 2321 BONFIRE FLAT.

TENANT PANELS:
3/16" WHITE LEXAN FACE OVERLAY w/ 3M #005 IVORY VINYL
TO SHOW-THRU COPY. ~ BLACK VINYL DIVIDER LINES.
ILLUM: T-12 FLUORESCENT LAMPS AS REQ'D.

D INNER SIDES OF CABINET:
TEX-COTE / SAND-FINISH ALUMINUM
PAINTED SHERWIN WILLIAMS PT#19
SW 2321 BONFIRE FLAT w/ ROUT-OUT
SCORE LINES TO SIMULATE TILE.

E DURA-ROCK BY VISION
STONE WORK BY OTHERS

PRJ-53623
04/21/14

PT-#8	PT-#15	PT-#19
SW 1137 ANTIQUE WHITE	SW 0028 CAEN STONE	SW 2321 BONFIRE

MSP-53766

Shadow Mountain Marketplace
6470 N. DECATUR BLVD

VISION SIGN INC
6630 Arville Street, Las Vegas, NV 89113
Phone: (702) 895-7414 Fax: (702) 895-7419
NV CONTRACTOR LICENSE #42776

JOB NO. 15642
DATE 12/2/13
DRAWN DERRICK
SALES JEFF D.
FILE NAME SHADOWMTN.SIGN
FOLDER

REVISIONS

FIELD SURVEY REQUIRED PRIOR TO PRODUCTION

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.
The sign(s) indicated on this drawing is (are) constructed to meet UL requirements and will be labeled accordingly by UL Laboratories.

PAGE 002a

MSP-53766 [PRJ-53623] - MASTER SIGN PLAN - APPLICANT/OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC
6415 NORTH DECATUR BOULEVARD

05/01/14

MSP-53766 [PRJ-53623] - MASTER SIGN PLAN - APPLICANT/OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC
6415 NORTH DECATUR BOULEVARD

05/01/14

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600 • Las Vegas, NV 89113
Phone: (702) 895-7474
Fax: (702) 895-7444

February 28, 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 (2) freestanding signs on the property located at 6415 N Decatur Blvd. Due to the unique design of this development, we feel that this signage is necessary to advertise businesses that may have a difficult time otherwise. We respectfully request an administrative review considering that the proposed signage is not visible from the public right-of-way. We feel that the design of the proposed signage will compliment the aesthetic theme of the existing signs and buildings. We hope you will agree that this signage is a great addition to this area of our city.

Sincerely,

Jesse Wetherill

PRJ-53623
04/21/14

MSP-53766

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

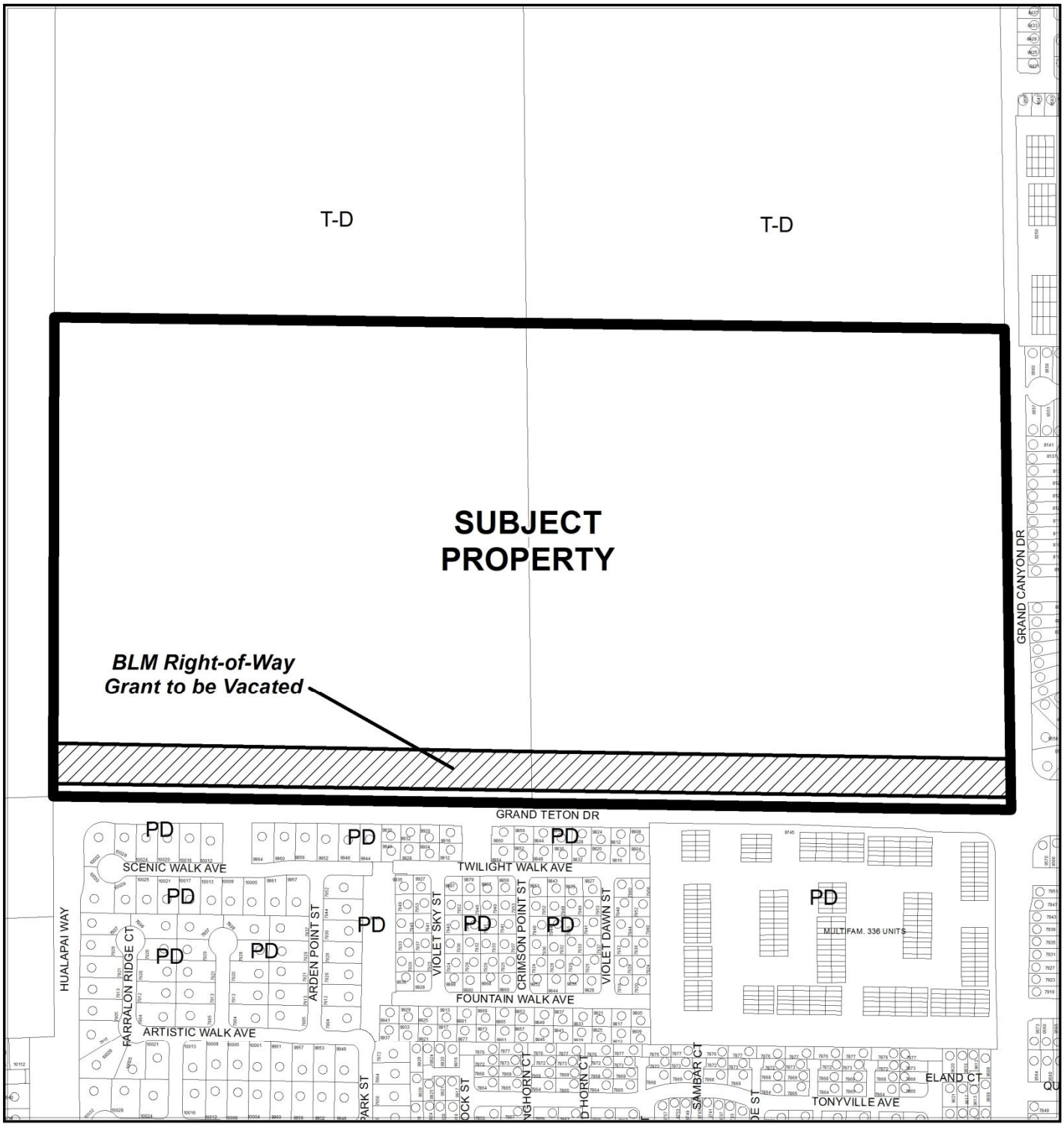
SUBJECT:
VAC-53843 - VACATION - PUBLIC HEARING - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNER: K A G DEVELOPMENT SOUTH, LLC - For possible action on a request for a Petition to Vacate Bureau of Land Management Right-of-Way Grant Easement generally located north of the northern alignment of Grand Teton Drive between Hualapai Way and Grand Canyon Drive, TD (Traditional Development), Ward 6 (Ross) [PRJ-53782].

C.C.: 7/16/2014

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

RECOMMENDATION:
APPROVAL

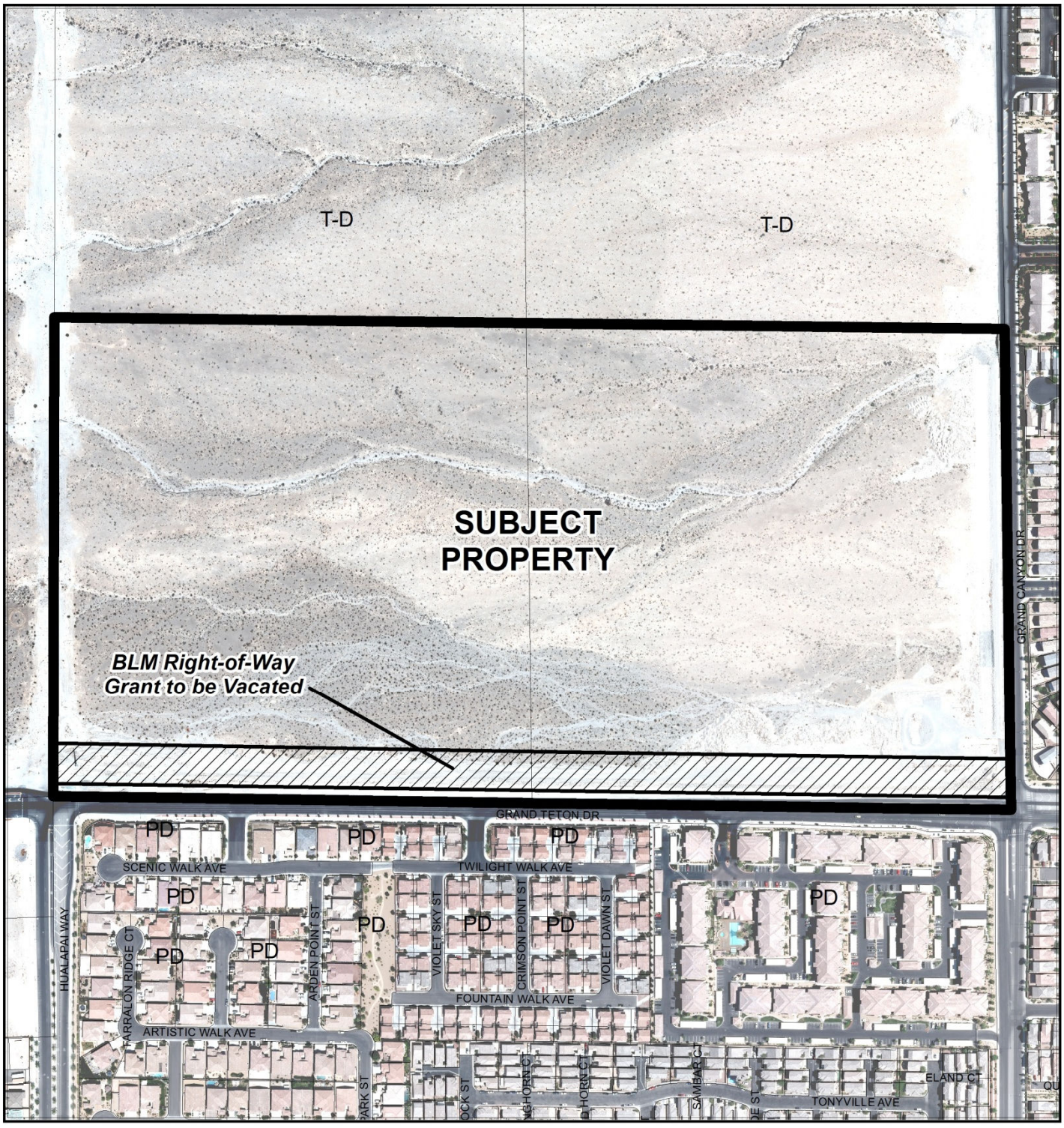
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: VAC-53843 (PRJ-53782)

0 300 600
Feet

N



CASE: **VAC-53843 (PRJ-53782)**

0 300 600 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-53843 APN: 125-07-401-001 and 002

Name of Property Owner: KAG Development, LLC

Name of Applicant: Ninety Five Management, LLC

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Signature of Property Owner: _____

Print Name: Marc Bolduc, Duly Authorized Signatory

Subscribed and sworn before me

This 21st day of April, 2014

_____

Notary Public in and for said County and State

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

PRJ-53782
04/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) Grand Canyon/Grand Teton

Project Name Skye Canyon **Proposed Use** _____

Assessor's Parcel #(s) 125-07-401-001 and 002 **Ward #** _____

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

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

Gross Acres 39.46 **Lots/Units** 157 **Density** _____

Additional Information _____

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

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

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

E-mail Address mbolduc@olympiacompanies.com

APPLICANT Ninety Five Management, LLC **Contact** Marc Bolduc

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

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

E-mail Address mbolduc@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

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

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

By: _____
Marc Bolduc, Authorized Signatory

Subscribed and sworn before me

This 21st day of April, 2014.

_____
Notary Public in and for said County and State

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

FOR DEPARTMENT USE ONLY

Case #	VAC-53843
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-53782
04/23/14

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

Revised 10/27/08

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

WALLACE • MORRIS SURVEYING, INC.
Land Survey Consulting

APN: 125-07-401-001 AND 002

EXHIBIT "A"

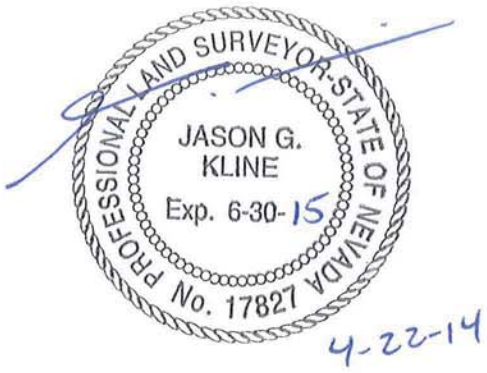
EXPLANATION: THIS DESCRIPTION REPRESENTS A CITY OF LAS VEGAS RIGHT-OF-WAY GRANT TO BE VACATED IN SUPPORT OF THE "SKYE CANYON" PROJECT.

DESCRIPTION

BEING ALL OF THAT 150.00 FOOT WIDE BLM RIGHT-OF-WAY GRANT TO THE CITY OF LAS VEGAS DESCRIBED IN CASE FILE N-55785, RECORDED NOVEMBER 20, 1998 IN BOOK 981120 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 01497 IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN GOVERNMENT LOTS 20 AND 21, SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE SOUTH 45.00 FEET THEREOF.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827

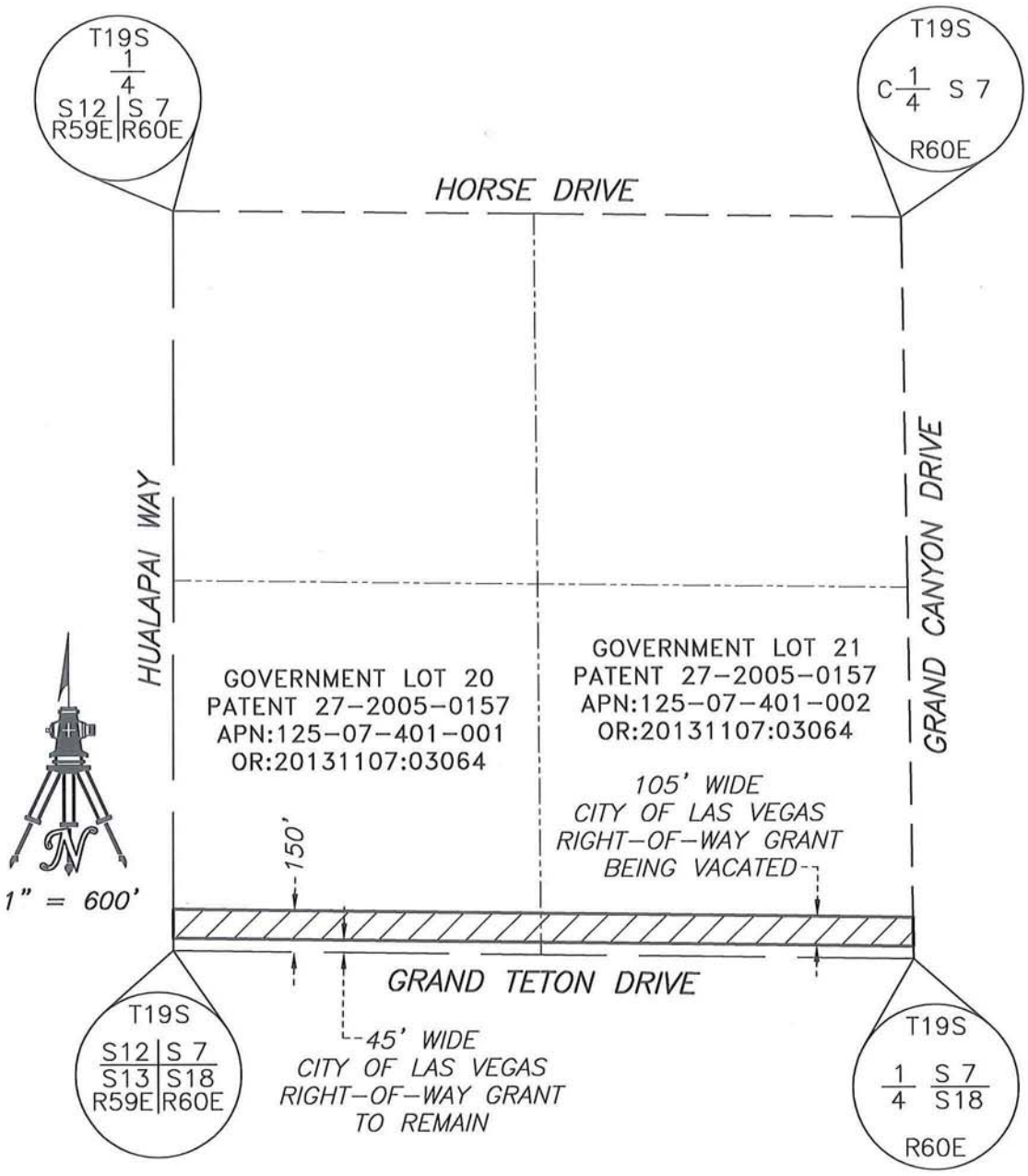


VAC-53843

P:\SHG\13281.01\LEGALS\VAC-01.docx
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

PRJ-53782
04/23/14

APN: 125-07-401-001 AND 002
CITY OF LAS VEGAS RIGHT-OF-WAY VACATION



P:\SHG\13281.01\DWG\EXHIBITS\13281.01-VAC-01.DWG

WALLACE · MORRIS SURVEYING, INC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN GOVERNMENT LOTS 20 AND 21 OF SECTION 7, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 1

PRJ-53782
04/23/14

VAC-53843 [PRJ-53782] - VACATION - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNER: K A G DEVELOPMENT SOUTH, LLC
NORTH OF THE NORTHERN ALIGNMENT OF GRAND TETON DRIVE BETWEEN HUALAPAI WAY AND GRAND CANYON DRIVE

05/01/14

KAEMPFER
CROWELL

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

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

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

LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER
ckaempfer@kcnvlaw.com
702.792.7054

April 22, 2014

City of Las Vegas
Department of Planning
333 S. Rancho Road, 3rd Floor
Las Vegas, Nevada 89106

Re: Justification Letter
Use Permit for a Financial Institution Specified

To Whom It May Concern:

Please be advised that this office represents Interstate Properties, Inc. the Applicant. The applicant is requesting a use permit to allow for a financial institution specified on property located near Ann Road and US 95 more particularly described at assessor's parcel number 125-34-515-004.

The property is zoned Planned Development (PD). When the PD zoning was first established, the Applicant was required to list some of the proposed uses. One of the uses he listed was "Financial Institution without drive through." It was his belief that the use of this designation would cover uses other than what is recognized as a more "traditional" lending institution. At that time there was no designation for "Financial Institution Specified". The Applicant has contracted with USA Money Today to establish an Auto Title Loan and Payday Loan business at his center. As there was not a designation for this type of use in 2000 and since then the City has now created a designation for Financial Institution Specified, which would cover the requested use, the Applicant is requesting the use permit.

The proposed hours of operations are Monday thru Friday 9:00am to 5:30pm and Saturday. 9:00am to 1:00pm.

SUP-53828

PRJ-53712
04/23/14

KAEMPFER
CROWELL

Thank you for your consideration of this request. Please let Ann Pierce or me know if you have any questions, comments or concerns. The developer has worked very hard on securing the proposed tenant and as you can imagine, is anxious to bring this project to a successful conclusion. Thank you again.

Sincerely,

KAEMPFER CROWELL

Christopher L. Kaempfer

CLK/amp

PRJ-53712
04/23/14

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

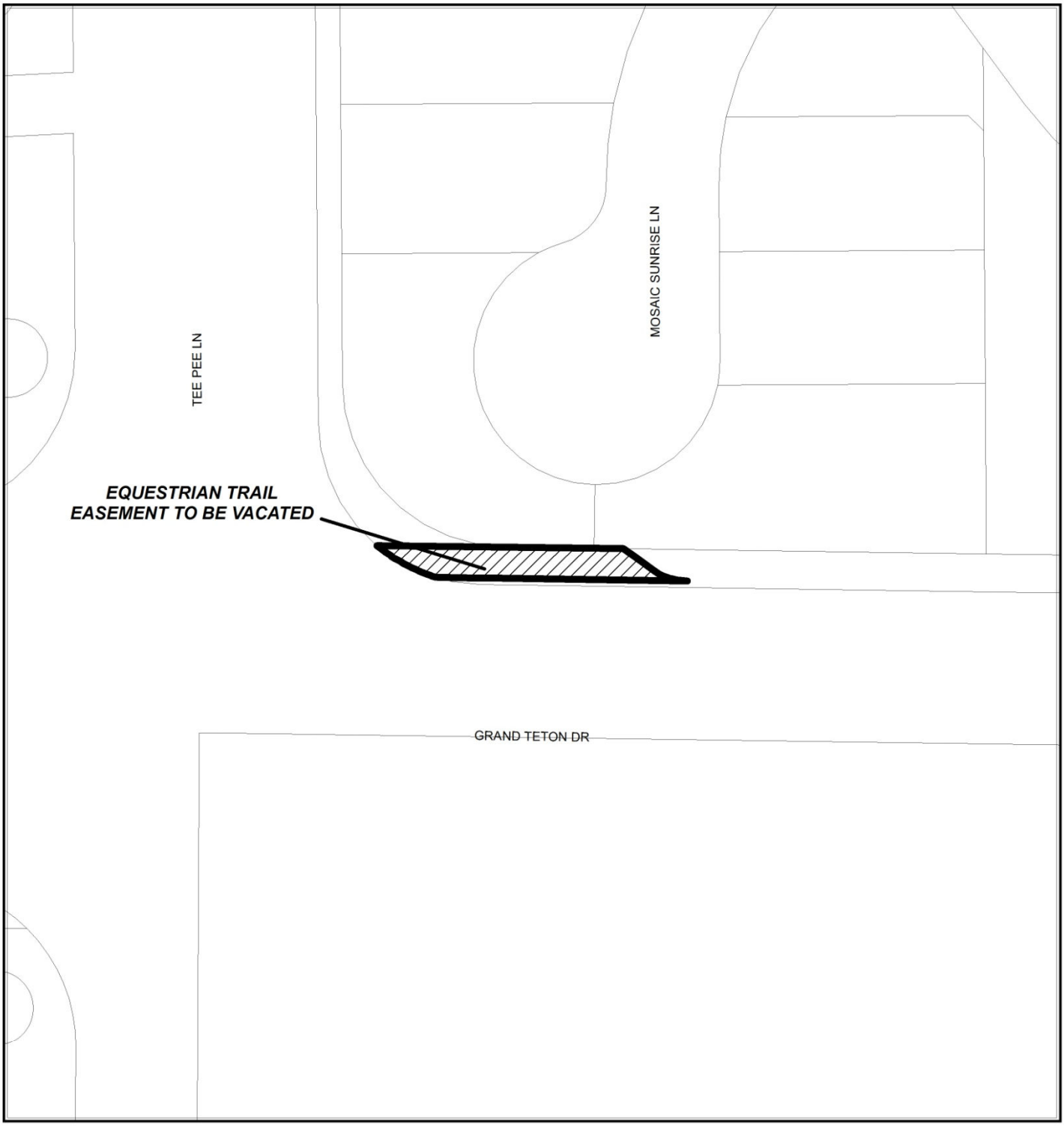
SUBJECT:
VAC-53898 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: D R HORTON, INC. - For possible action on a request for a Petition to Vacate a portion of a 10-foot wide City of Las Vegas Equestrian Trail Easement generally located at the northeast corner of Grand Teton Drive and Tee Pee Lane, Ward 6 (Ross) [PRJ-53810].

C.C.: 7/16/2014

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

RECOMMENDATION:
APPROVAL

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



CASE: VAC-53898 (PRJ-53810)

0 50 100
Feet

N

CASE: VAC-53898 (PRJ-53810)

0 50 100
Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-53898 APN: 125-07-817-157

Name of Property Owner: DR Horton, Inc.

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: David Jennings

Subscribed and sworn before me

This 22 day of April, 2014

A. Williams

Notary Public in and for said County and State

AMANDA WILLIAMS
Notary Public-State of Nevada
APPT. NO. 03-82207-1
My App. Expires May 10, 2014

PRJ-53810
04/28/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) Grand Teton/Tee Pee

Project Name Grand Teton/Tee Pee **Proposed Use** _____

Assessor's Parcel #(s) 125-07-817-157 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER DR Horton, Inc. **Contact** Bradley Burns

Address 1081 Whitney Ranch, Suite 140 **Phone:** (702) 635-3650 **Fax:** _____

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

E-mail Address _____

APPLICANT DR Horton Inc. **Contact** Bradley Burns

Address 1081 Whitney Ranch, Suite 140 **Phone:** (702) 635-3650 **Fax:** _____

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name David Johnings

Subscribed and sworn before me

This 22 day of April, 20 14.

_____

Notary Public in and for said County and State

AMANDA WILLIAMS
Notary Public-State of Nevada
APPT. NO. 03-82207-1
My App. Expires May 10, 2014

FOR DEPARTMENT USE ONLY

Case #	VAC-53898
Meeting Date:	06/10/14 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-53810
04/28/14

Revised 10/27/08

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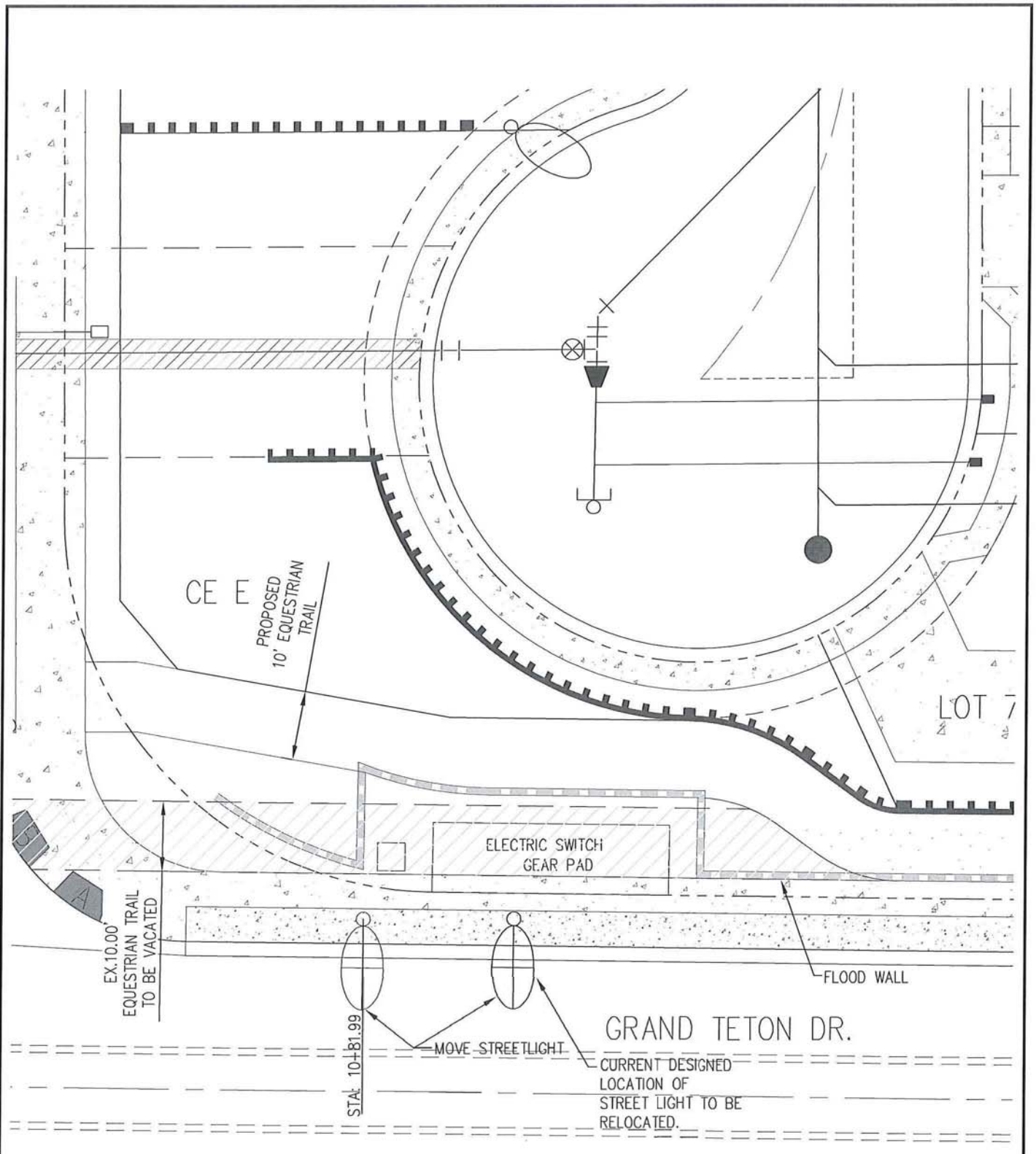


PRJ-53810
04/28/14

VAC-53898

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

DR HORTON

SWITCH GEAR EXHIBIT

DATE: 4/03/14	PROJECT NO. DRH1213
DRAFTER: EB	
DESIGNER: EB	**EX-1**
CHECKED: EB	SHEET 1 OF 1

j:\drh1213-000 grand teton\dwg\figures\drh1213-000-nv energy_switchgear_tele_exhibit(3).dwg 4/23/2014 2:25 PM Efraim Balizan

WALLACE • MORRIS SURVEYING, INC.
Land Survey Consulting

APN: 125-07-817-157

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE VACATION OF A PORTION OF A CITY OF LAS VEGAS EQUESTRIAN TRAIL EASEMENT.

DESCRIPTION

THAT PORTION OF COMMON ELEMENT "D" OF "GRAND TETON AND TEE PEE" AS SHOWN BY MAP THEREOF IN BOOK 146, PAGE 10 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 79 OF SAID "GRAND TETON AND TEE PEE";

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 79, SOUTH 89°09'50" EAST, 9.13 FEET;

THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT 79, FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 29°47'28" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 05°59'59", AN ARC LENGTH OF 2.09 FEET;

THENCE SOUTH 54°12'33" EAST, 9.22 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 34°57'17", AN ARC LENGTH OF 12.20 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 00°50'10" WEST;

THENCE NORTH 89°09'50" WEST, 83.29 FEET TO A POINT ON THE WESTERLY LINE OF SAID COMMON ELEMENT "D";

THENCE ALONG THE WESTERLY LINE OF SAID COMMON ELEMENT "D", FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 18°20'19" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 54.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 22°16'35", AN ARC LENGTH OF 21.00 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 40°36'54" WEST;

P:\SHG\14042\LEGALS\14042-VAC-01.docx
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

VAC-53898

PRJ-53810
04/28/14

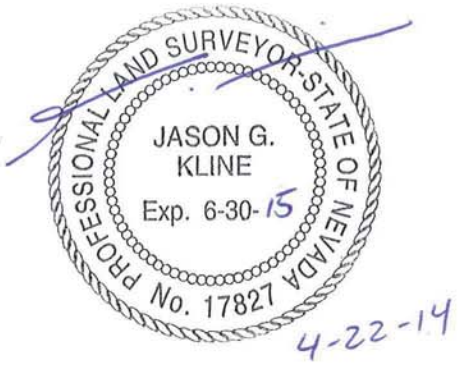
THENCE DEPARTING THE WESTERLY LINE OF SAID COMMON ELEMENT "D", SOUTH 89°09'50" EAST, 42.29 FEET TO A POINT ON THE SOUTHERLY LINE OF COMMON ELEMENT "E" OF SAID "GRAND TETON AND TEE PEE;

THENCE ALONG THE SOUTHERLY LINE OF SAID COMMON ELEMENT "E", SOUTH 89°09'50" EAST, 29.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 808 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS
NORTH 00°48'23" WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 146, PAGE 10 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

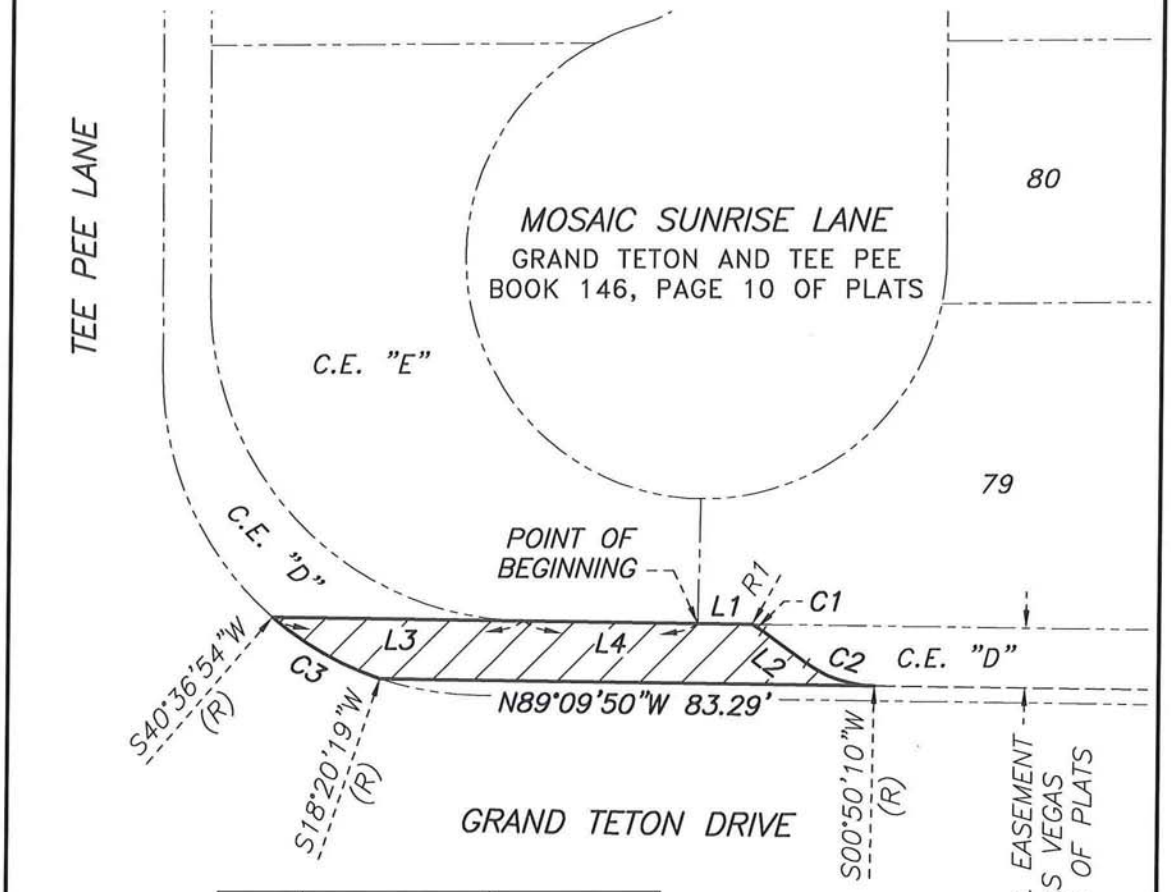
JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



PRJ-53810
04/28/14

VAC-53898

APN: 125-07-817-157
VACATION OF EQUESTRIAN TRAIL EASEMENT



LINE	BEARING	DISTANCE
L1	S89°09'50"E	9.13'
L2	S54°12'33"E	9.22'
L3	S89°09'50"E	42.29'
L4	S89°09'50"E	29.38'

LINE	BEARING
R1	N29°47'28"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	05°59'59"	20.00'	2.09'	1.05'
C2	34°57'17"	20.00'	12.20'	6.30'
C3	22°16'35"	54.00'	21.00'	10.63'

1" = 40'

P:\SHG\14042\DWG\EXHIBITS\14042-VAC-01.DWG

WALLACE · MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 7, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 1

PRJ-53810
04/28/14

VAC-53898

VAC-01.TXT

		Northing	Easting
		---	---
Begin at		0.0000	0.0000
Course #1			
S 89-09-50 E	9.13'	-0.1332	9.1290
Course #2 - Curve to the Right, Concave S 32-47-28 W			
Radial in = S 29-47-28 W		-17.4901	-0.8078
Tangent in = S 60-12-32 E			
Delta = 05-59-59			
Radius = 20.00'			
Length = 2.09'			
Tangent = 1.05'			
Tangent out = S 54-12-33 E			
Radial out = N 35-47-27 E		-1.2669	10.8888
Course #3			
S 54-12-33 E	9.22'	-6.6590	18.3677
Course #4 - Curve to the Left, Concave S 18-18-49 W			
Radial in = N 35-47-27 E		9.5641	30.0642

PRJ-53810
04/28/14

VAC-53898

VAC-53898 [PRJ-53810] - VACATION - APPLICANT/OWNER: D R HORTON, INC.
NORTHEAST CORNER OF GRAND TETON DRIVE AND TEE PEE LANE

05/01/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

DRH1213.000

April 23, 2014

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for the vacation of a portion of the equestrian trail at the intersection of Grand Teton Dr. and Tee Pee Ln. for Grand Teton/Tee Pee (APN 125-07-817-157)**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of the vacation of a portion of the equestrian trail located at the intersection of Grand Teton Dr. and Tee Pee Lane. The affected Assessor's Parcel Number is 125-07-817-157 and contains approximately 80 linear feet of easement (~808 sq ft.) from the curb return long Grand Teton Dr.

This vacation is a result of the design of an NV energy switch gear being placed within the equestrian trail shown per the original final map. The location of the Switch gear is a requirement of NV Energy. Per their direction the switch gear has to be accessible from the right of way along Grand Teton Dr. and be placed adjacent to the right of way. This is required by NV Energy for the purpose of maintenance of their equipment. As a result of the placement of the switch gear, the equestrian trail was redesigned to meander around the switch gear requiring the vacation of the portion of the equestrian trail in question (see exhibit EX-1). As part of this vacation an amended final map will be filed and will grant a new access easement for the redesigned portion of the equestrian trail.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding these applications.

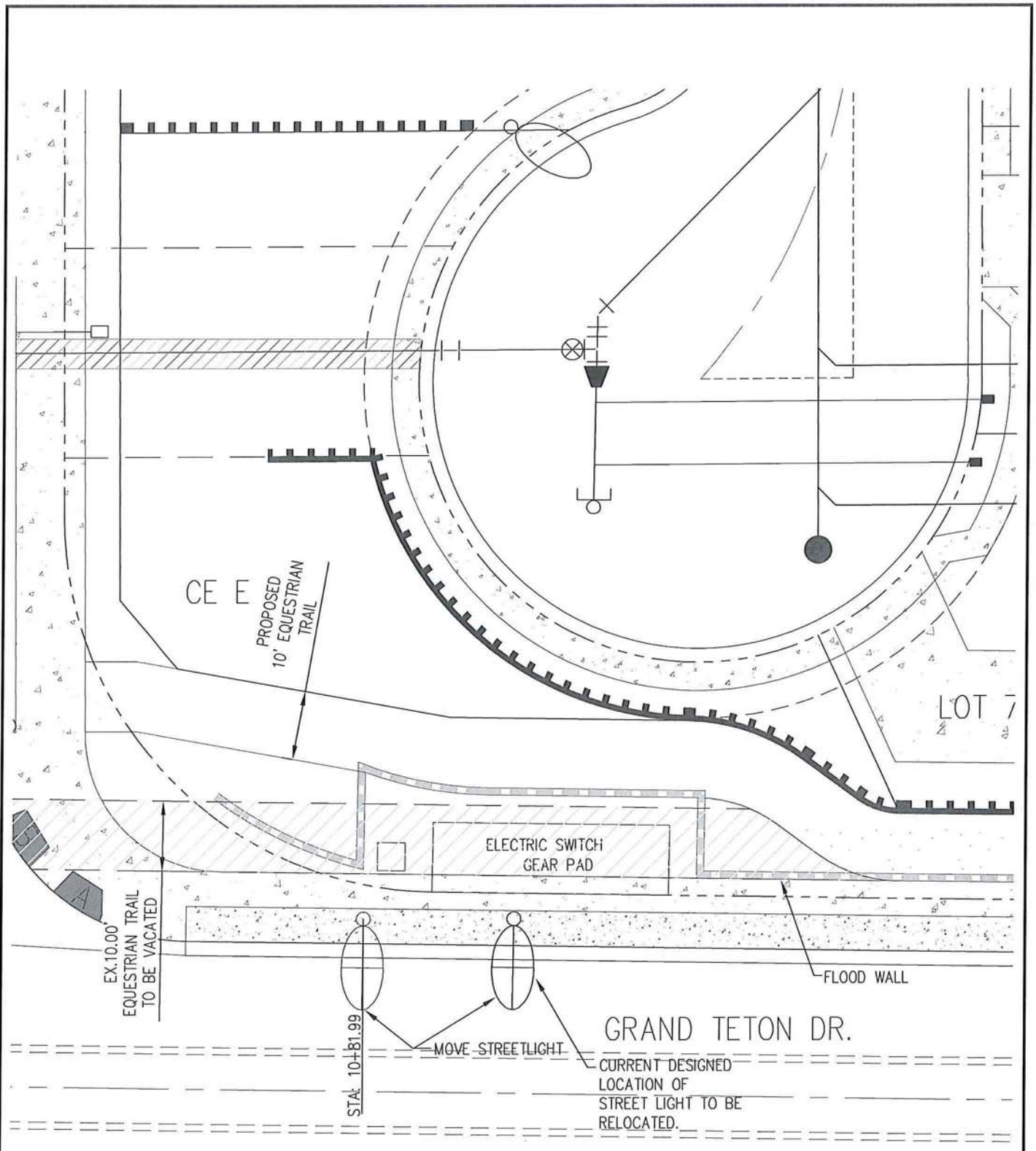
Slater Hanifan Group, Inc.

Efraim Balizan, P.E.
Project Engineer

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

VAC-53898

PRJ-53810
04/28/14



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

DR HORTON

SWITCH GEAR EXHIBIT

DATE: 4/03/14	PROJECT NO. DRH1213
DRAWN: EB	
DESIGNER: EB	**EX-1**
CHECKED: EB	SHEET 1 OF 1

PRJ-53810
04/28/14

j:\drh1213-000 grand teton\dwg\figures\drh1213-000-nv energy_switchgear_tele_exhibit(3).dwg 4/23/2014 2:25 PM Efraim Balizan

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

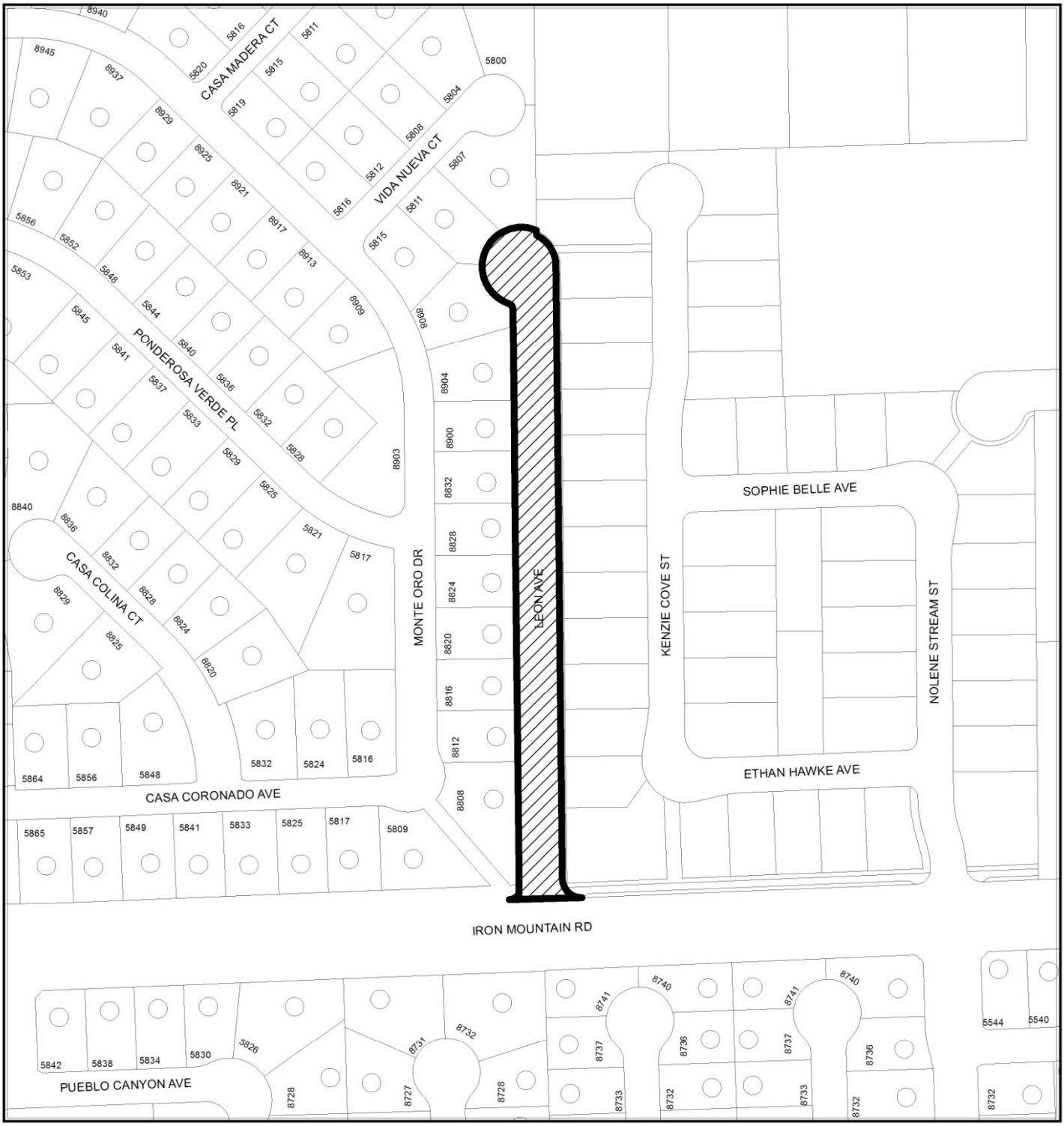
SUBJECT:
VAC-54050 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Petition to Vacate public right-of-way (Leon Avenue) north of Iron Mountain Road, Ward 6 (Ross).

C.C.: 7/16/2014

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

RECOMMENDATION:
APPROVAL

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



CASE: VAC-54050

0 200 400
Feet

N

CASE: VAC-54050

0 200 400
Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-54050** APN: 125-01-499-007

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: Bart Anderson

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: Barton T Anderson

Print Name: Barton T. Anderson

Subscribed and sworn before me

This 7th day of May, 2014

Kevin Cerny

Notary Public in and for said County and State

KEVIN CERNY
Notary Public State of Nevada
No. 04-90775-1
My appt. exp. July 29, 2016

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-54050** APN: 125-01-414-051

Name of Property Owner: Richmond American Homes

Name of Applicant: Brian Walsh

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: BRIAN PLUNKETT

Subscribed and sworn before me

This 7th day of May, 2014

Julie I Everhart

Notary Public in and for said County and State

JULIE I. EVERHART
Notary Public State of Nevada
No. 98-1185-1
My appt. exp. Mar. 27, 2018

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-54050** APN: 125-01-497-006

Name of Property Owner: Carmel Canyon HOA

Name of Applicant: Tonya Gale

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: Agent Tonya Gale

Print Name: Tonya Gale

Subscribed and sworn before me

This 7 day of May, 2014

_____
Notary Public in and for said County and State

WILLIAM A. WERKSMAN
Notary Public State of Nevada
No. 05-100204-1
My appt. exp. Oct. 1, 2017

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation of Public Right-of-Way (Leon Avenue)

Project Address (Location) Leon Avenue north of Iron Mountain Road

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 125-01-499-007 **Ward #** 6

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

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

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

Additional Information Eliminate Leon Avenue as an Orphan Street and incorporate into adjacent developments as private property.

RECEIVED CITY CLERK 2014 MAY 13 A 8:43

PROPERTY OWNER City of Las Vegas **Contact** Bart Anderson

Address 495 S. Main Street **Phone:** (702) 229-2198 **Fax:** (702) 474-7599

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

E-mail Address banderson@lasvegasnevada.gov

APPLICANT Jorge Cervantes **Contact** Bart Anderson

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

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

E-mail Address _____

REPRESENTATIVE Bart Anderson **Contact** Bart Anderson

Address same **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* Barton T. Anderson

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

Print Name Barton T. Anderson *for* Jorge Cervantes

Subscribed and sworn before me

This 7th day of May, 20 14.

Kevin Cerny

Notary Public in and for said County and State

KEVIN CERNY
Notary Public State of Nevada
No. 04-90775-1
My appt. exp. July 29, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAC-54050
Meeting Date:	6/10/14 PC
Total Fee:	
Date Received:*	5/7/14
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.

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
CITY CLERK
2014 MAY 13 AM 8:43

Application/Petition For: Vacation of Public Right-of-Way (Leon Avenue)

Project Address (Location) Leon Avenue north of Iron Mountain Road

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 125-01-414-051 **Ward #** 6

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

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

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

Additional Information eliminate Leon Avenue as an Orphan Street and incorporate into adjacent developments as private property.

PROPERTY OWNER Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8412 **Fax:** (702) 617-8499

City Las Vegas **State** NV **Zip** 89139

E-mail Address Brian.Walsh@mdch.com

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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

Property Owner Signature* _____

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

Print Name BRIAN J WALSH

Subscribed and sworn before me

This 7th day of May, 20 14.

_____

Notary Public in and for said County and State

JULIE I. EVERHART
Notary Public State of Nevada
No. 98-1185-1
My appt. exp. Mar. 27, 2018

FOR DEPARTMENT USE ONLY

Case #	VAC-54050
Meeting Date:	06/10/14 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

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation of Public Right-of-Way (Leon Avenue)

Project Address (Location) Leon Avenue north of Iron Mountain Road

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 125-01-497-006 **Ward #** 6

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

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

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

Additional Information Eliminate Leon Avenue as an orphan Street and incorporate into adjacent developments as private property

RECEIVED CITY CLERK 2014 MAY 13 AM 8:43

PROPERTY OWNER Carmel Canyon HOA **Contact** Tonya Gale

Address 6767 W. Tropicana Avenue, Suite 200 **Phone:** (702) 247-1115 **Fax:** (702) 247-1118

City Las Vegas **State** NV **Zip** 89103

E-mail Address tonya@ideal-mgmt.com

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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

Property Owner Signature* Tonya Gale

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

Print Name Tonya Gale

Subscribed and sworn before me

This 9th day of May, 20 14.

Notary Public in and for said County and State

WILLIAM A. WERKSMAN
Notary Public State of Nevada
No. 05-100204-1
My appt. exp. Oct. 1, 2017

FOR DEPARTMENT USE ONLY

Case #	VAC-54050
Meeting Date:	06/10/14 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

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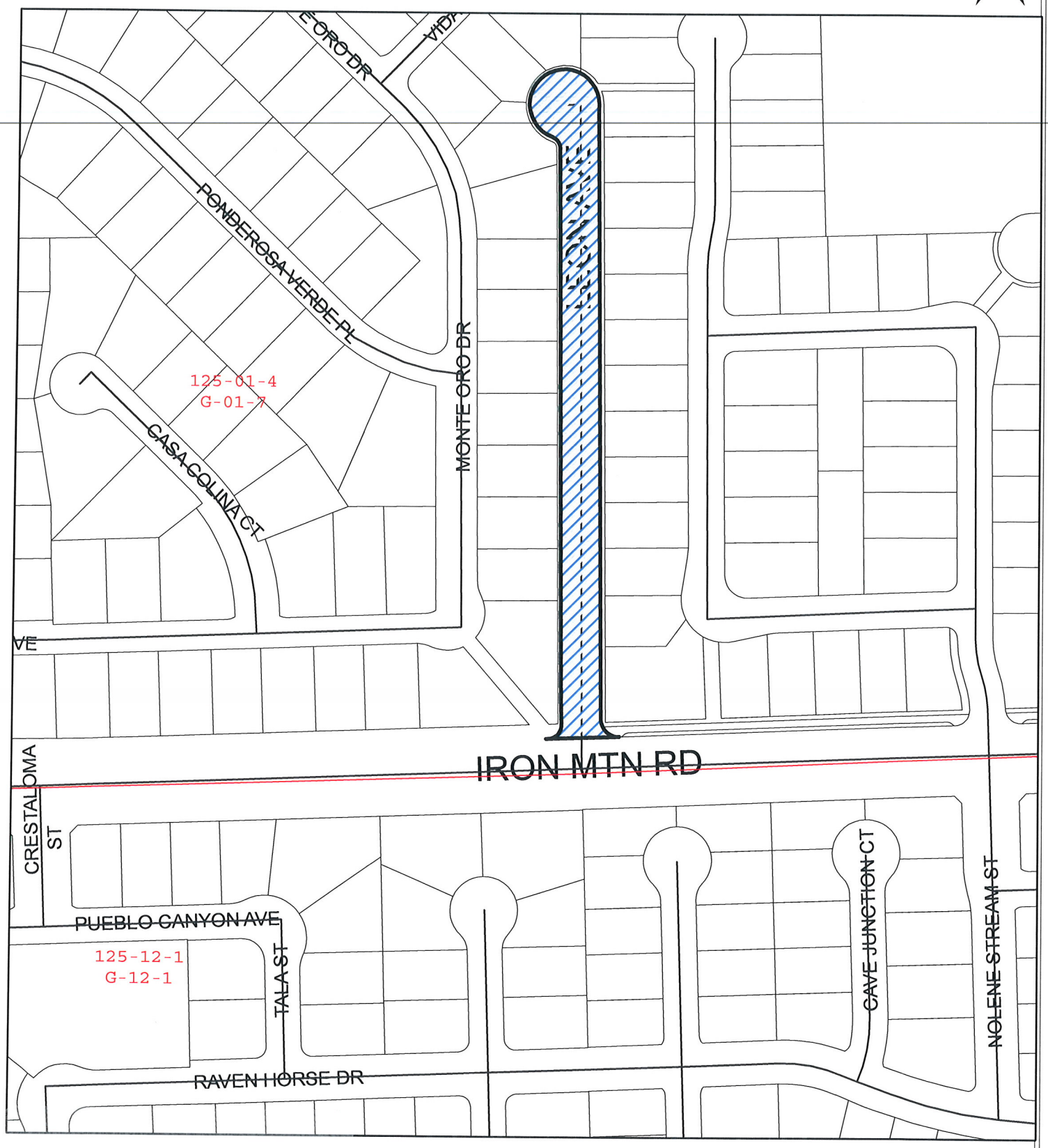
EXPLANATION

This land description describes a public street running generally north/south, lying east of Jones Boulevard and north of Iron Mountain Road, for vacation purposes.

LEGAL DESCRIPTION

The full width of that certain public street named Leon Avenue, located north of Iron Mountain Road, including the terminating cul-de-sac bulb and associated spandrel areas, bounded on the south by the extension of the north right-of-way line of Iron Mountain Road.

LEON AVENUE VACATION EXHIBIT



VAC-54050

VAC-54050 - VACATION - APPLICANT/OWNER: CITY OF LAS VEGAS
(LEON AVENUE) NORTH OF IRON MOUNTAIN ROAD

05/12/14

May 07, 2014

Peter Lowenstein
Planning Department
City of Las Vegas

Peter:

The Department of Public Works requests a Petition of Vacation to eliminate Leon Avenue north of Iron Mountain Road. The HOA of the subdivision to the west, Carmel Canyon, and the developer of the subdivision to the east, Richmond American Homes, are co-signers of the application and will be incorporating the vacated public right-of-way into their respective subdivisions, so as to not leave a "no-man's land" between them. The reason for the Vacation is to eliminate an orphan street that serves no homes and would likely become an attractive nuisance in the area.

Thank you,

Barton T. Anderson, P.E.
Engineering Project Manager, Development Coordination
City of Las Vegas Department of Public Works

VAC-54050

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

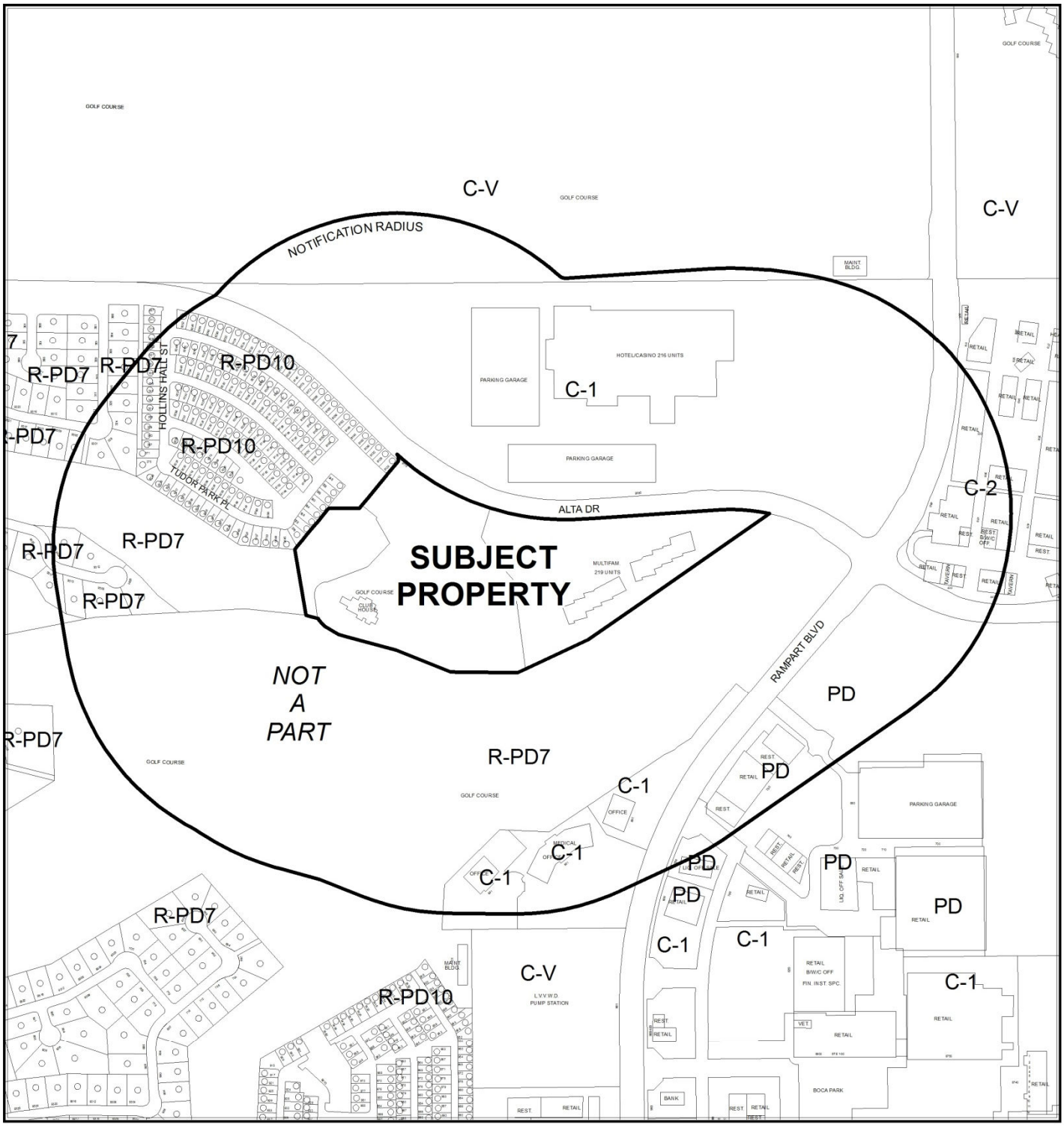
SUBJECT:
ABEYANCE - MOD-53701 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: QUEENSRIDGE TOWERS, LLC - For possible action on a request for a Major Modification of the Queensridge Towers Development Standards dated May 20, 2004 TO AMEND DEVELOPMENT STANDARDS REGARDING LAND USE, BUILDING SETBACKS 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.: 7/16/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**48**	**Planning Commission Mtg.**	**6**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

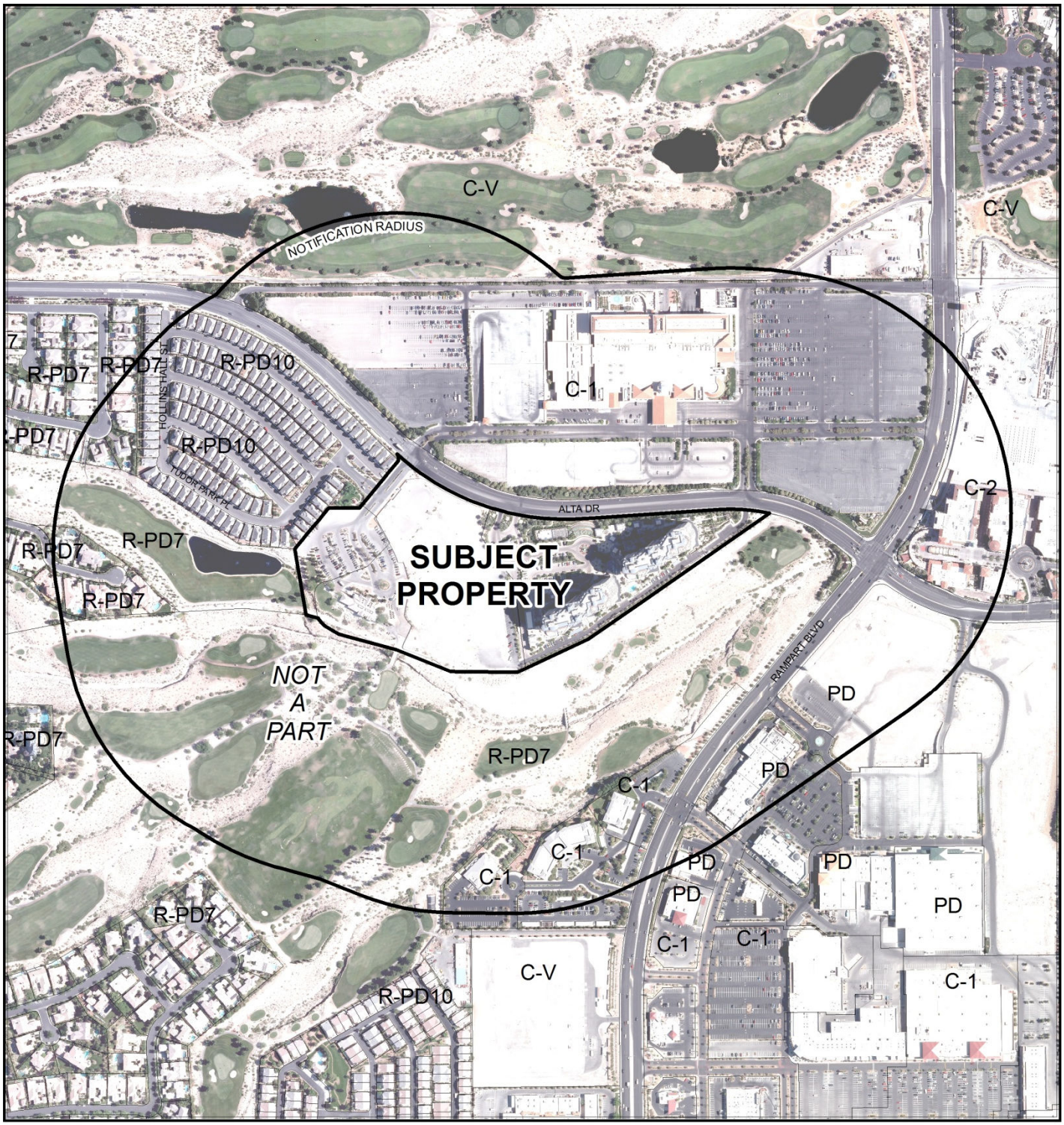
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - MOD-53701, VAR-53502 and SDR-53503 [PRJ-51869]
3. Supporting Documentation - MOD-53701, VAR-53502 and SDR-53503 [PRJ-51869]
4. Photos - MOD-53701, VAR-53502 and SDR-53503 [PRJ-51869]
5. Justification Letter - MOD-53701, VAR-53502 and SDR-53503 [PRJ-51869]
6. Protest and Support Postcards/Letters
7. E Comments in Opposition



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

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

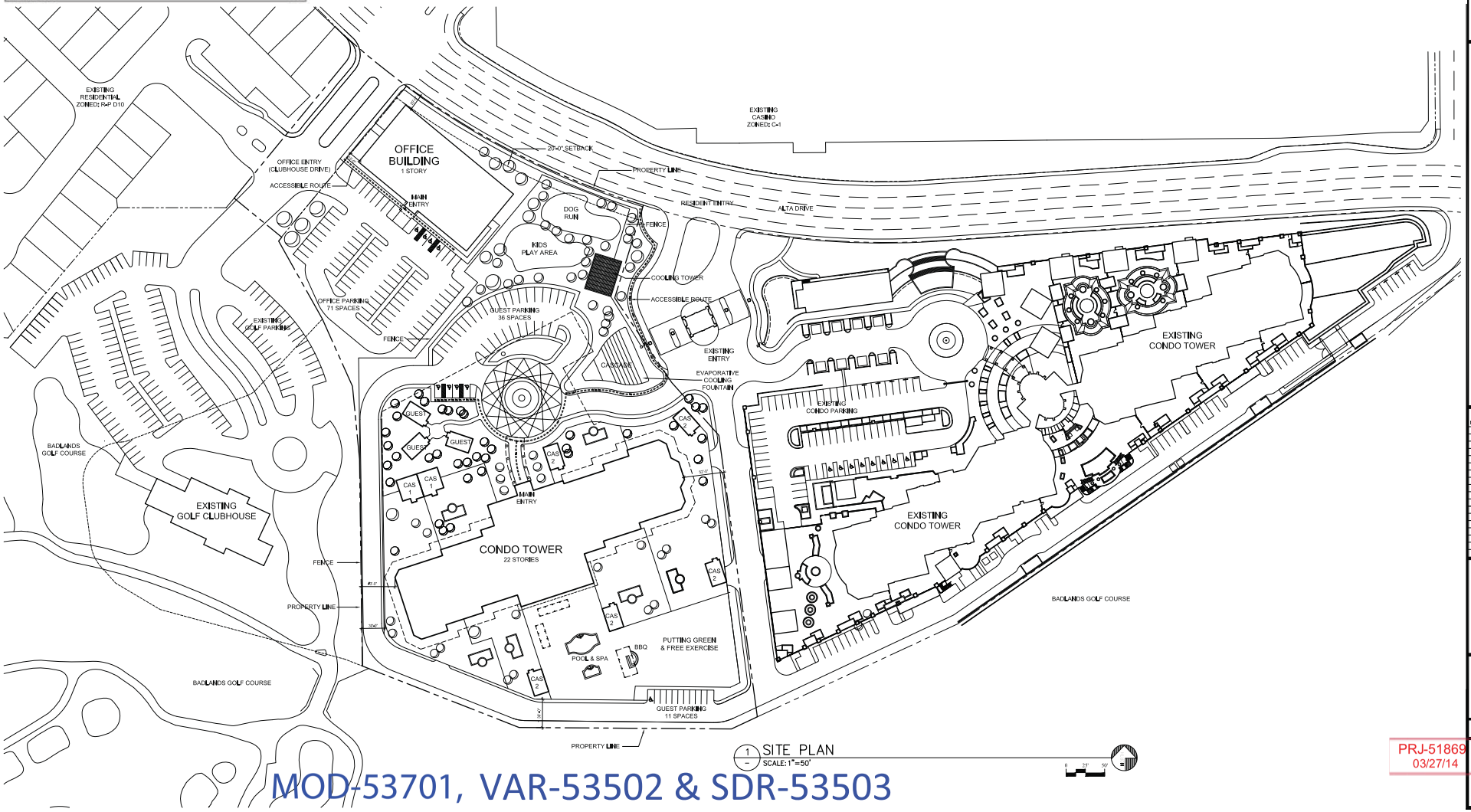
Residential Tower	Area	Cashier	Area	Office	Area	TOTAL AREA
Level 22	21,849 SF					**21,849 SF**
Level 21	21,685 SF					**21,685 SF**
Level 20	33,872 SF					**33,872 SF**
Level 19	35,859 SF					**35,859 SF**
Levels 16-18	107,577 SF					**107,577 SF**
Levels 02-15	502,026 SF					**502,026 SF**
Level 01	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

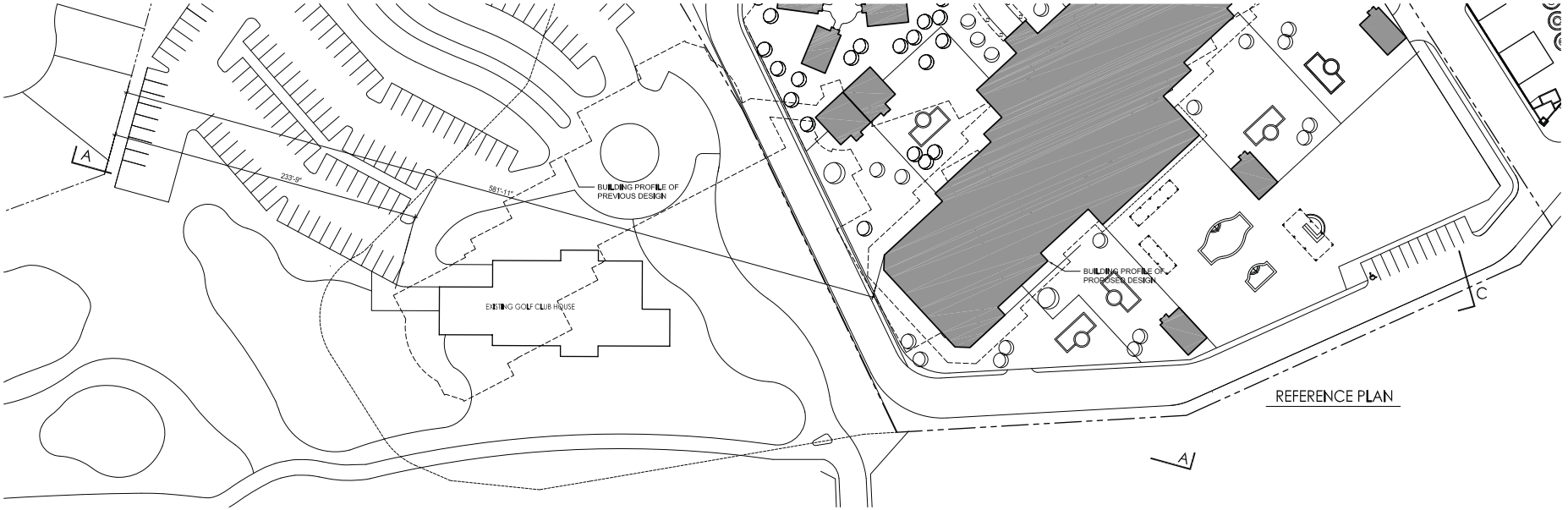
NO.	DATE	DESCRIPTION

SEAL

SITE PLAN

PROJECT NO. 140004 | DRAWING DATE 3.27.14

SP001



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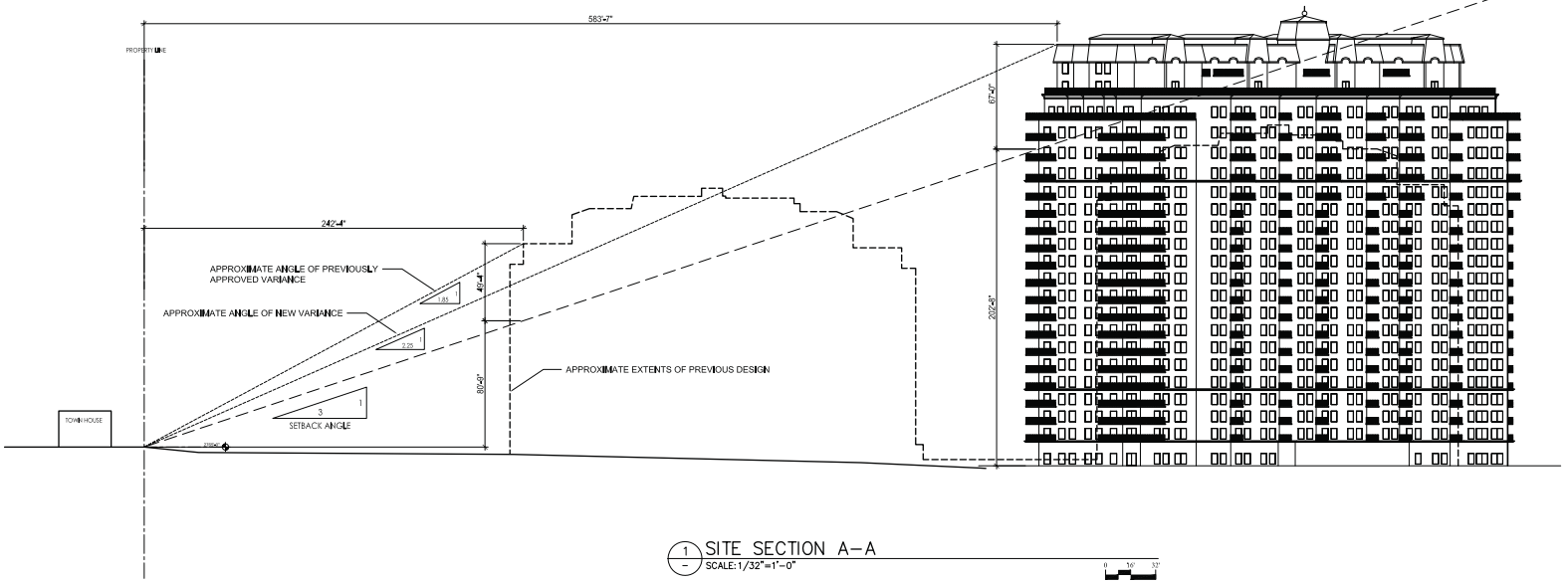


1 SITE SECTION A–A
SCALE: 1/32"=1'-0"

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

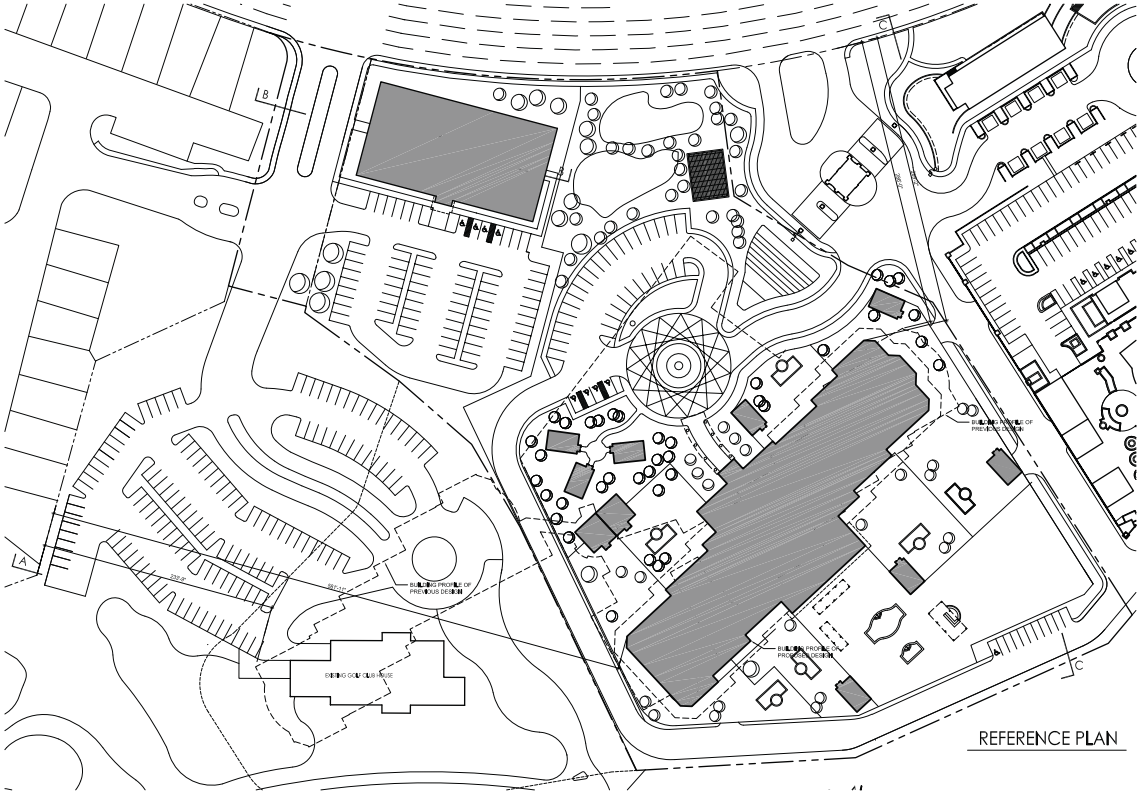
SITE SECTION

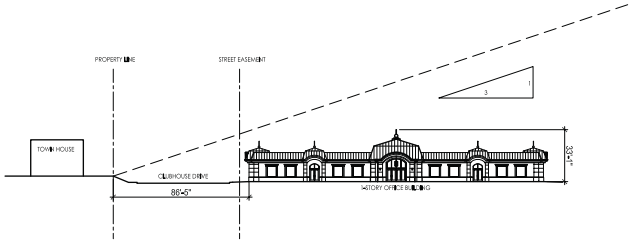
PROJECT NO. 108004

DRAWING DATE 3.27.14

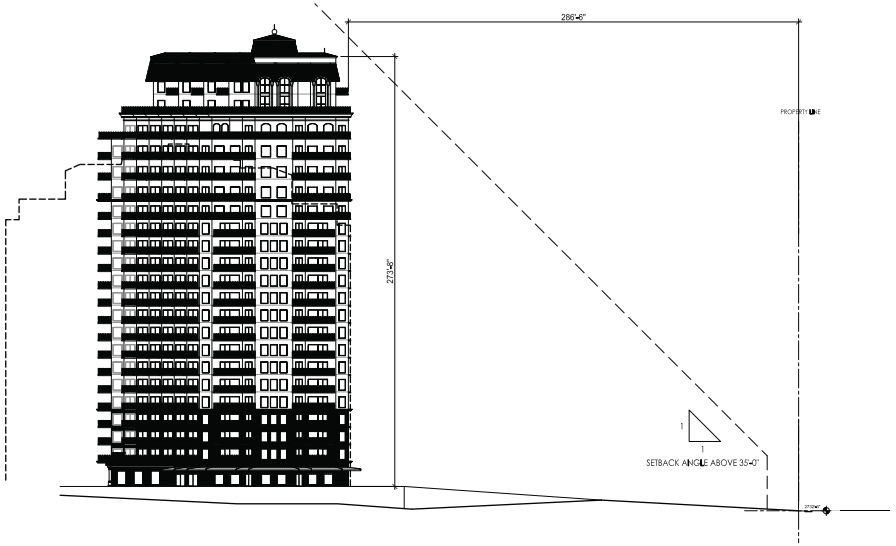
PRJ-51869
03/27/14

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

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CONSULTANT

ONE QUEENSRIDGE PLACE PHASE II
LAS VEGAS, NV

REVISIONS

NO.	DATE	DESCRIPTION

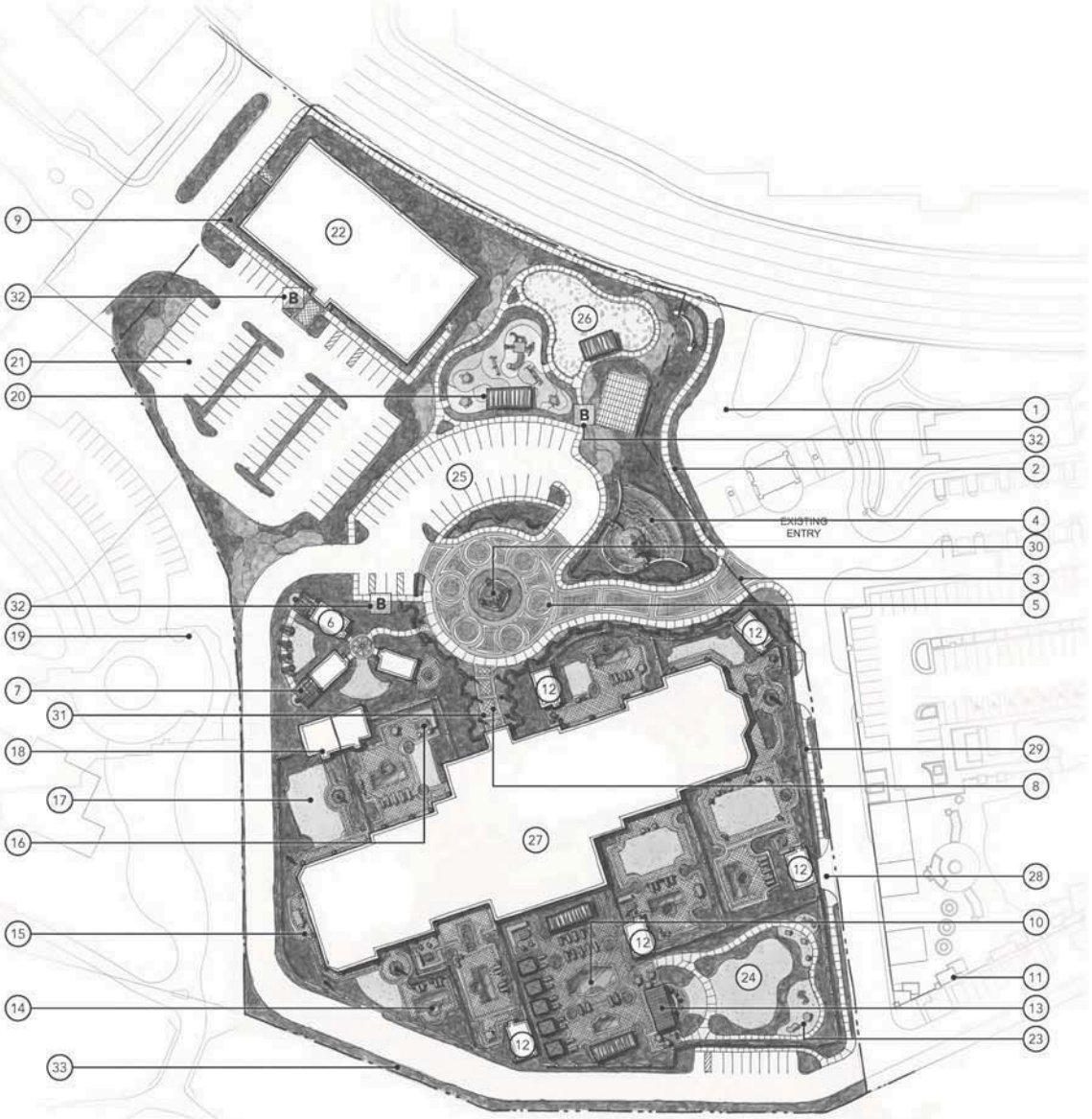
SEAL

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"

B W & A
Bergman Walls & Associates
ARCHITECTS • DESIGNERS • PLANNERS
2965 South Jones Boulevard Suite C
Las Vegas, Nevada 89146
T 702.940.0000 F 702.940.0001

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CONSULTANT
LIFESCAPES International Inc.
LANDSCAPE ARCHITECTS

ONE QUEENSRIDGE PLACE PHASE II
LAS VEGAS, NV

REVISIONS
NO. DATE DESCRIPTION

SEAL

LANDSCAPE PLAN

PROJECT NO. 1318004
DRAWING DATE 3.27.14

PRJ-51869
03/27/14

LP001

MOD-53701, VAR-53502 & SDR-53503

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

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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
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CONSULTANT

ONE QUEENSRIDGE PLACE PHASE II

LAS VEGAS, NV

REVISIONS

NO.	DATE	DESCRIPTION

SEAL

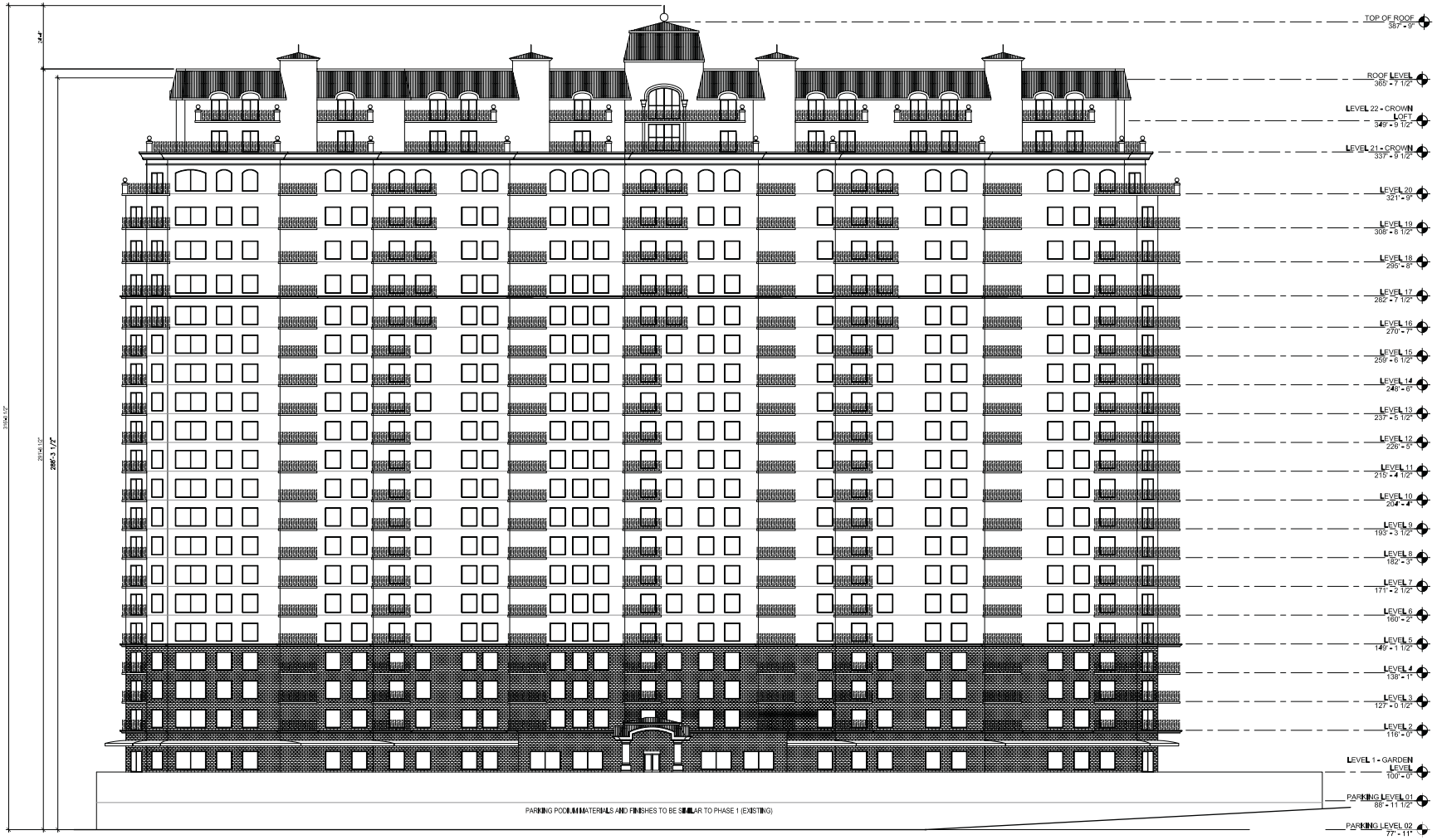
SOUTH ELEVATION

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

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ONE QUEENSRIDGE PLACE PHASE II
LAS VEGAS, NV

REVISIONS

NO.	DATE	DESCRIPTION

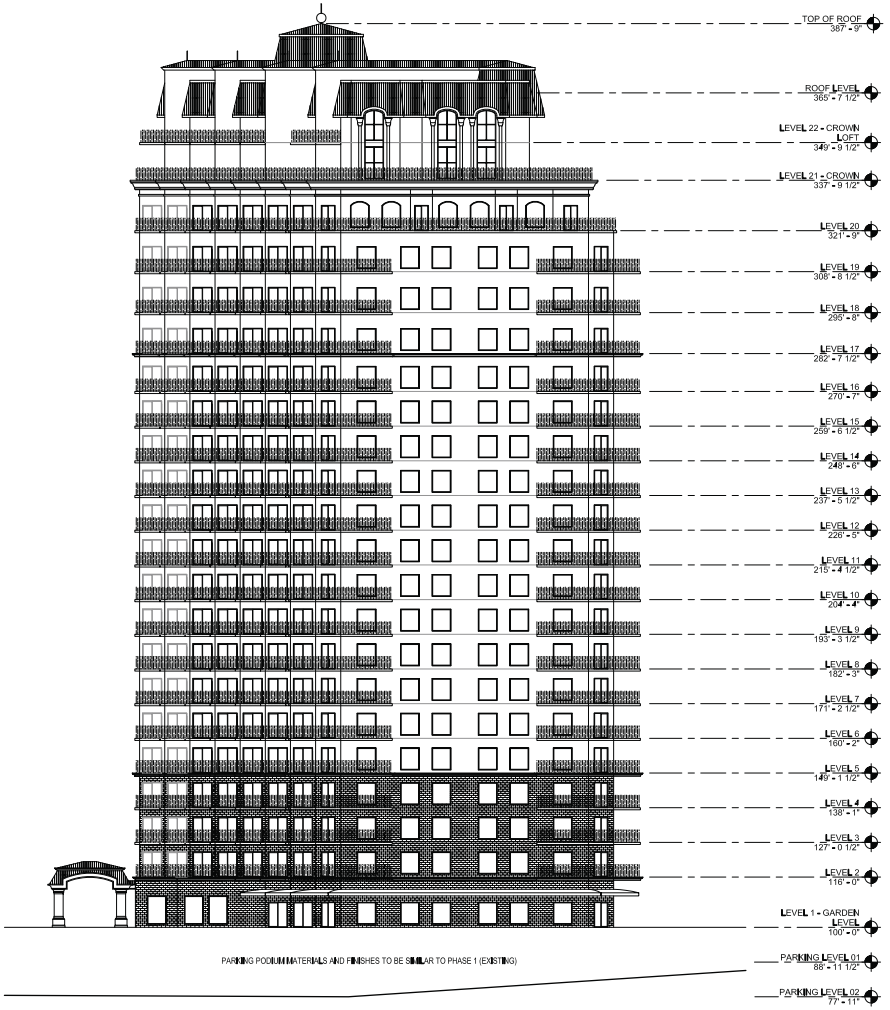
SEAL

NORTH ELEVATION

PROJECT NO. 1408004 | DRAWING DATE 3.27.14

EV002

RAILING, COLORS, AND MATERIALS TO BE SIMILAR TO EXISTING QUEENSRIDGE TOWERS (PHOTOS ABOVE)



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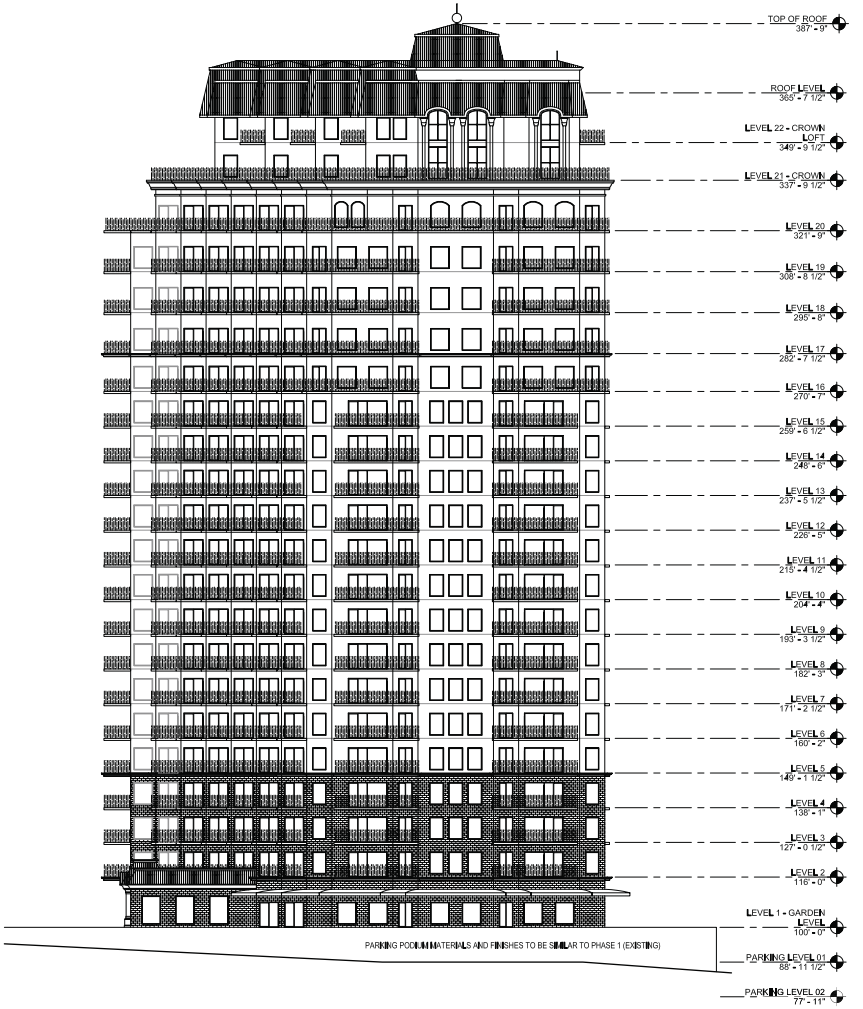

2 EAST ELEVATION
SCALE: 1/16" = 1'-0"

PRJ-51869
03/27/14

MOD-53701, VAR-53502 & SDR-53503

B W & A

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CONSULTANT

ONE QUEENSRIDGE PLACE PHASE II

LAS VEGAS, NV

REVISIONS

NO.	DATE	DESCRIPTION

SEAL

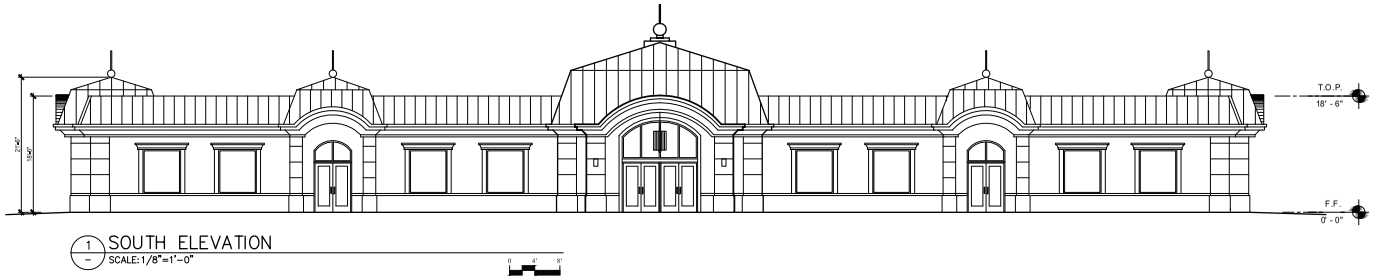
WEST ELEVATION
EAST ELEVATION

PROJECT NO. 1308004

DRAWING DATE 3.27.14

EV003

COLORS, AND MATERIALS TO BE SIMILAR TO EXISTING QUEENSRIDGE TOWERS (PHOTOS ABOVE)



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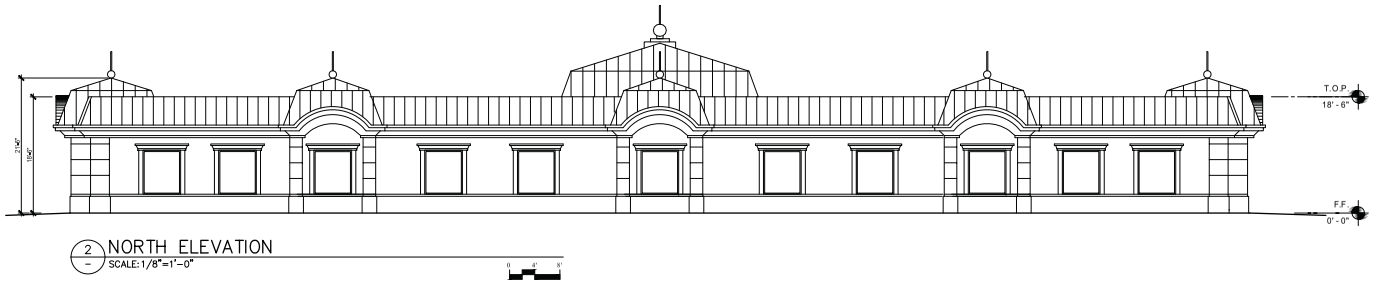

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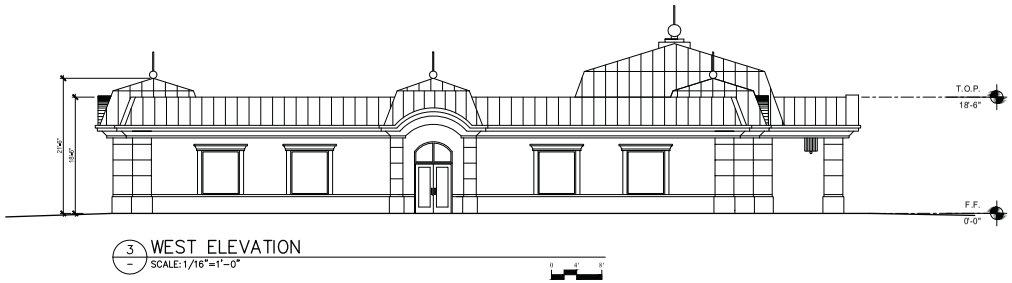

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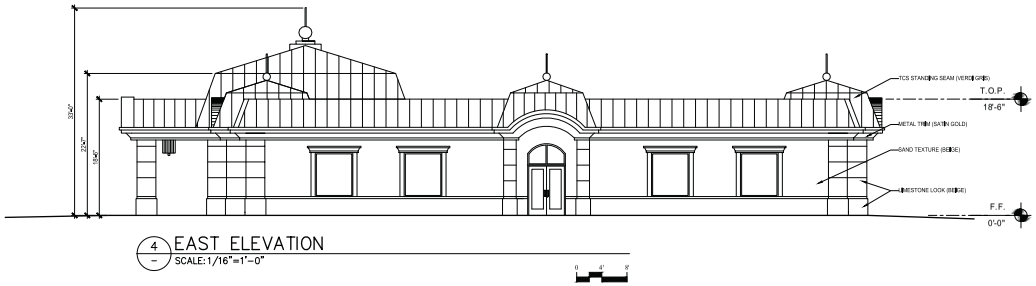

4 EAST ELEVATION
SCALE: 1/16"=1'-0"

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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"

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ONE QUEENSRIDGE PLACE PHASE II
LAS VEGAS, NV

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NO.	DATE	DESCRIPTION

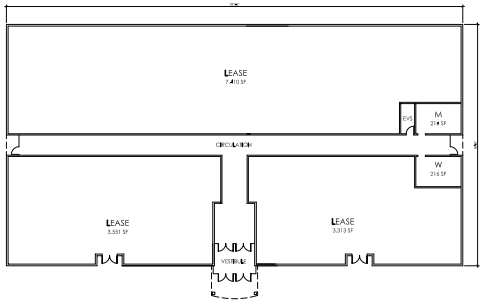
SEAL

PARKING LEVEL 1 PLAN
PARKING LEVEL 2 PLAN

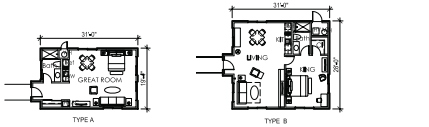
PROJECT NO. 3W004
DRAWING DATE 3.27.14

PRJ-51869
03/27/14

FP001



9 – OFFICE BUILDING PLANS
SCALE: 1"=20'



8 – CASITA PLANS (TYPICAL)
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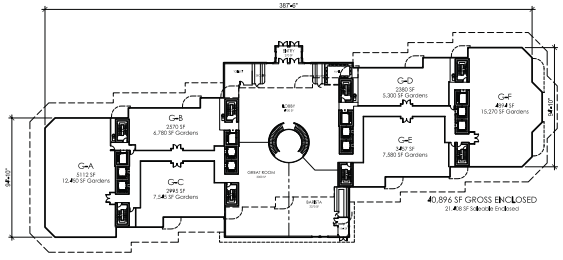

1 – FLOOR PLAN GARDEN LEVEL
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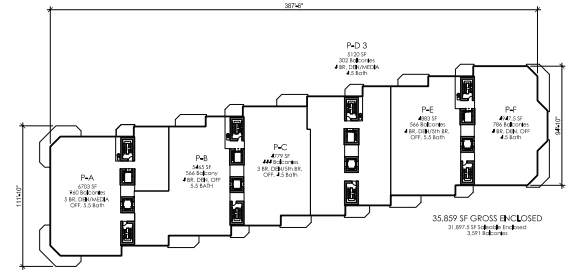

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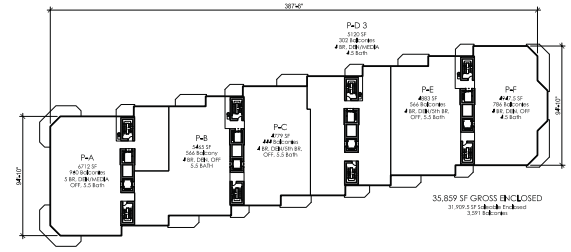

3 – FLOOR PLAN LEVEL 16 THRU 18 (3)
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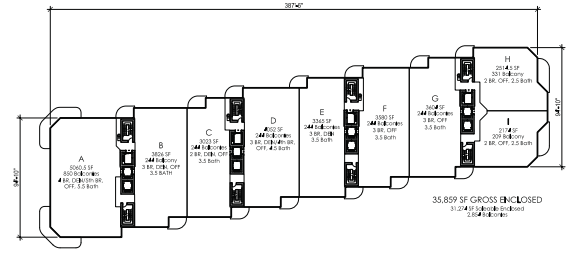

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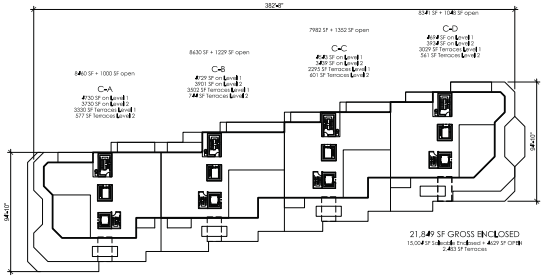

7 – FLOOR PLAN LEVEL 22
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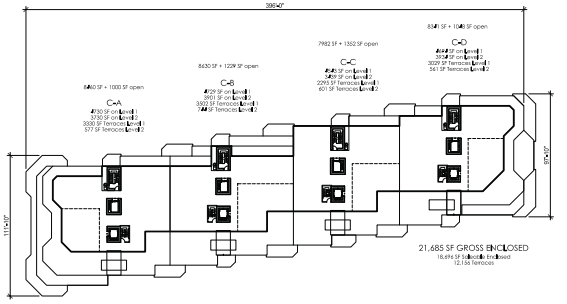

6 – FLOOR PLAN LEVEL 21
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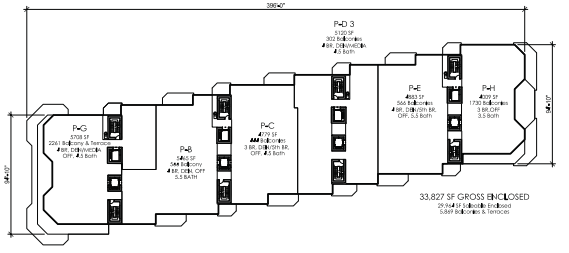

5 – FLOOR PLAN LEVEL 20
SCALE: 1"=40'

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PRJ-51869
03/27/14

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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

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- 6.3 Expanded Office Site Plan
- 6.4 Exterior Elevations
- 6.5 Site Section
- 6.6 Material Color Board

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MOD-53701, VAR-53502 & SDR-53503 - REVISED

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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.**

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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

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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.

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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.

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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:

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MOD-53701, VAR-53502 & SDR-53503 - REVISED
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- **201'-6" ft. for the eighteen story residential towers (Existing)**
- **310'-0" ft. for the twenty-two story residential tower**
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- **33'-0" ft. for the single story office building**
- **41-0" ft. for the porte cochere and lobby buildings**

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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.)

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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

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- 1.1 Purpose

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- 2.2 Minimum Site Area

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- 3.3 Site Boundary, Expanded PD District
- 3.4 PD Permitted Uses and Standards

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- 4.2 Setback Exceptions
- 4.3 Service and Loading Areas
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- 4.5 Signage
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  - 1.2 Site Signage
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- 4.8 Streetscape

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- 5.2 Style
- 5.3 Building Height
- 5.4 Mechanical Equipment / Trash Area Screening
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- 6.4 Exterior Elevations
- 6.5 Site Section
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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.**

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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

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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

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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.

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04/24/14

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   Temporary construction signs naming Builder, architect, etc., are allowed subject to the time limits of constructions and shall not exceed 32 square feet.

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

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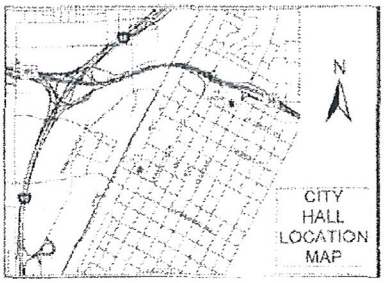

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

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*805-02-14 LV NV 891**

Case: MOD-53701
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PFEFFER MATTHEW S & SANDRA E
9103 ALTA DR #405
LAS VEGAS NV 89145-8550

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Las Vegas, Nevada 89106

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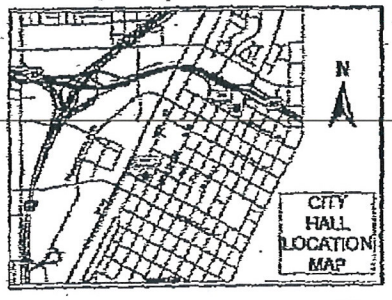

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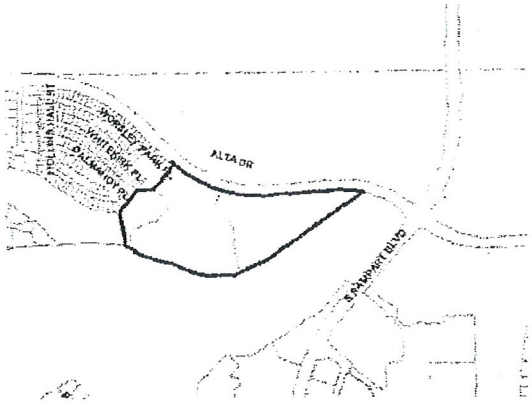
MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

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.

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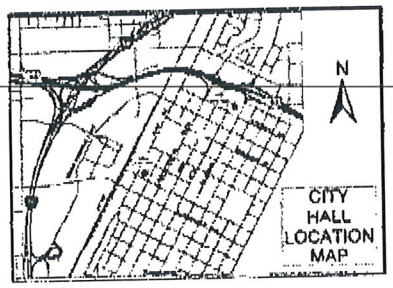

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Planning Commission Meeting of 5/13/2014

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LAS VEGAS NV 89145-8507

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Las Vegas, Nevada 89106

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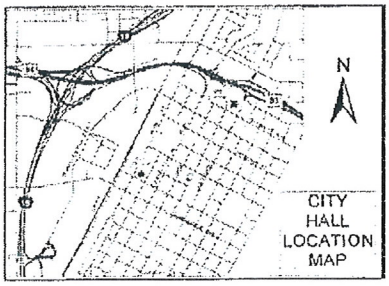

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10745 CHALON RD
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Development Services Center
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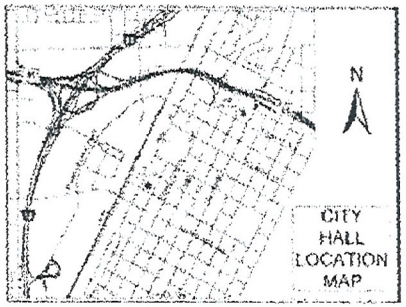

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Dept. of Planning

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ST LOUIS MO 63131-3428

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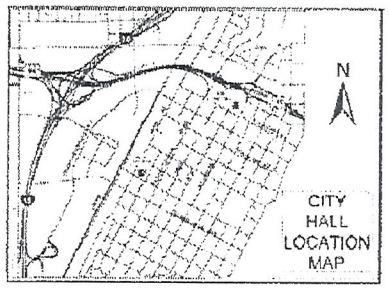

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

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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

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Dept. of Planning

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

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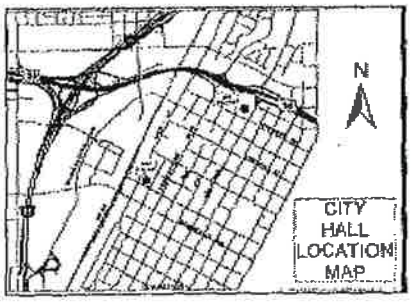

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☐ I SUPPORT this Request

☒ 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

13832213096
CHASE TERR
9101 ALTA DR
LAS VEGAS N

Submitted after final agenda

#20 P

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

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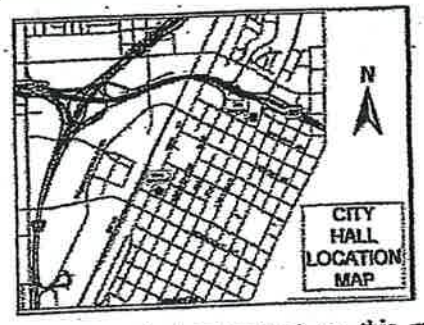

Comments:

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Dept. of Planning

YOUR NAME AND ADDRESS

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☐ 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: HONG SHU LIU (CCJH GROUP, LLC.)

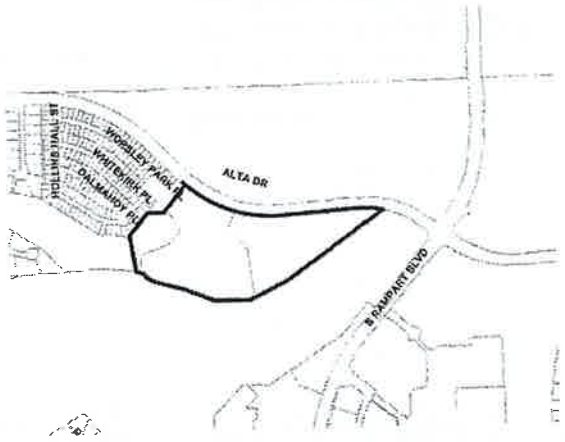
Address: 9401 KINGS GATE CT.

City/State/Zip: LAS VEGAS, 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.

Submitted after final agenda

#20 P

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

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City of Las Vegas
Dept. of Planning

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PITNEY BOWES
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0004279218
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MAY01 2014
MAILED FROM ZIPCODE 89101

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Official Notice of Public Hearing

From:
Weiping Huang
Unit 301
9101 Alta Drive
Las Vegas, NV 89145

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

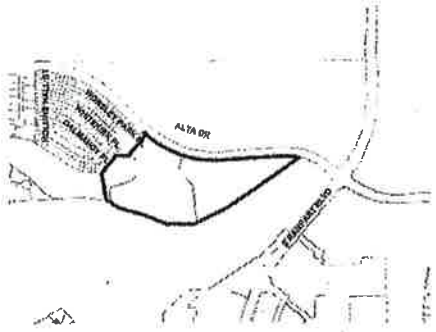
Please use available blank space on card for your comments.
MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Application Information

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].

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].

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

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Submitted after final agenda

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City of Las Vegas
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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Case: MOD-53701
13832213070
KEATING KEVIN & CATHERINE
9101 ALTA DR #905
LAS VEGAS NV 89145-8538

Submitted after final agenda

#20P

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

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XX05-02-14 LV NV 691XX

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☐ 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

Case: MOD-53701

13832213172
STHLP
9103 ALTA DR #904
LAS VEGAS NV 89145-8555

113 DRDFN11 89145

Submitted after final agenda

#20 P

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

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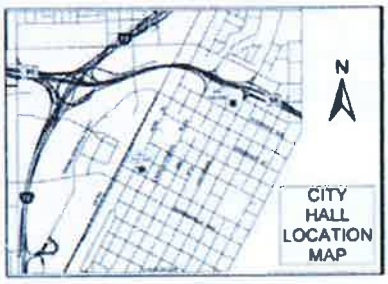

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Dept. of Planning

05-02-14 LV NV 891

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☐ 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

Case: MOD-53701
13831615036
SIMS DAVID M & ELIZABETH S
6419 DURFORD ST
HOUSTON TX 77007-2069

68 DRDFN11 77007

Submitted after final agenda

#20P

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

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Case: MOD-53701
13832213187
SMITH GEORGE WILLIAM III
9103 ALTA DR #1106
LAS VEGAS NV 89145-8557

113 DRDFN11 89145

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Development Services Center
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Las Vegas, Nevada 89106

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Dept. of Planning

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

GIVEN EXISTING CONGESTION IN THE IMMEDIATE VICINITY THE SIZE OF ~~this proposal is over~~ WHELMING. As an owner in ONE QUEENSRIDGE PLACE I believe the proposed height of the project will significantly and adversely affect my present view.

Case: MOD-53701
13832213091
ARMBRUSTER R LEE LIVING TRUST
ARMBRUSTER RAYMOND LEE TRS
1232 N CASEY KEY RD
OSPREY FL 34229-9783

I am adamantly opposed to this request.

2 DRDFN11 34229

Submitted after final agenda

#20P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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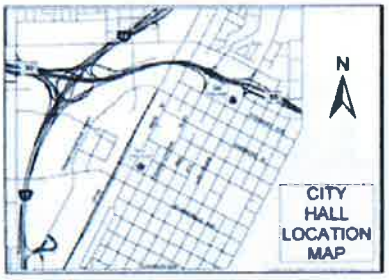

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*05-02-14 LV NV 891**

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☐ 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

Case: MOD-53701
13831615040
GOLDSMITH DAVID R
9205 TUDOR PARK PL
LAS VEGAS NV 89145-8726

113 DRDFN11 89145

Submitted after final agenda

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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05-02-14 LV NV 891

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☐ 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

Case: MOD-53701
13832213183
SRISURO CHOTCHAI REV LIV TR
SRISURO SUTHANYA REV LIV TR
1616 FRONTENAC WOODS CT
ST LOUIS MO 63131-3428

2 DRDFN11 63131

Submitted after final agenda

#20 P

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

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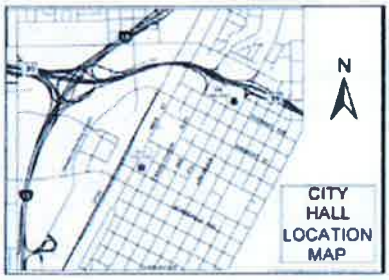

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City of Las Vegas
Dept. of Planning

05-02-14 LV NV 891

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☐ 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

Case: MOD-53701
13832213212
MACK RON & JUDY FAMILY TRUST
MACK RONALD F & JUDY A TRS
9103 W ALTA DR #1602
LAS VEGAS NV 89145-8561

113 ORDFN11 89145

Submitted after final agenda

#20P

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

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UNITED STATES POSTAGE PITNEY BOWES
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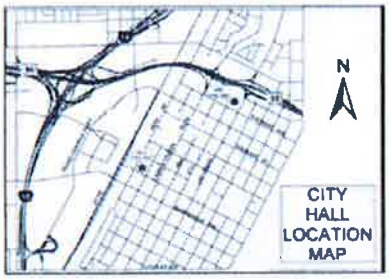
Official Notice of Public Hearing



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MAY 12 2014
City of Las Vegas
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:05-02-14 LV NV 891**

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☐ 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

Case: MOD-53701
13832213144
BROOKS ROBERT G
755 HONDA WY
FREMONT CA 94539-3817

122 DRDFN11 94539

Submitted after final agenda

#20P

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

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Dept. of Planning

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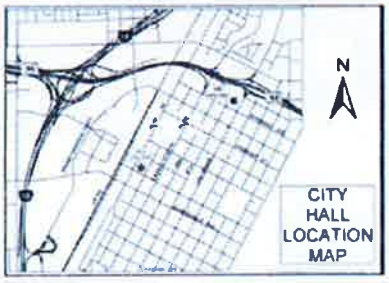
02 1M $ 00.46⁰
0004279218 MAY 01 2014
MAILED FROM ZIPCODE 89101



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☐ 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

63 DRDFN11 89148

Myself and everyone I have spoken with is adamantly against this variance/proposed development. 106 has announced publicly that they are "getting out" of Las Vegas. Hence, this doesn't make sense to give approvals to 106. The chances of a bank funding development is near zero "0". Lets be reasonable and request that 106 propose a development that has type.

Steve Caria

Case: MOD-53701
13832213026
CARIA STEVEN R
CARIA STEVEN R INSURANCE
8777 W MAULE AVE #1011
LAS VEGAS NV 89148-4895

Submitted after final agenda

#20 P

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

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☐ 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

52 DRDFN1 60015

*****05-02-14 LV NV 891XX

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City of Las Vegas
Dept. of Planning

Case: MOD-53701
13832213199
MAISON DE SOLEIL L L C
220 RAMSAY RD
DEERFIELD IL 60015-3438

Submitted after final agenda

#20P

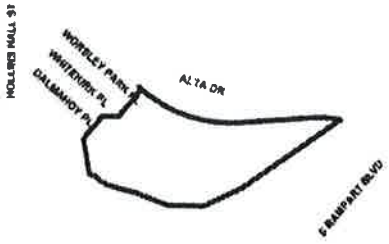
Application Information

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].

THIS IS IN YOUR MAIL

* TODAY

Application Location



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

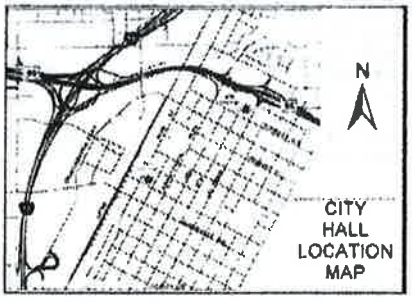
Public Hearing Information

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

$ 00.46⁰

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MAY 12 2014
City of Las Vegas
Dept. of Planning

Case: MOD-53701
13832213058
QTOWERS 7 L L C
9101 ALTA DR #706
LAS VEGAS NV 89145-8536

Submitted after final agenda

#20

From FaxZero Sat 10 May 2014 03:31:03 PM EDT Page 2 of 3

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.46⁰
0004279218 MAY 01 2014
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☐ 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

XX05-02-14 LV NV 891XX

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MAY 12 2014
City of Las Vegas
Dept. of Planning

Case: MOD-53701
13832213032
HUANG WEIPING
9101 ALTA DR #301
LAS VEGAS NV 89145-8507

Submitted after final agenda

#20 p

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

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Official Notice of Public Hearing

02 1M
000427821G MAY 01 2014
MAILED FROM ZIPCODE 89101

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City of Las Vegas
Dept. of Planning

XXOS-02-14 LV NV 891XX

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☐ 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

Case: MOD-53701

13831615075
YUNG ALLAN K ETAL
685 CHAUCER RD
SAN MARINO CA 91108-1309

Submitted after final agenda

#20 p

6267922595

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

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MAY 12 2014
City of Las Vegas
Dept. of Planning

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Gloria Horwitz
9101 Alta DRIVE - Unit 702
Las Vegas, NV 89145

I strongly oppose the reduced setback in VAR-53502, the height of the building in SDR-53503, and the parking variances and office building, all of which diminish current property values.

Submitted after final agenda

#204

Have a wonderful day,

Francine Banks
Resident Services
fbanks@oqp-hoa.com

702-946-6690 ext. 203

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

Return Service Requested
Official Notice of Public Hearing

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Submitted by Robert + Carol Priddy
9101 Alta Dr. #1001
Las Vegas, NV 89145

RECEIVED
MAY 12 2014
City of Las Vegas
Dept. of Planning

Application Information

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].

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].

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

Submitted after final agenda

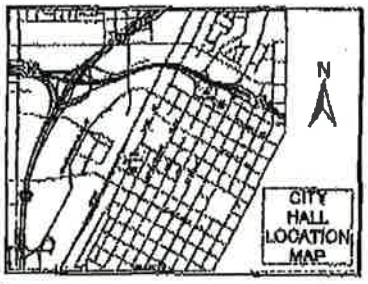
#20P

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 MAY01 2014
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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MAY 12 2014
City of Las Vegas
Dept. of Planning

Martin Shafton
9101 Alta Dr.
Unit 1207
Las Vegas, NV 89145

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

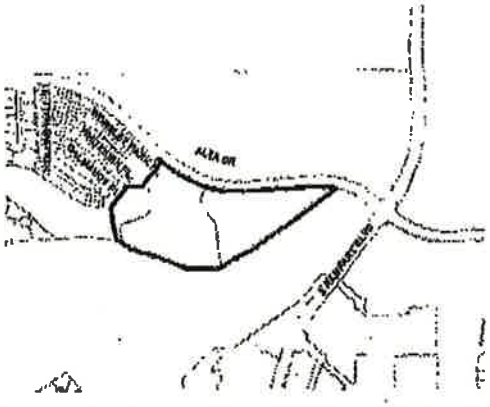
Please use available blank space on card for your comments.
MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Application Information

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].

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].

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

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Submitted after final agenda

#20 P

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

PRESORTED FIRST CLASS

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PITNEY BOWES
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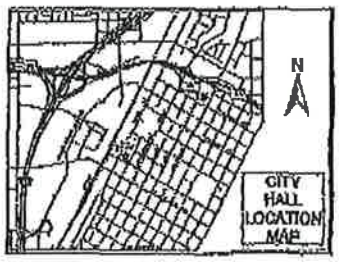
Official Notice of Public Hearing



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City of Las Vegas
Dept. of Planning

Marie Hoffman
1601, 9101 Alta Drive
Las Vegas. NV 89145.

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☐ 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

Application Information

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].

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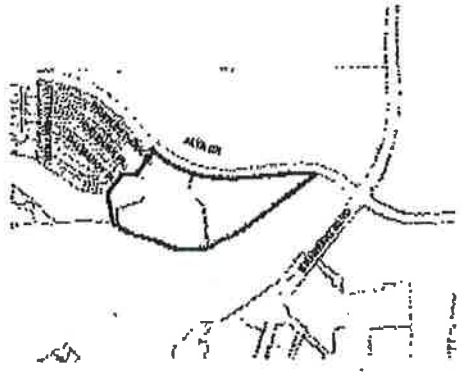
Application Location



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Submitted after final agenda

ATTACHMENT

MAP2.jpg

#20 P

1.1 MB

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

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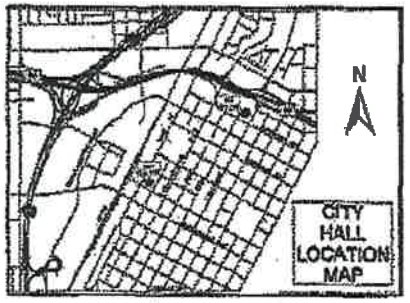
City of Las Vegas
Dept. of Planning



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Case: MOD-53701
13632213207
ANDRESS FAMILY TRUST
ANDRESS DONALD G & MADELEINE TRS
2300 W SAHARA AVE BOX 25
LAS VEGAS NV 89102-4355

#20

Submitted after final agenda

☑001

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

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XX05-02-14 LV NV 8

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☐ 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

NOISE
CONGESTION
TRAFFIC

QUALITY OF LIFE

Case: MOD-53701
13832213209
ALTA FORT APACHE RAMPART REV TR
GALATZ ELAINE B TRS
10080 ALTA DR #120
LAS VEGAS NV 89145-8728

113 DRDFN11 89145

Submitted after final agenda

#20P

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

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0004279215 MAY01 2014
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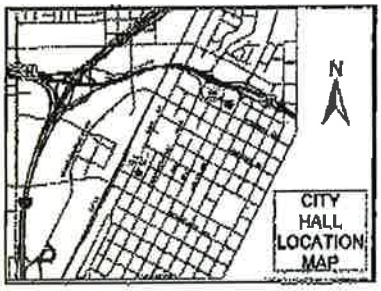

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

XXOB-02-14 LV NV 891XX

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MAY 8 2014
City of Las Vegas
Dept. of Planning

Case: MOD-53701
13832213077
SKOLL MORTON & JUDITH FAMILY TR
SKOLL MORTON & JUDITH TRS
9101 W ALTA DR #1005
LAS VEGAS NV 89145-8539

113 DRDFN11 89145

Submitted after final agenda

#20 P

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

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Official Notice of Public Hearing

RECEIVED
MAY 8 2014
City of Las Vegas
Dept. of Planning

$ 00.46⁰

David Horwitz
9101 Alta Drive Unit 702
Las Vegas, NV 89145

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☐ 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

I strongly oppose the reduced setback in VAR-53502, the height of the building in SDR-53503, and the parking variances and office building, all of which diminish current property values.

#20 p

Submitted after final agenda

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

113 DRDFN11 89145

PRESORTED FIRST CLASS

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XXOS-02-14 LV NV 891XX

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MAY 8 2014
City of Las Vegas
Dept. of Planning

Case: MOD-53701
13832213216
ENGELSTAD BETTY TRUST
ENGELSTAD BETTY TRS
9103 ALTA DR #1702
LAS VEGAS NV 89145-8562

Submitted after final agenda

#20 P

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

SEND TO

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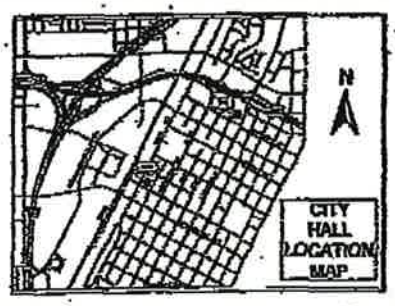
Official Notice of Public Hearin



Comments:

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MAY 8 2014
City of Las Vegas
Dept. of Planning

YOUR NAME AND ADDRESS

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☐ 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: Patel

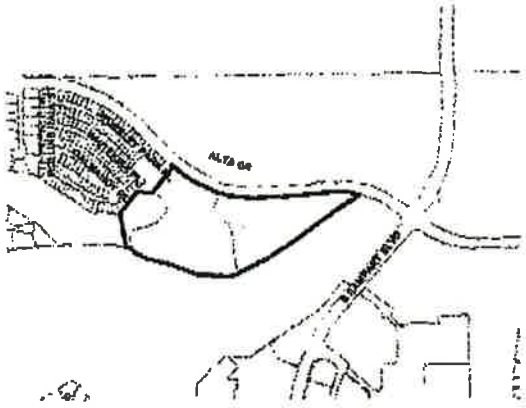
Address: 9801 Winter Palace Dr

City/State/Zip: Las Vegas 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

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Submitted after final agenda

#20P

Las Vegas, Nevada 89106

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Official Notice of Public Hearing

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MAY 8 2014

City of Las Vegas
Dept. of Planning

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

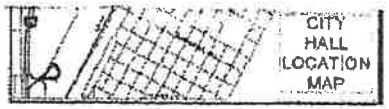
Please use available blank space on card for your comments.

VAR-53502 & SDR-53503 [PRJ-51869]

Planning Commission Meeting of 5/13/2014

Please OPPOSE
The effort to permit
3 1/2 FT 22-STORY
Building
email city for 464-7497
*Mail in This
Ballot

113 DRDFM11 89145



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☐ 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

977 Tuscan Ave.
N.L. 89145

Submitted after final agenda

#20 P

From 1.877.233.3839 Thu May 8 10:01:22 2014 PST Page 2 of 2

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
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MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing

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MAY 8 2014
City of Las Vegas
Dept. of Planning

James Sandoz
9103 Alta Dr
± 205
Las Vegas, NV 89145

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☐ 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

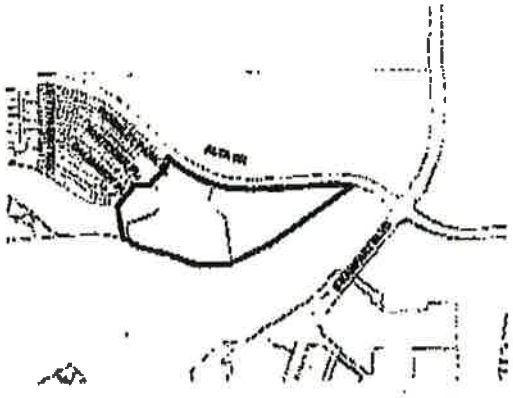
Mailing
2148 NE MLK. Jr Blvd
Portland, OR 97212

Application Information

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].

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].

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

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Submitted after final agenda

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

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Terry & Cheryl Holden
9103 Alta Dr.
Suite 803
Las Vegas, NV 89145

Cheryl Holden

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☐ 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

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Application Information

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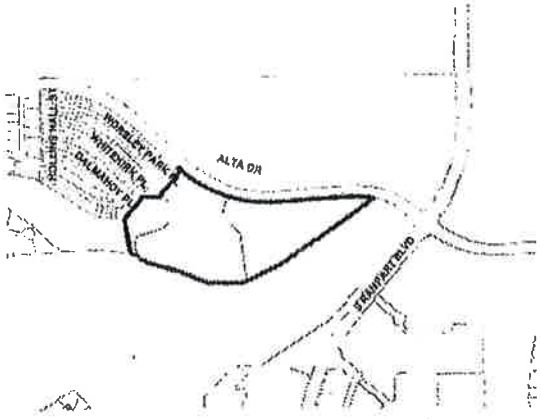
Application Location



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Submitted after final agenda

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

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☐ 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

Terry & Cheryl Holden
9101 Alta Dr.
Suite 160Z
Las Vegas, NV 89145
Cheryl Holden

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City of Las Vegas
Dept. of Planning

Application Information

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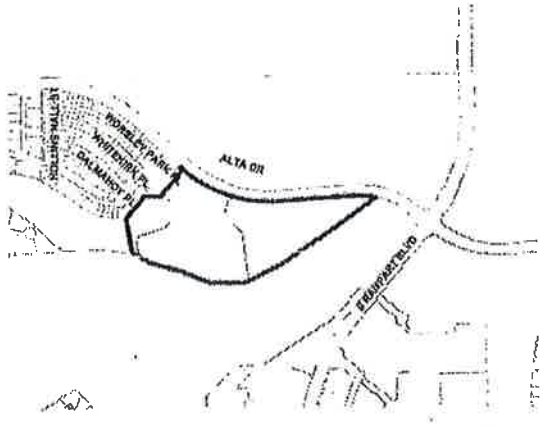
Application Location



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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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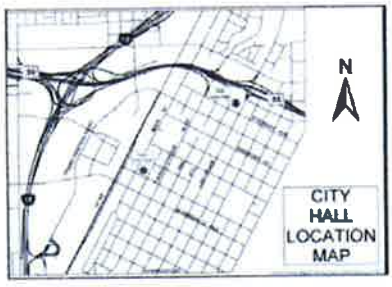
XX05-02-14 LV NV 891XX



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☐ 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

Case: MOD-53701
13832213196
THOMAS STEVEN & KAREN TRUST
THOMAS STEVEN C & KAREN P TRS
9820 WINTER PALACE DR
LAS VEGAS NV 89145-8638

113 DRDFN11 89145

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

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XX05-02-14 LV NV 891XX

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☐ 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

Case: MOD-53701
13832213047
BEAM DONNA F REVOCABLE TRUST
BEAM DONNA F TRS
8066 MERLEWOOD AVE
LAS VEGAS NV 89117-7647

5-2-14

71 DRDFN11 89117

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City of Las Vegas
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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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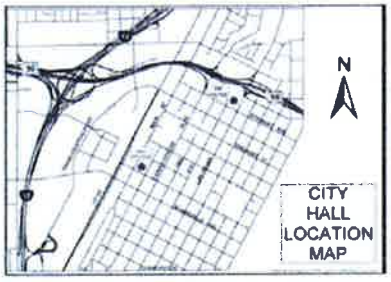

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Case: MOD-53701
13832213034
MIHATA ROBERT B
MIHATA ROSE E LIVING TRUST
%R MIHATA
9101 ALTA DR #303
LAS VEGAS NV 89145-8507

89145$8507 C069

Submitted after final agenda

#20 P

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

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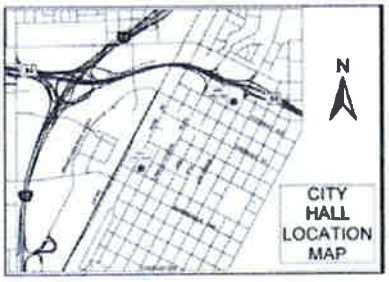

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Case: MOD-53701
13831614013
PIETRO GEORGE H JR TRUST
PIETRO GEORGE H JR TRS
321 ONYX CREST ST
LAS VEGAS NV 89145-8710

Submitted after final agenda

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

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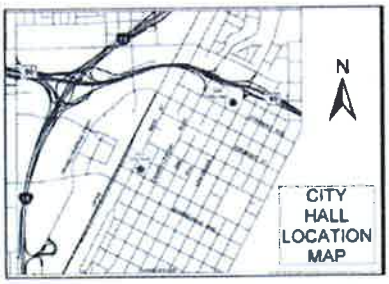

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*****05-02-14 LV NV 891**

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☐ 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

Case: MOD-53701
13832213113
SHER ~~GEOFFREY~~ Charles .
9101 ALTA DR #1701
LAS VEGAS NV 89145-8545

113 DRDFN11 89145

Submitted after final agenda

#20 P

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

I AM OPPOSED TO THE REQUEST GOING BEFORE THE CITY COUNCIL, REGARDING ANY ADDITIONAL CONSTRUCTION AT 9119 ALTA DRIVE. THIS LOCATION IS ADJACENT TO 9103 ALTA DRIVE

THANK YOU.

Lucille Mongelli

LUCILLE MONGELLI

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

2 DRDFN11 11743

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Department of Planning

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MAY - 7 2014
City of Las Vegas
Department of Planning

Case: MOD-53701
13832213197
MONGELLI LUCILLE
5 GOLF LN
HUNTINGTON NY 11743-2230

I Oppose

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

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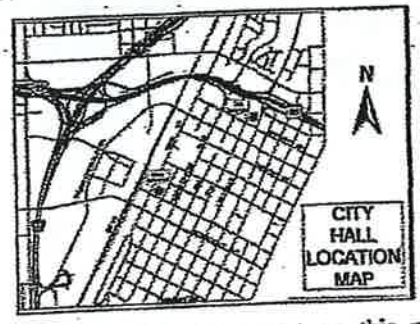
Official Notice of Public Hearir



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☐ 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

Comments:

YOUR NAME AND ADDRESS

Name: JASON & SHEREEN AWAD

Address: 1004 QUEENSRIDGE CT.

City/State/Zip: LAS VEGAS 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].

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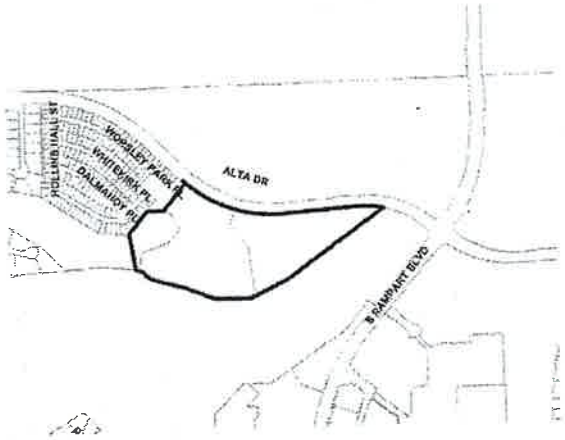
MAY 7 2014
City of Las Vegas
Dept. of Planning

Application Location



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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

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Submitted after final agenda

#20P

Alexandra Dwek
9805 Winter Palace Drive
Las Vegas NV 89145
tel: 702 545 8969

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MAY 7 2014
City of Las Vegas
Dept. of Planning

☐ I SUPPORT ☒ I OPPOSE

MOD-53101 (PRJ-518609)

#204

Submitted after final agenda

MARGARET M. CARNELL

9101 Alta Dr. #305
Las Vegas NV 89145
(702) 361-3174
vontobel77@aol.com

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MAY 7 2014

City of Las Vegas
Dept. of Planning

May 5, 2014

City of Las Vegas
Department of Planning
Development Services Center
333 No. Rancho Dr., 3rd floor
Las Vegas NV 89106

Subject: MOD-53701
VAR-53502
SDR-53503

Gentlemen/Madams:

As a homeowner at the address located above, I am **STRONGLY OPPOSSED** to all of the above referenced Modifications and Variances. The developer was dishonest to us at the time we purchased our homes saying that the new tower maximum height would be 18 stories and two matching buildings rather than one (which would not restrict our views as much as the current building being planned). We do not need a 22 story tower in this area and we certainly do not need the standard set-back altered by over 200 ft. These variances/changes would be a detriment to our neighborhood.

Thank you.

Very truly yours,

Margaret M. Carnell

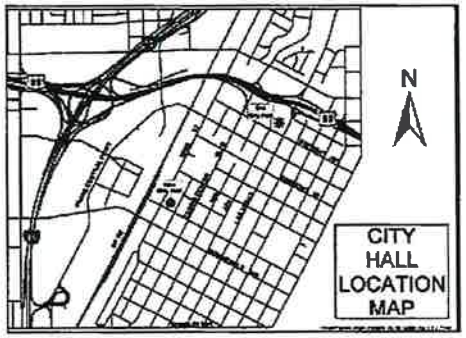
Margaret M. Carnell

Submitted after final agenda

#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



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☒ 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

DAVID MASON
OWNER: 703 TOWER 1
QUEENS RIDGE
LV NV 89145

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MAY 7 2014
City of Las Vegas
Dept. of Planning

Submitted after final agenda

#20 A

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

PRESORTED FIRST CLASS

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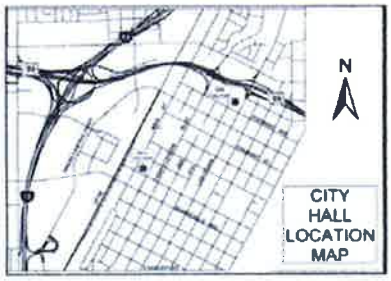

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MAY 7 2014

City of Las Vegas
Dept. of Planning

XX05-02-14 LV NV 891XX

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☒ 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

Case: MOD-53701

13832213069
SHIFFMAN FAMILY TRUST
SHIFFMAN IRVING L & JUDITH E TRS
9101 ALTA DR #803
LAS VEGAS NV 89145-8537

113 DRDFN11 89145

Submitted after final agenda

#20 A

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

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*05-02-14 LV NV 891**

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MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Case: MOD-53701
13832213100
SHAW STEVEN L & JAN M FAMILY TR
SHAW STEVEN L & JAN M CO-TRS
9101 W ALTA DR #1406
LAS VEGAS NV 89145-8542

113 ORDFN11 89145

Submitted after final agenda

#20A

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

PRESORTED FIRST CLASS

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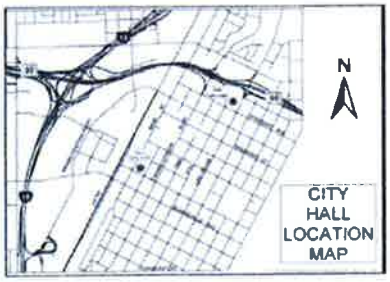

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MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Case: MOD-53701
13832213103
MINTO PROPERTIES L L C
1930 VILLAGE CENTER CIR #3-116
LAS VEGAS NV 89134-6299

103 ORDFN11 89134

Submitted after final agenda

#20A

May 5,2014

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MAY 12 2014

City of Las Vegas
Dept. of Planning

To Las Vegas City Council,

We are homeowners at One Queensridge Towers. We want to go on record as

OPPOSED to the Major Modification #53701.

We are OPPOSED to Var53502 and Var 53503

NO to 22 story building 310 ft high!

We are strongly opposed to any height variations from the original entitlement when we purchased our property.

Greg and Sally Bigler

9101 Alta Drive #901

Las Vegas, NV 89145

702-4966885

Submitted after final agenda

#20 P

Public Comment Form

Item 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.

Tracking Number PC05132014-20-1

Name Stephen Bell

Address 9103 Alta Drive #301

City Las Vegas

State Nevada

Zip 89135

Comment I oppose the application and request developer build at already approved height on original approved footprint.

1. Increase from 18 and 14 story towers to a 22 story tower height violates code and an already increased height variance.

2. The positioning of the western edge of the tower has a significant negative visual and financial impact on my property and adjacent residential properties in the existing towers.

3. Increased tower height poses a concern for privacy for adjacent residential properties.

Vote Against

Public Comment Form

Item 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.

Tracking Number	PC05132014-20-2
Name	Toni Bell
Address	2038 Cherry Creek Circle
City	Las Vegas
State	Nevada
Zip	89135
Comment	Not in compliance with original plans when purchased.
Vote	Against

Public Comment Form

Item 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.

Tracking Number PC05132014-20-3

Name Tom and Arlene Wszalek

Address 331 Hollins Hall Street

City Las Vegas

State Nevada

Zip 89145

Comment We are concerned about the negative impact on Tudor Park of reducing the setback to 582 feet. We are also concerned that this new building is planned to be significantly taller than the two existing towers.

Vote Against

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
ABEYANCE - 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.

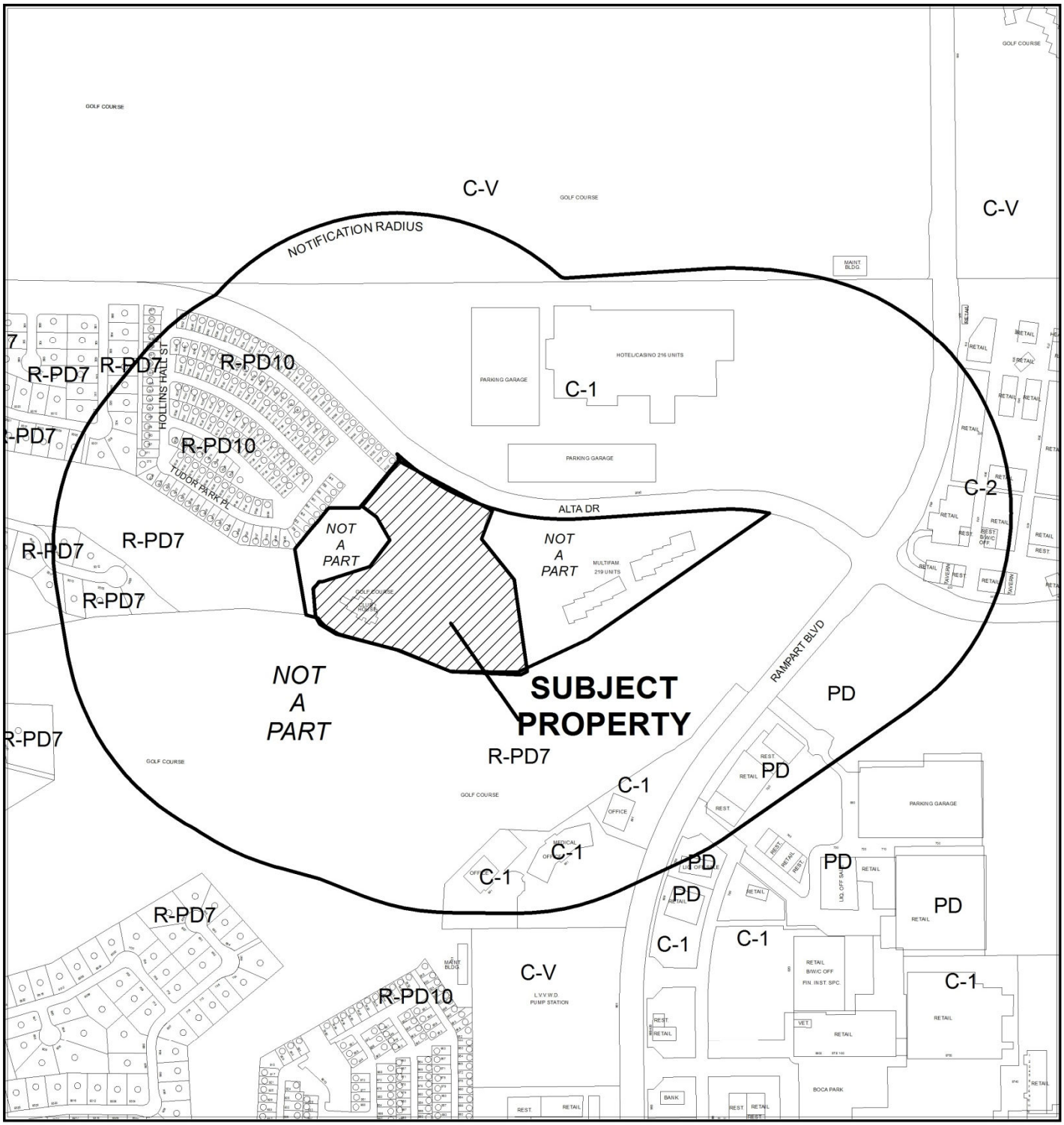
C.C.: 7/16/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**43**	**Planning Commission Mtg.**	**5**
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]
5. E Comments in Opposition

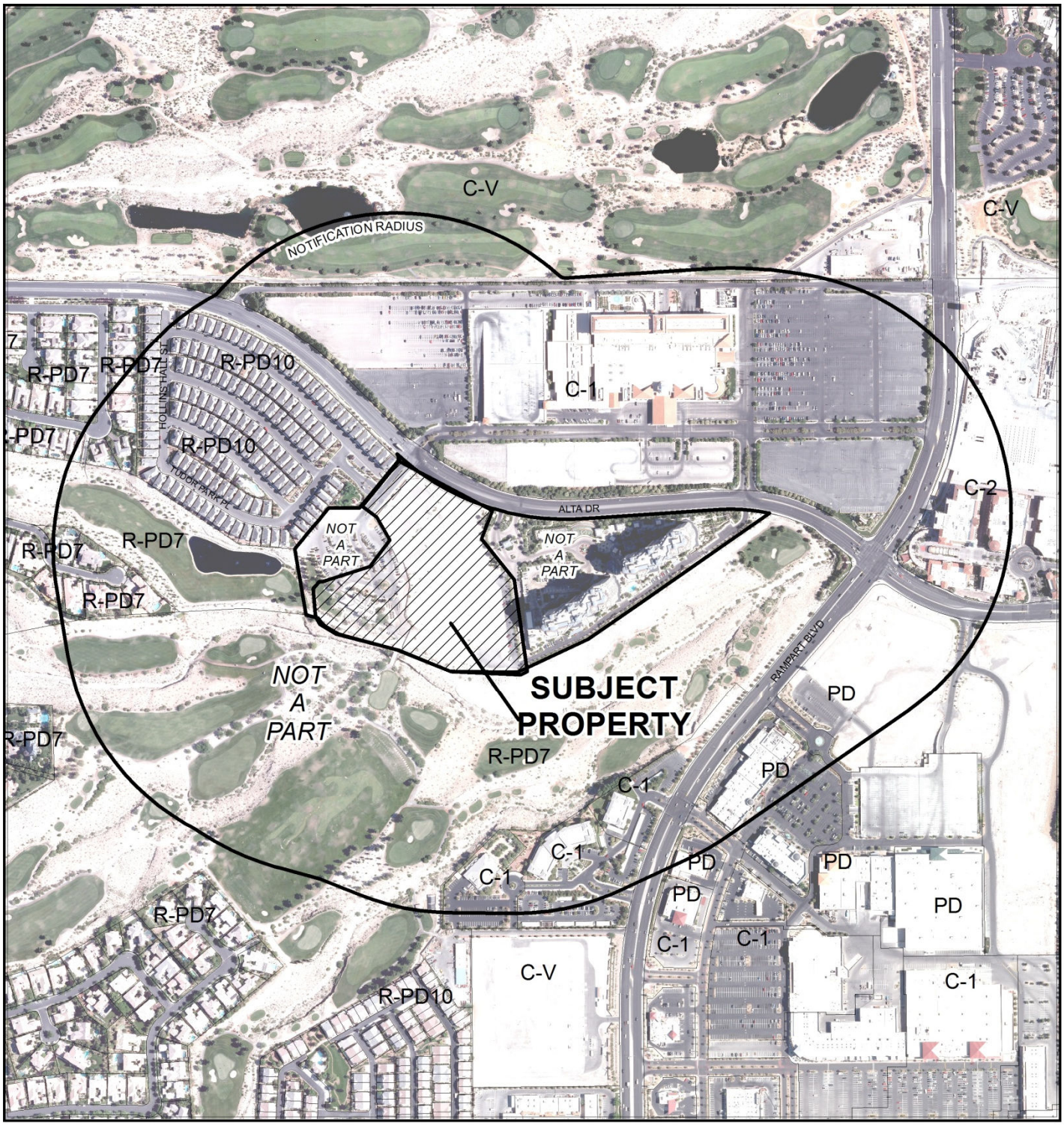
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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

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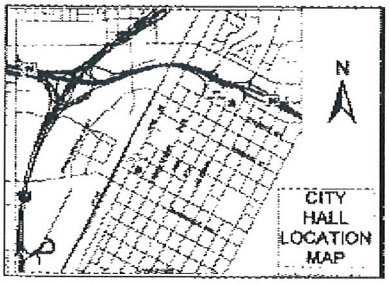

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☐ I SUPPORT this Request

☒ 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
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LAS VEGAS NV 89145-8728

113 ORDFN11 89145

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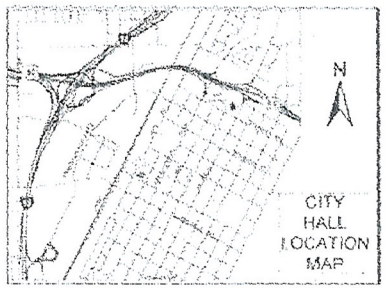

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Case: VAR-53502
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1616 FRONTENAC WOODS CT
ST LOUIS MO 63131-3428

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

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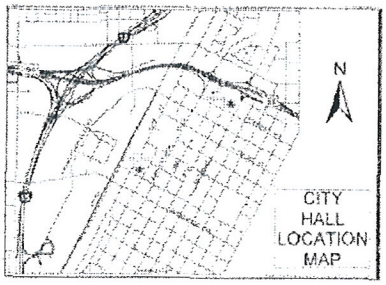

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VAR-53502 & SDR-53503 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

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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

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

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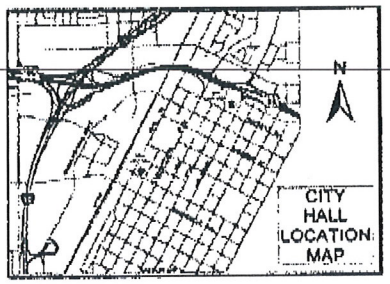

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Planning Commission Meeting of 5/13/2014

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Case: VAR-53502
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9101 ALTA DR #305
LAS VEGAS NV 89145-8507

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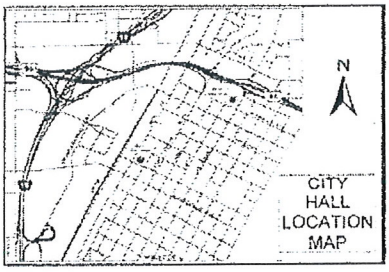

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Planning Commission Meeting of 5/13/2014

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Case: VAR-53502
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City of Las Vegas
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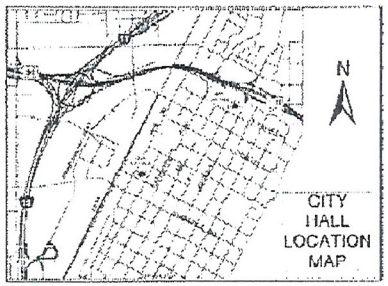

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Planning Commission Meeting of 5/13/2014

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Case: VAR-53502
13832213179
BRINTON ROBERT & PATRICIA LIVTR
BRINTON ROBERT & PATRICIA TRS
9103 W ALTA DR #1004
LAS VEGAS NV 89145-8556

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9101 ALTA DR
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☐ 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

113 DRDFMHP 89145

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From:
Jean Huang
Unit 301
9101 Alta Drive
Las Vegas, NV 89145

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MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

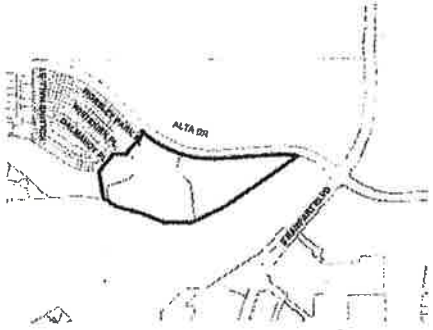
Jean Huang

Application Information

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].

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].

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 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 Pla 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 o 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) 22 6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

Submitted after final agenda

#21-22 P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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Official Notice of Public Hearing

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XX05-02-14 LV NV 891XX

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☐ 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

Case: VAR-53502
13832213187
SMITH GEORGE WILLIAM III
9103 ALTA DR #1106
LAS VEGAS NV 89145-8557

113 DRDFN11 89145

Submitted after final agenda

#21-22 P

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

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☐ 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

Case: VAR-53502
13831615036
SIMS DAVID M & ELIZABETH S
6419 DURFORD ST
HOUSTON TX 77007-2069

68 DRDFN11 77007

Submitted after final agenda

#21-22P

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

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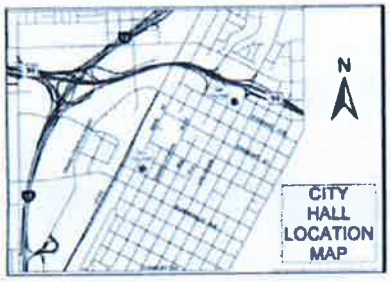

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-53502 & SDR-53503 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Case: VAR-53502

13832213172
STHLP
9103 ALTA DR #904
LAS VEGAS NV 89145-8555

113 DRDFN11 89145

Submitted after final agenda

#21-22P

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-53502 & SDR-53503 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Case: VAR-53502
13832213051
BRONSON THOMAS L & NADIA M
1131 ALTA LOMA RD #303
WEST HOLLYWOOD CA 90069-2434

94 DRDFNMP 90069

Submitted after final agenda

#21-22 P

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

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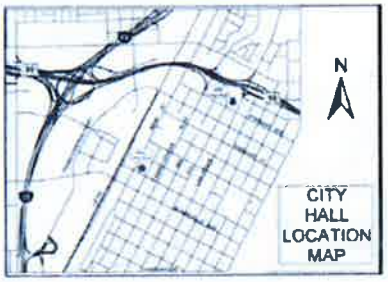

EXISTING DENSITY IS CONJESTED. HEIGHT OF PROPOSED STRUCTURE WOULD ELIMINATE CITY VIEWS FROM ONE QUEENSRIDGE PLACE RESIDENCE ADAMANTLY OPPOSED TO THE SIZE AND LOCATION OF THIS PROPOSAL. PLEASE DO NOT GRANT THIS VARIANCE.

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☐ 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

Case: VAR-53502
13832213091
ARMBRUSTER R LEE LIVING TRUST
ARMBRUSTER RAYMOND LEE TRS
1232 N CASEY KEY RD
OSPREY FL 34229-9783

Submitted after final agenda

#21-22 P

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

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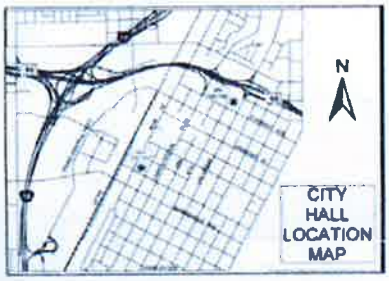

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Dept. of Planning

05-02-14 LV NV 891

I Appose the increase in height of the tower. I also oppose the change from Residential to Commercial

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☐ 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

Case: VAR-53502
13832213070
KEATING KEVIN & CATHERINE
9101 ALTA DR #905
LAS VEGAS NV 89145-8538

113 DRDFN11 89145

Submitted after final agenda

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-53502 & SDR-53503 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Case: VAR-53502
13832213144
BROOKS ROBERT G
755 HONDA WY
FREMONT CA 94539-3817

122 DRDFN11 94539

Submitted after final agenda

#21-22P

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

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-53502 & SDR-53503 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

*05-02-14 LV NV 891**

Case: VAR-53502
13832213146
GAGE NOEL A
9103 ALTA DR #507
LAS VEGAS NV 89145-8551

113 DRDFN11 89145

Submitted after final agenda

#21-22P

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

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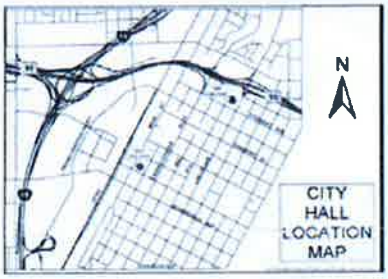

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5-02-14 LV NV 891

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☐ 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

Case: VAR-53502
13832213025
MORAVEC LYNN MARIE
9101 ALTA DR #201
LAS VEGAS NV 89145-8506

113 DRDFN11 89145

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

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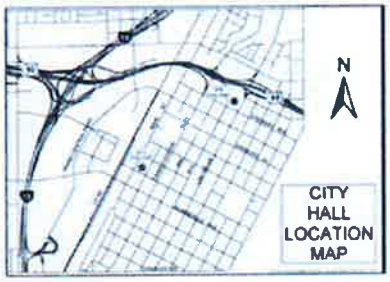

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-53502 & SDR-53503 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Case: VAR-53502

13832213212
MACK RON & JUDY FAMILY TRUST
MACK RONALD F & JUDY A TRS
9103 W ALTA DR #1602
LAS VEGAS NV 89145-8561

113 DRDFN11 89145

Submitted after final agenda

#21-22 P

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

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05-02-14 LV NV 891

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☐ 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

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

Submitted after final agenda

#21-22 P

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

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☐ 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

52 ORDFN11 60015

XX05-02-14 LV NV 891XX

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City of Las Vegas
Dept. of Planning

Case: VAR-53502
13832213199
MAISON DE SOLEIL L L C
220 RAMSAY RD
DEERFIELD IL 60015-3438

Submitted after final agenda

#21-22 P

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

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#21-22

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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~~VAR-53502 & SDR-53503 [PRJ-51869]~~

Planning Commission Meeting of 5/13/2014

113 DRDFN11 89145

XXX05-02-14 LV NV 891XX

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City of Las Vegas
Dept. of Planning

Case: VAR-53502

13832213074
BIGLER GREGORY & SALLY
9101 ALTA DR #901
LAS VEGAS NV 89145-8538

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-53502 & SDR-53503 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

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City of Las Vegas
Dept. of Planning

Case: VAR-53502
13831615106
CHRIST JOHN A & ELIZABETH
21214 WYNSTONE DR
SHOREWOOD IL 60404-8362

55 DROFN11 60404

Submitted after final agenda

#21-22P

From FaxZero

Sat 10 May 2014 03:31:03 PM EDT

Page 3 of 3

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-53502 & SDR-53503 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Case: VAR-53502
13832213032
HUANG WEIPING
9101 ALTA DR #301
LAS VEGAS NV 89145-8507

113 DRDFN11 89145

Submitted after final agenda

#21-22 p

Have a wonderful day,

Francine Banks
Resident Services
fbanks@oqp-hoa.com

702-946-6690 ext. 203

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 1st Floor
Las Vegas, Nevada 89106

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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) 464-7409 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

Submitted by Robert + Cara Priddy
9101 Alta Dr. #1001
Las Vegas, NV 89145

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MAY 12 2014
City of Las Vegas
Dept. of Planning

Application Information

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].

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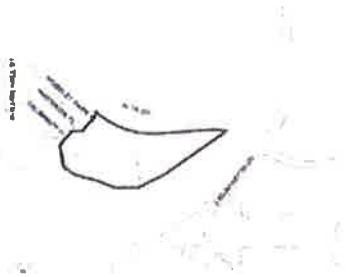
Application Location



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

Submitted after final agenda

#21-22 P

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

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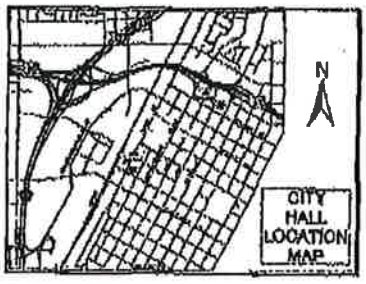

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Martin Shafton
9101 Alta Dr.
Unit 1207
Las Vegas, NV 89145

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☐ 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

Application Information

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].

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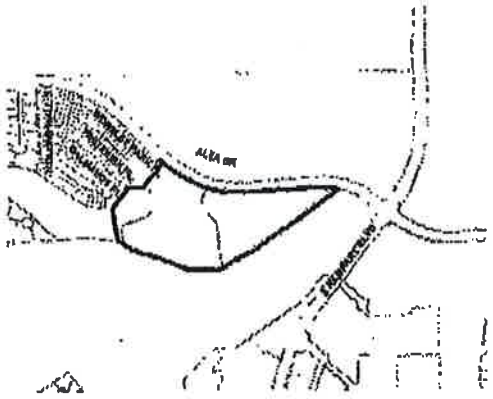
Application Location



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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

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Submitted after final agenda #21-22 P

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

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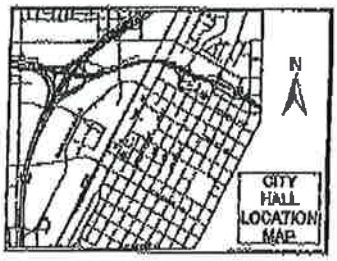

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Dean Hoffman
#1601-9101 Alta Dr
Las Vegas NV
89145

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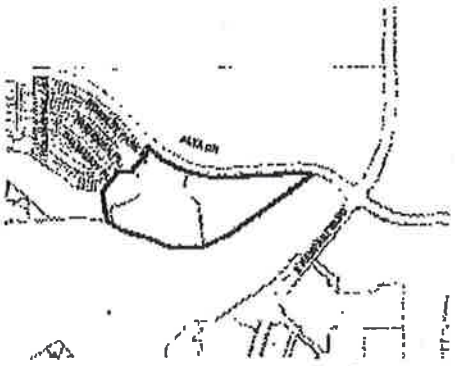

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#21-22 P

Attachment:
MAP2.jpg
1.1 MB

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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XX05-02-14 LV NV 891XX

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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VAR-53502 & SDR-53503 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Case: VAR-53502
13832213207
ANDRESS FAMILY TRUST
ANDRESS DONALD G & MADELEINE TRS
2300 W SAHARA AVE BOX 25
LAS VEGAS NV 89102-4355

5 DRDFNMP 89102

#21-22

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No. 2158 P. 2/2

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Development Services Center
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Las Vegas, Nevada 89106

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VAR-53502 & SDR-53503 [PRJ-51869]

Planning Commission Meeting of 5/13/2014

Case: VAR-53502

13832213128
CLARK JOINT FAMILY TRUST
CLARK STEVEN D & DIANNE TRS
13568 S TUSCALEE WY
DRAPER UT 84020-8871

84020888?1 R020

May. 8. 2014 9:07AM A&Z Produce Company

#21-22 P

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

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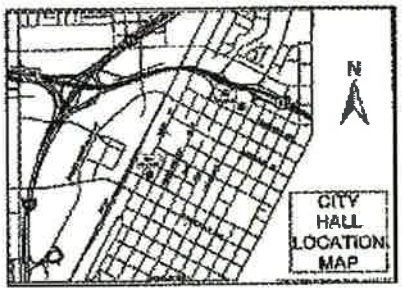

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VAR-53502 & SDR-53503 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Case: VAR-53502
13832213216
ENGELSTAD BETTY TRUST
ENGELSTAD BETTY TRS
9103 ALTA DR #1702
LAS VEGAS NV 89145-8562

113 DRDFN11 89145

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#21-22P

Las Vegas, Nevada 89106

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VAR-53502 & SDR-53503 [PRJ-51869]

Planning Commission Meeting of 5/13/2014

Please Oppose
The effort to permit
Bic FT 22-story
Building

Call City Fax 464-7497

113 DROFM11 89145

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MOD-53701 [PRJ-51869]

Planning Commission Meeting of 5/13/2014

*Will in The Ballot

9777 Tuscan Ave
LV 89145

Submitted after final agenda

#21-22 +2

From 1.877.233.3839 Thu May 8 10:01:22 2014 PST Page 2 of 2

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

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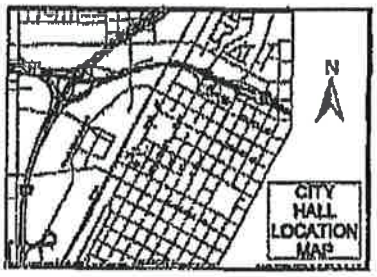

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City of Las Vegas
Dept. of Planning

James Sandoz
9103 Alta Dr
#205
Las Vegas, NV 89145

Mailing
2148 NE MLK. Jr Blvd
Portland, OR 97212

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MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Application Information

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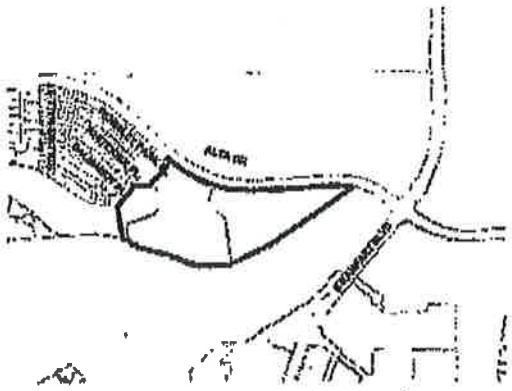

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City of Las Vegas
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333 North Rancho Drive, 3rd Floor
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Terry & Cheryl Holden
9103 Alta Dr.
Suite 803
Las Vegas, NV 89145

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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Cheryl Holden

MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

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City of Las Vegas
Dept. of Planning

Application Information

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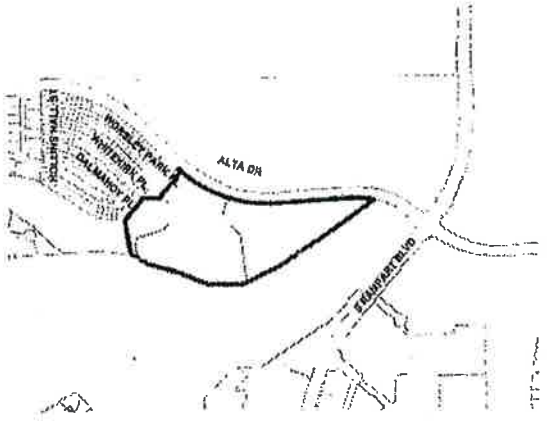

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Terry & Cheryl Holden
9101 Alta Dr.
Suite 160Z
Las Vegas, NV 89145

Cheryl Holden

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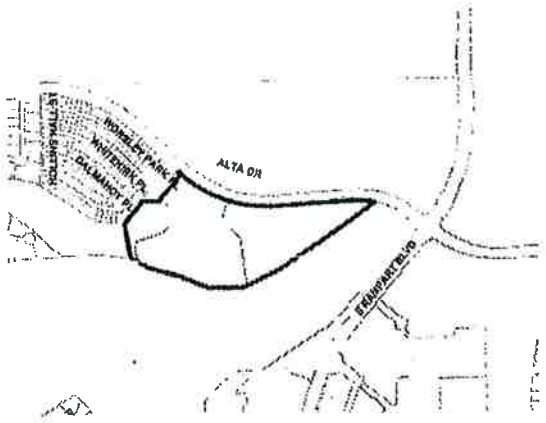

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-53502 & SDR-53503 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Case: VAR-53502
13832213196
THOMAS STEVEN & KAREN TRUST
THOMAS STEVEN C & KAREN P TRS
9820 WINTER PALACE DR
LAS VEGAS NV 89145-8638

113 DRDFN11 89145

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
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VAR-53502 & SDR-53503 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

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City of Las Vegas
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Case: VAR-53502
13832213047
BEAM DONNA F REVOCABLE TRUST
BEAM DONNA F TRS
8066 MERLEWOOD AVE
LAS VEGAS NV 89117-7647

5-3-14

71 DRDFNMP 89117

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

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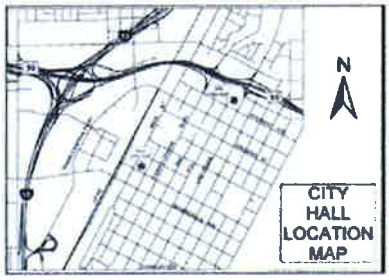
Official Notice of Public Hearing



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MAY 7 2014
City of Las Vegas
Dept of Planning

05-02-14 LV NV 891

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

Case: VAR-53502

13832213034
MIHATA ROBERT B
MIHATA ROSE E LIVING TRUST
%R MIHATA
9101 ALTA DR #303
LAS VEGAS NV 89145-8507

113 DRDFN11 89145

Submitted after final agenda

#21-22P

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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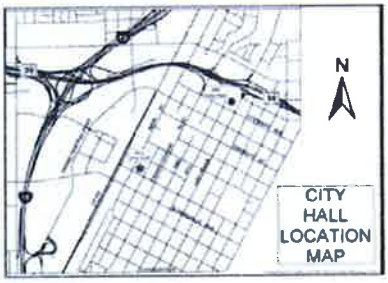
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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City of Las Vegas
Dept. of Planning

05-02-14 LV NV 891

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☐ 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

Case: VAR-53502

13832213113
SHER GEOFFREY
9101 ALTA DR #1701
LAS VEGAS NV 89145-8545

113 DRDFH11 89145

Submitted after final agenda

#21-22 P

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

PRESORTED FIRST CLASS

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Return Service Requested
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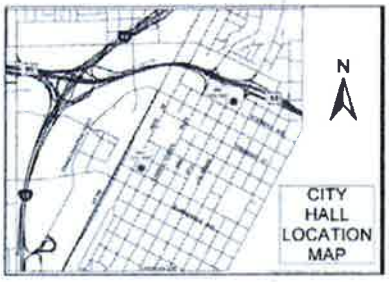

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MAY 7 2014
City of Las Vegas
Dept. of Planning

05-02-14 LV NV 891

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☐ 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

Case: VAR-53502
13831614013
PIETRO GEORGE H JR TRUST
PIETRO GEORGE H JR TRS
321 ONYX CREST ST
LAS VEGAS NV 89145-8710

113 ORDFN11 89145

Submitted after final agenda

#21-22 P

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

ORTED CLASS

UNITED STATES POSTAGE
PITNEY BOWES
$ 00.46⁰
2014
3101

I AM OPPOSED TO THE REQUEST GOING BEFORE THE CITY COUNCIL, REGARDING ANY ADDITIONAL CONSTRUCTION AT 9119 ALTA DRIVE. THIS LOCATION IS ADJACENT TO 9103 ALTA DRIVE

THANK YOU.

Lucille Mongelli

LUCILLE MONGELLI

RECEIVED
MAY - 7 2014
City of Las Vegas
Department of Planning

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

Case: VAR-53502

13832213197
MONGELLI LUCILLE
5 GOLF LN
HUNTINGTON NY 11743-2230

I Oppose

2 DRDFN11 11743

RECEIVED
MAY - 7 2014
City of Las Vegas
Department of Planning

#21-22P

Submitted after final agenda

Alexandra Dwek
9805 Winter Palace Dr.
Las Vegas NV 89145
702 545 8969

RECEIVED
MAY 7 2014
City of Las Vegas
Dept. of Planning

☐ I SUPPORT ☒ I OPPOSE

VAR-53502 & SDR-53503
(PRJ-51869)

Dear Sir/Madam,

My preference would be to have no further high-rise buildings in Summerlin at all. Since that is not possible in this situation, I strongly object to having one very tall building and would prefer two smaller ones.
May I say that I love living in Summerlin and I love Las Vegas. I moved here from London almost eight years ago. Summerlin is an oasis of calm, serenity and beauty. It allows one to enjoy unobstructed views of the sky and the mountains. It is not bogged down by too many cars and too many people. Please have the foresight to preserve this landscape. And please protect it!

Sincerely,

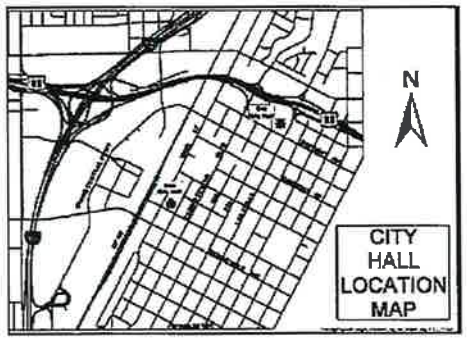
(Alexandra Dwek)

Submitted after final agenda

#21-22

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



DAVID MASON
OWNER: 703 TOWER 1
QUEENS RIDGE
LV NV 89145

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 7 2014
City of Las Vegas
Dept. of Planning

Submitted after final agenda

#21-22A

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

PRESORTED FIRST CLASS

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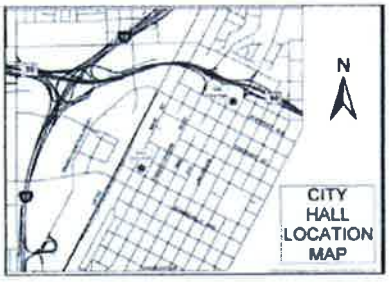
Return Service Requested
Official Notice of Public Hearing



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MAY 7 2014
City of Las Vegas
Dept. of Planning

05-02-14 LV NV 891

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☒ 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

Case: VAR-53502
13832213069
SHIFFMAN FAMILY TRUST
SHIFFMAN IRVING L & JUDITH E TRS
9101 ALTA DR #803
LAS VEGAS NV 89145-8537

113 DRDFN11 89145

Submitted after final agenda

#21-22A

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

PRESORTED FIRST CLASS

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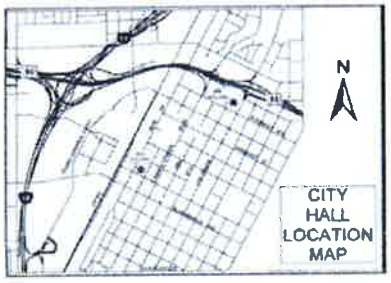

RECEIVED
MAY 7 2014
City of Las Vegas
Dept. of Planning

**********05-02-14 LV NV 891**

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☒ 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

Case: VAR-53502
13832213100
SHAW STEVEN L & JAN M FAMILY TR
SHAW STEVEN L & JAN M CO-TRS
9101 W ALTA DR #1406
LAS VEGAS NV 89145-8542

113 ORDFN11 89145

Submitted after final agenda

#21-22A

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

PRESORTED FIRST CLASS

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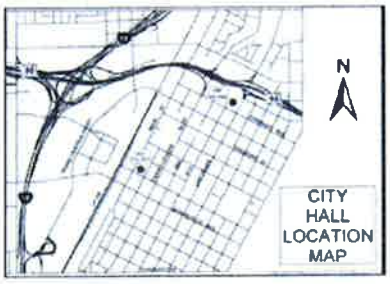
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 7 2014
City of Las Vegas
Dept. of Planning

XX05-02-14 LV NV 891XX

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☑ 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

Case: VAR-53502
13832213103
MINTO PROPERTIES L L C
1930 VILLAGE CENTER CIR #3-116
LAS VEGAS NV 89134-6299

103 DRDFN11 89134

Submitted after final agenda

#21-22A

MARGARET M. CARNELL

9101 Alta Dr. #305
Las Vegas NV 89145
(702) 361-3174
vontobel77@aol.com

RECEIVED
MAY 7 2014
City of Las Vegas
Dept. of Planning

May 5, 2014

City of Las Vegas
Department of Planning
Development Services Center
333 No. Rancho Dr., 3rd floor
Las Vegas NV 89106

Subject: MOD-53701
VAR-53502
SDR-53503

Gentlemen/Madams:

As a homeowner at the address located above, I am **STRONGLY OPPOSSED** to all of the above referenced Modifications and Variances. The developer was dishonest to us at the time we purchased our homes saying that the new tower maximum height would be 18 stories and two matching buildings rather than one (which would not restrict our views as much as the current building being planned). We do not need a 22 story tower in this area and we certainly do not need the standard set-back altered by over 200 ft. These variances/changes would be a detriment to our neighborhood.

Thank you.

Very truly yours,

Margaret M. Carnell

Margaret M. Carnell

Submitted after final agenda

#21-22 P

May 5,2014

RECEIVED
MAY 12 2014
City of Las Vegas
Dept. of Planning

To Las Vegas City Council,

We are homeowners at One Queensridge Towers. We want to go on record as

OPPOSED to the Major Modification #53701.

We are OPPOSED to Var53502 and Var 53503

NO to 22 story building 310 ft high!

We are strongly opposed to any height variations from the original entitlement when we purchased our property.

Greg and Sally Bigler

9101 Alta Drive #901

Las Vegas, NV 89145

702-4966885

Submitted after final agenda

#21-22 P

Public Comment Form

Item 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.

Tracking Number PC05132014-21-1

Name Stephen Bell

Address 9103 Alta Drive #301

City Las Vegas

State Nevada

Zip 89145

Comment I oppose the application and request developer build at already approved height on original approved footprint.

1. Increase from 18 and 14 story towers to a 22 story tower height violates code and an already increased height variance.

2. The positioning of the western edge of the tower has a significant negative visual and financial impact on my property and adjacent residential properties in the existing towers.

3. Increased tower height poses a concern for privacy for adjacent residential properties.

Vote Against

Public Comment Form

Item 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.

Tracking Number	PC05132014-21-2
Name	Toni Bell
Address	2038 Cherry Creek Circle
City	Las Vegas
State	Nevada
Zip	89135
Comment	Not in compliance with original plans when purchased.
Vote	Against

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
ABEYANCE - 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.: 7/16/2014

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**43**	**Planning Commission Mtg.**	**5**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. E Comments in Opposition

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

Public Comment Form

Item 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.

Tracking Number PC05132014-22-1

Name Stephen Bell

Address 9103 Alta Drive #301

City Las Vegas

State Nevada

Zip 89145

Comment I oppose the application and request developer build at already approved height on original approved footprint.

1. Increase from 18 and 14 story towers to a 22 story tower height violates code and an already increased height variance.

2. The positioning of the western edge of the tower has a significant negative visual and financial impact on my property and adjacent residential properties in the existing towers.

3. Increased tower height poses a concern for privacy for adjacent residential properties.

Vote Against

Public Comment Form

Item 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.

Tracking Number	PC05132014-22-2
Name	Toni Bell
Address	2038 Cherry Creek Circle
City	Las Vegas
State	Nevada
Zip	89135
Comment	Not in compliance with original plans when purchased.
Vote	Against

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

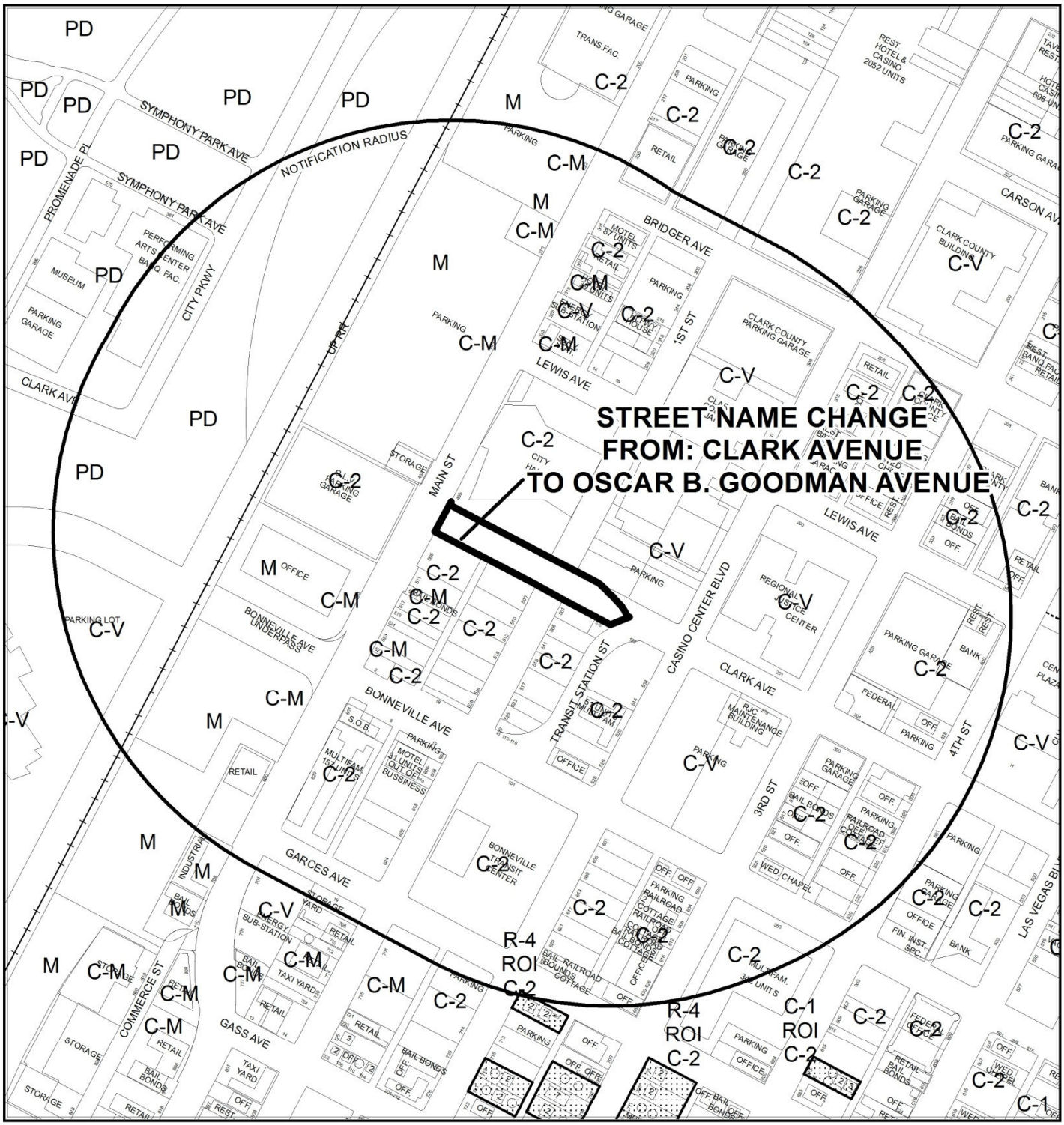
SUBJECT:
ABEYANCE - VAR-53361 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW A STREET NAME CHANGE ALONG A PRIMARY STREET NAME ALIGNMENT WHERE SUCH IS NOT PERMITTED on Clark Avenue between Main Street and Casino Center Boulevard,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

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
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]

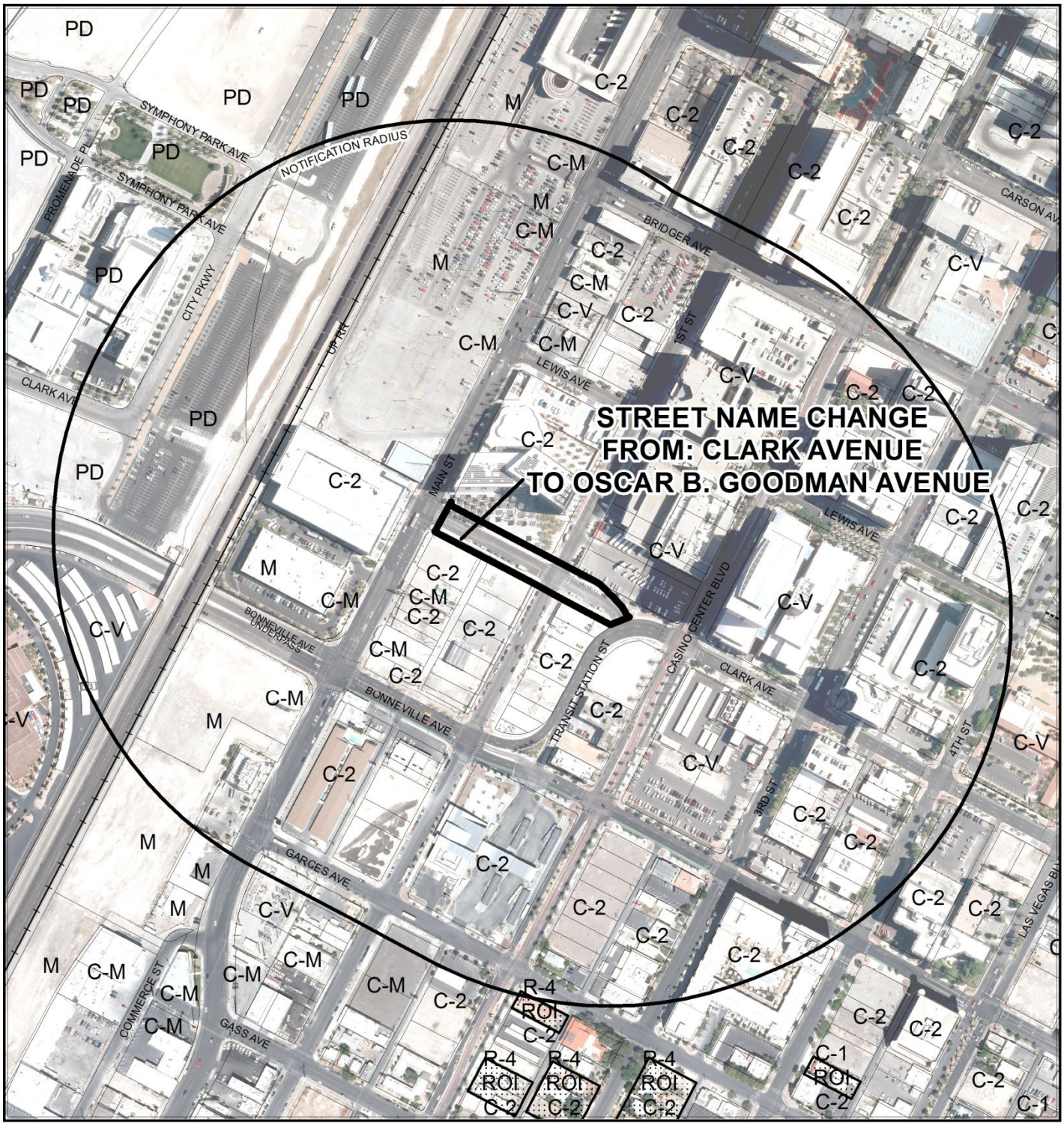


CASE: VAR-53361 AND SNC-53360 (PRJ-53359)

RADIUS: 1000 FEET

0 300 600 Feet

N



CASE: VAR-53361 AND SNC-53360 (PRJ-53359)

RADIUS: 1000 FEET

0 300 600 Feet

N

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

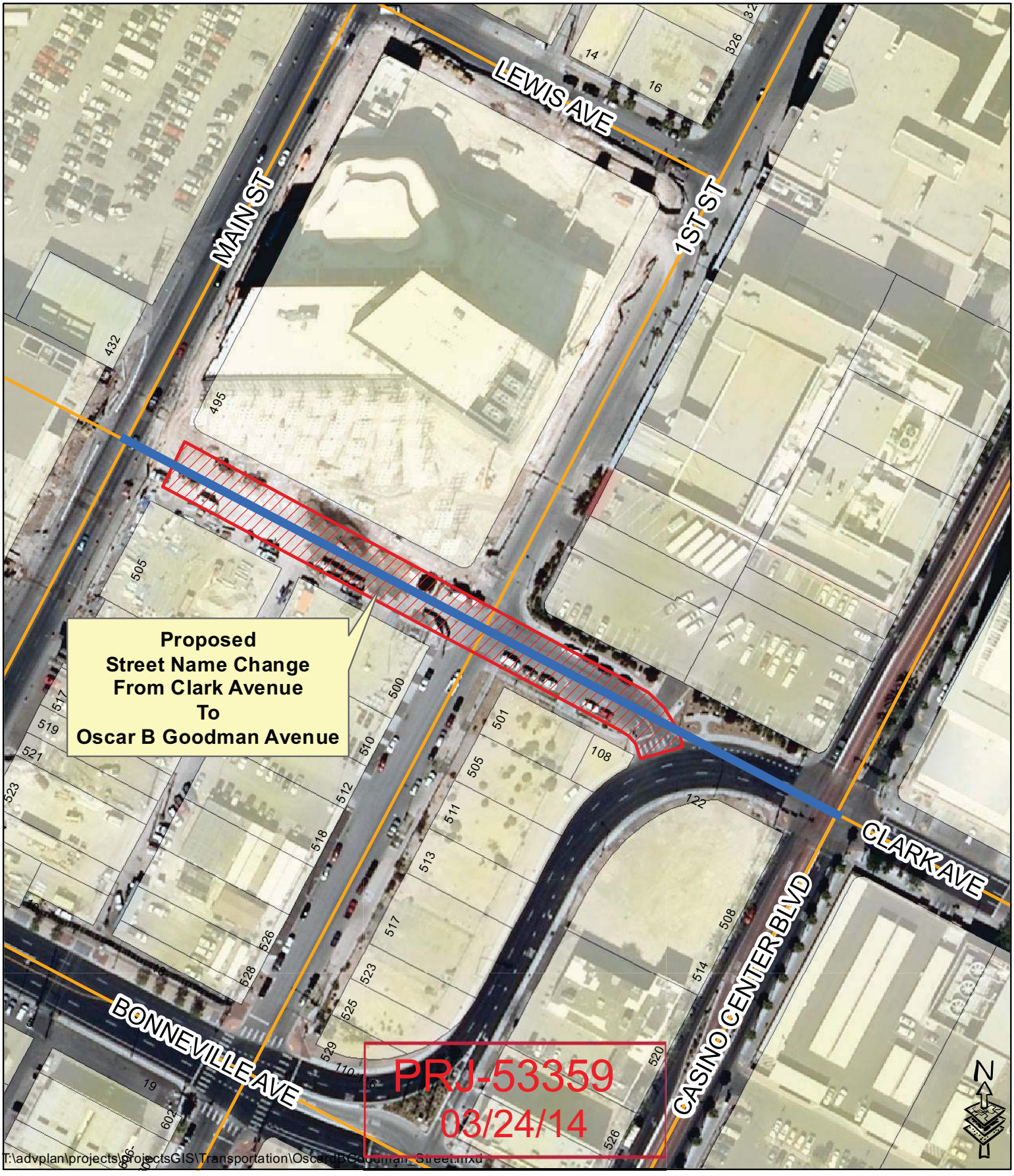
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
ABEYANCE - 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 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
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.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

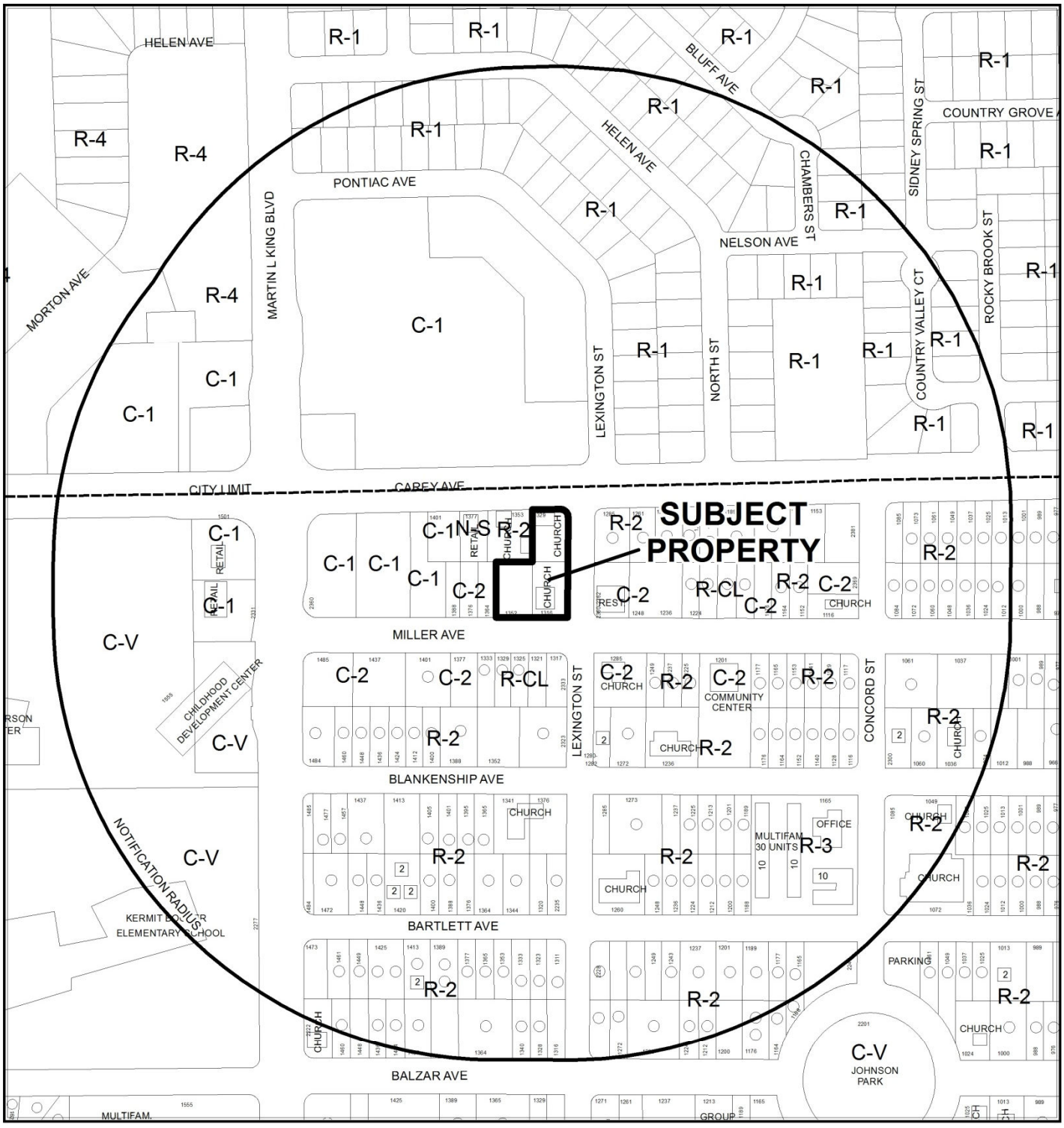
SUBJECT:
ABEYANCE - SDR-53435 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: EARNEST PATTON - OWNER: PRAYER CENTER REVIVAL MINISTRIES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,378 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS TO ALLOW REDUCTIONS 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 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**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. Protest and Support Postcards/Letters



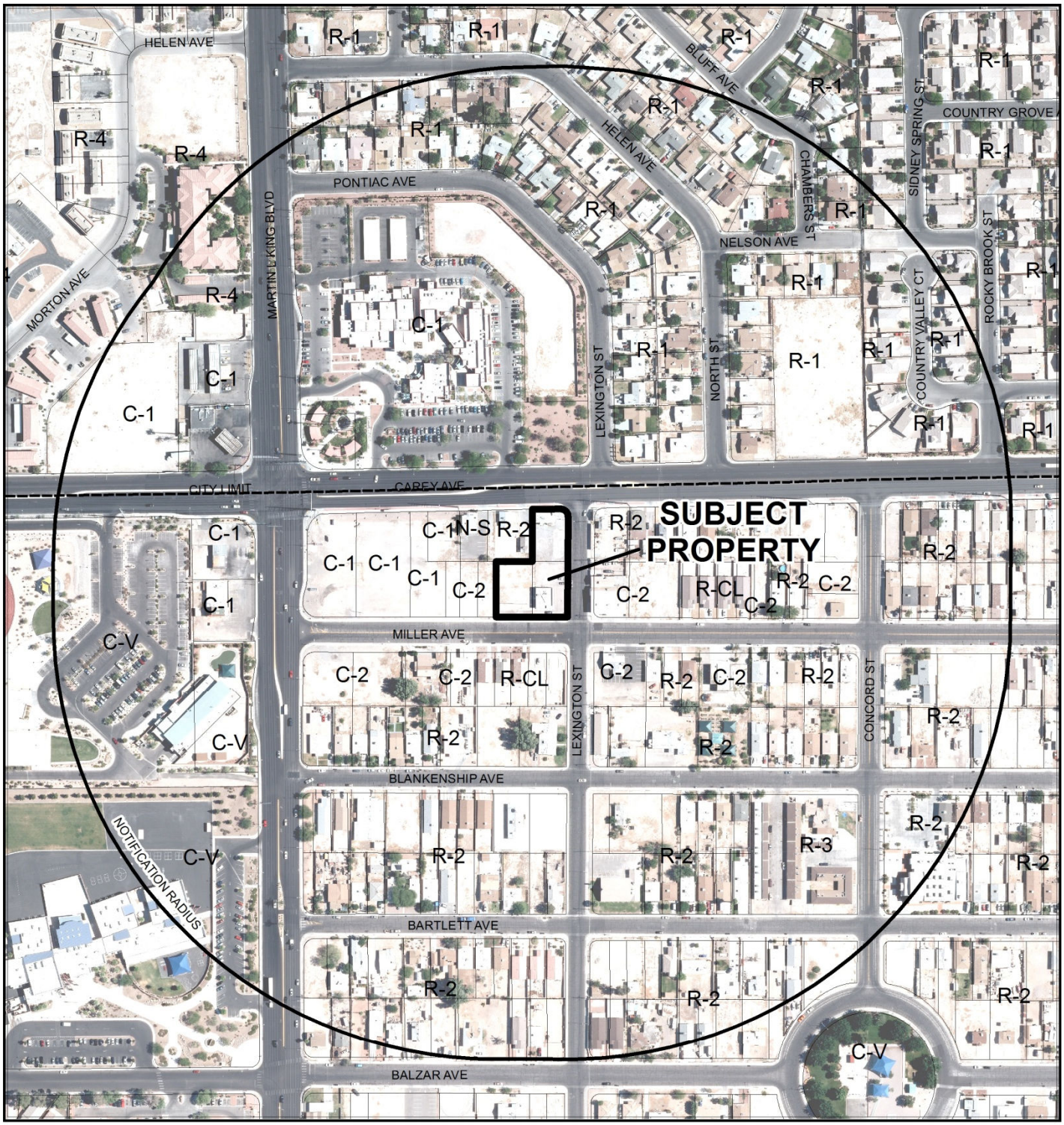
CASE: **SDR-53435 (PRJ-53239)**

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

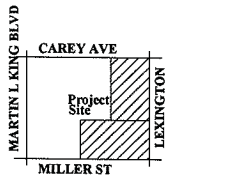
CHAPTER SIX - CONSTRUCTION REQUIREMENTS

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

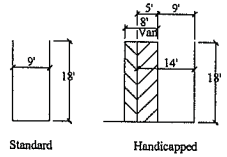
ZONING
C-V CIVIC DISTRICT
ASSESSSOR'S PARCEL NO.:
139-215-100-074,139-215-100-073, 139-215-100-072
JURISDICTION:
CITY OF LAS VEGAS
AREA (Approximate)
Net Area: 29,388 s.f.
BUILDING AREA
New Building 7,378 s.f.

Total Building Area	7,378 s.f.
FAR	0.25

Parking Analysis

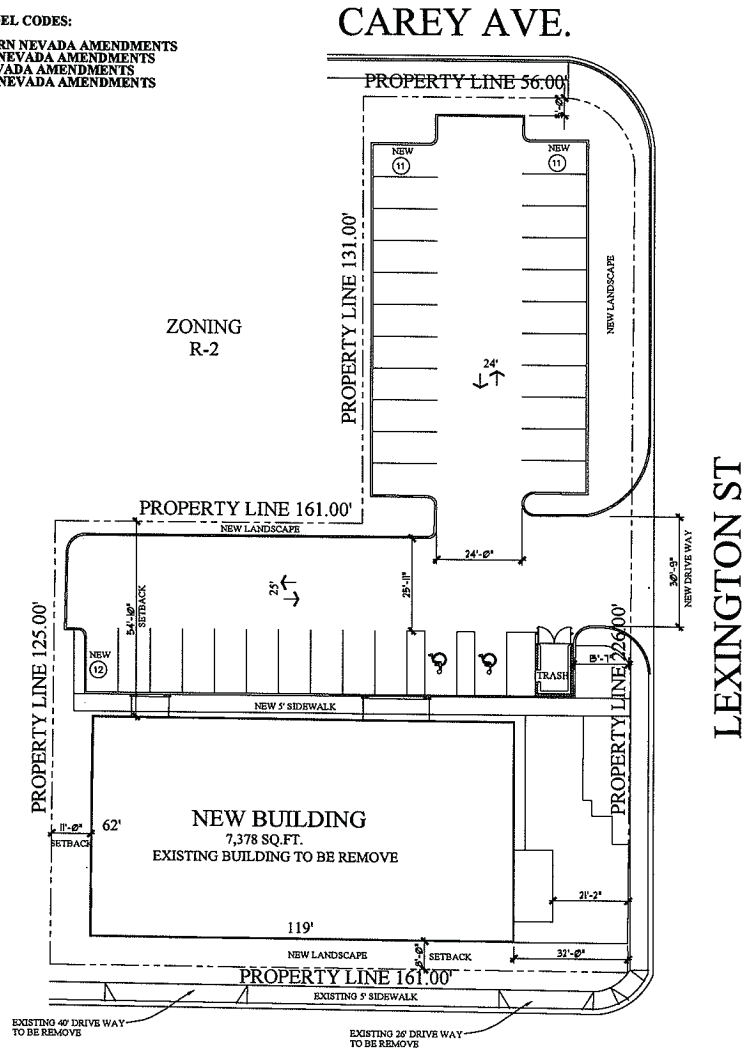
New BUILDING 7,378 SQ / 10 PER 1000 SQ. (church) = 74 SPACES NEED

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.

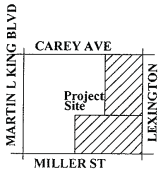


SITE PLAN
SCALE : 1/16" = 1'-0"

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

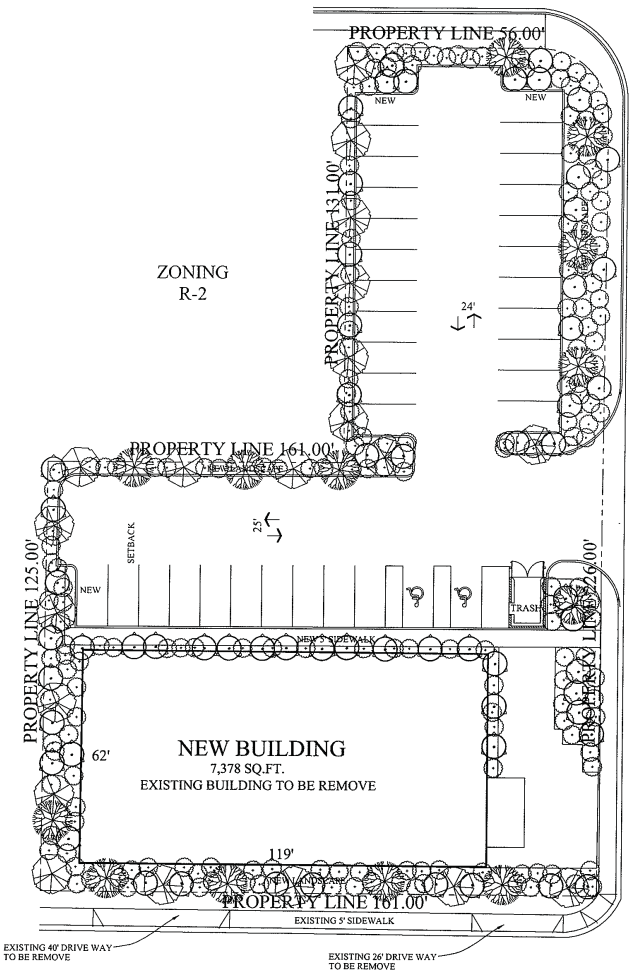
JURISDICTION:
CITY OF LAS VEGAS

AREA (Approximate)
Net Area: 29,388 sf
BUILDING AREA
New Building 7,378 gsf

TREE / PLANT SCHEDULE

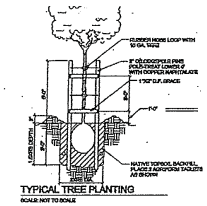
SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	20	24" Box	20'-30' On Center	Sweet Acacia	ACACIA
	18	24" Box	20'-30' On Center	AFRICAN SUMAC	
	--	24" Box	20'-30' On Center	Red Push Pistache	Pistachio
	--	24" Box	20'-30' On Center	Desert Museum	Parkinsonia
	12	Height Varies	Varies, See Setback Requirements	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	

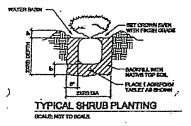
CAREY AVE.

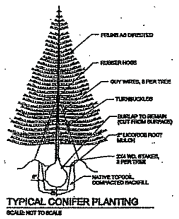


LANDSCAPE PLAN

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







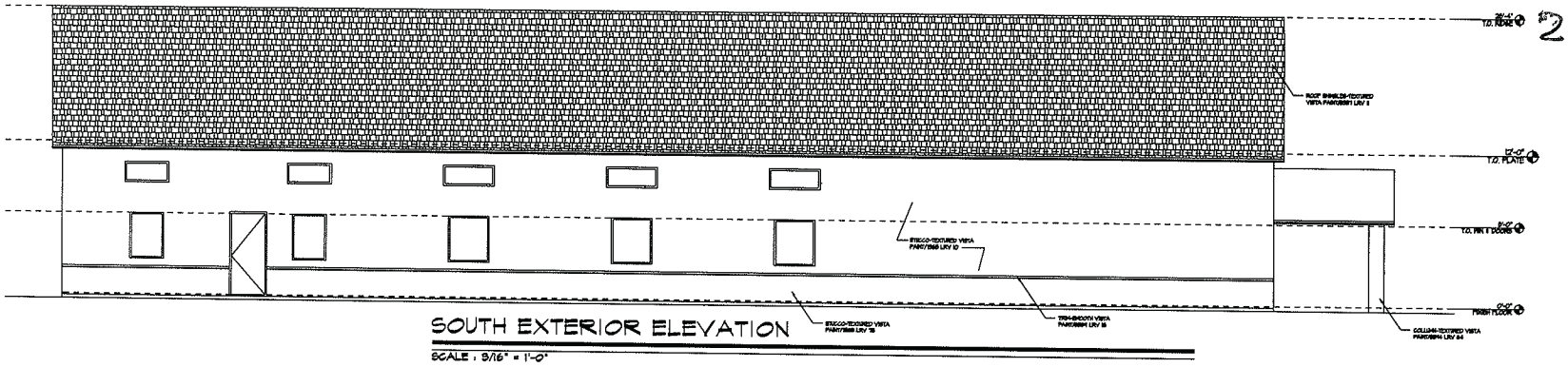
WOOD CHIPS AND BARK MULCH WILL BE USED THROUGHOUT ALL PLANTERS

PRJ-53239
04/14/14

Note:
This plan has been prepared without benefit of a complete survey.
No Guarantee of its accuracy is implied.

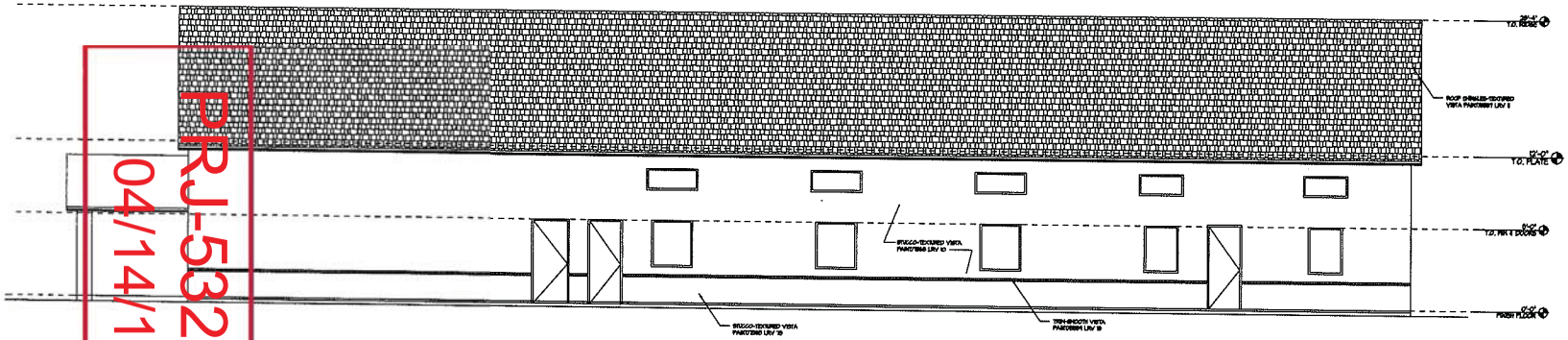
THE PRAYER CENTER CHURCH

SDR-53435



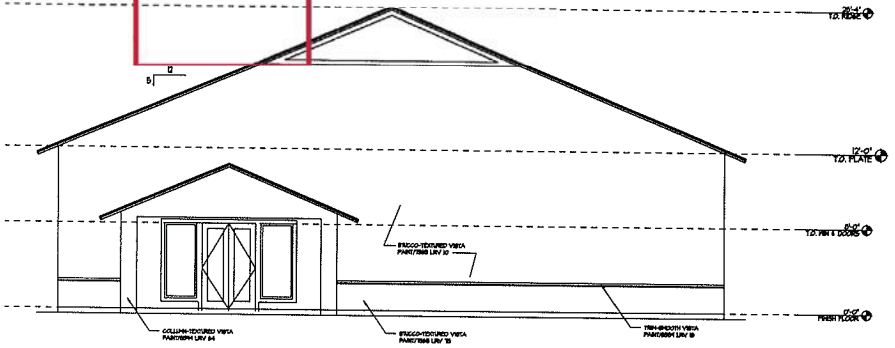
SOUTH EXTERIOR ELEVATION

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



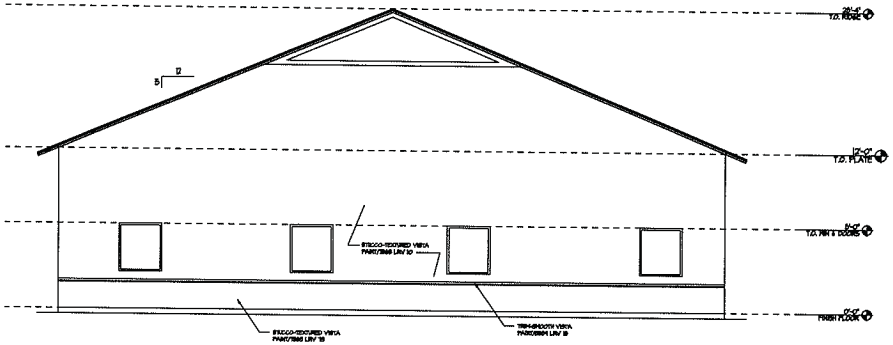
NORTH EXTERIOR ELEVATION

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



EAST EXTERIOR ELEVATION

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



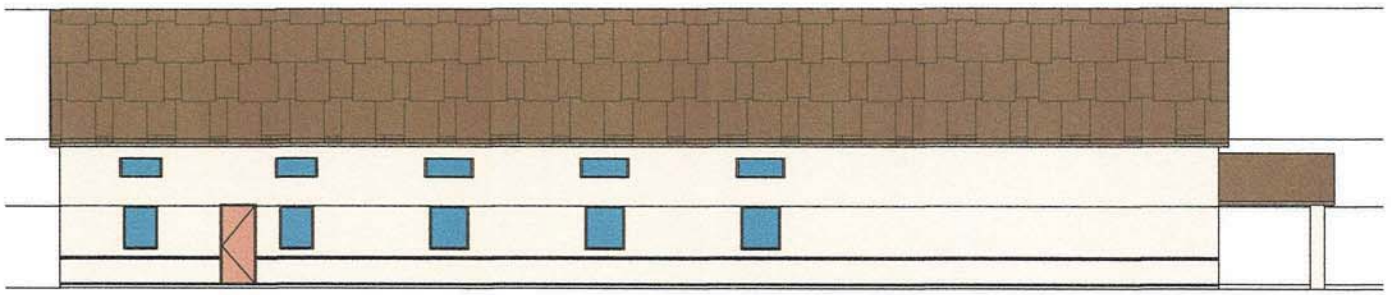
WEST EXTERIOR ELEVATION

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

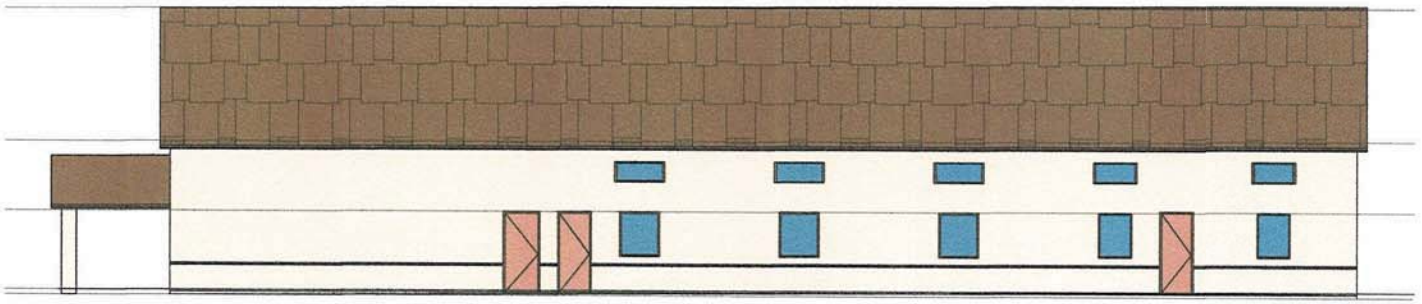
RJ-53239
04/14/14

THE PRAYER CENTER CHURCH

SDR-53435 - REVISED

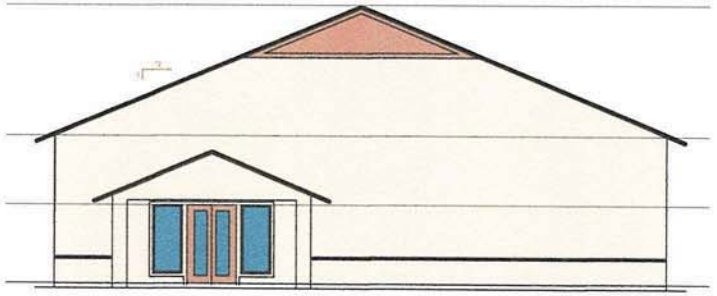


SOUTH EXTERIOR ELEVATION

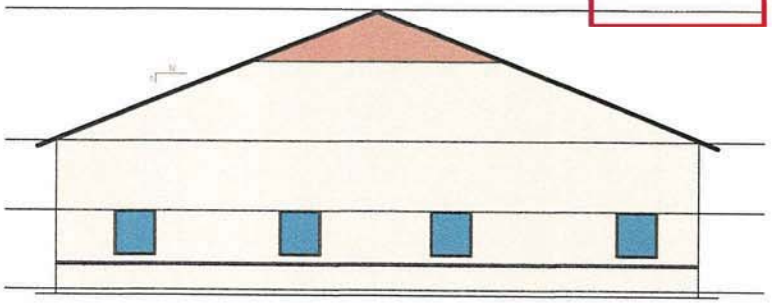


NORTH EXTERIOR ELEVATION

PRJ-53239
03/25/14



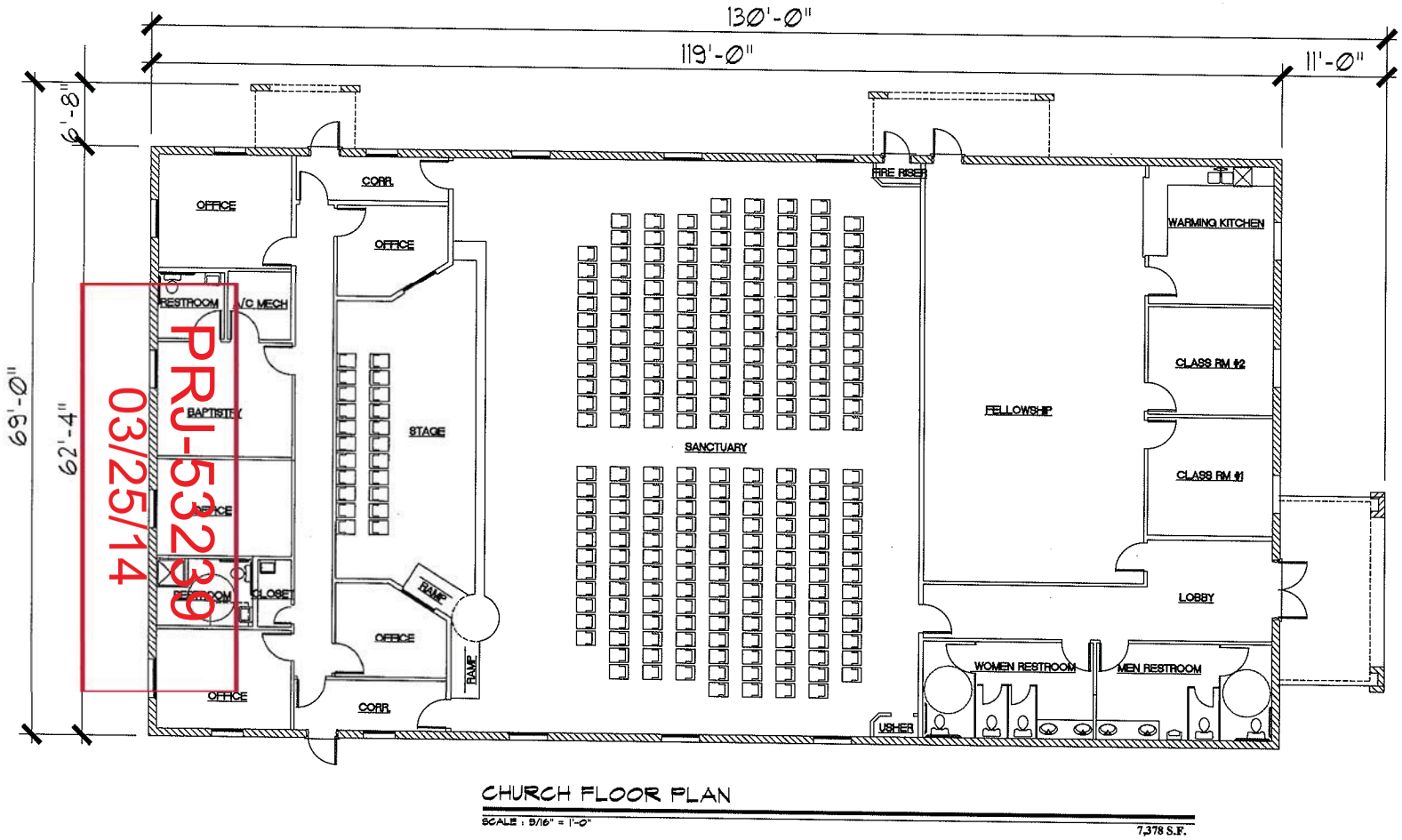
EAST EXTERIOR ELEVATION



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

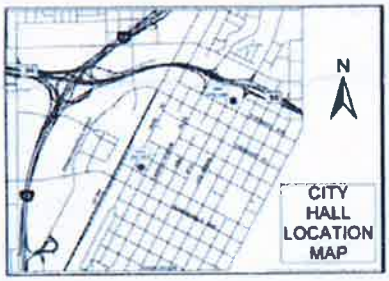
PRJ-53239
03/25/14

City of Las Vegas
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
0004279218
$ 00.46⁰
MAY 01 2014
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 12 2014
City of Las Vegas
Dept. of Planning

89106-02-14 LV NV 891

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-53435 [PRJ-53239]
Planning Commission Meeting of 5/13/2014

Case: SDR-53435
13916410331
MARTINEZ JULIO D
2813 GREEN MOUNTAIN LN
ESCONDIDO CA 92025-7549

104 ORDFN11 92025

Submitted after final agenda

#35 P

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

PRESORTED FIRST CLASS

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

Return Service Requested
Official Notice of Public Hearing

02-03-18 LVP NV 891XX

RECEIVED
MAY 7 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: SDR-53435
13916810052
BROWN FREAD EDWARD
1315 HELEN AVE
NO LAS VEGAS NV 89030-3786

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-53435 [PRJ-53239]
Planning Commission Meeting of 5/13/2014

25 DRDGNMP 89030

Submitted after final agenda

#35 A

MLK Carey, LLC

237 Sierra Country Circle
Gardnerville, NV 89460
Phone 775 265-7468
Email tlalonde@charter.net

RECEIVED
MAY 12 2014
City of Las Vegas
Dept. of Planning

May 8, 2014

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

RE: SDR-53435 [PRJ-53239], Site Plan Review, Earnest Patton

Dear Sirs,

I am in receipt of your Notice for Public hearing on the referenced proposed development. I am a property owner, owning the property at the corner of Martin Luther King Blvd. and Carey (Parcels 139-21-510-001, 002, 003, 004).

I consider this a gateway site for the entrance into Las Vegas. As such, it will set the impression for anyone entering the city by this portal. Any development or redevelopment that adds to setting a good impression for this area is a benefit.

It would appear that the intention of the Owner, Pastor Earnest Patton, is to do just that. As such, I would like to express my support for the approval of these plans to build a new church on this location.

There are current plans to build a retail project on my corner property in process. Let us hope that these two developments are the beginning of new life for this strategic area.

Sincerely,

T. E. Lalonde
Managing Partner

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-53435 [PRJ-53239]
Planning Commission Meeting of 5/13/2014

Case: SDR-53435
13921510003
M L K CAREY L L C
237 SIERRA COUNTRY CIR
GARDNERVILLE NV 89460-6421

Submitted after final agenda

#35 A

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

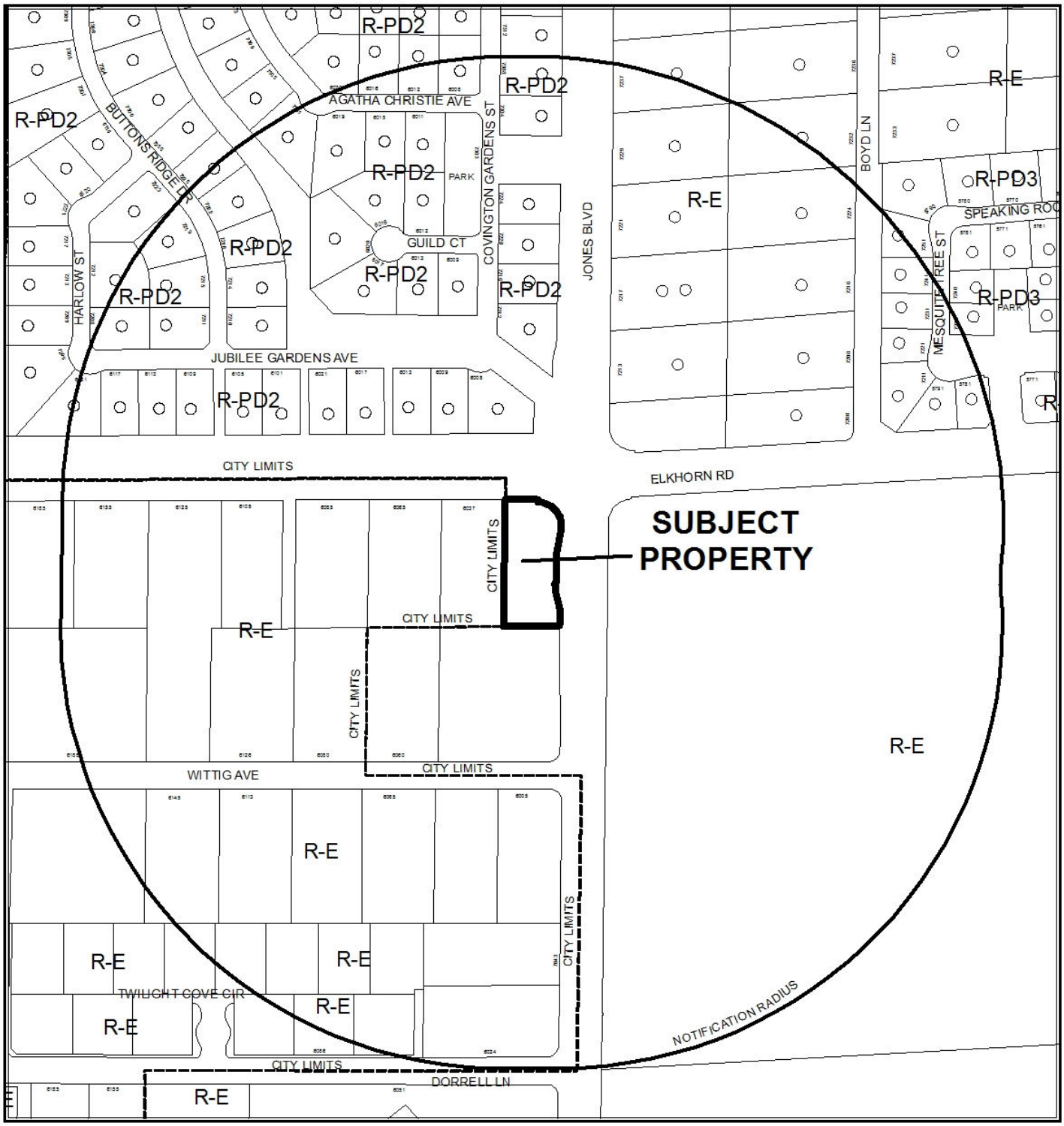
SUBJECT:
VAR-53671 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER, ET AL - For possible action on a request for a Variance TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 60 FEET IS REQUIRED FOR A PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME on 0.83 acres at the southwest corner of Elkhorn Road and Jones Boulevard (APN 125-23-502-008), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-53350].

MAY GO TO CITY COUNCIL ON 7/162014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-53671, SUP-53496 and SDR-53497 [PRJ-53350]
2. Conditions and Staff Report - VAR-53671, SUP-53496 and SDR-53497 [PRJ-53350]
3. Supporting Documentation - VAR-53671, SUP-53496 and SDR-53497 [PRJ-53350]
4. Photos - VAR-53671, SUP-53496 and SDR-53497 [PRJ-53350]
5. Justification Letter - VAR-53671, SUP-53496 and SDR-53497 [PRJ-53350]



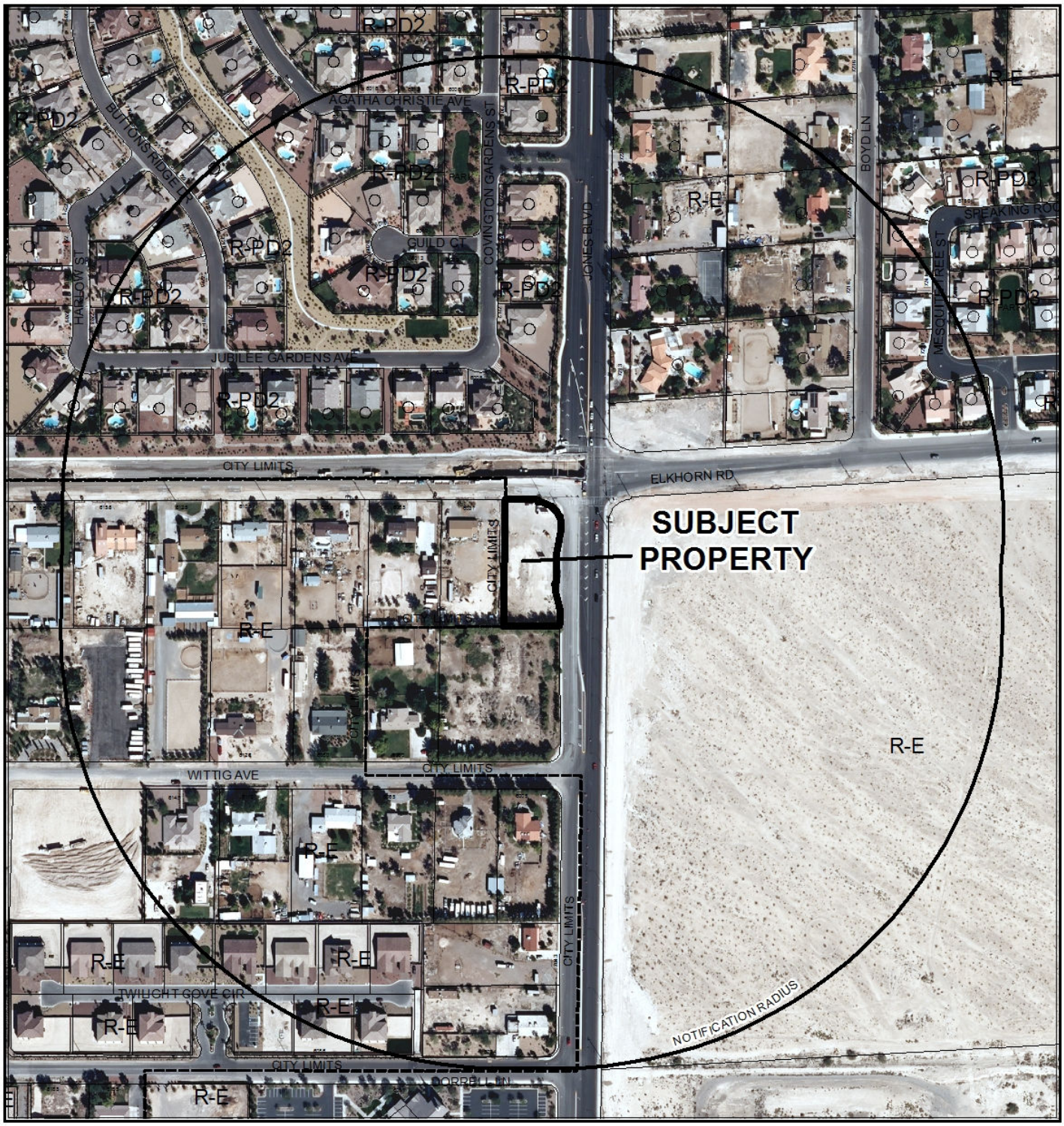
CASE: **VAR-53671, SUP-53496 AND SDR-53497 (PRJ-53350)**

0 200 400 Feet

RADIUS: 1000 FEET

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

N



CASE: **VAR-53671, SUP-53496 AND SDR-53497 (PRJ-53350)**

0 200 400 Feet

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-53671 APN: 125-23-502-008

Name of Property Owner: Victor Hecker ETAL

Name of Applicant: Victor Hecker

Name of Representative: Victor Hecker

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: Victor Hecker

Subscribed and sworn before me

This 26 day of March, 2014

_____
Notary Public in and for said County and State

LISA M. BANDA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-20-16
Certificate No: 12-9535-1

PRJ-53350
03/27/14

CLV Planning - Application Form

Application Number:	PRJ-53350
Application/Petition For:	SUP and SDR
ProjectAddress (Location):	ELKHORN & JONES
Project Name	ELKHORN & JONES MEMORY CARE
Assessors Parcel #(s):	12523502008
Ward #:	WARD 6 (STEVEN D. ROSS)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	n/a
Lots/Units:	
Additional Information:	
Applicant First Name:	Victor
Applicant Last Name:	Hecker
Applicant Address:	8593 Verde Park Ave
Applicant City:	Las Vegas
Applicant State:	Nevada
Applicant Zip:	89117
Applicant Phone:	702-498-1325
Applicant Fax:	702-247-7720
Applicant Email:	heckerrealestate@hotmail.com
Rep First Name:	Victor
Rep Last Name:	Hecker
Rep Address:	8593 Verde Park Ave
Rep City:	Las Vegas
Rep State:	Nevada
Rep Zip:	89117
Rep Phone:	702-498-1325
Rep Fax:	702-247-7720
Rep Email:	heckerrealestate@hotmail.com

VAR-53671, SUP-53496 & SDR-53497

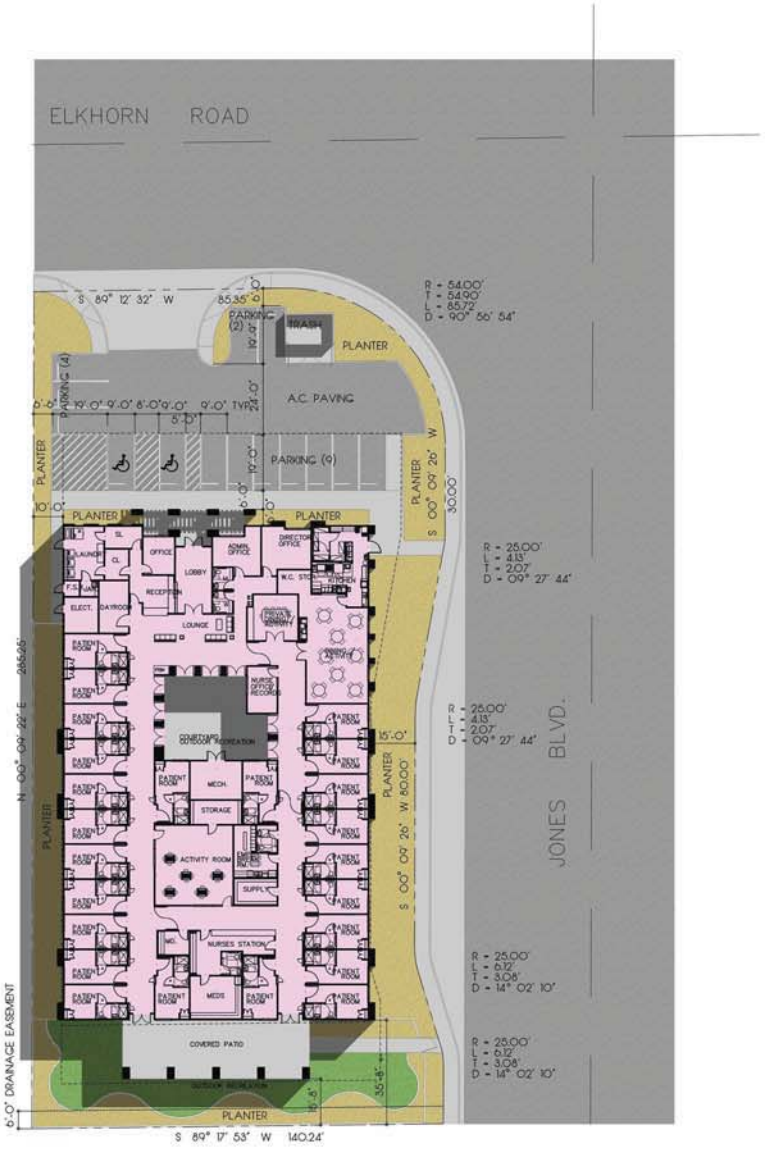
CLV Planning - Application Form

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
HECKER VICTOR ETAL	8593 VERDE PARK AVE	LAS VEGAS, NV 89129-2232

CLVEPLAN Applicant	Company	Title	Email
Victor Hecker	Hecker Real Estate & Development	Elkhorn & Jones Memory Care	heckerrealestate@hotmail.com

VAR-53671, SUP-53496 & SDR-53497



SITE PLAN
SCALE 1" = 20'-0"

VICINITY MAP
Not to scale

PROJECT DATA

A.P.N.	125-23-602-008
SITE AREA	0.83 ACRES
BUILDING AREA	16,465 S.F.
TOTAL NUMBER OF ROOMS	21
TOTAL NUMBER OF BEDS	21
MINIMUM SITE SIZE (REQUIRED)	20,000 S.F.
ACTUAL LOT SIZE	36,154 S.F.
MAXIMUM NUMBER OF BEDS PERMITTED	25 PER ACRE
ZONING	RE
BUILDING SETBACK REQUIREMENTS:	
FRONT	50 FT.
REAR	35 FT
SIDE	10 FT.
CORNER SIDE	15 FT.
PATIO COVER REAR	15 FT.
MINIMUM LANDSCAPING ADJACENT TO STREET	6 FT.

PARKING ANALYSIS

24 BEDS AT ONE SPACE PER SIX BEDS	4 SPACES
SPACES FOR MEDICAL PROFESSIONALS	3 SPACES
EMPLOYEE SPACES (PER SHIFT)	7 SPACES
TOTAL PARKING REQUIRED	14 SPACES
TOTAL PARKING PROVIDED	14 SPACES
MINIMUM ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	2

P.K.
THISTLE A.I.A.
ARCHITECTURE
PLANNING

ELKHORN & JONES MEMORY CARE FACILITY
A.P.N. 125-23-502-008

JOB NO.
DATE: 4/4/14
SCALE: 1"=20'
A.1

CHECKED BY:
PR-53390
04/15/14

VAR-53671, SUP-53496 & SDR-53497

LANDSCAPE PLAN
SCALE 1" = 20'-0"

VICINITY MAP
Not to scale

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	CAROLINA CHERRY	PRUNUS CAROLINIANA	24" BOX
	BOTTLE TREE	BRACHYCHITON POPULNEUS	24" BOX
	MEXICAN FAN PALM	WASHINGTONA ROBUSTA	18 FT.
	JAPANESE BLUEBERRY (SHOGUN SER.)	ELAEOCARPUS DECIPIENS	5 GAL.
	PHOTINIA	PHOTINIA FRASERI	5 GAL.
	RED FOUNTAIN GRASS	PENNISETUM SETACUM CUOFRFUM	5 GAL.
	SAGO PALM	CYCAS REVOLUTAO	5 GAL.
	ROSEMARY	ROSMARINUS OFFICINALIS	1 GAL.
	RED YUCCA	HESPERALOE PARVIFOLIA	1 GAL.

P.K.
THISTLE A.I.A.
ARCHITECTURE
PLANNING

ELKHORN & JONES MEMORY CARE FACILITY
A.P.N. 125-23-502-008

L.1

VAR-53671, SUP-53496 & SDR-53497

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

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

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

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

P.K.
THISTLE A.I.A.
ARCHITECTURE
PLANNING

REVISIONS

ELKHORN & JONES MEMORY CARE FACILITY
APN: 125-23-502-008

JOB NO.
DATE: 4.14.14
SCALE: 1/8"=1'-0"
A.1

PR-53350
06/15/14

VAR-53671, SUP-53496 & SDR-53497

VAR-53671 [PRJ-53350] - VARIANCE RELATED TO SUP-53496 AND SDR-53497 - APPLICANT/OWNER: VICTOR HECKER, ET AL

SOUTHWEST CORNER OF ELKHORN ROAD AND JONES BOULEVARD

04/03/14

VAR-53671 [PRJ-53350] - VARIANCE RELATED TO SUP-53496 AND SDR-53497 - APPLICANT/OWNER: VICTOR HECKER, ET AL

SOUTHWEST CORNER OF ELKHORN ROAD AND JONES BOULEVARD

04/03/14

VAR-53705 [PRJ-52015] - VARIANCE - APPLICANT/OWNER: CESAR MARALIT
2210 POPLAR AVENUE

05/01/14

P. K. THISTLE ARCHITECT
7383 Atacama Avenue
Las Vegas, Nevada 89179
PH: 702-435-1814
pkthistlearchitect@yahoo.com

CITY OF LAS VEGAS PLANNING DEPARTMENT
333 N. Rancho Drive
Las Vegas, Nevada 89106

J U S T I F I C A T I O N L E T T E R

April 15, 2014

PROJECT: ELKHORN & JONES MEMORY CARE FACILITY
(Congregate Care Facility)

A.P.N. 125-23-502-008

The proposed Memory Care Facility is located on the southwest corner of Elkhorn Road and Jones Blvd. which complies with Title 19 with regards to being located on a collector street. The site is 36,154 s.f. in area which exceeds the minimum site (size) requirement of 20,000 s.f. The proposed building is one story in height, which is less than the maximum two stories permitted under Title 19. We are proposing a total of 24 beds which is in compliance with the 25 bed per acre requirement of Title 19. The proposed building complies with the setback requirements for RE zoning. The proposed project also complies with the parking requirements which includes: 1 space per six beds, 3 spaces for medical professionals and one space per employee (per shift).

SITE DEVELOPMENT PLAN JUSTIFICATION

The proposed project is compatible with the adjacent residential neighborhood and we believe that it will provide the adjacent neighborhood with a buffer from the traffic noise at this major intersection. In addition to this, the proposed project will produce less traffic and noise than most other uses that could be constructed on this site. The project will have only one site access off of Elkhorn Road and therefor, not impact traffic in the adjacent neighborhoods. The exterior design if this facility is “Tuscan”, incorporating stone, stucco and concrete roof tile materials which will complement the adjacent neighborhood. In addition to this, the building has been designed to incorporate these materials on all four sides of the building so that side and rear exterior elevations are aesthetically pleasing. The proposed facility will comply with all local and federal regulations assuring protection of the public health, safety and general welfare.

SPECIAL USE PERMIT JUSTIFICATION

The proposed Memory Care Facility will be constructed in a manner that is both harmonious and compatible with the adjacent residential land uses. It first of all will be constructed on a site that is only 0.83 acres in size, which will limit the building size to more of a residential scale. It will also only be one story in height, which will preserve the privacy of the adjacent properties. The nature of these type of facilities ensures that any traffic or noise generated by this facility will be minimal. This facility also, will

PRJ-53350
04/15/14

VAR-53671, SUP-53496 & SDR-53497

not increase any impact to existing neighborhood schools. The subject site is physically suitable for the memory care facility proposed. There is adequate space for parking and secured open courtyard and outdoor recreation space for the proposed patients. Again, the proposed site is located on two major collector streets (that being Elkhorn Road and Jones Blvd.) with driveway access from Elkhorn Road. There is also a bus turn-out lane directly adjacent to the site on Jones Blvd. with access directly off of Elkhorn Road, there should be no concern for any traffic affecting adjacent neighborhoods. Approval of this project will in no way compromise the public health, safety and welfare of the neighborhood. We believe that this project is needed and will be an asset to the community.

VARIENCE JUSTIFICATION

We hereby request a variance to allow a 10 ft. separation where a 60 ft. separation is required to meet the residential adjacency standards of section 19.08.040 H.
We believe that this variance is appropriate in that the proposed Memory Care facility is used to house and care for people with memory problems and is therefore both institutional and residential in nature as opposed to other commercial uses. The proposed project is also in an RE zone and was required to comply with the setback requirements for the RE zone. The proposed Memory Care facility will also generate minimal traffic and noise compared to other commercial uses. In addition to this, section 19.08.040 H requires a separation of 3:1 based upon the height of the commercial building. The west façade of the proposed memory Care building varies in height from 10'-6" to 20'-0", with the majority of the façade being the lower height. This would mean that the separation requirement should be between 31'-6" to 60'-0" based upon the referenced section. We therefore respectfully request this varience.

P. K. Thistle
Architect

PRJ-53350
04/15/14

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
SUP-53496 - SPECIAL USE PERMIT RELATED TO VAR-53671 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER, ET AL - For possible action on a request for a Special Use Permit FOR A CONVALESCENT CARE FACILITY/NURSING HOME at the southwest corner of Elkhorn Road and Jones Boulevard (APN 125-23-502-008), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-53350].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53496 APN: 125-23-502-008

Name of Property Owner: Victor Hecker ETAL

Name of Applicant: Victor Hecker

Name of Representative: Victor Hecker

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: Victor Hecker

Subscribed and sworn before me

This 26 day of March, 2014

_____
Notary Public in and for said County and State

LISA M. BANDA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-20-16
Certificate No: 12-9535-1

PRJ-53350
03/27/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit / Site Design Review

Project Address (Location) 7197 N. Jones Blvd.

Project Name Elkhorn & Jones Memory Care Facility **Proposed Use** Congregate Care

Assessor's Parcel #(s) 125-23-502-008 **Ward #** 6

General Plan: existing DR proposed DR **Zoning:** existing RE proposed RE

Commercial Square Footage 16,407 **Floor Area Ratio** 0.45

Gross Acres 0.83 **Lots/Units** 1 **Density** NA

Additional Information

PROPERTY OWNER Victor Hecker ETAL **Contact** Victor Hecker

Address 6985 W. Sahara Avenue, Suite 107 **Phone:** (702) 498-1325 **Fax:** (702) 247-7720

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address heckerrealestate@hotmail.com

APPLICANT Victor Hecker **Contact** Victor Hecker

Address 6985 W. Sahara Avenue, Suite 107 **Phone:** (702) 498-1325 **Fax:** (702) 247-7720

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address heckerrealestate@hotmail.com

REPRESENTATIVE Victor Hecker **Contact** Victor Hecker

Address 6985 W. Sahara Avenue **Phone:** (702) 498-1325 **Fax:** (702) 247-7720

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address heckerrealestate@hotmail.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 Victor Hecker

Subscribed and sworn before me

This 26 day of March, 2014.

_____

Notary Public in and for said County and

LISA M. BANDA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-20-16
Certificate No: 12-9535-1

FOR DEPARTMENT USE ONLY

Case #	SUP-53496
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-53350
03/27/14

Revised 10/27/08

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City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
SDR-53497 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-53671 AND SUP-53496 - PUBLIC HEARING - APPLICANT/ OWNER: VICTOR HECKER, ET AL - For possible action on a request for a Site Development Plan Review FOR A 24-BED CONVALESCENT CARE FACILITY/NURSING HOME on 0.83 acres at the southwest corner of Elkhorn Road and Jones Boulevard (APN 125-23-502-008), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-53350].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. 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-53497 APN: 125-23-502-008

Name of Property Owner: Victor Hecker ETAL

Name of Applicant: Victor Hecker

Name of Representative: Victor Hecker

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: Victor Hecker

Subscribed and sworn before me

This 26 day of March, 2014

_____
Notary Public in and for said County and State

LISA M. BANDA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-20-16
Certificate No: 12-9535-1

PRJ-53350
03/27/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit / Site Design Review

Project Address (Location) 7197 N. Jones Blvd.

Project Name Elkhorn & Jones Memory Care Facility **Proposed Use** Congregate Care

Assessor's Parcel #(s) 125-23-502-008 **Ward #** 6

General Plan: existing DR proposed DR **Zoning:** existing RE proposed RE

Commercial Square Footage 16,407 **Floor Area Ratio** 0.45

Gross Acres 0.83 **Lots/Units** 1 **Density** NA

Additional Information

PROPERTY OWNER Victor Hecker ETAL **Contact** Victor Hecker

Address 6985 W. Sahara Avenue, Suite 107 **Phone:** (702) 498-1325 **Fax:** (702) 247-7720

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address heckerrealestate@hotmail.com

APPLICANT Victor Hecker **Contact** Victor Hecker

Address 6985 W. Sahara Avenue, Suite 107 **Phone:** (702) 498-1325 **Fax:** (702) 247-7720

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address heckerrealestate@hotmail.com

REPRESENTATIVE Victor Hecker **Contact** Victor Hecker

Address 6985 W. Sahara Avenue **Phone:** (702) 498-1325 **Fax:** (702) 247-7720

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address heckerrealestate@hotmail.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 Victor Hecker

Subscribed and sworn before me

This 26 day of March, 2014.

_____

Notary Public in and for said County and

LISA M. BANDA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-20-16
Certificate No: 12-9535-1

FOR DEPARTMENT USE ONLY

Case #	SDR-53497
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-53350
03/27/14

Revised 10/27/08

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SDR 53497
Victor Heckler, et al

SWC Elkhorn & Jones

Proposed 24 thousand square foot nursing home.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NURSING HOME [BEDS]	24	2.37	57
AM Peak Hour			0.17	4
PM Peak Hour			0.22	5

Existing traffic on all nearby streets:

Elkhorn Road	
Average Daily Traffic (ADT)	5,775
PM Peak Hour (heaviest 60 minutes)	462

Jones Boulevard	
Average Daily Traffic (ADT)	9,076
PM Peak Hour (heaviest 60 minutes)	726

	Adjacent Street ADT Capacity
Elkhorn Road	16,300
Jones Boulevard	34,500

This project is expected to add about 57 trips per day on Elkhorn Rd. & Jones Blvd. Currently, Elkhorn is at about 35 percent of capacity and Jones is at about 26 percent of capacity. With this project, Elkhorn is expected to be at about 36 percent of capacity and Jones to remain at about 26 percent of capacity.

Based on Peak Hour use, this project will add about 5 trips in the peak hour, or about one every twelve minutes.

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

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

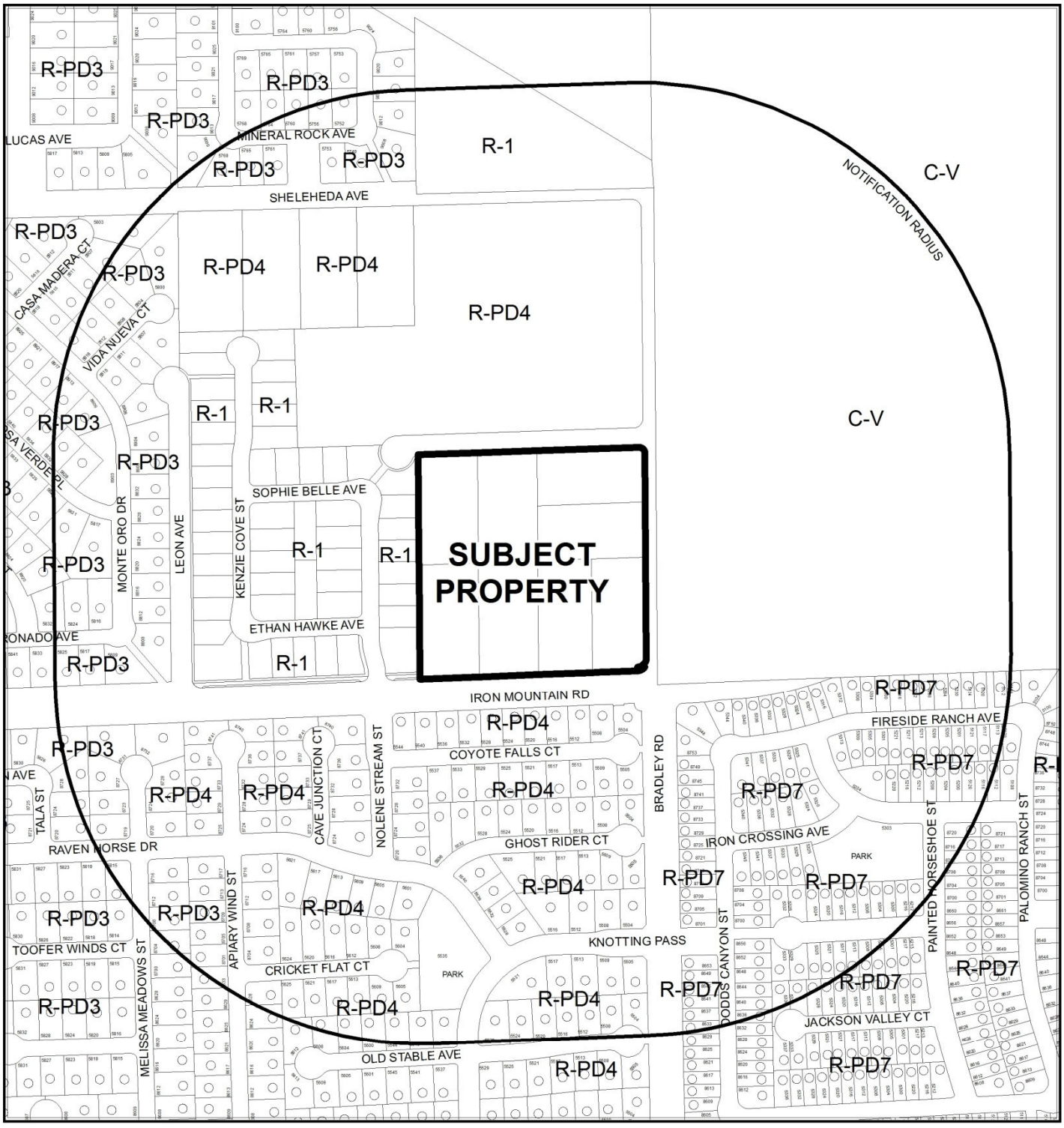
SUBJECT:
VAR-53840 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - For possible action on a request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 14 on a portion of 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APN 125-01-402-009 through 016), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-53698].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-53840, VAR-53841, VAR-53842, VAR-53844, VAR-53845, VAR-53846, VAR-53848 and VAR-53850 [PRJ-53698]
2. Conditions and Staff Report - VAR-53840, VAR-53841, VAR-53842, VAR-53844, VAR-53845, VAR-53846, VAR-53848 and VAR-53850 [PRJ-53698]
3. Supporting Documentation
4. Photos - VAR-53840, VAR-53841, VAR-53842, VAR-53844, VAR-53845, VAR-53846, VAR-53848 and VAR-53850 [PRJ-53698]
5. Justification Letter - VAR-53840, VAR-53841, VAR-53842, VAR-53844, VAR-53845, VAR-53846, VAR-53848 and VAR-53850 [PRJ-53698]



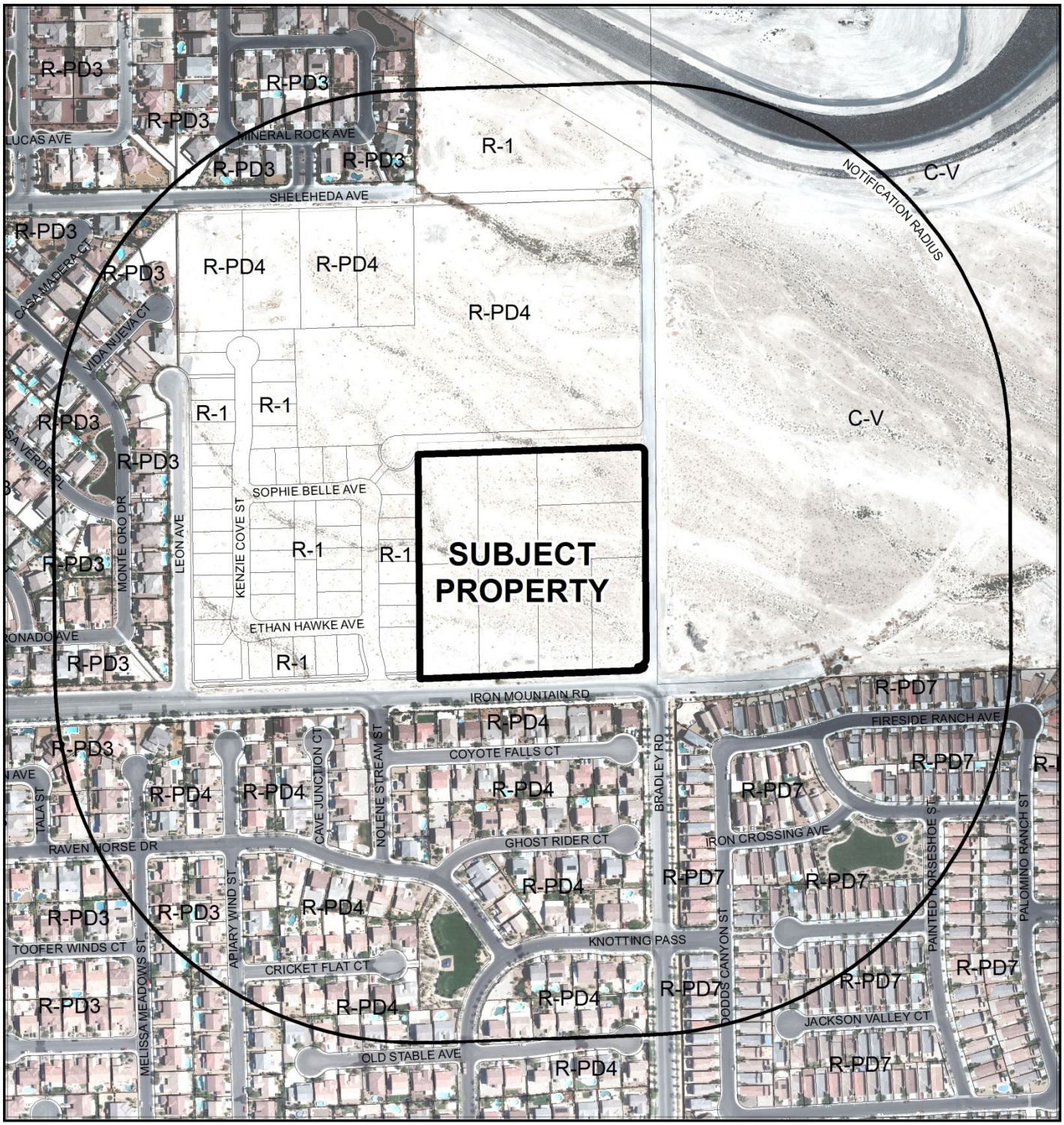
0 300 600 Feet

CASE: **VAR-53840, VAR-53841, VAR-53842, VAR-53844, VAR-53845, VAR-43846, VAR-53848 AND VAR-53850 (PRJ-53698)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **VAR-53840, VAR-53841, VAR-53842, VAR-53844, VAR-53845, VAR-43846, VAR-53848 AND VAR-53850 (PRJ-53698)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-53840 APN: 125-01-402-009 thru 016

Name of Property Owner: Richmond American Homes

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: BRIAN P. WALSH

Subscribed and sworn before me

This 20th day of March, 2014

_____

Notary Public in and for said County and State

A. REYNOLDS
Notary Public State of Nevada
No. 98-49163-1
My appt. exp. Sept. 30, 2014

PRJ-53698
04/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Iron Mountain Road/Bradley

Project Name Granite Falls 2 **Proposed Use**

Assessor's Parcel #(s) 125-01-402-009 thru 016 **Ward #**

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres 4.42 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Richmond American Homes **Contact** Brian Walsh

Address 7770 S Dean Martin Drive, Suite 308 **Phone:** 702-617-8400 **Fax:**

City Las Vegas **State** Nevada **Zip** 89139

E-mail Address

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:**

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

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 BRIAN P. WALSH

Subscribed and sworn before me

This 21st day of March, 20 14.

[signature]

Notary Public in and for said County and State

A. REYNOLDS
Notary Public State of Nevada
No. 98-49163-1
My appt. exp. Sept. 30, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-53840
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PR-58698
04/23/14

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

LEGEND

24" BOX TREE

SHRUB/GROUND COVER (50% MIN COVERAGE)

PLANT MATERIALS PER SOUTHERN NEVADA REGIONAL PLANNING COALITION – REGIONAL PLANT LIST

PRJ-53698
04/23/14

VAR-53840

SCALE=1"=20'

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

RICHMOND AMERICAN HOMES

GRANITE FALLS 2 - SOUTH
LOT 14 VARIANCE EXHIBIT

DATE: 4/22/14	PROJECT NO. RAH1322-001
DRAFTER: EML	
DESIGNER: TJS	EX-2
CHECKED: ARP	SHEET 2 OF 8

j:\rah1322-001 granite falls 2 south\dwg\figures\140422 granite falls 2 south - varience exhibit-ls.dwg 4/23/2014 11:12 AM Emily Luckhaupt

VAR-53840, VAR-53841, VAR-53842, VAR-53844, VAR-53845, VAR-53846, VAR-53848 AND VAR-53850 [PRJ-53698] - VARIANCES - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND BRADLEY ROAD

05/01/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1322

April 23, 2014

Greg Kapovich
City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

RE: Justification Letter for Variances for Granite Falls 2 South (PRJ-53698)

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Variance (VAR) for the subject project.

The subject project has been approved for a 40 lot single family residential subdivision with R-1 zoning. The approved entitlement applications are GPA-52122, ZON-52123, TMP-52127, VAC-52125, and WVR-52171.

The subject site is located at the northwest corner of Iron Mountain Road and Bradley Road. The Assessor's Parcel Numbers are 125-01-402-009 thru 016. The parcels are approximately 9.18 gross acres combined.

The purpose of the Variance request is to allow 10-foot corner side setbacks instead of 15-foot corner side setbacks as per the UDC for R-1 developments. This request is for Lots 10, 14, 24, 28, 29, 33, 36, and 40.

The requested corner side setback reductions are for internal roadways only. The reduced setback would position the house 15 feet away from the back of curb. There would be a 5-ft sidewalk, a 5-ft landscape strip, a split face decorative masonry wall and a typical 5-ft side yard behind the wall. Aesthetically, the proposed reduced corner setback would look evenly spaced as compared to the typical non-corner lots. Additionally, the reduced setback would have no impact on Fire Code since they are not adjacent to another structure.

We feel that the requested reduction in the corner side setback will have neither adverse impact to public safety, nor any significant impact on the aesthetics of the community or surrounding properties.

Thank you for considering this variance request. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

Slater Hanifan Group, Inc.

Todd Steadham, P.E.
Associate

Cc: Brian Walsh, Richmond American Homes
Bob Gronauer, KC Law
Angela Pinley, Slater Hanifan Group
Chelsea Peltier, Slater Hanifan Group

VAR-53840, VAR-53841, VAR-53842, VAR-53844, VAR-53845, VAR-53846, VAR-53848 & VAR-53850

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-53698
04/23/14

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
VAR-53841 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - For possible action on a request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 24 on a portion of 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APN 125-01-402-009 through 016), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-53698].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Back up
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-53841 APN: 125-01-402-009 thru 016

Name of Property Owner: Richmond American Homes

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: BRIAN P. WALSH

Subscribed and sworn before me

This 20th day of March, 2014

_____

Notary Public in and for said County and State

A. REYNOLDS
Notary Public State of Nevada
No. 98-49163-1
My appt. exp. Sept. 30, 2014

PRJ-53698
04/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Iron Mountain Road/Bradley

Project Name Granite Falls 2 **Proposed Use**

Assessor's Parcel #(s) 125-01-402-009 thru 016 **Ward #**

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres 4.42 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Richmond American Homes **Contact** Brian Walsh

Address 7770 S Dean Martin Drive, Suite 308 **Phone:** 702-617-8400 **Fax:**

City Las Vegas **State** Nevada **Zip** 89139

E-mail Address

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:**

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

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 BRIAN P. WALSH

Subscribed and sworn before me

This 21st day of March, 20 14.

[signature]

Notary Public in and for said County and State

A. REYNOLDS
Notary Public State of Nevada
No. 98-49163-1
My appt. exp. Sept. 30, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-53841
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PR-58698
04/23/14

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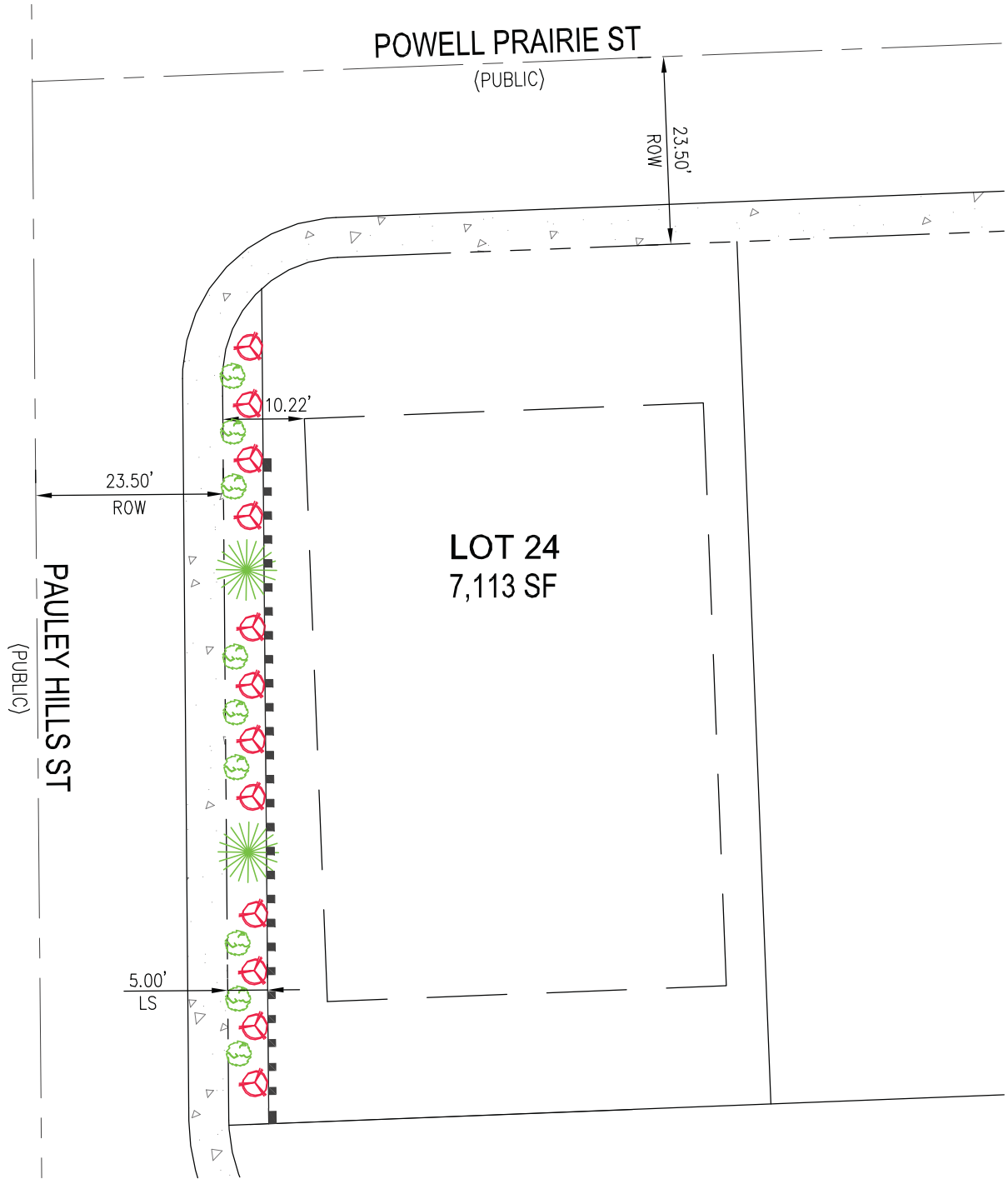

LEGEND

24" BOX TREE

SHRUB/GROUND COVER (50% MIN COVERAGE)

PLANT MATERIALS PER SOUTHERN NEVADA REGIONAL PLANNING COALITION – REGIONAL PLANT LIST

PRJ-53698
04/23/14

VAR-53841

SCALE=1"=20'

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

RICHMOND AMERICAN HOMES

GRANITE FALLS 2 - SOUTH
LOT 24 VARIANCE EXHIBIT

DATE: 4/22/14	PROJECT NO. RAH1322-001
DRAFTER: EML	
DESIGNER: TJS	EX-3
CHECKED: ARP	SHEET 3 OF 8

j:\rah1322-001 granite falls 2 south\dwg\figures\140422 granite falls 2 south - varience exhibit-ls.dwg 4/23/2014 11:12 AM Emily Luckhaupt

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
VAR-53842 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - For possible action on a request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 10 on a portion of 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APN 125-01-402-009 through 016), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-53698].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Back up
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-53842 APN: 125-01-402-009 thru 016

Name of Property Owner: Richmond American Homes

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: BRIAN P. WALSH

Subscribed and sworn before me

This 20th day of March, 2014

_____

Notary Public in and for said County and State

A. REYNOLDS
Notary Public State of Nevada
No. 98-49163-1
My appt. exp. Sept. 30, 2014

PRJ-53698
04/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Iron Mountain Road/Bradley

Project Name Granite Falls 2 **Proposed Use**

Assessor's Parcel #(s) 125-01-402-009 thru 016 **Ward #**

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres 4.42 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Richmond American Homes **Contact** Brian Walsh

Address 7770 S Dean Martin Drive, Suite 308 **Phone:** 702-617-8400 **Fax:**

City Las Vegas **State** Nevada **Zip** 89139

E-mail Address

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:**

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

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 BRIAN P. WALSH

Subscribed and sworn before me

This 21st day of March, 20 14.

[signature]

Notary Public in and for said County and State

A. REYNOLDS
Notary Public State of Nevada
No. 98-49163-1
My appt. exp. Sept. 30, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-53842
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PR-58698
04/23/14

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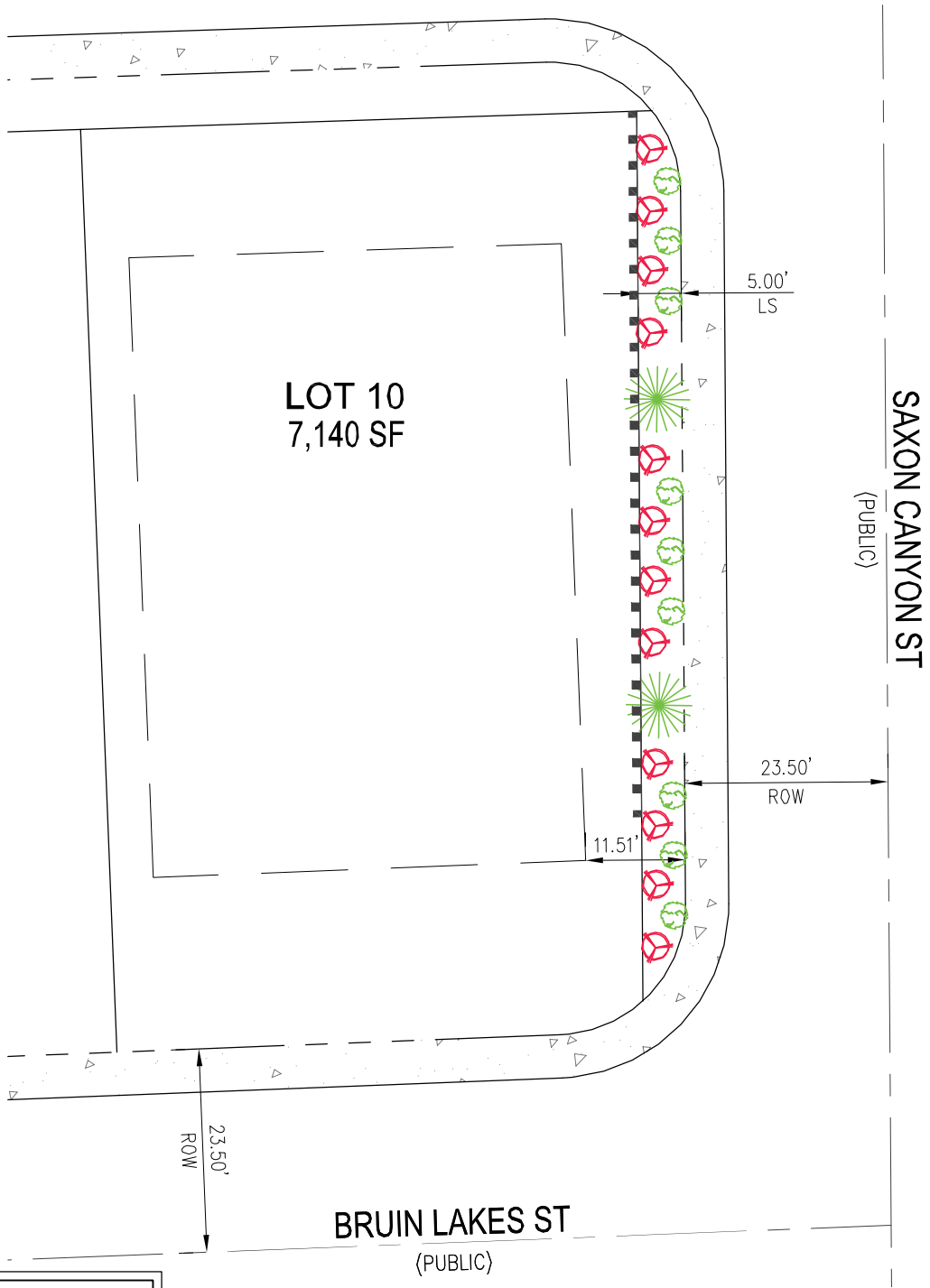

LEGEND

24" BOX TREE

SHRUB/GROUND COVER (50% MIN COVERAGE)

PLANT MATERIALS PER SOUTHERN NEVADA REGIONAL PLANNING COALITION – REGIONAL PLANT LIST

PRJ-53698
04/23/14

VAR-53842

SCALE=1"=20'

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

RICHMOND AMERICAN HOMES

GRANITE FALLS 2 - SOUTH
LOT 10 VARIANCE EXHIBIT

DATE: 4/22/14	PROJECT NO. RAH1322-001
DRAFTER: EML	
DESIGNER: TJS	EX-1
CHECKED: ARP	SHEET 1 OF 8

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City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
VAR-53844 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - For possible action on a request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 28 on a portion of 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APN 125-01-402-009 through 016), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-53698].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Back up
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-53844 APN: 125-01-402-009 thru 016

Name of Property Owner: Richmond American Homes

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: BRIAN P. WALSH

Subscribed and sworn before me

This 20th day of March, 2014

_____

Notary Public in and for said County and State

A. REYNOLDS
Notary Public State of Nevada
No. 98-49163-1
My appt. exp. Sept. 30, 2014

PRJ-53698
04/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Iron Mountain Road/Bradley

Project Name Granite Falls 2 **Proposed Use**

Assessor's Parcel #(s) 125-01-402-009 thru 016 **Ward #**

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres 4.42 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Richmond American Homes **Contact** Brian Walsh

Address 7770 S Dean Martin Drive, Suite 308 **Phone:** 702-617-8400 **Fax:**

City Las Vegas **State** Nevada **Zip** 89139

E-mail Address

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:**

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

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 BRIAN P. WALSH

Subscribed and sworn before me

This 21st day of March, 20 14.

[signature]

Notary Public in and for said County and State

A. REYNOLDS
Notary Public State of Nevada
No. 98-49163-1
My appt. exp. Sept. 30, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-53844
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PR-58698
04/23/14

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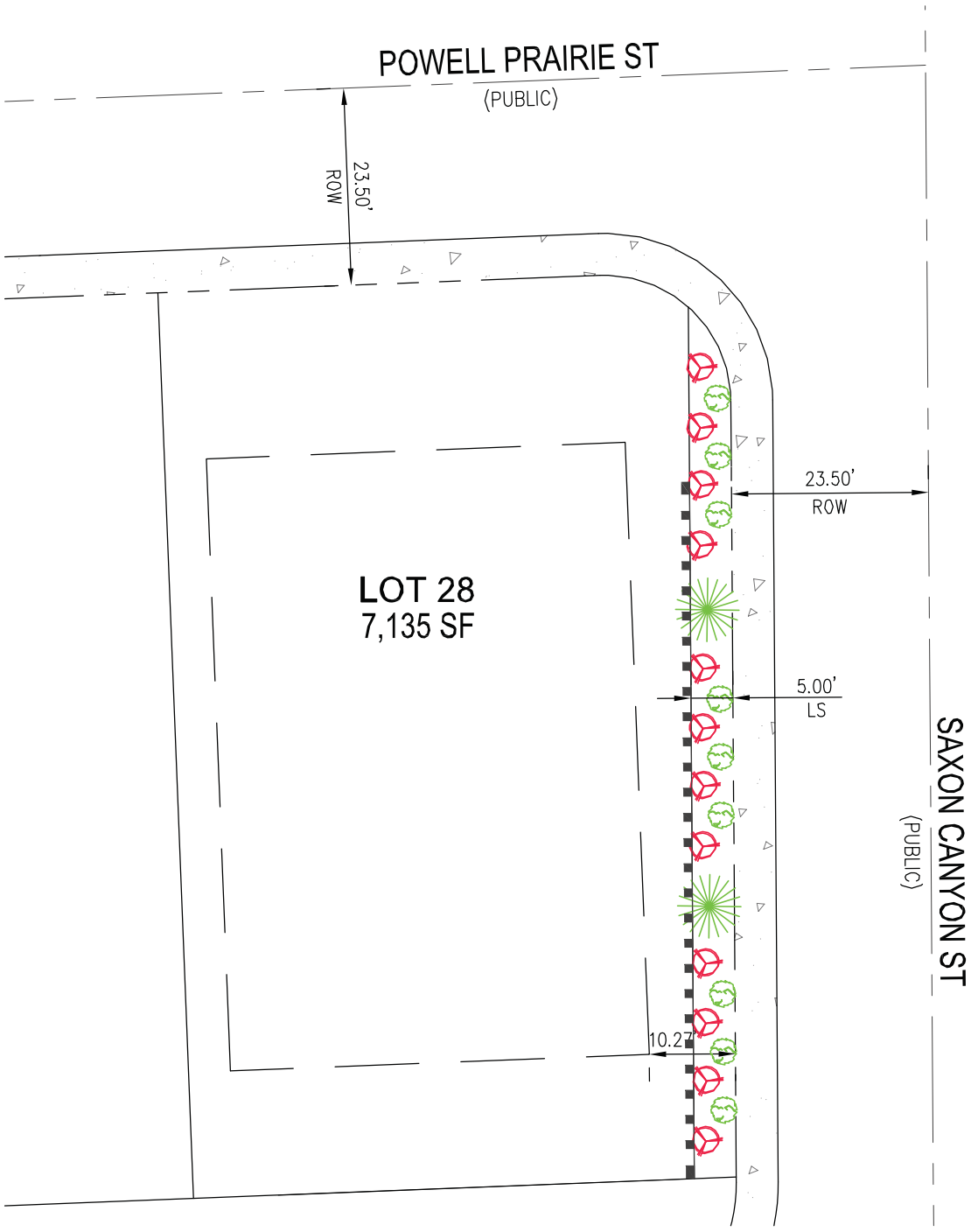

LEGEND

24" BOX TREE

SHRUB/GROUND COVER (50% MIN COVERAGE)

PLANT MATERIALS PER SOUTHERN NEVADA REGIONAL PLANNING COALITION – REGIONAL PLANT LIST

PRJ-53698
04/23/14

VAR-53844

SCALE=1"=20'

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

RICHMOND AMERICAN HOMES

GRANITE FALLS 2 - SOUTH
LOT 28 VARIANCE EXHIBIT

DATE: 4/22/14	PROJECT NO. RAH1322-001
DRAFTER: EML	
DESIGNER: TJS	EX-4
CHECKED: ARP	SHEET 4 OF 8

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City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
VAR-53845 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - For possible action on a request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 29 on a portion of 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APN 125-01-402-009 through 016), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-53698].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Back up
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-53845 APN: 125-01-402-009 thru 016

Name of Property Owner: Richmond American Homes

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: BRIAN P. WALSH

Subscribed and sworn before me

This 20th day of March, 2014

_____

Notary Public in and for said County and State

A. REYNOLDS
Notary Public State of Nevada
No. 98-49163-1
My appt. exp. Sept. 30, 2014

PRJ-53698
04/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Iron Mountain Road/Bradley

Project Name Granite Falls 2 **Proposed Use**

Assessor's Parcel #(s) 125-01-402-009 thru 016 **Ward #**

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres 4.42 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Richmond American Homes **Contact** Brian Walsh

Address 7770 S Dean Martin Drive, Suite 308 **Phone:** 702-617-8400 **Fax:**

City Las Vegas **State** Nevada **Zip** 89139

E-mail Address

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:**

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E-mail Address

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

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

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

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* [signature]

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

Print Name BRIAN P. WALSH

Subscribed and sworn before me

This 21st day of March, 20 14.

[signature]

Notary Public in and for said County and State

A. REYNOLDS
Notary Public State of Nevada
No. 98-49163-1
My appt. exp. Sept. 30, 2014

Revised 10/27/08

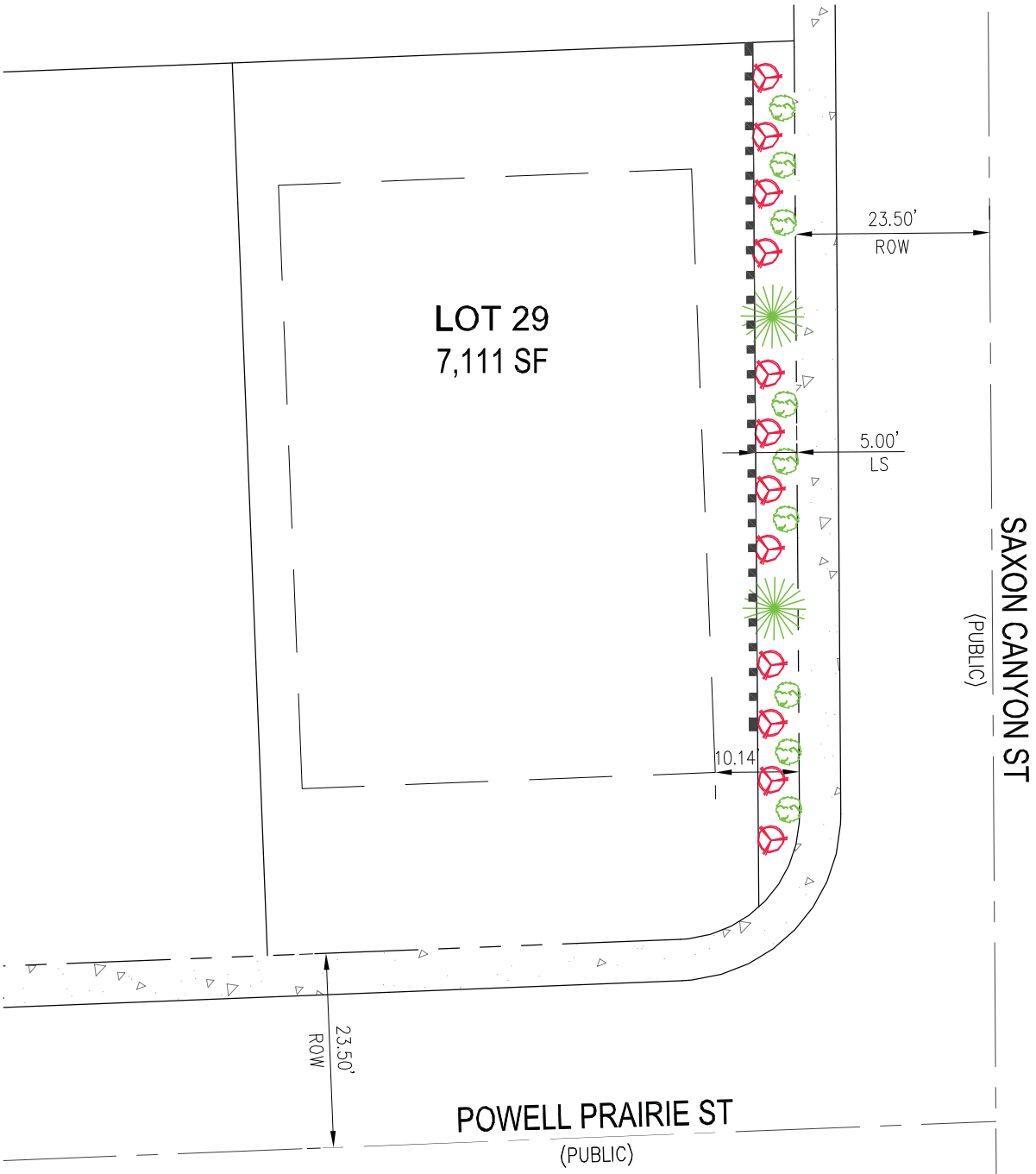
FOR DEPARTMENT USE ONLY

Case #	VAR-53845
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PR-58698
04/23/14

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



LEGEND

24" BOX TREE

SHRUB/GROUND COVER (50% MIN COVERAGE)

PLANT MATERIALS PER SOUTHERN NEVADA REGIONAL PLANNING COALITION – REGIONAL PLANT LIST

PRJ-53698
04/23/14

VAR-53845

SCALE=1"=20'

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

RICHMOND AMERICAN HOMES

GRANITE FALLS 2 - SOUTH
LOT 29 VARIANCE EXHIBIT

DATE: 4/22/14	PROJECT NO. RAH1322-001
DRAFTER: EML	
DESIGNER: TJS	EX-5
CHECKED: ARP	SHEET 5 OF 8

j:\rah1322-001 granite falls 2 south\dwg\figures\140422 granite falls 2 south - varience exhibit-ls.dwg 4/23/2014 11:12 AM Emily Luckhaupt

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
VAR-53846 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - For possible action on a request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 33 on a portion of 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APN 125-01-402-009 through 016), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-53698].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-53846 APN: 125-01-402-009 thru 016

Name of Property Owner: Richmond American Homes

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: BRIAN P. WALSH

Subscribed and sworn before me

This 20th day of March, 2014

_____

Notary Public in and for said County and State

A. REYNOLDS
Notary Public State of Nevada
No. 98-49163-1
My appt. exp. Sept. 30, 2014

PRJ-53698
04/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Iron Mountain Road/Bradley

Project Name Granite Falls 2 **Proposed Use**

Assessor's Parcel #(s) 125-01-402-009 thru 016 **Ward #**

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres 4.42 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Richmond American Homes **Contact** Brian Walsh

Address 7770 S Dean Martin Drive, Suite 308 **Phone:** 702-617-8400 **Fax:**

City Las Vegas **State** Nevada **Zip** 89139

E-mail Address

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:**

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

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 BRIAN P. WALSH

Subscribed and sworn before me

This 21st day of March, 20 14.

[signature]

Notary Public in and for said County and State

A. REYNOLDS
Notary Public State of Nevada
No. 98-49163-1
My appt. exp. Sept. 30, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-53846
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PR-58698
04/23/14

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

LEGEND

24" BOX TREE

SHRUB/GROUND COVER (50% MIN COVERAGE)

PLANT MATERIALS PER SOUTHERN NEVADA REGIONAL PLANNING COALITION – REGIONAL PLANT LIST

PRJ-53698
04/23/14

VAR-53846

SCALE=1"=20'

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

RICHMOND AMERICAN HOMES

GRANITE FALLS 2 - SOUTH
LOT 33 VARIANCE EXHIBIT

DATE: 4/22/14	PROJECT NO. RAH1322-001
DRAFTER: EML	
DESIGNER: TJS	EX-6
CHECKED: ARP	SHEET 6 OF 8

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City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
VAR-53848 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - For possible action on a request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 36 on a portion of 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APN 125-01-402-009 through 016), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-53698].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-53848 APN: 125-01-402-009 thru 016

Name of Property Owner: Richmond American Homes

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: BRIAN P. WALSH

Subscribed and sworn before me

This 20th day of March, 2014

_____

Notary Public in and for said County and State

A. REYNOLDS
Notary Public State of Nevada
No. 98-49163-1
My appt. exp. Sept. 30, 2014

PRJ-53698
04/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Iron Mountain Road/Bradley

Project Name Granite Falls 2 **Proposed Use**

Assessor's Parcel #(s) 125-01-402-009 thru 016 **Ward #**

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres 4.42 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Richmond American Homes **Contact** Brian Walsh

Address 7770 S Dean Martin Drive, Suite 308 **Phone:** 702-617-8400 **Fax:**

City Las Vegas **State** Nevada **Zip** 89139

E-mail Address

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:**

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

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 BRIAN P. WALSH

Subscribed and sworn before me

This 21st day of March, 20 14.

[signature]

Notary Public in and for said County and State

A. REYNOLDS
Notary Public State of Nevada
No. 98-49163-1
My appt. exp. Sept. 30, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-53848
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PR-58698
04/23/14

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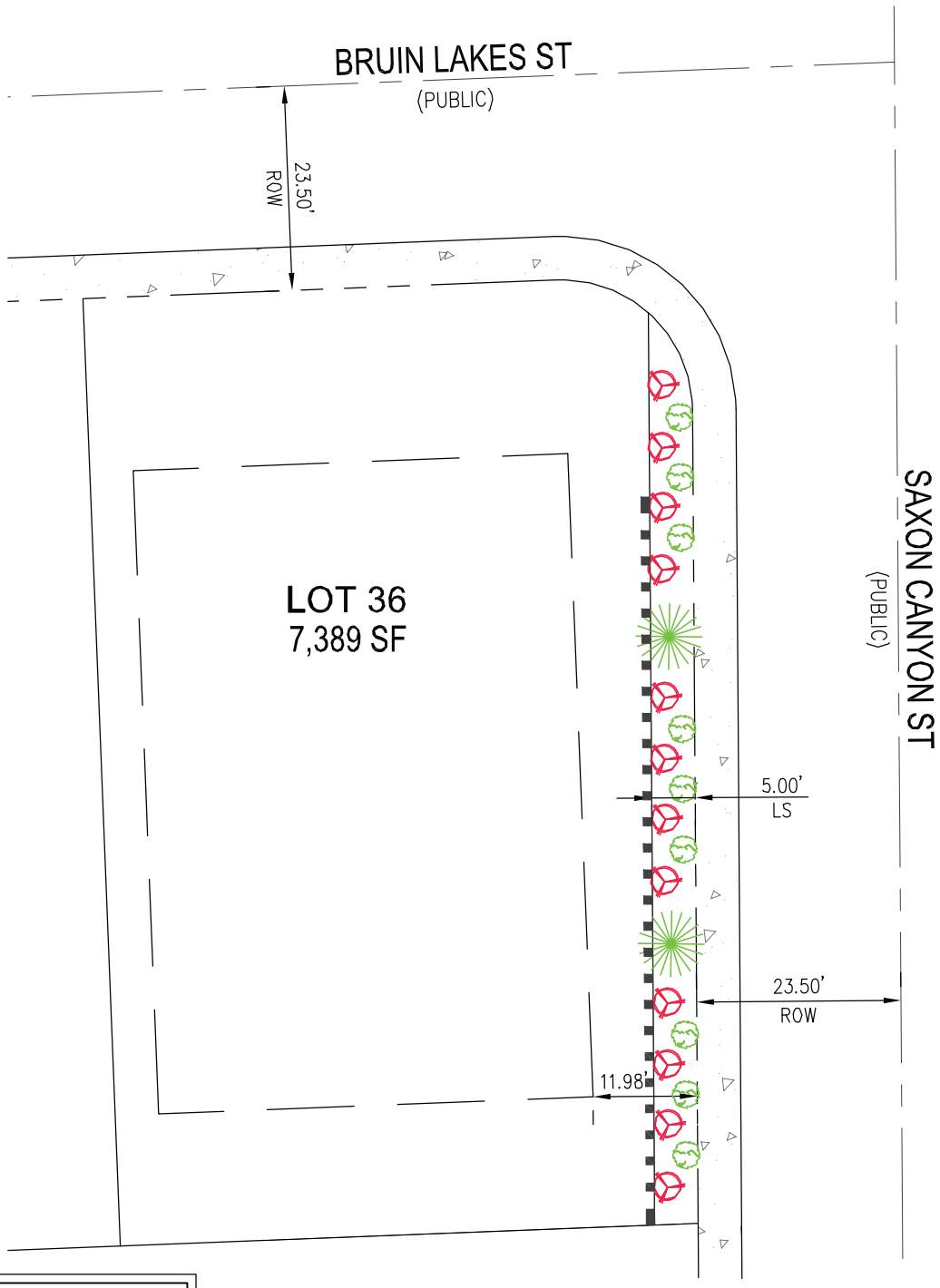

LEGEND

24" BOX TREE

SHRUB/GROUND COVER (50% MIN COVERAGE)

PLANT MATERIALS PER SOUTHERN NEVADA REGIONAL PLANNING COALITION – REGIONAL PLANT LIST

PRJ-53698
04/23/14

VAR-53848

SCALE=1"=20'

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

RICHMOND AMERICAN HOMES

GRANITE FALLS 2 - SOUTH
LOT 36 VARIANCE EXHIBIT

DATE: 4/22/14	PROJECT NO. RAH1322-001
DRAFTER: EML	
DESIGNER: TJS	EX-7
CHECKED: ARP	SHEET 7 OF 8

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City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
VAR-53850 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - For possible action on a request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 40 on a portion of 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APN 125-01-402-009 through 016), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-53698].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-53850 APN: 125-01-402-009 thru 016

Name of Property Owner: Richmond American Homes

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: BRIAN P. WALSH

Subscribed and sworn before me

This 20th day of March, 2014

_____

Notary Public in and for said County and State

A. REYNOLDS
Notary Public State of Nevada
No. 98-49163-1
My appt. exp. Sept. 30, 2014

PRJ-53698
04/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Iron Mountain Road/Bradley

Project Name Granite Falls 2 **Proposed Use**

Assessor's Parcel #(s) 125-01-402-009 thru 016 **Ward #**

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres 4.42 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Richmond American Homes **Contact** Brian Walsh

Address 7770 S Dean Martin Drive, Suite 308 **Phone:** 702-617-8400 **Fax:**

City Las Vegas **State** Nevada **Zip** 89139

E-mail Address

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive, Suite 308 **Phone:** (702) 617-8400 **Fax:**

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

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 BRIAN P. WALSH

Subscribed and sworn before me

This 21st day of March, 20 14.

[signature]

Notary Public in and for said County and State

A. REYNOLDS
Notary Public State of Nevada
No. 98-49163-1
My appt. exp. Sept. 30, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-53850
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

PR-58698
04/23/14

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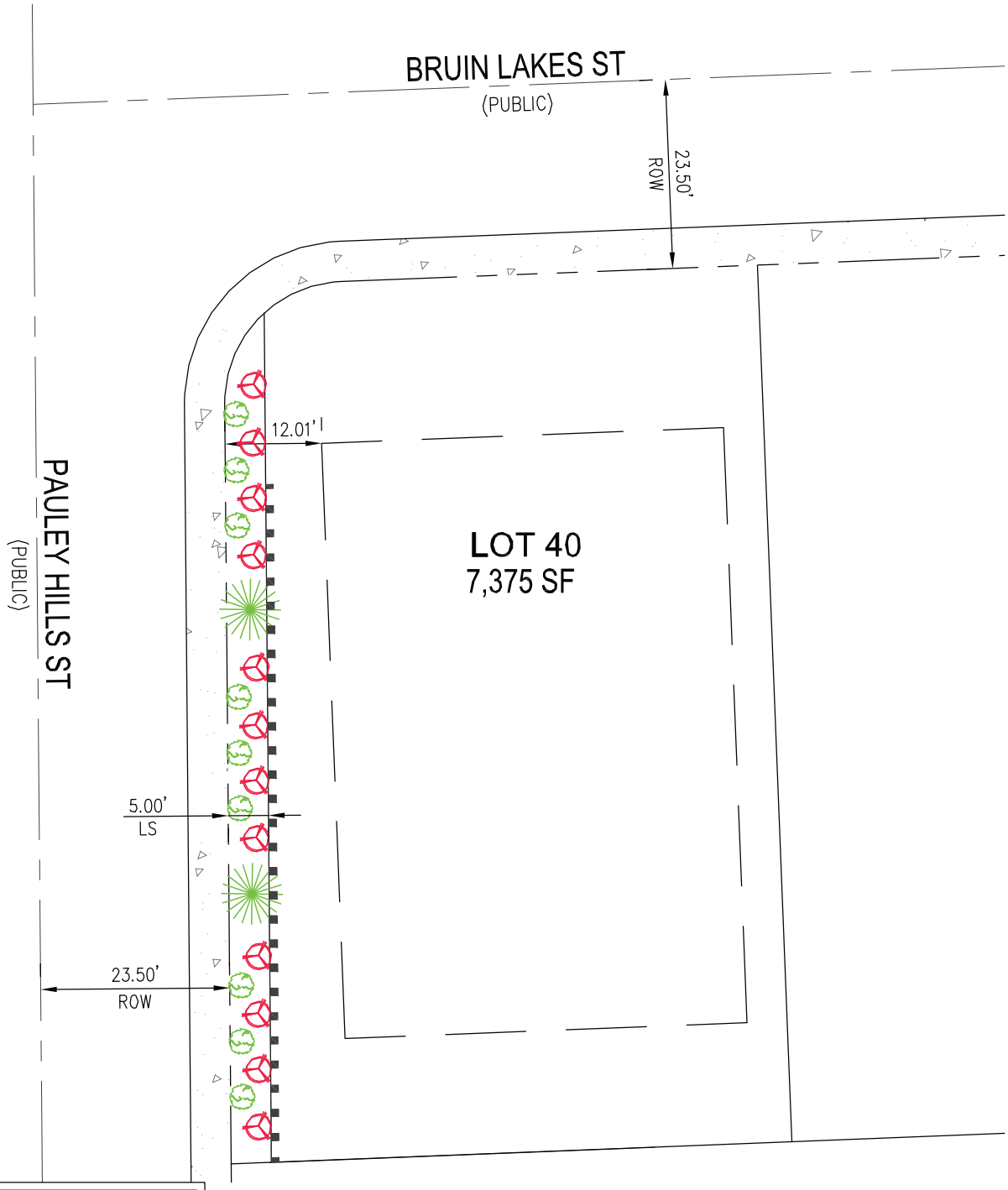


LEGEND

24" BOX TREE

SHRUB/GROUND COVER (50% MIN COVERAGE)

PLANT MATERIALS PER SOUTHERN NEVADA REGIONAL PLANNING COALITION – REGIONAL PLANT LIST

PRJ-53698
04/23/14

VAR-53850

SCALE=1"=20'

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

RICHMOND AMERICAN HOMES

GRANITE FALLS 2 - SOUTH
LOT 40 VARIANCE EXHIBIT

DATE: 4/22/14	PROJECT NO. RAH1322-001
DRAFTER: EML	
DESIGNER: TJS	EX-8
CHECKED: ARP	SHEET 8 OF 8

j:\rah1322-001 granite falls 2 south\dwg\figures\140422 granite falls 2 south – varience exhibit-ls.dwg 4/23/2014 11:12 AM Emily Luckhaupt

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

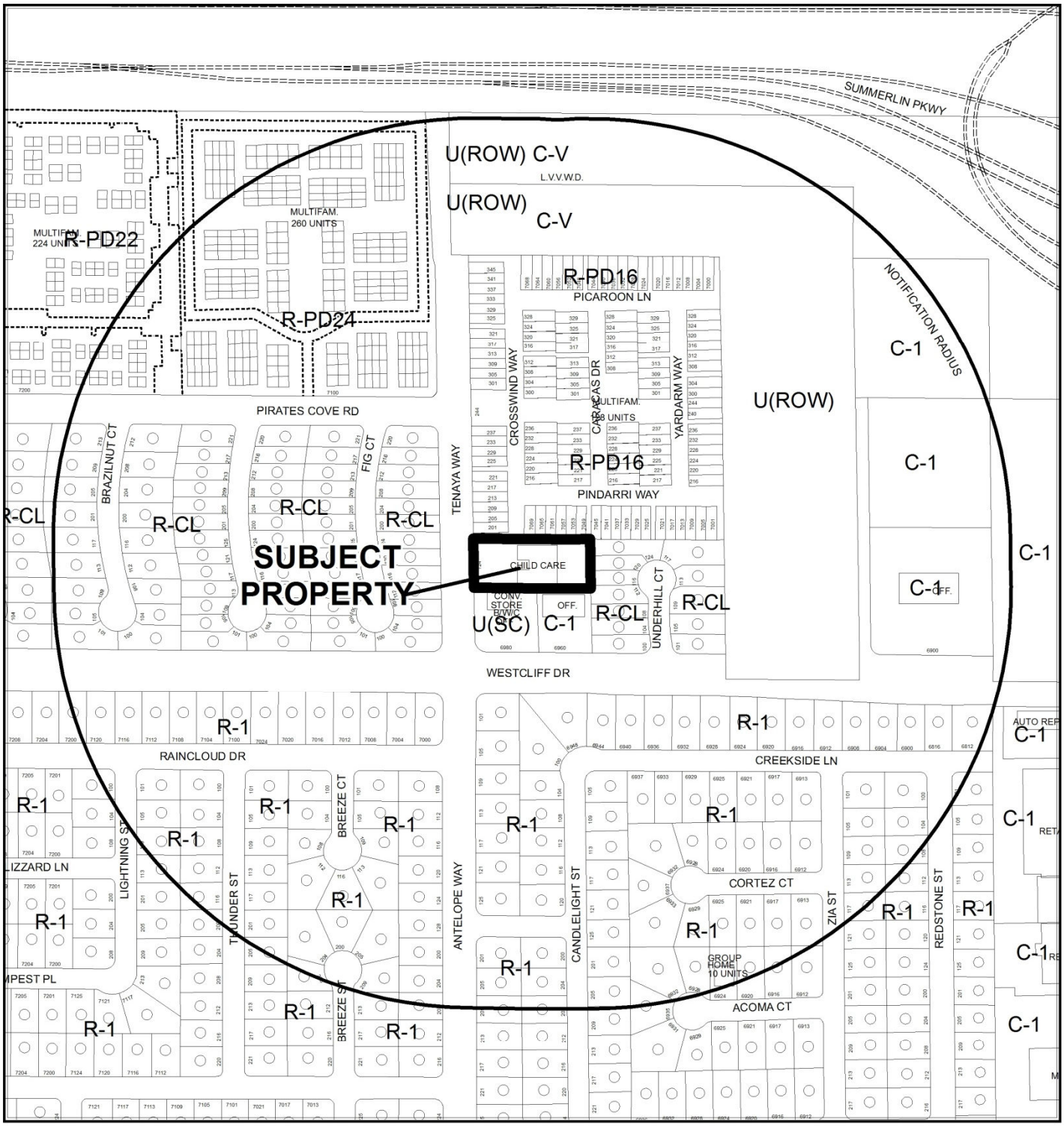
SUBJECT:
VAR-53860 - VARIANCE - PUBLIC HEARING - APPLICANT: TAMMY CROSS - OWNER: SANDCASTLE ENTERPRISES, TENAYA SERIES - For possible action on a request for a Variance TO ALLOW 13 PARKING SPACES WHERE 19 PARKING SPACES ARE REQUIRED at 124 North Tenaya Way (APN 138-27-801-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-53820].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-53860 and SUP-53858 [PRJ-53820]
2. Conditions and Staff Report - VAR-53860 and SUP-53858 [PRJ-53820]
3. Supporting Documentation - VAR-53860 and SUP-53858 [PRJ-53820]
4. Photos - VAR-53860 and SUP-53858 [PRJ-53820]
5. Justification Letter - VAR-53860 and SUP-53858 [PRJ-53820]



0 300 600

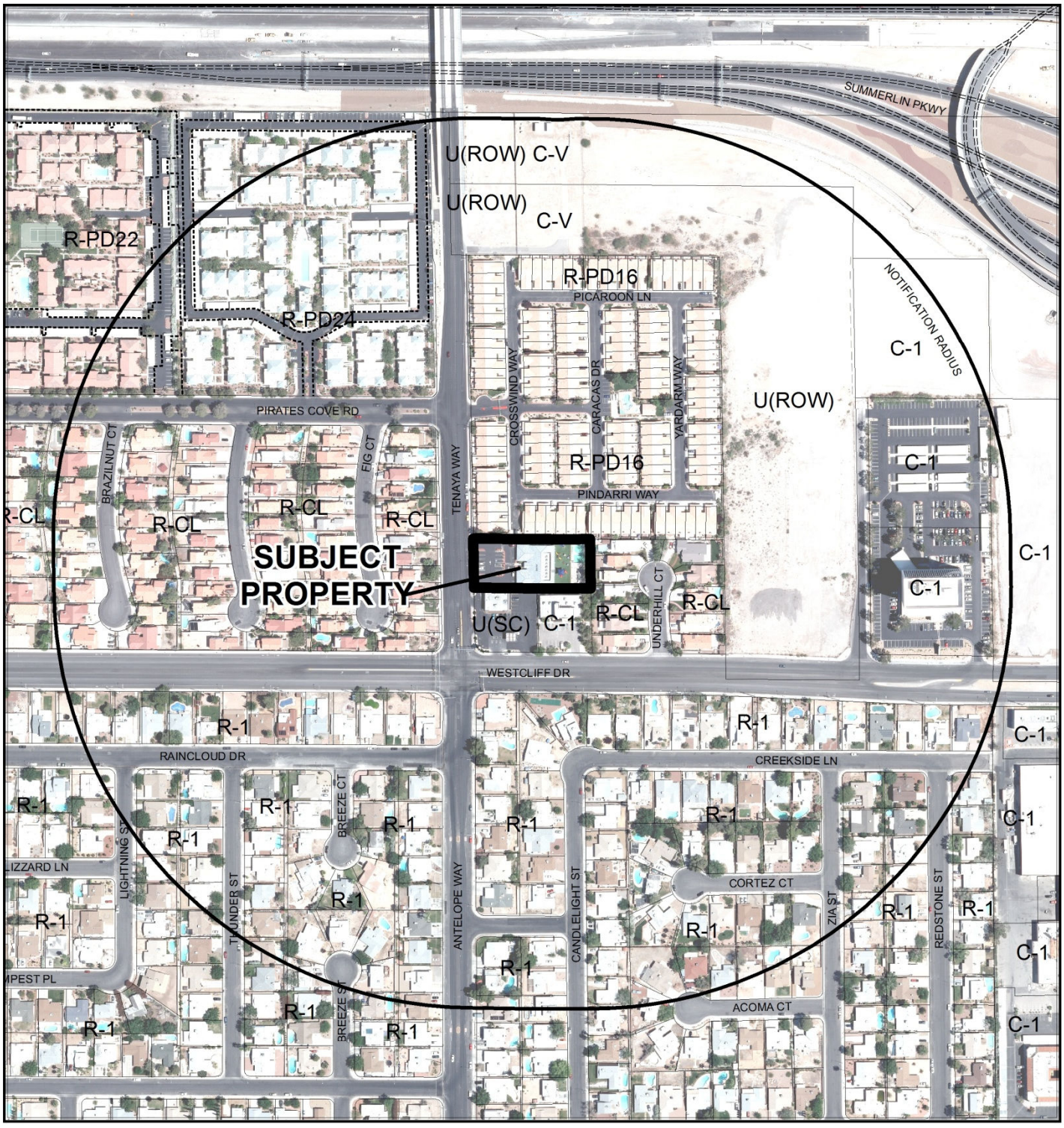
Feet

CASE: **SUP-53860 & SUP-53858 (PRJ-53820)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SUP-53860 & SUP-53858 (PRJ-53820)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-53860 APN: 138-27-801-001

Name of Property Owner: SANDCASTLE ENTERPRISES SERIES, LLC

Name of Applicant: VEGAS CROSSROADS, INC.

Name of Representative: NATHANIEL TAYLOR

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: Carol Levins

Print Name: CAROL LEVINS

Subscribed and sworn before me

This 14th day of April, 2014

Greta Morrell

Notary Public in and for said County and State

GRETA MORRELL
Notary Public
State of Nevada
Appt. No. 12-8593-1
My Appt. Expires Aug. 8, 2016

Revised 11-14-06

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

PRJ-53820
04/23/14

CLV Planning - Application Form

Application Number:	PRJ-53820
Application/Petition For:	SUP for a Private School, Primary use and parking variance
ProjectAddress (Location):	124 NORTH TENAYA WAY
Project Name	SUP PRIVATE SCHOOL PRIMARY USE
Assessors Parcel #(s):	13827801001
Ward #:	WARD 1 (LOIS TARKANIAN), WARD 2 (BOB BEERS)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	0.8
Lots/Units:	2
Additional Information:	
Applicant First Name:	Tammy
Applicant Last Name:	Cross
Applicant Address:	124 N. Tenaya
Applicant City:	Las Vegas
Applicant State:	Nevada
Applicant Zip:	89145
Applicant Phone:	
Applicant Fax:	
Applicant Email:	tammycross@crossroadslv.org
Rep First Name:	Nathaniel
Rep Last Name:	Taylor
Rep Address:	P.O. Box 750521
Rep City:	Las Vegas
Rep State:	Nevada
Rep Zip:	89136
Rep Phone:	702-280-6175
Rep Fax:	
Rep Email:	info@thetaylorconsultinggroup.com

VAR-53860 & SUP-53858

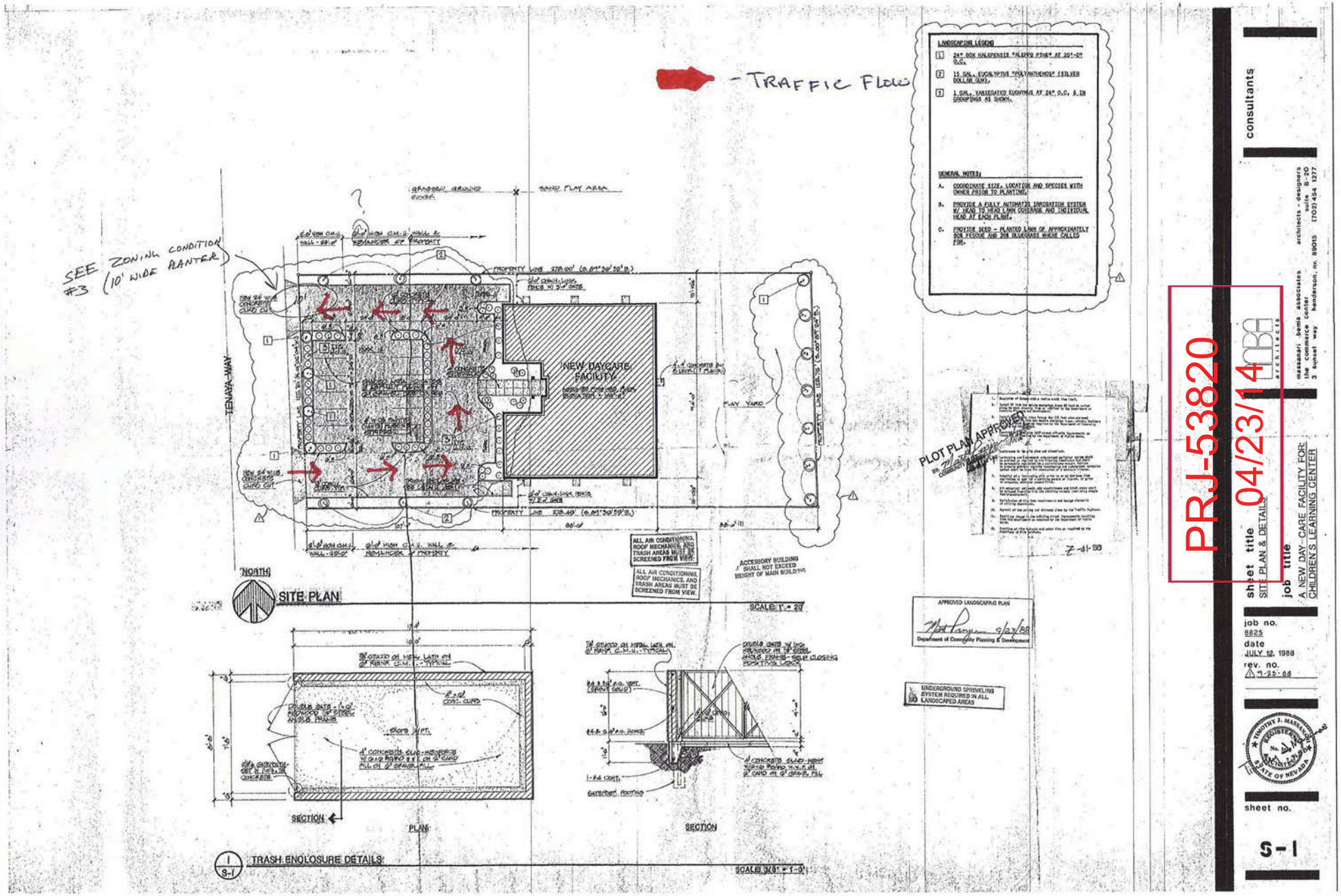
CLV Planning - Application Form

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
SANDCASTLE ENTPRS SERIES TENAYA	5025 BOND ST	LAS VEGAS, NV 89118-1576

CLVEPLAN Applicant	Company	Title	Email
Nathaniel Taylor	Taylor Consulting Group, LLC	President	info@thetaylorconsultinggroup.com

VAR-53860 & SUP-53858



PRJ-53820

04/23/14

consultants

massaari denis associates architects - designers
the commerce center suite B-20
3 Sunset way Henderson, nv. 89015 (702)454 1277

sheet title
SITE PLAN & DETAILS

job title
A NEW DAY-CARE FACILITY FOR:
CHILDREN'S LEARNING CENTER

job no.
8825

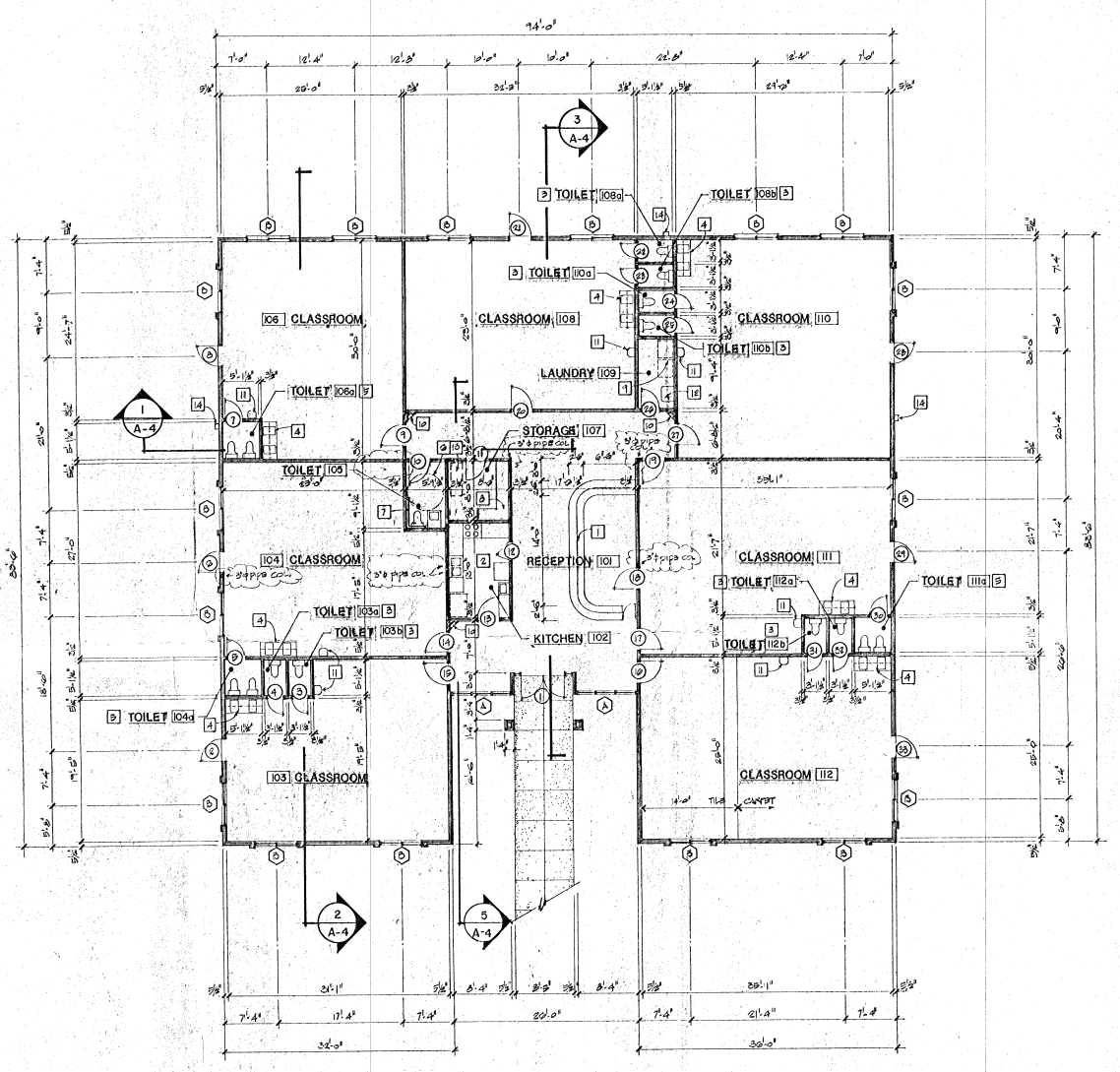
date
JULY 12, 1988

rev. no.
△ 9-25-88

TIMOTHY J. MASSAARI REGISTERED ARCHITECT No. 2190 STATE OF NEVADA

sheet no.
S-1

VAR-53860 & SUP-53858



NORTH

FLOOR PLAN

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

FLOOR PLAN NOTE LEGEND

1. RECEPTION COUNTER - SEE INTERIOR ELEVATION AND DETAIL - DRAWING A-5.
2. SEE INTERIOR ELEVATIONS DRAWING A-5 FOR KITCHEN EQUIPMENT.
3. TYPICAL SINGLE TOILET COMPARTMENT - SEE INTERIOR ELEVATIONS - DRAWING A-5.
4. TYPICAL CABINET WORK WITH DOUBLE SINKS AT CLASSROOMS - SEE INTERIOR ELEVATIONS - DRAWING A-5.
5. TYPICAL DOUBLE TOILET COMPARTMENT - SEE INTERIOR ELEVATIONS - DRAWING A-5.
6. 5'-0" DIAMETER "TURN-AROUND" AREA FOR HANDICAP ACCESS.
7. GRAB BAR - SEE INTERIOR ELEVATIONS.
8. 3/4" X 16" DEEP PLYWOOD STORAGE SHELVING (PAINTED) - SEE INTERIOR ELEVATIONS.
9. WASHER AND DRYER (BY OWNER) WITH CABINETS ABOVE - SEE INTERIOR ELEVATIONS - DRAWING A-5.
10. #5 - ABC RECESSED FIRE EXTINGUISHER CABINET.
11. DRINKING FOUNTAIN - TYPICAL EACH CLASSROOM - ALSO SEE PLUMBING DRAWING.
12. JANITOR MOP SINK - SEE PLUMBING DRAWINGS AND INTERIOR ELEVATIONS - DRAWING A-5.
13. DISAPPEARING STAIRS TO STORAGE SPACE ABOVE FOR 8'-3" CEILING - ROUGH OPENING - 22"X54"
14. "BUBBLER" TYPE DRINKING FOUNTAIN - SEE PLUMBING DRAWING.
15. WATER HEATER - SEE PLUMBING DRAWING.

10 TREAD CO. JOINTS →

consultants

mbba architects

massanari bemis associates architects - designers
the commerce center suite 8-20
3 sunset way henderson, nv. 89015 (702) 454 1277

sheet title
FLOOR PLAN

job title
A NEW DAY-CARE FACILITY FOR:
CHILDREN'S LEARNING CENTER

job no.
8825

date
JULY 12, 1988

rev. no.
1 JULY 15, 1988

TIMOTHY J. MASSANARI REGISTERED ARCHITECT No. 1418 STATE OF NEVADA

sheet no.
A-1

PRJ-53820
04/23/14

VAR-53860 & SUP-53858

TAYLOR CONSULTING GROUP, LLC

Government Affairs & Land Use Consultants
Liquor & Gaming Licensing

April 23, 2014

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

Re: Special-Use Permit--Crossroads Christian Academy

The applicant is requesting a special-use permit to allow for a private school with a primary use--to be located at 124 N. Tenaya Way, LV, NV 89145. In addition, we are respectfully asking for a parking variance to allow 12 spaces where 21 are required.

This location has operated as a daycare and/or school since 1988. In order to offer additional learning opportunities to parents and children, Crossroad Christian Academy is looking to expand into the primary education use. Currently we serve 77 children ranging from pre-k to first-grade. Our intention is to not expand beyond our current licensing that allows for up to 102 children. Keeping in mind that we will also adhere to all building and fire codes.

Our facility has 7 classrooms, and at this time the maximum number of students we have in one room is 20. Our hours of operation are from 6:30 am - 6:00 pm Monday - Friday. We have instituted a one-way drop off system through our parking lot--occurring between 8:00 am - 8:30 am, 12:00 pm - 12:30 pm, and finally at 3:00 pm - 3:30 pm. This has worked very well for us, and keeps traffic flowing smoothly while also creating a safe environment.

It is our position that in no way does our project compromise the public health, safety, and welfare of the objectives of the General Plan. The similar use of a daycare was established over 25 years ago.

In keeping with the goals of Title 19, our project meets/supports the Cities regulations as it pertains to development compatibility. We respectfully request that City Staff and Planning Commission approve our request for this special-use permit and parking variance.

Sincerely,

Nathaniel Taylor
President
Taylor Consulting Group, LLC

VAR-53860 & SUP-53858

P.O. Box 750521 Las Vegas, NV 89136 Phone 702.280.6175
www.thetaylorconsultinggroup.com

PRJ-53820
04/23/14

VAR-53860 [PRJ-53820] - VARIANCE RELATED TO SUP-53858 - APPLICANT: TAMMY CROSS - OWNER: SANDCASTLE ENTERPRISE SERIES TENAYA
124 NORTH TENAYA WAY

05/01/14

VAR-53860 [PRJ-53820] - VARIANCE RELATED TO SUP-53858 - APPLICANT: TAMMY CROSS - OWNER: SANDCASTLE ENTERPRISE SERIES TENAYA
124 NORTH TENAYA WAY

05/01/14

TAYLOR CONSULTING GROUP, LLC
Government Affairs & Land Use Consultants
Liquor & Gaming Licensing

May 13, 2014

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

Re: Special-Use Permit—Crossroads Christian Academy

The applicant has provided the following information related to the number of classrooms and parking facilities.

Our school has a total of 7 classrooms, and of the 7 (5) of them are licensed for pre-school.

One classroom is being used for kindergarten currently and planned the same for the 2014-2015 school year.

One classroom is currently slated to be used for first-grade beginning the 2014-2015 school year.

We currently have one teacher at our school, but plan to hire a second for the 2014-2015 school year. If enrollment increases, we would have 40 students between two classrooms.

We currently have 14 students at our school, but plan to boost enrollment for the 2014-2015 school year.

We have 15 parking spaces including a handicap space at our facility. Currently, our staff utilizes parking spaces along Tenya Way—the number of spaces on the street are 35.

Sincerely,

Nathaniel Taylor
President
Taylor Consulting Group, LLC

VAR-53860 & SUP-53858 - REVISED

P.O. Box 750521 Las Vegas, NV 89136 Phone 702.280.6175
www.thetaylorconsultinggroup.com

PRJ-53820
05/14/14

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
SUP-53858 - SPECIAL USE PERMIT RELATED TO VAR-53860 - PUBLIC HEARING - APPLICANT: TAMMY CROSS - OWNER: SANDCASTLE ENTERPRISES, TENAYA SERIES - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE at 124 North Tenaya Way (APN 138-27-801-001), C-1 (Limited Commercial), Zone, Ward 1 (Tarkanian) [PRJ-53820].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53858 APN: 138-27-801-001

Name of Property Owner: SANDCASTLE ENTERPRISES SERIES, LLC

Name of Applicant: VEGAS CROSSROADS, INC.

Name of Representative: NATHANIEL TAYLOR

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: Carol Levins

Print Name: CAROL LEVINS

Subscribed and sworn before me

This 14th day of April, 2014

Greta Morrell

Notary Public in and for said County and State

GRETA MORRELL
Notary Public
State of Nevada
Appt. No. 12-8593-1
My Appt. Expires Aug. 8, 2016

Revised 11-14-06

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

PRJ-53820
04/23/14

SUP 53858
Tammy Cross

124 N Tenaya Way

Proposed 102 student private school.

Traffic produced by proposed development:

Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DAY CARE CENTER [1000 SF]	7.326	79.26	581
AM Peak Hour			12.26	90
PM Peak Hour			12.46	91

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	PRIVATE SCHOOL, K-8 [STUDENTS]	102	2.48	253
AM Peak Hour			0.90	92
PM Peak Hour			0.60	61

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	PRIVATE SCHOOL, K-8 [STUDENTS]	102	0.00	-328
AM Peak Hour			0.90	2
PM Peak Hour			0.60	-30

Existing traffic on all nearby streets:

Tenaya Way	
Average Daily Traffic (ADT)	7,000
PM Peak Hour (heaviest 60 minutes)	560

Westcliff Drive	
Average Daily Traffic (ADT)	9,700
PM Peak Hour (heaviest 60 minutes)	776

Adjacent Street ADT Capacity	
Tenaya Way	16,400
Westcliff Drive	34,500

This project is expected to reduce traffic by about 328 trips per day on Tenaya Way & Westcliff Dr. Currently, Tenaya is at about 43 percent of capacity and Westcliff is at about 20 percent of capacity. With this project, Tenaya is expected to be at about 41 percent of capacity and Westcliff to be at about 19 percent of capacity.

Based on Peak Hour use, this project will add about 2 trips in the peak hour, or about one every thirty minutes.

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

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

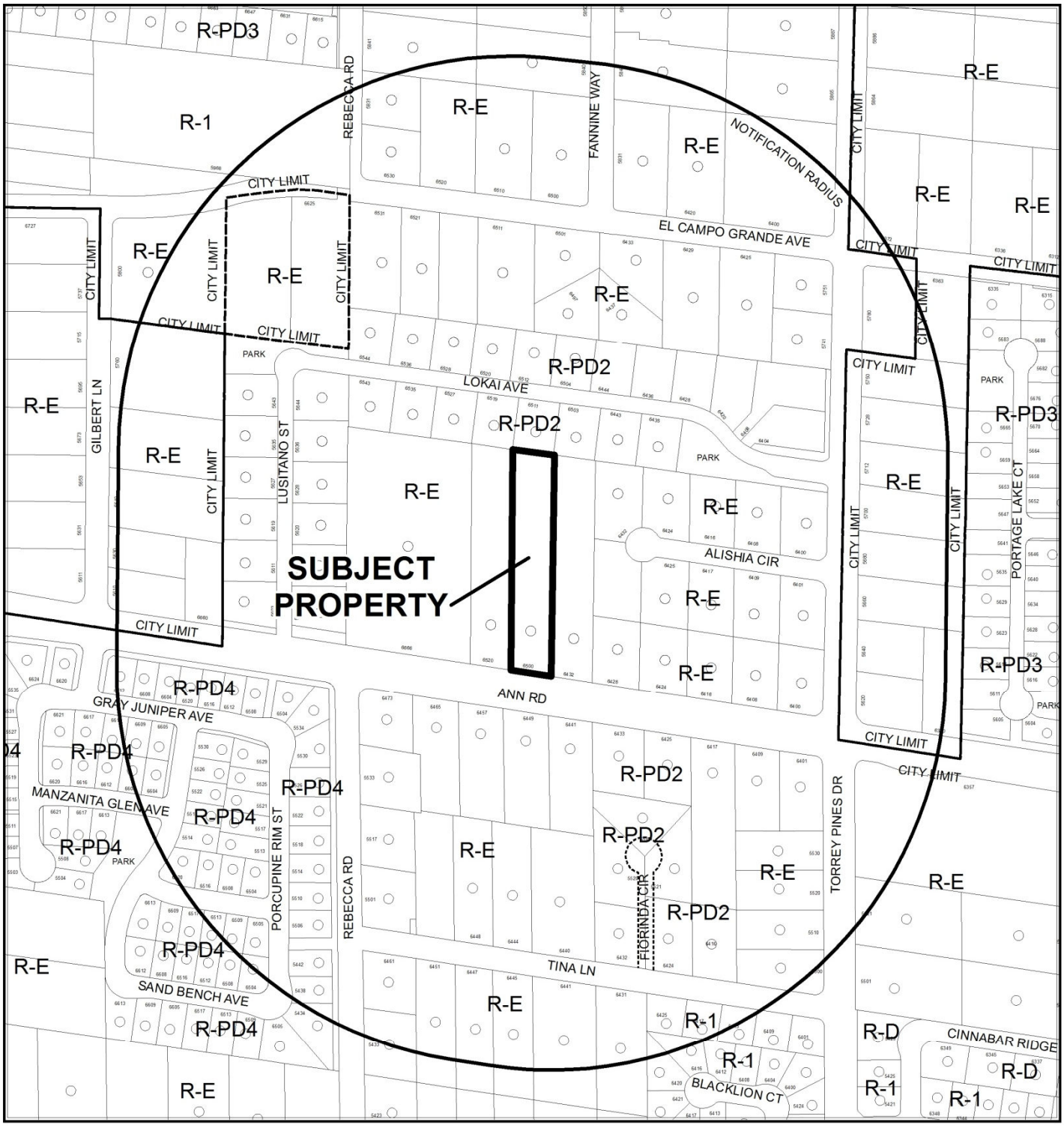
SUBJECT:
VAR-53865 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM B. ENSIGN LIVING TRUST - For possible action on a Variance TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING 2,808 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [PIGEON COOP] on 1.35 acres at 6500 West Ann Road (APN 125-26-403-016) R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-53540].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-53865 and SUP-53867 [PRJ-53540]
2. Conditions and Staff Report - VAR-53865 and SUP-53867 [PRJ-53540]
3. Supporting Documentation - VAR-53865 and SUP-53867 [PRJ-53540]
4. Photos - VAR-53865 and SUP-53867 [PRJ-53540]
5. Justification Letter - VAR-53865 and SUP-53867 [PRJ-53540]
6. Comments from Clark County Department of Aviation - VAR-53865 and SUP-53867 [PRJ-53540]



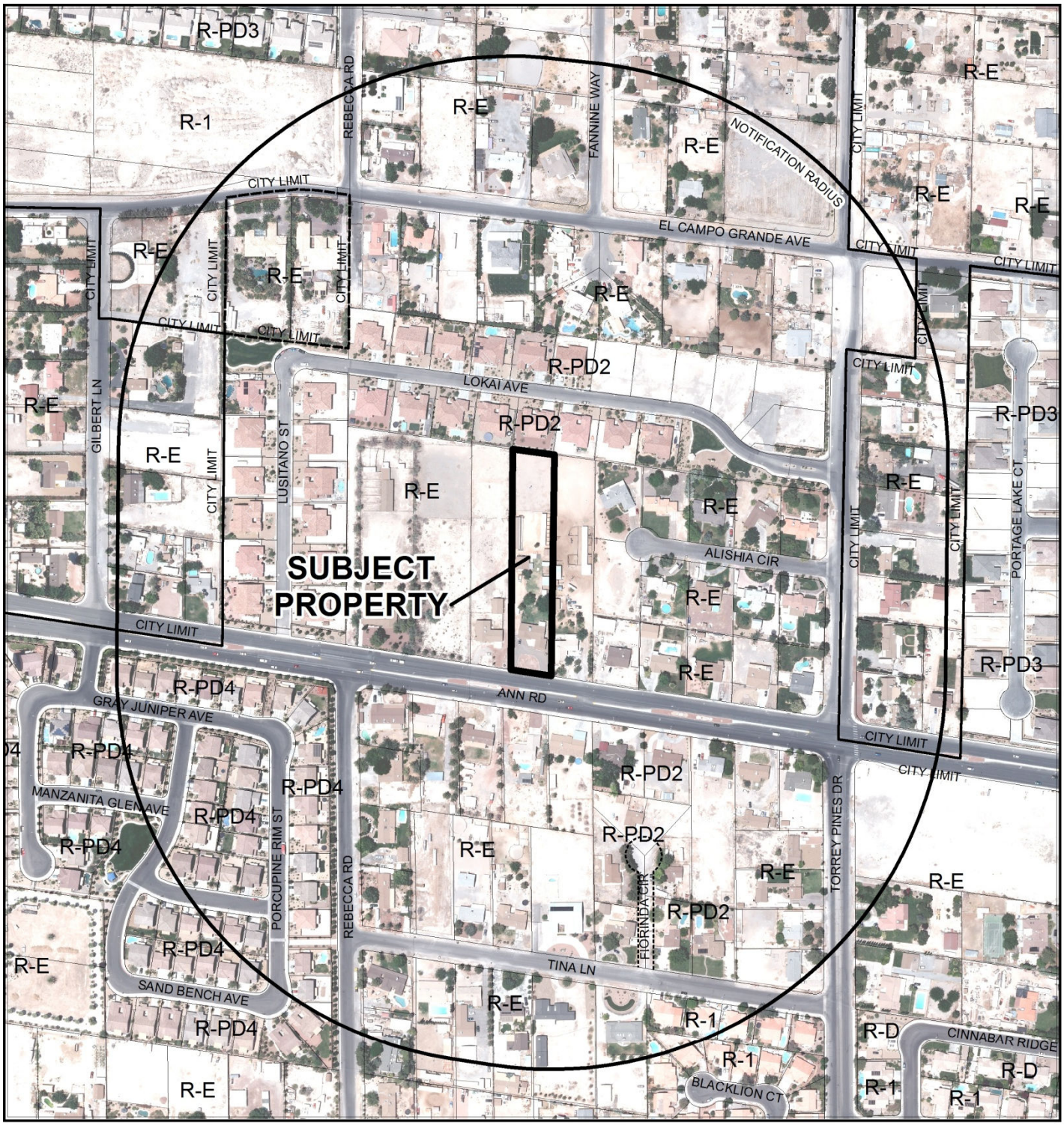
0 300 600 Feet

CASE: **VAR-53865 AND SUP-53867 (PRJ-53540)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **VAR-53865 AND SUP-53867 (PRJ-53540)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-53865

Case Number: PRJ-53540 APN: 125-26-403-016

Name of Property Owner: William B. Ensign

Name of Applicant: William B. Ensign

Name of Representative: William B. Ensign

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: William B. Ensign

Print Name: William B. Ensign

State of Nevada
County of Clark

Subscribed and sworn before me, Marilyn S. Ware, by William B. Ensign*

This 8th day of April, 2014

Marilyn S. Ware

Notary Public in and for said County and State

M. S. WARE
Notary Public, State of Nevada
Appointment No. 13-12190-1
My Appt. Expires Sep 23, 2017

PRJ-53540
04/24/14

CLV Planning - Application Form

Application Number:	PRJ-53540
Application/Petition For:	VAR & SUP for racing homing pigeons
ProjectAddress (Location):	6500 WEST ANN ROAD
Project Name	HOMING PIGEONS
Assessors Parcel #(s):	12526403016
Ward #:	WARD 6 (STEVEN D. ROSS)
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:	william
Applicant Last Name:	ensign
Applicant Address:	
Applicant City:	
Applicant State:	
Applicant Zip:	
Applicant Phone:	
Applicant Fax:	
Applicant Email:	ensign.bill@yahoo.com
Rep First Name:	william
Rep Last Name:	ensign
Rep Address:	
Rep City:	
Rep State:	
Rep Zip:	
Rep Phone:	
Rep Fax:	
Rep Email:	ensign.bill@yahoo.com

VAR-53865 & SUP-53867

PRJ-53540
04/24/14

CLV Planning - Application Form

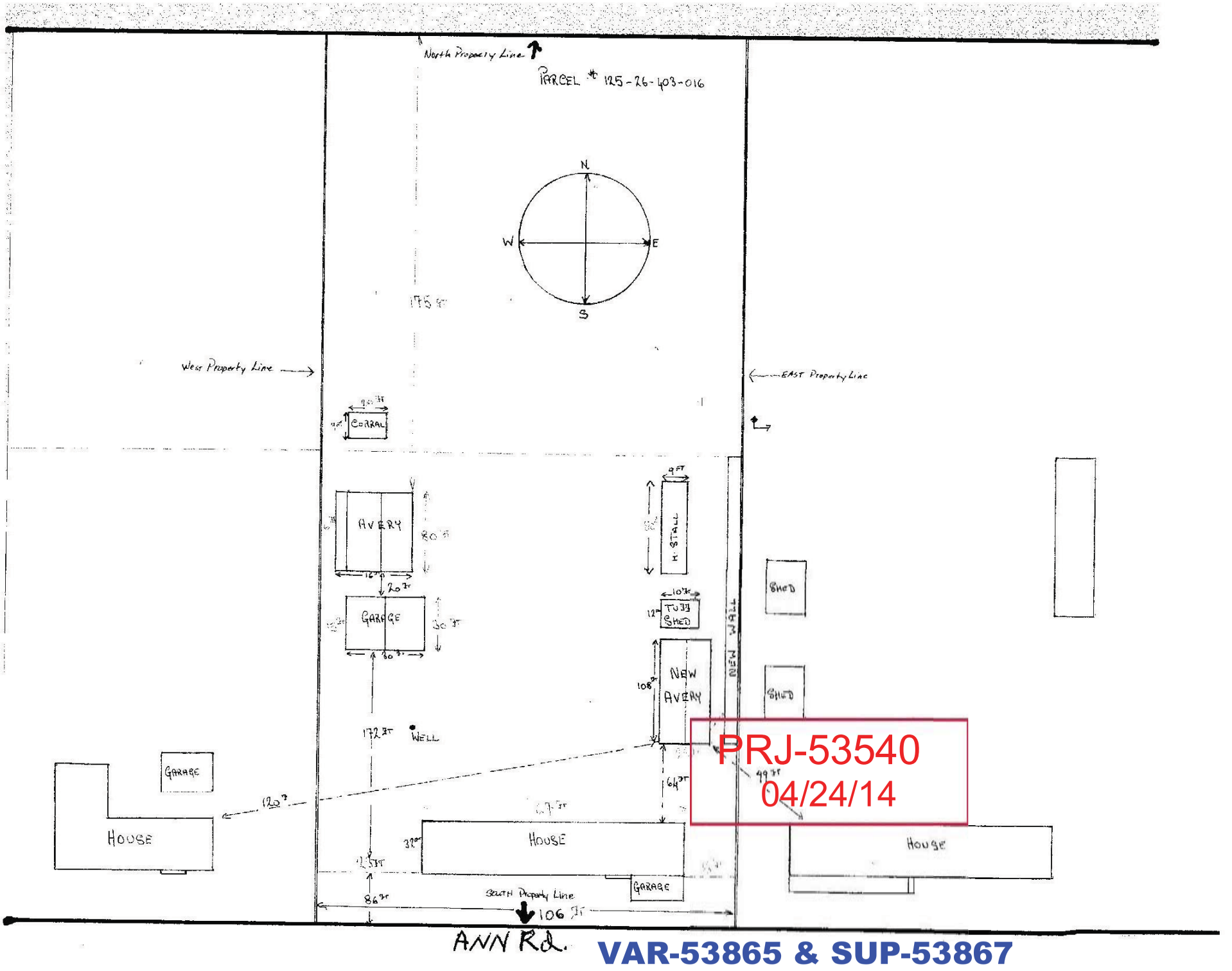
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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
ENSIGN WILLIAMS B LIVING TRUST	5170 RUSTIC RIDGE DR	LAS VEGAS, NV 89148-1454

CLVEPLAN Applicant	Company	Title	Email
William Ensign	na	owner	ensign.bill@yahoo.com

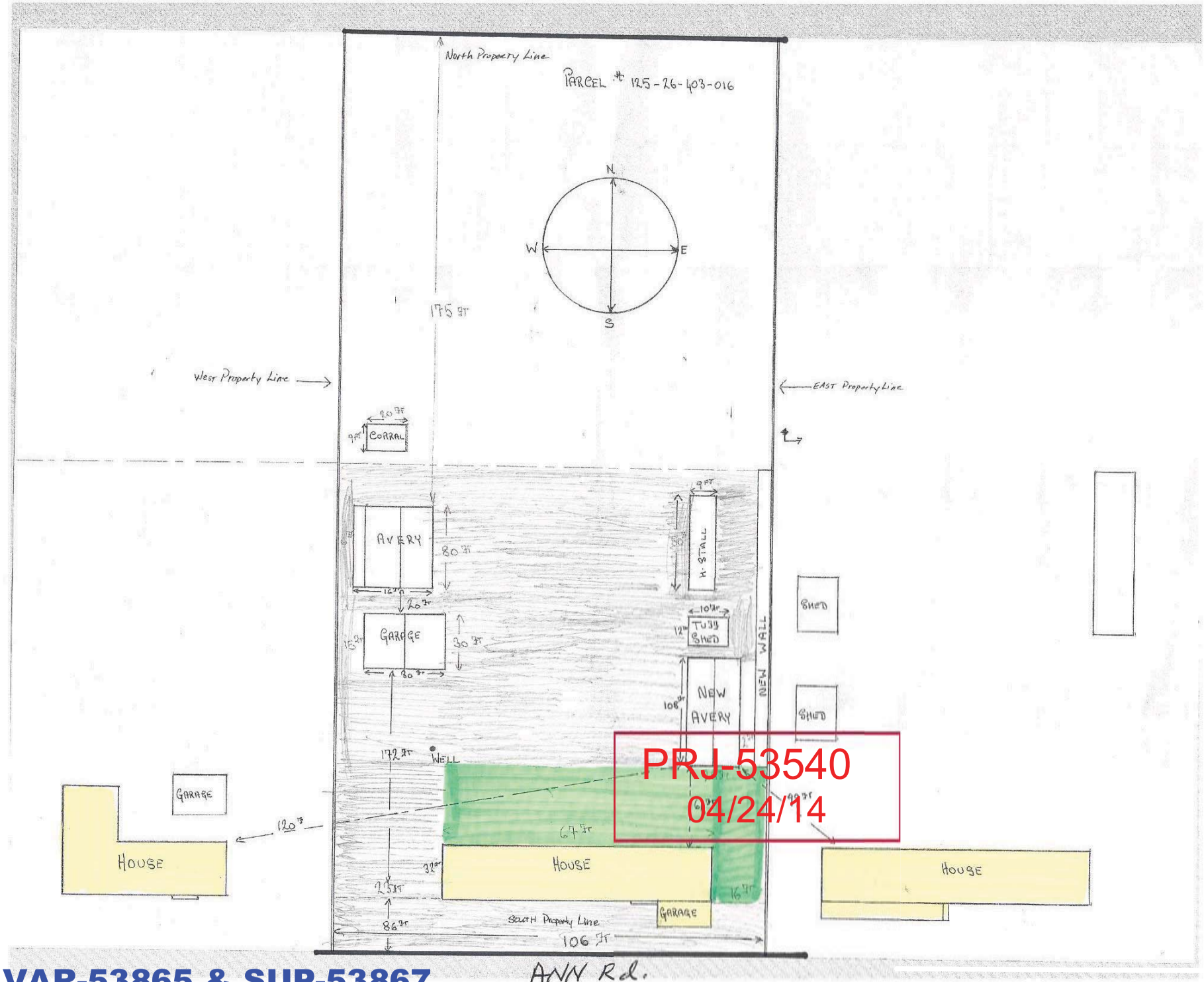
VAR-53865 & SUP-53867

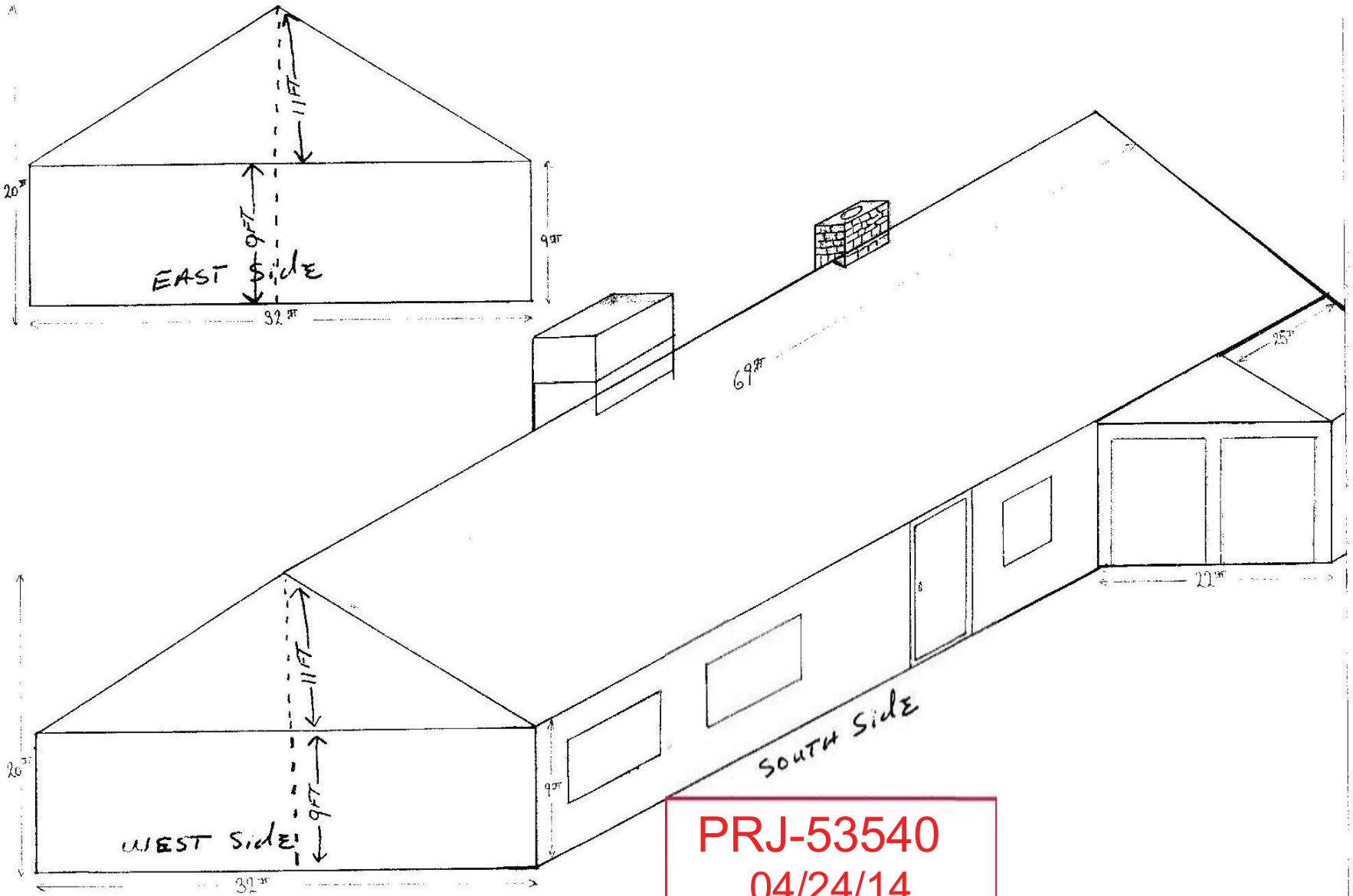
PRJ-53540
04/24/14



PRJ-53540
04/24/14

VAR-53865 & SUP-53867

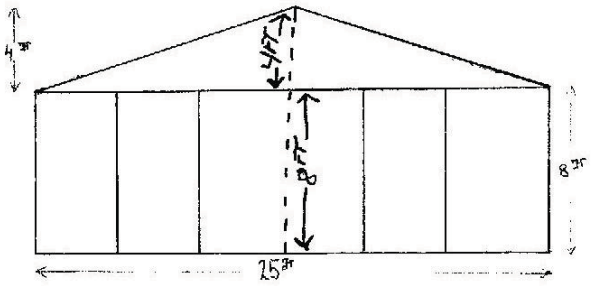

North Property Line
PARCEL # 125-26-403-016
N
W
E
S
175 FT
West Property Line
EAST Property Line
CORRAL
AVERY
80 FT
GARAGE
30 FT
H. STALL
TOOL SHED
NEW WALL
NEW AVERY
SHED
SHED
172 FT
WELL
GARAGE
120 FT
HOUSE
67 FT
HOUSE
HOUSE
GARAGE
86 FT
South Property Line
106 FT
PRJ-53540
04/24/14
VAR-53865 & SUP-53867
ANN Rd.



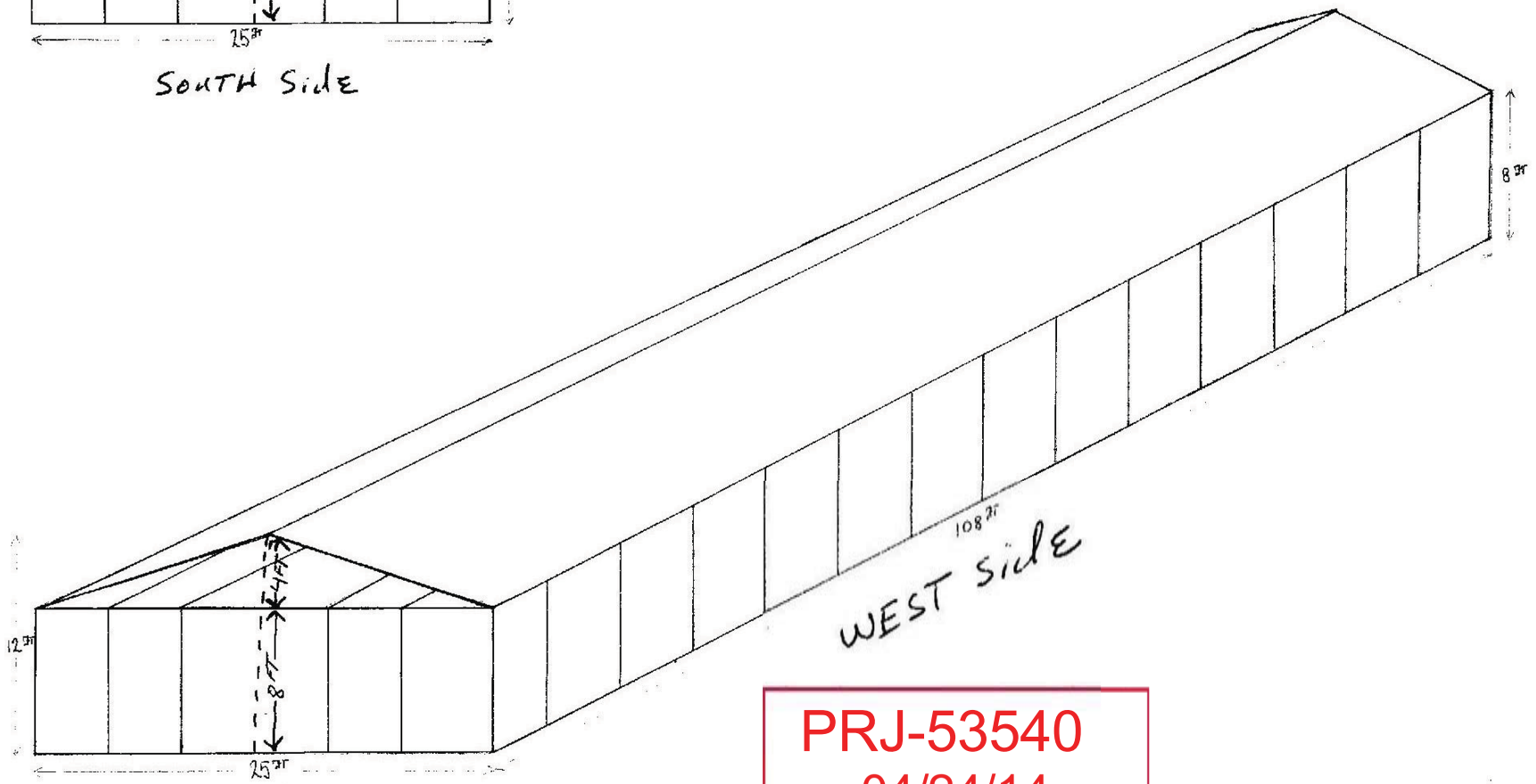
PRJ-53540
04/24/14

6500 Ann Rd. House

VAR-53865 & SUP-53867



SOUTH SIDE



NORTH SIDE

PRJ-53540
04/24/14

PIGEON AVERY

VAR-53865 & SUP-53867

JUSTIFICATION LETTER

April 6 , 2014

I, William Ensign, am applying for a special use permit so that I may keep 240 Racing Homing Pigeons on my property located at 6500 W. Ann Road, Las Vegas, NV 89130. The regulation 7.38.050 in the case of pigeons, this distance shall be 200 feet from any dwelling owned by another person. Unless such other person has filed with the Animal Control Officer a written, unrevoked consent authorizing the keeping of pigeons within 200 feet of the dwelling.

My distance from one neighbor is 99 feet and the other neighbor is 120 feet.

I am wanting the Special Use Permit so that I can continue with my Hobby of 45 years to be able to breed and race homing pigeons on my property. My neighbors have signed an unrevokable consent letter and have not had a problem with pigeons being on the property since 2005.

I am also requesting a variance for the required setback of the pigeon Avery. The required setback is ten feet and I am requesting two feet. The property is zoned Desert Rural Density Residential (DR), Residence Estates (R-E).

Respectfully,

William Ensign

VAR-53865 & SUP-53867

PRJ-53540
04/24/14

Mark Rex

Subject: FW: letter 240 birds

From: Bill Ensign [mailto:ensign.bill@yahoo.com]
Sent: Tuesday, May 13, 2014 2:43 PM
To: Mark Rex
Subject: Re: letter 240 birds

Hi Mark,
I have one horse and no cows I will have a maximum if 180 birds in the purposed Avery.
Bill

Sent from my iPhone

VAR-53865 & SUP-53867

PRJ-53540
05/13/14

VAR-53865 [PRJ-53540] - VARIANCE RELATED TO SUP-53867 - APPLICANT/OWNER: ENSIGN WILLIAMS B. LIVING TRUST
6500 WEST ANN ROAD

05/01/14

VAR-53865 [PRJ-53540] - VARIANCE RELATED TO SUP-53867 - APPLICANT/OWNER: ENSIGN WILLIAMS B. LIVING TRUST
6500 WEST ANN ROAD

05/01/14

VAR-53865 [PRJ-53540] - VARIANCE RELATED TO SUP-53867 - APPLICANT/OWNER: ENSIGN WILLIAMS B. LIVING TRUST
6500 WEST ANN ROAD

05/01/14

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**SUP-53867**
PROJECT:	**240 PIGEONS**
LOCATION:	**125-26-403-016**
MEETING DATES:	**06/10/14 PLANNING COMMISSION AND 07/16/14 CITY COUNCIL**

COMMENTS:

The Clark County Department of Aviation (CCDOA) is concerned about the proposed 240 racing homing pigeon application. The project is located less than four (4) miles from, and directly adjacent to preferred flight patterns for the North Las Vegas Airport (VGT).

The FAA (Federal Aviation Administration) Advisory Circular 150/5200-33B, title Hazardous Wildlife Attractants On or Near Airports, states that pigeons have caused major damage and have affected flight operations at airports, and therefore can be a hazard to air navigation. For airports like VGT, the advisory circular recommends that hazardous wildlife attractants be five miles from the nearest air operations area.

Clark County has a public hearing on May 7, 2014, which would amend the Title 30 Development Code to prohibit such uses if the birds do not remain confined.

PRJ-53540
05/05/14

U.S. Department
of Transportation

Federal Aviation Administration

Advisory Circular

Subject: HAZARDOUS WILDLIFE ATTRACTANTS ON OR NEAR AIRPORTS	**Date:** 8/28/2007	**AC No:** 150/5200-33B
	Initiated by: AAS-300	**Change:**

1. PURPOSE. This Advisory Circular (AC) provides guidance on certain land uses that have the potential to attract hazardous wildlife on or near public-use airports. It also discusses airport development projects (including airport construction, expansion, and renovation) affecting aircraft movement near hazardous wildlife attractants. Appendix 1 provides definitions of terms used in this AC.

2. APPLICABILITY. The Federal Aviation Administration (FAA) recommends that public-use airport operators implement the standards and practices contained in this AC. The holders of Airport Operating Certificates issued under Title 14, Code of Federal Regulations (CFR), Part 139, Certification of Airports, Subpart D (Part 139), may use the standards, practices, and recommendations contained in this AC to comply with the wildlife hazard management requirements of Part 139. Airports that have received Federal grant-in-aid assistance must use these standards. The FAA also recommends the guidance in this AC for land-use planners, operators of non-certificated airports, and developers of projects, facilities, and activities on or near airports.

3. CANCELLATION. This AC cancels AC 150/5200-33A, *Hazardous Wildlife Attractants on or near Airports*, dated July 27, 2004.

4. PRINCIPAL CHANGES. This AC contains the following major changes, which are marked with vertical bars in the margin:

a. Technical changes to paragraph references.

b. Wording on storm water detention ponds.

c. Deleted paragraph 4-3.b, *Additional Coordination.*

5. BACKGROUND. Information about the risks posed to aircraft by certain wildlife species has increased a great deal in recent years. Improved reporting, studies, documentation, and statistics clearly show that aircraft collisions with birds and other wildlife are a serious economic and public safety problem. While many species of wildlife can pose a threat to aircraft safety, they are not equally hazardous. Table 1

PRJ-53540
05/05/14

VAR-53865 & SUP-53867

ranks the wildlife groups commonly involved in damaging strikes in the United States according to their relative hazard to aircraft. The ranking is based on the 47,212 records in the FAA National Wildlife Strike Database for the years 1990 through 2003. These hazard rankings, in conjunction with site-specific Wildlife Hazards Assessments (WHA), will help airport operators determine the relative abundance and use patterns of wildlife species and help focus hazardous wildlife management efforts on those species most likely to cause problems at an airport.

Most public-use airports have large tracts of open, undeveloped land that provide added margins of safety and noise mitigation. These areas can also present potential hazards to aviation if they encourage wildlife to enter an airport's approach or departure airspace or air operations area (AOA). Constructed or natural areas—such as poorly drained locations, detention/retention ponds, roosting habitats on buildings, landscaping, odor-causing rotting organic matter (putrescible waste) disposal operations, wastewater treatment plants, agricultural or aquaculture activities, surface mining, or wetlands—can provide wildlife with ideal locations for feeding, loafing, reproduction, and escape. Even small facilities, such as fast food restaurants, taxicab staging areas, rental car facilities, aircraft viewing areas, and public parks, can produce substantial attractions for hazardous wildlife.

During the past century, wildlife-aircraft strikes have resulted in the loss of hundreds of lives worldwide, as well as billions of dollars in aircraft damage. Hazardous wildlife attractants on and near airports can jeopardize future airport expansion, making proper community land-use planning essential. This AC provides airport operators and those parties with whom they cooperate with the guidance they need to assess and address potentially hazardous wildlife attractants when locating new facilities and implementing certain land-use practices on or near public-use airports.

6. MEMORANDUM OF AGREEMENT BETWEEN FEDERAL RESOURCE AGENCIES. The FAA, the U.S. Air Force, the U.S. Army Corps of Engineers, the U.S. Environmental Protection Agency, the U.S. Fish and Wildlife Service, and the U.S. Department of Agriculture - Wildlife Services signed a Memorandum of Agreement (MOA) in July 2003 to acknowledge their respective missions in protecting aviation from wildlife hazards. Through the MOA, the agencies established procedures necessary to coordinate their missions to address more effectively existing and future environmental conditions contributing to collisions between wildlife and aircraft (wildlife strikes) throughout the United States. These efforts are intended to minimize wildlife risks to aviation and human safety while protecting the Nation's valuable environmental resources.

DAVID L. BENNETT
Director, Office of Airport Safety
and Standards

PRJ-53540
05/05/14

VAR-53865 & SUP-53867

Table 1. Ranking of 25 species groups as to relative hazard to aircraft (1=most hazardous) based on three criteria (damage, major damage, and effect-on-flight), a composite ranking based on all three rankings, and a relative hazard score. Data were derived from the FAA National Wildlife Strike Database, January 1990–April 2003.[1]

Species group	Ranking by criteria			Composite ranking[2]	Relative hazard score[3]
	Damage[4]	Major damage[5]	Effect on flight[6]		
Deer	1	1	1	1	100
Vultures	2	2	2	2	64
Geese	3	3	6	3	55
Cormorants/pelicans	4	5	3	4	54
Cranes	7	6	4	5	47
Eagles	6	9	7	6	41
Ducks	5	8	10	7	39
Osprey	8	4	8	8	39
Turkey/pheasants	9	7	11	9	33
Herons	11	14	9	10	27
Hawks (buteos)	10	12	12	11	25
Gulls	12	11	13	12	24
Rock pigeon	13	10	14	13	23
Owls	14	13	20	14	23
H. lark/s. bunting	18	15	15	15	17
Crows/ravens	15	16	16	16	16
Coyote	16	19	5	17	14
Mourning dove	17	17	17	18	14
Shorebirds	19	21	18	19	10
Blackbirds/starling	20	22	19	20	10
American kestrel	21	18	21	21	9
Meadowlarks	22	20	22	22	7
Swallows	24	23	24	23	4
Sparrows	25	24	23	24	4
Nighthawks	23	25	25	25	1

[1] Excerpted from the *Special Report for the FAA, "Ranking the Hazard Level of Wildlife Species to Civil Aviation in the USA: Update #1, July 2, 2003"*. Refer to this report for additional explanations of criteria and method of ranking.

[2] Relative rank of each species group was compared with every other group for the three variables, placing the species group with the greatest hazard rank for ≥ 2 of the 3 variables above the next highest ranked group, then proceeding down the list.

[3] Percentage values, from Tables 3 and 4 in Footnote 1 of the *Special Report*, for the three criteria were summed and scaled down from 100, with 100 as the score for the species group with the maximum summed values and the greatest potential hazard to aircraft.

[4] Aircraft incurred at least some damage (destroyed, substantial, minor, or unknown) from strike.

[5] Aircraft incurred damage or structural failure, which adversely affected the structure strength, performance, or flight characteristics, and which would normally require major repair or replacement of the affected component, or the damage sustained makes it inadvisable to restore aircraft to airworthy condition.

[6] Aborted takeoff, engine shutdown, precautionary landing, or other.

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05/05/14

VAR-53865 & SUP-53867

SECTION 1.

GENERAL SEPARATION CRITERIA FOR HAZARDOUS WILDLIFE ATTRACTANTS ON OR NEAR AIRPORTS.

1-1. INTRODUCTION. When considering proposed land uses, airport operators, local planners, and developers must take into account whether the proposed land uses, including new development projects, will increase wildlife hazards. Land-use practices that attract or sustain hazardous wildlife populations on or near airports can significantly increase the potential for wildlife strikes.

The FAA recommends the minimum separation criteria outlined below for land-use practices that attract hazardous wildlife to the vicinity of airports. Please note that FAA criteria include land uses that cause movement of hazardous wildlife onto, into, or across the airport's approach or departure airspace or air operations area (AOA). (See the discussion of the synergistic effects of surrounding land uses in Section 2-8 of this AC.)

The basis for the separation criteria contained in this section can be found in existing FAA regulations. The separation distances are based on (1) flight patterns of piston-powered aircraft and turbine-powered aircraft, (2) the altitude at which most strikes happen (78 percent occur under 1,000 feet and 90 percent occur under 3,000 feet above ground level), and (3) National Transportation Safety Board (NTSB) recommendations.

1-2. AIRPORTS SERVING PISTON-POWERED AIRCRAFT. Airports that do not sell Jet-A fuel normally serve piston-powered aircraft. Notwithstanding more stringent requirements for specific land uses, the FAA recommends a separation distance of 5,000 feet at these airports for any of the hazardous wildlife attractants mentioned in Section 2 or for new airport development projects meant to accommodate aircraft movement. This distance is to be maintained between an airport's AOA and the hazardous wildlife attractant. Figure 1 depicts this separation distance measured from the nearest aircraft operations areas.

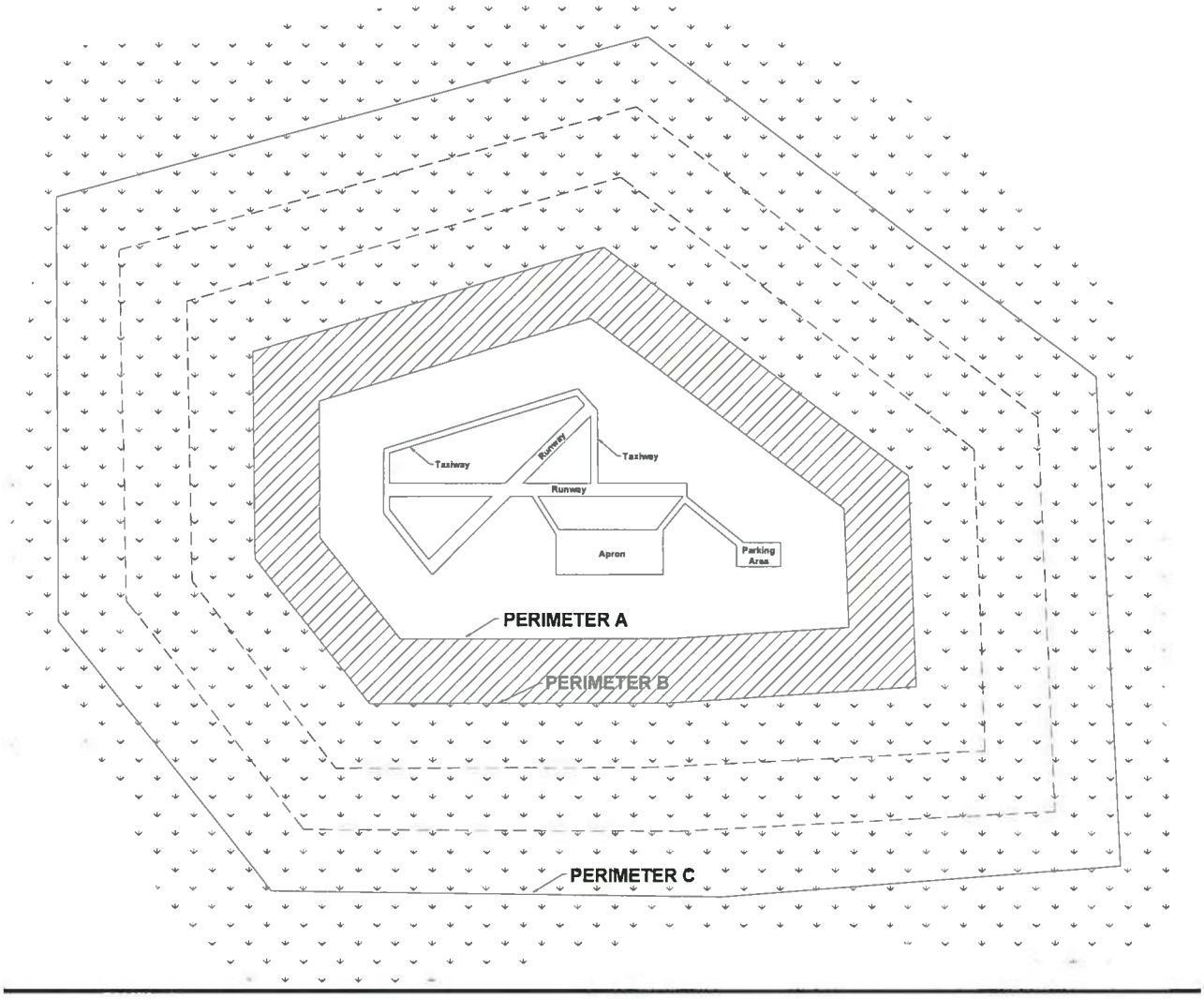
1-3. AIRPORTS SERVING TURBINE-POWERED AIRCRAFT. Airports selling Jet-A fuel normally serve turbine-powered aircraft. Notwithstanding more stringent requirements for specific land uses, the FAA recommends a separation distance of 10,000 feet at these airports for any of the hazardous wildlife attractants mentioned in Section 2 or for new airport development projects meant to accommodate aircraft movement. This distance is to be maintained between an airport's AOA and the hazardous wildlife attractant. Figure 1 depicts this separation distance from the nearest aircraft movement areas.

1-4. PROTECTION OF APPROACH, DEPARTURE, AND CIRCLING AIRSPACE. For all airports, the FAA recommends a distance of 5 statute miles between the farthest edge of the airport's AOA and the hazardous wildlife attractant if the attractant could cause hazardous wildlife movement into or across the approach or departure airspace.

PRJ-53540
05/05/14

VAR-53865 & SUP-53867

Figure 1. Separation distances within which hazardous wildlife attractants should be avoided, eliminated, or mitigated.



PERIMETER A: For airports serving piston-powered aircraft, hazardous wildlife attractants must be 5,000 feet from the nearest air operations area.

PERIMETER B: For airports serving turbine-powered aircraft, hazardous wildlife attractants must be 10,000 feet from the nearest air operations area.

PERIMETER C: 5-mile range to protect approach, departure and circling airspace.

PRJ-53540
05/05/14

VAR-53865 & SUP-53867

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
SUP-53867 - SPECIAL USE PERMIT RELATED TO VAR-53865 - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM B. ENSIGN LIVING TRUST - For possible action on a Special Use Permit FOR ANIMAL KEEPING & HUSBANDRY (240 HOMING RACING PIGEONS) at 6500 West Ann Road (APN 125-26-403-016) R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-53540].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-53867

Case Number: PRJ-53540 APN: 125-26-403-016

Name of Property Owner: William B. Ensign

Name of Applicant: William B. Ensign

Name of Representative: William B. Ensign

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: William B. Ensign

Print Name: William B. Ensign

State of Nevada
County of Clark

Subscribed and sworn before me, Marilyn S. Ware, by William B. Ensign*

This 8th day of April, 2014

Notary Public in and for said County and State

M. S. WARE
Notary Public, State of Nevada
Appointment No. 13-12190-1
My Appt. Expires Sep 23, 2017

Revised 11-14-06

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

PRJ-53540
04/24/14

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

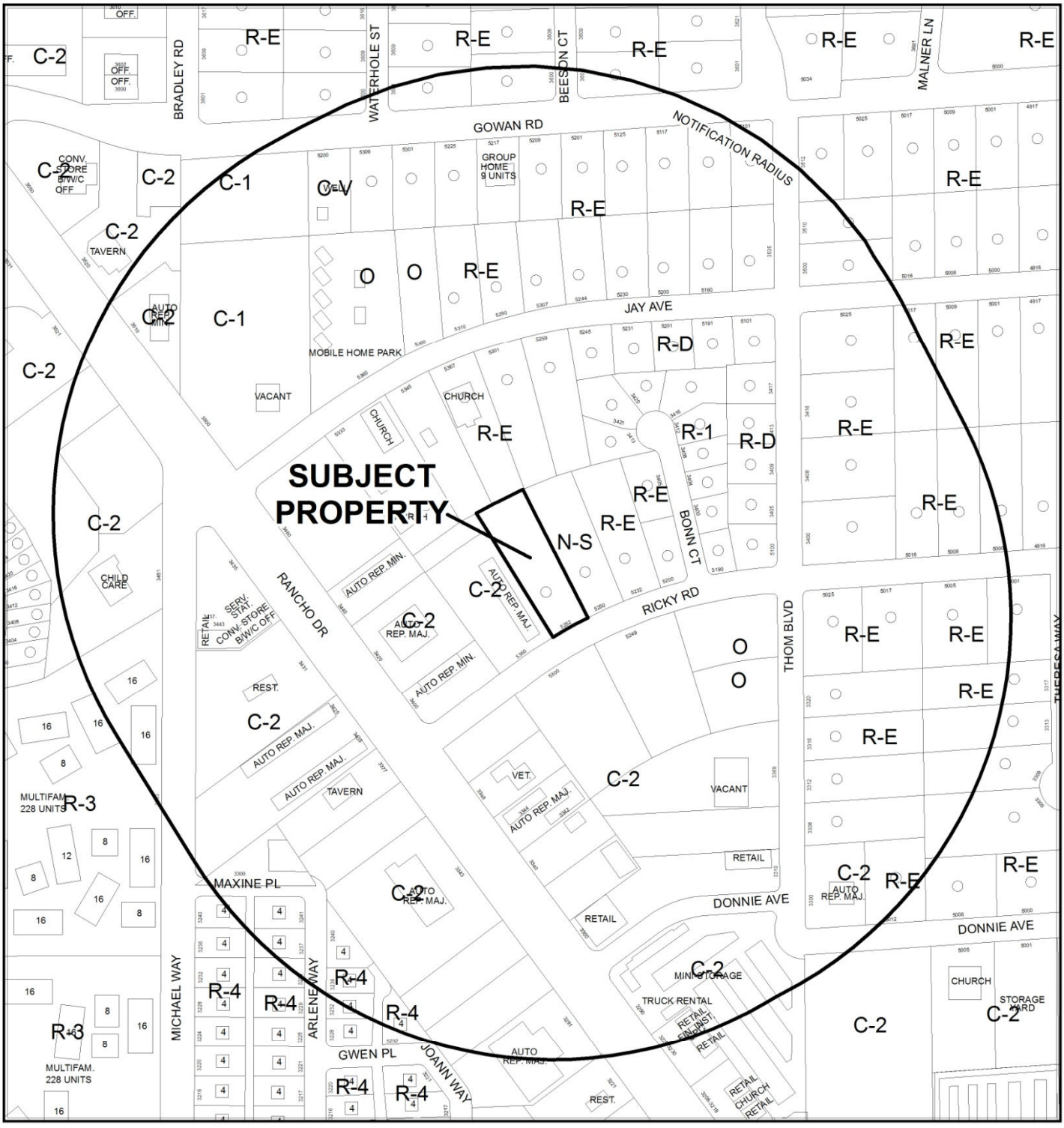
SUBJECT:
VAR-53923 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ESMI PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW TWO PARKING SPACES WHERE A MINIMUM OF NINE SPACES ARE REQUIRED AND TO ALLOW A PARKING LOT TO HAVE A NON-PAVED SURFACE on 0.85 acres at 5252 Ricky Road (APN 138-12-710-054), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-53875].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

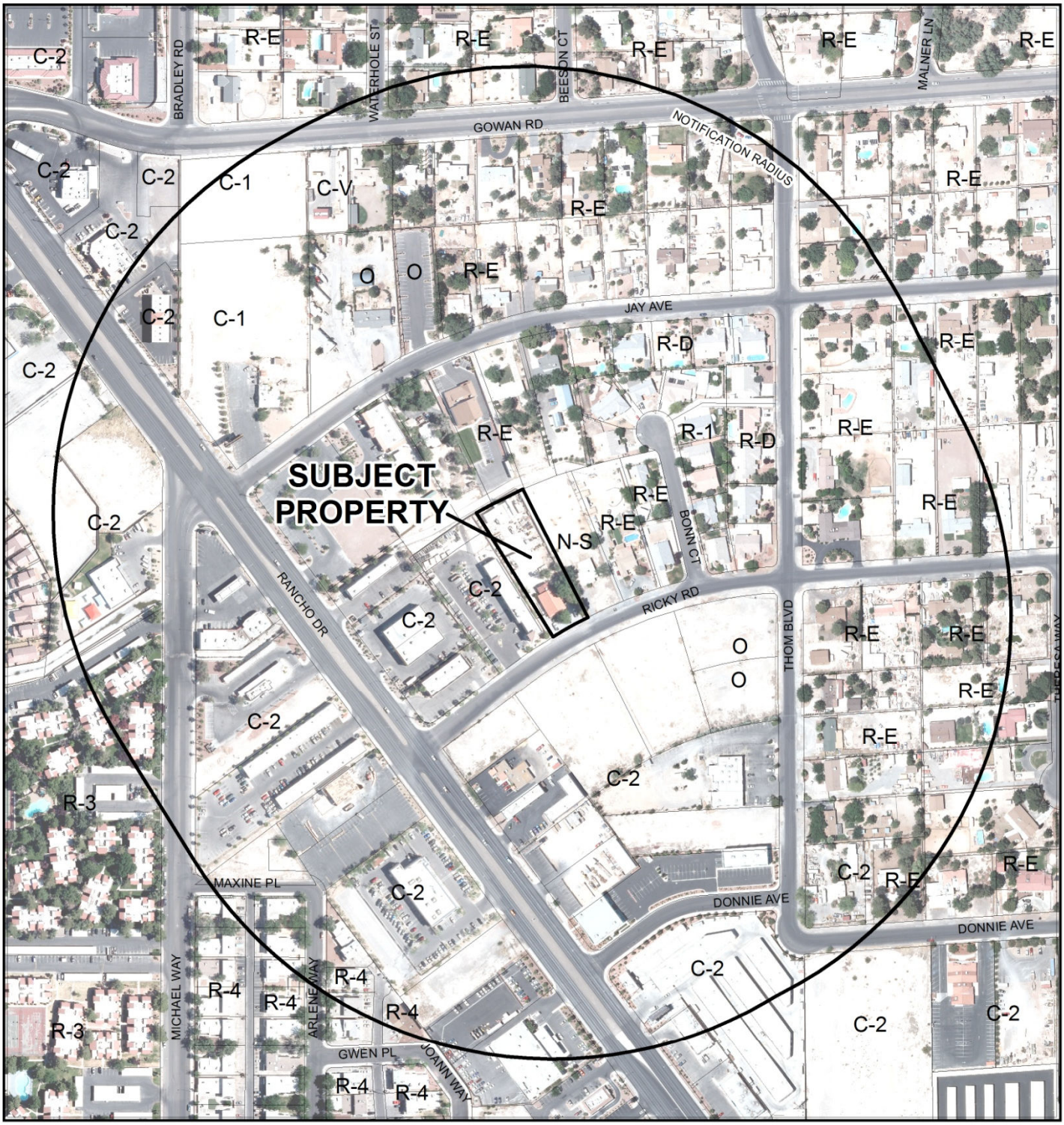
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-53923, VAR-53924 and SDR-53925 [PRJ-53875]
2. Conditions and Staff Report - VAR-53923, VAR-53924 and SDR-53925 [PRJ-53875]
3. Supporting Documentation - VAR-53923, VAR-53924 and SDR-53925 [PRJ-53875]
4. Photos - VAR-53923, VAR-53924 and SDR-53925 [PRJ-53875]
5. Justification Letter - VAR-53923, VAR-53924 and SDR-53925 [PRJ-53875]



CASE: **VAR-53923, VAR-53924 AND SDR-53925 (PRJ-53875)**

RADIUS: 1000 FEET

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



0 300 600 Feet

CASE: **VAR-53923, VAR-53924 AND SDR-53925 (PRJ-53875)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-53923

Case Number: PRJ-53875 APN: 138-12-710-054

Name of Property Owner: ESMI PROPERTIES LLC

Name of Applicant: F.E.I. CONSTRUCTION / JANA & TIM FORSYTHE

Name of Representative: SELF AND/OR ARNOLD STALK

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: JANA FORSYTHE

Subscribed and sworn before me

This 24 day of April, 2014

_____

Notary Public in and for said County and State

Clark NV

KAREN GONZALEZ
Notary Public, State of Nevada
Appointment No. 14-[illegible]
My Appt. Expires Jan 23, 2018

Revised 11-14-06

...pplication\Statement Of Financial Interest.pdf
PRJ-53875
04/28/14

CLV Planning - Application Form

Application Number:	PRJ-53875
Application/Petition For:	VAR, VAR, SDR
ProjectAddress (Location):	5252 RICKY ROAD
Project Name	F.E.I. CONSTRUCTION
Assessors Parcel #(s):	13812710054
Ward #:	WARD 5 (RICKI Y. BARLOW), WARD 6 (STEVEN D. ROSS)
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:	Jana
Applicant Last Name:	Forsythe
Applicant Address:	
Applicant City:	
Applicant State:	
Applicant Zip:	
Applicant Phone:	
Applicant Fax:	
Applicant Email:	jana@feiconstruction.com
Rep First Name:	Arnold
Rep Last Name:	Stalk
Rep Address:	
Rep City:	
Rep State:	
Rep Zip:	
Rep Phone:	
Rep Fax:	
Rep Email:	arnoldstalk@gmail.com

VAR-53923, VAR-53924 & SDR-53925

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
E S M I PROPERTIES L L C	5252 RICKY RD	LAS VEGAS, NV 89130-3108

CLVEPLAN Applicant	Company	Title	Email
JANA FORSYTHE	F.E.I. CONSTRUCTION	PRESIDENT	JANA@FEICONSTRUCTION.COM
Rene Carlsen	City of Las Vegas	Sr Technical Systems Analyst	rcarlsen@lasvegasnevada.gov

VAR-53923, VAR-53924 & SDR-53925

R-E ZONE

EXISTING
FLOOD CHANNEL

CODE ANALYSIS

ZONE:	C-2
LOT SIZE:	0.85
APN:	138-12-710-054
JURISDICTION:	LAS VEGAS
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-B
BUILDING USE:	OFFICE
FIRE SPRINKLERS:	NO
STORIES:	ONE
BUILDING AREA:	2,450 S.F
CODE COMPLIANCE:	2009 I.B.C. (WITH LOCAL AMENDMENTS) 2009 I.F.C WITH AMENDMENTS 2009 U.P.C 2009 U.M.C. 2008 N.E.C.

OUTSIDE STORAGE
15,600 SQ.FT

SET BACK

BAMBOO 6' HIGH

PINE 32" TRUNK
30' CANOPY

PALM 7' CANOPY

PINE 32" TRUNK
25' CANOPY

PALM 9' CANOPY

SAGE 6' CANOPY

NORTH

LANDSCAPE PLAN
SCALE 1/8" = 1'-0"

C-2 ZONE
APN 138-12-710-054
LOT SIZE 0.85

N-S ZONE

299.44'

SET BACK

SIDE YARD

SET BACK

SET BACK

OFFICE

ACCESSIBLE

SIGN ACCESSIBLE PARKING

ACCESSIBLE PARKING

SET BACK

PARKING
COMPACTED
GRAVEL

SET BACK

PARKING

94.37'

RICKY ROAD

C-2 ZONE

NORTH

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

REVISIONS	BY:

PRJ-53875
04/25/14

DAVID McKEE
ARCHITECT
AIA/NCARB
2250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Office: (702) 384-0082
Cell: (702) 354-0770
Email: MrDavidMcKee@yahoo.com

Drawings as instruments of service are the sole property of the architect, and any use or reproduction in whole or in part without his written consent is strictly prohibited. Drawing and specifications are the exclusive property of the design professional. Copies of the drawings and specifications retained by the client may be used only for his use and for occupying the project for which they were prepared and not for the construction of any other project.
NAC. 623.780

TITLE: SITE PLAN AND LANDSCAPE PLAN
PROJECT: FEI CONSTRUCTION
ADDRESS: 5252 RICKY ROAD

DRAWN
DAVE
CHECKED
DAVE
DATE
04/25/14
SCALE
AS SHOWN
JOB NO.
SHEET
A-0

VAR-53923, VAR-53924 & SDR-53925

R-E ZONE

EXISTING
FLOOD CHANNEL

CODE ANALYSIS

ZONE:	C-2
LOT SIZE:	0.85
APN:	138-12-710-054
JURISDICTION:	LAS VEGAS
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-B
BUILDING USE:	OFFICE
FIRE SPRINKLERS:	NO
STORIES:	ONE
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CODE COMPLIANCE:	2009 I.B.C. (WITH LOCAL AMENDMENTS) 2009 I.F.C WITH AMENDMENTS 2009 U.P.C 2009 U.M.C. 2008 N.E.C.

OUTSIDE STORAGE
15,600 SQ.FT

SET BACK

BAMBOO 6' HIGH

PINE 32" TRUNK
30' CANOPY

PALM 7' CANOPY

PINE 32" TRUNK
25' CANOPY

PALM 9' CANOPY

SAGE 6' CANOPY

NORTH

LANDSCAPE PLAN
SCALE 1/8" = 1'-0"

C-2 ZONE
APN 138-12-710-054
LOT SIZE 0.85

N-S ZONE

299.44'

SET BACK

SIDE YARD

SET BACK

SET BACK

OFFICE

ACCESSIBLE

SIGN ACCESSIBLE PARKING

ACCESSIBLE PARKING

SET BACK

PARKING
COMPACTED
GRAVEL

SET BACK

PARKING

94.37'

RICKY ROAD

C-2 ZONE

NORTH

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

REVISIONS	BY:

PRJ-53875
04/28/14

DAVID McKEE
ARCHITECT
AIA/NCARB
2250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Office: (702) 384-0082
Cell: (702) 204-0770
Email: MrDavidMcKee@gmail.com

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NAC. 623.780

TITLE: SITE PLAN AND LANDSCAPE PLAN
PROJECT: FEI CONSTRUCTION
ADDRESS: 5252 RICKY ROAD

DRAWN
DAVE
CHECKED
DAVE
DATE
04/25/14
SCALE
AS SHOWN
JOB NO.
SHEET
A-0

VAR-53923, VAR-53924 & SDR-53925

R-E ZONE

EXISTING
FLOOD CHANNEL

CODE ANALYSIS

ZONE:	C-2
LOT SIZE:	0.85
APN:	138-12-710-054
JURISDICTION:	LAS VEGAS
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-B
BUILDING USE:	OFFICE
FIRE SPRINKLERS:	NO
STORIES:	ONE
BUILDING AREA:	2,450 S.F
CODE COMPLIANCE:	2009 I.B.C. (WITH LOCAL AMENDMENTS) 2009 I.F.C WITH AMENDMENTS 2009 U.P.C 2009 U.M.C. 2008 N.E.C.

OUTSIDE STORAGE
15,600 SQ.FT

191'-9½"

SET BACK

82'-1½"

BAMBOO 6' HIGH

PINE 32" TRUNK
30' CANOPY

PALM 7' CANOPY

PINE 32" TRUNK
25' CANOPY

PALM 9' CANOPY

SAGE 6' CANOPY

C-2 ZONE
APN 138-12-710-054
LOT SIZE 0.85

N-S ZONE

299.44'

42'-1½"
SET BACK

86'-3"

SIDE YARD

35'-7½"
SET BACK

31'-6½"
SET BACK

OFFICE

ACCESSIBLE

STEP ACCESSIBLE PARKING

ACCESSIBLE PARKING

43'-7½"
SET BACK

PARKING
COMPACTED
GRAVEL

27'-0"
SET BACK

PARKING

94.37'

RICKY ROAD

C-2 ZONE

NORTH

LANDSCAPE PLAN
SCALE 1/8" = 1'-0"

NORTH

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

REVISIONS	BY:

PRJ-53875
04/25/14

DAVID McKEE
ARCHITECT
AIA/NCARB
2250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Office: (702) 384-0082
Cell: (702) 204-0070
Email: MrDavidMcKee@yahoo.com

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NAC. 623.780

TITLE: SITE PLAN AND LANDSCAPE PLAN
PROJECT: FEI CONSTRUCTION
ADDRESS: 5252 RICKY ROAD

DRAWN
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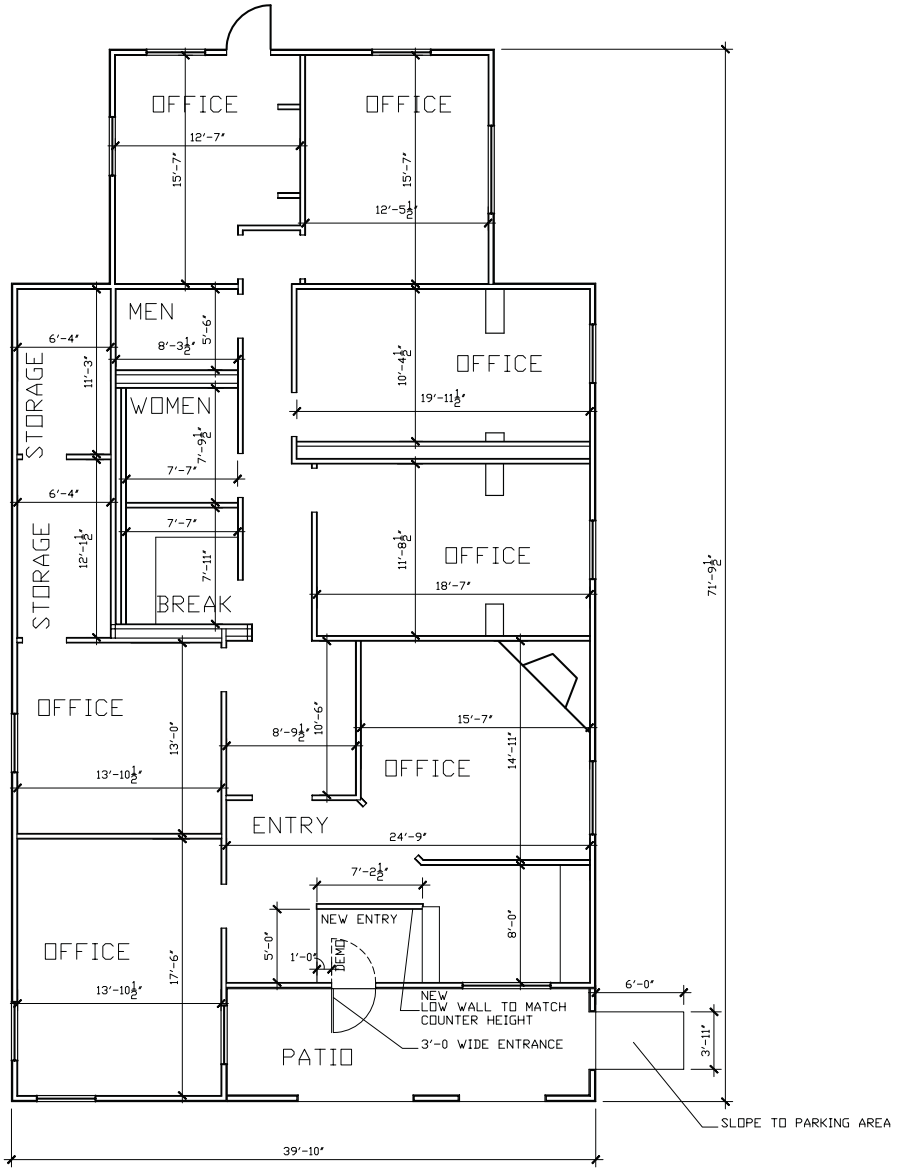
CHECKED
DAVE
DATE
04/25/14
SCALE
AS SHOWN
JOB NO.
SHEET
A-0

VAR-53923, VAR-53924 & SDR-53925



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

AREA OF BUILDING 2,450 SQ.FT

REVISIONS | BY:

PRJ-58875
04/29/14

DAVID McKEE
ARCHITECT
AIA/NCARB
2250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Office: (702) 384-0082
Cell: (702) 204-0770
Email: Mckeearchitect@msn.com

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NAC 623.780

TITLE: FLOOR PLAN
PROJECT: FEI CONSTRUCTION
ADDRESS: 5252 RICKY ROAD

DRAWN DAVE
CHECKED DAVE
DATE 01/29/14
SCALE AS SHOWN
JOB NO.
SHEET A-1

VAR-53923, VAR-53924 & SDR-53925

VAR-53923 [PRJ-53875] - RELATED TO VAR-53924 AND SDR-53925 - APPLICANT/OWNER: E S M I PROPERTIES, LLC
5252 RICKY ROAD

05/01/14

VAR-53923 [PRJ-53875] - RELATED TO VAR-53924 AND SDR-53925 - APPLICANT/OWNER: E S M I PROPERTIES, LLC
5252 RICKY ROAD

05/01/14

VAR-53923 [PRJ-53875] - RELATED TO VAR-53924 AND SDR-53925 - APPLICANT/OWNER: E S M I PROPERTIES, LLC
5252 RICKY ROAD

05/01/14

Justification Letter

Issue-

After starting the construction company in 2006, F.E.I. Construction was looking for a new office. The owners Jana and Tim Forsythe, initially had an office space, but soon were affected by the recession. For several years they worked out of their home, and were now ready to separate home from office. Jana met Bonnie Shoning of Bill B. Shoning Contractors, a general building, painting, drywall and carpentry contractor in Las Vegas since 1984, at a BOWD (Business Opportunity Workforce Development) class in the fall of 2012. Bonnie told Jana about their construction company's converted residential to office building on 5252 Ricky Road, Las Vegas, NV 89130. Bonnie said they needed to sell immediately.

Jana and Tim drove by the office. The location was enticing (it was less than a 10 minute drive from their home). They contacted their Commercial Real Estate Broker, MDL, to reach out to the Shoning's Commercial Real Estate Broker, Albright Callister & Associates. After an initial walk through, including an assessment of clean-up and before operation move-in needs, it was apparent that all the office would need was new flooring, new paint, and new blinds.

The office building had built in plan desks in four offices. The greens and pinks were reminiscent of the popular interior design palette of the late 80s/early 90s.

BEFORE PICTURES:

PRJ-53875
04/28/14

With the previous owner being a contractor (Bill B. Shoning Contractors) and the new tenant being a contractor (F.E.I. Construction) the intended use of the property has not changed. The building at 5252 Ricky Road, Las Vegas, NV 89130 will continue to be used as office space, as it has previously been used for the past eighteen (18) plus years.

Information-

F.E.I. Construction currently has five (5) full-time employees at this location and the hours of operation are Monday-Friday 7:00AM- 4:00PM.

This is an existing building that has previously been used as an office and will continue to be used, in the same manner, as an office. In updating the interior paint, a low VOC paint was purchased from a locally owned WBE. Also in updating the flooring, a VCT was purchased from a local WBE and the carpet tiles were recycled from a nearby office remodel project.

Sincerely,

Jana Forsythe
WBE, WOSB, BOWD, DBE, and ESB Certified

PRJ-53875
04/28/14

VAR-53923, VAR-53924 & SDR-53925

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
VAR-53924 - VARIANCE RELATED TO VAR-53923 - PUBLIC HEARING - APPLICANT/OWNER: ESMI PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW NO SIDEWALKS, CURB OR GUTTERS AND HALF-STREET IMPROVEMENTS WHERE SUCH IS REQUIRED FOR A 60-FOOT MINOR COLLECTOR STREET on 0.85 acres at 5252 Ricky Road (APN 138-12-710-054), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-53875].

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

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-53924

Case Number: PRJ-53875 APN: 138-12-710-054

Name of Property Owner: ESMI PROPERTIES LLC

Name of Applicant: F.E.I. CONSTRUCTION / JANA & TIM FORSYTHE

Name of Representative: SELF AND/OR ARNOLD STALK

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: JANA FORSYTHE

Subscribed and sworn before me

This 24 day of April, 2014

_____

Notary Public in and for said County and State

Clark NV

KAREN GONZALEZ
Notary Public, State of Nevada
Appointment No. 14-[illegible]
My Appt. Expires Jan 23, 2018

Revised 11-14-06

...Statement Of Financial Interest.pdf
PRJ-53875
04/28/14

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
SDR-53925 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-53923 AND VAR-53924 - PUBLIC HEARING - APPLICANT/OWNER: ESMI PROPERTIES, LLC - For possible action on a request for a Site Development Plan Review TO CONVERT AN EXISTING 2,450 SQUARE-FOOT RESIDENTIAL USE TO A COMMERCIAL USE WITH WAIVERS OF ALL LANDSCAPE BUFFER REQUIREMENTS on 0.85 acres at 5252 Ricky Road (APN 138-12-710-054), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-53875].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. 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-53925

Case Number: PRJ-53875 APN: 138-12-710-054

Name of Property Owner: ESMI PROPERTIES LLC

Name of Applicant: F.E.I. CONSTRUCTION / JANA & TIM FORSYTHE

Name of Representative: SELF AND/OR ARNOLD STALK

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: JANA FORSYTHE

Subscribed and sworn before me

This 24 day of April, 2014

_____

Notary Public in and for said County and State

Clark NV

KAREN GONZALEZ
Notary Public, State of Nevada
Appointment No. 14-[illegible]
My Appt. Expires Jan 23, 2018

PRJ-53875
04/28/14

Revised 11-14-06

SDR 53925
E S M I Properties, LLC

5252 Ricky Road

Proposed conversion of an existing single family house into a 2.45 thousand square foot office.

Traffic produced by proposed development:

Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.45	11.01	27
AM Peak Hour			1.55	4
PM Peak Hour			1.49	4

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.45	11.01	17
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3

Existing traffic on all nearby streets:

Rancho Drive	
Average Daily Traffic (ADT)	31,675
PM Peak Hour (heaviest 60 minutes)	2,534

Adjacent Street	ADT Capacity
Rancho Drive	51,800

This project is expected to add about 17 trips per day on Rancho Dr., Ricky Rd. & Thom Blvd.. Currently, Rancho is at about 61 percent of capacity; this is not expected to change with this project. Counts are not available for Ricky or Thom, but they are believed to be under capacity.

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

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

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

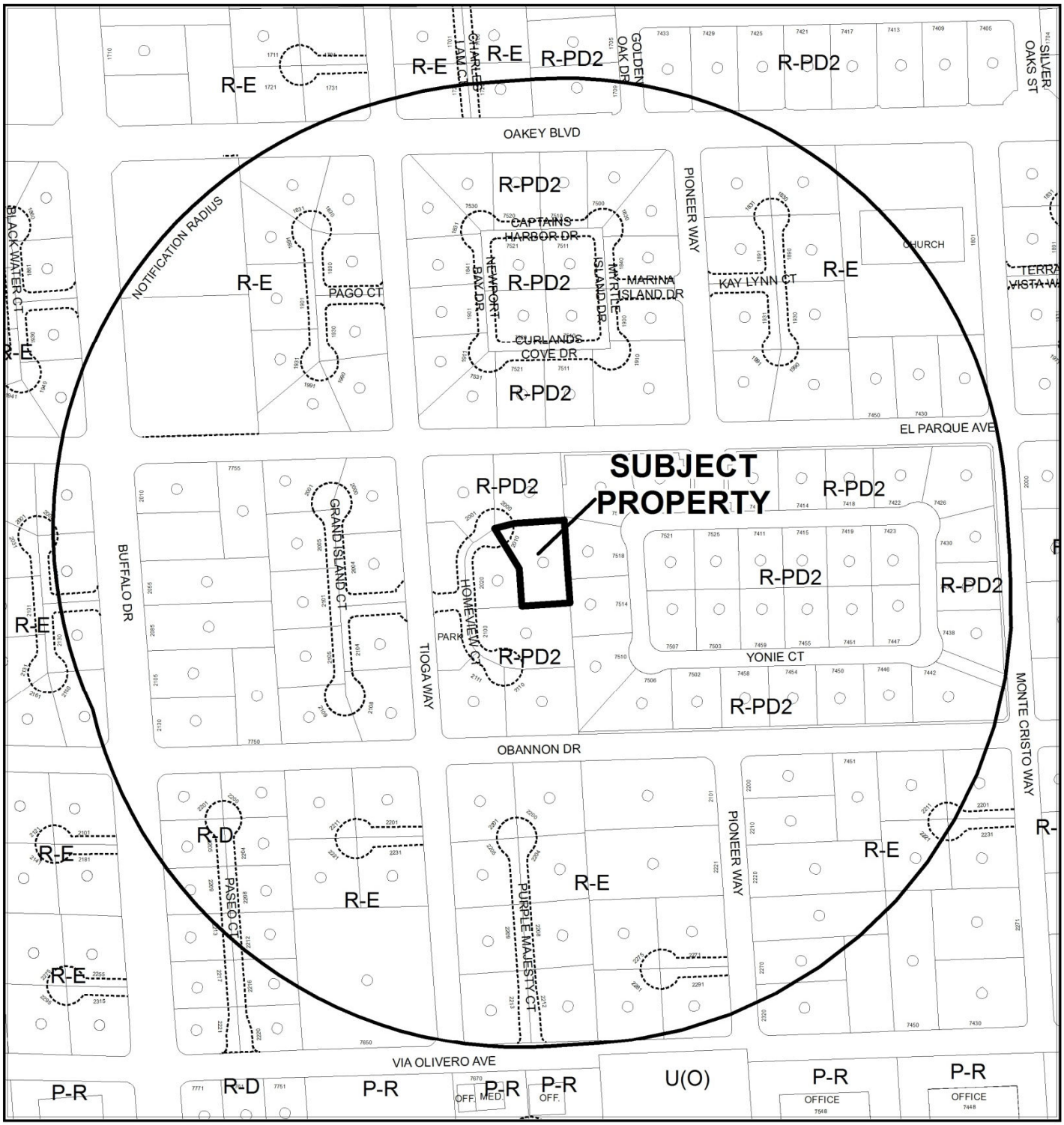
SUBJECT:
VAR-53482 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: B M L J H L 2011 TRUST - For possible action on a request for a Variance TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED TWO FEET FROM THE REAR PROPERTY LINE WHERE THREE FEET IS THE MINIMUM DISTANCE REQUIRED on 0.52 acres at 2010 Homeview Court (APN 163-03-311-003), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 1 (Tarkanian) [PRJ-53481].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

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



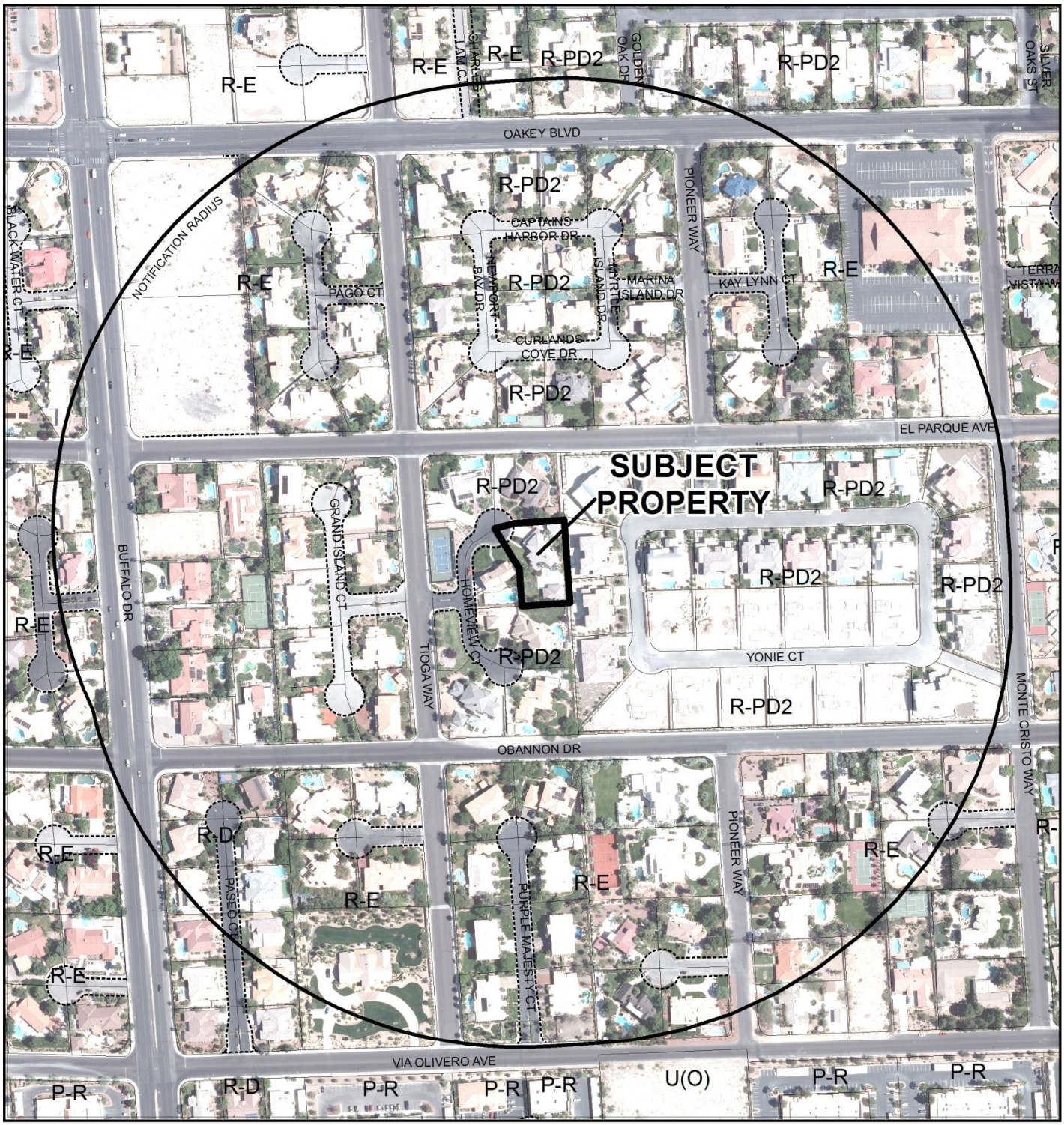
CASE: **VAR-53482 (PRJ-53481)**

0 200 400 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N



CASE: **VAR-53482 (PRJ-53481)**

0 200 400 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

CLV Planning - Application Form

Application Number:	PRJ-53481
Application/Petition For:	Setback Variance for Acccessory Structure (Class II)
ProjectAddress (Location):	2010 HOMEVIEW COURT
Project Name	SETBACK VARIANCE AT 2010 HOMEVIEW COURT
Assessors Parcel #(s):	16303311003
Ward #:	WARD 1 (LOIS TARKANIAN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	0.52
Lots/Units:	
Additional Information:	
Applicant First Name:	Berne
Applicant Last Name:	Leavitt
Applicant Address:	2010 Homeview Court
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89117
Applicant Phone:	702-204-4414
Applicant Fax:	702-204-4414
Applicant Email:	berneleavitt@hotmail.com
Rep First Name:	Berne
Rep Last Name:	Leavitt
Rep Address:	2010 Homeview Court
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89117
Rep Phone:	702-204-4414
Rep Fax:	702-204-4414
Rep Email:	berneleavitt@hotmail.com

VAR-53482

PRJ-53481
03/31/14

CLV Planning - Application Form

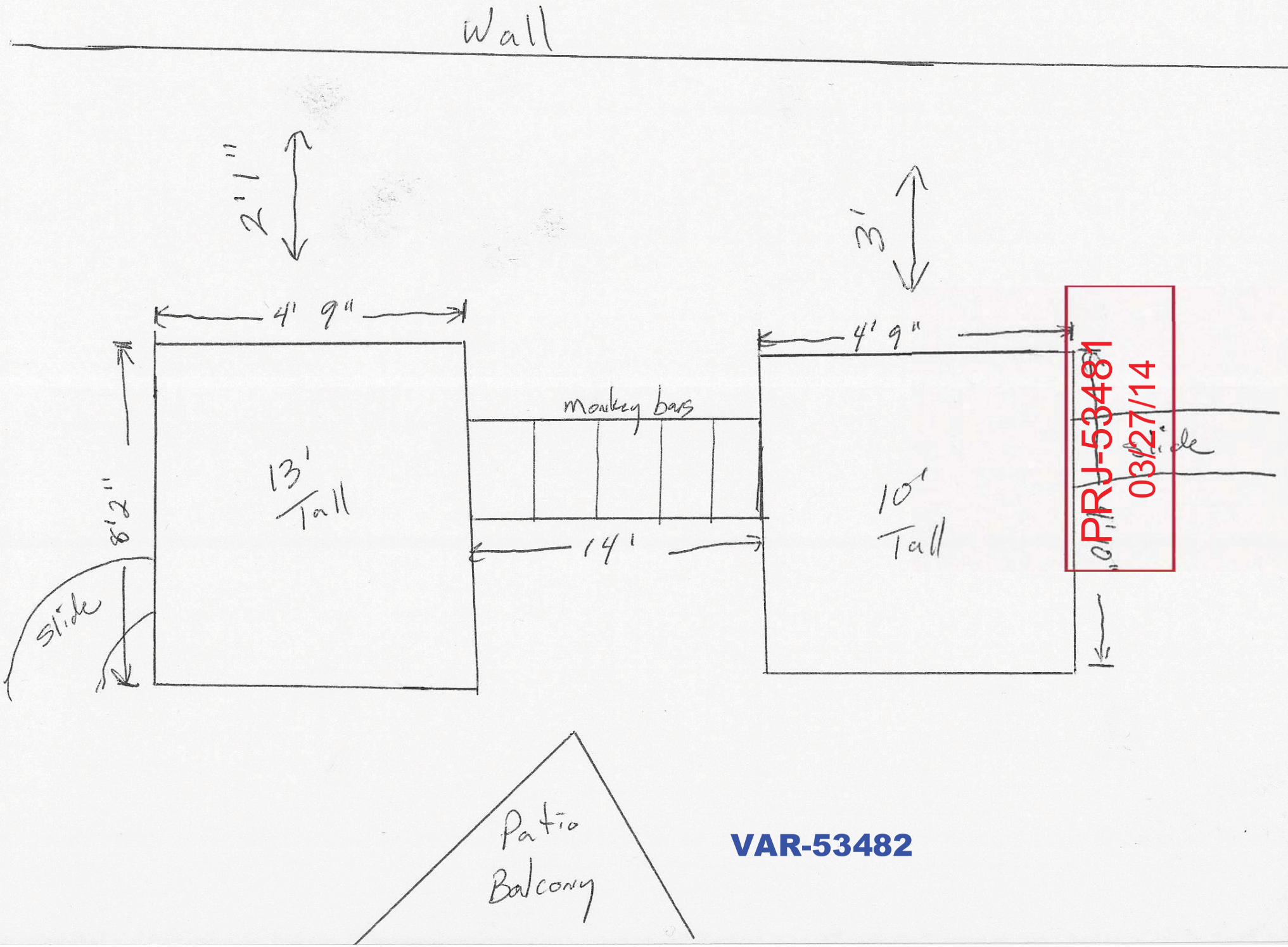
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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
B M L J H L 2011 TRUST	2010 HOMEVIEW CT	LAS VEGAS, NV 89117-2042

CLVEPLAN Applicant	Company	Title	Email
Berne Leavitt	None	Owner	berneleavitt@hotmail.com

VAR-53482

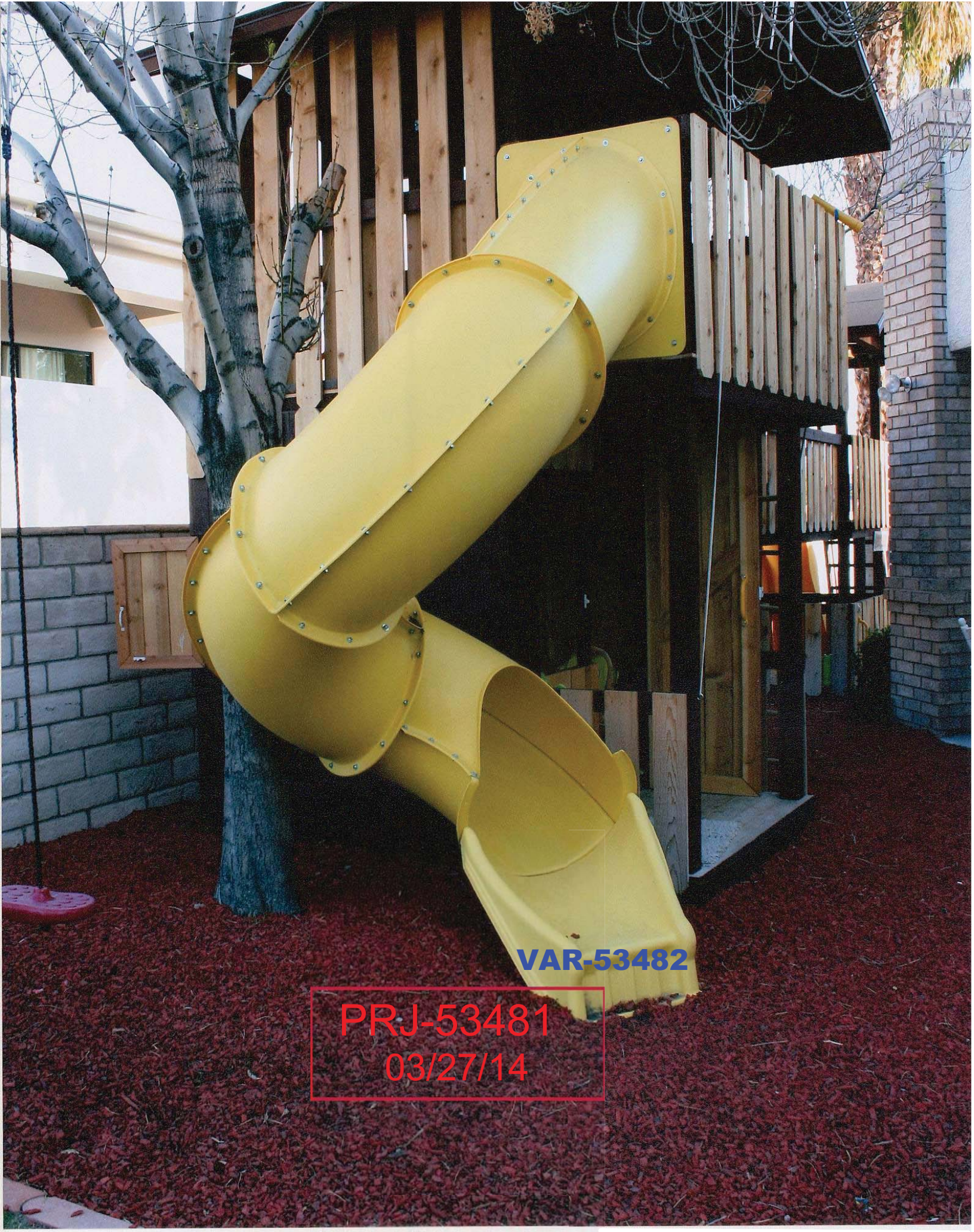
PRJ-53481
03/31/14


Wall
2' 1"
3'
4' 9"
4' 9"
Monkey bars
13'
Tall
10'
Tall
8' 2"
14'
Slide
Slide
Patio
Balcony
PRJ-53481
03/27/14
VAR-53482

VAR-534482

PRJ-53481
03/27/14

VAR-53482
PRJ-53481
03/27/14


VAR-53482
PRJ-53481
03/27/14

VAR-534482

PRJ-53481
03/27/14

Monday, March 17, 2014

To: Department of Building and Safety
Attention: Doug Rankin

On February 9, 2014 we were informed by a city inspector that our backyard playground equipment did not meet a city code.

I would like to provide additional information concerning this matter. We have been in our home for 'twenty-seven' years, and have provided a backyard for our family entertainment and lifestyle. After raising six children we now have grandchildren. We wanted to provide some playground equipment so began checking into various stores that offered these. Sam's Club, Lowe's, Home Depot, Costco all offered play equipment with slides, climbing walls, little play area houses with windows, doors, etc.They were offered as kits to be put together, along with several other pieces, such as swings, pull handles, & all sizes of bars for added enjoyment, or bought as is and have put together in packages. These do not need footings and that is exactly what we followed. So this is what we purchased, and there is no footings on playground equipment areas.

Four years ago we took out all of our grass and prepared it for the play area. At the time the property behind us had been under construction for many years. The house being built directly behind us was a 10,000 square foot two story home, with two balcony's with towering heights that looked down into our yard and our personal spaces. Our home, being a two story home has a balcony at the eight foot level which made for our balcony's facing each other in close proximity.

We felt we could build the playground equipment that would be attractive and help provide a barrier or visual buffer to improve our privacy as well as helping them with their privacy. Our intentions were and still are to keep our grandchildren from having any access that would invade their privacy.

As you may be aware more recently the need for a barrier or buffer has increased because of criminal activity from that home. Metro has been involved with several investigations and warrants. Swat has been directly involved with this house. For further information you may contact Officer Anthony Packe at 702-828-2219 for the added information. We have agreed to not disclose any facts pertaining to this situation.

After four years of it not being a problem why is it now being considered one. We were not aware that any playground equipment with a playhouse bottom area, and slides, as sold in the stores would need any permits, or have any code restrictions.

Thank you for your consideration and help in resolving this matter.

The Berne & Jan Leavitt Family
2010 Homeview Ct.
Las Vegas, NV 89117

PRJ-53481
03/27/14

VAR-53482

VAR-53482 [PRJ-53481] - VARIANCE - APPLICANT/OWNER: BERNE LEAVITT
2010 HOMEVIEW COURT

05/01/14

VAR-53482 [PRJ-53481] - VARIANCE - APPLICANT/OWNER: BERNE LEAVITT
2010 HOMEVIEW COURT

05/01/14

VAR-53482 [PRJ-53481] - VARIANCE - APPLICANT/OWNER: BERNE LEAVITT
2010 HOMEVIEW COURT

05/01/14

VAR-53482 [PRJ-53481] - VARIANCE - APPLICANT/OWNER: BERNE LEAVITT
2010 HOMEVIEW COURT

05/01/14

VAR-53482 [PRJ-53481] - VARIANCE - APPLICANT/OWNER: BERNE LEAVITT
2010 HOMEVIEW COURT

05/01/14

RECEIVED
MAY 12 2014
City of Las Vegas
Dept. of Planning

May 12, 2014

Planning Commission
Council Chambers
495 South Main Street
Las Vegas

Re: Objection letter for variance #53482 at 2010 Homeview Ct., Las Vegas NV 89117

To Whom It May Concern:

I would like to request that VAR-53482 would be denied.

I work for Plasim Homes LLC, the owner of the homes in Yonie Ct. and I live in Yonie Ct. with my wife and 4 kids.
I have witnessed firsthand how the construction of the playhouse located in 2010 Homeview Ct. causes a great concern to the homeowners and tenants at 7518 Yonie Ct. While every home in the community has been leased within a couple of weeks, the home at 7518 Yonie Ct. was on the market for several months. Every person who came to see the home expressed his concern about how the playhouse is such an eye soar view and that it invades the privacy. Eventually, I leased the home to a respectable family with 3 months old triplet babies. Unfortunately, I had to reduce the rent significantly compared to the rent of the adjacent homes leased at the same time period.

The family who lives in 7518 Yonie Ct. wants to have privacy and a nice view in its backyard, and they keep expressing their concern about this large playhouse. As a father too, I am well familiar with the playhouses available in retail stores, and none of these playhouses are as large as the one built in Homeview Ct. The owner of the playhouse states in his letter that the primary reason for building it was for privacy. I believe that there are better balanced privacy solutions for both neighbors, such as curtains and evergreen trees, especially in this case, in which his lot is significantly taller higher than the neighboring backyards, and therefore, simpler to landscape.

Moreover, due to the size of the playhouse it should be subjected to building and planning regulations:

1. The owner did not obtain neither a building permit nor construction plans, in violation of the following regulation:

The ***"RESIDENTIAL DETACHED STORAGE SHEDS, TOOLS SHEDS, PLAYHOUSES, AND SIMILAR USES"*** states as follows:

> ***LOCATION REQUIREMENTS: Must comply with IBC setback or Zoning setback, whichever is more restrictive.***
>
> ***CONSTRUCTION REQUIREMENTS: If your structure has a floor area of 200 square feet or less and the walls do not exceed 8 feet in height, construction plans are not required; however, PERMITS ARE REQUIRED. In addition, a dimensioned site plan must always be***

submitted to show location from property lines and other structures on the sites.

See:
http://www.lasvegasnevada.gov/files/permits_licenses/Residential_Detached_Sheds.pdf

This regulation requires permits for every structure, including playhouses. In addition, in our case the playhouse exceeds 8 feet in height (the owner admits it in his letter), and alternatively exceeds a floor area of 200 square feet. Therefore, construction plans are required too.
Also, according to this regulation, all playhouses must comply with IBC setback or Zoning setback, whichever is more restrictive.

2. SECTION R105.2 to the 2012 International Residential Code also requires obtaining a permit for a playhouse:

   RI05.2 Work exempt from permit. Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

   RI05.2.1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m2).

   In this case, the playhouse is a two-story. Therefore it is not exempt from obtaining a permit. Alternatively, the playhouse exceeds 200 square feet, and therefore it is not exempt.

3. I believe that the floor area of the playhouse is significantly larger than 200 square feet - The width of the playground is 8 feet, not including the attached slide. The attached slide is a part of the structure, and therefore the width is more than 8 feet. We agree that the height is 15 ft, and the length is 38 ft.

4. In addition to my mentioned arguments, I argue that the playhouse structure should be considered as an accessory structure (Class II), and should comply with the required setbacks. Title 19.12.070 defines accessory structure (Class II) as:

   "Description: An accessory structure which is located on the same lot as a principal structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as an "Accessory Structure (Class I)."

5. The setbacks for an accessory structure do not meet the minimum requirements of title 19.06.060, considering a zoning of RP-D2 which has the same setback requirements as R-E zoning:

	Required	Actual
Minimum Separation from Main Building	6 ft	2 ft
Minimum Side Yard Setback	10 ft	2 ft

6. In the next few days I will send you a document with neighbors' objections to the playhouse due to its size, and the infringement of the neighbors' privacy.

7. The playhouse owner has a large backyard. He could have placed the playhouse in any other location, which would not violate the zoning laws and not cause any damages to the owners and tenants in 7518 Yonie Ct and in the adjacent homes. If the purpose of the playhouse was screening, as the owner of 2010 Homeview Ct. claims, then he could have chosen a more balanced solution, such as an additional landscaping.

8. I ask the planning commission dismiss the application for a variance.

Thank you for your help,

Roy Zalman

Plasim Homes LLC
7422 Yonie Ct.,
Las Vegas, NV 89117

R104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the *building official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code. Compliance with the specific performance-based provisions of the International Codes in lieu of specific requirements of this code shall also be permitted as an alternate.

R104.11.1 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *building official* shall have the authority to require tests as evidence of compliance to be made at no expense to the *jurisdiction*. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *building official* shall approve the testing procedures. Tests shall be performed by an *approved* agency. Reports of such tests shall be retained by the *building official* for the period required for retention of public records.

SECTION R105
PERMITS

R105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the *building official* and obtain the required *permit*.

R105.2 Work exempt from permit. *Permits* shall not be required for the following. Exemption from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this *jurisdiction*.

Building:

1. One-story detached *accessory structures* used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m^2).
2. Fences not over 7 feet (2134 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon *grade* if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet (18.58 m^2) in area, that are not more than 30 inches (762 mm) above *grade* at any point, are not attached to a *dwelling* and do not serve the exit door required by Section R311.4.

Electrical:

1. *Listed* cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, *appliances*, apparatus or *equipment* operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of *approved* portable electrical *equipment* to *approved* permanently installed receptacles.

Gas:

1. Portable heating, cooking or clothes drying *appliances*.
2. Replacement of any minor part that does not alter approval of *equipment* or make such *equipment* unsafe.
3. Portable-fuel-cell *appliances* that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating *appliances*.
2. Portable ventilation *appliances*.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping within any heating or cooling *equipment* regulated by this code.
5. Replacement of any minor part that does not alter approval of *equipment* or make such *equipment* unsafe.
6. Portable evaporative coolers.

VAR-53482 [PRJ-53481]

BUILDING & SAFETY
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

RESIDENTIAL DETACHED STORAGE SHEDS, TOOLS SHEDS, PLAYHOUSES, AND SIMILAR USES

LOCATION REQUIREMENTS: Must comply with IBC setback or Zoning setback, whichever is more restrictive.

CONSTRUCTION REQUIREMENTS: If your structure has a floor area of 200 square feet or less and the walls do not exceed 8 feet in height, construction plans are not required; however, PERMITS ARE REQUIRED. In addition, a dimensioned site plan must always be submitted to show location from property lines and other structures on the sites.

NOTES:

Whenever electrical work is being done on a structure, an electrical plan and permit are always required.

Whenever the structure contains plumbing or mechanical units, a full set of plans will be required regardless of the size of the structure.

VAR-53482 [PRJ-53481]

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

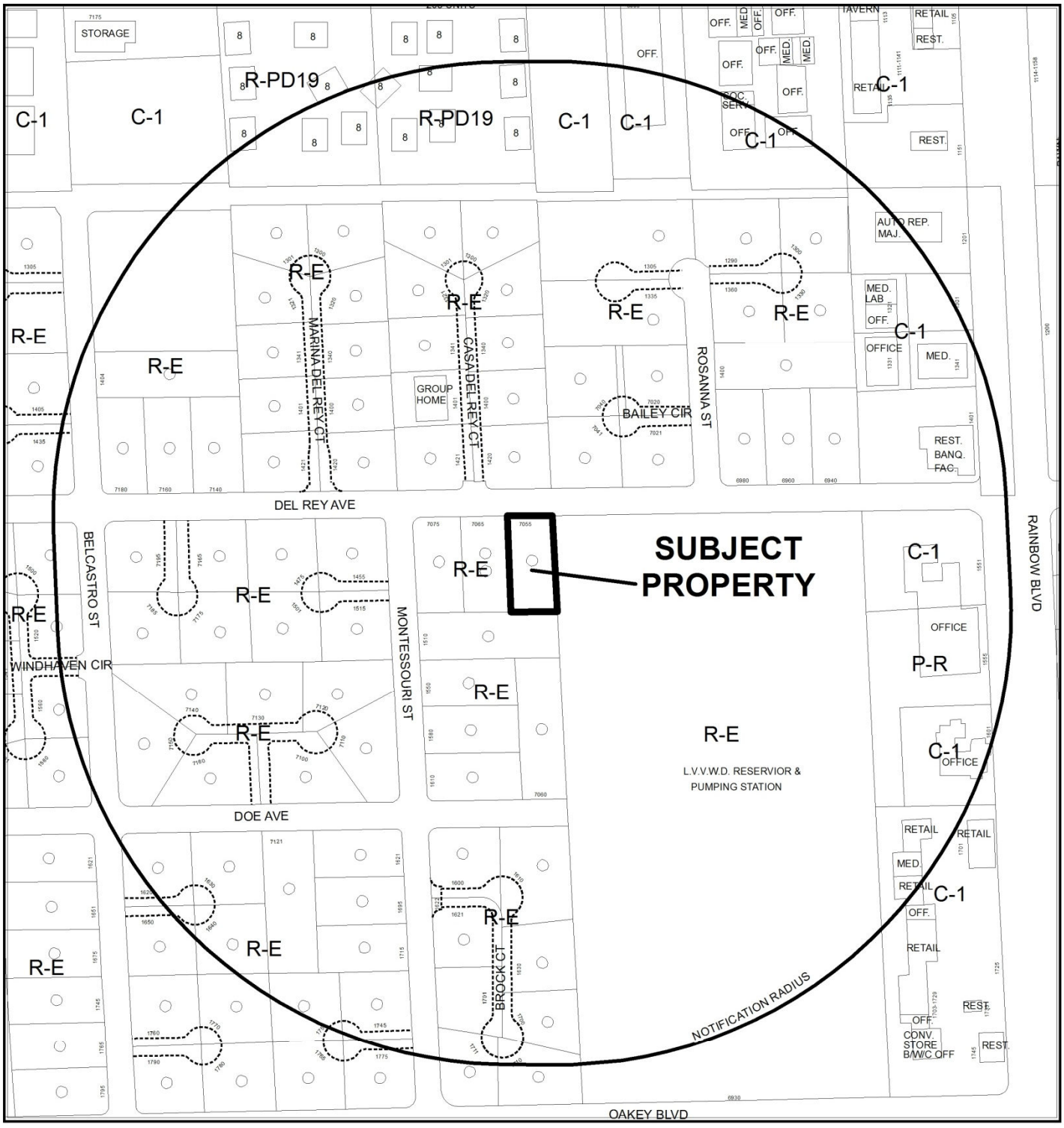
SUBJECT:
VAR-53621 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ERIKA ACOSTA - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 390 SQUARE-FOOT ADDITION TO AN EXISTING 2,788 SQUARE-FOOT SINGLE FAMILY DWELLING on 0.48 acres at 7055 Del Rey Avenue (APN 163-03-603-001), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-52245].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

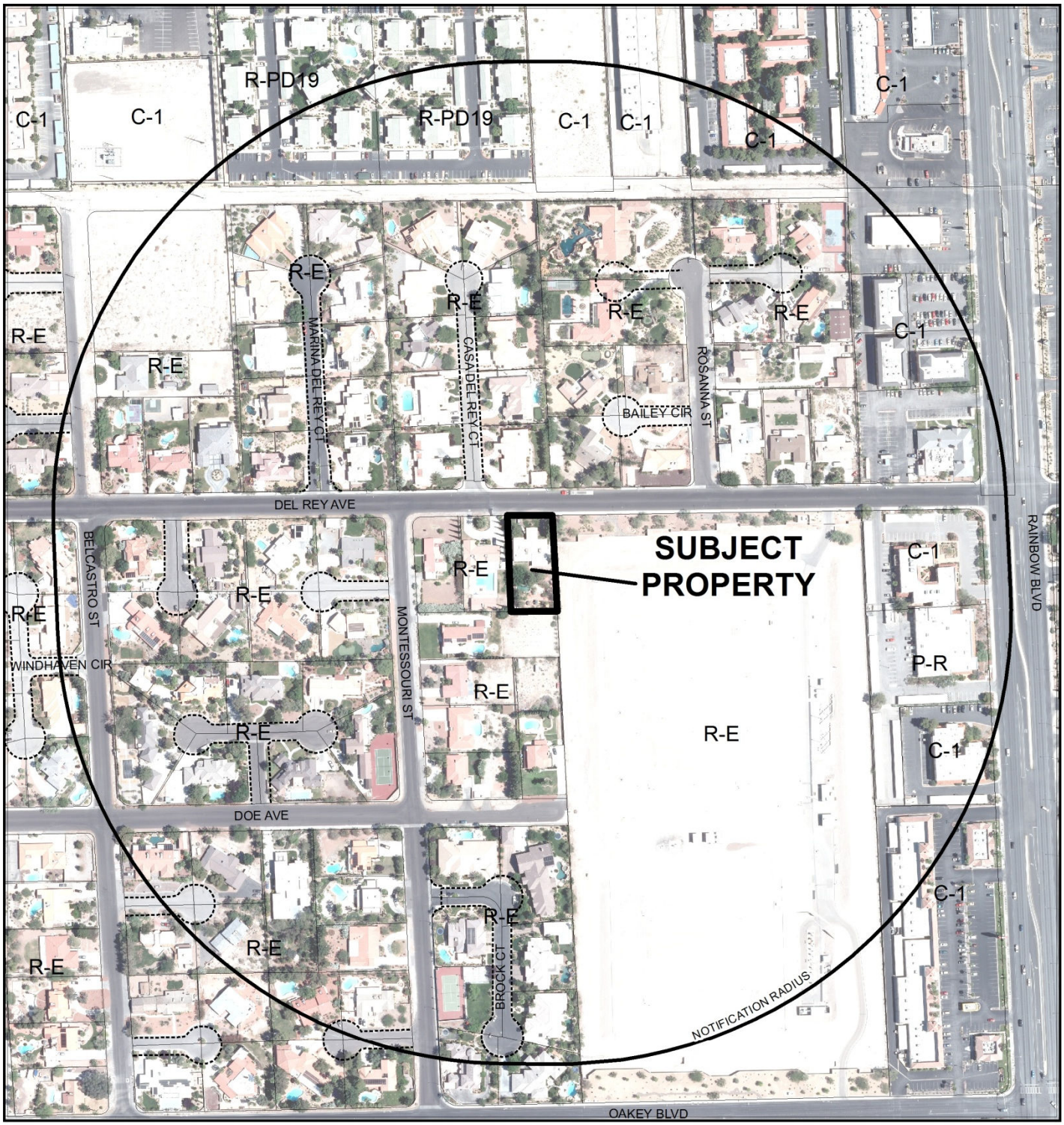
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-53621 (PRJ-52245)**

RADIUS: 1000 FEET

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



CASE: **VAR-53621 (PRJ-52245)**

RADIUS: 1000 FEET

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

0 200 400 Feet

N

DEPARTMENT OF PLANNING

04/08/14
PRJ-52245

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-53621 APN: 163-03-603-001

Name of Property Owner: ERIKA ACOSTA

Name of Applicant: RICARDO + ERIKA ACOSTA

Name of Representative: RICARDO ACOSTA

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: Erika Acosta

State of Nevada, County of Clark
Subscribed and sworn before me

This 27 day of March, 2014

_____
Notary Public in and for said County and State

SHAYLEE LEAVITT
Notary Public, State of Nevada
Appointment No. 11-6242-1
My Appt. Expires Aug 22, 2015

CLV Planning - Application Form

Application Number:	PRJ-52245
Application/Petition For:	residential setback Variance
ProjectAddress (Location):	7055 DEL RAY AVENUE
Project Name	ACOSTA RESIDENTIAL SETBACK VARIANCE
Assessors Parcel #(s):	16303603001
Ward #:	WARD 1 (LOIS TARKANIAN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	0.5
Lots/Units:	1
Additional Information:	
Applicant First Name:	Erika
Applicant Last Name:	Acosta
Applicant Address:	
Applicant City:	
Applicant State:	
Applicant Zip:	
Applicant Phone:	
Applicant Fax:	
Applicant Email:	larry7405@yahoo.com
Rep First Name:	Erika
Rep Last Name:	Acosta
Rep Address:	
Rep City:	
Rep State:	
Rep Zip:	
Rep Phone:	
Rep Fax:	
Rep Email:	larry7405@yahoo.com

PRJ-52245
04/08/14

VAR-53621

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
ACOSTA ERIKA	7055 DEL REY AVE	LAS VEGAS, NV 89117-1607

CLVEPLAN Applicant	Company	Title	Email
Larry Sanchez	Sanchez Civil Engineering	Civil Engineer	larry7405@yahoo.com

PRJ-52245
04/08/14

VAR-53621

GENERAL NOTES

1. EACH STRUCTURE INCLUDED IN THIS PLAN SET (BUILDINGS, FENCES, RETAINING WALLS, POOLS, ENCLOSURES, ETC) REQUIRES A SEPARATE PERMIT AND APPLICATION. IMORE THAN ONE PERMIT MAY BE INCLUDED IN ONE SET OF PLANS)

2. LISTINGS AND MANUFACTURERS' INSTRUCTIONS SHALL BE KEPT ON SITE FOR THE INSPECTOR.

3. WHERE 1/2" GYPSUM BOARD IS INSTALLED ON CEILINGS FRAMED AT 24" ON CENTER AND WHERE A WATER-BASED TEXTURE FINISH IS TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING, THE 1/2" GYPSUM BOARD SHALL BE SAG RESISTANT CEILING BOARD OR INCREASED TO 5/8" GYPSUM BOARD.

6. CROSS-VENTILATION OPENINGS AT ROOF OVER-BUILDS SHALL BE PROVIDED

14. PROVIDE 8% OF THE FLOOR AREA IN GLAZED OPENINGS (WINDOWS, GLASS, DOORS, SKYLITES) IN ALL HABITABLE ROOMS, RELOCATE EXISTING REQUIRED GLAZING THAT IS REMOVED FOR REMODEL OR ADDITION. IN LIEU OF NATURAL LIGHTING ARTIFICIAL LIGHTING MAY BE PROVIDED CAPABLE OF PRODUCING 6 FOOT-CANDLES 30" ABOVE THE FLOOR GROUND FAULT CIRCUIT INTERRUPTERS ARE REQUIRED FOR KITCHENS, BATHROOMS, GARAGES, AND EXTERIOR OUTLETS.

15. EXTERIOR WALLS: 3 COAT STUCCO OVER ½" PLY WOOD WITH R-13 INSULATION ON 2x4 STUDS AT 16" OC. WITH ½" GYP. BOARD . INSIDE FACE

16. EXISTING INTERIOR WALL: 1/2" DRYWALL BOTH SIDES ON2x4 STUDS AT 16" O.C. R-13 INSULATION

DOOR AND WINDOW NOTES

1. DOOR SHALL BE 5068 FRENCH DOOR - WOOD HOLLOW CORE PRIVACY LOCK, LINO

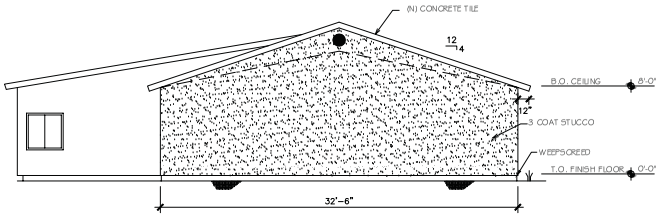
WALL LEGEND

NEW EXTERIOR WALL: 2x4 STUDS AT 16" O.C. MAX
EXISTING EXTERIOR AND INTERIOR WALLS: 2x4 STUDS AT 16" O.C. MAX

LOAD CALCULATIONS

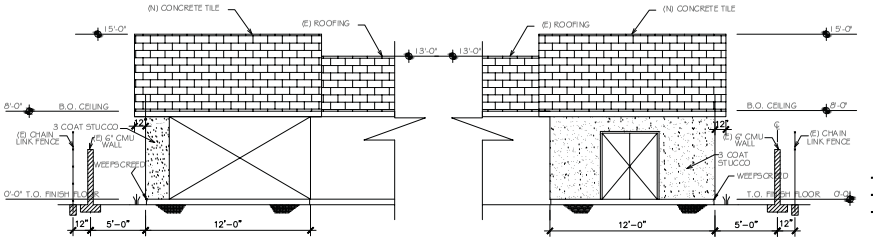
TYPE	ONE-FAMILY DWELLING
GENERAL LIGHTING (1500 SQ. FT. X 3 VA/SQ. FT.)	4500 VA (A)
SMALL APPLIANCE (1500 VA EACH-MINIMUM 2)	3000 VA (B)
LAUNDRY CIRCUIT	1500 VA (A)
TOTAL ...(ADD LINES A-C)	9,000 VA (A)
FIRST 3000 VA 100%	3000VA (D)
3001 - 120000@ 35% (TOTAL VA-3000= 6000X.35)	2100 VA (E)
TOTAL GENERAL LOAD...(ADD LINES D & E	6465 VA (1)
WATER HEATER (4500 VA*)	4500 VA
DISHWASHER (1500 VA*)	1500 VA
DISPOSAL (960 VA*)	960 VA
MICROWAVE (1500 VA*)	1500 VA
OTHER	
TOTAL FASTENED IN PLACE APPLIANCE LOAD OR 75% OF TOTAL IF FOUR OR MORE (220.53)	6345 VA(2)
ITEM BELOW NOT CONSIDERED FASTENED IN PLACE APPLIANCES	
RANGE (8000 VA *) GAS	VA (3)
DRYER (5000 VA *) GAS	VA (4)
AIR CONDITIONER #1 (2000 VA / TON *) 4 TON	8000 VA (5)
OTHER	VA (6)
OTHER	VA (7)
	VA (8)
25% OF LARGEST MOTOR LOAD	2000 VA (9)
TOTAL LOAD...(ADD LINES 1-9)	26,130 VA(2)
SERVICE RATING (TOTAL VA/ 240VOLTS)	120 AMPS
20 AMPERES FUTURE LOAD (NEW DWELLINGS ONLY)	20 AMPS
SERVICE SIZE	200 AMPS

* COMMON RATING- CAN USE ACTUAL NAMEPLATE RATING OF APPLIANCES IF KNOWN,



SIDE VIEW ELEVATION

0'-0" 5'-0" 12'-0"
SCALE: 3/16" = 1'-0"

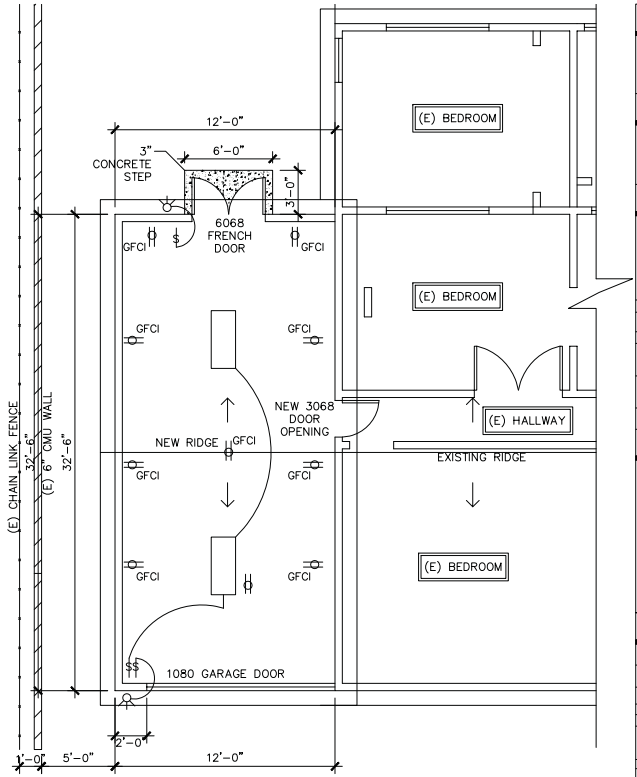


FRONT ELEVATION

0'-0" 5'-0" 12'-0"
SCALE: 3/16" = 1'-0"

REAR ELEVATION

0'-0" 5'-0" 12'-0"
SCALE: 3/16" = 1'-0"



FLOOR PLAN

0'-0" 5'-0" 12'-0"
SCALE: 1/4" = 1'-0"

SHEET INDEX

A0	SITE PLAN, VICINITY MAP, AND FLOOR PLAN
S0	STRUCTURAL PLAN

SCOPE OF WORK

THE NEW SPACE IS 390 SF +/- EXTERIOR RESIDENTIAL GARAGE ADDITION FOR AN EXISTING RESIDENCE.

CODE SUMMARY

THIS PROJECT SHALL COMPLY WITH:

2009 IBC 2009 UPC
2009 IRC 2009 NEC
2009 UMC 2009 IECC
AND THE SOUTHERN NEVADA CODE AMENDMENTS

JURISDICTION:	CITY OF LAS VEGAS
OCCUPANCY CLASSIFICATION:	R-3
CONSTRUCTION TYPE:	V-B
HEIGHT:	
ACTUAL	15'-0"
ALLOWABLE	25'-0"
STORY:	
ACTUAL	(1)
ALLOWABLE	(2)
AREA:	
EXISTING HOUSE	2788 SF

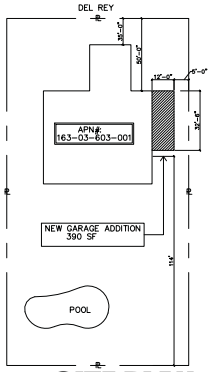
PROJECT DIRECTORY

OWNER:
ERIKA ACOSTA
7055 DEL REY AVE.
LAS VEGAS, NV 89117-1607

STRUCTURAL ENGINEER:
LARRY SANCHEZ
7844 SOARING BROOK STREET
LAS VEGAS, NV 89131

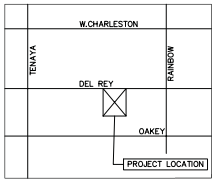
NATURAL LIGHT & ROOF ATTIC VENTILATION

ROOM	NEW GARAGE ADDITION
AREA	390 SF
NATURAL LIGHT	
REQUIRED	31.2 SF
ACTUAL	42 SF
ROOF ATTIC VENTILATION	
REQUIRED	2.6 SF
ACTUAL	6.0 SF (SEE STRUCTURAL DETAIL 201)



SITE PLAN

SCALE: 1/32" = 1'-0"
0'-0" 5'-0" 12'-0"



VICINITY MAP

SCALE: NTS

REVISIONS

NO	DATE	BY
DESCRIPTION		

SANCHEZ CIVIL ENGINEERING
7844 SOARING BROOK STREET
LAS VEGAS, NV 89131
PHONE: 702.239.5227
FAX: 702.239.6262
EMAIL: LARRY7405@YAHOO.COM
WEBSITE: SANCHEZCIVILENGINEERING.COM

PROJECT

NEW GARAGE ADDITION
FOR ERIKA ACOSTA
7055 DEL REY AVE
LAS VEGAS NV 89117

DRAWING TITLE

SITE PLAN
FLOOR PLAN
ELEVATIONS
VICINITY MAP

DATE: 03/13/2014
DRAWING NUMBER
A0

BLD52245
05/07/14

VAR-53621- REVISED

VAR-53621 [PRJ-52245] - VARIANCE - APPLICANT/OWNER: ERIKA ACOSTA
7055 DEL REY AVENUE

05/01/14

VAR-53621 [PRJ-52245] - VARIANCE - APPLICANT/OWNER: ERIKA ACOSTA
7055 DEL REY AVENUE

05/01/14

MARCH 27, 2014

PRJ-52245
04/08/14

City of Las Vegas
Department of Building Safety
333 N. Rancho Drive

Attention: **Planning Commission**
Subject: **Attached Garage**
PAC #: **7055 Del Rey Avenue**

Dear Planning Commission:

As the home owner (engineer of record) to the above address, I would like to build an attached garage to the side of the existing residence. for my wife. No bathroom or bedroom use shall be utilized. I will not have any plumbing fixtures such as toilets or shower tub to impose a multi family dwelling. The new water drainage shall slope around and towards the front entrance of my property. Currently, I am encroaching into the 10 foot side setback distance. Thus, I am applying for a **waiver**. I need the attached structure to set in this location due to my very large family vehicle to park in such garage. This new structure will allow me to use this open space in the side yard.

Should you have any further questions regarding this matter, please do not hesitate to contact me at (702) 596-5821.

Sincerely,

Larry J. Sanchez, PE

VAR-53621

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

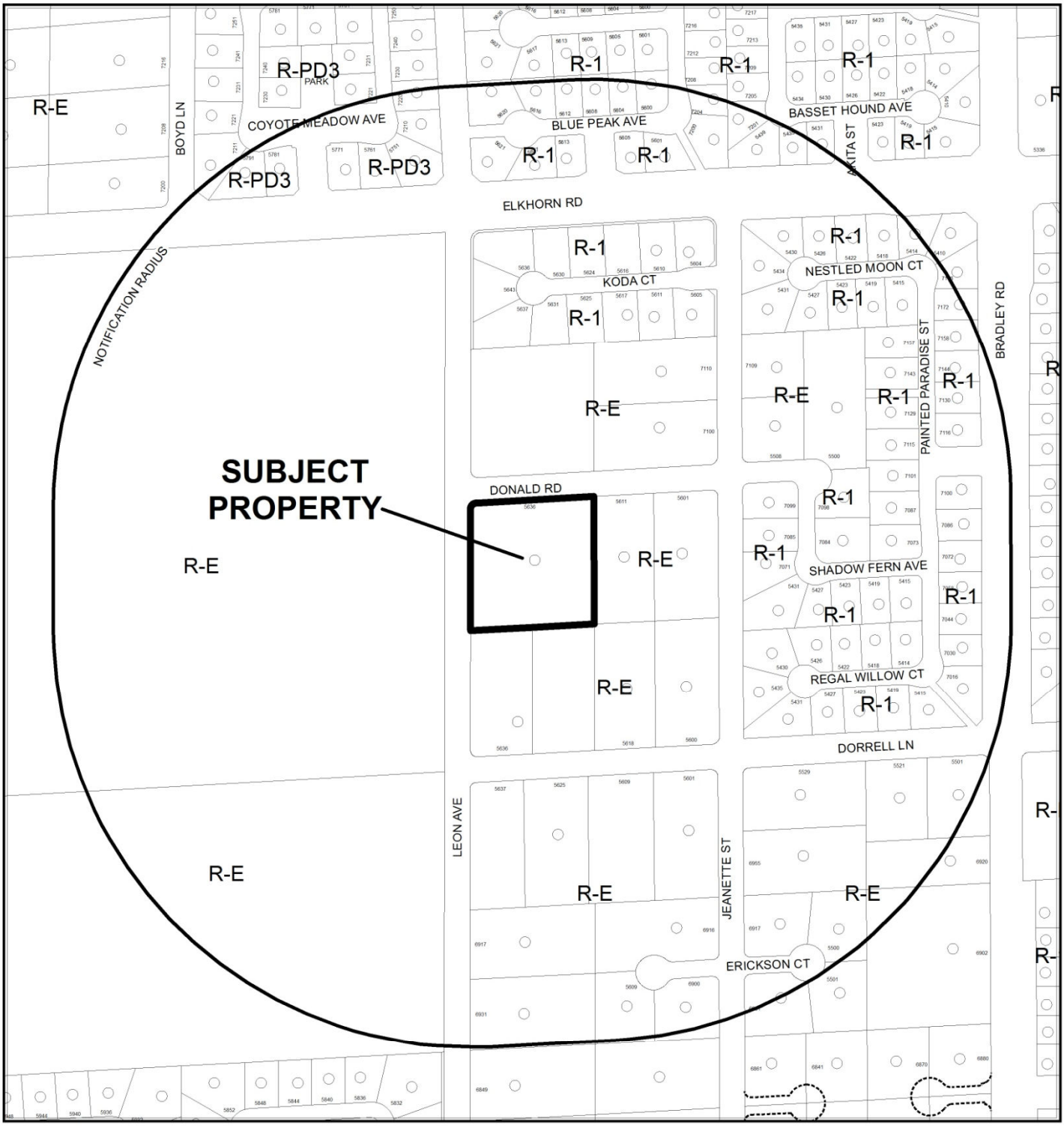
SUBJECT:
VAR-53657 - VARIANCE - PUBLIC HEARING - APPLICANT: ERIK MARTONOVICH - OWNER: BCNV, LLC - For possible action on a request for a Variance TO ALLOW TWO EXISTING ACCESSORY STRUCTURES (CLASS II) TO BE 16 FEET AND 37 FEET IN HEIGHT WHERE TEN FEET, SIX INCHES IS THE MAXIMUM HEIGHT ALLOWED on 2.07 acres at 5636 Donald Road (APN 125-24-104-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-52356].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

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



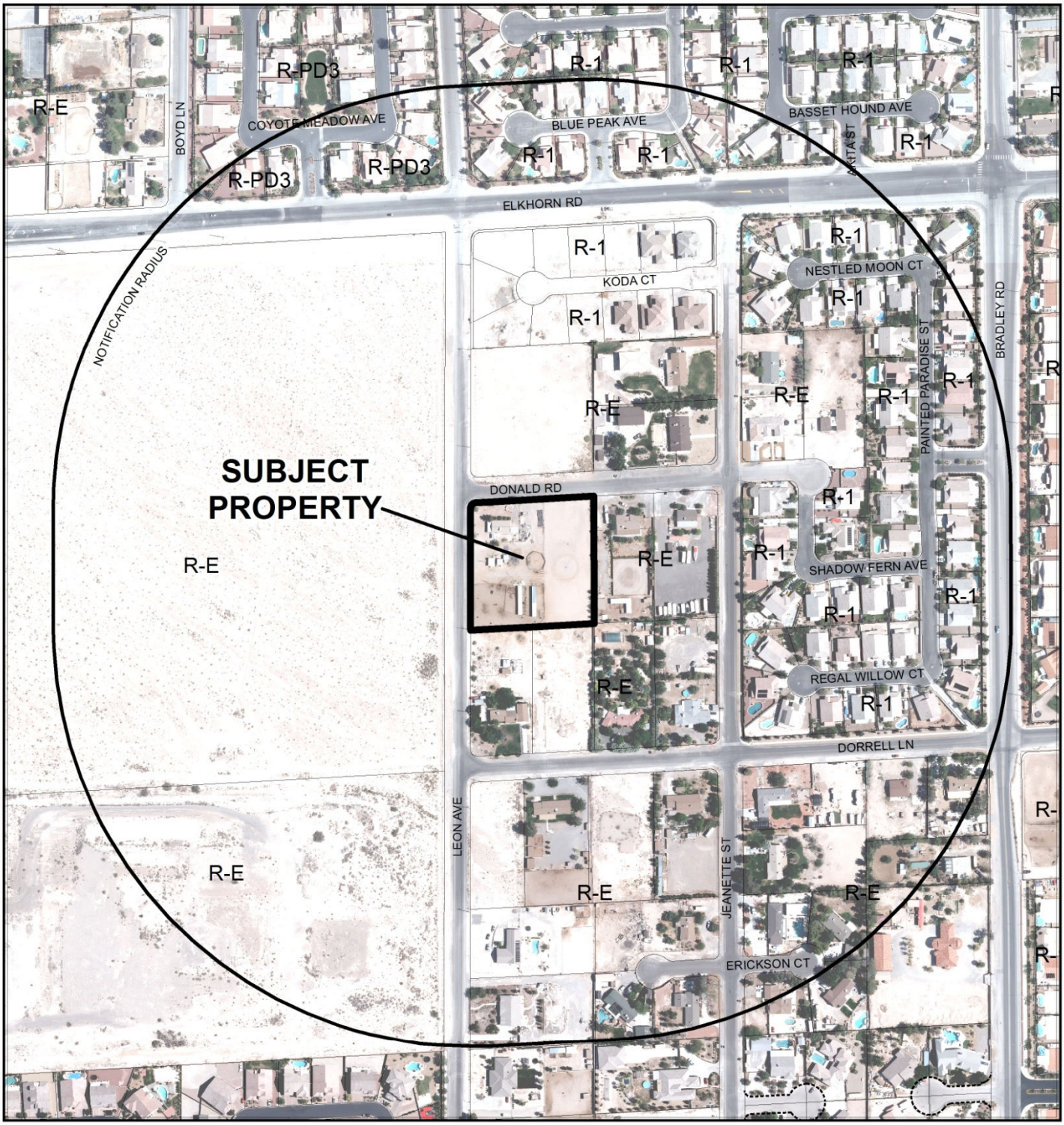
CASE: **VAR-53657 (PRJ-52356)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N



CASE: **VAR-53657 (PRJ-52356)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-53657

Case Number: PRJ-52356 APN: 125-24-104-001

Name of Property Owner: BCNV, LLC

Name of Applicant: Erik Martonovich

Name of Representative: Erik Martonovich

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: James Childress

Print Name: James Childress

Subscribed and sworn before me

This 13th day of February 14

Tracey Bryan

Notary Public in and for said County and State

Tracey Ann Bryan
Notary Public
State of Nevada
My Commission Expires: 06-26-16
Appt. No. 12-8096-1

PRJ-52356
04/14/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 5636 Donald Rd Las Vegas NV 89131

Project Name Accesory Structure (Class2) Height variance **Proposed Use** No change

Assessor's Parcel #(s) 125-24-104-001 **Ward #** 6-Ross

General Plan: existing L proposed — **Zoning:** existing R-E proposed —

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

Gross Acres 2.07 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER BCNV, LLC **Contact** Bruce Childress

Address 4201 Jory Trail **Phone** 644-1819 **Fax:** 651-6358

City Las Vegas **State** NV **Zip** 89108

E-mail Address bruce@hitchingpostnv.com

APPLICANT Erik Martonovich **Contact** _____

Address 5636 Donald Rd **Phone:** 303-829-6448 **Fax:** —

City Las Vegas **State** NV **Zip** 89131

E-mail Address bighorsepro@aol.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible 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* James Childress

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

Print Name James Childress

Subscribed and sworn before me

This 13th day of February, 20 14.

Notary Public in and for said County and State

Tracey Ann Bryan
Notary Public
State of Nevada
My Commission Expires: 06-26-16
Appt. No. 12-8096-1

FOR DEPARTMENT USE ONLY

Case #	VAR-53657
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-52356
04/14/14

*The application will not be deemed complete until the submitted material(s) 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

Google earth feet 200 meters 70

PRJ-52356
04/14/14

VAR-53657

PRJ-52356
04/14/14
VAR-53657

VAR-53657 [PRJ-52356] - VARIANCE - APPLICANT: ERIK MARTONOVICH - OWNER: B C N V, LLC
5636 DONALD ROAD

05/01/14

VAR-53657 [PRJ-52356] - VARIANCE - APPLICANT: ERIK MARTONOVICH - OWNER: B C N V, LLC
5636 DONALD ROAD

05/01/14

VAR-53657 [PRJ-52356] - VARIANCE - APPLICANT: ERIK MARTONOVICH - OWNER: B C N V, LLC
5636 DONALD ROAD

05/01/14

VAR-53657 [PRJ-52356] - VARIANCE - APPLICANT: ERIK MARTONOVICH - OWNER: B C N V, LLC
5636 DONALD ROAD

05/01/14

January 2, 2014

Las Vegas City

To Whom it May Concern,

We would like to apply for a Variance to allow a 16-foot and 37-foot tall accessory structure where Title 19.06.060 limits the height to that of the main dwelling unit.

The purpose of our variance 'Backyard Toys'. We use our 37' apparatus for training purposes with our horses. This allows us to safely train for the trick riding we do. This is intended for personal use and there will be no public event taking place at this property where we invite people to watch at any time.

We believe the variance should be approved because it is not affecting anyone in a negative way. It is not obstructing any view, as most of the surrounding properties are vacant lots. There are already 6 telephone poles of similar hight existing on the property that were put up by NV Energy. Several of our neighbors also have light poles that exceed the height of their homes as well. There is no reason we should be treated differently. The apparatus is over 100' from the house and over 50' from the closest property line. This ensures it has no way of causing any damage to any structure on the property. We have collected 44 signatures from our closest neighbors stating that they are not effected by these apparatuses in any negative way. In addition to that, we speak to many of them on a daily basis and they enjoy walking by and seeing us train our horses.

Sincerely,

Erik Martonovich

VAR-53657

PRJ-52356
04/14/14

To Whom it May Concern,

We would like to apply for a Variance to allow a 16-foot and 37-foot tall accessory structure where Title 19.06.060 limits the height to that of the main dwelling unit.

The purpose of our variance 'Backyard Toys'. We use our 37' apparatus for training purposes with our horses. This allows us to safely train for the trick riding we do. This is intended for personal use and there will be no public event taking place at this property where we invite people to watch at any time. There is also a 10' tall structure, which is a seating structure for us to watch the training. There is also a 20' structure, which is a pole with a light on it (the light does not work or have power to it).

We believe the variance should be approved because it is not affecting anyone in a negative way. It is not obstructing any view, as most of the surrounding properties are vacant lots. There are already 6 telephone poles of similar hight existing on the property that were put up by NV Energy. Several of our neighbors also have light poles that exceed the height of their homes as well. There is no reason we should be treated differently. The apparatus is over 100' from the house and over 50' from the closest property line. This ensures it has no way of causing any damage to any structure on the property. We have collected 44 signatures from our closest neighbors stating that they are not effected by these apparatuses in any negative way. In addition to that, we speak to many of them on a daily basis and they enjoy walking by and seeing us train our horses.

Sincerely, Erik Martonovich

VAR-53657

PRJ-52356
05/08/14

City of Las Vegas Agenda Item No.: **49.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

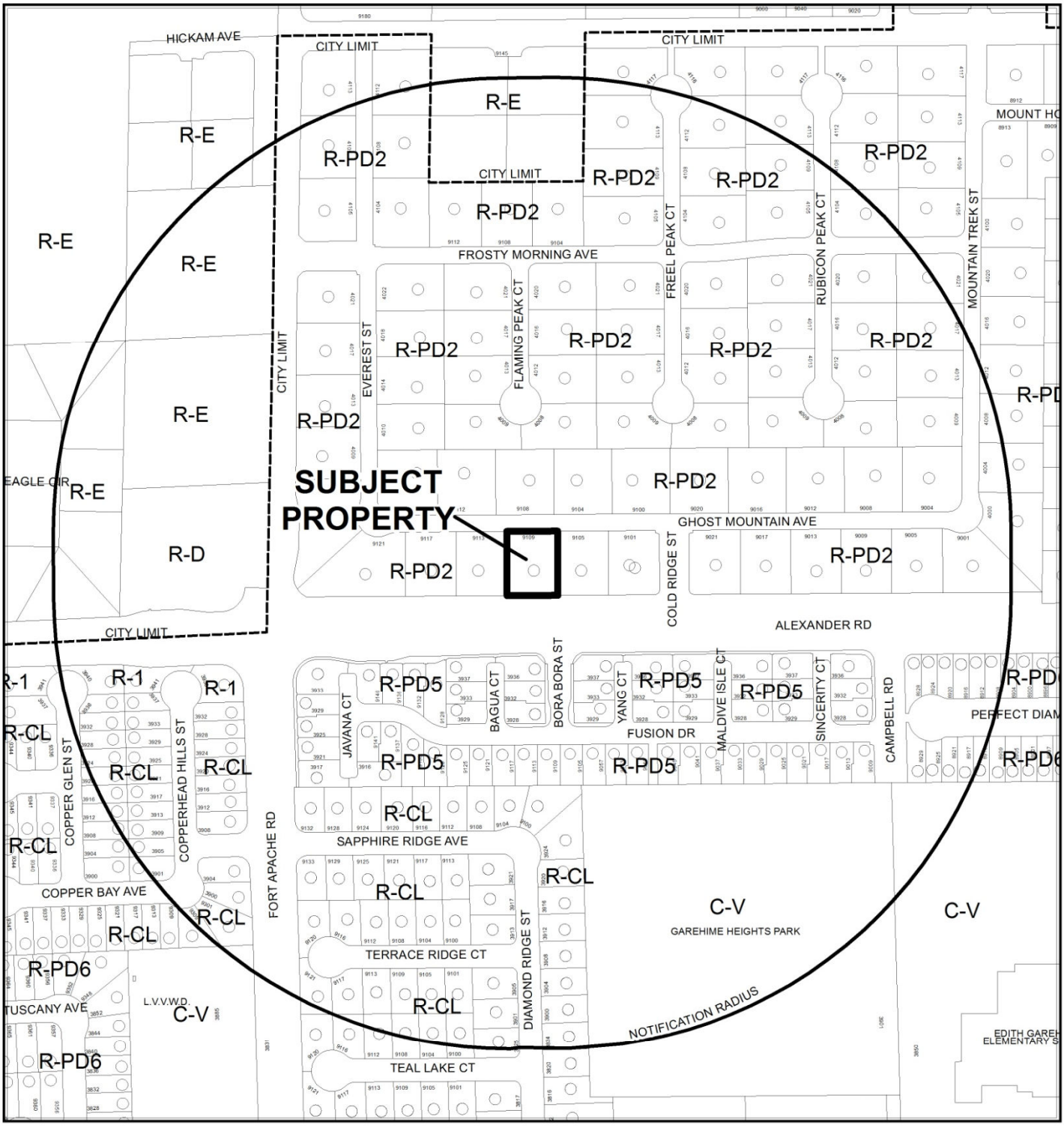
SUBJECT:
VAR-53871 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DENNIS PRITCHARD - For possible action on a request for a Variance TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED NINE FEET FROM THE REAR PROPERTY LINE WHERE 10 FEET IS REQUIRED AND FIVE FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS REQUIRED on 0.36 acres at 9109 Ghost Mountain Avenue (APN 138-05-411-053), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 4 (Anthony) [PRJ-53797].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

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



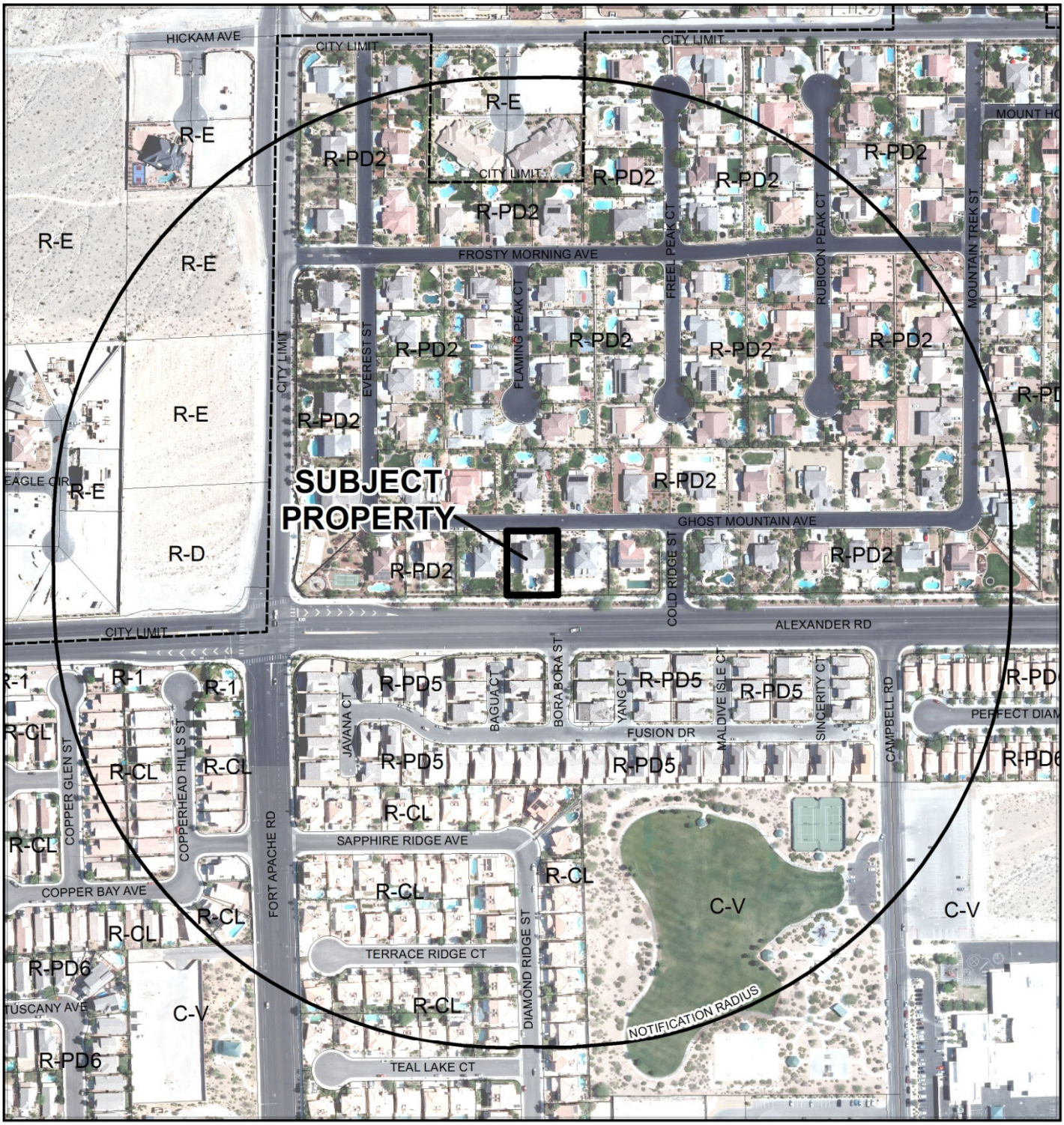
0 300 600 Feet

CASE: **VAR-53871 (PRJ-53797)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N



CASE: **VAR-53871 (PRJ-53797)**

0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-53871 APN: 138-05-411-053

Name of Property Owner: Dennis D. Pritchard

Name of Applicant: Dennis D Pritchard

Name of Representative: Karie Martinez

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: Dennis D. Pritchard

Subscribed and sworn before me

This 17th day of April, 2014

Jemere B Murphy

Notary Public in and for said County and State

County of Clark, State of Nevada

JEMERE B. MURPHY
Notary Public State of Nevada
No. 98-3505-1
My appt. exp. Apr. 18, 2017

PRJ-53797
04/24/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 9109 Ghost Mountain Ave LV, NV 89129

Project Name Pritchard Residence **Proposed Use** _____

Assessor's Parcel #(s) 138-05-411-053 **Ward #** 4

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

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

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

Additional Information _____

PROPERTY OWNER Dennis Pritchard **Contact** _____
Address 9109 Ghost Mountain Ave **Phone:** 810-8943 **Fax:** 933-7602
City LAS VEGAS **State** NV **Zip** 89129
E-mail Address dpritchard@teledatanv.com

APPLICANT Dennis Pritchard **Contact** _____
Address 9109 Ghost Mountain Ave **Phone:** 810-8943 **Fax:** 933-7602
City LAS VEGAS **State** NV **Zip** 89129
E-mail Address dpritchard@teledatanv.com

REPRESENTATIVE KARIE MARTINEZ **Contact** 635-2500
Address 9109 Ghost Mountain Ave **Phone:** 635-2500 **Fax:** 933-7602
City LV **State** NV **Zip** 89129
E-mail Address k.martinez@teledatanv.com

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

Property Owner Signature* D. Pritchard

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

Print Name Dennis D. Pritchard

Subscribed and sworn before me

This 17th day of April, 2014.

Jemere B Murphy

Notary Public in and for said County and State

County of Clark, State of Nevada

JEMERE B. MURPHY
Notary Public State of Nevada
No. 98-3505-1
My appt. exp. Apr. 18, 2017

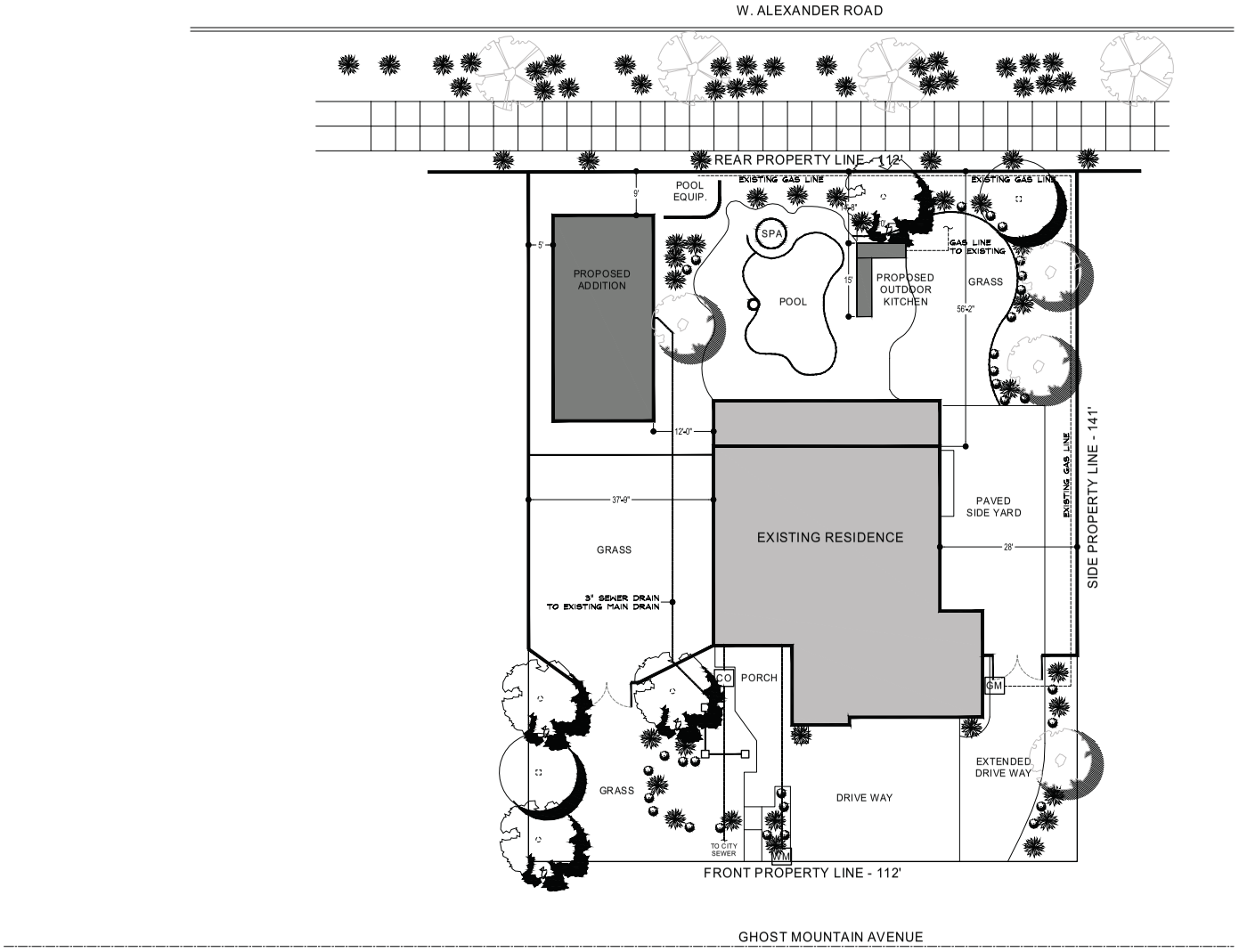
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-53871
Meeting Date:	06/10/14 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-53797
04/24/14



PROPOSED SITE PLAN
3/32" = 1'

0 16 32

PRJ-53797
04/24/14

VAR-53871

The Pritchard Residence
9109 Ghost Mountain Ave.
Las Vegas, NV 89129

OWNER: Dennis Pritchard

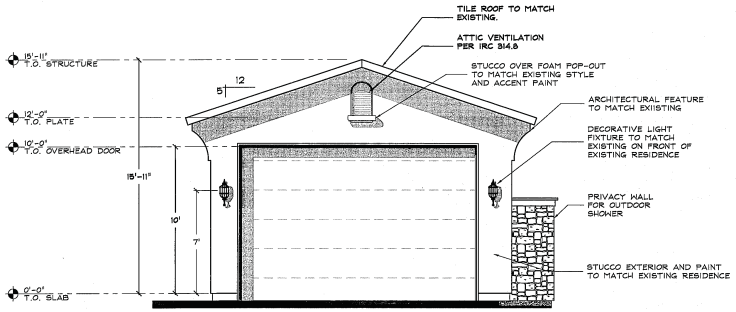
CONTRACTOR:

The Pritchard Residence
DETACHED ADDITION

MARK	DATE	DESCRIPTION
PROJECT NO:	7769	
CAD DWG FILE:	PRITCHARD PLANS.DWG	
DRAWN BY:	DENNIS PRITCHARD	
CHECKED BY:		
OWNER/BUILDER: DENNIS PRITCHARD		
SHEET NO:		

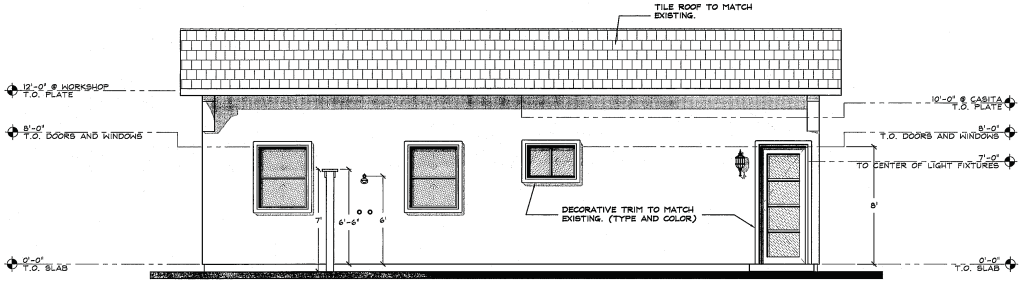
ARCHITECTURAL
SITE PLAN

AS.1



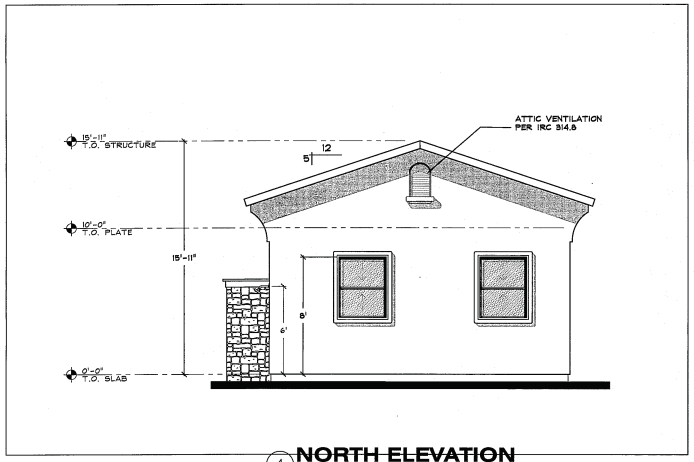
2 SOUTH ELEVATION

1/4" = 1'



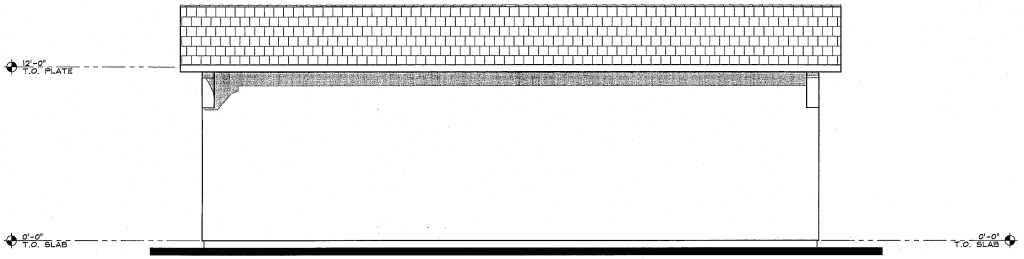
1 WEST ELEVATION

1/4" = 1'



4 NORTH ELEVATION

1/4" = 1'



3 EAST ELEVATION

1/4" = 1'

CONTRACTOR:

04/11/14

The Pritchard Residence
9109 Ghost Mountain Ave.
Las Vegas, NV 89129

OWNER Dennis Pritchard

The Pritchard Residence
DETACHED ADDITION

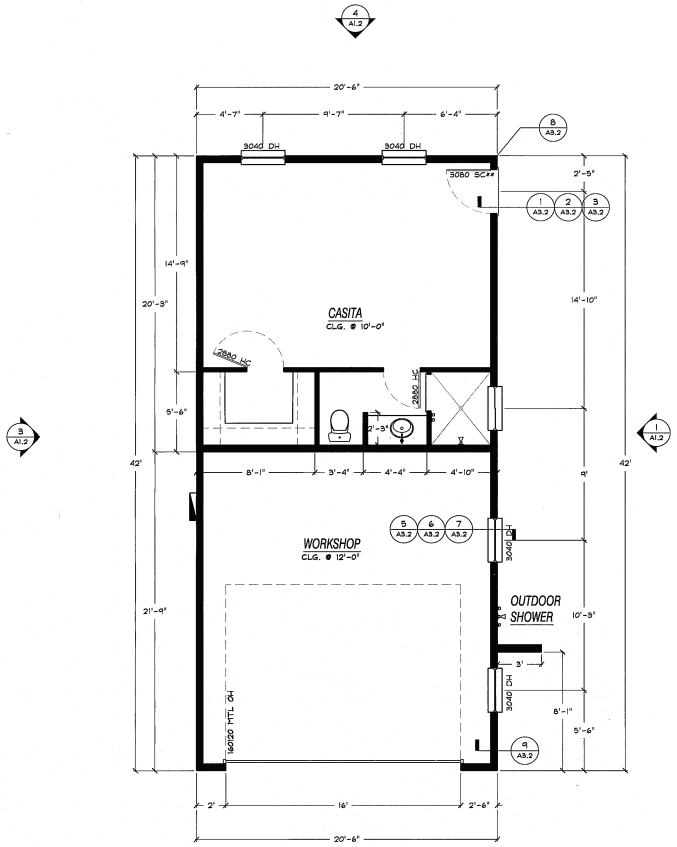
MARK	DATE	DESCRIPTION

PROJECT NO: 7769
CAD DWG FILE: PRITCHARD PLANS.DWG
DRAWN BY: DENNIS PRITCHARD
CHECKED BY:
OWNER/BUILDER: DENNIS PRITCHARD
SIGNED BY:
SHEET TITLE: ELEVATIONS

PRJ-53797
04/24/14

A1.2

VAR-53871



PROPOSED FLOOR PLAN
1/4" = 1'

CONTRACTOR:

The Pritchard Residence
9109 Ghost Mountain Ave.
Las Vegas, NV 89129

OWNER Dennis Pritchard

The Pritchard Residence
DETACHED ADDITION

MARK	DATE	DESCRIPTION
PROJECT NO:		7769
DRAWN BY:		DENNIS PRITCHARD
CHECKED BY:		
OWNER/BUILDER:		DENNIS PRITCHARD

FLOOR PLAN

A1.1

PRJ-53797
04/24/14

VAR-53871

VAR-53871 [PRJ-53797] - VARIANCE - APPLICANT/OWNER: DENNIS PRITCHARD
9109 GHOST MOUNTAIN AVENUE

05/01/14

VAR-53871 [PRJ-53797] - VARIANCE - APPLICANT/OWNER: DENNIS PRITCHARD
9109 GHOST MOUNTAIN AVENUE

05/01/14

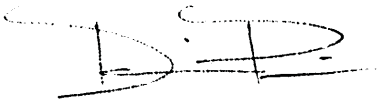
April 17, 2014

City of Las Vegas
Department of Planning

To whom it may concern:

We are asking for a variance on the ordinance of the 10' clearance from block wall to structure. On the rear we have a 9' clearance, and on the east side we have a 5' clearance per plans. Many homes in our neighborhood benefit from the additional useable square footage by having existing structures closer to the walls then the current ordinance allows. We would like to keep our property value as comparable to surrounding homes in our neighborhood as possible, and we think that the addition of the casita would help maintain our property value. We do not for-see any negative impact to our neighbors, and we have attached a neighbor awareness sign-off form as evidence to that fact. Thank you for your time, and consideration.

Sincerely,



Dennis Pritchard
9109 Ghost Mountain Ave
LV,NV 89129
702-810-8943

VAR-53871

PRJ-53797
04/24/14

NEIGHBOR AWARENESS SIGN-OFF FORM

To expedite the processing of your application, please show and explain your plans to all those neighbors who may be affected and have them sign in the appropriate place on the reverse side of this form. The Architectural and/or Landscape Committee may also contact them directly if the scope of the project warrants such action.

NEIGHBOR AWARENESS: The neighbor's approval is not necessarily a condition to your improvement/modification being approved by the Committee. The intent is to advise your neighbors who own property within close proximity of your lot and may be affected by your proposed improvement(s). This requires their signatures below. This means that the signatures below indicate your neighbor's awareness of this application. No application will be considered complete until there is evidence that any neighbors who may be affected have been made aware of this application.

NEIGHBORS: I have reviewed the plans of Dennis Pritchard
(Please Print)
and I am aware of their proposed alterations/improvements shown on the attached plans.

NAME Bob Olson ADDRESS 9104 Ghost Mountain
COMMENT: Looks nice. No Objection
NAME FRANK CALDRA ADDRESS 9105 GHOST MT. LV NV 89125
COMMENT:
NAME CHUCK CUMMINS ADDRESS 9112 GHOST MOUNTAIN AVE
COMMENT: NO CONCERNS.
NAME ZAC RICE ADDRESS 9113 Ghost Mountain Ave
COMMENT: PAT GORDAN
NAME ADDRESS 9108
COMMENT: Looks good

PLEASE RETURN FORM AND PLANS TO:

LONE MOUNTAIN CLASSICS COMMUNITY ASSOCIATION
ATTENTION: ARCHITECTURAL/LANDSCAPE COMMITTEE
C/O MESA MANAGEMENT
9512 W. FLAMINGO ROAD, SUITE 102
LAS VEGAS, NV 89147
PHONE (702) 750-0530 ~ DIRECT FAX (702) 920-8256

VAR-53871

PRJ-53797
04/24/14

Mesa Management
9512 W Flamingo Road #102
Las Vegas, NV 89147
Phone: 702-750-0530
Fax: 702-750-0532

March 14, 2014

Dennis Pritchard
9109 Ghost Mountain Avenue
Las Vegas, NV 89129

RE: Architectural Submittal for 9109 Ghost Mountain Avenue
Account#: 22598

Dear Homeowner,

The Architectural Review Committee for Lone Mountain Classics Homeowners Association has reviewed and **APPROVED** your architectural submittal for the installation of Detached Addition - Casita per the plans submitted based on the following condition: The new structure cannot be used for the storage of vehicles..

If the conditions require additional information, paperwork or permits, they must be re-submitted within ten (10) days from the date of this correspondence or you will have to resubmit a new Architectural Request.

All construction must commence within 120 days of this approval letter, if construction has not been commenced within the 120 days such approval shall be deemed withdrawn. Once construction is commenced, all work shall be completed within 180 days of commencement.

ARC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ARC shall not be responsible for reviewing, nor shall its approval of any plans or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the ARC, the Members thereof, the Association, any Member thereof, their Board of Directors, any Members thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the construction or improvement from such plans or specifications. As provided in the CC&R's neither the ARC, the Association, the Board of Directors or the Association or any Members thereof, not the Declarant or Developer shall be liable to any Member, Owner, Occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of (1) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (2) the construction or performance of any work whether or not pursuant to the approved plans, drawings, or specifications.

Your patience and cooperation with the architectural review process is appreciated. If you have any questions, please contact the association at 702-750-0530.

Best regards,

Lone Mountain Classics Homeowners Association

VAR-53871

PRJ-53797
04/24/14

City of Las Vegas Agenda Item No.: **50.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

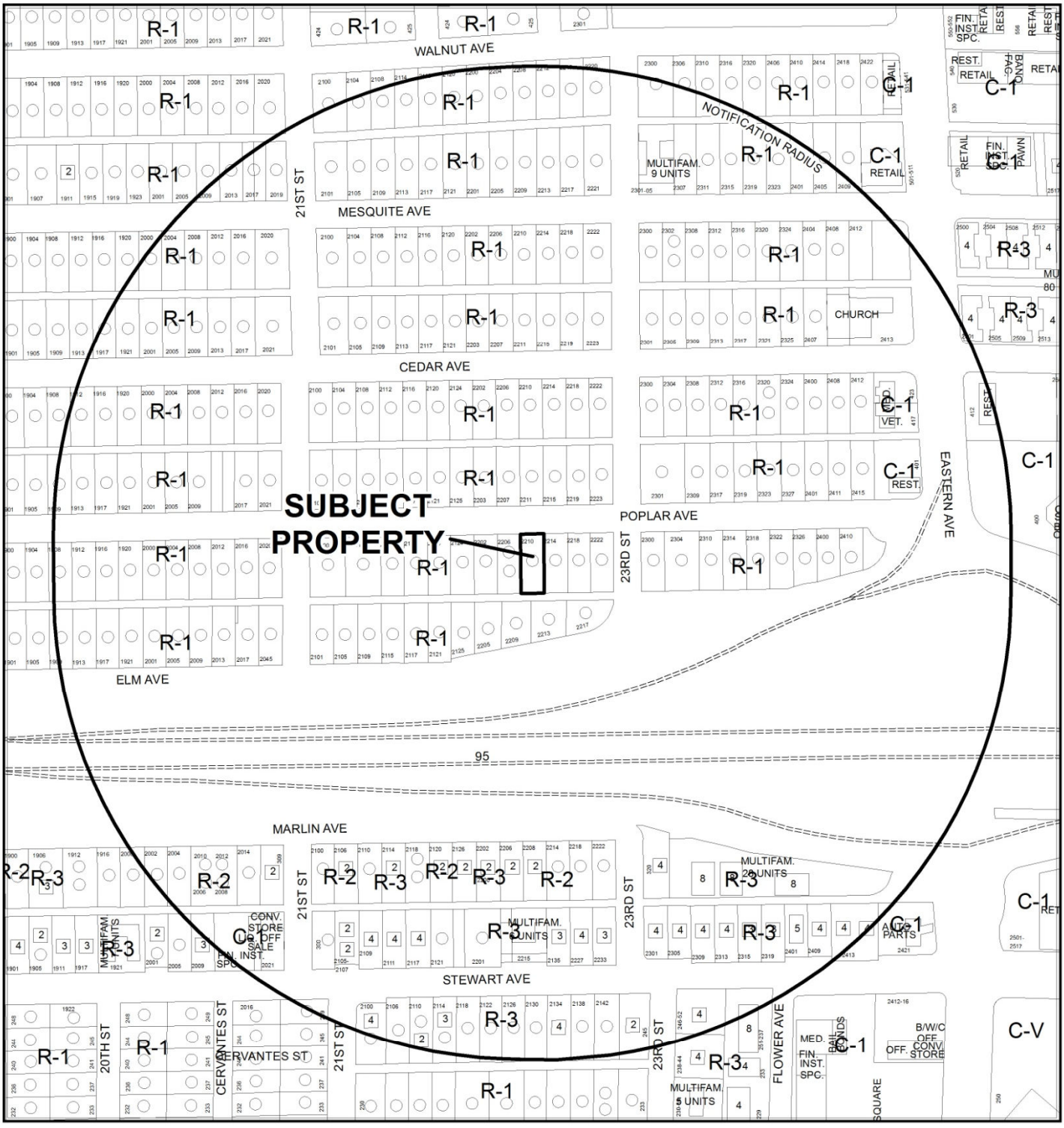
SUBJECT:
VAR-53705 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CESAR MARALIT - For possible action on request for a Variance TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING 472 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) AND TO ALLOW A 1,079 SQUARE FEET OF ACCESSORY STRUCTURE FLOOR AREA WHERE 525 SQUARE FEET IS THE MAXIMUM ALLOWED on 0.15 acres at 2210 Poplar Avenue (APN 139-35-611-035), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-52015].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
None

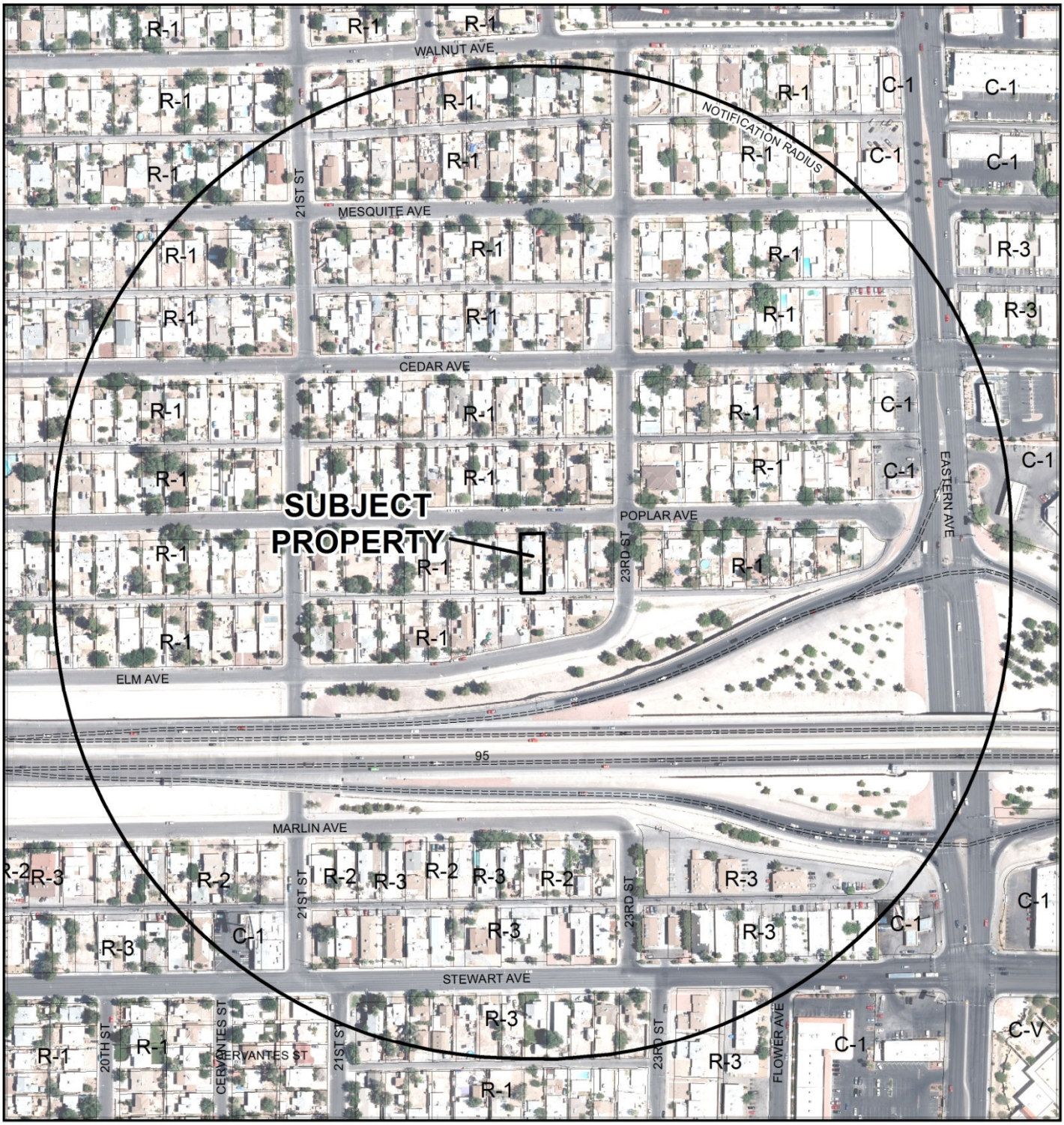
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **VAR-53705 (PRJ-52015)**

RADIUS: 1000 FEET

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



0 200 400 Feet

CASE: **VAR-53705 (PRJ-52015)**

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-53705

Case Number: ARJ-520-15 APN: 139-35-611-035

Name of Property Owner: MARALIT- Cesar - Virginia

Name of Applicant: _____

Name of Representative: Santos Aguilar.

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: _____ Virginia Marali

Print Name: CESAR G. MARALIT VIRGINIA MARALI

Subscribed and sworn before me

This 14th day of March, 2014

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
No: 13-9794-1 ASHLEY M. ENRIQUEZ
My Appointment Expires Jan. 7, 2017

PRJ-52015
04/16/14

2

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: 2210 POPLAR Avenue residential Acc structure Set back VAR.

Project Address (Location) 2210 POPLAR Avenue

Project Name MARALIT. **Proposed Use** _____

Assessor's Parcel #(s) 139-35-611-035 **Ward #** 3 Coffin

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

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

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

Additional Information _____

PROPERTY OWNER CESAR/VIRGINIA MARALIT **Contact** _____

Address 2210 POPLAR AVE. **Phone:** (702) 366 1485 **Fax:** _____

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

E-mail Address _____

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* Cesar Virginia Maralit

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

Print Name CESAR - VIRGINIA MARALIT

Subscribed and sworn before me

This 14th day of March, 20 14.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ASHLEY M. ENRIQUEZ
No: 13-9794-1
My Appointment Expires Jan. 7, 2017

FOR DEPARTMENT USE ONLY

Case #	VAR-53705
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

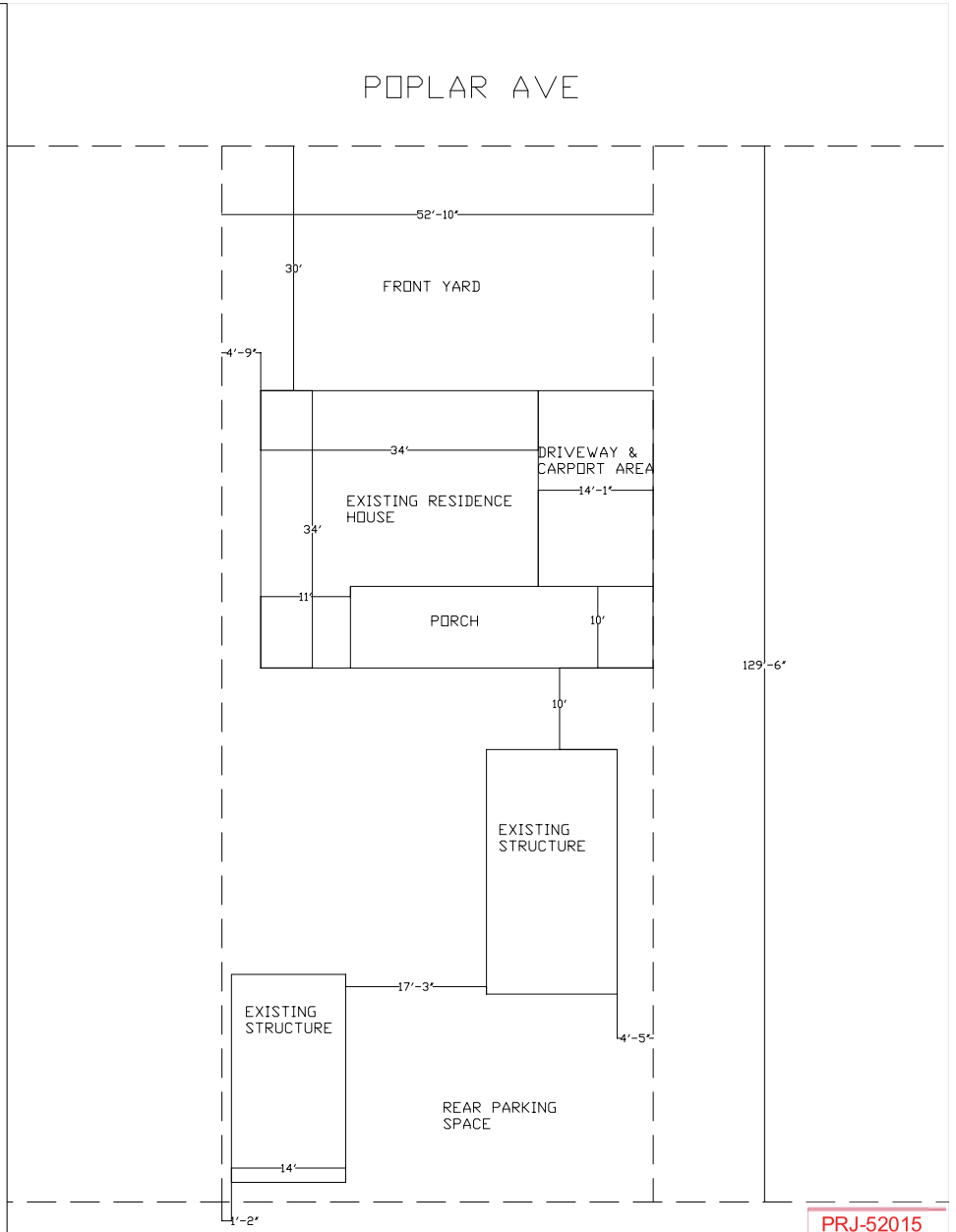
PRJ-52015
04/16/14

*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

LOCATION

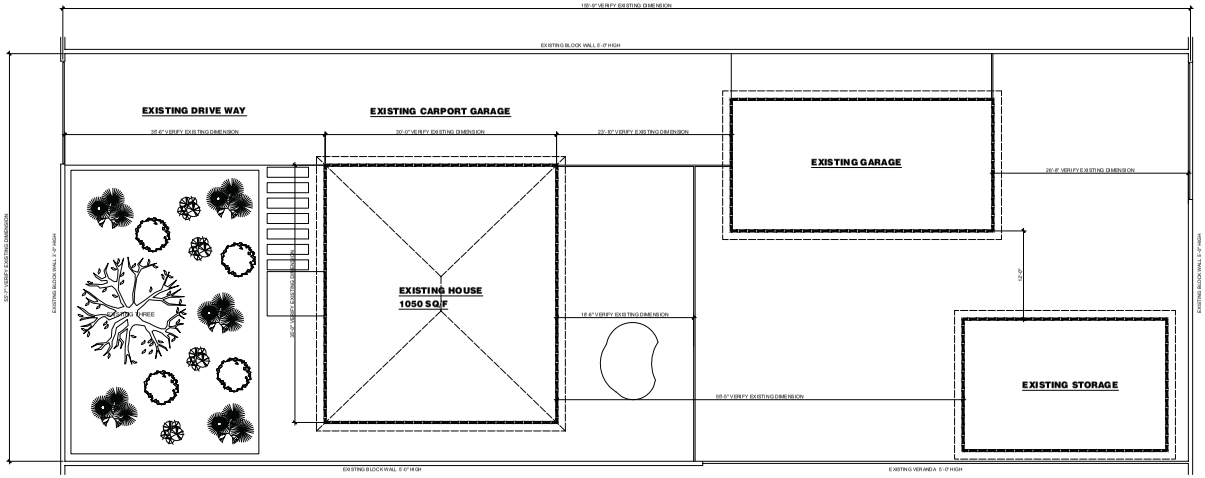


LOT PLAN LAYOUT

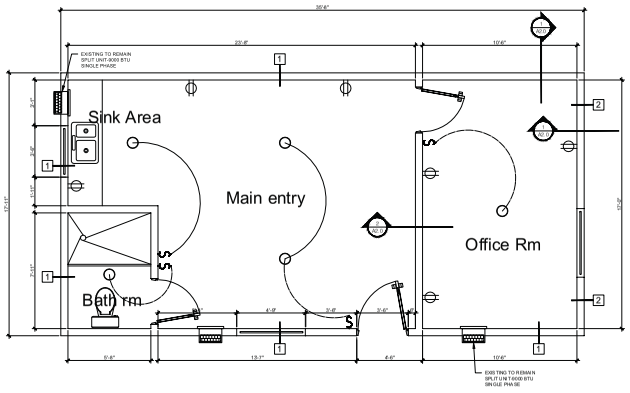
PRJ-52015
04/16/14

MR &MRS CESAR MARALIT
2210 POPLAR AVE.
LAS VEGAS NV 89101

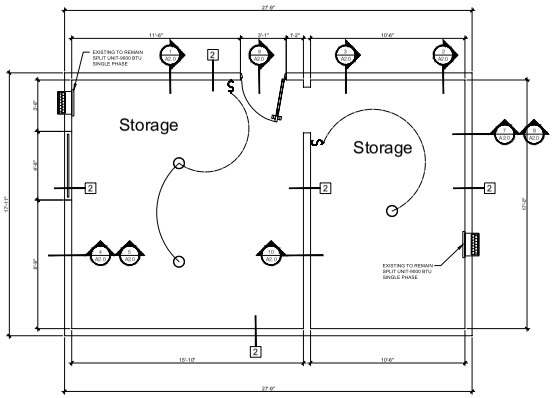
VAR-53705



1 EXISTING SITE PLAN
NO SCALE



1 EXISTING GARAGE PLAN
1/4" = 1'-0"



2 EXISTING STORAGE PLAN
1/4" = 1'-0"

GENERAL KEYNOTES

1	EXISTING WALL
2	NEW WALL
3	

ELECTRICAL PLAN SYMBOL

	COMMERCIAL ELECTRIC 6 IN. RECESSED WHITE LED TRIM MODEL # CER6730WH
	GLOMAR CENTRAL PARK - 1-LIGHT - 20 IN. WALL LANTERN WITH CLEAR BEVELED GLASS WHITE MODEL # HD-885
	SEA GULL LIGHTING BULLETS COLLECTION OUTDOOR BRONZE DARK SKY WALL LANTERN MODEL # 8339-10
$ S S S	SINGLE POLE SWITCH , DOUBLE POLE SWITCH THREE WAY SWITCH , FOUR WAY SWITCH.
	SINGLE OUTLETS
GFI	GROUND FAULT INTERCEPT
WP	WATER PROOF OUTLETS
SD	SMOKE DETECTOR

PRJ-52015
05/14/14

REVISIONS	
1	
2	
3	
4	
5	
ISSUED TO PLAN CHECK	
FIRST RECHECK	
SECOND RECHECK	
PERMIT ISSUED	

T & A CONTRACTOR LLC.
4170 S. DECATUR BLVD - ST- D2
LAS VEGAS - NV 89103
CELL:702-387-0100

" 2210 POPLAR AVEN,"

LOCATION :
2210 POPLAR AVEN,
LAS VEGAS - NEVADA 89101
APN = 139-36-811-043

SHEET CONTENT	EXISTING SITE PLAN EXISTING GARAGE EXISTING STORAGE
DOCUMENT STATUS	
PLAN CHK	AFTER PERMIT
BIDDING	
ISSUE DATE :	
DRAWN BY :	K.D.
CHECKED BY :	
SCALE = 3/16" - 1'	
SHEET NUMBER	A1.0

VAR-53705 - REVISED

VAR-53705

VAR-53705

VAR-53705

VAR-53705

VAR-53705 [PRJ-52015] - VARIANCE - APPLICANT/OWNER: CESAR MARALIT
2210 POPLAR AVENUE

05/08/14

VAR-53705 [PRJ-52015] - VARIANCE - APPLICANT/OWNER: CESAR MARALIT
2210 POPLAR AVENUE

05/08/14

Justification Letter

Mr Ceasr Maralit
2210 Poplar Ave
Las Vegas Nevada

The house on property has been built in 1945 an has had numerous upgrades done prior to Mr Maralit purchasing home .

We would kindly ask for Variance for the property at 22 10 Poplar .

1# The property has two accessory storage structures in rear yard .

2# The storage structure at west property is at 18" from west property line .

3# The garage has been converted to accessory storage structure .

4# The Carport an patio cover is at 18" from the East property line

Thank You Santos Aguilar

VAR-53705

PRJ-52015
04/16/14

City of Las Vegas Agenda Item No.: **51.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

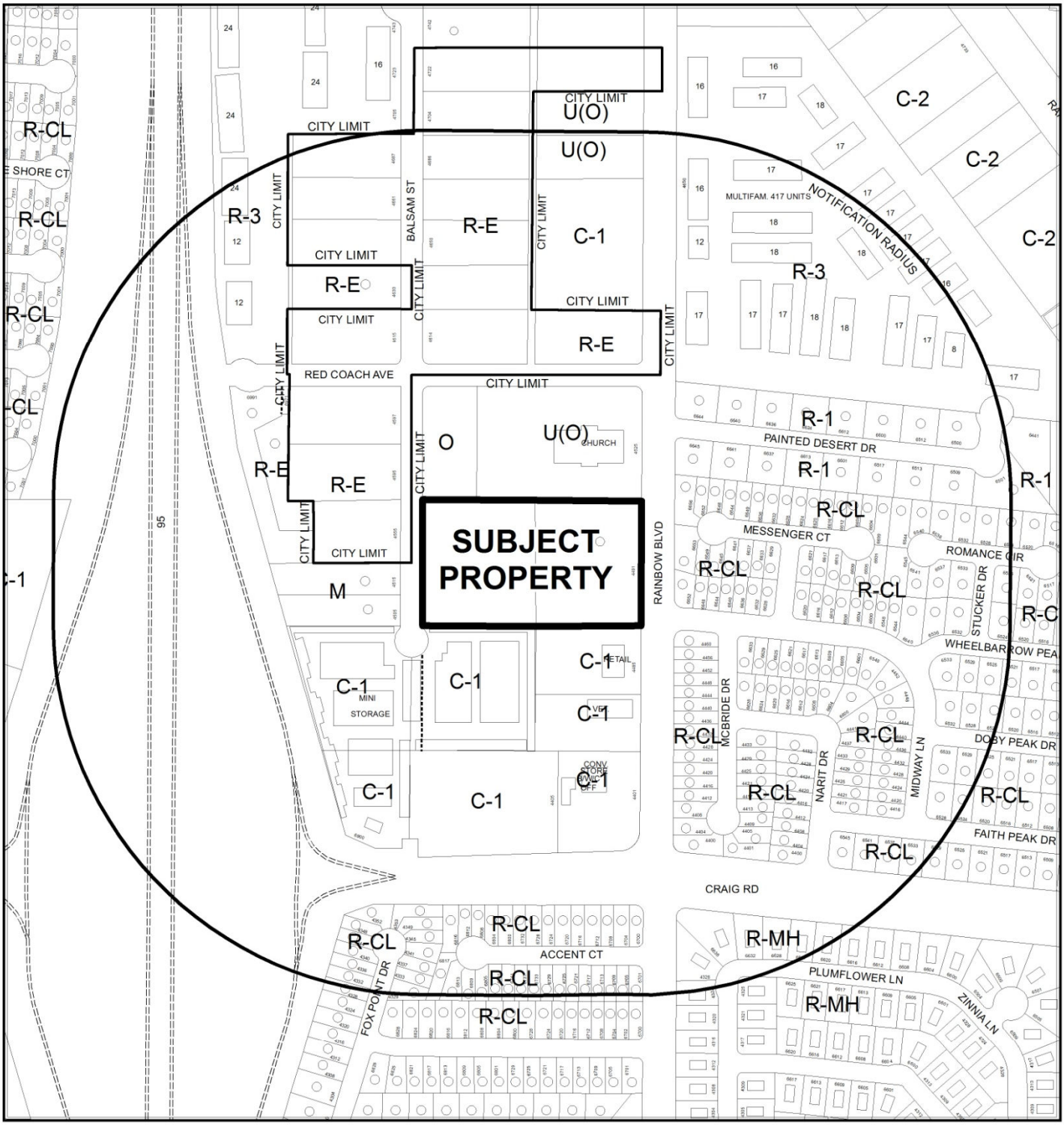
SUBJECT:
SUP-53909 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LVCSD SADDLE, LLC - OWNER: GRAGSON-BELTWAY BELCASTRO, LLC - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE on the west side of Rainbow Boulevard, approximately 610 feet north of Craig Road (APNs 138-03-602-009 and 010), C-PB (Planned Business Park) Zone, Ward 4 (Anthony) [PRJ-53552].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-53909 and SDR-53910 [PRJ-53552]
2. Conditions and Staff Report - SUP-53909 and SDR-53910 [PRJ-53552]
3. Supporting Documentation - SUP-53909 and SDR-53910 [PRJ-53552]
4. Photos - SUP-53909 and SDR-53910 [PRJ-53552]
5. Justification Letter - SUP-53909 and SDR-53910 [PRJ-53552]



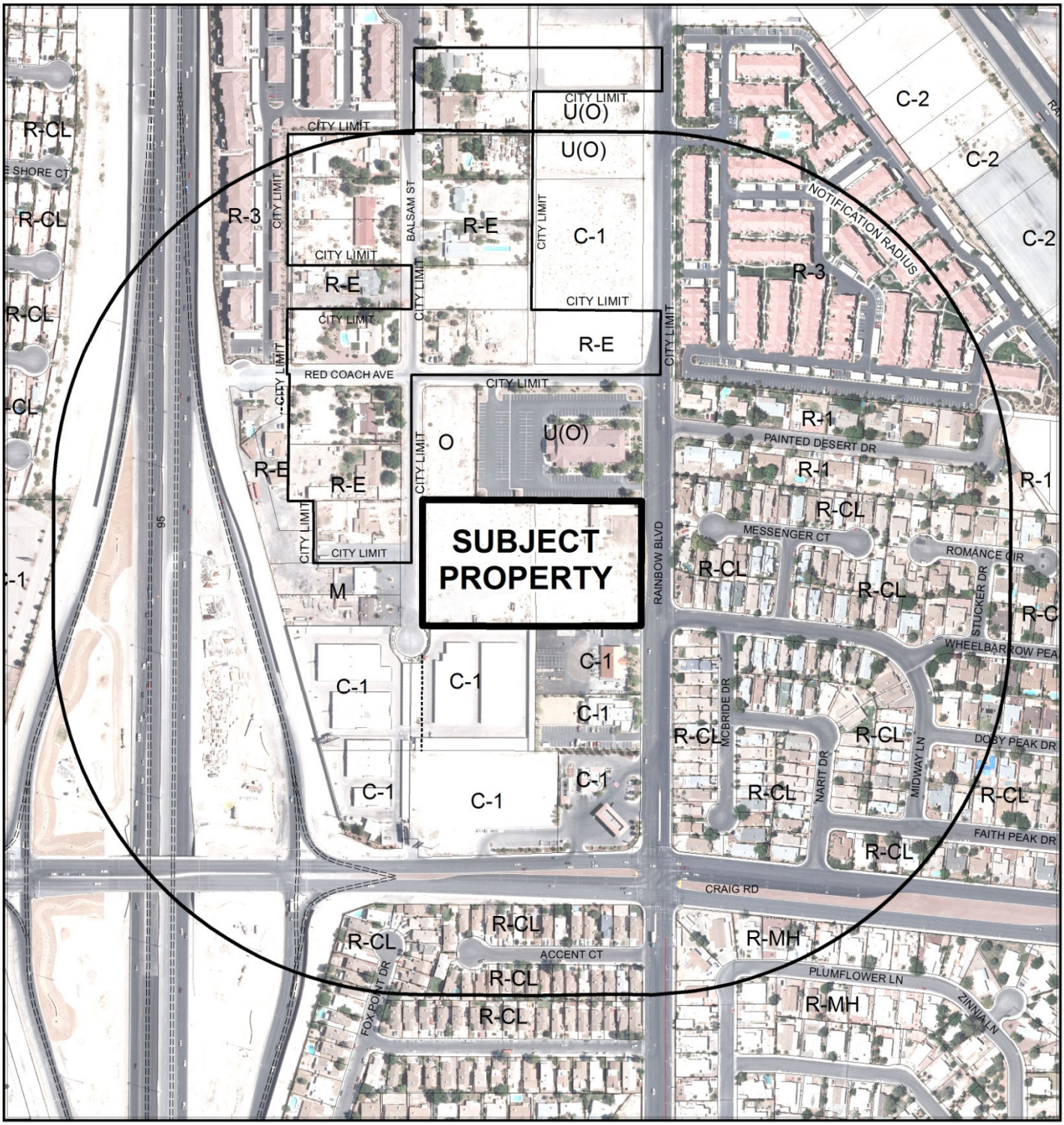
0 300 600 Feet

CASE: **SUP-53909 AND SDR-53910 (PRJ-53552)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

N



0 300 600 Feet

CASE: **SUP-53909 AND SDR-53910 (PRJ-53552)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53909 APN: 138-03-602-010

Name of Property Owner: Gragson-Beltway Belcastro, a Limited Liability Company

Name of Applicant: Gragson-Beltway Belcastro, a Limited Liability Company

Name of Representative: Scott R. Gragson

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: Scott R. Gragson

Subscribed and sworn before me

This 24 day of March, 2014

_____
Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

PRJ-53552
04/28/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-53909** APN: 138-03-602-009

Name of Property Owner: Gragson-Beltway Belcastro, a Limited Liability Company

Name of Applicant: Gragson-Beltway Belcastro, a Limited Liability Company

Name of Representative: Scott R. Gragson

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: Scott R. Gragson

Subscribed and sworn before me

This 24 day of March, 2014

_____
Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

PRJ-53552
04/28/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit & Site Development Plan Review

Project Address (Location) 4491 N. Rainbow Blvd. / 4532 Balsam Street

Project Name Somerset Academy **Proposed Use** Primary Public School

Assessor's Parcel #(s) 138-03-602-010 / 138-03-602-009 **Ward #** 4

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

Commercial Square Footage 54,000 sf **Floor Area Ratio** 28.2%

Gross Acres 4.39 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Gragson-Beltway Belcastro LLC **Contact** Robert M. Torres

Address 3960 Howard Hughes Parkway #150 **Phone:** (702) 836-3788 **Fax:** (702) 948-6388

City Las Vegas **State** NV **Zip** 89169

E-mail Address robert.torres@colliers.com

APPLICANT LVCSD Saddle LLC **Contact** Arthur Ziev

Address 9 Osprey Drive **Phone:** (561) 736-1687 **Fax:** _____

City Ocean Ridge **State** FL **Zip** 33435

E-mail Address aziev@yahoo.com

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

Address 8985 S. Eastern Ave., Suite 220 **Phone:** (702) 456-1070 **Fax:** (702) 456-7020

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

E-mail Address jclopeman@ethosthree.com

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

Property Owner Signature* _____

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

Print Name Scott R. Gragson

Subscribed and sworn before me

This 24 day of March, 2014.

_____

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

FOR DEPARTMENT USE ONLY

Case #	SUP-53909
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

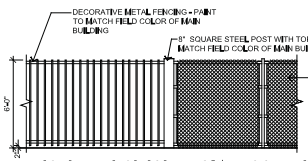
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-59552
04/28/14

Revised 10/27/08

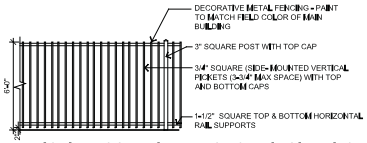
f:\depot\Application Packet\Application Form.pdf

VICINITY MAP



TYPICAL TRANSITION FROM DECORATIVE WROUGHT IRON FENCE TO CHAIN LINK

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



TYPICAL DECORATIVE WROUGHT IRON FENCE

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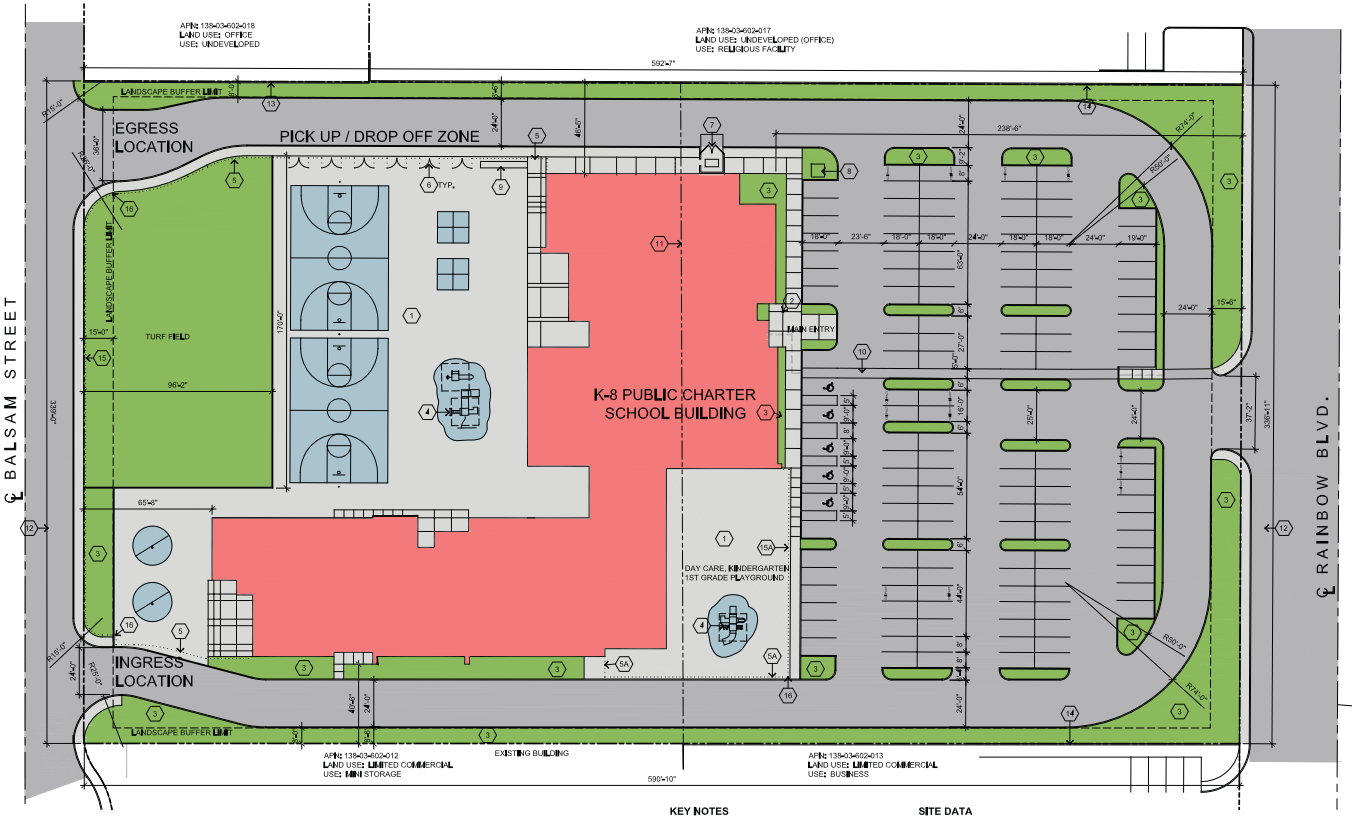
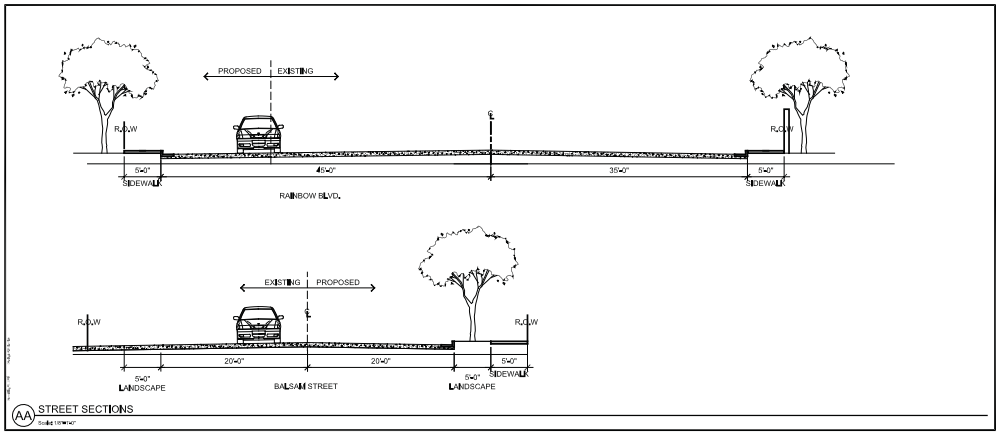




KEY NOTES

1. ASPHALT PLAYGROUND
2. 30'-0" TALL FLAGPOLE
3. LANDSCAPE PLANTER
4. PLAYGROUND EQUIPMENT
5. 6'-0" HIGH CHAIN LINK FENCE
5A. 6'-0" HIGH CHAIN LINK FENCE W/ PLASTIC INSERTS- PLASTIC INSERT COLOR TO MATCH DECORATIVE WROUGHT IRON FENCE
6. 6'-0" HIGH x 10'-0" WIDE CHAIN LINK FENCE GATE
7. TRASH ENCLOSURE
8. TRANSFORMER LOCATION
9. BIKE RACKS
10. ACCESSIBLE ROUTE
11. COMBINE LOTS
12. FULL 1/2 STREET IMPROVEMENTS
13. NEW 6'-0" HIGH MINIMUM WALL
14. EXISTING 6'-0" HIGH MINIMUM WALL (ADD TO WALL HEIGHT IF BELOW 6'-0")
15. 6'-0" HIGH DECORATIVE WROUGHT IRON FENCE
15A. 6'-0" HIGH DECORATIVE WROUGHT IRON FENCE W/ PERFORATED METAL SCREEN (50/50)
16. TRANSITION FRONT FROM DECORATIVE WROUGHT IRON FENCE TO CHAIN LINK FENCE

SITE DATA

JURISDICTION	CITY OF LAS VEGAS
PARCEL NO.	138-03-602-010 & 138-03-602-010
ZONING	PLANNED BUSINESS PARK
LAND USE DESIGNATION	C-PB
GROSS AREA / LOT SIZE	4.39 ACRES
NET AREA / LOT SIZE	4.39 ACRES
TOTAL NEW BUILDING AREA	54,000 SF
SCHOOL BUILDING FOOTPRINT	33,400 SF
SCHOOL FLOOR AREA RATIO	0.282
SCHOOL LOT COVERAGE	17.46%

BUILDING SETBACKS

FRONT YARD (ALONG RAINBOW BLVD)	15'-0"
SIDE YARD	10'-0"
REAR YARD	20'-0"

LANDSCAPE BUFFER

RIGHT OF WAY	15'-0"
INTERIOR LOT LINES	5'-0"

PARKING ANALYSIS

REQUIRED PARKING (PRIMARY PUBLIC SCHOOL)	3 SPACES PER CLASSROOM x 43 = 129 SPACES
REQUIRED PARKING (INDIVIDUAL CARE CENTER DAYCARE)	1 SPACE FOR EACH STAFF MEMBER+ 1 SPACE FOR EACH 10 INDIVIDUALS (1 MEMBER + (20) INDIVIDUALS= 1+2= 3 SPACES
TOTAL REQUIRED:	132 SPACES
PROVIDED PARKING	137 SPACES
	ACCESSIBLE SPACES REQUIRED: 5
	ACCESSIBLE SPACES PROVIDED: 5 (INCLUDING 1 VAN ACCESSIBLE)
	COMPACT SPACES ALLOWED: 30% = 41
	COMPACT SPACES PROVIDED: 13

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

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

Somerset Academy
Rainbow & Wheelbarrow

SITE PLAN

PRJ-53552
05/19/14

SITE PLAN

SCALE : 1" = 30'-0"

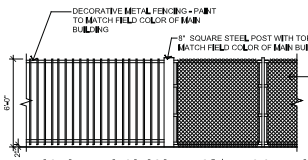
0 15' 30' 60'

4.24.2014

SHT A1.1

SUP-53909 & SDR-53910 - REVISED

VICINITY MAP



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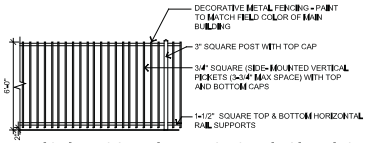

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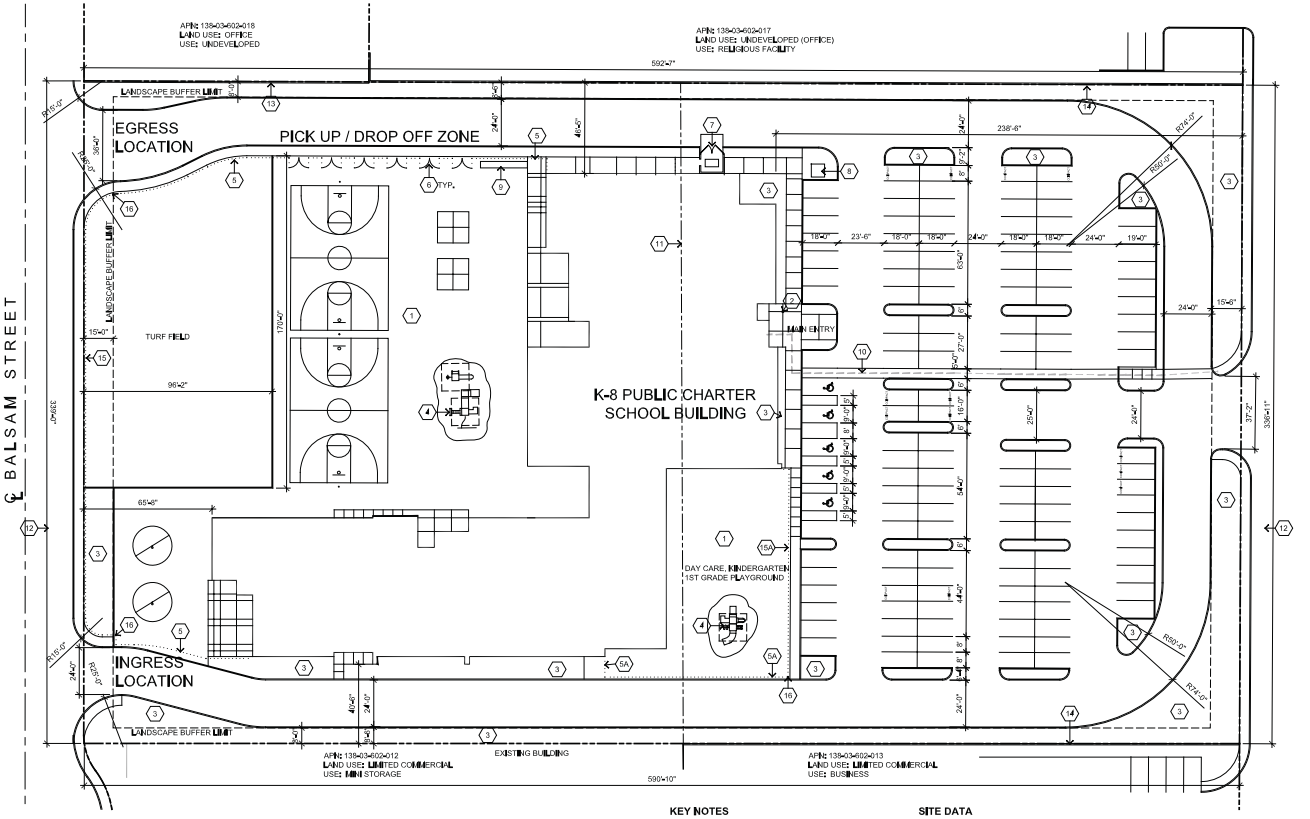

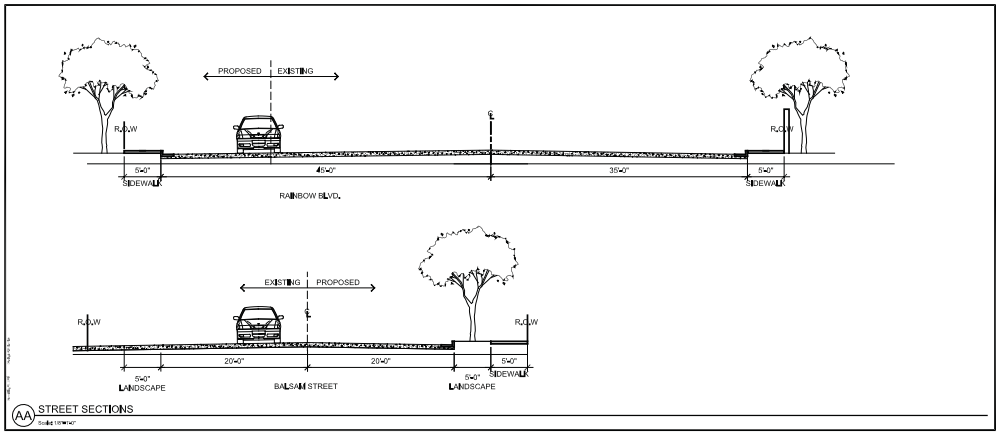

AA STREET SECTIONS

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

KEY NOTES

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f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

Somerset Academy
Rainbow & Wheelbarrow

SITE PLAN

PRJ-53552
05/19/14

north

0 15' 30' 60'

4.24.2014

SHT A1.1

SITE PLAN

SCALE : 1" = 30'-0"

SUP-53909 & SDR-53910 - REVISED

8985 s. eastern
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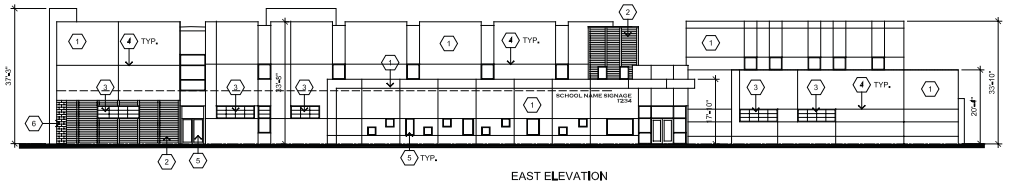
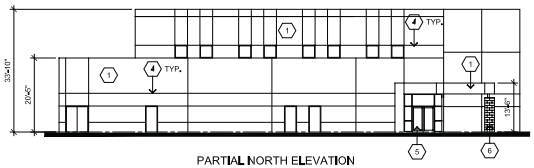
KEYNOTES

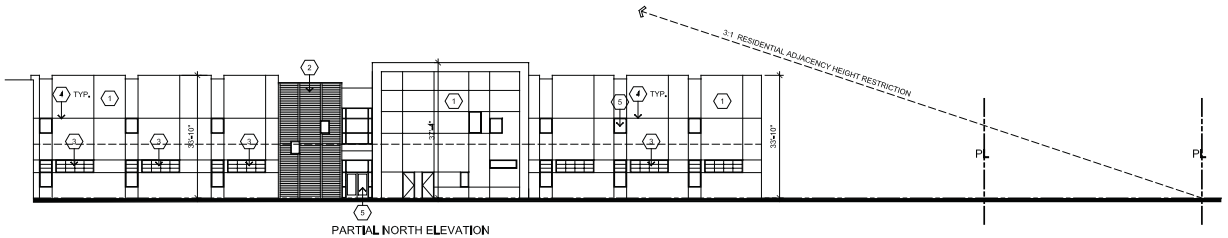
1. EXTERIOR PLASTER - MACHINE DASH FINISH
2. METAL PANEL - FACTORY ALUMINUM FINISH
3. TRANSLUCENT PANEL
4. 1/2" SQUARE ALUMINUM REVEAL
5. ALUMINUM STOREFRONT WINDOW SYSTEM
6. INTEGRAL COLOR SMOOTH FACE CMU COLUMN
7. METAL FASCIA PANEL
8. PAINTED STEEL STAIR AND HANDRAILS



EAST ELEVATION



PARTIAL NORTH ELEVATION



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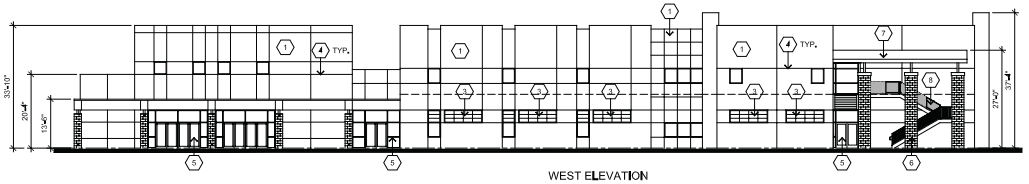
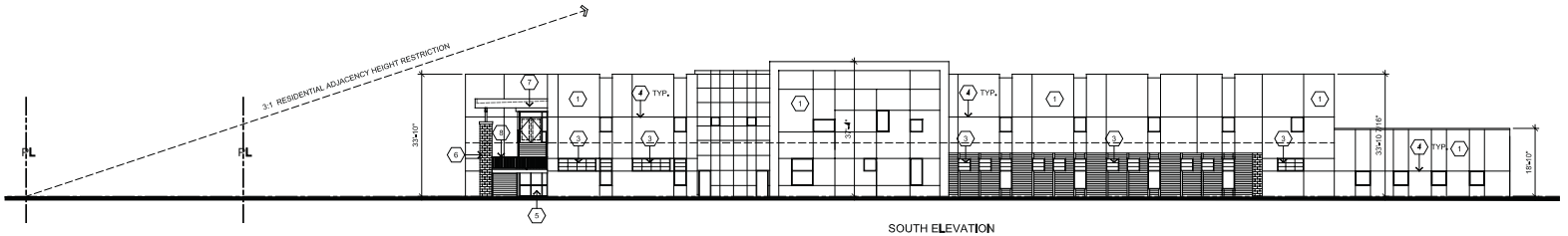


WEST ELEVATION



SOUTH ELEVATION

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

Exterior Elevations

Somerset Academy
Rainbow & Wheelbarrow

EXTERIOR ELEVATIONS

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

0 8' 16' 32'

4.24.2014

PRJ-53552
04/28/14

SHT A5.1

SUP-53909 & SDR-53910

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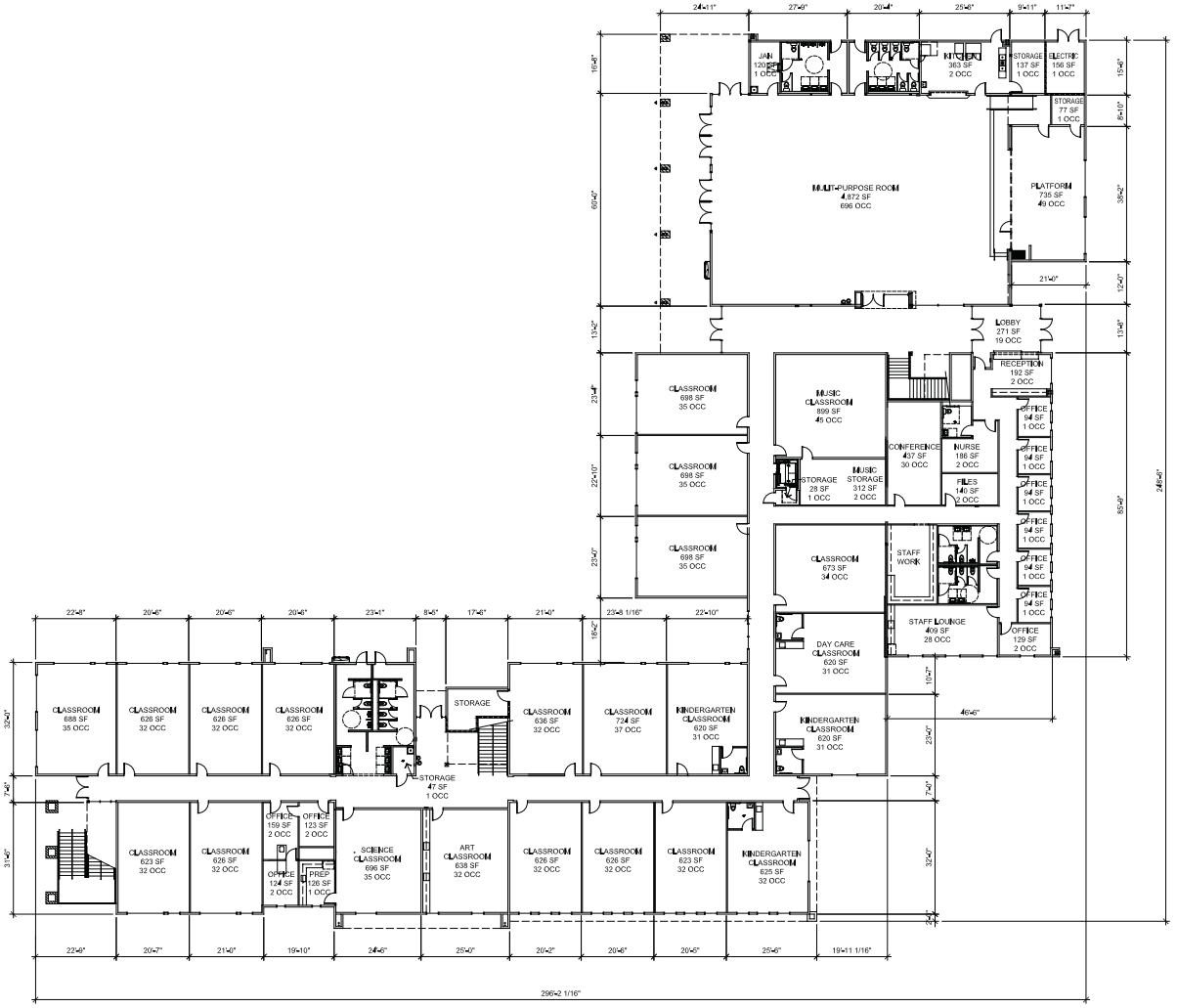

OCCUPANCY (PER IBC 2009):

LEVEL 1:

14,535 SF CLASSROOM PER 20 NET	727
409 SF LOUNGE PER 15 NET	28
3,766 SF BUSINESS PER 100 GROSS	38
271 SF LOBBY PER 15 NET	19
363 SF KITCHENS PER 200 GROSS	3
1,003 SF STORAGE PER 300 GROSS	4
735 SF PLATFORM PER 15 NET	49
4,872 SF MULTI-PURPOSE PER 7 NET	696
LEVEL 1 TOTAL:	1,564

LEVEL 2:

15,109 SF CLASSROOM PER 20 NET	756
282 SF BUSINESS PER 100 GROSS	3
624 SF STORAGE PER 300 GROSS	3
LEVEL 2 TOTAL:	762

TOTAL LEVEL 1 & 2: 2,326

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

Floor Plan 1

Somerset Academy
Rainbow & Wheelbarrow

FLOOR PLAN - LEVEL ONE

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

north

0 8' 16' 32'

PRJ-53552
04/28/14

4.24.2014

SHT A2.1

SUP-53909 & SDR-53910

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p 702.456.1070
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OCCUPANCY (PER IBC 2009):

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- 4,872 SF MULTI-PURPOSE PER 7 NET 696

LEVEL 1 TOTAL: 1,564

LEVEL 2:
- 15,109 SF CLASSROOM PER 20 NET 756
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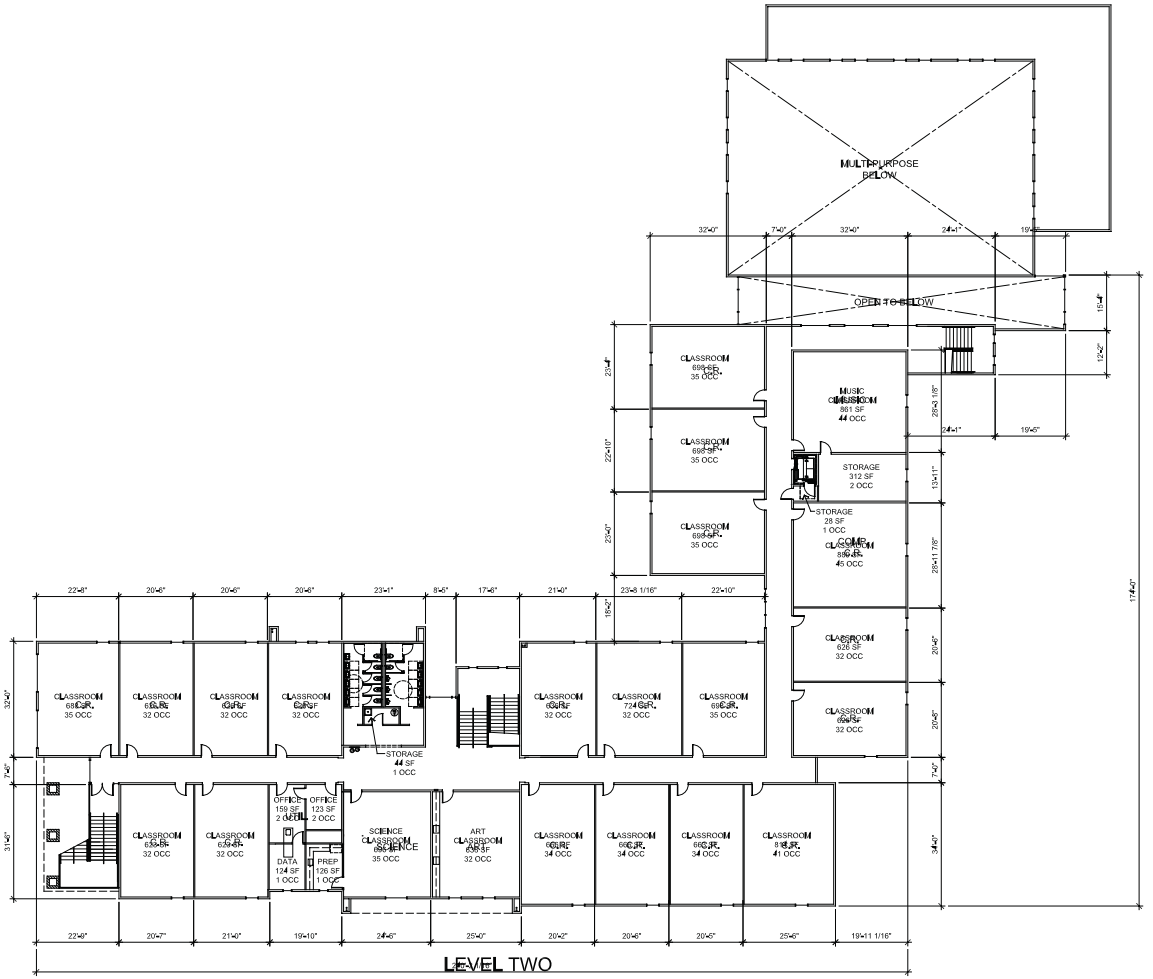
- 634 SF STORAGE PER 300 GROSS 3

LEVEL 2 TOTAL: 762

TOTAL LEVEL 1 & 2: 2,326



DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

Somerset Academy
Rainbow & Wheelbarrow

Floor Plan 2

FLOOR PLAN - LEVEL TWO

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

north

0 8' 16' 32'

PRJ-53552
04/28/14

4.24.2014

SHT A2.2

SUP-53909 & SDR-53910

ethos three
ARCHITECTURE

Public Charter School

Rainbow & Wheelbarrow, Las Vegas, NV

colors and materials

FIELD 1
Sherwin Williams
SW6113 - Interactive Cream

FIELD 2
Sherwin Williams
SW6114 - Bagel

FIELD 3
Sherwin Williams
SW6115 - Totally Tan

ACCENT 1
Sherwin Williams
SW6354 - Armagnac

ACCENT 2
Sherwin Williams
SW6335 - Fired Brick

ACCENT 3
Sherwin Williams
SW6055 - Fiery Brown

CMU COLOR
Cemex
#9 - Mandarin - smooth

METAL PANEL COLOR
Berridge Metal
HS-8 - Color: Parchment

PRJ-53552
04/28/14

TRANSLUCENT PANEL
Kalwall daylighting system
Color: White

SUP-53909 & SDR-53910

SUP-53909 [PRJ-53552] - SPECIAL USE PERMIT RELATED TO SDR-53910 - APPLICANT: LVCSD SADDLE, LLC - OWNER: GRAGSON-BELTWAY BELCASTRO LLC, ET AL
WEST SIDE OF RAINBOW BOULEVARD, NORTH OF CRAIG ROAD

05/01/14

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WEST SIDE OF RAINBOW BOULEVARD, NORTH OF CRAIG ROAD

05/01/14

ethos three
ARCHITECTURE

March 24, 2014

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

RE:

Justification Letter – Special Use Permit & Site Development Plan Review
Somerset Academy Rainbow – Charter School
4491 North Rainbow / 4532 Balsam Street
APN: 138-03-602-010 & 138-03-602-009

We are requesting Special Use Permit and Site Development Plan Review to allow a K-8 Public Charter School campus to be developed on this site. The sites Land Use is C-PB and they are zoned Planned Business Park District.

The student capacity for the school is approximately 1,000 students and includes grades Kindergarten through 8th.

The location is ideal for a school. It has close proximity to substantial existing residential developments to the north, south and east. To the west across Balsam there exists both residential and industrial use (planned for professional office). The school will act as a buffer between the existing residential to the east and potentially more intense future uses to the west.

Pick up and drop off traffic will enter the site from Balsam, circulate around the perimeter of the site, and exit the site back on Balsam north. This circulation pattern provides ample automobile stacking space on site.

The school will operate between approximately 8am and 3pm. There will be as many as 2 bell times. Occasionally, there will be after school events.

The project will implement sustainable strategies. Some of these strategies include energy-efficient mechanical systems, low- flow water fixtures, occupancy lighting sensors, and the use of local materials. The buildings have also been designed to maximize the use of natural daylighting in most classrooms.

This proposed project is appropriate for this site, because there are nearby residential properties that could take advantage of this use.

Sincerely,

John Lopeman, AIA

SUP-53909 & SDR-53910

PRJ-53552
04/28/14

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

City of Las Vegas Agenda Item No.: **52.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
SDR-53910 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-53909 - PUBLIC HEARING - APPLICANT: LVCSD SADDLE, LLC - OWNER: GRAGSON-BELTWAY BELCASTRO, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 54,000 SQUARE-FOOT PRIVATE SCHOOL, PRIMARY on 4.39 acres on the west side of Rainbow Boulevard, approximately 610 feet north of Craig Road (APNs 138-03-602-009 and 010), C-PB (Planned Business Park) Zone, Ward 4 (Anthony) [PRJ-53552].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. 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-53910 APN: 138-03-602-010

Name of Property Owner: Gragson-Beltway Belcastro, a Limited Liability Company

Name of Applicant: Gragson-Beltway Belcastro, a Limited Liability Company

Name of Representative: Scott R. Gragson

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: Scott R. Gragson

Subscribed and sworn before me

This 24 day of March, 2014

_____
Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

PRJ-53552
04/28/14

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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Name of Applicant: Gragson-Beltway Belcastro, a Limited Liability Company

Name of Representative: Scott R. Gragson

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Partner(s): _____ _____

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Signature of Property Owner: _____

Print Name: Scott R. Gragson

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This 24 day of March, 2014

_____
Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

PRJ-53552
04/28/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit & Site Development Plan Review

Project Address (Location) 4491 N. Rainbow Blvd. / 4532 Balsam Street

Project Name Somerset Academy **Proposed Use** Primary Public School

Assessor's Parcel #(s) 138-03-602-010 / 138-03-602-009 **Ward #** 4

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

Commercial Square Footage 54,000 sf **Floor Area Ratio** 28.2%

Gross Acres 4.39 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Gragson-Beltway Belcastro LLC **Contact** Robert M. Torres

Address 3960 Howard Hughes Parkway #150 **Phone:** (702) 836-3788 **Fax:** (702) 948-6388

City Las Vegas **State** NV **Zip** 89169

E-mail Address robert.torres@colliers.com

APPLICANT LVCSD Saddle LLC **Contact** Arthur Ziev

Address 9 Osprey Drive **Phone:** (561) 736-1687 **Fax:** _____

City Ocean Ridge **State** FL **Zip** 33435

E-mail Address aziev@yahoo.com

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

Address 8985 S. Eastern Ave., Suite 220 **Phone:** (702) 456-1070 **Fax:** (702) 456-7020

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

E-mail Address jclopeman@ethosthree.com

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

Property Owner Signature* _____

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

Print Name Scott R. Gragson

Subscribed and sworn before me

This 24 day of March, 2014.

_____

Notary Public in and for said County and State

ROBERT M. TORRES
Notary Public, State of Nevada
Appointment No. 99-51343-1
My Appt. Expires Jan. 27, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-53910
Meeting Date:	06/10/14 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-59552
04/28/14

Revised 10/27/08

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SDR 53910
LVCSD Saddle, LLC

W side of Rainbow Blvd., N of Craig Rd.

Proposed 1000 student school.

Traffic produced by proposed development:

Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	PRIVATE SCHOOL, K-12 [STUDENTS]	1000	2.48	2,480
AM Peak Hour			0.81	810
PM Peak Hour of generator			0.58	580

Existing traffic on all nearby streets:

Rainbow Boulevard	
Average Daily Traffic (ADT)	8,438
PM Peak Hour (heaviest 60 minutes)	675

Craig Road	
Average Daily Traffic (ADT)	32,788
PM Peak Hour (heaviest 60 minutes)	2,623

	Adjacent Street ADT Capacity
Rainbow Boulevard	16,400
Craig Road	51,800

This project is expected to add about 2,480 trips per day on Rainbow Blvd. & Craig Rd. Currently, Rainbow is at 51% of capacity and Craig is at 63% of capacity. With this project, Rainbow is expected to be at about 67% of capacity and Craig is expected to be at about 68% of capacity.

Based on Peak Hour use, this project will add about 810 trips in the peak hour, or about 27 cars every two minutes.

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

City of Las Vegas Agenda Item No.: **53.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

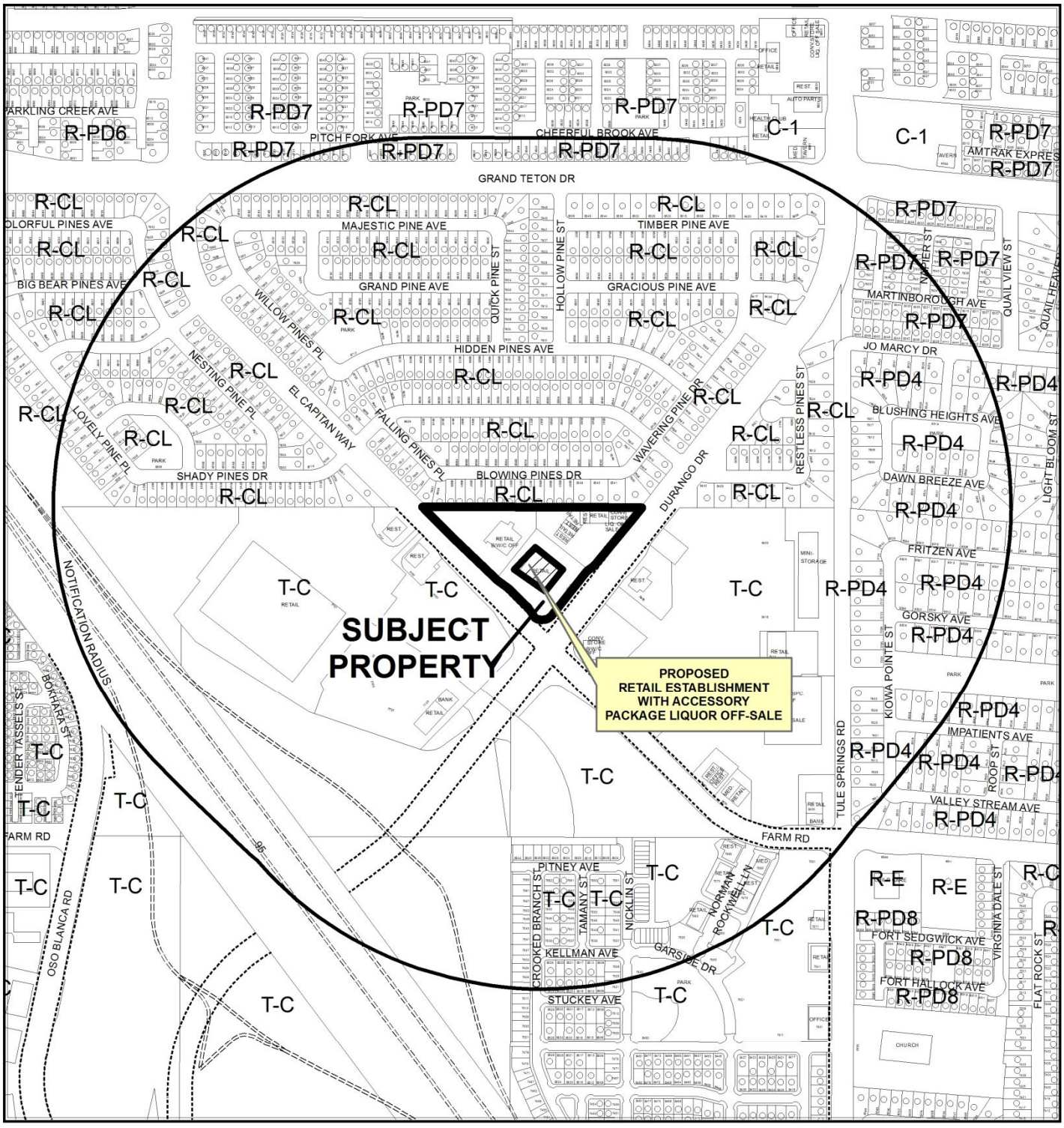
SUBJECT:
SUP-53624 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: PPLAND, LP - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 14,820 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 7755 North Durango Drive (APN 125-17-611-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-53329].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

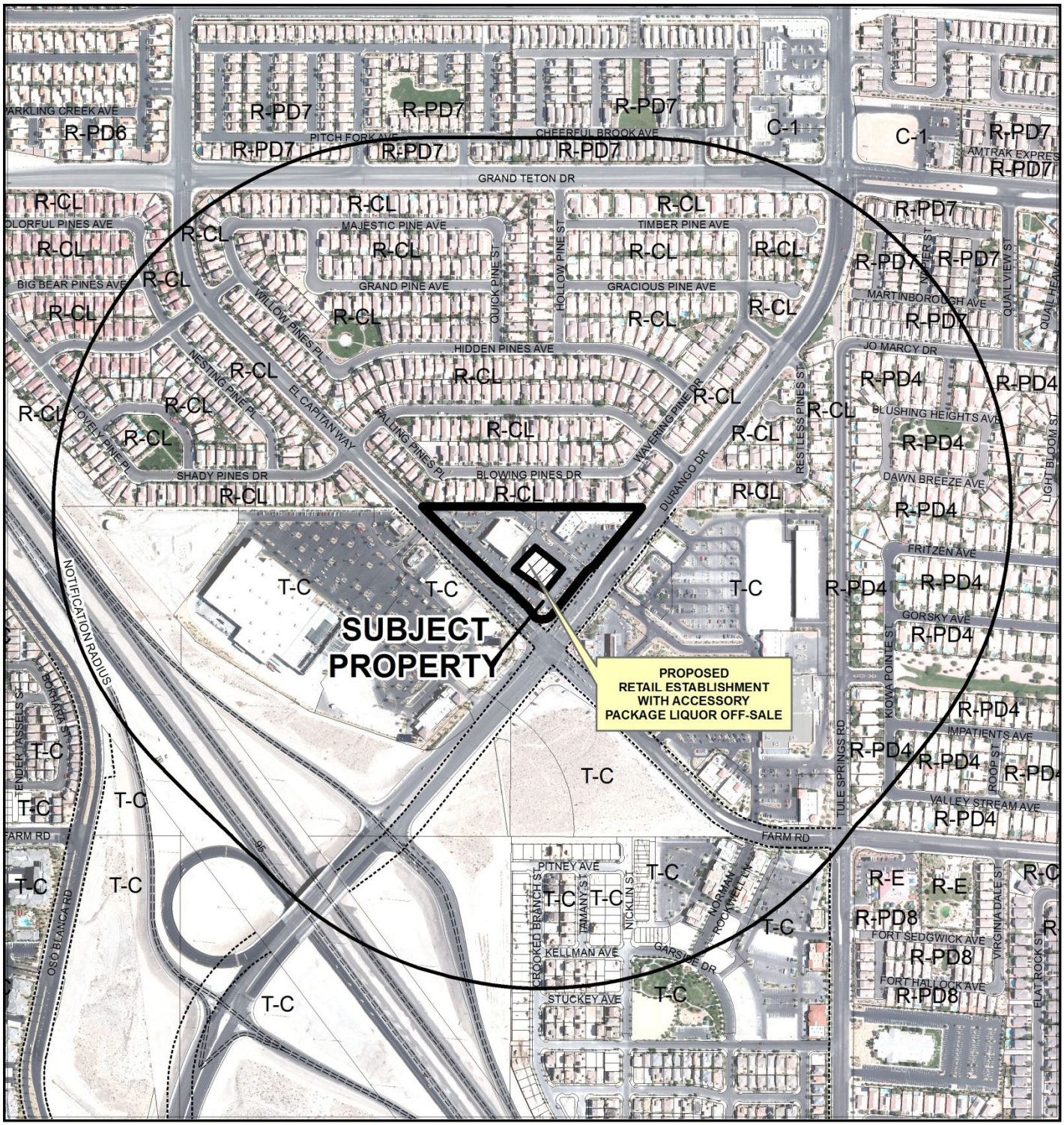
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-53624 (PRJ-53329)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



CASE: **SUP-53624 (PRJ-53329)**

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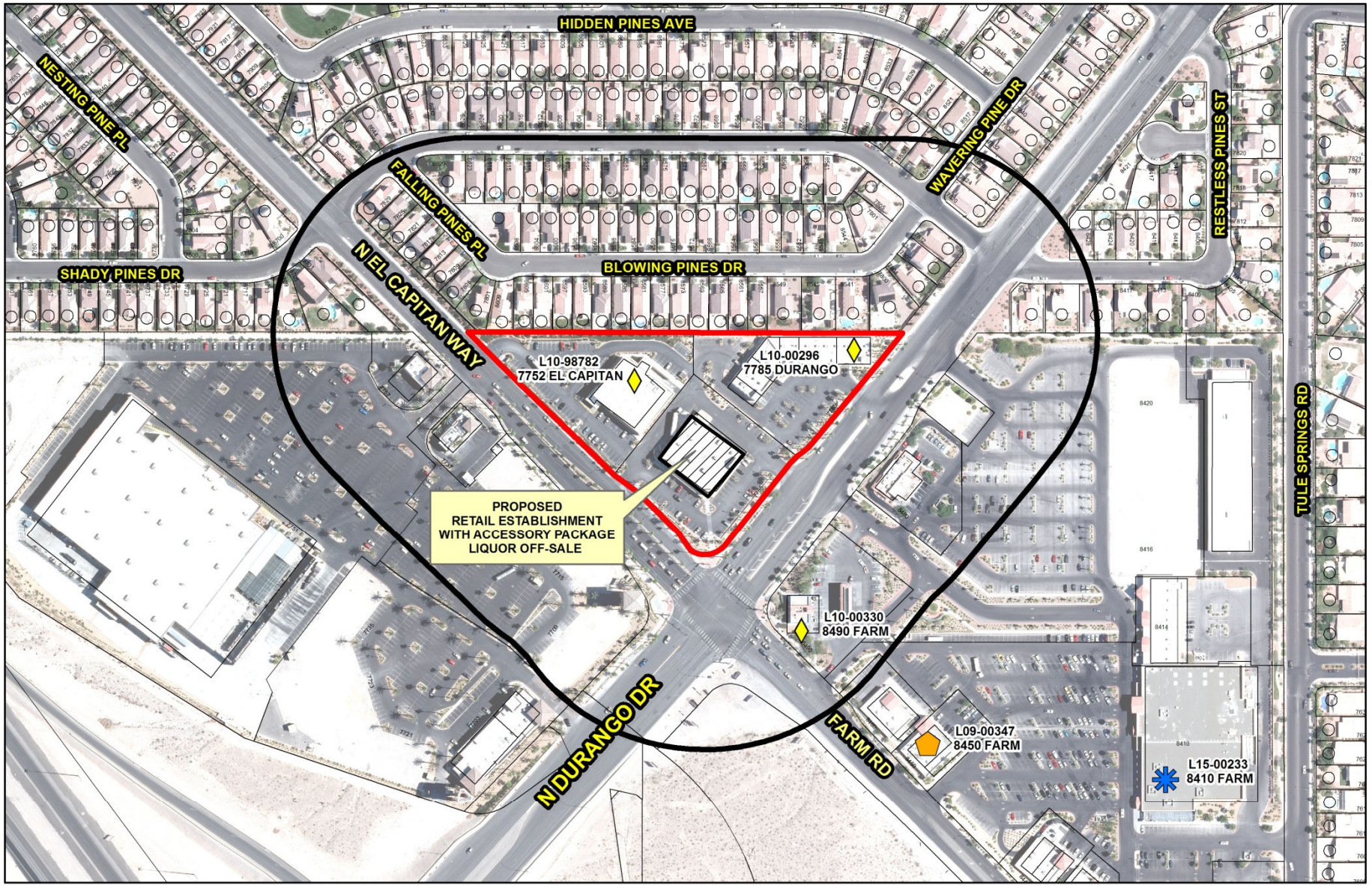

SUP-53634 (PRJ-53329)

Package Liquor Off-Sale

Business Licenses

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

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Thursday, April 10, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53624 APN: 125-17-611-002

Name of Property Owner: PPLand Limited Partnership, a Nevada limited partnership

Name of Applicant: Walgreen Co., an Illinois corporation

Name of Representative: 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: _____

Signature of Property Owner: _____

Print Name: PICHAT POJANASOMBOON

Subscribed and sworn before me

This 3rd day of April, 2014

_____

Notary Public in and for said County and State

Jose Carrillo
Notary Public
State of Nevada
My Commission Expires: 07-16-16
Certificate No: 12-8800-1

PRJ-53329
04/09/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Accessory Package Liquor

Project Address (Location) 7755 North Durango Drive, Las Vegas, NV 89131

Project Name Walgreen's #07864 **Proposed Use** Retail Establishment with Accessory Package Liquor off-Sale

Assessor's Parcel #(s) 125-17-611-002 **Ward #** #6

General Plan: existing TC proposed TC **Zoning:** existing SC-TC proposed SC-TC

Commercial Square Footage 14,820 sf **Floor Area Ratio**

Gross Acres 1.66 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER PPLand Limited Partnership **Contact**

Address 9000 Emerald Hill Way **Phone:** **Fax:**

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

E-mail Address

APPLICANT Walgreen Co. **Contact** Rebecca Lidskin, Esq.

Address 104 Wilmot Rd, MS 1420 **Phone:** 847-315-4651 **Fax:** 847-315-4825

City Deerfield **State** IL **Zip** 60015

E-mail Address rebecca.lidskin@walgreens.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.

Property Owner Signature* Jono

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

Print Name PICHAT PORANASOMBOON

Subscribed and sworn before me

This 3rd day of April, 20 14.

Notary Public in and for said County and State

Jose Carrillo
Notary Public
State of Nevada
My Commission Expires: 07-16-16
Certificate No: 12-8800-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-53624
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

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PRJ-53329
04/09/14

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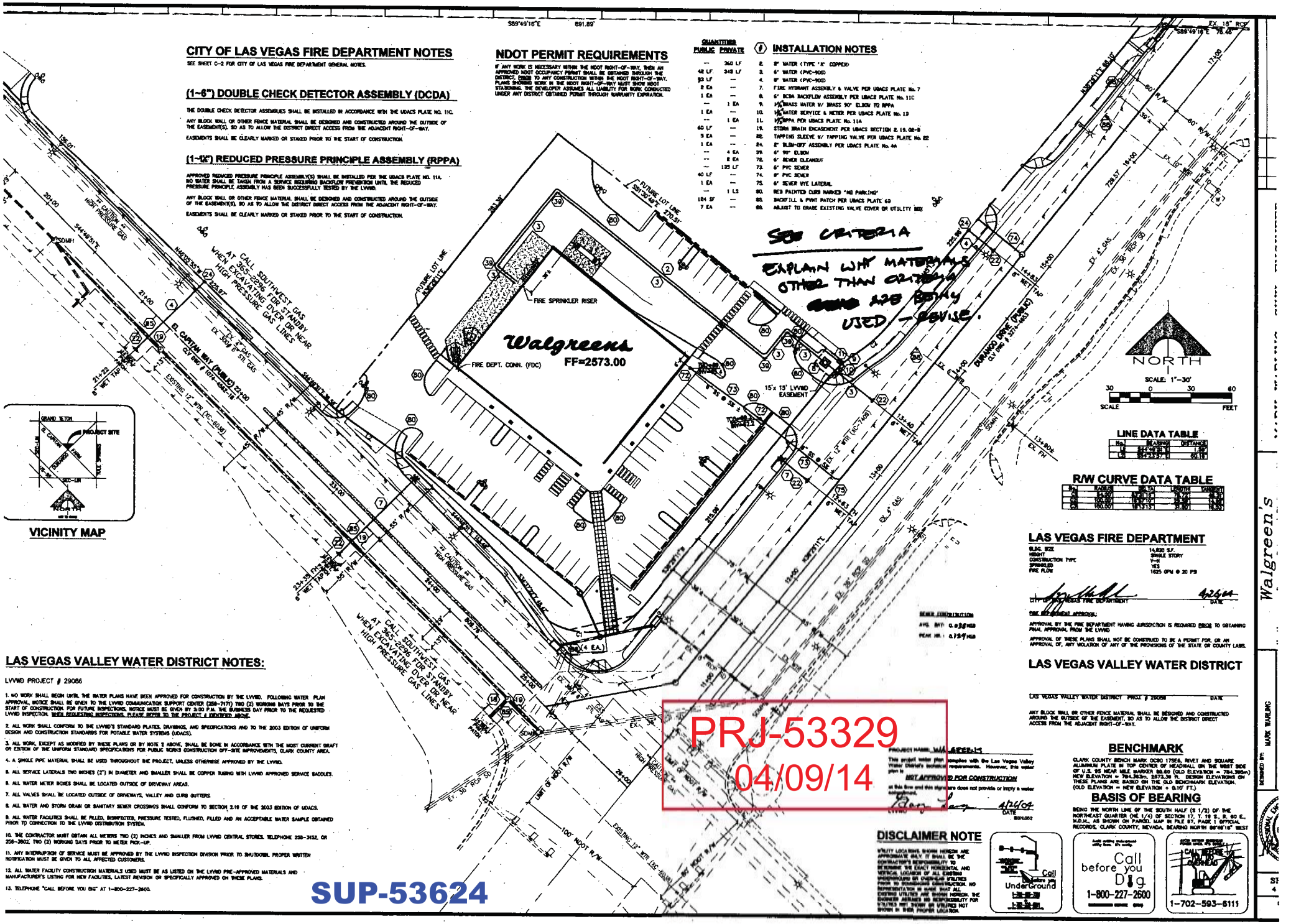
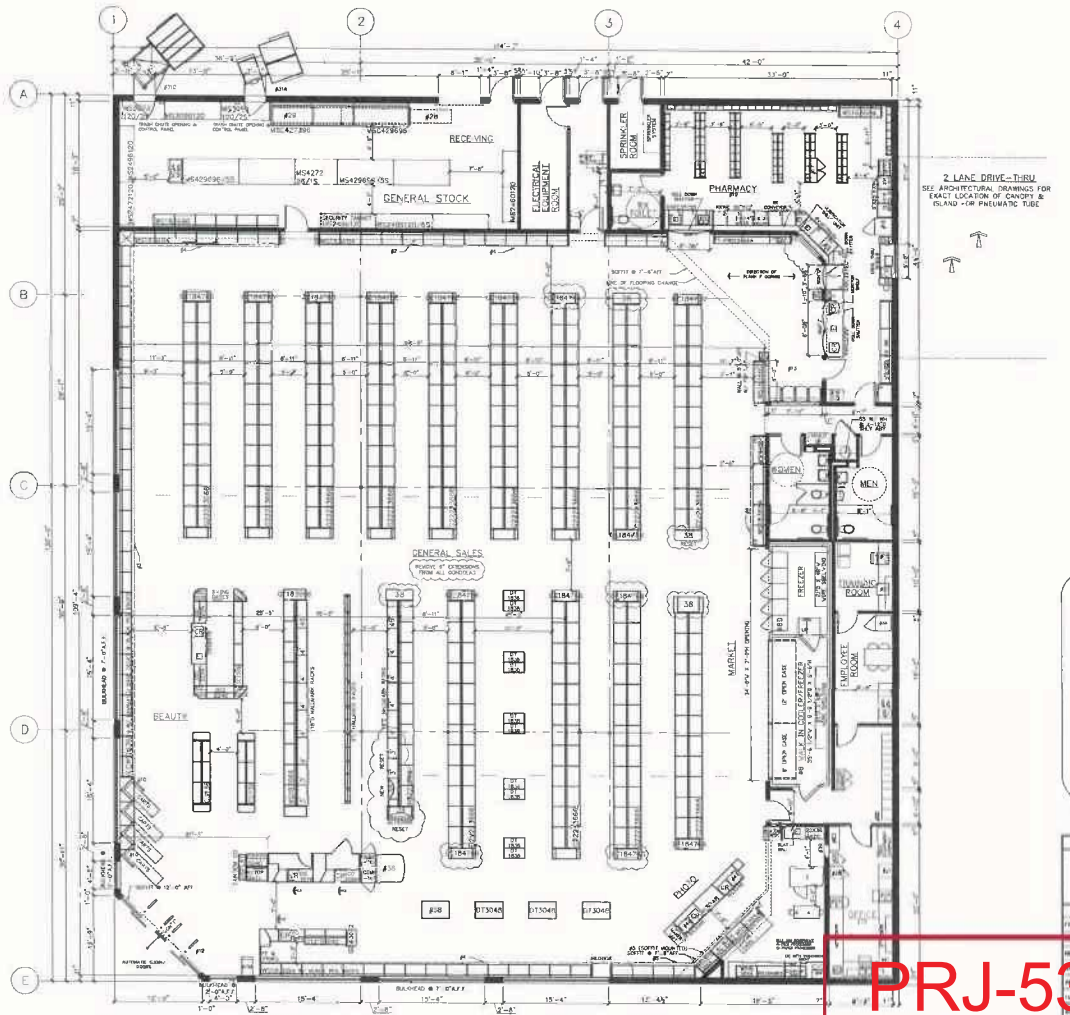

CITY OF LAS VEGAS FIRE DEPARTMENT NOTES
SEE SHEET C-2 FOR CITY OF LAS VEGAS FIRE DEPARTMENT GENERAL NOTES.
(1~6") DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)
THE DOUBLE CHECK DETECTOR ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UDACS PLATE NO. 11C.
ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S), SO AS TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.
EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.
(1~12") REDUCED PRESSURE PRINCIPLE ASSEMBLY (RPPA)
APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE NO. 11A. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LVWD.
ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S), SO AS TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.
EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.
NDOT PERMIT REQUIREMENTS
IF ANY WORK IS NECESSARY WITHIN THE NDOT RIGHT-OF-WAY, THEN AN APPROVED NDOT OCCUPANCY PERMIT SHALL BE OBTAINED THROUGH THE DISTRICT. PRIOR TO ANY CONSTRUCTION WITHIN THE NDOT RIGHT-OF-WAY, PLANS SHOWING WORK IN THE NDOT RIGHT-OF-WAY MUST SHOW NDOT STAMPING. THE DEVELOPER ASSUMES ALL LIABILITY FOR WORK CONDUCTED UNDER ANY DISTRICT OBTAINED PERMIT THROUGH WARRANTY EXPIRATION.
QUANTITIES PUBLIC PRIVATE
INSTALLATION NOTES
1. 8" WATER (TYPE "K" COPPER)
2. 6" WATER (PVC-900)
3. 8" WATER (PVC-900)
4. FIRE HYDRANT ASSEMBLY & VALVE PER UDACS PLATE No. 7
5. 6" DCDA BACKFLOW ASSEMBLY PER UDACS PLATE No. 11C
6. 1½" BRASS WATER W/ BRASS 90° ELBOW TO RPPA
7. 1½" WATER SERVICE & METER PER UDACS PLATE No. 13
8. 1½" RPPA PER UDACS PLATE No. 11A
9. STORM DRAIN ENCASEMENT PER UDACS SECTION 2.19.02-B
10. TAPPING SLEEVE W/ TAPPING VALVE PER UDACS PLATE No. 82
11. 8" BLOW-OFF ASSEMBLY PER UDACS PLATE No. 4A
12. 6" 90° ELBOW
13. 6" SEWER CLEANOUT
14. 6" PVC SEWER
15. 6" PVC SEWER
16. 6" SEWER WYE LATERAL
17. RED PAINTED CURB MARKED "NO PARKING"
18. BACKFILL & PVMT PATCH PER UDACS PLATE 60
19. ADJUST TO GRADE EXISTING VALVE COVER OR UTILITY BOX
SEE CRITERIA
EXPLAIN WHY MATERIALS OTHER THAN CRITERIA WERE NOT USED. REVISE.
Walgreens
FF=2573.00
FIRE DEPT. CONN. (FDC)
FIRE SPRINKLER RISER
15'x 15' LVVWD EASEMENT
FUTURE LOT LINE
DURANGO DRIVE (PUBLIC)
S. CARTIER WAY (PUBLIC)
EXISTING 12" WTR (XC-74491)
EXISTING 12" WTR (XC-80308)
EX. 8" GAS
EX. 6" GAS
EX. 4" GAS
EX. 12" WTR
EX. 8" SS
EX. 10" RCP
EX. 18" RCP
EX. 24" RCP
EX. 30" RCP
EX. 36" RCP
EX. 42" RCP
EX. 48" RCP
EX. 54" RCP
EX. 60" RCP
EX. 66" RCP
EX. 72" RCP
EX. 78" RCP
EX. 84" RCP
EX. 90" RCP
EX.



FOR REFERENCE ONLY SEE CONTRACT DOCUMENTS FOR DETAILED BY PLAN

CCR REMODEL LEGEND

EXISTING	REMOVE	NEW

TOTAL BY LINEAL FOOTAGE — 372 LN. FT

FRONT WALL SHELVING (WITH 4 SIDE WALL RX SHELVES)	72 LN. FT
	78 LN. FT
REAR WALL SHELVING (WITH 4 SIDE WALL RX SHELVES)	96 LN. FT
	84 LN. FT
	144 LN. FT
	18 LN. FT
	36 LN. FT
	30 LN. FT
	11 LN. FT

PRJ-53329
04/09/14

SUP-53624

INTERIOR HANGING SIGNS

GENERAL SALES AREA:
ALL SIGNS AND ABLE MARKERS @ 18'-6" TO BOTTOM OF SIGN UNLESS OTHERWISE NOTED
SIGN "L" LIQUOR THANK YOU
SIGN "T" STORE HOURS SIGN
SIGN "GC" GREETING CARD SIGN
SIGN "D" DOWNTOWN CHECKOUT LANE #
SIGN "CA" CALIFORNIA ACCESSIBILITY SIGN (6'-6" TO BOTTOM OF SIGN)

PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR REQUIRED SIGNS
SIGN "J" PICK UP PRESCRIPTIONS
SIGN "E" DROP OFF PRESCRIPTIONS
SIGN "D" CONSULTATION WINDOW
SIGN "TX" T A S

ATTACH SIGNS TO UNDERSIDE OF CASED OPENINGS
REFER TO FIXTURE PLAN FOR SIGN LOCATION
PROVIDE (2) HOLLOW WALL ANCHORS PER SIGN. SCREW THREADED EYEBOLT INTO ANCHOR. HANG SIGNS FROM EYEBOLTS WITH "S" HOOKS

GENERAL NOTES

GENERAL SALES AREA:
1 PLEASE PROVIDE PROPER A.D.A. CLEARANCES ON BOTH SIDES OF ALL DOORS
2 MIRROR ON REAR WALL
3 BEAUTY CORNICE
4 SALES AREA CORNICE (FIXTURE MOUNTED)
5 PHOTO CORNICE (FIXTURE MOUNTED UNLESS NOTED)
6 CARPET TILES & DESIGN LINKS FURNISHED AND INSTALLED BY WALGREENS (WHERE SHOWN)
7 MASTER-BILT REACH-IN REFRIGERATION (PROVIDE 2" AIR SPACE BETWEEN COOLERS AND FREEZERS)
OPEN FRONT, MEDIUM TEMP. COOLERS (ADD 2" AT EACH END FOR END PANELS)
A __ MD-08 (6'-0"W X 42 7/8"D
B __ MD-08 (8'-0"W X 42 7/8"D
MODEL REL ENDLESS REACH-IN FREEZERS (ADD 2" AT EACH END FOR END PANELS)
C __ SEL-8-24 (8'-1 3/8"W X 38 3/4"D
8 MASTER-BILT WALK-IN COOLER - PROVIDE
__ #1000R COOLMASTER DOORS 2'6 3/4" X 7'3" EACH AND
5 #1000R FREEZEMASTER DOORS 2'6 3/4" X 7'3" EACH BY ANTHONY
A __ DOOR(S) FOR EACH DOOR PROVIDE (7) __"D BEV-O-FLOW GRAVITY SHELVES UPPER (5) WITH SLIDES AND LOWER (2) WITH ROLLERS COMPLETE WITH UPRIGHTS
B __ DOOR(S) FOR EACH DOOR PROVIDE (7) 20"D ANTHONY WIRE SHELVES AND (4) 84" POSTS
C __ DOOR(S) __"D ROLLER CONVEYOR AT FLOOR LEVEL
D 5 DOOR(S) FOR EACH DOOR PROVIDE (6) 27"D ANTHONY SHELVES
E __ DOOR(S) FOR EACH DOOR PROVIDE (2) 27"D ANTHONY SHELVES AND (4) 36"D MERCHANDISER SHELVES
F __ DOOR(S) __"D DOUBLE DECK ROLLER CONVEYOR
9 ICE CHEST BY VENDOR
10 CART RAILINGS W/ 18" DISPLAY SHELF ABOVE
11 PROVIDE A 6"H BLACK VINYL BASE AT ALL CHECKOUTS
12 ELECTRONIC ARTICLE SURVEILLANCE SYSTEM

PHARMACY DEPARTMENT:
13 PATIENT SEATING AREA (4) SEATS
14 PROVIDE 8'D SHELVES UNTIL BAKER CELLS ARE INSTALLED
15 COMPUTER TERMINAL
15A INTERCOM PLUS TERMINAL
15C TRAINING TERMINAL (IN TRAINING ROOM)
16 RX SINK AND CABINET
17 CRX CABINET
18 RX REFRIGERATOR
19 PROVIDE A CARPETED FLOOR WITH A RUBBER RUNNER - RX UNDER COUNTER INSERTS
#1 - RX 3 DRAWER VIAL INSERT
#2 - RX 3 DRAWER FILE INSERT
#3 - RX OPEN INSERT
#4 - RX CONSULTATION COUNTER UNIT
#5 - RX PRINTER INSERT
#6 - RX 3 DRAWER FILE INSERT
#7 - RX OPEN INSERT WITH CPU SHELF
#8 - RX WILL CALL CABINET
#8A - RX 2 DRAWER CABINET W/ BASI SHELF
#9 - RX 10 DRAWER FILE CABINET

OFFICE:
20 PROVIDE TILED FLOOR & VINYL WALL COVERING
21 UNDER COUNTER SHELF UNIT
22 PRINTER
23 LATERAL FILE
24 OFFICE COMPUTERS
24A P.O.S. TERMINAL
24B AS400 TERMINAL
24C OFFICE P.C.
25 TILL LOCKER
26 SAFE
27 TV & VCR (IN TRAINING ROOM)

STOCKROOM:
28 NEST-A-FLEX CONVEYOR
29 GRAVITY CONVEYOR
30 POWER ROLLER CONVEYOR
31 SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF COMPACTORS & COMPACTOR / TOTE ENCLOSURES
31A TRASH COMPACTOR
31B BALER
31C CARDBOARD COMPACTOR

EMPLOYEE ROOM:
32 EMPLOYEE LOCKERS (3) COAT LOCKERS W/ PERFORATED DOORS (6) 6 TIER BOX LOCKERS & (2) 5 TIER BOX LOCKERS W/ SAFETY VIEW DOORS
33 6'-0"W X 2'D EMPLOYEE COUNTER W/ (1) CABINET
34 EMPLOYEE ROOM REFRIGERATOR (PROVIDE 30" CLEARANCE WHEN NEXT TO COUNTER)
35 EMPLOYEE ROOM SINK (IN COUNTER)
36 5'-0" MIRROR CENTERED ON WALL ABOVE COUNTER

MISCELLANEOUS:
37 "E" ELECTRICAL OUTLET FOR FUTURE USE
38 VENDOR RACKS - REMOVE BASE DECK & SHOES; (END PANEL TO REMAIN)
38 PROVIDE OPENING FOR ONE WAY GLASS (SEE INTERIOR ELEVATION FOR LOCATION
40 NEWSPAPER RACK BY VENDOR
41 PICTURE CARE PLUS TERMINAL

FIXTURE LEGEND

G GONDOLA EA SIDE	16'-8" D	36" W	66" H	ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH - EXAMPLE	
GE GONDOLA END	10" D	39" W	66" H		
WS WALL SHLVG	18" D	36" W	84* H	DT DISPLAY TABLE	30 D	48" W

*DOES NOT INCLUDE STANDARDS, WOOD GROUNDS OR FINISHED END PANELS

Walgreens
FACILITIES PLANNING, DESIGN, & ENGINEERING
106 WILMOT ROAD
DEERFIELD, IL 60015-5105

PROJECT DATA

TYPE			
NEW LOCATION	☐	GENERAL SALES	■
RELOCATION	☐	PHARMACY	■
EXPANSION	☐	PHOTO	■
REMODEL	■	LIQUOR	☐
MARKET	■	SECURITY	☐
24 HOUR STORE	☐	OTHER	☐

SQUARE FOOT AREA SUMMARY

DEPARTMENT		SALES	STOCK	SERVICE	TOTAL EXIST'G	TOTAL NEW
GEN SALES	NEW	9625	1748	1270		12 641
	EXIST'G					
MARKET	NEW	700				700
	EXIST'G					
RX	NEW	840				840
	EXIST'G					
RX WAIT'G	NEW	204				204
	EXIST'G					
PHOTO	NEW	435				435
	EXIST'G					
LIQUOR	NEW					
	EXIST'G					
BSMT	NEW					
	EXIST'G					
2ND FLOOR	NEW					
	EXIST'G					
TOTAL NEW		11 804	1748	1270		14,820
TOTAL EXIST'G						

TOTAL AREA FIRST FLOOR — 14,820 SQ FT
TOTAL AREA OTHER LEVELS — 0 SQ FT
GROSS AREA INCLUDING ALL DEPARTMENTS & ALL LEVELS — 14,820 SQ FT
RX SHELVING LINEAL FEET — 117 SQ FT

FIXTURE MANUFACTURER

KNOCHLER/ MYERS ■ MADIX/ POWERS ☐ LOZIER/ LOZIER ☐

SCOPE 9/09/10 SB REMOVE 8' OF RX SHELVING ADD NEW VENDOR & WALGREENS END STANDS, REMOVE 6" EXTENSION, REMOVE 4' SECTION OF WALL SHELVING AT CORNER PHARMACY, REMOVE 4' OF HALLMARK (RESET HALLMARK SHELVING AS NEEDED) & ADD GIFT CARD VENDOR PACK, UPDATE TO NEW "TAHC" BRANDING PACKAGE.

REVISIONS

NO	DATE	BY	DESCRIPTION	CONST

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEVADA AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 07864

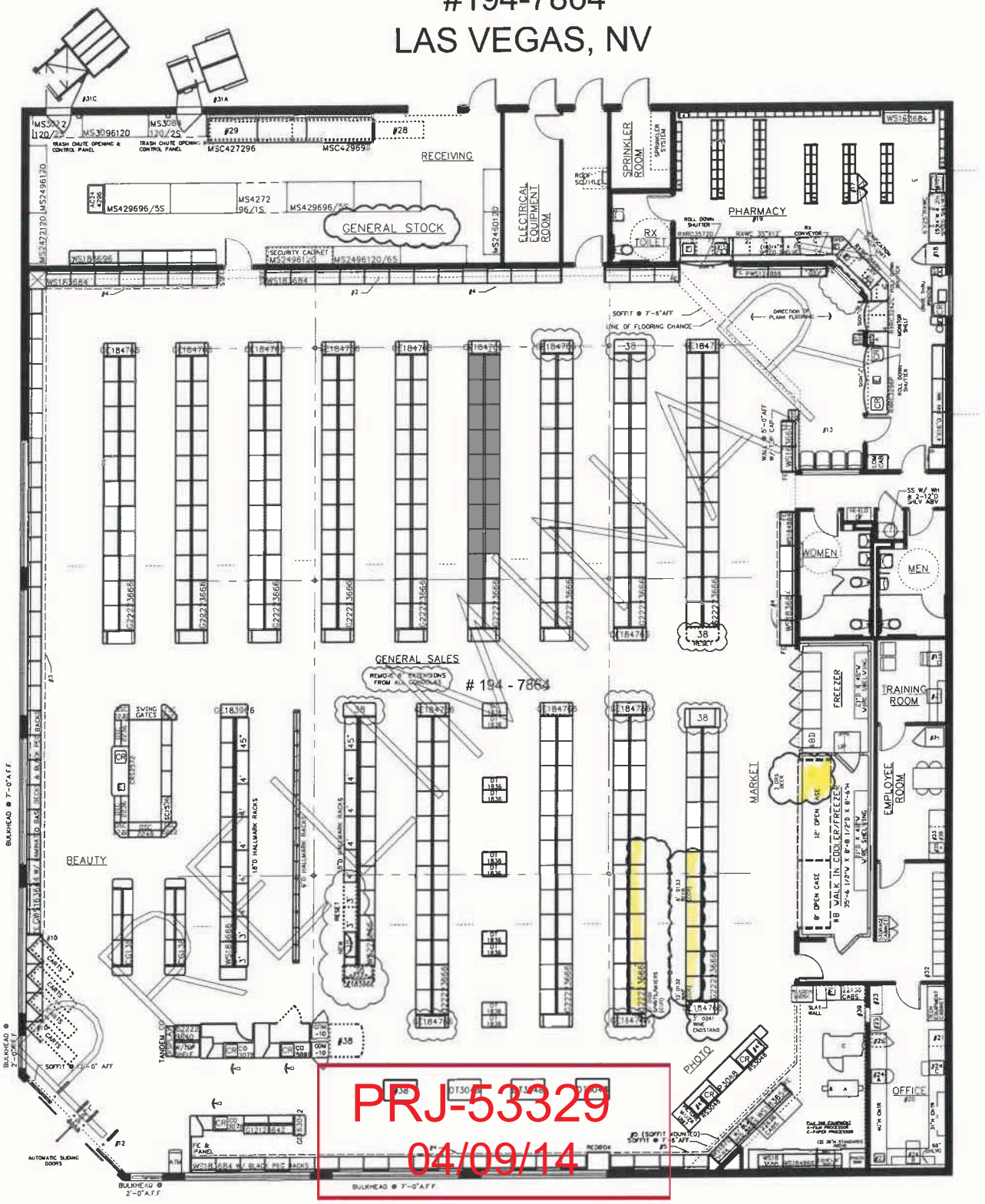
PROJECT NAME
WALGREENS STORE
7755 N. DURANGO DR.
LAS VEGAS, NEVADA
CCN

DRAWING TITLE
FIXTURE FLOOR PLAN

CADD PLOT 07864-D1-07-0905EP10
VOID PLOT 5/28/2010 5:06
SUPERSEDES PLAN DATED 11/25/03
SCALE 1/8"=1'-0"
DRAWN BY J. BUS
DATE 03/24/04
REVIEWED BY
DRAWING NO D1
OF DWGS

PROTOTYPE L11413D (05-21-2003)

#194-7864
LAS VEGAS, NV



PRJ-53329
04/09/14

SUP-53624

SUP-53624 [PRJ-53329] - SPECIAL USE PERMIT - APPLICANT: WALGREEN CO. - OWNER: PP LAND, LP
7755 NORTH DURANGO DRIVE

05/01/14

KOLESAR & LEATHAM

ATTORNEYS AT LAW

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

klnevada.com

April 7, 2014

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

Re: Special Use Permit Application

Applicant:	**Walgreen Co. d/b/a Walgreens #07864**
Proposed Use:	**Retail Establishment with Accessory Package Liquor**
Project Name:	**Walgreens #07864**
Project Address:	**7755 N. Durango Dr., Las Vegas, NV 89131**
APN:	**125-17-611-002**

Dear Sir/Madam:

This firm represents Walgreen Co. (the "Applicant") at the above-referenced business location (the "Business") with respect to liquor licensing matters in Nevada. The Applicant currently operates a retail drug store and pharmacy at the Business which offers a variety of household items, food and beverage selections, and health and beauty products.

Like other drug and grocery stores, Walgreens now carries a small selection of alcoholic beverages at numerous locations throughout the valley. The Applicant desires to offer a similar variety of alcoholic beverage products as a convenience to its customers at the Business. It is anticipated that no more 175 square feet of the Business' 14,820 square feet of floor space would be designated to the display of alcoholic beverages.

The addition of package liquor sales at the Business would demonstrate a uniform presence for Walgreens in the community by providing similar goods that are currently offered at numerous Walgreens locations across the valley. Further, the Business will continue to provide a benefit to the community by offering a variety of household and pharmacy products to customers at competitive prices. As an anchor tenant and national retail brand, the Business draws vital 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 policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are not consumed on the

PRJ-53329
04/09/14

SUP-53624

premises or in the parking area. The Applicant has an outstanding track-record of alcohol compliance in Nevada and across the Country.

The introduction of package liquor sales to the Applicant's place of business will not affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties. As a national retail drug store and pharmacy, the proposed use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. No additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business.

The Applicant has enclosed Floor and Site Plans which include an outline of the area dedicated for the display of alcohol beverages. There is adequate employee and customer parking available at the Business and the site provides adequate pedestrian and vehicle ingress/egress to and from Durango Drive and El Capitan Way. The Business operates every day between the hours of 7:00 a.m. and 10:00 p.m. and employs approximately 20-30 employees.

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

Very truly yours,

KOLESAR & LEATHAM

Benjamin J. Volmer, Esq.

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

SUP-53624

PRJ-53329
04/09/14

City of Las Vegas Agenda Item No.: **54.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

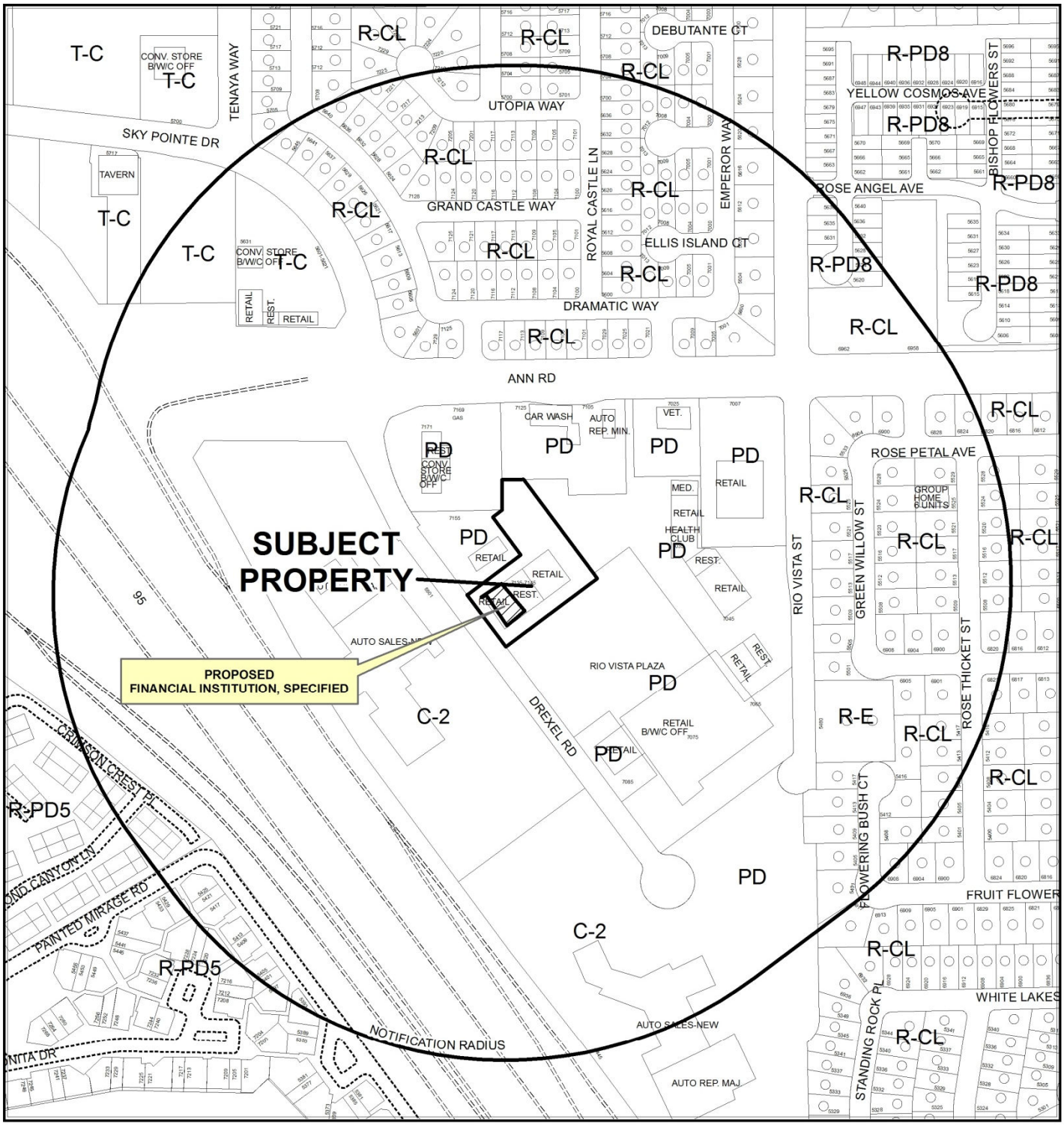
SUBJECT:
SUP-53828 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INTERSTATE PROPERTIES, INC. - OWNER: RIO VISTA PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE at 7145 West Ann Road, Suite #110 (APN 125-34-515-004), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-53712].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

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



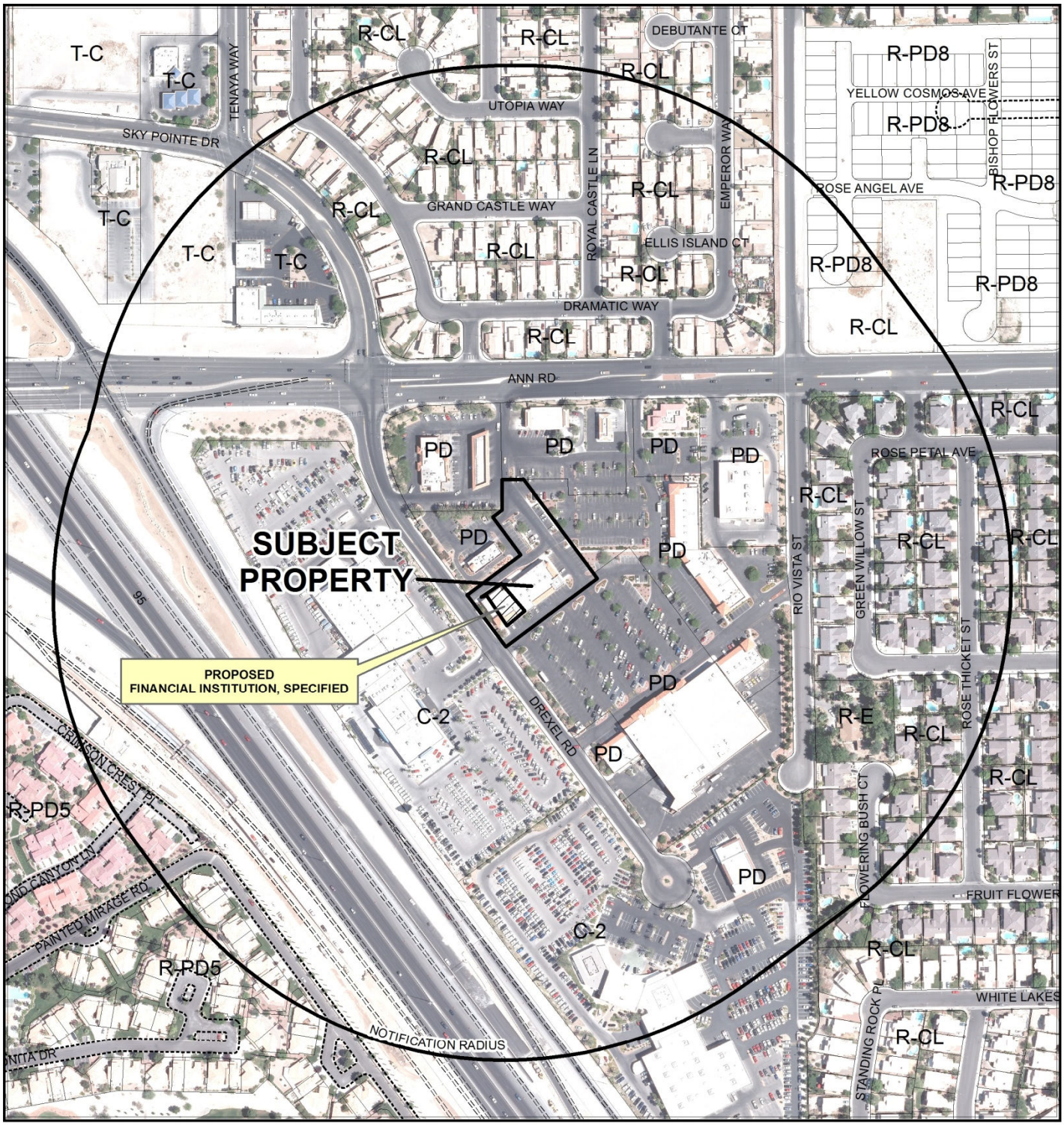
CASE: **SUP-53828 (PRJ-53712)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet

N



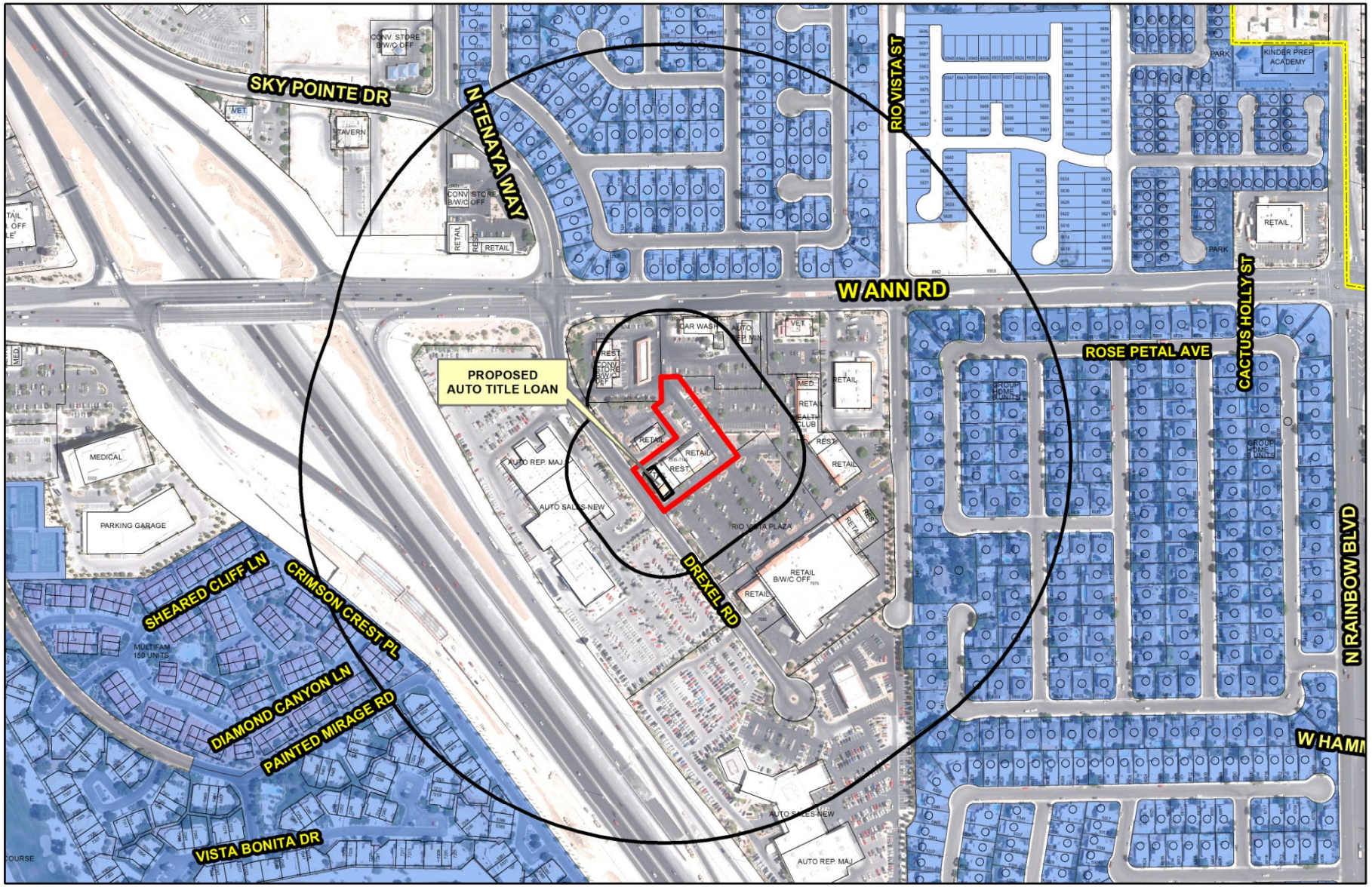
CASE: **SUP-53828 (PRJ-53712)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet

N



SUP-53828 (PRJ-53712)

Auto Title Loan

Business Licenses

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

Protected Uses

- Residential Property

- Subject Property
- 200ft & 1000ft Buffer

N

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

Date: Tuesday, May 20, 2014

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53828 APN: 125-34-515-004

Name of Property Owner: Rio Vista Plaza, LLC

Name of Applicant: Interstate Properties, Inc.

Name of Representative: Christopher Kaempfer

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

_____Yes __X__No

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

City Official: n/a

Partner(s): n/a n/a

APN: n/a

Signature of Property Owner: [signature]

Print Name: DONALD K BENEDICT

Subscribed and sworn before me

This _____day of _____, 20__

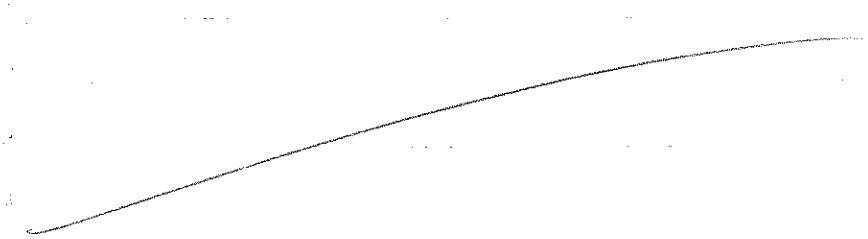
See attached

Notary Public in and for said County and State

PRJ-53712
04/23/14

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 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 Orange

Subscribed and sworn to (or affirmed) before me on this

17 (Date) day of April (Month), 2014 (Year), by

(1) Donald K. Benedict (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)

IENNEKE SUWITO
COMM. # 1903390
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 4, 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: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

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SUP-53828

PRJ-53712
04/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Use Permit for Financial Institution (Specified)

Project Address (Location) Ann Road and US 95

Project Name USA Money Today **Proposed Use** Title Loans

Assessor's Parcel #(s) 125-34-515-004 **Ward #** 2

General Plan: existing _____ **proposed** n/a **Zoning: existing** PD **proposed** n/a

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

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

Additional Information See attached

PROPERTY OWNER Rio Vista Plaza, LLC **Contact** n/a

Address PO Box 11568 **Phone:** n/a **Fax:** n/a

City Newport Beach **State** CA **Zip** 92658

E-mail Address n/a

APPLICANT Interstate Properties, Inc. **Contact** Don Benedict

Address 7145 W. Ann Rd., SUITE 110 **Phone:** n/a **Fax:** n/a

City Las Vegas **State** NV **Zip** 89130

E-mail Address n/a

REPRESENTATIVE Kaempfer Crowell **Contact** Christopher Kaempfer

Address 8345 W. Sunset Rd., Suite 250 **Phone:** (702) 792-7000 **Fax:** (702) 796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address ckaempfer@kcnvlaw.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 DONALD K. BENEDICT

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____ per attached

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-53828
Meeting Date:	06/10/14 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-53712
04/23/14

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 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 Orange

Subscribed and sworn to (or affirmed) before me on this 17 day of April, 2014, by

(1) Donald K. Benedict,
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

IENNEKE SUWITO
COMM. # 1903390
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 4, 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: Application / Petition Form

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

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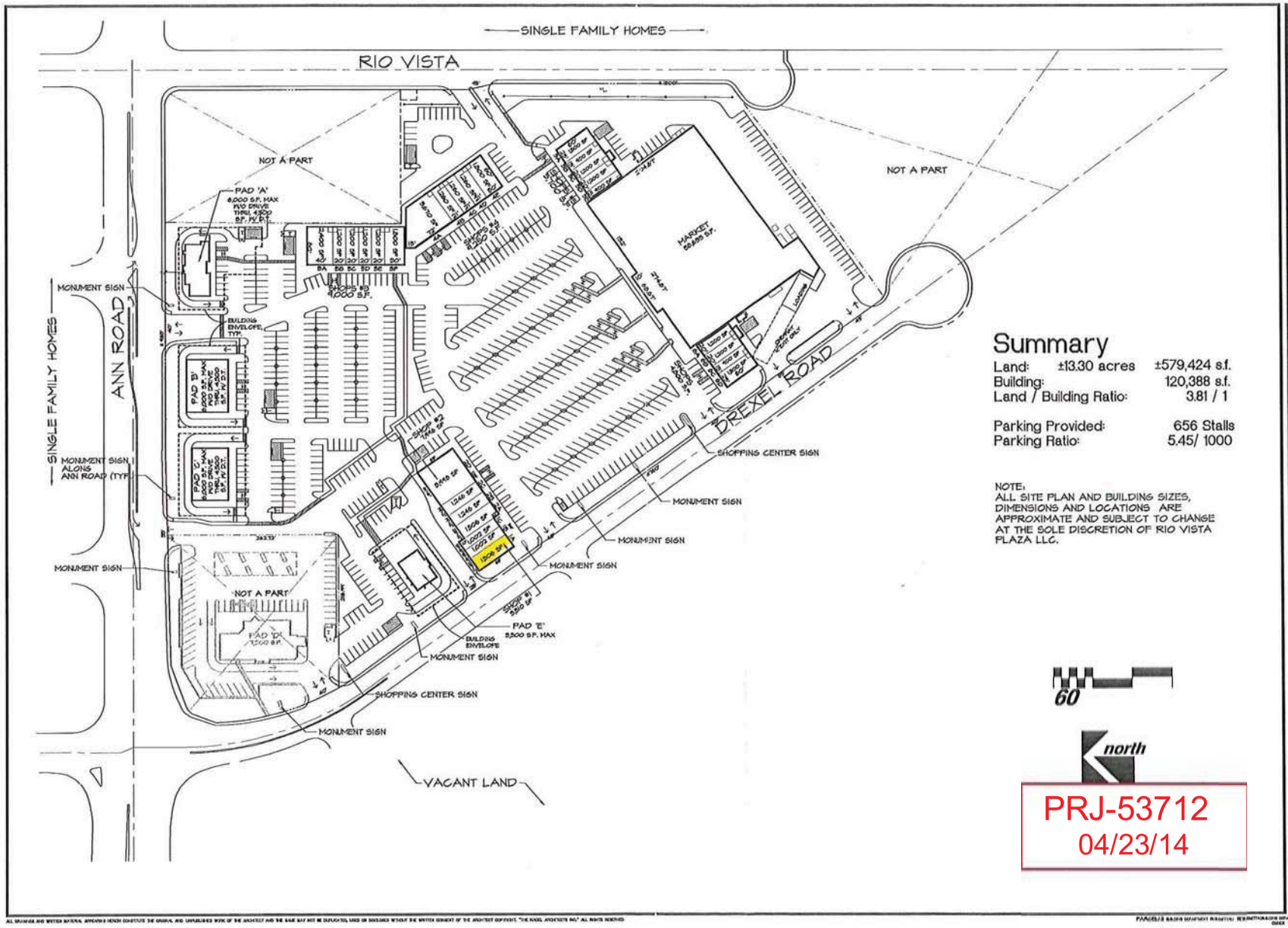
SUP-53828

PRJ-53712
04/23/14



Summary

Land:	±13.30 acres	±579,424 s.f.
Building:		120,388 s.f.
Land / Building Ratio:		3.81 / 1
Parking Provided:		656 Stalls
Parking Ratio:		5.45/ 1000

NOTE:
ALL SITE PLAN AND BUILDING SIZES, DIMENSIONS AND LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AT THE SOLE DISCRETION OF RIO VISTA PLAZA LLC.

60

north

PRJ-53712
04/23/14

Nadel
Architecture
Planning
Interiors
Registered Architect
Herbert Nadel AIA

REVISIONS

FOR:
INTERSTATE PROPERTIES
1000 QUAIL STREET, SUITE #190
NEWPORT BEACH, CA. 92660
(714) 250-2851

RIO VISTA PLAZA
LAS VEGAS, NEVADA

DRAWING TITLE
LEASING PLAN

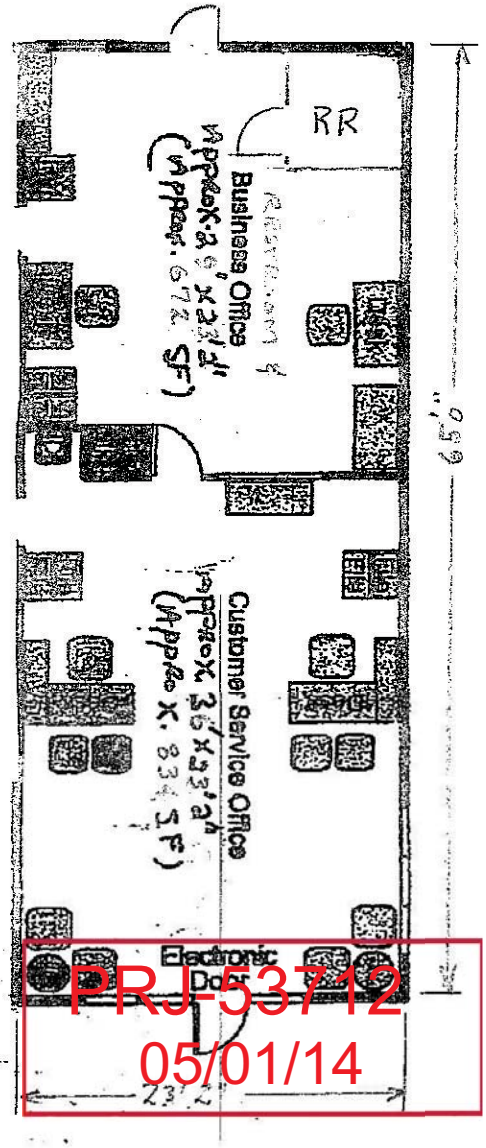
DATE 5-1-98
JOB NO. 4122I
SHEET L of sheets

SUP-53828

USA MONEY TODAY SITE

SITE DESCRIPTION:

THE DEMISED PREMISES IS A RETAIL STORE SPACE APPROXIMATELY 23 FEET 2 INCHES WIDE TO THE DIVIDER WALL BY 65 FEET 0 INCHES DEEP, LOCATED AT THE WEST END OF RIO VISTA PLAZA, LLC AT 7145 W. ANN RD #110 LAS VEGAS, NV. 89130. THE RESULTING TOTAL AREA IS APPROXIMATELY 1506 SQUARE FEET.



PRJ-53712
05/01/14

SUP-53828

SUP-53828 [PRJ-53712] - SPECIAL USE PERMIT - APPLICANT: INTERSTATE PROPERTIES, INC. - OWNER: RIO VISTA PLAZA, LLC
7145 WEST ANN ROAD, SUITE #110

05/01/14

KAEMPFER
CROWELL

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

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

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

LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER
ckaempfer@kcnvlaw.com
702.792.7054

April 22, 2014

City of Las Vegas
Department of Planning
333 S. Rancho Road, 3rd Floor
Las Vegas, Nevada 89106

Re: Justification Letter
Use Permit for a Financial Institution Specified

To Whom It May Concern:

Please be advised that this office represents Interstate Properties, Inc. the Applicant. The applicant is requesting a use permit to allow for a financial institution specified on property located near Ann Road and US 95 more particularly described at assessor's parcel number 125-34-515-004.

The property is zoned Planned Development (PD). When the PD zoning was first established, the Applicant was required to list some of the proposed uses. One of the uses he listed was "Financial Institution without drive through." It was his belief that the use of this designation would cover uses other than what is recognized as a more "traditional" lending institution. At that time there was no designation for "Financial Institution Specified". The Applicant has contracted with USA Money Today to establish an Auto Title Loan and Payday Loan business at his center. As there was not a designation for this type of use in 2000 and since then the City has now created a designation for Financial Institution Specified, which would cover the requested use, the Applicant is requesting the use permit.

The proposed hours of operations are Monday thru Friday 9:00am to 5:30pm and Saturday. 9:00am to 1:00pm.

SUP-53828

PRJ-53712
04/23/14

KAEMPFER
CROWELL

Thank you for your consideration of this request. Please let Ann Pierce or me know if you have any questions, comments or concerns. The developer has worked very hard on securing the proposed tenant and as you can imagine, is anxious to bring this project to a successful conclusion. Thank you again.

Sincerely,

KAEMPFER CROWELL

Christopher L. Kaempfer

CLK/amp

PRJ-53712
04/23/14

City of Las Vegas Agenda Item No.: **55.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

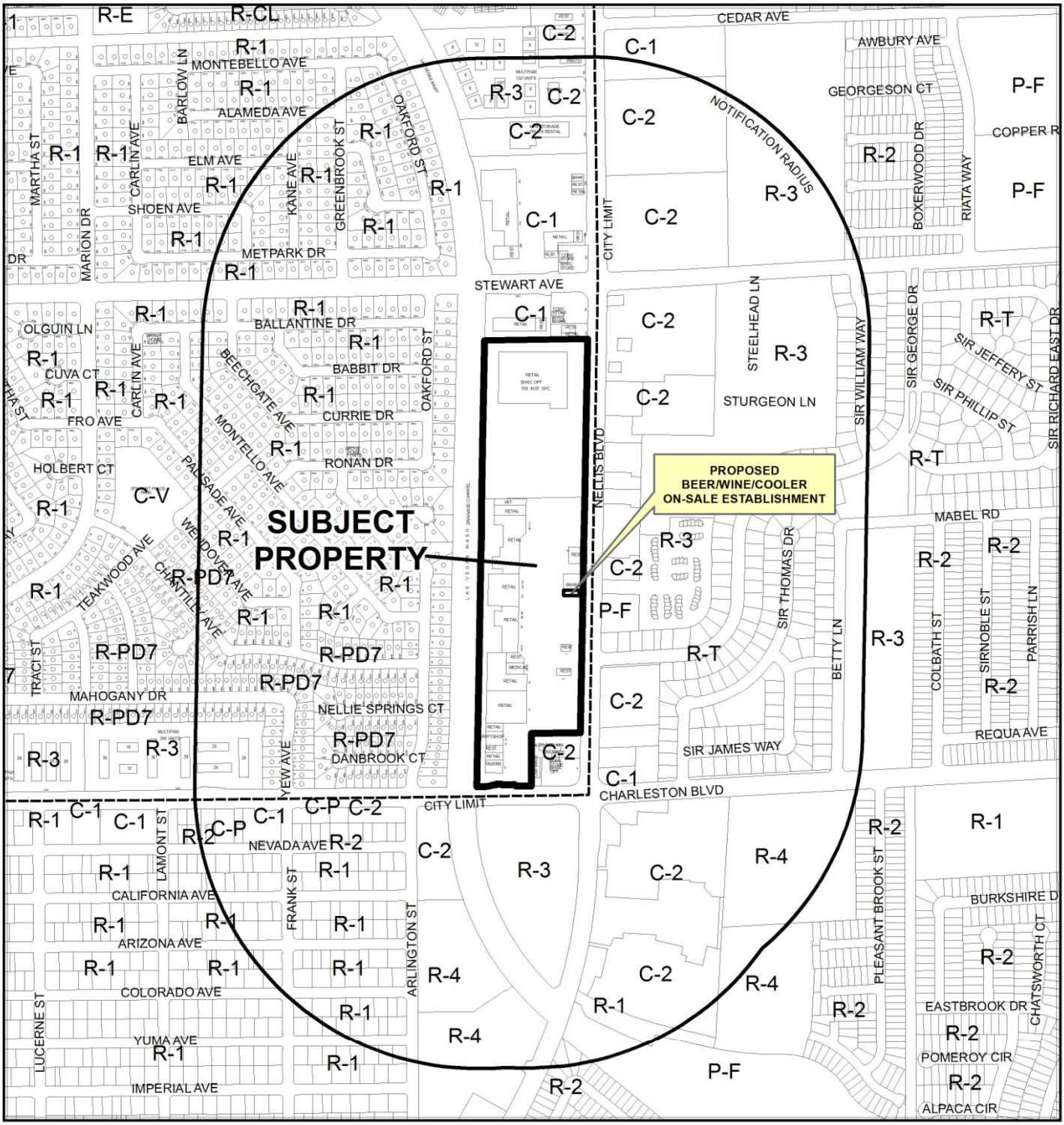
SUBJECT:
SUP-53829 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHIPOTLE MEXICAN GRILL, INC. - OWNER: WRI CHARLESTON COMMONS, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A PROPOSED 2,400 SQUARE-FOOT RESTAURANT at 111 North Nellis Boulevard, Suite #150 (APN 140-32-802-007), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-53735].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

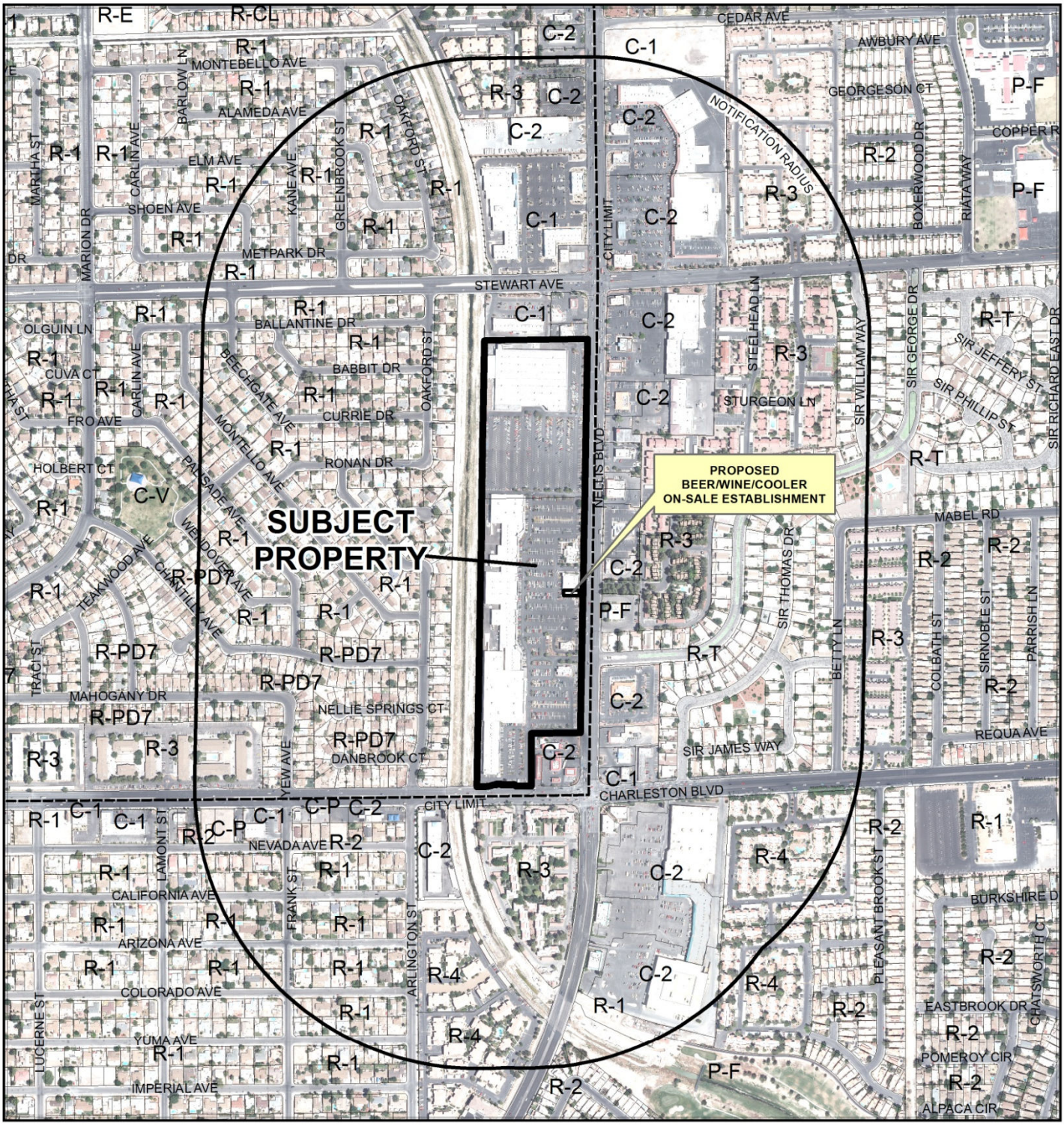
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-53829 (PRJ-53735)**

RADIUS: 1500 FEET

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



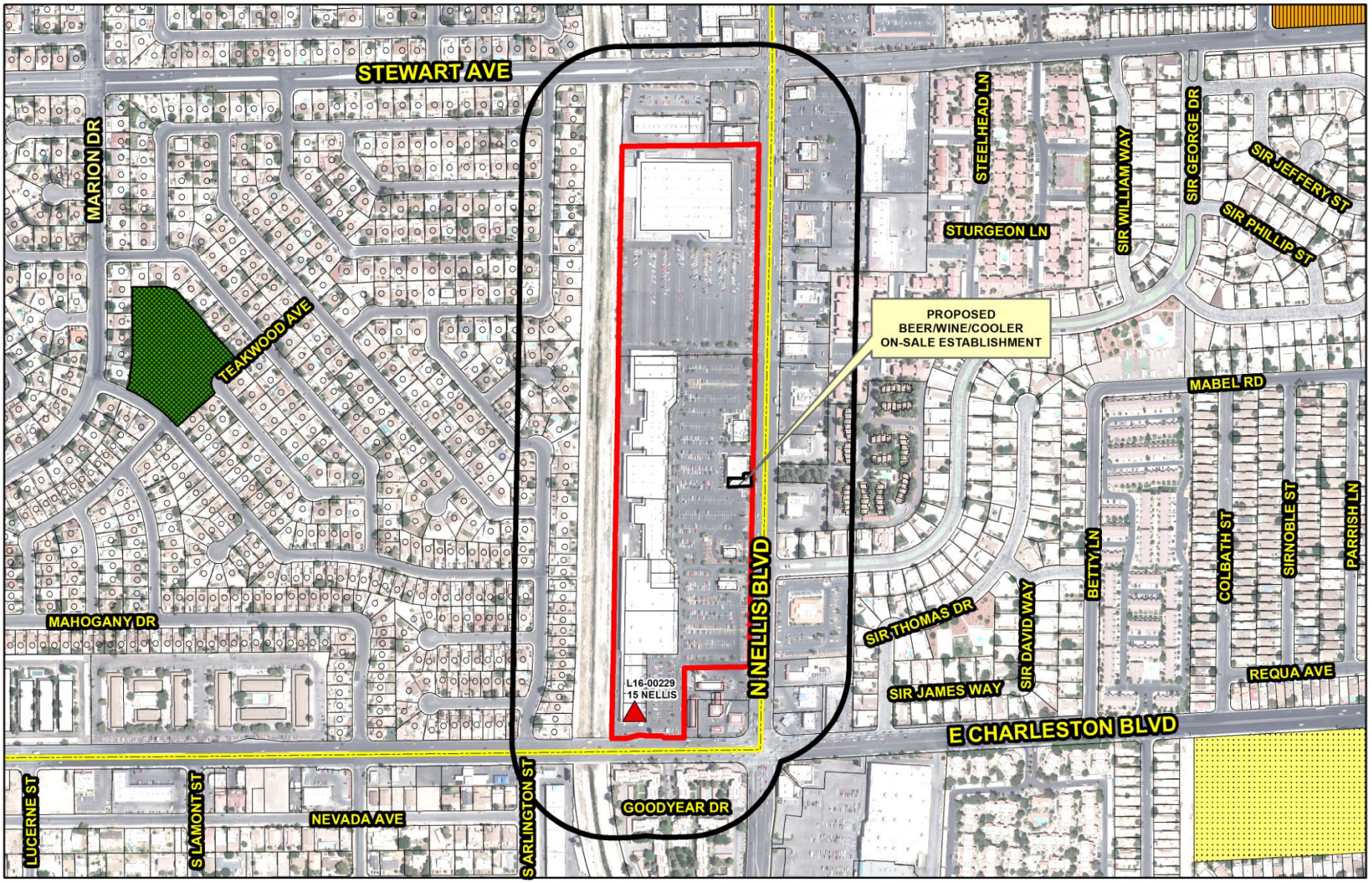
CASE: **SUP-53829 (PRJ-53735)**

RADIUS: 1500 FEET

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

0 500 1,000 Feet

N



SUP-53829 (PRJ-53735)

Beer/Wine/Cooler On-Sale

Business Licenses

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

Protected Uses

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

N

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

Date: Monday, May 12, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53829 APN: 140-32-802-007

Name of Property Owner: WRI Charleston Commons, LLC

Name of Applicant: Chipotle Mexican Grill, Inc.

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: _____

Signature of Property Owner: _____

Print Name: Joe D. Shafer - Sr. Vice President

Subscribed and sworn before me

This 14th day of April, 2014

_____

Notary Public in and for said County and State

GINA BRUNNER ROBINSON NOTARY PUBLIC STATE OF TEXAS EXPIRES 04/01/2016

Revised 11-14-06

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

PRJ-53735 04/23/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 111 N. Nellis Blvd., Ste. 150, Las Vegas, NV 89110

Project Name Chipotle Mexican Grill **Proposed Use** Beer/Wine/Cooler ~~On Sale Establishment~~

Assessor's Parcel #(s) 140-32-802-007 **Ward #** 3

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

Commercial Square Footage _____ **Floor Area Ratio** 2,400 sf

Gross Acres 17.62 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER WRI Charleston Commons LLC **Contact** _____

Address 2600 Citadel Plaza Drive, Suite 125 **Phone:** _____ **Fax:** _____

City Houston **State** Texas **Zip** 77008

E-mail Address _____

APPLICANT Chipotle Mexican Grill, Inc. **Contact** _____

Address 1401 Wynkoop St., Suite 500 Attn: Licensing **Phone:** 303-595-4000 **Fax:** _____

City Denver **State** CO **Zip** 80202

E-mail Address _____

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

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

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

E-mail Address bvolmer@klnevada.com

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

Subscribed and sworn before me

This 14th day of April

GINA BRUNNER ROBINSON NOTARY PUBLIC STATE OF TEXAS EXPIRES 04/01/2016

Notary Public in and for said County and State

Revised 10/27/08

REVISED

FOR DEPARTMENT USE ONLY

Case #	**SUP-53829**
Meeting Date:	**06/10/14 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-53735 05/12/14

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

LIMITED LIABILITY COMPANY AGREEMENT
OF
WRI CHARLESTON COMMONS, LLC

This Limited Liability Company Agreement (together with the schedules attached hereto, the "***Agreement***") of WRI Charleston Commons, LLC (the "***Company***"), is entered into by WRI Charleston Commons Holdings, LLC, a Delaware limited liability company, as the sole equity member (the "***Member***"), and Carrie L. Tillman, as Independent Director (as defined on **Schedule A** hereto). Capitalized terms used and not otherwise defined herein have the meanings set forth on **Schedule A** hereto.

The Member, by execution of this Agreement, hereby forms the Company as a limited liability company pursuant to and in accordance with the Delaware Limited Liability Company Act (6 Del. C. § 18-101 *et seq.*), as amended from time to time (the "***Act***"), and this Agreement, and the Member and Carrie L. Tillman hereby agree as follows:

Section 1. ***Name***. The name of the limited liability company formed hereby is WRI Charleston Commons, LLC.

Section 2. ***Principal Business Office***. The principal business office of the Company shall be located at 2600 Citadel Plaza Drive, Suite 300, Houston, Texas 77008 or such other location as may hereafter be determined by the Member.

Section 3. ***Registered Office***. The address of the registered office of the Company in the State of Delaware is % Capitol Services, Inc., 615 South DuPont Highway, in the City of Dover, County of Kent, Delaware 19901.

Section 4. ***Registered Agent***. The name and address of the registered agent of the Company for service of process on the Company in the State of Delaware is Capitol Services, Inc., 615 South DuPont Highway, in the City of Dover, County of Kent, Delaware 19901.

Section 5. ***Members***.

(a) The mailing address of the Member is set forth on **Schedule B** attached hereto. The Member was admitted to the Company as a member of the Company upon its execution of a counterpart signature page to this Agreement.

(b) Subject to Section 9(j), the Member may act by written consent.

(c) Upon the occurrence of any event that causes the Member to cease to be a member of the Company (other than upon continuation of the Company without dissolution upon (i) an assignment by the Member of all of its limited liability company interest in the Company and the admission of the transferee pursuant to Section 21 and Section 23, or (ii) the resignation of the Member and the admission of an additional member of the Company pursuant to Section 22 and Section 23), each Person acting as an Independent Director pursuant to Section 10 shall, without any action of any Person and simultaneously with the Member ceasing to be a member of the Company, automatically be admitted to the Company as a Special Member and shall continue the Company without dissolution. No Special Member may resign from the Company

PRJ-53735
04/23/14

SUP-53829

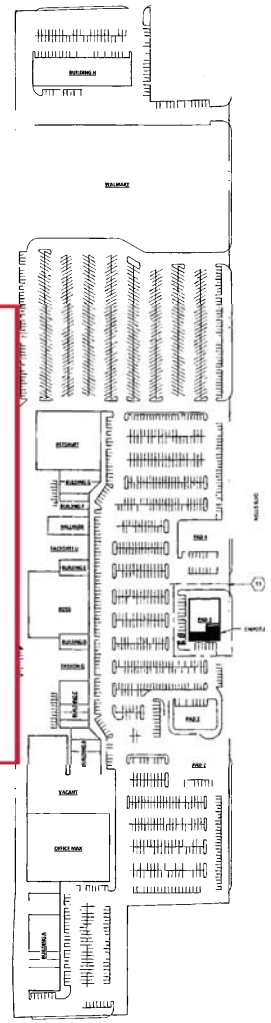
SCHEDULE E

OFFICERS	TITLE
Andrew M. Alexander	Chief Executive Officer and President
Jeffrey A. Tucker	Senior Vice President
Stephen C. Richter	Executive Vice President, Chief Financial Officer, Treasurer and Assistant Secretary
M. Candace DuFour	Senior Vice President and Secretary
Joe D. Shafer	Vice President and Assistant Secretary

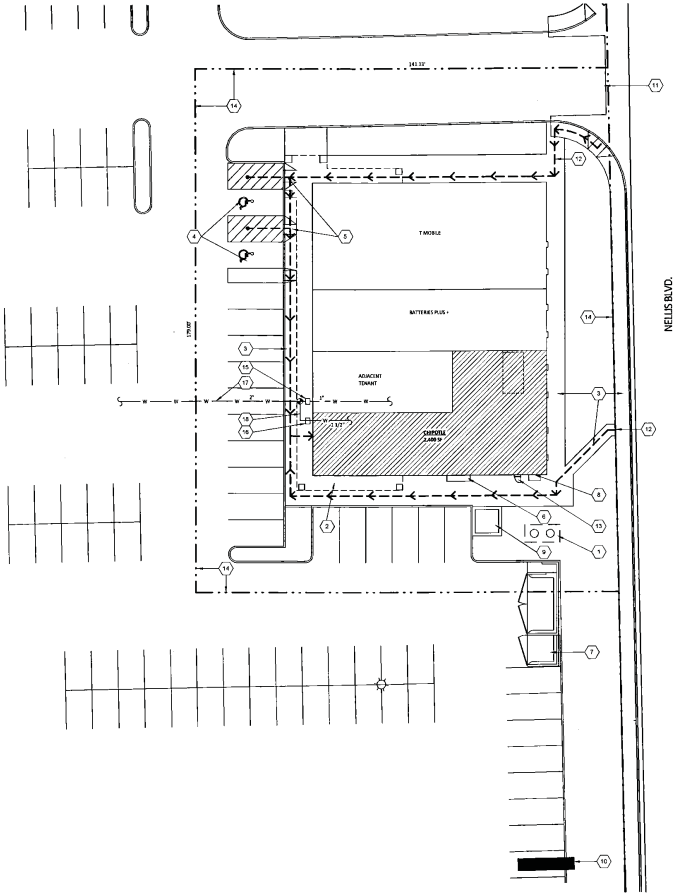
SUP-53829

PRJ-53735
04/23/14

PRJ-53735
04/23/14



EXPANDED SITE PLAN



ARCHITECTURAL SITE PLAN

GENERAL NOTES

ALL SITE WORK INCLUDING PAVING, CURBING, PARKING, PARKING LOT LIGHTING, SIDEWALKS, LANDSCAPING, AND DUMPSTER ENCLOSURE ARE EXISTING UNLESS NOTED OTHERWISE.

KEY NOTES

1. EXISTING GREASE INTERCEPTOR BY LANDLORD
2. EXISTING CONCRETE PATIO SLAB
3. EXISTING SIDEWALK
4. EXISTING ACCESSIBLE PARKING, SEE DETAIL 3/A100
5. EXISTING ACCESSIBLE RAMP, SEE DETAIL 3/A100
6. EXISTING ELECTRICAL SWITCHGEAR
7. EXPANDED TRASH ENCLOSURE BY LANDLORD
8. EXISTING GAS METER
9. EXISTING TRANSFORMER ON CONCRETE CURB
10. EXISTING MONUMENT SIGN LOCATED SOUTH OF PREMISES ON N. NELLIS
11. ENTRANCE OFF OF N. NELLIS BLVD.
12. ACCESSIBLE PATH PAVED
13. EXISTING ROOF LADDER
14. PROPERTY LINES
15. EXISTING WATER METER FOR SHELL BUILDING
16. NEW CHIPOTLE WATER METER
17. EXISTING PRIVATE 2" WATER LINE
18. NEW 1 1/2" WATER LINE TO CHIPOTLE

PARKING ANALYSIS

BUILDING	AREA	PARKING REQUIRED
BUILDING A	22,372 SF	161 SPACES
OFFICE MAX / VACANT	68,388 SF	273 SPACES
BUILDING B	9,150 SF	35 SPACES
BUILDING C	9,572 SF	69 SPACES
FASHION SQ.	16,000 SF	80 SPACES
BUILDING D	3,372 SF	13 SPACES
ROSS	25,600 SF	128 SPACES
BUILDING E	2,200 SF	15 SPACES
FACTORY 2-U	8,400 SF	34 SPACES
MAILMARK	5,000 SF	20 SPACES
BUILDING F	4,772 SF	29 SPACES
BUILDING G	5,700 SF	24 SPACES
PETSMART	25,500 SF	102 SPACES
WAL-MART / EDWARDS	136,875 SF	568 SPACES
BUILDING H	15,865 SF	62 SPACES
PAD 1	5,000 SF	76 SPACES
PAD 2	2,800 SF	44 SPACES
PAD 3 (CHIPOTLE SHELL)	2,400 SF	32 SPACES
PAD 4	6,500 SF	95 SPACES
*TOTAL PARKING REQUIRED		1,776 SPACES
*TOTAL PARKING PROVIDED		1,942 SPACES

1 ACCESSIBLE PARKING SIGNAGE DETAIL
A100 N.T.S.

CHIPOTLE MEXICAN GRILL, INC.
1401 WYNKOOP STREET, SUITE 500
DENVER, CO 80202
TELEPHONE: (303) 595-4000
FAX: (303) 595-4010
INTERNET: WWW.CHIPOTLE.COM

BID DOCUMENTS ONLY
NOT FOR CONSTRUCTION
01/24/2014

COPYRIGHT 2013
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND AS SUCH REMAIN THE PROPERTY OF CHIPOTLE MEXICAN GRILL, INC. PURSUANT TO SEC. 102 OF THE COPYRIGHT ACT, THESE PLANS CAN BE COPYRIGHTED ONLY BY WRITTEN AGREEMENT WITH CHIPOTLE MEXICAN GRILL, INC.

STORE NO.: 27-2197
CHARLESTON COMMONS
111 N. NELLIS BOULEVARD, STE. 150
LAS VEGAS, NV 89110

Issue Record		
08/30/2013	PERMIT ISSUE	
10/24/2013	BID SET	
1	12/06/2013	HEALTH REVIEW COMMENTS

Drawn	Project Manager	Checked
AKT	BJF	SHT

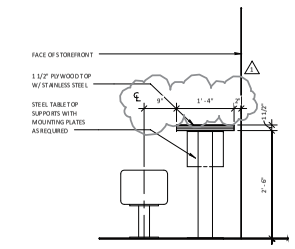
Project No.
040113

Architectural Site Plan

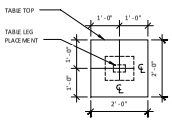
A100

Date of Last Print
01/24/2014

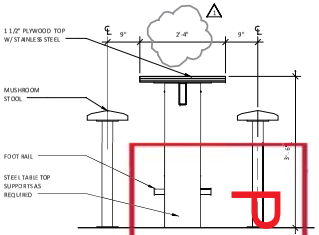
SUP-53829



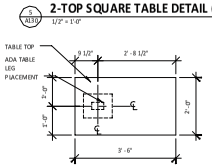
LOW COMMUNITY TABLE DETAIL (1C)



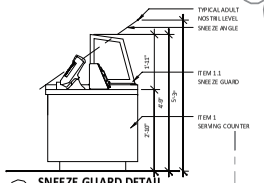
2-TOP SQUARE TABLE DETAIL (1B)



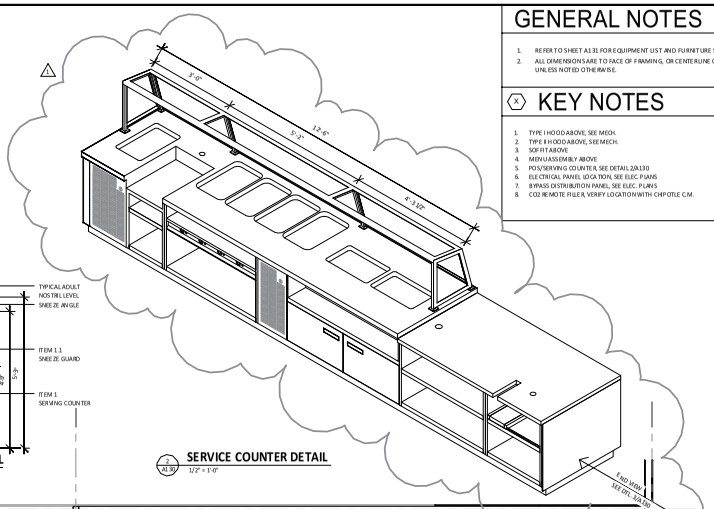
BAR HEIGHT COMMUNITY TABLE DETAIL (2)



ACCESSIBLE 4-TOP TABLE DETAIL (1A)



SNEEZE GUARD DETAIL



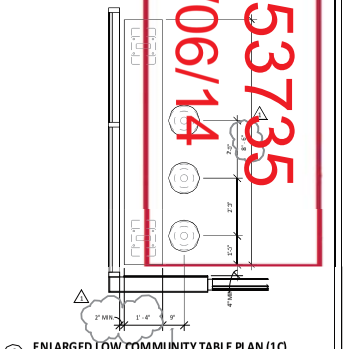
SERVICE COUNTER DETAIL

GENERAL NOTES

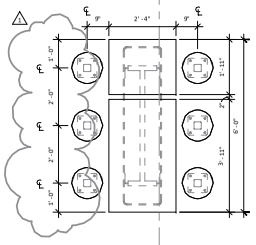
1. REFER TO SHEET A131 FOR EQUIPMENT LIST AND FURNITURE SCHEDULE.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING, OR CENTERLINE OF EQUIPMENT UNLESS NOTED OTHERWISE.

KEY NOTES

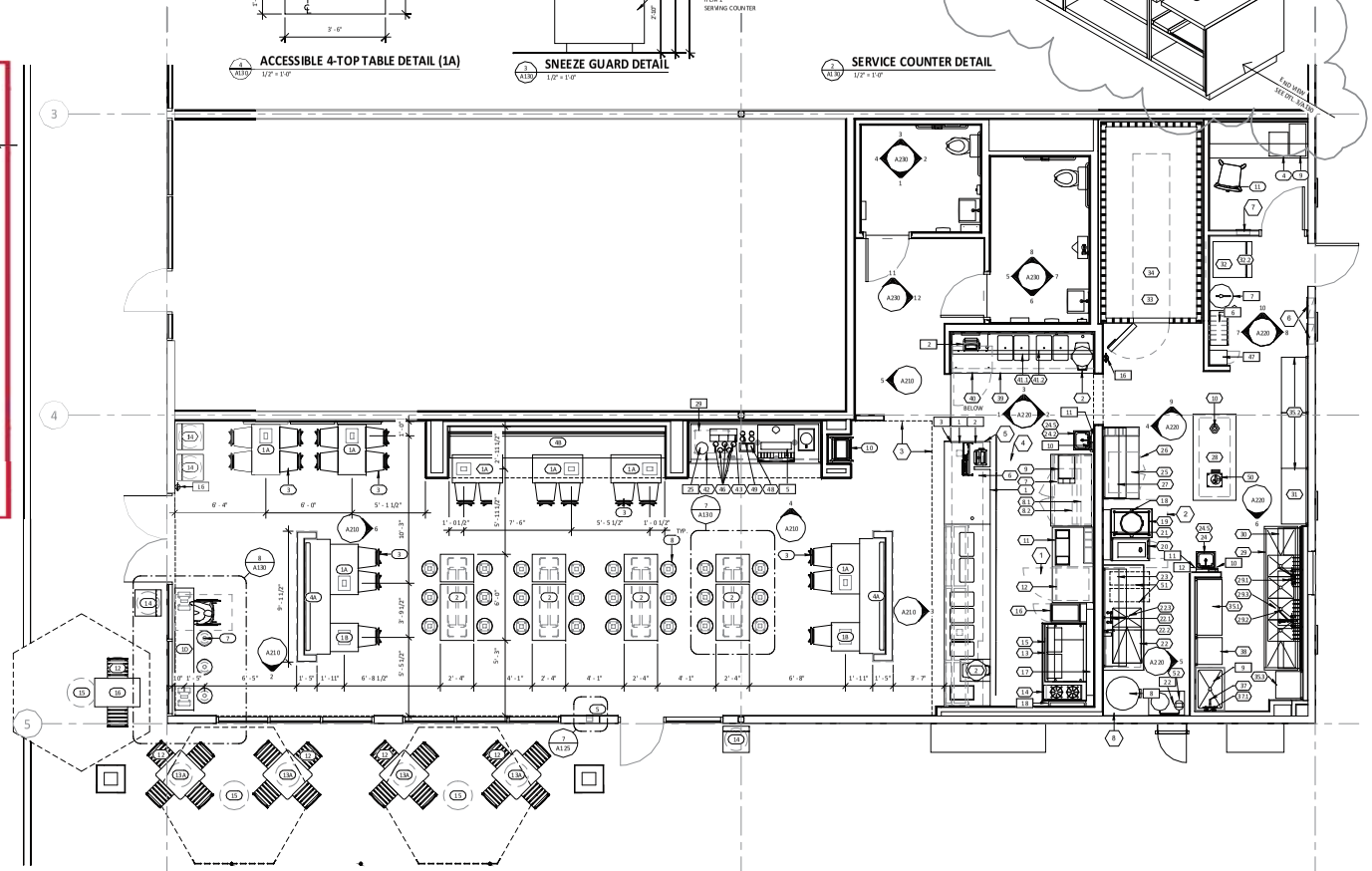
1. TYPE I HOOD ABOVE, SEE MECH.
2. TYPE II HOOD ABOVE, SEE MECH.
3. SOFT FIT ABOVE
4. MENU ASSEMBLY ABOVE
5. POS/SERVING COUNTER, SEE DETAIL 2/A130
6. ELECTRICAL PANEL LOCATION, SEE ELEC. PLANS
7. BYPASS DISTRIBUTION PANEL, SEE ELEC. PLANS
8. CO2 REMOTE FILLER, VERIFY LOCATION WITH CHIPOTLE C.M.



ENLARGED LOW COMMUNITY TABLE PLAN (1C)



ENLARGED BAR HEIGHT COMMUNITY TABLE PLAN (2)



FURNITURE FIXTURE & EQUIPMENT PLAN

PRJ-53735
05/06/14

SUP-53829 - REVISED

Consultant:
CTEUKGEV
PCNCUVGU Y GRVCTKPI ECNCUUGUE
FGGPGUEPGUUGP 7:: ECNCUUGUE
QCMNCPF. 2:: 7:: 7:: 7

SUP-53829 [PRJ-53735] - SPECIAL USE PERMIT - APPLICANT: CHIPOTLE MEXICAN GRILL, INC - OWNER: WRI CHARLESTON COMMONS, LLC
111 NORTH NELLIS BOULEVARD, SUITE #150

05/01/14

KOLESAR & LEATHAM

ATTORNEYS AT LAW

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

klnevada.com

May 12, 2014

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

Re: Application for Special Use Permit for Beer/Wine/Cooler On-Sale Establishment

Applicant:	**Chipotle Mexican Grill, Inc.**
APN:	**140-32-802-007**
Business/Address:	**111 N. Nellis Boulevard, Ste. 150** **Las Vegas, NV 89110**

Dear Sir/Madam:

This firm represents Chipotle Mexican Grill, Inc. (the "Applicant") with respect to liquor licensing matters in Nevada. Enclosed, please find a Special Use Permit Application (the "Application") to allow for the operation of a Restaurant and Beer/Wine/Cooler On-Sale Establishment at the above-referenced business location (the "Premises").

The Applicant proposes to open a new Chipotle Mexican Grill business (the "Business") at the Premises within the Charleston Commons Shopping Center (the "Shopping Center") located on North Nellis Boulevard, between E. Charleston Boulevard and Stewart Avenue. The Premises contains a total lease area of approximately 2,400 square feet with an additional 324 square feet of patio area for outside dining. The Premises provides seating for approximately 78 customers, which includes 60 dine-in seats and 18 patio seats.

The service of beer and wine will be limited to the inside portion of the Premises and alcohol service and consumption will not be permitted in the outdoor patio area. The Business will post signage indicating that alcohol shall not be permitted in the outdoor patio area. Please note that beer and wine service will be provided to customers by employees of the Business and

PRJ-53735
05/12/14

SUP-53829 - REVISED

only in conjunction with meals. The Applicant is committed to ensuring compliance with all local and State laws regarding the sale of alcoholic beverages for on-premises consumption.

The sale of alcoholic beverages at the Business is compatible with other uses in the immediate community and will not have a detrimental impact on adjacent properties or other tenants located within the Shopping Center. No additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. There is adequate employee and customer parking available and the site provides adequate pedestrian and vehicle ingress/egress to and from the Shopping Center from N. Nellis Boulevard, E. Charleston Boulevard and Stewart Avenue. The Business currently anticipates operating 7 days a week from 11:00 AM until 10:00 PM, and will employ approximately 25 employees.

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

Very truly yours,

KOLESAR & LEATHAM

Benjamin J. Volmer, Esq.

BJV:klm
cc: Lacy Lincoln
Matthew D. Saltzman, Esq.
Jonathan J. Winn, Esq.
Dianne M. Sheridan, Paralegal

SUP-53829 - REVISED

PRJ-53735
05/12/14

City of Las Vegas Agenda Item No.: **56.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

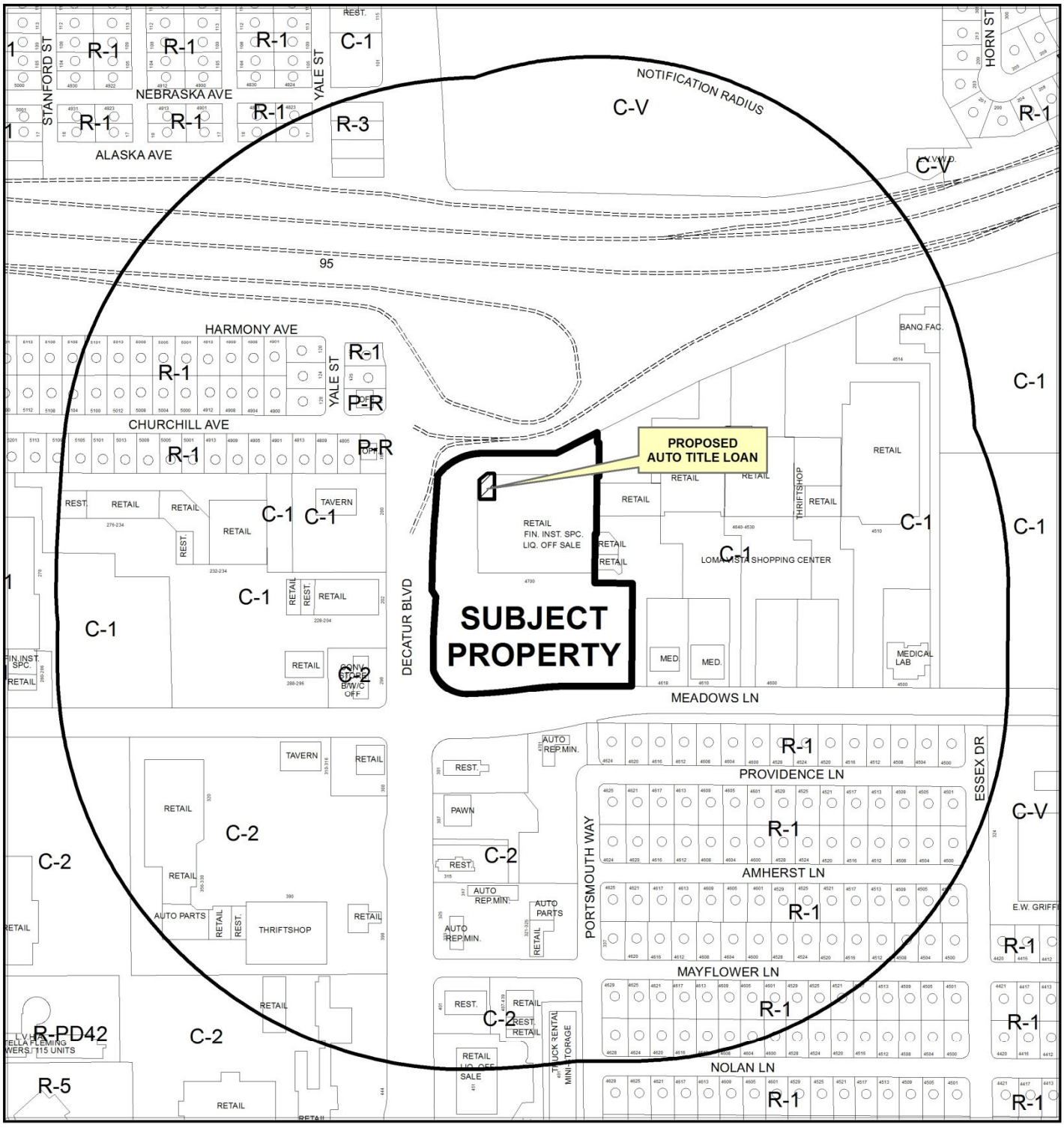
SUBJECT:
SUP-53863 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER - OWNER: LAMANZA, LLC - Request for a Special Use Permit FOR A PROPOSED 2,649 SQUARE-FOOT AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A 130-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,000 FEET IS REQUIRED at 4700 Meadows Lane, Suite #110 (APN 139-31-111-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-53278].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
DENIAL

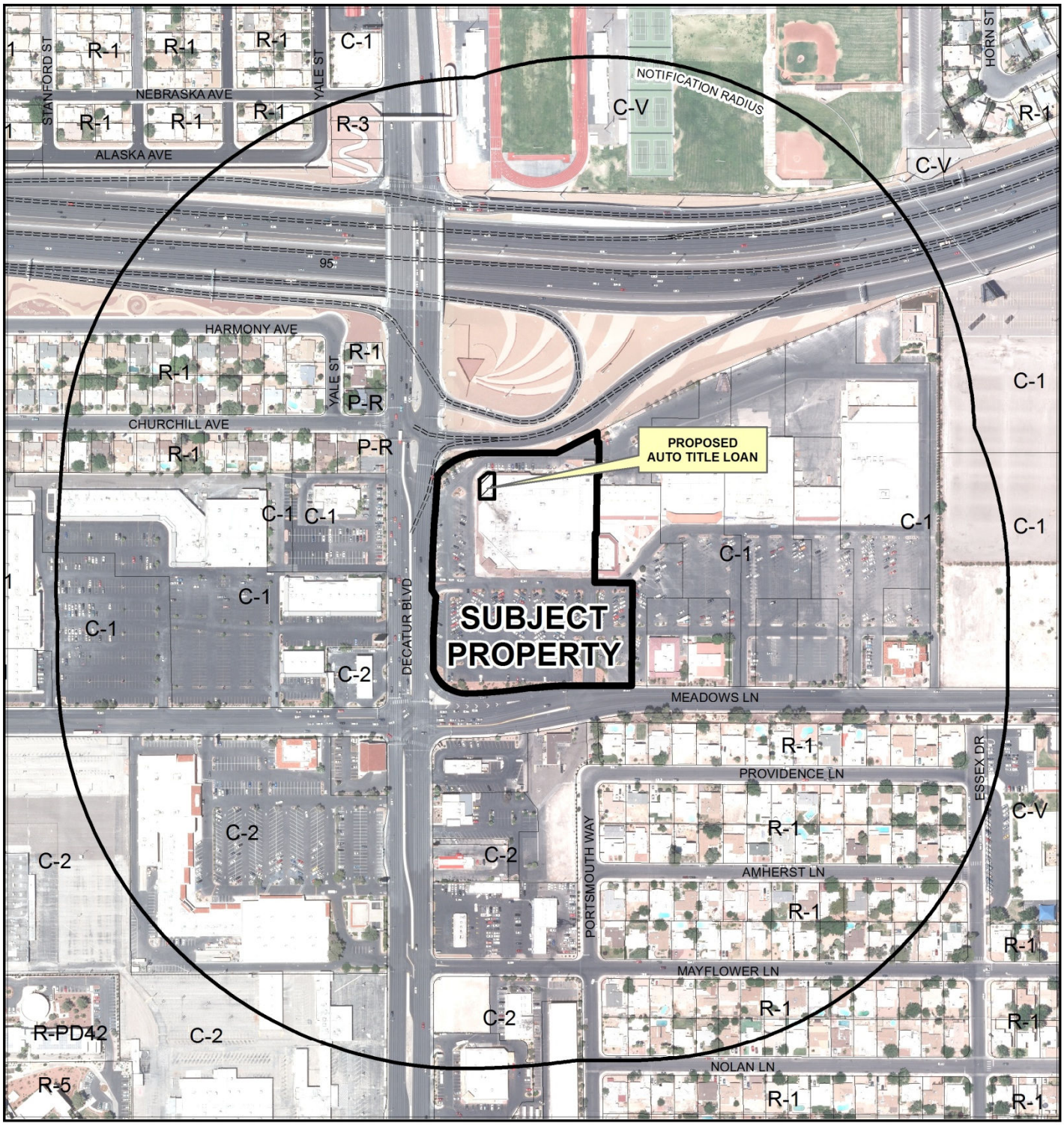
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-53863 (PRJ-53728)**

RADIUS: 1000 FEET

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



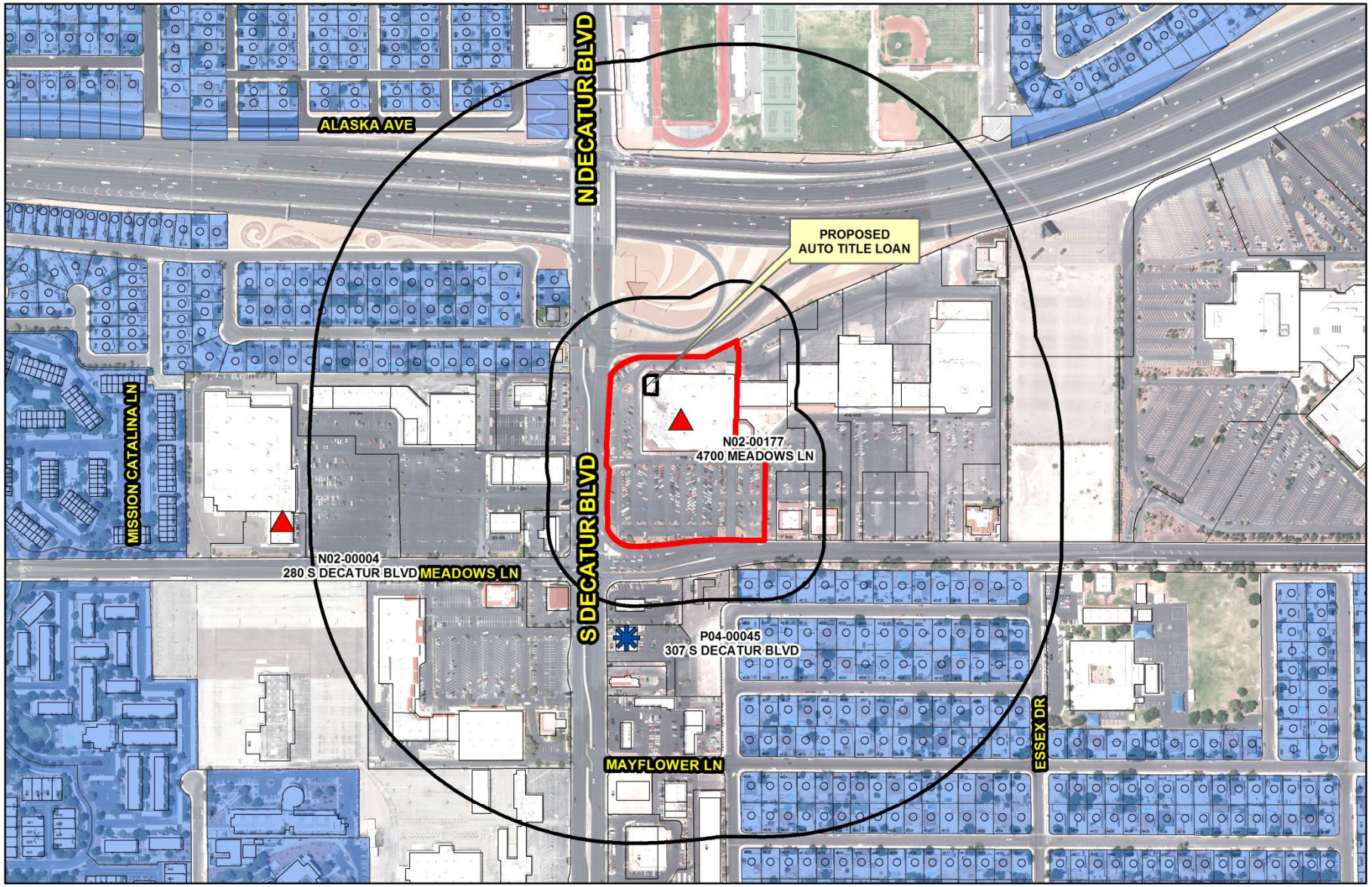
0 300 600 Feet

CASE: **SUP-53863 (PRJ-53728)**

RADIUS: 1000 FEET

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

N



SUP-53863 (PRJ-53278)

Auto Title Loan

Business Licenses

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

Protected Uses

- Residential Property

- Subject Property
- 200ft & 1000ft 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 28, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-53863

Case Number: PRJ-53728 APN: 139-31-111-001

Name of Property Owner: Lamanza, LLC

Name of Applicant: Dollar Loan Center

Name of Representative: Dave Galyen

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: Edward S. Franklin

Print Name: ~~Steve Glusker~~ Edward S. Franklin

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
Subscribed and swron to (or affirmed) before me on this 21st day of April, 2014 by Edward S. Franklin proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

A. G. BOUTON
COMM. #1985979
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. AUG 19, 2016

NOTARY SIGNATURE: A G Bouton

Revised 11-14-06

PRJ-53728
04/24/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Dollar Loan Center SUP

Project Address (Location) 4700 Meadows Ln. #110 Las Vegas, NV 89107

Project Name DLC Decatur Move **Proposed Use** Financial/Auto Title

Assessor's Parcel #(s) 139-31-111-001 **Ward #** 1

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

Commercial Square Footage 2649 **Floor Area Ratio** _____

Gross Acres 6.8 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Lamanza, LLC **Contact** Steve Glusker

Address 12100 Wilshire Blvd. #1025 **Phone:** (702) 362-8774 **Fax:** _____

City Los Angeles **State** CA **Zip** 90025

E-mail Address david.grant@colliers.com

APPLICANT Dollar Loan Center **Contact** Dave Galyen

Address 8860 W. Sunset Rd. **Phone:** (702) 493-0978 **Fax:** (702) 407-1167

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

E-mail Address dgalyen@dontbebroke.com

REPRESENTATIVE Dollar Loan Center **Contact** Dave Galyen

Address 8860 W. Sunset Rd. **Phone:** (702) 493-0978 **Fax:** (702) 407-1167

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

E-mail Address dgalyen@dontbebroke.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 Steve Glusker

Subscribed and sworn before me

This 9th day of April, 20 14.

_____

Notary Public in and for said County and State

A. G. BOUTON
COMM. #1985979
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. AUG 19, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-53863
Meeting Date:	06/10/14 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-53728
04/24/14

DOLLAR LOAN CENTER

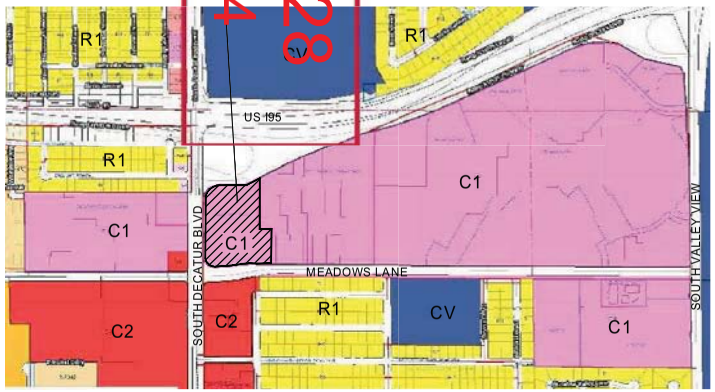
4700 MEADOWS LANE, SUITE 110, LAS VEGAS, NV 89107
APN: 139-31-111-001

PROJECT LOCATION

PARCEL NUMBER:	139-31-111-001
SITE ADDRESS:	4700 MEADOWS LANE, SUITE 110
	LAS VEGAS, NV 89107
JURISDICTION:	CITY OF LAS VEGAS
CURRENT ZONING:	C-1 (LIMITED COMMERCIAL DISTRICT)
APPROX LOT SIZE:	6.8 ACRES
PROSPECTIVE TENANT:	DOLLAR LOAN CENTER
EXISTING BUILDING AREA:	77,000 SF (+/-)
TENANT AREA UNDER CONSIDERATION:	2,830 SF
OCCUPANCY:	B, 29 OCCUPANTS

PRJ2015-000278
04/14/15

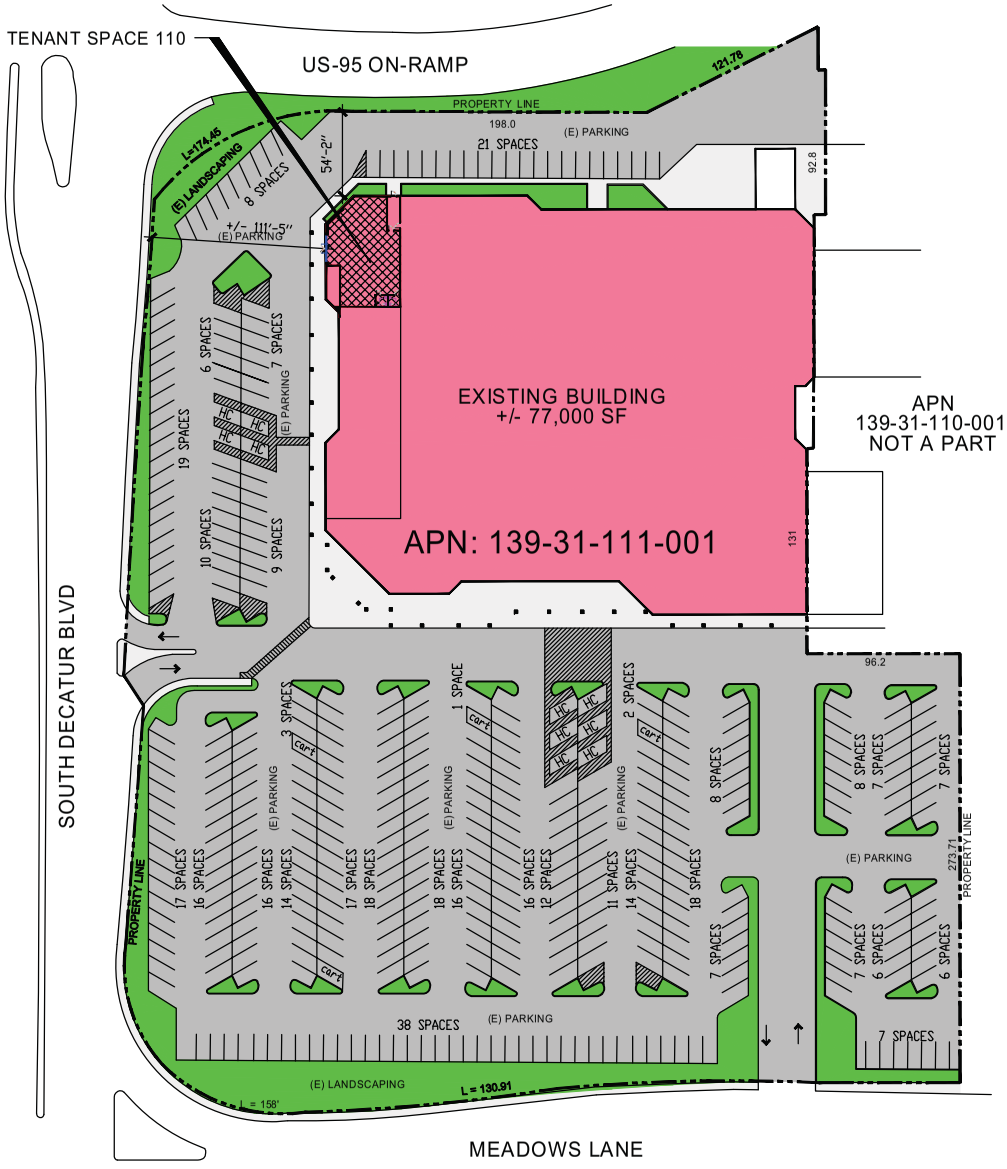
SUBJECT PROPERTY



Parking Analysis

77,000 SF SHOPPING CENTER / 250 SF PER PARKING SPACE = 308 SPACES REQUIRED

SPACES PROVIDED (ALL EXISTING):	405	STANDARD SPACES
	10	ACCESSIBLE SPACES
	415	TOTAL SPACES



Architectural Site Plan

GRAPHIC SCALE 1" = 80'-0"
0 40' 80' 160'
NORTH

KENNETH CHOW ARCHITECT
PO BOX 36315 LAS VEGAS, NV 89133 P: (702) 580-9391 F: (702) 998-4721 LINEWERKS@COX.NET

Proposed Floor Plan

DOLLAR LOAN CENTER
4700 MEADOWS LANE, SUITE 110
Las Vegas, NV 89107

10 April 2014

1

17 April 2014

SUP-53863

SUP-53863

SUP-53863

SUP-53863

KENNETH CHOW ARCHITECT
PO BOX 36315 LAS VEGAS, NV 89133 P: (702) 580-9391 F: (702) 998-4721 LINEWERKS@COX.NET

DOLLAR LOAN CENTER

4700 MEADOWS LANE, SUITE 110
Las Vegas, NV 89107

Proposed Floor Plan

10 April 2014

2

17 April 2014

Proposed Floor Plan

(E) INDICATES EXISTING
(N) INDICATES NEW

SUP-53863

PRJ-53728
04/24/14

SUP-53863 [PRJ-53728] - SPECIAL USE PERMIT - APPLICANT: DOLLAR LOAN CENTER - OWNER: LAMANZA, LLC
4700 MEADOWS LANE, SUITE #110

05/01/14

DOLLAR LOAN CENTER
dontbebroke.com

April 18, 2014

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

RE: Justification Letter for Dollar Loan Center to conduct business at 4700 Meadows Ln. # 110 Las Vegas, NV 89107. APN 139-31-111-001

Dear City of Las Vegas Department of Planning Representative,

Dollar Loan Center seeks to lease the 2,649 square feet of space in suite 110 for the building located at 4700 Meadows Ln. in order to move an existing Dollar Loan Center within the Las Vegas C-1 district. This location will serve as a replacement for the location at 280 S. Decatur Blvd. Las Vegas, NV 89107. Recently the complex at 280 S. Decatur Blvd. was foreclosed on. At this time the center is 90% empty and the major tenant, Target, is closing their doors effective 05-03-2014. This will be detrimental to the customer traffic entering the complex and few remaining businesses. We will continue as a Non-depository lender providing Auto Title loans and High Interest loans only. At no time will any vehicles be stored on our property.

The new location we seek to lease does not meet the distance requirement of 200' from a residential property. We will be asking for a waiver of this distance separation to 100'. Our current SUP at 280 S. Decatur Blvd. has a waiver of 0' to residential.

The new location does not meet distance requirements from a similar business. Currently Cardenas market is licensed for Check Cashing. Although our business falls under the same classification, Dollar Loan Center only provides Non-Collateral loans and Auto Title Loans. There will also need to be a waiver reducing the distance requirement of 1000' to 130' from our current location at 280 S. Decatur Blvd. We do feel this should have no impact on the restrictions of our business type since we are moving across the street.

We want to make sure it is absolutely clear we will close the location at 280 S. Decatur Blvd. if 4700 Meadows Ln. is approved. Once the SUP is approved we will pull all applicable permits and begin construction at 4700 Meadows Ln. We estimate a 90 day turn around for full move in and shut down from the existing 280 S. Decatur Blvd. location.

We are proud of our long standing history of doing business in the City of Las Vegas along with helping to bring jobs and revenue to the City and its residents. Dollar Loan Center also has a proven track record as an excellent community partner throughout Southern Nevada. We routinely provide financial support to several community charities with notable emphasis on the annual support of local efforts by Opportunity Village and the Henderson Little League.

In addition to being a strong community partner, Dollar Loan Center has taken great pride in being a first-rate employer for over 13 years in the Las Vegas area. We were most recently acknowledged by Vegas, Inc. in their 2012 edition of Southern Nevada's "Best Places to Work" as one of the top 3 "Best Places to Work" in Southern Nevada. More important than being acknowledged, we believe being a good employer is just the right thing to do and you can be assured that Dollar Loan Center will provide City of Las Vegas residents a great place to work.

Property Specifics

- Property Address: 4700 Meadows Ln. Suite 110.
- Current Zoning of property falls under C-1 zoning code.
- Square Footage is 2,649 square feet.
- Basic Description: The current suite has not been occupied since Cardenas bought and remodeled the old Mervyns' location.
- This property does not meet distance requirements for Residential separation and will need a waiver.
- This property does not meet distance requirements for like company separation and will need a waiver.
- This location will start with 3 to 4 employees with the potential to grow up to 6 or 7 employees.
- Hours of operation are Mon – Fri 9am to 7pm, Sat 9am to 4pm and closed Sundays.
- Dollar Loan Center currently has 5 locations licensed by the City of Las Vegas.
    - 6122 W. Sahara Ave. Lic# N02-00003
    - 280 S. Decatur Blvd. Lic# N02-00004
    - 625 N. Lamb Blvd. Lic# N02-00020
    - 3051 N. Rainbow Blvd. Lic# N02-00028
    - 6401 N. Durango Dr. Lic# N02-99540
- Dollar Loan Center will require a state license for the proposed location.

Justification for waiver of residential distance requirements

The proposed location is in an established commercial shopping center zoned as C-1. Directly to the West of the location at 100' is a housing complex and does not meet the 200' distance requirement. The closest pedestrian access to the proposed entrance for Dollar Loan Center from the residential plot is approximately 875'. Although distance is determined by parcel property line, there would be no access to the entrance without crossing Decatur Blvd illegally and proceeding through the landscaping of the commercial complex.

All existing built residential properties are approximately 100' away from Parcel to Parcel. We do not feel the proposed move of our current location will have a negative impact to the surrounding area.

Justification for waiver of similar business distance requirements

The proposed location is in an established commercial shopping center zoned as C-1. The new landlord for this location is Cardenas. Cardenas currently holds a Non-Depository Lender license for Check Cashing only. As we do not offer Check Cashing services we do not feel this should be an issue.

We will also need a waiver from 1000' to 130' from our current location at 280 S. Decatur Blvd. Although the property is over 1200' away and we are closing the existing location, the waiver will be required for approval of the SUP.

Anticipated Impact on Traffic Conditions, Surrounding Neighborhood, and General Public

Our customers will park, enter our store, make their transaction and depart. The impact on traffic will not cause a significant change to the current daily activity.

Our stores are clean and professional in appearance and great emphasis is placed on customer service and staff professionalism. Dollar Loan Centers are similar in product to a CitiFinancial and are often described by our customers as a "mini Wells Fargo." The hours of operation will stay within the city regulated times. Based on our hours, clientele, and the services and consumer choice we provide, we anticipate only positive benefits to the surrounding neighborhood. Dollar Loan Center is also looking to provide Auto Title loans in this location to better serve our customers. As a matter of providing additional clarity into our product we find it important to communicate that Dollar Loan Center does not engage in check cashing, payday lending, pawn services, or Western Union money transfers. Our rates are well below that of a payday lender and most often less than half. Dollar Loan Center offers an important consumer value and choice in the financial services sector.

Anticipated time table for all construction and improvements

Once Dollar Loan Center completes the anticipated approval of our SUP; we anticipate moving to our new location in 90 days. Since the new suite has never been occupied it will require a full build out.

Once our signs can be approved by the city we will have a two week completion date for install.

Thank you in advance for taking time to review our request and we look forward to working with the City. Dollar Loan Center looks forward to our continued service to Las Vegas residents.

Sincerely,

Dave Galyen
National Director of Facilities Technology, and Security

SUP-53863

PRJ-53728
05/06/14

8860 W Sunset Road ~ Las Vegas, Nevada 89148

City of Las Vegas Agenda Item No.: **57.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

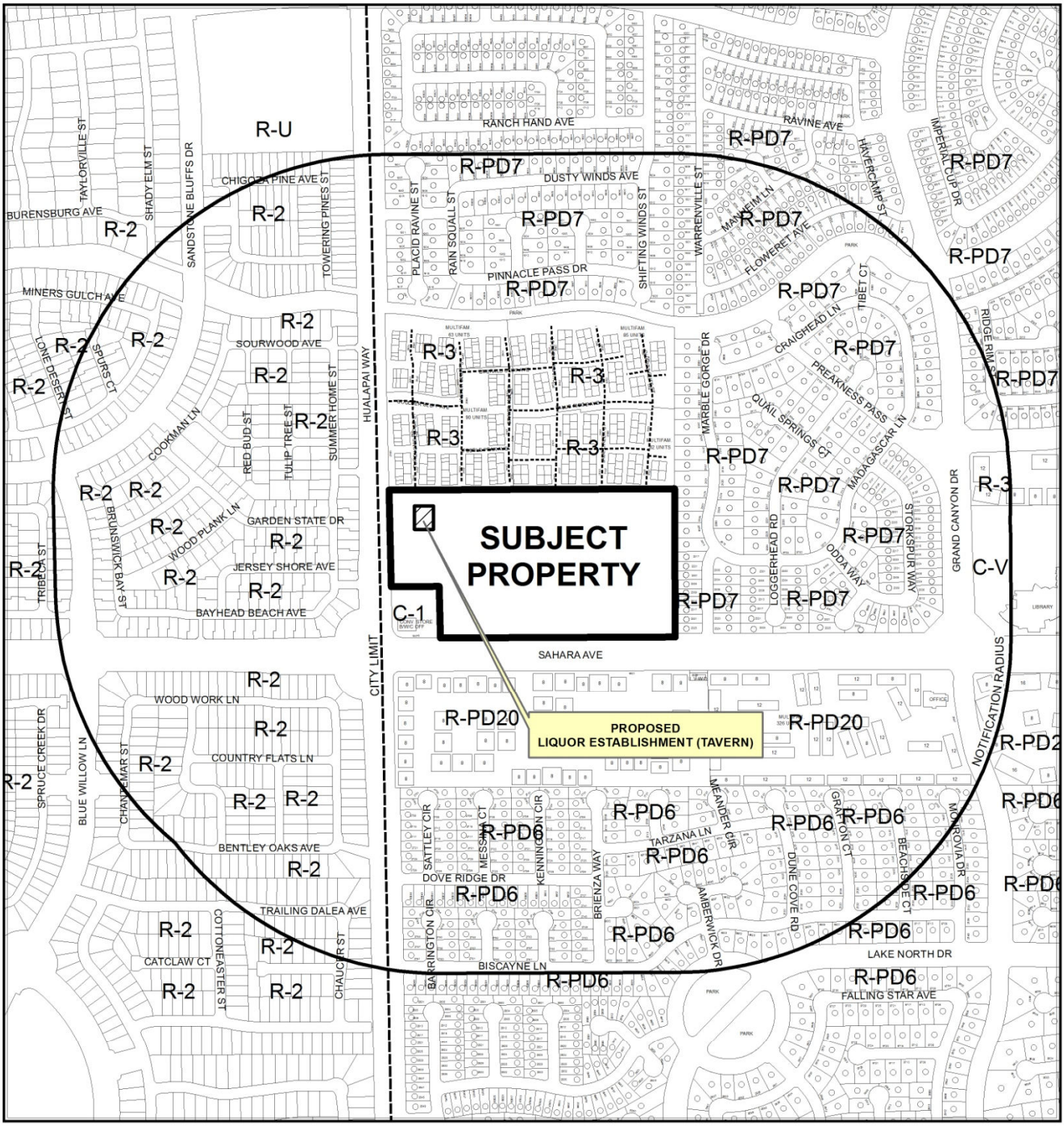
SUBJECT:
SUP-53907 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SAHARA CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,691 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) at 10000 West Sahara Avenue, Suite #100 (APN 163-06-416-006), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-53804].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

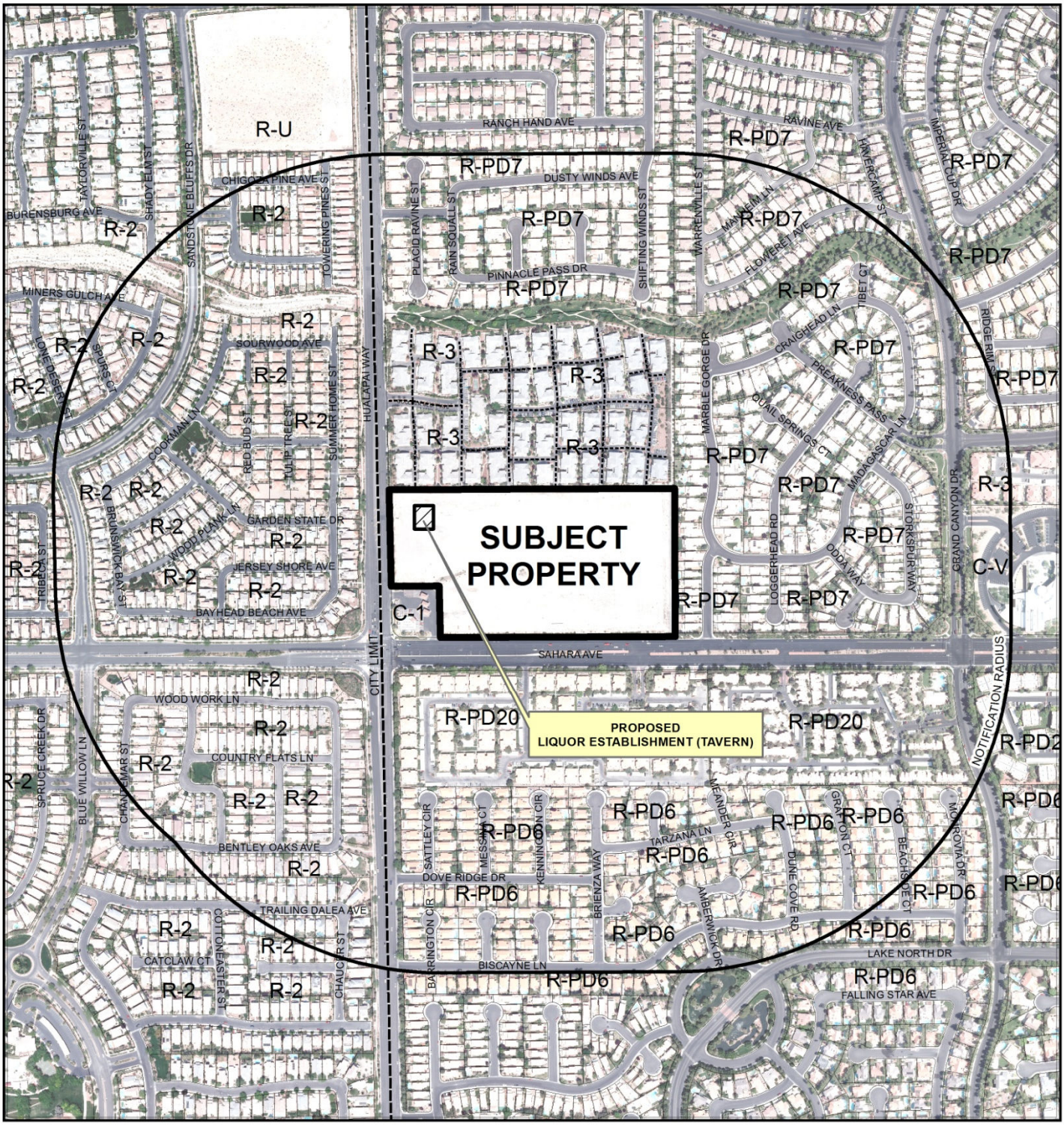
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-53907 (PRJ-53804)**

RADIUS: 1500 FEET

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



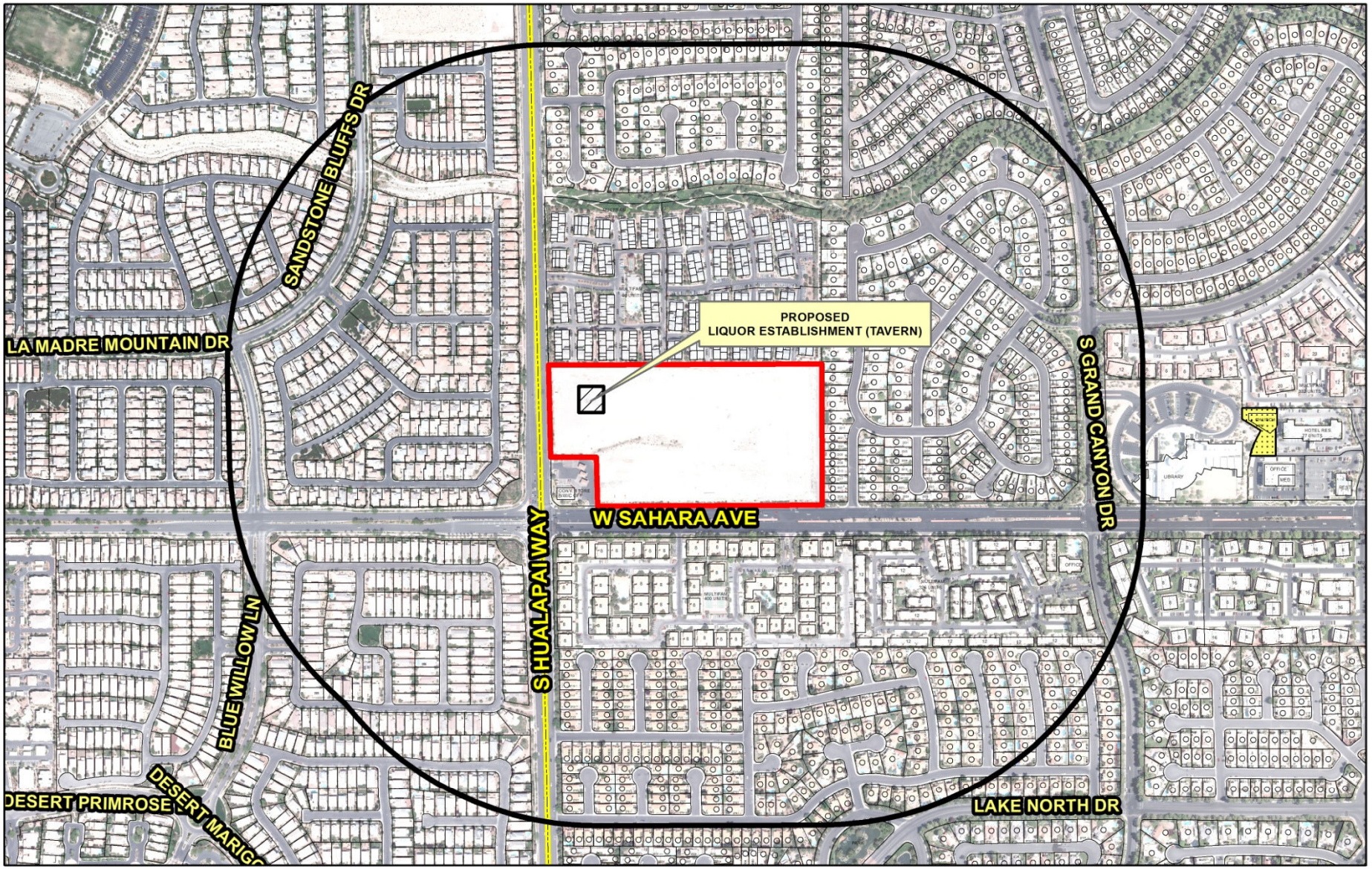
0 500 1,000 Feet

CASE: **SUP-53907 (PRJ-53804)**

RADIUS: 1500 FEET

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

N



SUP-53907 (PRJ-53804)

Liquor Establishment (Tavern)

Business Licenses

- Tavern

Protected Uses

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

- 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 30, 2014

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53907 APN: 163-06-416-006

Name of Property Owner: Sahara Center LLC

Name of Applicant: Sahara Center LLC

Name of Representative: Frank Pankratz

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: **** SEE ATTACHED PAGE **** _____

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

PRJ-53804
04/24/14

Sahara Center LLC
a Nevada limited liability company

By: SH Northeast Land Company LLC
a Nevada limited liability company
Its Manager

By: SH NE Development LLC
a Nevada limited liability company
Its Manager

By: _____
Name: Frank Pankratz
Title: Manager
Date: April 24, 2014

Subscribed and sworn before me

This 24th day of April, 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

SUP-53907

PRJ-53804
04/24/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for SDR 50656 (Sahara Center)

Project Address (Location) 10000 W. Sahara Avenue, Ste. #100 (Sahara and Hualapai)

Project Name Sahara Center **Proposed Use** C-1

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

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

Commercial Square Footage 233,000 **Floor Area Ratio** 3.38

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

Additional Information _____

PROPERTY OWNER Sahara Center LLC **Contact** Frank Pankratz

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

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

E-mail Address frank@ehbcompanies.com

APPLICANT Sahara Center LLC **Contact** Frank Pankratz

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

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

E-mail Address frank@ehbcompanies.com

REPRESENTATIVE Frank Pankratz **Contact** Frank Pankratz

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

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

E-mail Address frank@ehbcompanies.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 ***** SEE ATTACHED PAGE **** _____

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-53907
Meeting Date:	06/10/14 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-53804
04/24/14

Revised 10/27/08

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

Sahara Center LLC
a Nevada limited liability company

By: SH Northeast Land Company LLC
a Nevada limited liability company
Its Manager

By: SH NE Development LLC
a Nevada limited liability company
Its Manager

By: _____
Name: Frank Pankratz
Title: Manager
Date: April 24, 2014

Subscribed and sworn before me

This 24th day of April, 20 14.

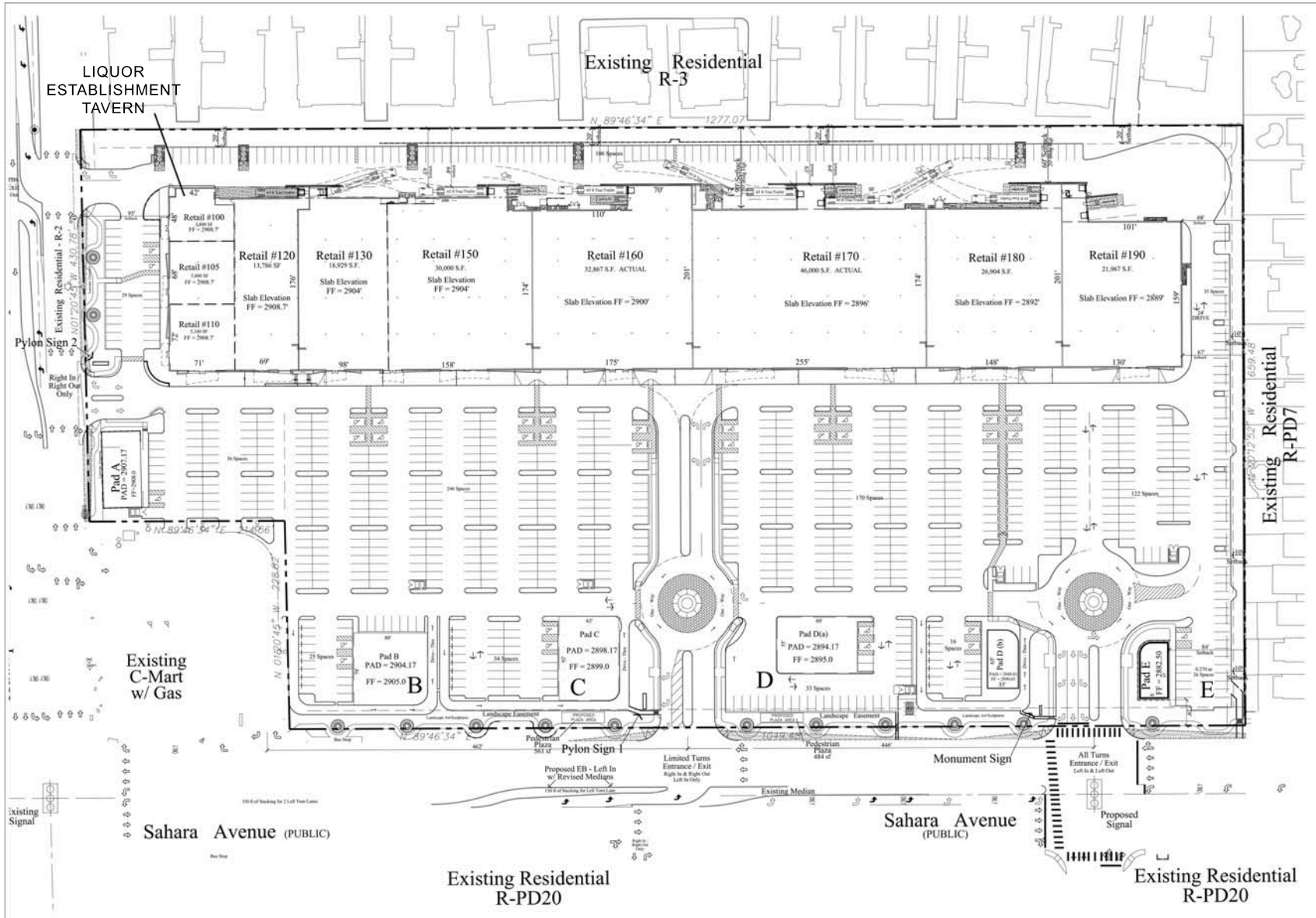
Cynthia Callegaro

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

SUP-53907

PRJ-53804
04/24/14



PROJECT INFORMATION

PARCEL:
ZONING: LIMITED COMMERCIAL DISTRICT: C-1
AREA: (TO BE VERIFIED)

GROSS AREA:	888,952 SF	20.408 AC
NET AREA:	788,813 SF	18.109 AC

RETAIL:

RETAIL	204,594 GSF
PADS	19,906 GSF
TOTAL RETAIL AREA	224,500 GSF
FAR NET (778,813 SF)	.285

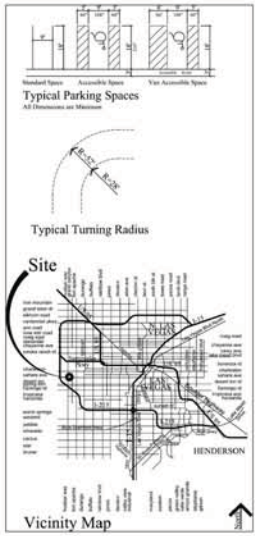
PARKING CALC'S

PARKING REQUIRED:
SHOPPING CENTER 1 PER 250 SF
TOTAL REQUIRED: 219.1 *4 = 898

PARKING REQUIRED:

PARKING FIELD	764
PARKING PADS	134
TOTAL PROVIDED :	898

PARKING RATIO: 4.0 PER 1000 1 PER 250
H/C REQUIRED: 2% OF REQUIRED PARKING 19
PROVIDED: 3.56% 32



Site Plan
Sahara Center

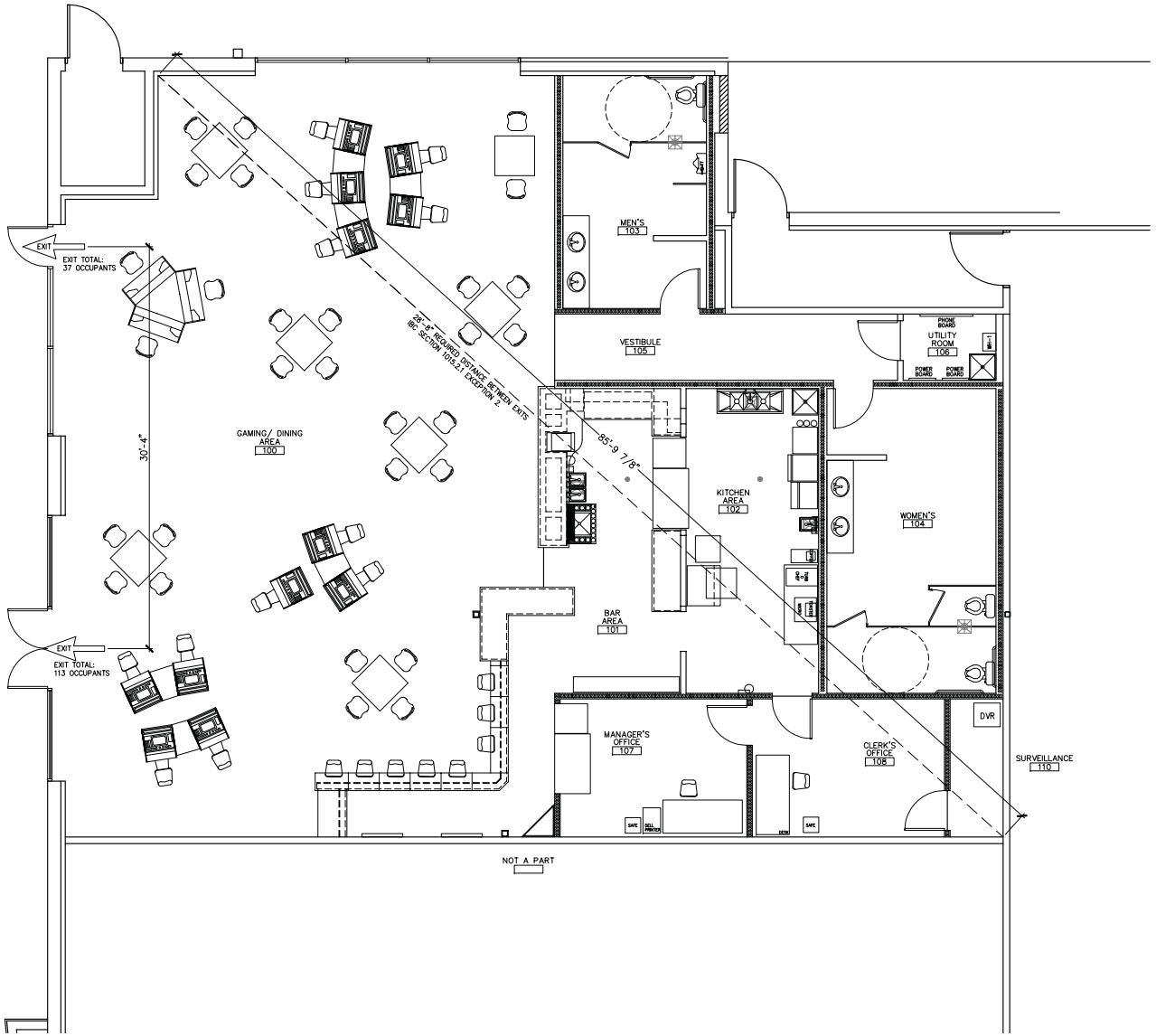
Las Vegas, Nevada

SH Northeast Land Company, LLC
9755 W. Charleston Blvd.
Las Vegas, Nevada 89117

Marnie Colleton, Architect
MarnieK, LLC
302 S. Rampart Blvd.
Las Vegas, Nevada 89145

2014-04-23
PRJ-53804
04/24/14

SUP-53907



1 TI4.1 FLOOR PLAN - EXITING
SCALE: 1/4"=1'-0"

1. EXIT SIGNS REQUIRED
IBC SEC. 1011.1 EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISABLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OE THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.
COORDINATE PLACEMENT OF EXIT SIGNAGE WITH THE BUILDING INSPECTOR.

2. AISLE ACCESSWAY
IBC 2009, SEC.1017.4. – SEATING AT TABLES
WHERE SEATING IS LOCATED AT A TABLE OR COUNTER AND IS ADJACENT TO A AISLE OR AISLE ACCESSWAY, THE MEASUREMENT OF REQUIRED CLEAR WIDTH SHALL BE MADE TO A LINE 19" AWAY FROM AND PARALLEL TO THE EDGE OF THE TABLE OR COUNTER. THE 19" MEASUREMENT SHALL BE MADE PERPENDICULAR TO TO THE SIDE OF THE TABLE OR COUNTER.

IBC 2009, SEC.1017.4.1. – AISLE ACCESSWAY FOR TABLES AND SEATING.
AISLE ACCESSWAYS SERVING ARRANGEMENTS OF SEATING AT TABLES OR COUNTERS SHALL HAVE SUFFICIENT CLEAR WIDTH TO CONFORM TO THE CAPACITY REQUIREMENTS OF IBC SECTION 1005.1 AND IBC SECTION 1028.6.2 BUT SHALL NOT HAVE LESS THAN THE APPROPRIATE MINIMUM CLEAR WIDTH SPECIFIED IN SECTION 1017.4.2

IBC 2009, SEC.1017.4.2. TABLE AND SEATING ACCESS WIDTH.
AISLE ACCESSWAYS SHALL PROVIDE A MINIMUM OF 12" OF WIDTH PLUS 1/2" OF WIDTH FOR EACH FOOT OR FRACTION THEREOF, BEYOND 12'-0" LENGTH IS MEASURED FROM THE CENTER OF THE SEAT FARTHEST FROM THE AISLE.

IBC 2009, SEC.1017.4.3. TABLE AND SEATING ACCESS LENGTH.
THE LENGTH OF TRAVEL ALONG THE AISLE ACCESSWAY SHALL NOT EXCEED 30' FROM ANY SEAT.

3. PANIC HARDWARE REQUIRED
IBC 2009, SEC. 1008.1.10
DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC OR FIRE HARDWARE.

IBC 2009,SEC. 1008.1.10.1
1. PANIC HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL-305.
2. FIRE EXIT HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL-10C & UL-305.
3. THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF; AND
4. THE MAXIMUM UNLATCHING FORCE SHALL NOT EXCEED 15 LBS.

IBC 2009, SEC. 1008.1.10.2
IF BALANCED DOORS ARE USED AND PANIC HARDWARE IS REQUIRED, THE PANIC HARDWARE SHALL BE THE PUSH PAD TYPE AND THE PAD SHALL NOT EXTEND MORE THAN ONE-HALF THE WIDTH OF THE DOOR MEASURED FROM THE LATCH SIDE.

4. EMERGENCY LIGHTING REQUIRED
IBC 2009, SEC.1006 MEANS OF EGRESS ILLUMINATION.
WHEN A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL. THE POWER SUPPLY SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPY. NOTE: EMERGENCY LIGHTING SHALL BE SUPPLIED AT EXTERIOR EXIT DISCHARGE AND IN ALL BATHROOMS, CHANGING ROOMS AND LIKE FACILITIES.

5. AISLES REQUIRED IN DINING AREAS & GAMING MACHINES
IBC SEC. 1013.4.2.1 AISLE ACCESSWAYS SERVING ARRANGEMENTS OF SEATING AT TABLES OR COUNTERS SHALL HAVE SUFFICIENT CLEAR WIDTH TO CONFORM TO THE CAPACITY REQUIREMENTS AS DICTATED BY THE IBC FOR THE OCCUPANT LOAD AND BY ICC/ANSI 117.1, BUT SHALL NOT BE LESS THAN THE 36 INCHES IN WIDTH.

EXITING

OCCUPANT LOAD:	TOTAL OCCUPANT LOAD FOR THE ENTIRE SPACE IS 150 OCCUPANTS.
EXITING REQUIRED:	REQUIRED: 2 PROVIDED: 1 @ 72" & 1 @ 36" 1-500 = 2 EXITS. TABLE 1019.1

POSTING OF OCCUPANT LOAD
IBC SEC.1004.3 EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPIUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

PRJ-53804
04/24/14

NOT FOR CONSTRUCTION

FLOOR PLAN
EXITING

DOTTY'S SAHARA/HUALAPAI
TENANT IMPROVEMENT

10000 W. SAHARA AVE. #100
LAS VEGAS, NV. 89117
APN – 163-06-416-006

REVISION:

JOB No:
DRAWN BY: ALL
CHECKED BY: G.K.E.
DATE PREPARED: 3/17/2014
SCALE: AS SHOWN
DRAWING No: TI4.1

SUP-53907

SUP-53907 [PRJ-53804] - SPECIAL USE PERMIT - APPLICANT/OWNER: SAHARA CENTER, LLC
10000 WEST SAHARA AVENUE, SUITE #100

05/08/14

SUP-53907 [PRJ-53804] - SPECIAL USE PERMIT - APPLICANT/OWNER: SAHARA CENTER, LLC
10000 WEST SAHARA AVENUE, SUITE #100

05/08/14

Sahara Center LLC
9755 W. Charleston Blvd.
Las Vegas, NV 89128

April 17, 2014

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

Re: Justification Letter for Special Use Permit
Sahara Center - Commercial Development- Northeast Corner of Sahara Avenue and Hualapai Way, APN 163-06-416 / Approved SDR 48469

To Whom It May Concern:

Please accept this as the required justification letter for a Special Use Permit to allow a tavern at 10000 W. Sahara Avenue, Ste. #100.

1. The property has been approved for a shopping center by SDR 48469 in the C-1 district which allows a tavern subject to a Special Use Permit.
2. The proposed tavern is relatively small (patron use area of 2,691SF) and thus will not impose any unusual parking demand within the Center.
3. No outdoor uses are contemplated in conjunction with the tavern which might disturb nearby residential.
4. Eating and drinking establishments are a normal expected group of uses in a shopping center of this size and are needed to serve local demand and attract sufficient patronage to ensure economic success for the facility. Such uses also generate significant employment and tax revenue for the City.

Respectfully,

Sahara Center LLC
a Nevada limited liability company

By: SH Northeast Land Company LLC
a Nevada limited liability company
Its Manager

By: SH NE Development LLC
a Nevada limited liability company
Its Manager

By: _____
Name: Frank Pankratz
Title: Manager
Date: 4/17/14.

SUP-53907

PRJ-53804
04/24/14

City of Las Vegas Agenda Item No.: **58.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

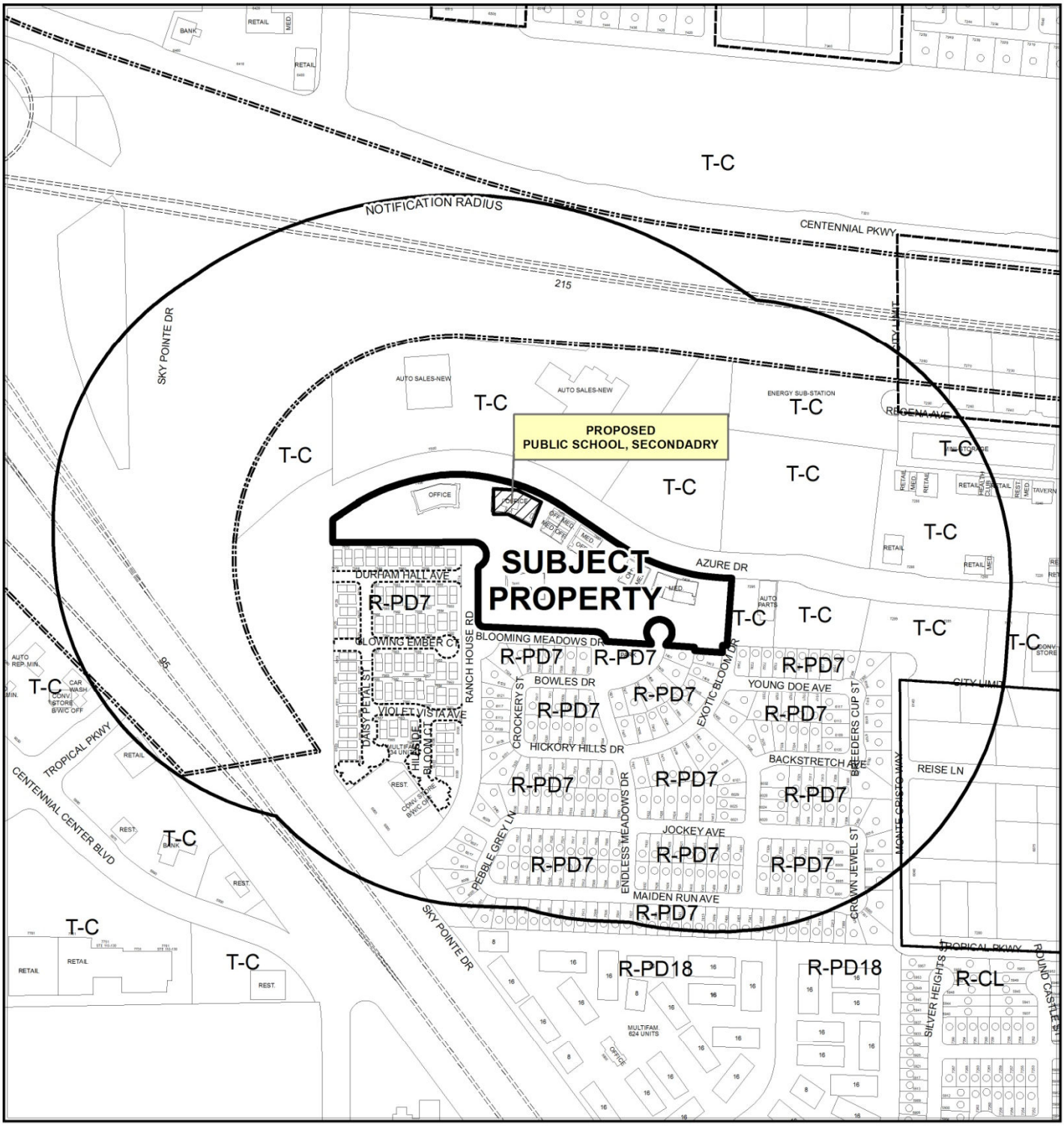
SUBJECT:
SUP-53970 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PUBLIC SCHOOL, SECONDARY USE at 7485 West Azure Drive (APN 125-27-114-023), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-53983].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

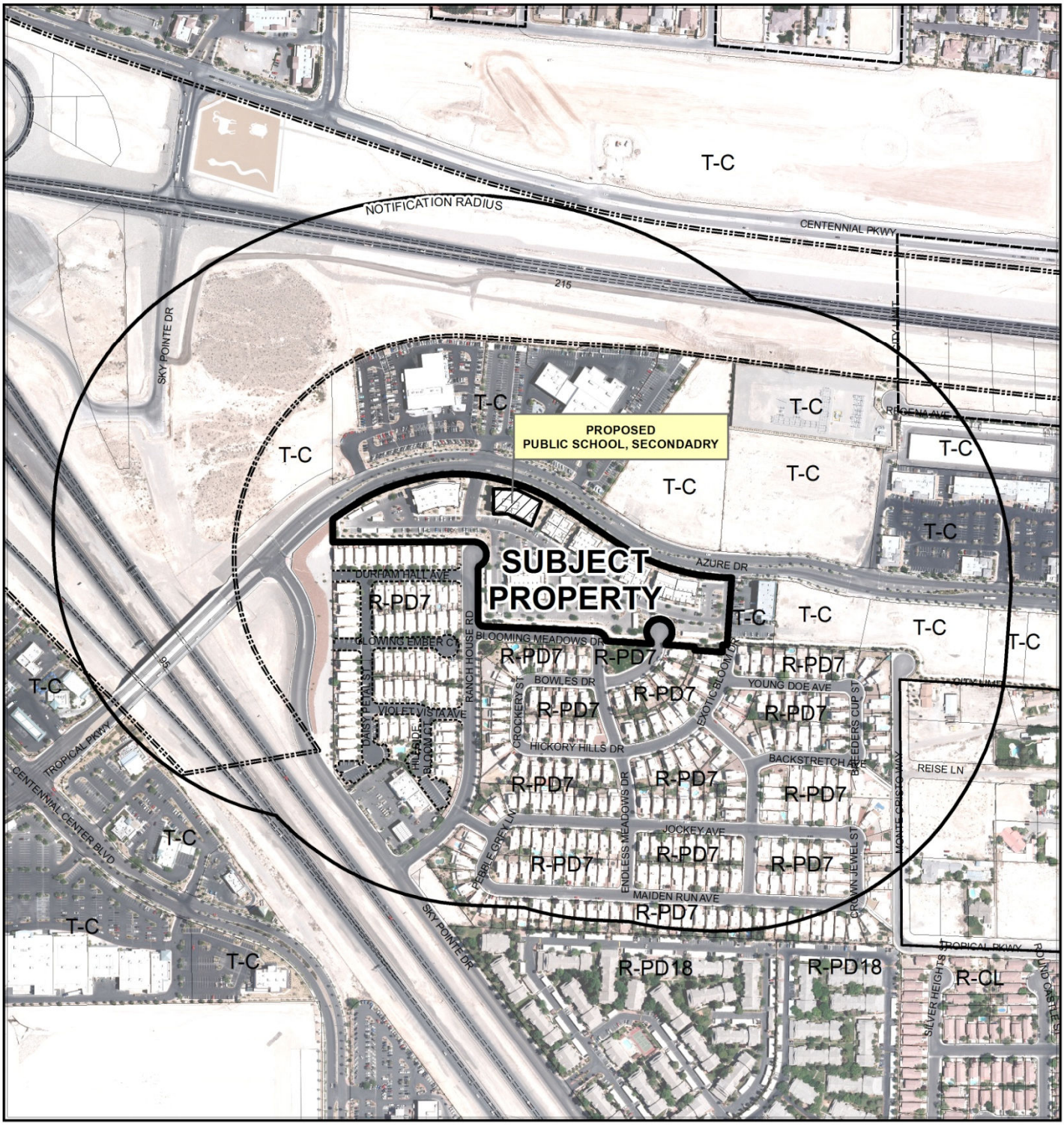
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-53970 (PRJ-53980)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



0 400 800 Feet

CASE: **SUP-53970 (PRJ-53980)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-53970 APN: 125-27-114-000

Name of Property Owner: Dynamic Property Holdings LLC

Name of Applicant: LaVar Winsor

Name of Representative: LaVar Winsor

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: LaVar Winsor

Subscribed and sworn before me

This 30 day of April, 2014

Sheila R. Sneed

Notary Public in and for said County and State

NOTARY PUBLIC
SHEILA R. SNEED
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APR. 11, 2015
No: 07-2885-1

PRJ-53983
05/01/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Public Charter School

Project Address (Location) 7485 W. Azure Dr. Las Vegas NV. 89130

Project Name Quest Academy **Proposed Use** E

Assessor's Parcel #(s) 125-27-114-000 **Ward #** 6

General Plan: existing B proposed E **Zoning:** existing MIX proposed E

Commercial Square Footage 28,212 ± **Floor Area Ratio** 27,932 ±

Gross Acres 11.67 +/- **Lots/Units** 3+4 **Density**

Additional Information

LaVar

PROPERTY OWNER Dynamic Property Holdings LLC **Contact** (Tony) Winsor

Address 7495 W. Azure Dr. #100 **Phone:** 702-933-500 **Fax:** 702-435-3432

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

E-mail Address Tony.Winsor@Yahoo.Com

APPLICANT **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE **Contact**

Address Same **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 LaVar Winsor

Subscribed and sworn before me

This 30 day of April, 20 14.

Sheila R. Sneed.

Notary Public in and for said County and State

NOTARY PUBLIC
SHEILA R. SNEED
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APR. 11, 2015
No: 07-2885-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

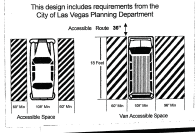
Case #	SUP-53970
Meeting Date:	06/10/14 PC
Total Fee:	
Date Received:*	
Received By:	

*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-53983
05/01/14

This design includes requirements from the City of Las Vegas Planning Department



Van Accessible Parking Spaces
One van accessible parking space shall be provided for every eight accessible parking spaces, or fraction thereof, **starting with the first.** Accessible parking spaces shall be located on the shortest possible accessible route from adjacent parking to an accessible building entrance. In facilities with multiple accessible building entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

303 Changes in Level

303.1 General. Changes in level in floor or ground surfaces shall comply with Section 303.

303.2 Vertical. Changes in level of 1/4 inch (6 mm) high maximum shall be permitted to be vertical.

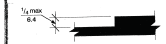


Fig. 303.2
Vertical Changes in Level

303.3 Beveled. Changes in level between 1/4 inch (6 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

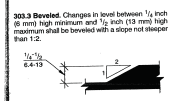


Fig. 303.3
Beveled Changes in Level

303.4 Ramped. Changes in level greater than 1/2 inch (13 mm) shall be ramped and shall comply with Section 405 or 406.

Accessible Parking Stall Dimensions and Requirements ICC/ANSI A 117.1-1998 with CLV Planning Department Modifications

Grade of Parking Stall and Access Aisle:
Accessible parking space shall be located on a surface with a slope not exceeding 1:48 (2%) in all directions.

Dimensions of parking spaces:
Standard Accessible Parking Space: 108" wide (min.) by 18' long (min.) plus a 60" access aisle adjacent to each side.
Van Accessible Space: 108" wide by 18' long plus one adjacent 96" wide access aisle and one adjacent 60" wide access aisle at sides.
Note: Two accessible parking spaces may share a common access aisle. Curb ramps are not allowed in access aisles.

Signage:
Nevada State law requires signs for all handicap spaces. Accessible parking spaces shall have a sign showing the international symbol of accessibility per ANSI Sec. 703.7. Van accessible signs shall not be obscured by a vehicle parked in the space and shall be marked VAN ACCESSIBLE. Signs shall be centered in the width of the space and shall be 60" min. from the bottom of the sign to the ground surface of the space.

ACCESSIBILITY REQUIREMENTS
Comply with all requirements of 2003 IBC and 1998 ICC/ANSI 117.1 for accessibility for the disabled. Also meet all state and federal requirements. The following are some, but not all, requirements. It is the responsibility of the permit holder to understand and comply with all adopted codes and ordinances.

Inaccessible building entrances, public toilets, and bathing facilities and elevators not on an accessible route shall be provided with directional signage indicating the route to the nearest similar accessible element. (Per IBC Sec. 1110.2)

When more than one building or facility is located on site, accessible routes shall be provided connecting accessible buildings and accessible site facilities. (Sec. 1007.1)

When more than 1 exit is required from any accessible space, each accessible portion of the space shall be served by not less tan two accessible means of egress. Handicap exit signage shall clearly indicate the path of exit travel to these accessible exits in not all exits are accessible in the space (Section 1110.2)

Wheelstops at handicap parking shall be placed such that vehicle overhang will not impede pedestrian traffic within the handicap access routes.

Accessible parking spaces shall be located on the shortest possible accessible route from adjacent parking to an accessible building entrance. In facilities with multiple accessible building entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. In multiple parking structures, accessible van parking spaces may be located on one level.

Handicap route slopes are not to exceed 5% running slope, and 2% cross slope.

BUILDING INSPECTION NOTES
Condition of approval CLV Project # C-216-05 on date of
Building inspector must verify the existence and compliance for:
A) Handicap accessible parking, access aisles and signage
B) Accessible path(s) with complying slopes to the public way
C) Accessible restrooms
If not present, revisions to plans are required.

PROJECT DATA:

SITE AREA: 508,424 GSF (11.67 ±AC)
439,133 NSF (10.08 ±AC)

FAR: 21%

LOT COVERAGE: 20.53%

OPEN SPACE:
173,852 SF OF OPEN SPACE / 508,424 SF
= 34%-20%

BUILDING AREA:

OFFICE A (2 STORY) (2x 13,966 sf)	27,932 SF
OFFICE B (2 STORY) (2x 13,966 sf)	27,932 SF
OFFICE C	7,658 SF
OFFICE D	7,658 SF
OFFICE E	7,658 SF
OFFICE F	12,746 SF
OFFICE G	12,503 SF
TOTAL BUILDING AREA:	104,087 SF

PARKING REQUIRED:

(GENERAL OFFICE USE 1:300 SF) GENERAL OFFICE 55,864 SF	186 SPACES
(MEDICAL OFFICE USE 1:200 SF) GENERAL OFFICE 48,223 SF	241 SPACES
TOTAL REQUIRED PARKING:	427 SPACES
ACCESSIBLE REQUIRED:	9 SPACES
TOTAL PARKING PROVIDED:	462 SPACES
PARKING RATIO:	4.52 PER 1000 S.F.

STANDARD:	341 SPACES
ACCESSIBLE SPACES:	9 SPACES
COVERED SPACES:	112 SPACES
TOTAL:	462 SPACES

ACCESSEBILITY NOTES:

1. ACCESSIBLE ENTRANCES TO THE BUILDING SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

2. EXTERIOR EXITS WHICH ARE LOCATED ADJACENT TO ACCESSIBLE AREAS & WITHIN 6'-0" OF ADJACENT GROUND LEVEL SHALL BE ACCESSIBLE.

3. ACCESSIBLE RAMPS REQ. BY ADAAG SHALL NOT HAVE SLOPES WHICH EXCEED 1 FT. IN 12'.

4. THE SURFACES OF RAMPS & GROUND SURFACES SHALL BE ROUGHENED OR SHALL BE OF SLIP RESISTANT MATERIALS.

5. AN ACCESSIBLE ROUTE OF TRAVEL 3 FT. WIDE MIN. MUST BE PROVIDED TO ALL PORTIONS OF THE BUILDING & BETWEEN THE BUILDING & THE PUBLIC WAY. ACCESS. ROUTES SHALL HAVE A MAX. SLOPE OF 1:20, & A MAX. CROSS SLOPE OF 1:50.

6. THRESHOLD MUST BE 1/2" IN HEIGHT OR LESS.

7. PRIMARY ENTRANCE TO THE BLDG. MUST BE ACCESSIBLE. ALL REQUIRED EXITS MUST BE ACCESSIBLE.

8. ACCESSIBLE PARKING SPACES SHALL HAVE A SLOPE NOT EXCEEDING 2%.

9. ACCESSIBLE PARKING SPACES HAVE THE INTERNATIONAL WHEELCHAIR SYMBOL ON THE GROUND WITHIN THE SPACE.

10. ACCESSIBLE PARKING SPACES SHALL HAVE A SIGN (MIN. 5 FT. A.F.G.) IN FRONT OF THE SPACE WHICH INCLUDES THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

11. ALARMS SHALL BE AUDIBLE AND VISUAL AND MEET ACCESSIBILITY REQUIREMENTS.

12. ACCESSIBLE ROUTE SHALL BE WITHOUT STEPS OR CHANGES IN LEVEL GREATER THAN 1/2" WITHOUT AN APPROVED RAMP.

GENERAL NOTES:

1. PREMISES IDENTIFICATION REQUIRED AND TO BE LEGIBLE FROM THE STREET PER CITY OF LAS VEGAS.

2. PLANS APPROVED BY THE LOCAL FIRE DEPARTMENT MUST BE ON JOB SITE AT ALL TIMES.

3. PROVIDE ALL WEATHER ACCESS ROAD TO ALL BUILDINGS AND HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION AS REQUIRED BY LOCAL JURISDICTION.

4. SIGNAGE TO BE OBTAINED BY SEPARATE APPROVAL AND PERMITS AS REQUIRED BY TITLE 30.

5. REFUSE ENCLOSURE SHALL BE SCREENED BY MATERIAL COMPATIBLE WITH THE BUILDING MATERIALS, COLORS AND TEXTURES TO MATCH THE BUILDING.

6. BUILDINGS TO BE LOCATED SUCH THAT THE OUTERMOST ARCHITECTURAL INTRUSION IS A MAXIMUM OF 3'-0" INSIDE BUILDING SETBACK.

7. ALL TENANT IMPROVEMENT OWNERS AND CONTRACTORS WILL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF THE STRUCTURAL CONCRETE BUILDING SLAB AND VAPOR BARRIER.

* CONCRETE SLABS ARE TO BE POURED FOR ALL BUILDINGS IN THIS CONTRACT. CONCRETE SLABS ARE TO BE INCLUDED FOR T.I. CONTRACTORS WHO SAWCUT THE SLAB MUST TURN DOWN NEW SLABS TO A DEPTH OF 8" – 12" AWAY FROM THE SAWCUT. T.I. CONTRACTOR MUST ALSO PROVIDE #4 18" DOWELS @ 24 inches O.C. WITH EPOXY GROUT IN 5/8" DRILLED HOLES. 6" OF THE DOWEL WILL BE DRILLED INTO THE EXISTING SLAB.

* VAPOR BARRIER SHALL BE INSTALLED BENEATH ALL CONCRETE SLABS. T.I. CONTRACTOR WHO CUT THE VAPOR BARRIER MUST DO SO AND REINSTALL THE BARRIER IN COMPLIANCE WITH THE FOLLOWING REQUIREMENTS:
ASTM E1643–98
ASTM E1745–97
ACI 302.1R.99

B. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL DOCUMENTS IN THIS CONSTRUCTION DOCUMENT SET WITH SUBCONTRACTORS. IT WILL BE THE RESPONSIBILITY OF ALL SUBCONTRACTORS TO REVIEW ALL PERTINENT DOCUMENTS IN THE CONSTRUCTION DOCUMENT SET PRIOR TO PERFORMING ANY WORK. THE SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR AND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PERFORMING THE WORK.

9. ALL TRANSFORMER BOXES, METER / ELECTRICAL EQUIPMENT, BACK-FLOW DEVICES, AND ANY OTHER UTILITY EQUIPMENT SHALL BE PAINTED TO MATCH BUILDING COLOR.

37. CONC. SCUPPER (SEE 4/A103)
38. CONC. SIDEWALK SCUPPER (SEE DETAIL 4/A103)
39. SWALE REFER TO C3.1
40. DIRECTIONAL ARROWS (SEE DETAIL 16/A103)
41. WATER METER (SEE CIVIL C4.1)
42. 1: 20 SLOPE TYPICAL
43. SERVICE ENTRANCE SECTION
44. TRAFFIC CONTROL SIGNAGE "STOP" (SEE CIVIL)
45. PROVIDE SEALED CONCRETE AMENITY ZONE TO MATCH EXISTING ADJACENT PATTERN AND THE TOWN CENTER DEVELOPMENT GUIDELINES
46. NOT USED
47. CAST IN PLACE CONCRETE STEPS
48. EXISTING HIKING TRAIL
49. 10' WIDE HIKING TRAIL
50. NEW SIDEWALK (PER C.O.L.V. STDS)
51. RETAINING WALL
52. EXISTING CONCRETE CURB
53. EXISTING DECORATIVE CONC. PAVING TO REMAIN

LEGAL DESCRIPTION

THE FOLLOWING LEGAL DESCRIPTION IS FOR REFERENCE ONLY. THIS DESCRIPTION WAS PROVIDED BY HORIZON SURVEYING, PROFESSIONAL SURVEYOR OF RECORD FOR THIS PROJECT.

DFD CORNOYER HEDRICK ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DESCRIPTION. SEE THE ALTA SURVEY AND/OR THE CIVIL ENGINEERING DRAWINGS FOR DETAILED LEGAL PROPERTY DESCRIPTIONS.

A PORTION OF LOT TWO (2) AND ALL OF LOTS THREE (3) AND FOUR (4) OF MERGER AND RESUBDIVISION OF MOTECITO EAST, A COMMERCIAL SUBDIVISION AS SHOWN BY MAP THEREOF ON FILE IN BOOK 113 OF PLATS, PAGE 26 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

TOGETHER WITH A PORTION OF LOT 2 OF MERGER AND RESUBDIVISION OF MONTECITO EAST, A COMMERCIAL SUBDIVISION AS SHOWN BY MAP THEREOF ON FILE IN BOOK 113 OF PLATS, PAGE 26 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

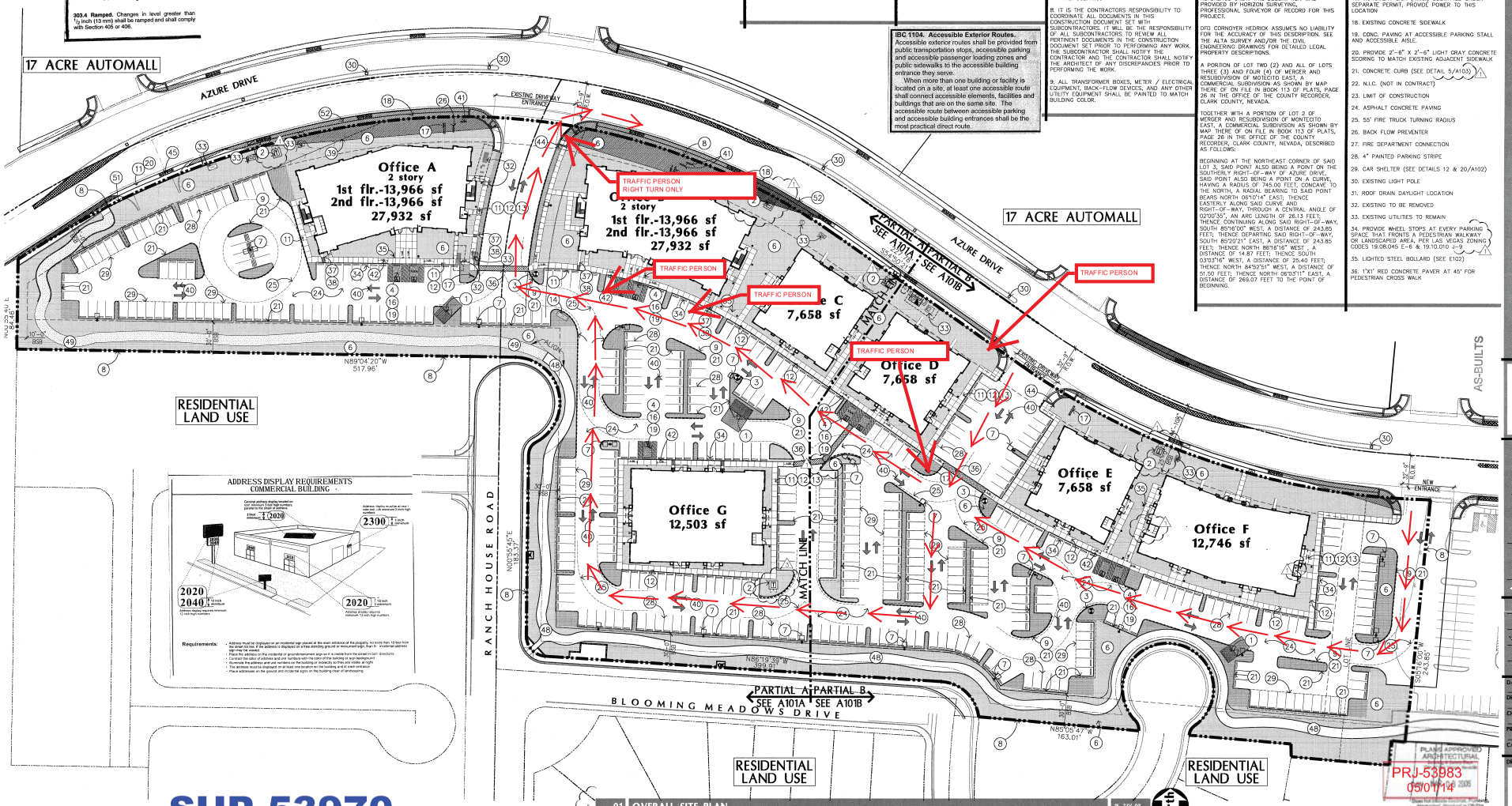
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF AZURE DRIVE, SAID POINT ALSO BEING A POINT ON A CURVE, HAVING A RADIUS OF 745.00 FEET, CONCAVE TO THE NORTH, A RADIAL BEARING TO SAID POINT BEARS NORTH 08°10'14" EAST; THENCE EASTERLY ALONG SAID CURVE AND RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 02°00'35", AN ARC LENGTH OF 26.13 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 85°16'00" WEST, A DISTANCE OF 243.85 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 85°20'21" EAST, A DISTANCE OF 243.85 FEET; THENCE NORTH 86°16'16" WEST , A DISTANCE OF 14.87 FEET; THENCE SOUTH 03°03'16" WEST, A DISTANCE OF 25.40 FEET; THENCE NORTH 84°52'51" WEST, A DISTANCE OF 51.50 FEET; THENCE NORTH 08°02'11" EAST, A DISTANCE OF 269.07 FEET TO THE POINT OF BEGINNING.

KEYED NOTES:

** NOT ALL KEYED NOTED MAY BE USED ON THIS SHEET. CONTRACTOR TO VERY.

1. REFUSE ENCLOSURE (SEE DETAIL 17/A102)
2. TRANSFORMER LOCATION – INCLUDE CONCRETE PAD PER C.O.L.V.
3. NEW FIRE HYDRANT
4. ACCESSIBLE PARKING SPACE, CURB RAMP AND ACCESS AISLE (SEE DETAIL 01/A102)
5. ACCESSIBLE PARKING SIGN (SEE DETAIL 03/A102)
6. LANDSCAPE AREA (SEE L-1)
7. LIGHT POLE (SEE E102 & S106)
8. PROPERTY LINE
9. FIRELANE, CURBS SHALL BE PAINTED RED WITH WHITE LETTERS (FIRE LANE) EVERY 50 FT. LETTERS SHALL BE 3" WITH 3/4" STROKE.
10. FUTURE SIGNAGE – (N.I.C.)
11. CONCRETE SIDEWALK & CURB (SEE DETAILS 1B, 1D & 2D/A103)
12. TOOLED CONTROL JOINTS @ 5'–0" O.C. MAX. (SEE DETAIL 01/A103)
13. EXPANSION JOINTS @ 20'–0" O.C. MAX. (SEE 3/A103)
14. MAIL BOXES – POUR 3'–0" X 6'–0" X 6" DEEP CONCRETE PAD FOR EACH
15. BUILDING SETBACK
16. PAINTED ACCESSIBLE SYMBOL (SEE DETAIL 02/A102)
17. MONUMENT SIGN (N.I.C.) SUBMITTED UNDER SEPARATE PERMIT, PROVIDE POWER TO THIS LOCATION
18. EXISTING CONCRETE SIDEWALK
19. CONC. PAVING AT ACCESSIBLE PARKING STALL AND ACCESSIBLE AISLE
20. PROVIDE 2'–6" X 2'–6" LIGHT GRAY CONCRETE SCORING TO MATCH EXISTING ADJACENT SIDEWALK
21. CONCRETE CURB (SEE DETAIL 5/A103)
22. N.I.C. (NOT IN CONTRACT)
23. LIMIT OF CONSTRUCTION
24. ASPHALT CONCRETE PAVING
25. 55' FIRE TRUCK TURNING RADIUS
26. BACK FLOW PREVENTER
27. FIRE DEPARTMENT CONNECTION
28. 4" PAINTED PARKING STRIPE
29. CAR SHELTER (SEE DETAILS 12 & 20/A102)
30. EXISTING LIGHT POLE
31. ROOF DRAIN DAYLIGHT LOCATION
32. EXISTING TO BE REMOVED
33. EXISTING UTILITIES TO REMAIN
34. PROVIDE WHEEL STOPS AT EVERY PARKING SPACE THAT FRONTS A PEDESTRIAN WALKWAY OR LANDSCAPED AREA, PER LAS VEGAS ZONING CODES 19.08.045 E–6 & 19.10.010 J–9
35. LIGHTED STEEL BOLLARD (SEE E102)
36. 1'X1' RED CONCRETE PAVER AT 45° FOR PEDESTRIAN CROSS WALK

IBC 1104. Accessible Exterior Routes.
Accessible exterior routes shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to the accessible building entrance they serve.
When more than one building or facility is located on a site, at least one accessible route shall connect accessible elements, facilities and buildings that are on the same site. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route.



SUP-53970

01 OVERALL SITE PLAN

1"=30'-0"

north

PLANS APPROVED ARCHITECTURAL
PRJ-53983
05/01/14

Joseph H. Worrall, A.I.A.
Architect
2425 East Camelback Road
Suite 400
Phoenix, Arizona
85016
phone: 602.381.4848
fax: 602.381.4844
www.dfdch.com

SHEA COMMERCIAL
TENAYA VILLAGE
SWC TENAYA WY AND AZURE ROAD
LAS VEGAS, NEVADA

JOSEPH H. WORRALL REGISTERED NO. 5185 ARCHITECT STATE OF NEVADA

10 DEC 05	City Comments/Count. Change
03 JAN 06	City Comments/Count. Change
	SCHEMATIC
	DESIGN DEVELOPMENT
✓	CONSTRUCTION DOCUMENTS
	BID/PRICING PACKAGE
	BUILDING DEPT. APPROVAL

DATE ISSUED 03.NOV.05
DRAWN BY TEAM
CHECKED BY OT
PROJECT NO. 04094
CADD FILE A101.DWG
DRAWING NO.

A101
OVERALL SITE PLAN
SCALE: AS NOTED

THE DRAWINGS AS AN INSTRUMENT OF SERVICE ARE THE PROPERTY OF JOSEPH H. WORRALL AND SHALL REMAIN AS PROPERTY THE SAID OF THE DRAWING SHALL BE RETURNED TO THE ORIGINAL SET OF PRINT AND NO REPRODUCTION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. ALSO, DIMENSIONS OR INFORMATION FOR ANY METHOD IN WHICH THE WORKMANSHIP MUST BE WITH CONSULT

TUE, 10 JAN 2006 – 04:15PM, BRANDR, G:\PROJECTS\2004\04094\V-TENAYA\SHEETS\A101.DWG

PRJ-53983
05/01/14

Occupancy Schedule					Plumbing Occupancy Schedule
PER IBC 2009 TABLE 1004.1.1					PER IBC 2009 TABLE 2902.1
Room Number	Room Name	Area	SF Per Occupant	Occupancy Load	Plumbing Occupancy Load
104	Office	401	100	5	5
106	Mock Courthouse	2140	40	54	Request for N/A
107	Office	225	100	3	3
109	Classroom	716	20	36	36
110	Classroom	709	20	36	36
111	Classroom	715	20	36	36
112	Classroom	715	20	36	36
113	Classroom	700	20	35	35
114	Classroom	698	20	35	35
115	Classroom	698	20	35	35
116	Classroom	383	20	20	20
117	Classroom	282	20	15	15
118	Work Room	177	100	2	2
119	Work Room	142	100	2	2
121	Lunchroom	1400	15	94	Request for N/A
TOTAL	SF	10101	Occupants	444	Plumbing Occupants 296

SUP-53970

1. ALL PROPOSED WALLS TO BE CONSTRUCTED FROM 3 5/8" 20 GA 33MIL METAL STUDS AT 24" OC (SEE A3 DETAILS 1 AND 3)

2. ALL PROPOSED WALLS TO BE FULL HEIGHT (SEE A3 DETAILS 1 AND 3)

3. R11 X 24" INSULATION TO BE INSTALLED IN PROPOSED FULL HEIGHT INTERIOR WALLS

4. R19 X 16" INSULATION TO BE INSTALLED INTHE EXISTING EXTERIOR WALLS

5. R30 UNFACED FIBER GLASS BAT S TO BE INSTALLED ON SECOND FLOOR CEILING WITH DARK SKRIMS HEET

6. ALL PROPOSED WALLS AND GYP BOARD CEILINGS TO HAVE LEVEL 4 FINISH WITH LIGHT ORANGE PEEL TEXTURE

7. ALL GYP BOARD CEILINGS TO HAVE FIRE SPRINKLERS TO BE FULLY RECESSED

AREA

OCCUPANT LOAD FACTOR PER IBC 1004.1.1

NUMBER OF OCCUPANTS PER IBC 1004.1.1

EXITING QUANTITY PER IBC 1005.1

FIREEXTINGUISHER CABINETS PER IBC [F] 906.3.1

TENANT TO PROVIDE BARRIER < 27" ABOVE FLOOR PER IBC 1003.3.1

(NO OCCUPANT LOAD)

RESTROOMS
STORAGE
HALLWAY
ELEC ROOM
TELECOM ROOM
FIRE RISER ROOM
ELEV. LOBBY
LOBBY
STAIRWAYS

EXISTING INTERIOR WALLS

EXISTING EXTERIOR WALLS

PROPOSED WALL (SEE A3 DETAILS 1 AND 3)

Sustain Builders
[illegible]
Las Vegas, NV 89107
P: (702) 550-2220
www.sustainbuilders.com

Tenant Improvement For:

Quest Academy

7485 W. Azure Road Las Vegas, NV 89130

03/26/2014

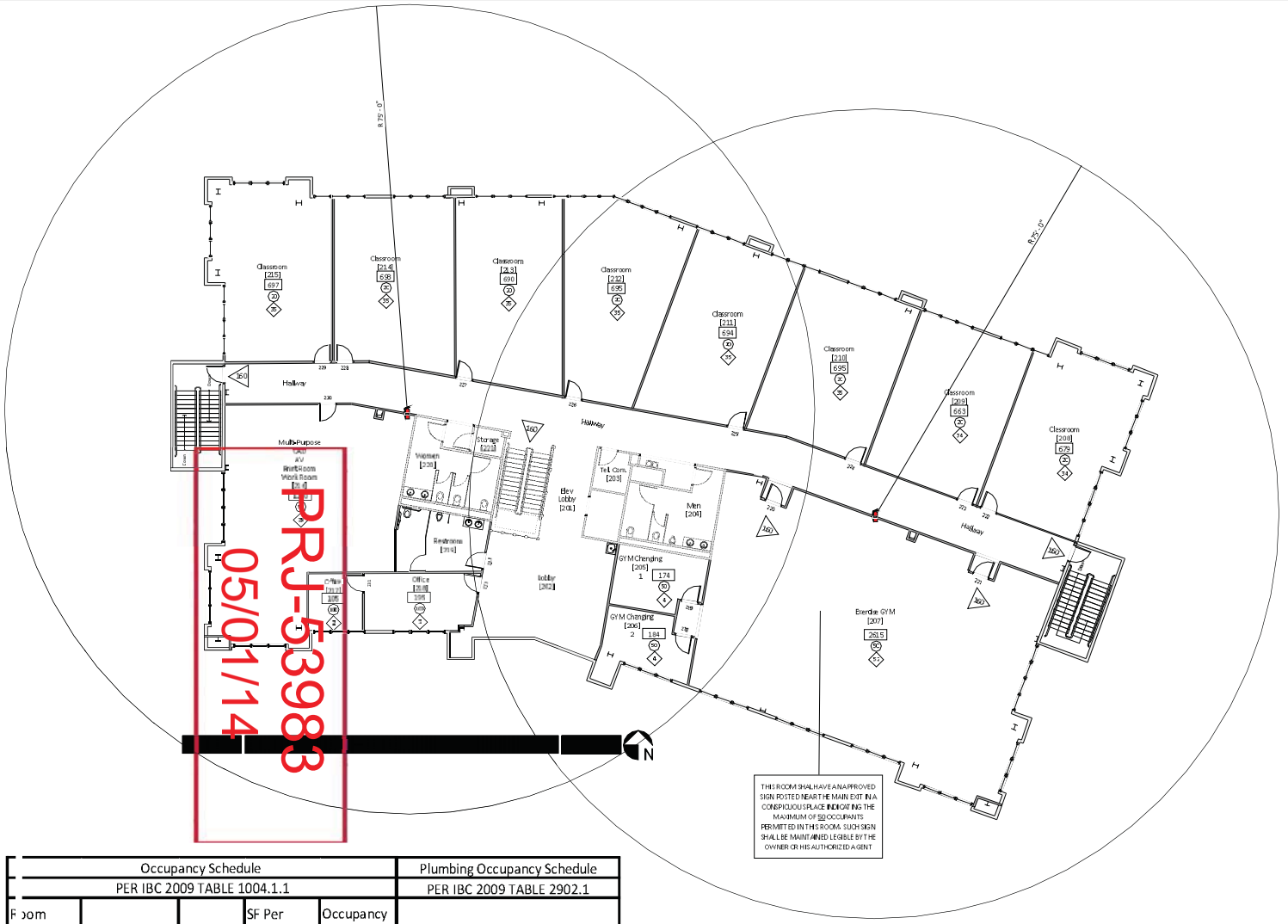
TEAM

14.001

PRE-REVIEW SET 04/17/2014
PERMIT SET 04/24/2014

G1

LIFE SAFETY LEVEL 1



PRJ-53983
05/01/14

Occupancy Schedule PER IBC 2009 TABLE 1004.1.1					Plumbing Occupancy Schedule PER IBC 2009 TABLE 2902.1
Room Number	Room Name	Area	SF Per Occupant	Occupancy Load	Plumbing Occupancy Load
205	GYM Changing	174	50	4	Request for N/A
206	GYM Changing	184	50	4	Request for N/A
207	Exercise GYM	2615	50	53	Request for N/A
208	Classroom	679	20	34	34
209	Classroom	663	20	34	34
210	Classroom	695	20	35	35
211	Classroom	694	20	35	35
212	Classroom	695	20	35	35
213	Classroom	690	20	35	35
214	Classroom	693	20	35	35
215	Classroom	697	20	35	35
216	Work Room	1200	50	24	Request for N/A
217	Office	105	100	2	2
218	Office	195	100	2	2
TOTAL	SF	9979	Occupants	367	Plumbing Occupants 282

SUP-53970

1. ALL PROPOSED WALLS TO BE CONSTRUCTED FROM 3 5/8" 20 GA 33MIL METAL STUDS AT 24" OC (SEE A3 DETAILS 1 AND 3)

2. ALL PROPOSED WALLS TO BE FULL HEIGHT (SEE A3 DETAILS 1 AND 3)

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6. ALL PROPOSED WALLS AND GYP BOARD CEILINGS TO HAVE LEVEL 4 FINISH WITH LIGHT ORANGE PEEL TEXTURE

7. ALL GYP BOARD CEILINGS TO HAVE FIRE SPRINKLERS TO BE FULLY RECESSED

AREA

OCCUPANT LOAD FACTOR PER IBC 1004.1.1

NUMBER OF OCCUPANTS PER IBC 1004.1.1

EXITING QUANTITY PER IBC 1005.1

FIRE EXTINGUISHER CABINETS PER IBC [F] 906.3.1

TENANT TO PROVIDE BARRIER < 27" ABOVE FLOOR PER IBC 1003.3.1

(NO OCCUPANT LOAD)

RESTROOMS
STORAGE
HALLWAY
ELEC ROOM
TELECOM ROOM
FIRE RISER ROOM
ELEV. LOBBY
LOBBY
STAIRWAYS

EXISTING INTERIOR WALLS

EXISTING EXTERIOR WALLS

PROPOSED WALL (SEE A3 DETAILS 1 AND 3)

Sustain Builders
Las Vegas, NV 89147
Phone: (702) 592-0211
Fax: (702) 592-0211
www.sustainbuilders.com

Tenant Improvement For:

Quest Academy

7485 W. Azure Road Las Vegas, NV 89130

03/26/2014

TEAM

14.001

PRE-REVIEW SET 04/17/2014
PERMIT SET 04/24/2014

G2

LIFE SAFETY LEVEL 2

SUP-53970 [PRJ-53983] - SPECIAL USE PERMIT - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC
7485 WEST AZURE DRIVE

05/01/14

SUP-53970 [PRJ-53983] - SPECIAL USE PERMIT - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC
7485 WEST AZURE DRIVE

05/01/14

Justification Letter

Project: Quest Academy Tenant Improvement

Address: 7485 W. Azure Dr. Las Vegas, NV 89130

April 30, 2014

City of Las Vegas

Planning Department
333 N. Rancho Dr.
Las Vegas, NV 89106

A detailed letter that explains the request: For tenant improvement of a public charter school.

Intended use of the property: A public charter school.

How the project meets/supports existing City policies and regulations:

1. Town Center Development Standards page 24 paragraph 27 public or private school, primary and secondary:

   a. May not locate adjacent to, nor have direct access/egress to, Main Street, Parkway, or Primary Arterial in the Town Center.

   The existing site plan and location meet all conditions per Town Center Development Standards.

2. Location meets and exceeds parking requirements at a 4.52 per 1000SF ratio.

3. Our traffic control cue line for drop off and pickup is 2,200 LF which would support approximately 122 vehicles (see site plan).

4. The five traffic control personnel will efficiently, timely and in a safe manner direct traffic to avoid impediment of any kind on W. Azure Dr. as well as accommodate existing tenants (see site plan).

5. The school hours of operation are between 6:30 am to 7:25 am for drop off time. The pickup time will be between 2:25 pm to 3:00 pm.
   The existing complex hours of operation are from 8:30 am to 5:30 pm. Because there is no overlap during commuting time we feel that this will not increase any congestion within the existing site plan.

SUP-53970

PRJ-53983
05/01/14

City of Las Vegas Agenda Item No.: **59.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

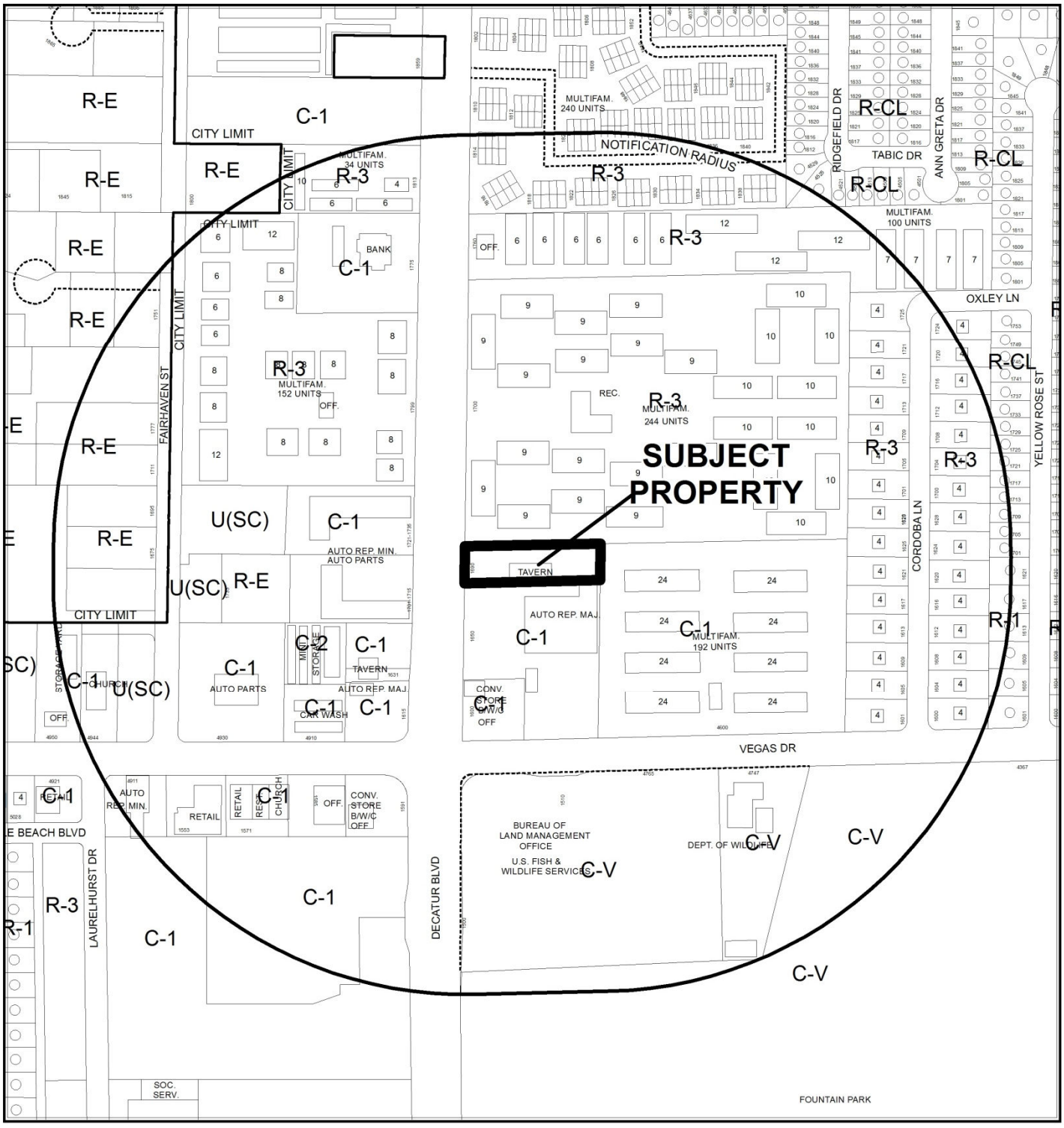
SUBJECT:
SDR-53752 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DOTTY"S #108 - OWNER: HUGHES FAMILY, LLC #3, ET AL - For possible action on a request for a Major Amendment to an approved Plot Plan Review (Z-0090-63) FOR THE PROPOSED 928 SQUARE-FOOT EXPANSION OF A 3,870 SQUARE-FOOT LEGAL NON-CONFORMING LIQUOR ESTABLISHMENT (TAVERN) USE AND MINOR MATERIAL CHANGES TO THE ELEVATIONS on 0.67 acres at 1690 North Decatur Boulevard (APN 139-19-401-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-53647].

MAY GO TO CITY COUNCIL ON 7/16/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
APPROVAL

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



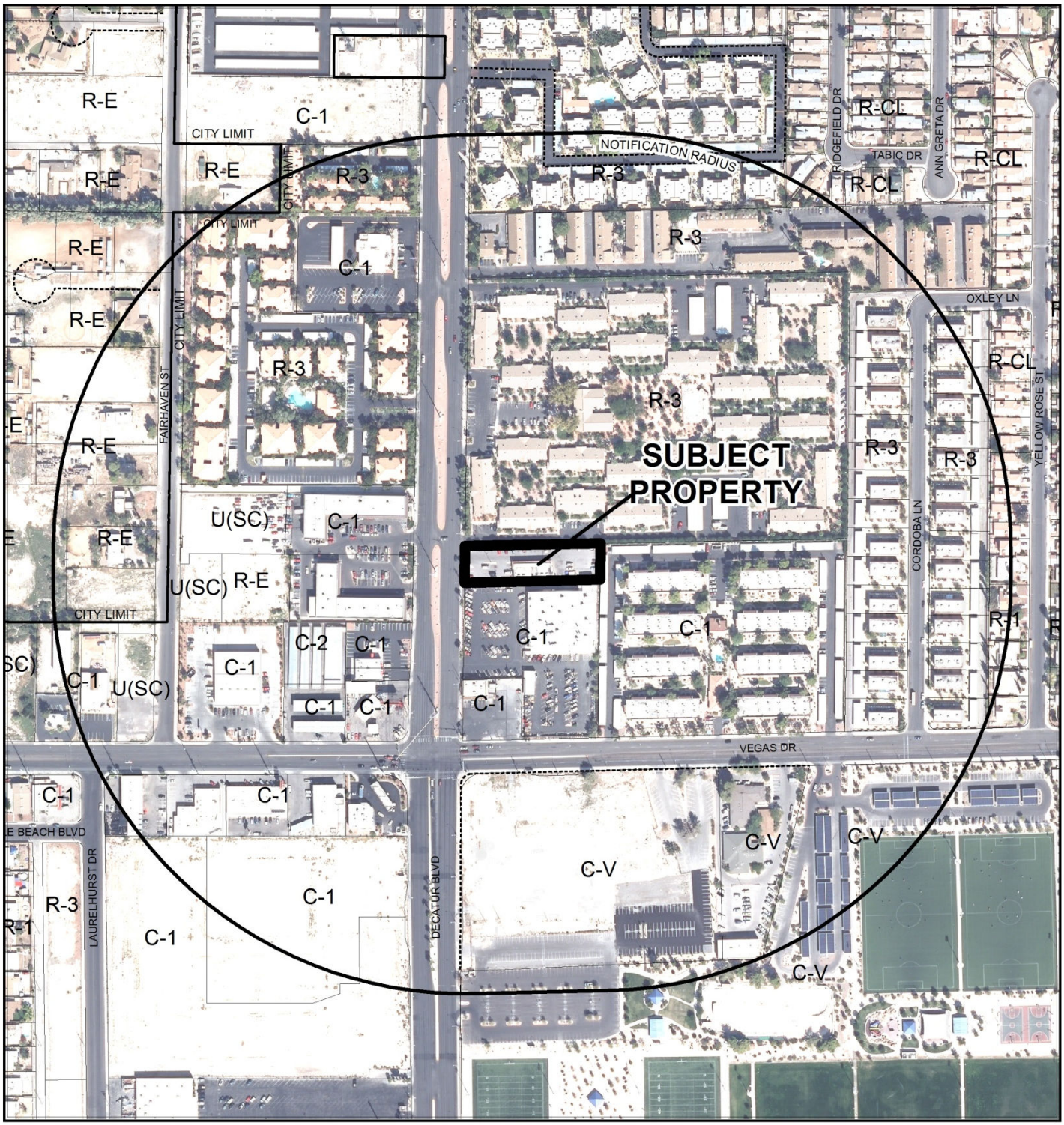
0 300 600 Feet

CASE: **SDR-53752 (PRJ-53647)**

RADIUS: 1000 FEET

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

N



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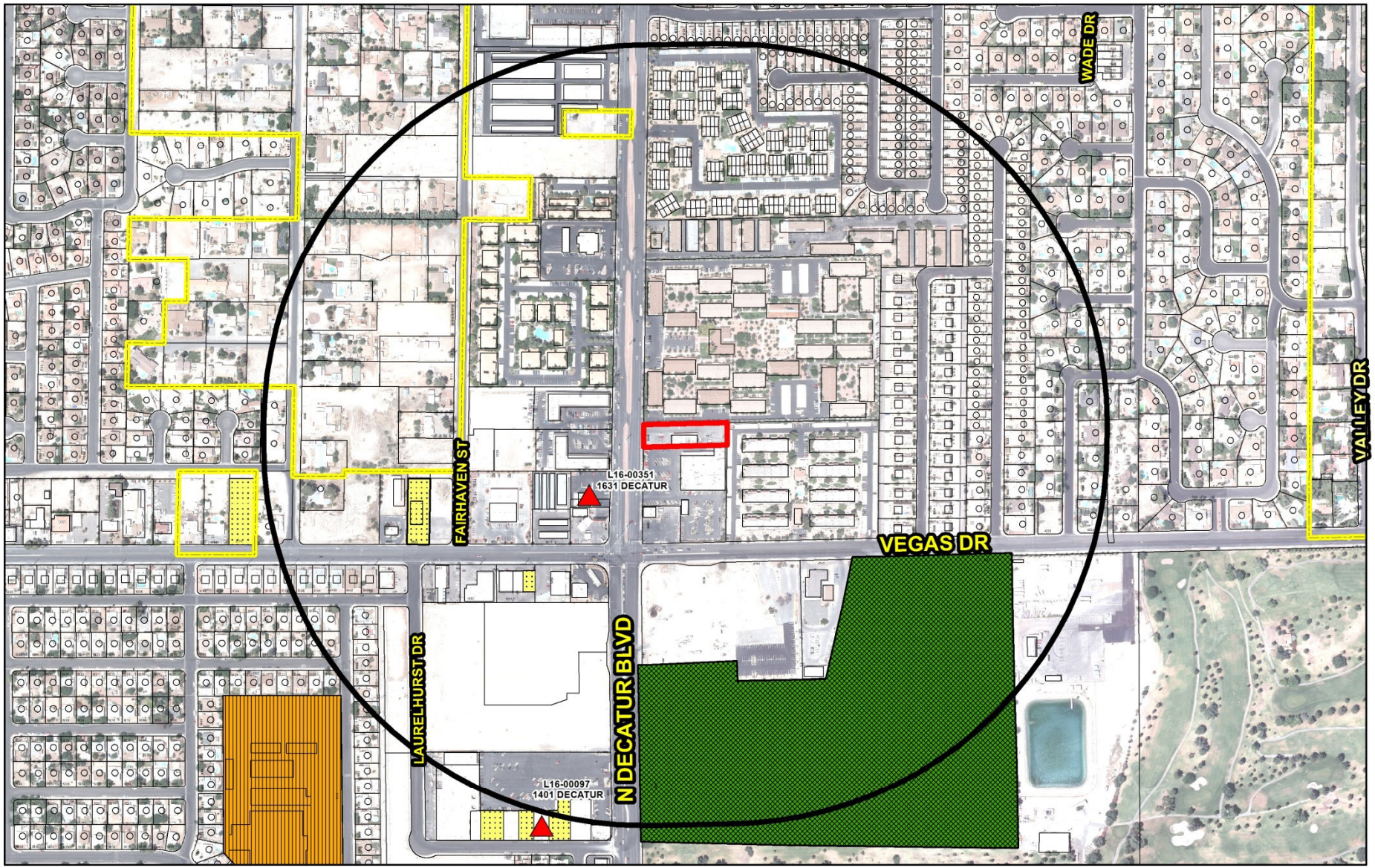
CASE: **SDR-53752 (PRJ-53647)**

RADIUS: 1000 FEET

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

N



SDR-53752 (PRJ-53647)

Liquor Establishment (Tavern)

Business Licenses

- Tavern

Protected Uses

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

- 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: Thursday, April 24, 2014

Go to Planning's web page | Print | Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-53752

Case Number: PRJ-53647 APN: 139-19-401-003

Name of Property Owner: Hughes Family, LLC #3/ Coury Family LLC #2

Name of Applicant: Nevada Restaurant Services dba; Dolly's

Name of Representative: Kalb Industries of Nevada, Ltd.

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: Ronald T Coury

Print Name: RONALD T. COURY

Subscribed and sworn before me

This 11 day of APRIL, 2014

_____

Notary Public in and for said County and State CLARK NEVADA

JOHN M. MUSCARELLA
Notary Public - State of Nevada
County of Clark
APPT. NO. 98-2477-1
My App. Expires Mar. 14, 2018

Revised 11-14-06

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

PRJ-53647
04/17/14

Go to Planning's web page | Print Form | Clear Form

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PRJ-53647

Project Address (Location) 1690 N. Decatur Blvd Las Vegas, Nevada 89108

Project Name Dotty's #108 Alibi **Proposed Use** Bar/Tavern

Assessor's Parcel #(s) 139-19-401-003 **Ward #** 5-Barlow

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

Commercial Square Footage 4684 **Floor Area Ratio**

Gross Acres .67 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Hughes Family, LLC #3 / Coury Family, LLC #2 **Contact** Ronald T Coury

Address 2975 S. Highland Drive **Phone:** **Fax:**

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

E-mail Address

APPLICANT Nevada Restaurant Sevices DBA: Dotty's **Contact** Robert Douzat

Address PO Box 93835 **Phone:** 702-340-0183 **Fax:** 702-383-3212

City Las Vegas **State** NV **Zip** 89193

E-mail Address rdouzat@dottys.com

REPRESENTATIVE Kalb Industries of Nevada, Ltd. **Contact** Darin Pipkins

Address 5670 Wynn Road **Phone:** 702-768-8272 **Fax:** 702-365-5257

City Las Vegas **State** NV **Zip** 89118

E-mail Address angela@kalbind.com or darin@kalbind.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* Ronald T Coury

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

Print Name RONALD T. COURY

Subscribed and sworn before me

This 11 day of APRIL, 20 14.

Notary Public in and for said County and State CLARK NEVADA

JOHN M. MUSCARELLA
Notary Public - State of Nevada
County of Clark
APPT. NO. 98-2477-1
My App. Expires Mar. 14, 2018

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-53752
Meeting Date:	06/10/14 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-53647
04/17/14

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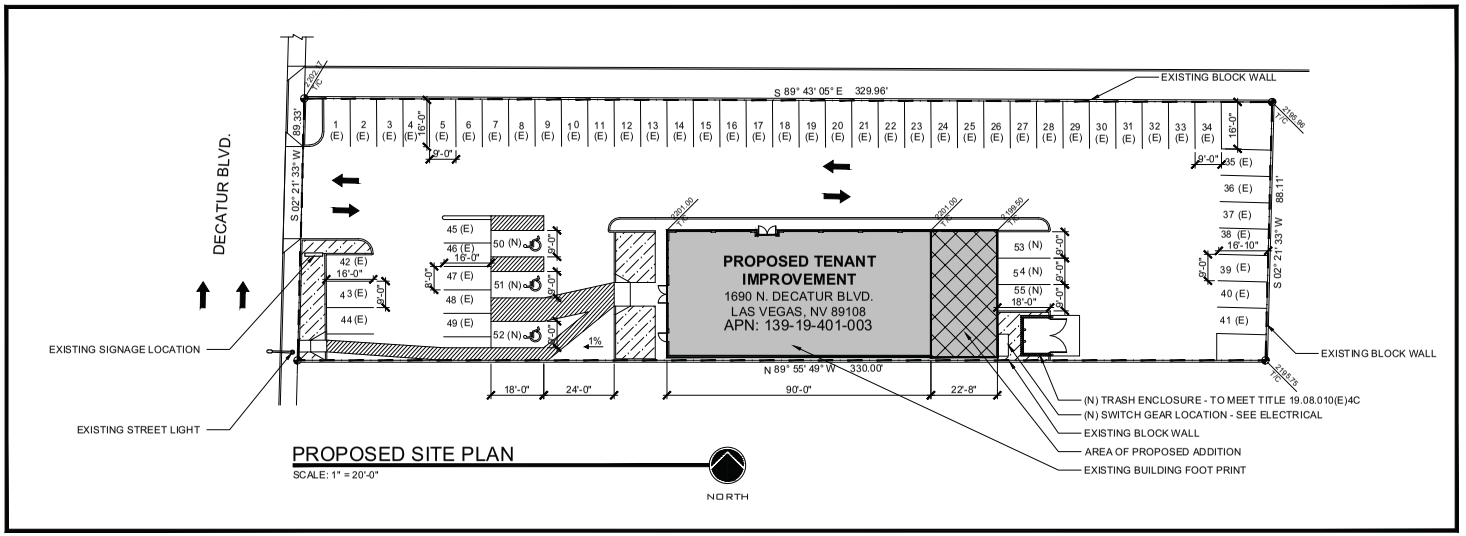


PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

PARCEL PARKING ANALYSIS:

TAVERN ON-SITE PARKING REQUIREMENT: ONE SPACE FOR EACH 50 SQUARE FEET OF PUBLIC SEATING AND WAITING AREA (INCLUDING OUTDOOR AREAS FOR SEATING AND WAITING), PLUS ONE SPACE FOR EACH 200 SQUARE FEET OF THE TOTAL REMAINING GROSS FLOOR AREA, WITH A MINIMUM OF TEN SPACES REQUIRED.

USE	AREA	SPACE/SF	PARKING REQUIRED	TOTAL PARKING PROVIDED
GROUND FLOOR:				
TAVERN: GROSS FLOOR AREA:	4,415 SQ.FT.			
PUBLIC SEATING/WAITING AREA:	2,111 SQ.FT.	1/50	43	
REMAINING GROSS FLOOR AREA:	2,304 SQ.FT.	1/200	12	
TOTAL:	4,415 SQ.FT.		55	55

PARKING PROVIDED

EXISTING PARKING SPACES:	49 STALLS
ADDED STANDARD PARKING SPACES:	3 STALLS
ADDED STANDARD ADA STALL:	2 STALLS
ADDED VAN ACCESSIBLE ADA STALL:	1 STALLS
TOTAL:	**55 STALLS**
OVER/UNDER:	**0 STALLS**

BUILDING FOOTPRINT INCREASE:

EXISTING BUILDING FOOTPRINT:	3890 SQ.FT.
PROPOSED ADDITION:	982 SQ.FT.
TOTAL:	4872 SQ. FT.

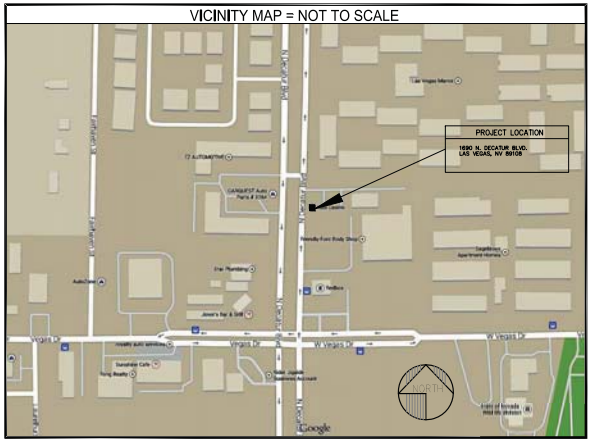
LEGEND

SYMBOL	DESCRIPTION
	ADA STRIPING
	EXISTING LANDSCAPING AREA
	PROPOSED LANDSCAPING AREA
	AREA OF PROPOSED ADDITION

TOTAL LANDSCAPING SQUARE FOOTAGE

EXISTING LANDSCAPING AREA BEFORE IMPROVEMENT:	492 SQ. FT.
EXISTING LANDSCAPING AREA TO REMAIN:	492 SQ. FT.
PROPOSED ADDITIONAL LANDSCAPING AREA:	1076 SQ. FT.
TOTAL LANDSCAPING AREA AFTER IMPROVEMENT:	**1568 SQ. FT.**

VICINITY MAP = NOT TO SCALE



PRJ-53647
04/17/14

SDR-53752

A.C.E. ARCHITECTS, INCORPORATED
TEL 775/379-5953 FAX 775/852-5859
7545 WHITBLETON WAY, RENO, NEVADA 89511

SITE PLAN

DOTTY'S #108 ALIBI
TENANT IMPROVEMENT

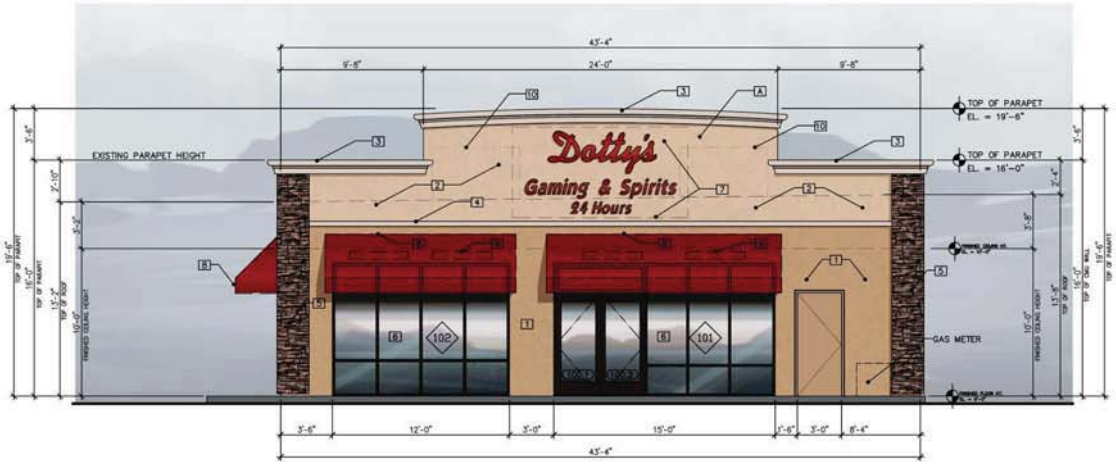
1690 N. Decatur Blvd.
Las Vegas NV, 89108
APN: 139-19-401-003

REVISION:

JOB No:
DRAWN BY:
CHECKED BY:
DATE PREPARED: 2014
SCALE: AS SHOWN

DRAWING No:

TI 0.0



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

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

EXTERIOR FINISH INFORMATION:

1. STUCCO: COLOR 1 – BASSWOOD CLC 12630 7/8" STUCCO O/HEXWIRE O/PLWD. SHEATHING (SEE FRAMING PLANS FOR SHEAR WALLS) O/2X6 SUDS @ 16" O.C. W/R-19 INSULATION.
2. STUCCO: COLOR 2 – VERDANT CLC 1262W 7/8" STUCCO O/HEXWIRE O/PLWD. SHEATHING (SEE FRAMING PLANS FOR SHEAR WALLS) O/2X6 SUDS @ 16" O.C. W/R-19 INSULATION.
3. FOAM CORNICE ACCENT
4. FOAM ACCENT MOLDING
5. NEW STONE VENEER: CORONADO LEDGESTONE QUICK STACK COLOR: CARMEL MOUNTAIN.
6. STOREFRONT
7. PROVIDE BACKING FOR FUTURE SIGNAGE.
8. JOCKEY RED AWNING INSTALLED PER MANUFACTURES RECOMMENDATIONS.
9. UNDER CANOPY LIGHTING.
10. HVAC UNITS

NOTE

A. PARAPIT UTILIZED FOR MECHANICAL SCREENING

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7545 WHIMBLETON WAY, RENO, NEVADA 89511

ELEVATIONS

DOTTY'S #108 ALIBI
TENANT IMPROVEMENT

1690 N. Decatur Blvd.
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APN: 139-19-401-003

REVISION:

JOB No:
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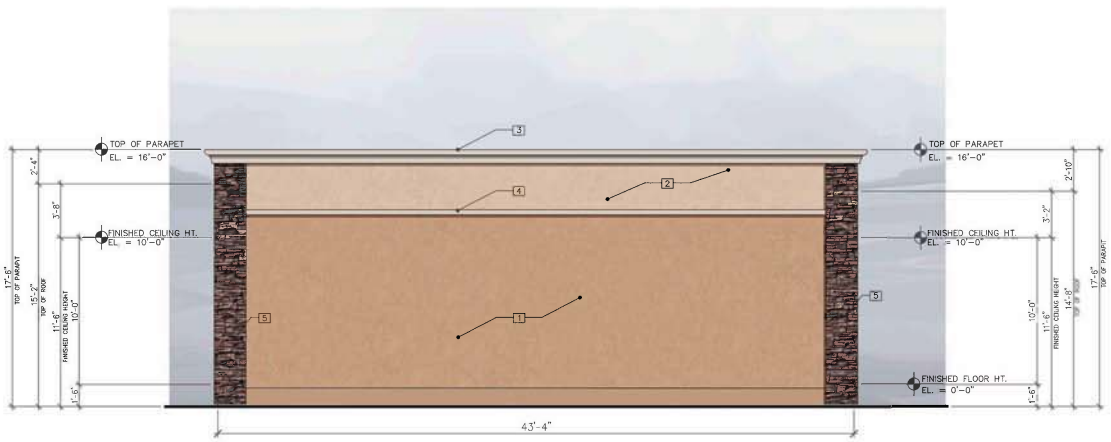
CHECKED BY:
DATE PREPARED: 2014
SCALE: AS SHOWN

DRAWING No:

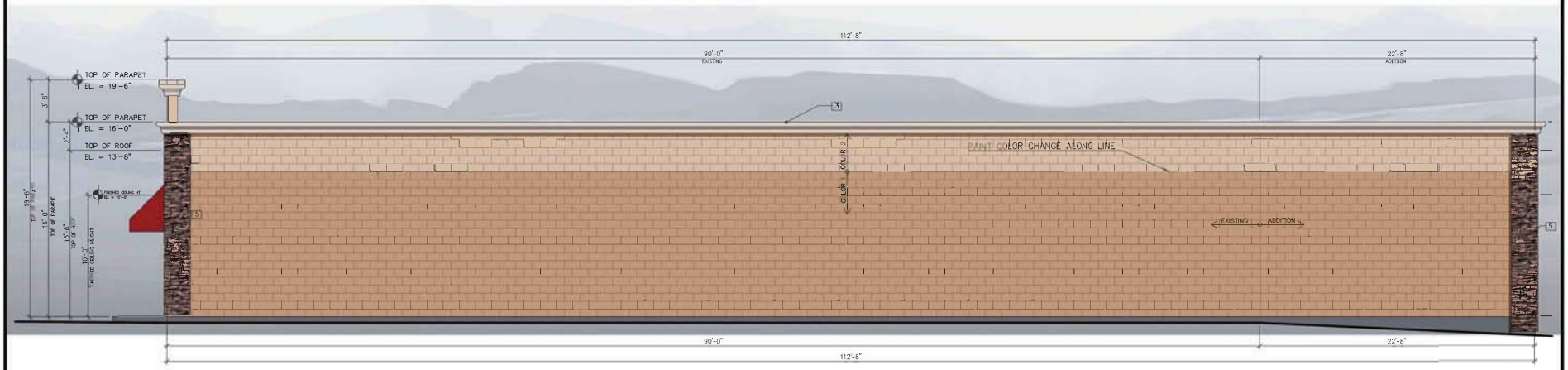
TI 7.0

PRJ-53647
05/15/14

SDR-53752 - REVISED



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



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

EXTERIOR FINISH INFORMATION:

1. STUCCO: COLOR 1 – BASSWOOD CLC 1263D 7/8" STUCCO O/HEXMRE O/PLWD. SHEATHING (SEE FRAMING PLANS FOR SHEAR WALLS) O/2X6 SUDS @ 16" O.C. W/R-19 INSULATION.
2. STUCCO: COLOR 2 – VERDANT CLC 1262W 7/8" STUCCO O/HEXMRE O/PLWD. SHEATHING (SEE FRAMING PLANS FOR SHEAR WALLS) O/2X6 SUDS @ 16" O.C. W/R-19 INSULATION.
3. FOAM CORNICE ACCENT
4. FOAM ACCENT MOLDING
5. NEW STONE VENEER: CORONADO LEDGESTONE QUICK STACK COLOR: CARMEL MOUNTAIN.
6. STOREFRONT
7. PROVIDE BACKING FOR FUTURE SIGNAGE.
8. JOCKEY RED AWNING INSTALLED PER MANUFACTURES RECOMMENDATIONS.

PRJ-53647
04/17/14

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ELEVATIONS

DOTTY'S #108 ALIBI
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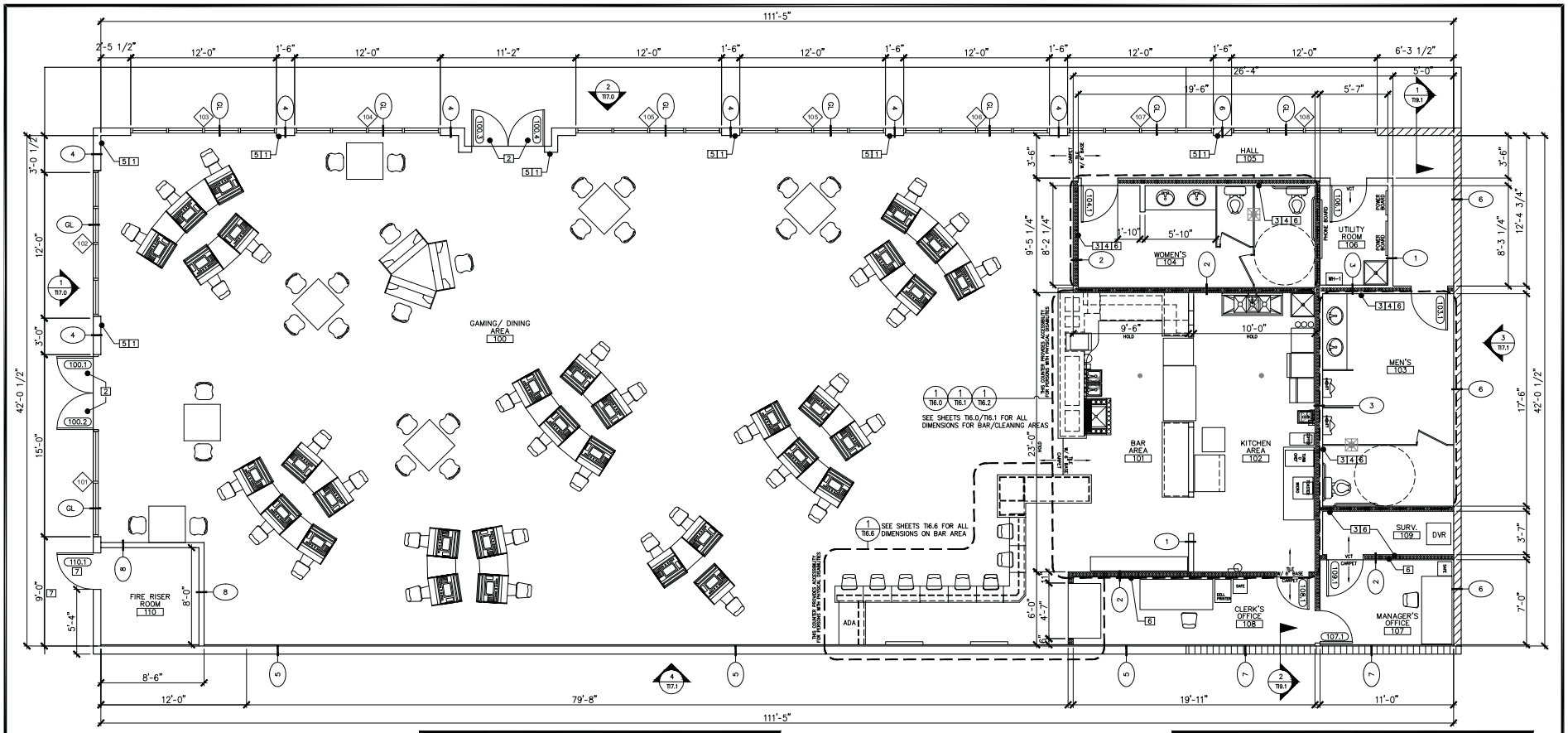

1 T14.0 FLOOR PLAN
SCALE: 1/4"=1'-0"

NORTH

WALL SYMBOL LEGEND

GRAPHIC	DESCRIPTION OF WALL
	EXISTING EXTERIOR WALLS.
	NEW EXTERIOR FRAMED WALL. SEE STRUCTURAL.
	NEW EXTERIOR CMU WALL. SEE STRUCTURAL.
	NEW STUD WALL. CONSTRUCT PER PLANS.
	NEW STUD WALL W/ SOUND INSULATION. CONSTRUCT PER PLANS.

KEY NOTES:

1. EXISTING EXTERIOR WALL TO REMAIN.
2. NEW STOREFRONT DOOR. PROVIDE EMERGENCY EXIT PANIC HARDWARE.
3. FRAMING AND DRYWALL TO EXTEND TO UNDERSIDE OF ROOF DECK.
4. INSTALL BRACING AS REQUIRED TO RECEIVE ANY AND ALL WALL MOUNTED ACCESSORIES. PATCH AND REPAIR AS NEEDED.
5. INSTALL 5/8" GYP. BD. AT EXISTING EXTERIOR WALLS. DRYWALL TO EXTEND 3" ABOVE FINISHED CEILING HEIGHT.
6. R11 FIBERGLASS BATT INSULATION
7. FIELD VERIFY LAYOUT DIMENSIONS ON SITE. ENSURE DOOR CLEARANCE IS CORRECT NEXT TO EXISTING UTILITY EQUIPMENT.

WALL TYPES

WALL TAG	DESCRIPTION OF ASSEMBLY
1	INTERIOR STUD WALL 3-5/8" 20 GA. METAL STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE (5/8" WR. BD. @ RESTROOMS AND WET WALLS).
2	INTERIOR INSULATED WALL 3-5/8" 20 GA. METAL STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE (5/8" WR. BD. @ RESTROOMS AND WET WALLS). 3 1/2" SOUND BATT INSULATION.
3	6" STUD INSULATED PLUMBING WALL 6" 20 GA. METAL STUDS @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE OR ONE SIDE IF ADJACENT TO EXISTING WALL CONDITION (5/8" WR. BD. @ RESTROOMS AND WET WALLS). 3 1/2" SOUND BATT INSULATION.
4	EXISTING 6" EXTERIOR WALL EXISTING 2x6 WOOD STUDS @ 16" O.C. WITH R-19 BATT INSULATION CAVITY INSTALLED. EXISTING EXTERIOR FINISH SYSTEM TO REMAIN, PATCH AND REPAIR FROM NEW CONSTRUCTION.
5	EXISTING EXTERIOR CMU WALL EXISTING 8" CMU WALL AND INSULATION SYSTEM TO REMAIN. PATCH AND REPAIR AS NECESSARY.
6	NEW 6" EXTERIOR WALL NEW 2x6 WOOD STUDS @ 16" O.C. WITH R-19 BATT INSULATION CAVITY INSTALLED. SEE STRUCTURAL. EXTERIOR FINISH TO MATCH EXISTING.
7	NEW EXTERIOR CMU WALL NEW 8" CMU WALL. SEE STRUCTURAL.
8	1 HOUR INTERIOR WALL - WP1206 - U425 6" 20 GA STEEL STUDS @ 24" O.C. ONE LAYER 5/8" TYPE X GYP. BD. ATTACHED VERTICAL TO EACH SIDE OF 20 GAUGE STEEL STUD WITH 1" DRYWALL SCREWS 12" O.C.
GL	STORE FRONT GLAZING NEW STOREFRONT GLAZING. PROVIDE SAFETEY GLAZING AS NEEDED. SEE WINDOW TYPE ON SHEET T18.0.

NOTE

DINING SURFACES, WORK SURFACES & COUNTER/ SERVICE TOP HEIGHTS, ETC., COMPLY WITH ANSI CHAPTER 9.

PROVIDE SIGNAGE AS REQUIRED PER 1004.3 FOR POSTING OF OCCUPANT LOADS IN THE ASSEMBLY AREA.

WALLS AND CEILING INTERIOR FINISH SHALL COMPLY WITH THE 2009 IBC 803 AND FLOOR FINISH 2009 IBC 804.

SEATING REQUIREMENTS

ALL SEATING CONFIGURATIONS REQUIRE 5% ACCESSIBLE SEATING.
NOTE: ALL GAMING MACHINE SEATING IS NON-FIXED AND ALLOWS FOR ADA ACCESS.

WALL NOTES

1. PROVIDE BLOCKING FOR ALL WALL MOUNTED ACCESSORIES. SEE INTERIOR ELEVATIONS ACCESSORIES AND LOCATIONS.
2. PROVIDE FRP BEHIND GLASS COOLER, DISPENSER CAVITY, STORAGE COUNTER, AND 8' SNACK COUNTER - KITCHEN SIDE OF CABINETS.
3. SEAL ALL HARD SURFACE FLOORING.
4. ALL DIMENSIONS ARE FROM FACE OF FINISH.
5. PATCH AND REPAIR EXTERIOR WALL TO MATCH EXISTING EXTERIOR FINISH WITH THE REMOVAL OF EXISTING WINDOW AND OR DOOR AS NEEDED.
5. INSTALL KEY LOCK LIGHT SWITCHES IN OFFICES.

PRJ-53647
04/17/14

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TEL 775/ 379-5863 FAX 775/852-5859
7545 WHIMBLETON WAY, RENO, NEVADA 89511

FLOOR PLAN

DOTTY'S #108 ALIBI
TENANT IMPROVEMENT

1690 N. Decatur Blvd.
Las Vegas NV, 89108
APN: 139-19-401-003

REVISION:

JOB No:
DRAWN BY:
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DRAWING No:

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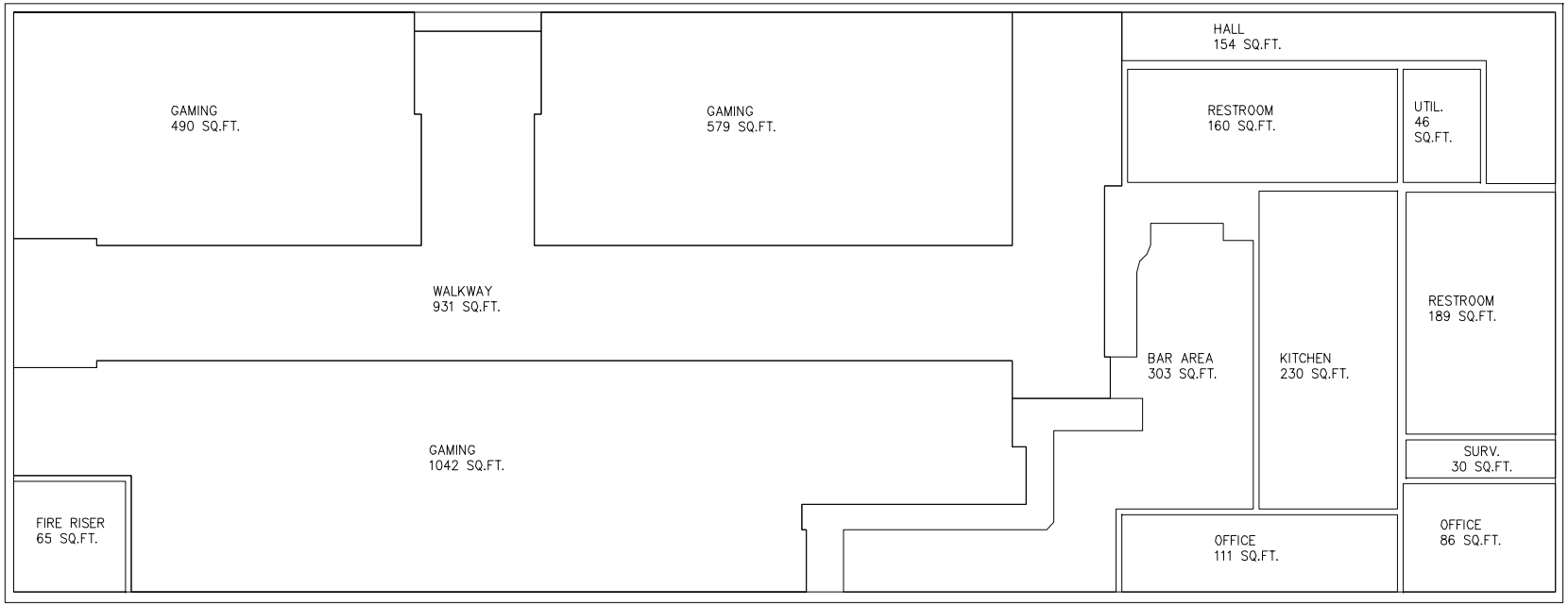

1 / T11.0A OCCUPANCY LOAD CALC. PLAN
SCALE: 1/4"=1'-0"

OCCUPANCY CALCULATIONS

Actual		Area	SF	Occupancy Calculation	Occupants
2,111 sq. ft.		Gaming	2,111 sq. ft.	11	192
533 sq. ft.		Bar/Cleaning	533 sq. ft.	200	3
197 sq. ft.		Offices	197 sq. ft.	100	2
30 sq. ft.		Surv.	30 sq. ft.	100	1
348 sq. ft.		Restrooms	348 sq. ft.	0	0
46 sq. ft.		Utility Room	46 sq. ft.	0	0
65 sq. ft.		Riser Room	65 sq. ft.	0	0
154 sq. ft.		Hall	154 sq. ft.		
931 sq. ft.		Walkway	931 sq. ft.	0	0
4,415 sq. ft.	Tota		4,415 sq. ft.		198
1,544 sq. ft.	Unoccupied Space				
1,544 sq. ft.	Public Space				

FIXTURE CALCULATIONS

		WC Calc.	WC Req'd.	Men's	Women's
Occupancy	Occupant Load				
A-2	198	40	4.95	2.95	2.00
		Lav. Calc.	WC Req'd.	Men's	Women's
Occupancy	Occupant Load				
A-2	198	75	2.84	1.32	1.32

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THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL REPORT ANY DISCREPANCIES, INCONSISTENCIES, ERRORS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO SUBMITTING BID. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS PRODUCT DATA OR SAMPLES FOR SUCH PORTION OF THE WORK FOR THIS PROJECT

A.C.E.
ARCHITECTS, INCORPORATED
TEL 775/379-5963 FAX 775/852-5859
7545 WHIMBLETON WAY, RENO, NEVADA 89511

OCCUPANCY LOAD CALC SHEET

DOTTY'S #108 ALIBI
TENANT IMPROVEMENT

1690 N. Decatur Blvd.
Las Vegas NV, 89108
APN: 139-19-401-003

REVISION:

JOB No:
DRAWN BY:
CHECKED BY:
DATE PREPARED: 2014
SCALE: AS SHOWN

DRAWING No:

TI 1.0A

SDR-53752

SDR 53752
Dotty's #108

1690 N Decatur Blvd.

Proposed 0.928 thousand square foot expansion of an existing liquor establishment (tavern).

Traffic produced by proposed development:

Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	3.87	127.15	492
AM Peak Hour			11.52	45
PM Peak Hour			11.15	43

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	4.798	127.15	610
AM Peak Hour			11.52	55
PM Peak Hour			11.15	53

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	0.928	127.15	118
AM Peak Hour			11.52	11
PM Peak Hour			11.15	10

Existing traffic on all nearby streets:

Decatur Avenue	
Average Daily Traffic (ADT)	37,075
PM Peak Hour (heaviest 60 minutes)	2,966

Vegas Drive	
Average Daily Traffic (ADT)	11,950
PM Peak Hour (heaviest 60 minutes)	956

	Adjacent Street ADT Capacity
Decatur Avenue	51,800
Vegas Drive	34,500

This project is expected to add about 118 trips per day on Decatur Ave. & Vegas Dr. Currently, Decatur is at about 72 percent of capacity and Vegas is at about 35 percent of capacity. With this project, these capacites are not expected to change.

Based on Peak Hour use, this project will add about 11 trips in the peak hour, or about one every six minutes.

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

SDR-53752 [PRJ-53647] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: DOTTY'S #108 - OWNER: HUGHES FAMILY, LLC, ET AL
1690 NORTH DECATUR BOULEVARD

05/01/14

SDR-53752 [PRJ-53647] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: DOTTY'S #108 - OWNER: HUGHES FAMILY, LLC, ET AL
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05/01/14

SDR-53752 [PRJ-53647] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: DOTTY'S #108 - OWNER: HUGHES FAMILY, LLC, ET AL
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SDR-53752 [PRJ-53647] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: DOTTY'S #108 - OWNER: HUGHES FAMILY, LLC, ET AL
1690 NORTH DECATUR BOULEVARD

05/01/14

KALB INDUSTRIES of NEVADA, Ltd.

5670 Wynn Road • Las Vegas, Nevada 89118-2313 • Telephone: (702) 365-5252 • Fax: (702) 365-5257

April 10, 2014

City of Las Vegas
Department of Planning

RE: Case: PRJ-53647
Justification Letter for Dotty's #108 Alibi
Located at: 1690 N. Decatur Blvd, Las Vegas, NV 89108

To Whom It May Concern;

Kalb Industries proposes the following changes to the above referenced property.

1) Parking Variance
2) Addition and elevation change
3) Adding 22'.8" x 43'x4" (928sf) to the existing tenant improvement for additional back of house and larger restrooms.
4) Exterior façade facelift
5) Addition of an arch with a total height of 19'6".
6) All stucco will be painted and existing columns will have faux stone installed.

If you should have any questions, please feel free to contact me at 702-768-8272.

Sincerely,

Darin Pipkins
Project manager

SDR-53752

PRJ-53647
04/17/14

City of Las Vegas Agenda Item No.: **60.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
TXT-53959 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.02.300 to revise definitions, purpose, permit fees, and compliance procedures related to Multiple Species Habitat Conservation, and to provide for other related matters.

This Item Will be Forwarded to City Council In Ordinance Form

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **61.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
DIR-53876 - DIRECTOR"S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a presentation of the Las Vegas 2020 Master Plan annual report [PRJ-53572].

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:
NO RECOMMENDATION

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **62.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 2014

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

SUBJECT:
DIR-53939 - DIRECTOR"S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a presentation on the Downtown Centennial Plan - Form-based Code Project.

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:
NO RECOMMENDATION

BACKUP DOCUMENTATION:
none

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 10, 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