City of Las Vegas

# PLANNING COMMISSION AGENDA

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

**LAS VEGAS CITY COUNCIL**

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

**COMMISSIONERS**

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**Todd L. Moody, Vice Chair**
**Byron Goynes**
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**Trinity Haven Schlottman**
**Richard P. Bonar**

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

## 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, 2014

6. FOR POSSIBLE ACTION - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

## CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

7. 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]. Staff recommends APPROVAL.

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]. Staff recommends APPROVAL.

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]. Staff recommends APPROVAL.

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]. Staff recommends APPROVAL.

## ONE MOTION - ONE VOTE

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

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). Staff recommends APPROVAL.

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]. Staff recommends APPROVAL.

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]. Staff recommends APPROVAL.

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]. Staff recommends APPROVAL.

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]. Staff recommends APPROVAL.

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]. Staff recommends APPROVAL.

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]. Staff recommends APPROVAL.

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]. Staff recommends APPROVAL.

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]. Staff recommends APPROVAL.

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]. Staff recommends APPROVAL.

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). Staff recommends APPROVAL.

## 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]. Staff recommends APPROVAL.

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]. Staff recommends APPROVAL.

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]. Staff recommends APPROVAL.

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]. Staff recommends DENIAL.

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]. Staff recommends DENIAL.

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]. Staff recommends DENIAL.

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]. Staff recommends DENIAL.

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]. Staff recommends DENIAL.

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]. Staff recommends DENIAL.

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]. Staff recommends DENIAL.

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]. Staff recommends DENIAL.

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]. Staff recommends DENIAL.

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]. Staff recommends DENIAL.

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]. Staff recommends DENIAL.

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]. Staff recommends DENIAL.

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]. Staff recommends DENIAL.

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]. Staff recommends DENIAL.

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]. Staff recommends DENIAL.

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 TEN FEET IS THE MINIMUM REQUIRED; AND TO ALLOW TWO FEET FROM THE PRINCIPLE DWELLING WHERE SIX FEET IS THE MINIMUM 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]. Staff recommends DENIAL.

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]. Staff recommends DENIAL.

48. 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]. Staff recommends DENIAL.

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]. Staff recommends DENIAL.

50. 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]. Staff recommends APPROVAL.

51. 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]. Staff recommends APPROVAL.

52. 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]. Staff recommends APPROVAL.

53. 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]. Staff recommends APPROVAL.

54. 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]. Staff recommends APPROVAL.

55. 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]. Staff recommends DENIAL.

56. 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]. Staff recommends APPROVAL.

57. 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]. Staff recommends APPROVAL.

58. 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]. Staff recommends APPROVAL.

## DIRECTOR'S BUSINESS:

59. 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. Staff recommends APPROVAL.

60. 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]. Staff has NO RECOMMENDATION.

61. 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. Staff has NO RECOMMENDATION.

## CITIZENS PARTICIPATION:

62. 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)

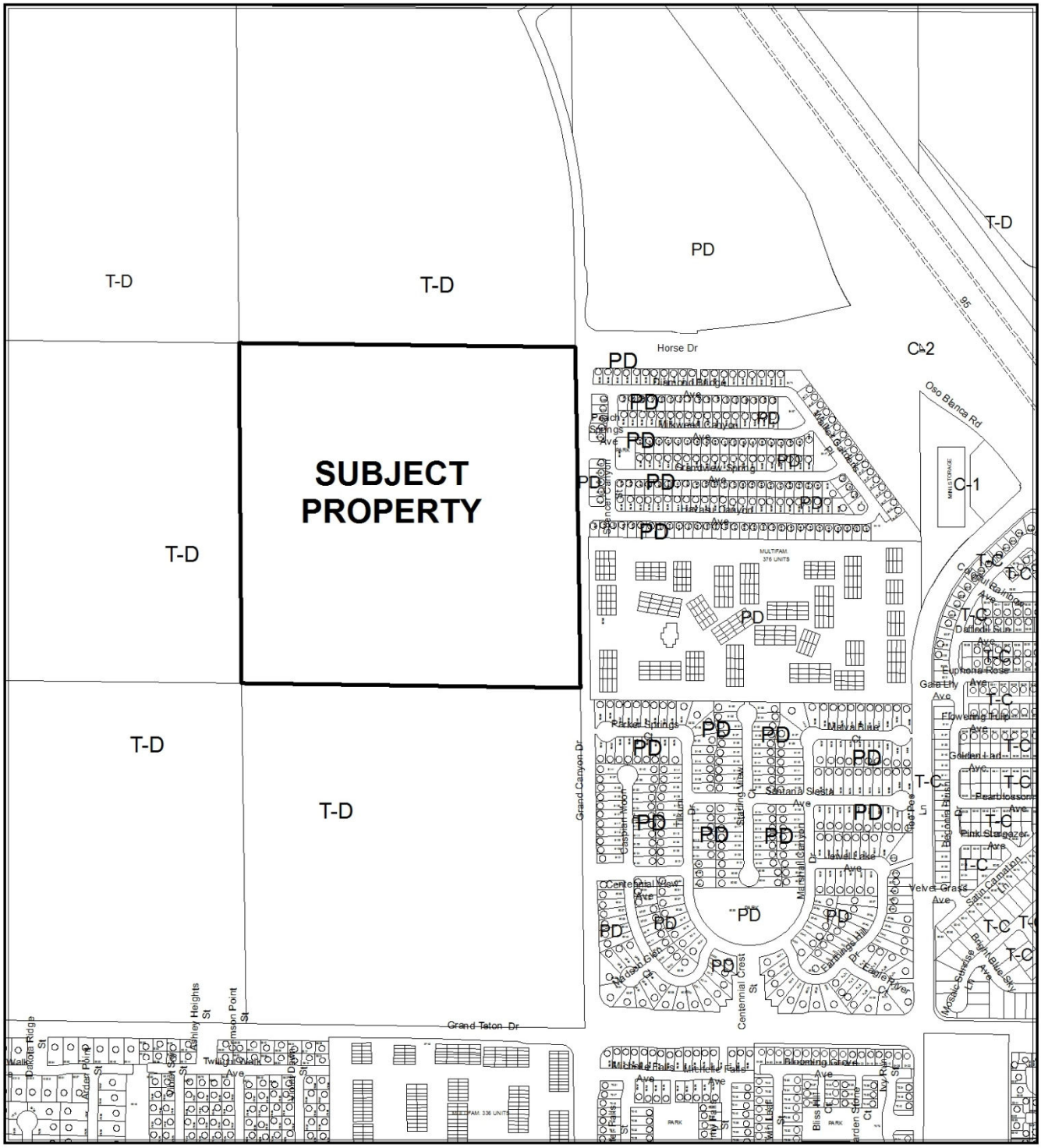
| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**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, 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-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

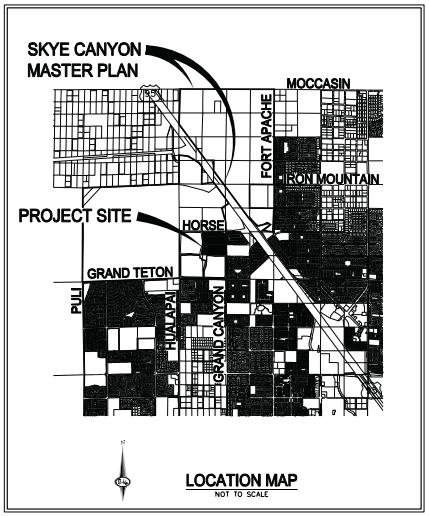
f:\depot\Application Packet\Application Form.pdf

# 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.O. 125-07-301-001 &
A.P.O. 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.

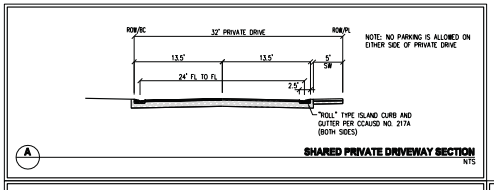
### SHEET INDEX

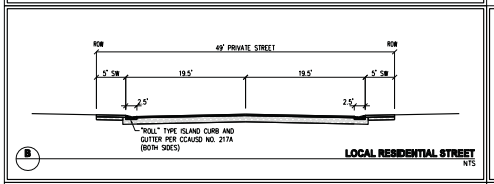

1 COVER SHEET
2-3 PLAN SHEETS
4 PROFILE & DETAIL SHEET

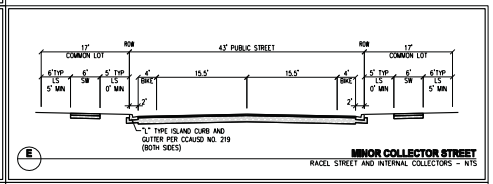

### CONNECTIVITY

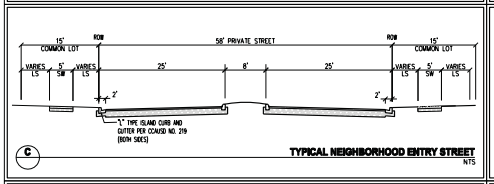
(N) NODES = 16
(L) LINKS = 18
(LD) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 4

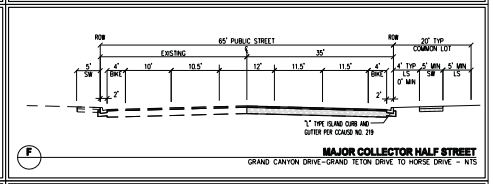
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 20/16
CONNECTIVITY INDEX = 1.25

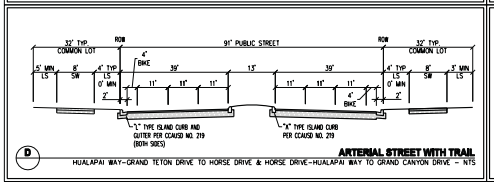


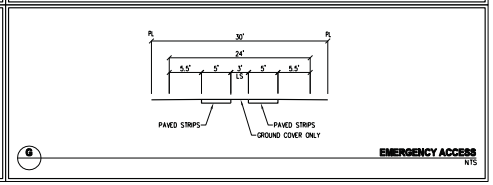



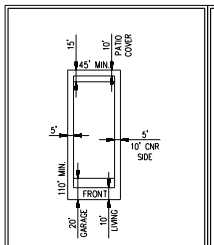



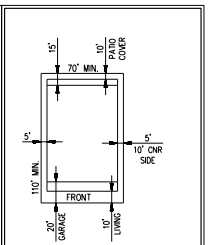




TYPICAL LOT DETAIL
NOT TO SCALE




TYPICAL LOT DETAIL
NOT TO SCALE

PRJ-53719
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 1.2
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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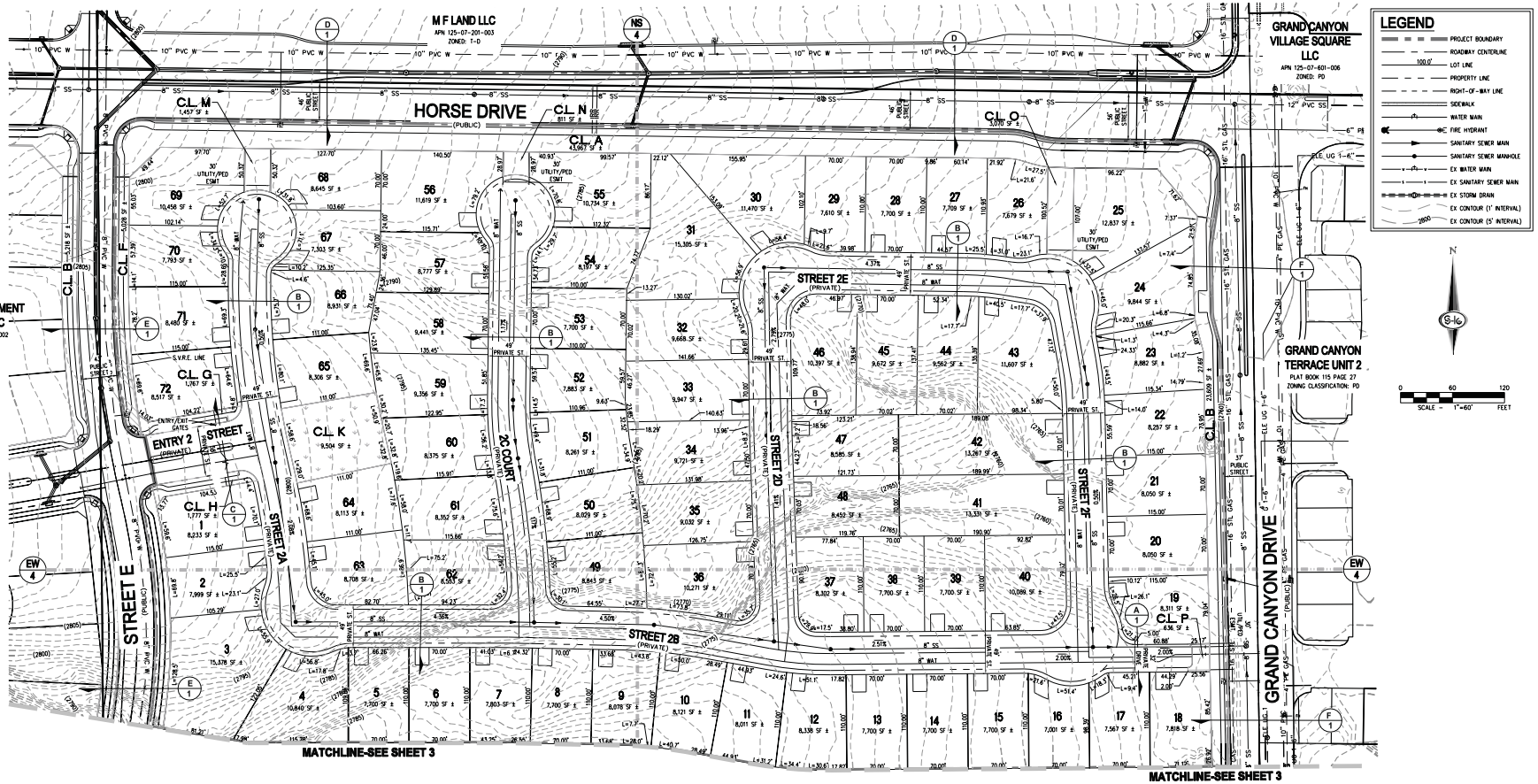
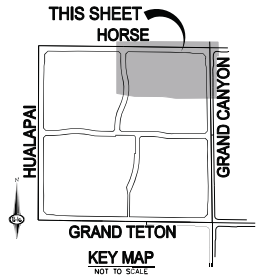
TMP-53895




KEY MAP
NOT TO SCALE

PRJ-53719
05/08/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 254-5300 FAX (702) 254-5399

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

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.2

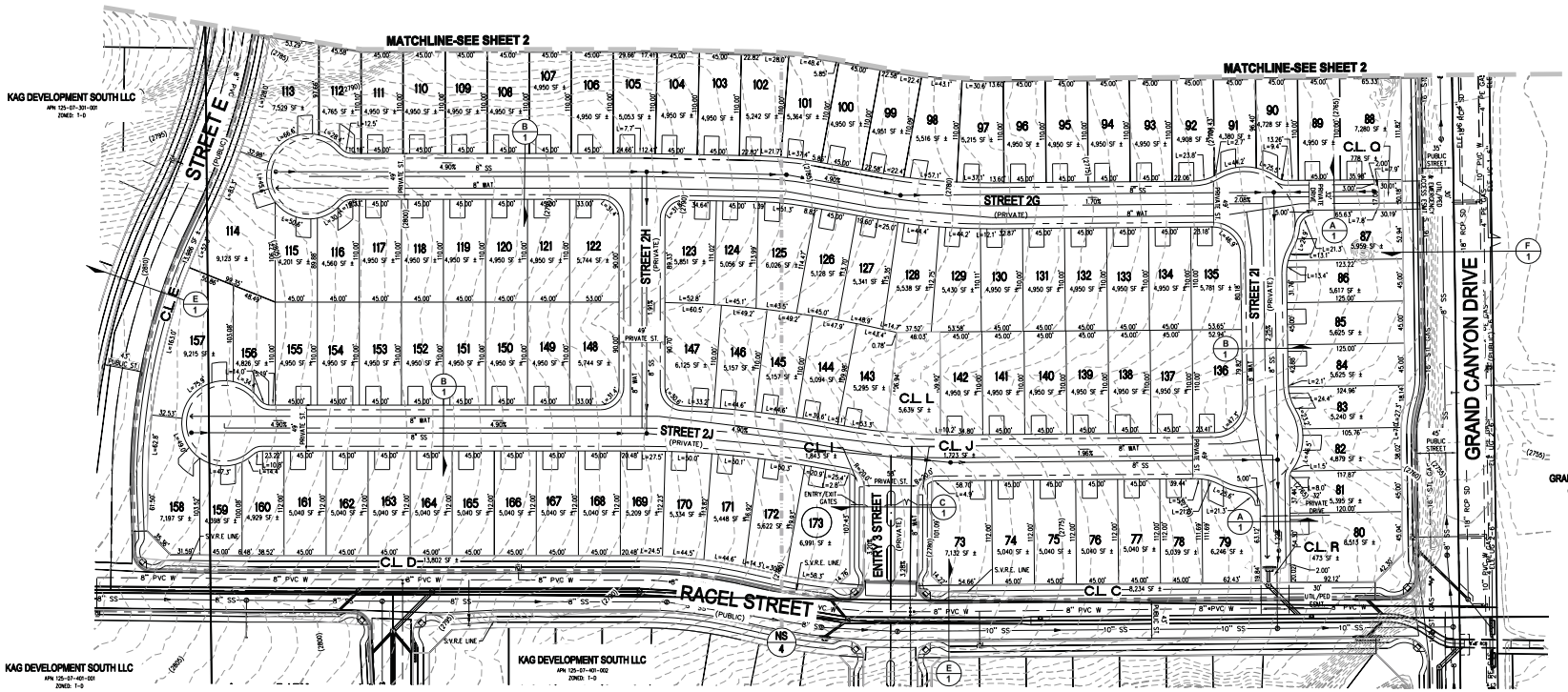
TENTATIVE MAP

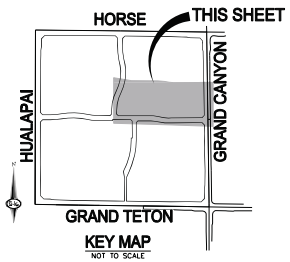
S 7 T 19 S R 60 E

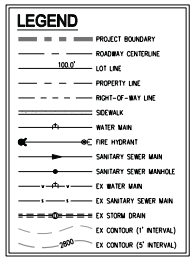
DATE: 5/8/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO. OLY1401.002

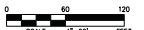
2
SHEET 2 OF 4

TMP-53895 - REVISED






PRJ-53719
05/08/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #B16, LAS VEGAS, NV 89118
PHONE (702) 284-8300
FAX (702) 284-8399

| NO. | DESCRIPTION | DATE | BY | APP. DATE | APP. |
|---|---|---|---|---|---|
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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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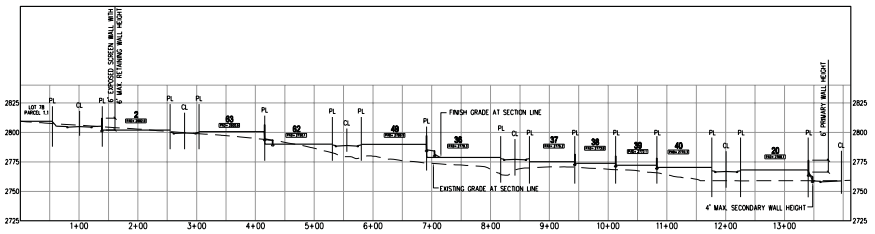
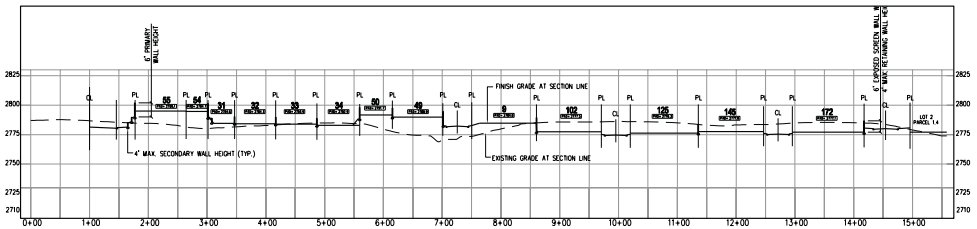
TMP-53895 - REVISED



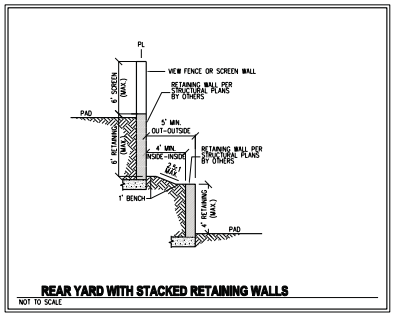

SECTION EW




SECTION NS

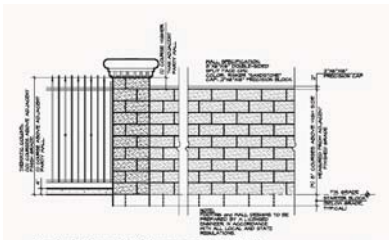
NOTES:
- THE SUBJECT SITE SLOPES GREATER THAN 2% WEST TO EAST. PERIMETER AND RETAINING WALLS SUBJECT TO REQUIREMENTS OF T19.06.070 TABLE 8 AND T19.06.080 TABLE 9.
- PERIMETER AND RETAINING WALL STEPBACKS ARE SUBJECT TO THE REQUIREMENTS OF T19.070 TABLE 9 AND T19.06.080 TABLE 10

NOTES:
- THE SUBJECT SITE SLOPES LESS THAN 2% NORTH TO SOUTH. PERIMETER AND RETAINING WALLS SUBJECT TO REQUIREMENTS OF T19.06.070 TABLE 8 AND T19.06.080 TABLE 9.
- PERIMETER AND RETAINING WALL STEPBACKS ARE SUBJECT TO THE REQUIREMENTS OF T19.070 TABLE 9 AND T19.06.080 TABLE 10

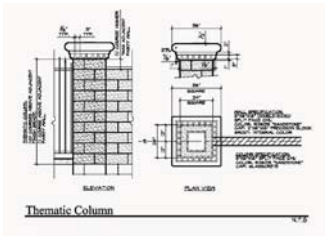



REAR YARD WITH STACKED RETAINING WALLS

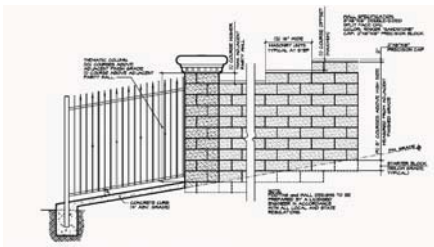
NOT TO SCALE



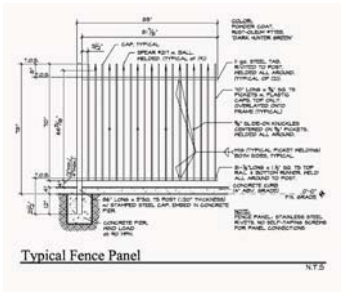
Typical Thematic Column and Party Wall



Thematic Column



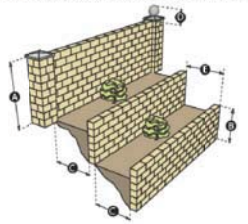
Typical Fence Panel and Party Wall on Bias



Typical Fence Panel

NOTE: PERIMETER WALLS TO HAVE 20% MINIMUM CONTRASTING MATERIAL ACCORDING TO CLV T19.06.070 TABLE 8 & T19.06.080 TABLE 9.

FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK

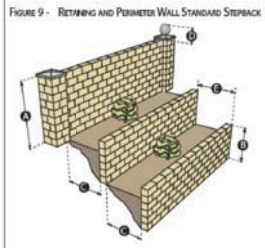


| Perimeter and Retaining Walls Standard Stepback (see Figure 8) | Table 9 |
|---|---|
| A. Maximum Primary wall Height | 6 - 8 feet |
| B. Maximum Secondary wall Height | 4 feet |
| C. Minimum spacing between wall sections - Inside Dimensions | 4 feet |
| D. Maximum Pilaster Height | 18 inches |
| E. 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
05/20/14


SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 254-5399 FAX (702) 254-5399


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

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.2

TENTATIVE MAP

S7 T19 R60 E

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

4
SHEET 4 OF 4

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TMP-53895 - REVISED

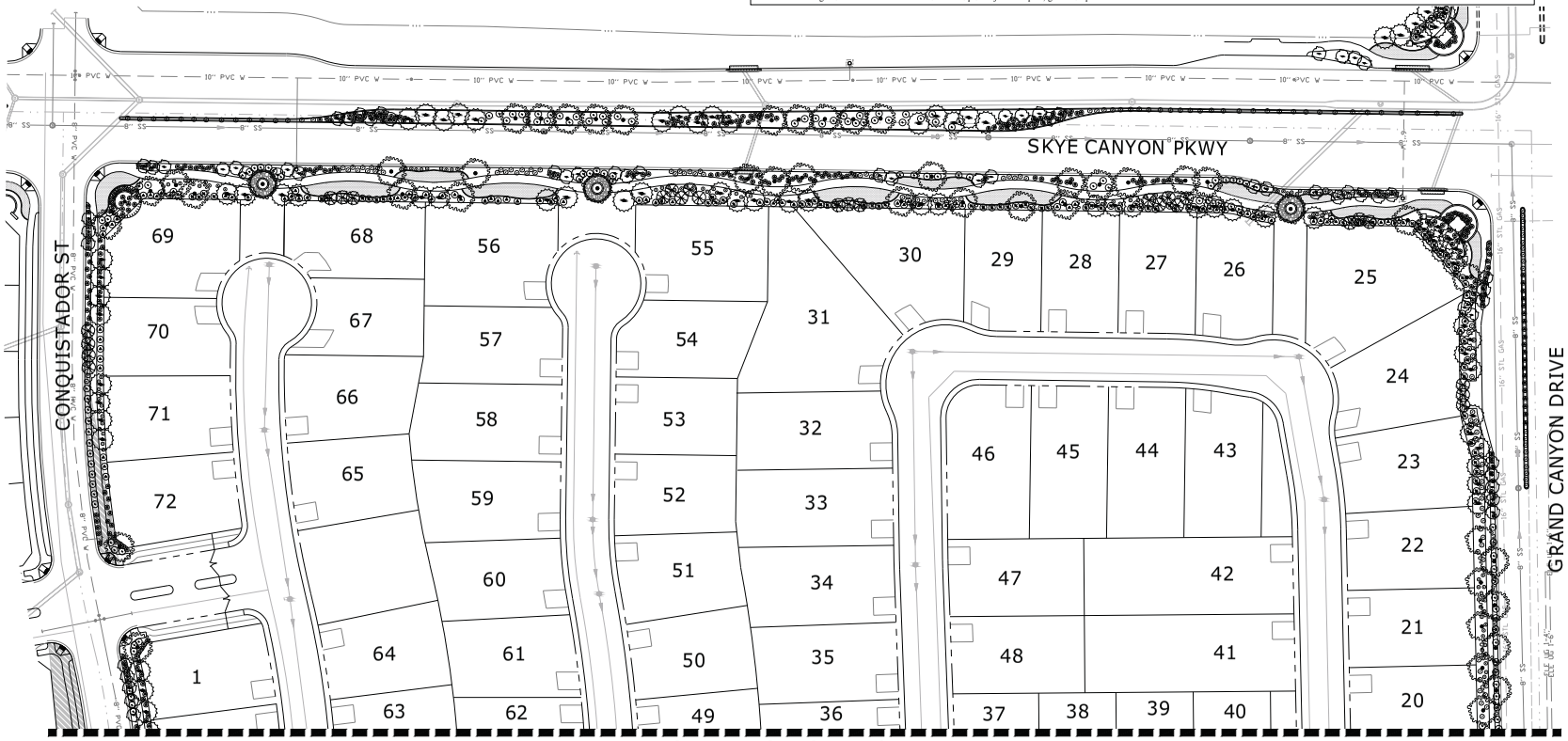
## TREE LEGEND FOR PARCEL 1.2

| 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"

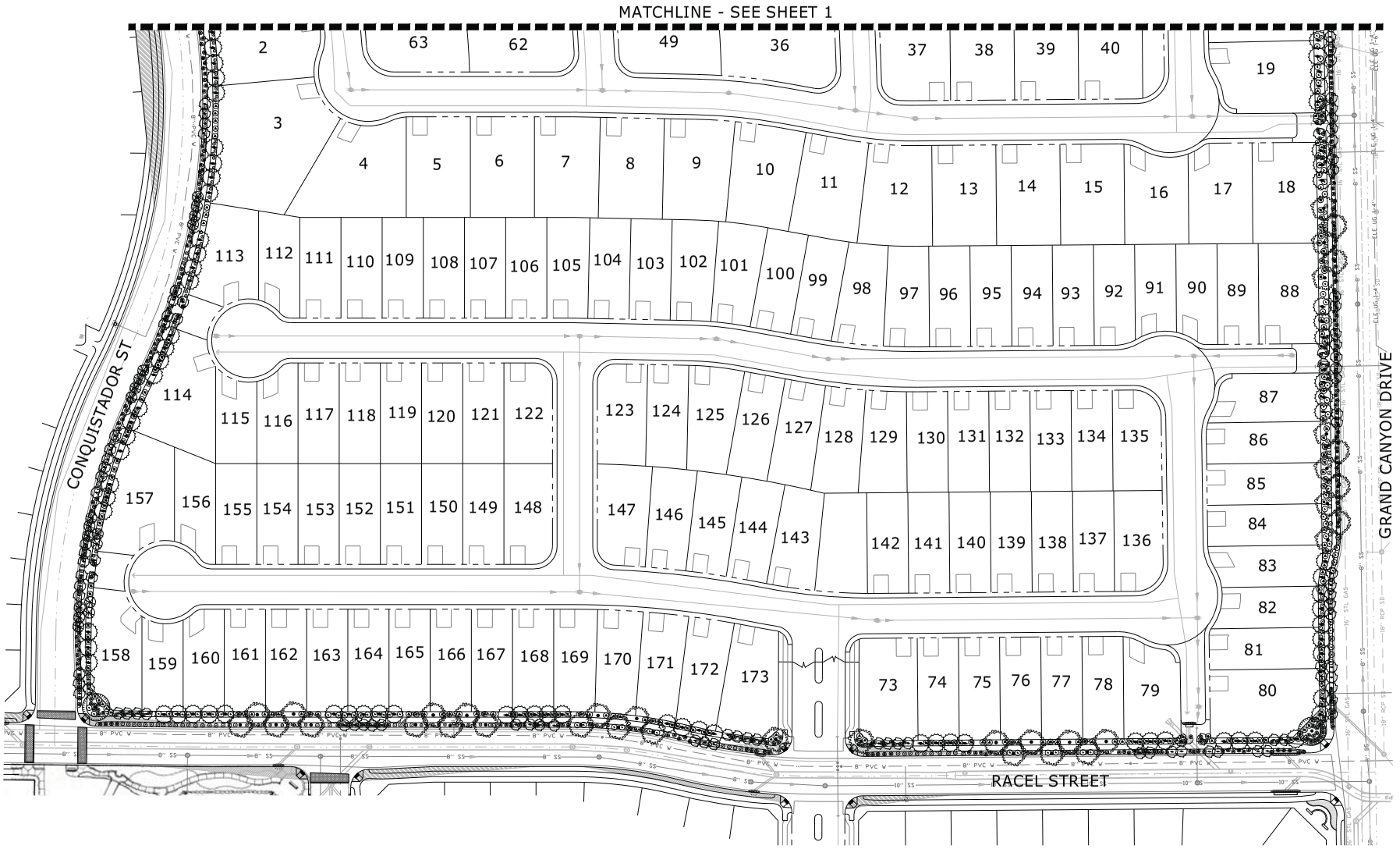
0' 50' 100' 200'

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
5/19/14

SHEET 1 OF 2

TMP-53895 - REVISED




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

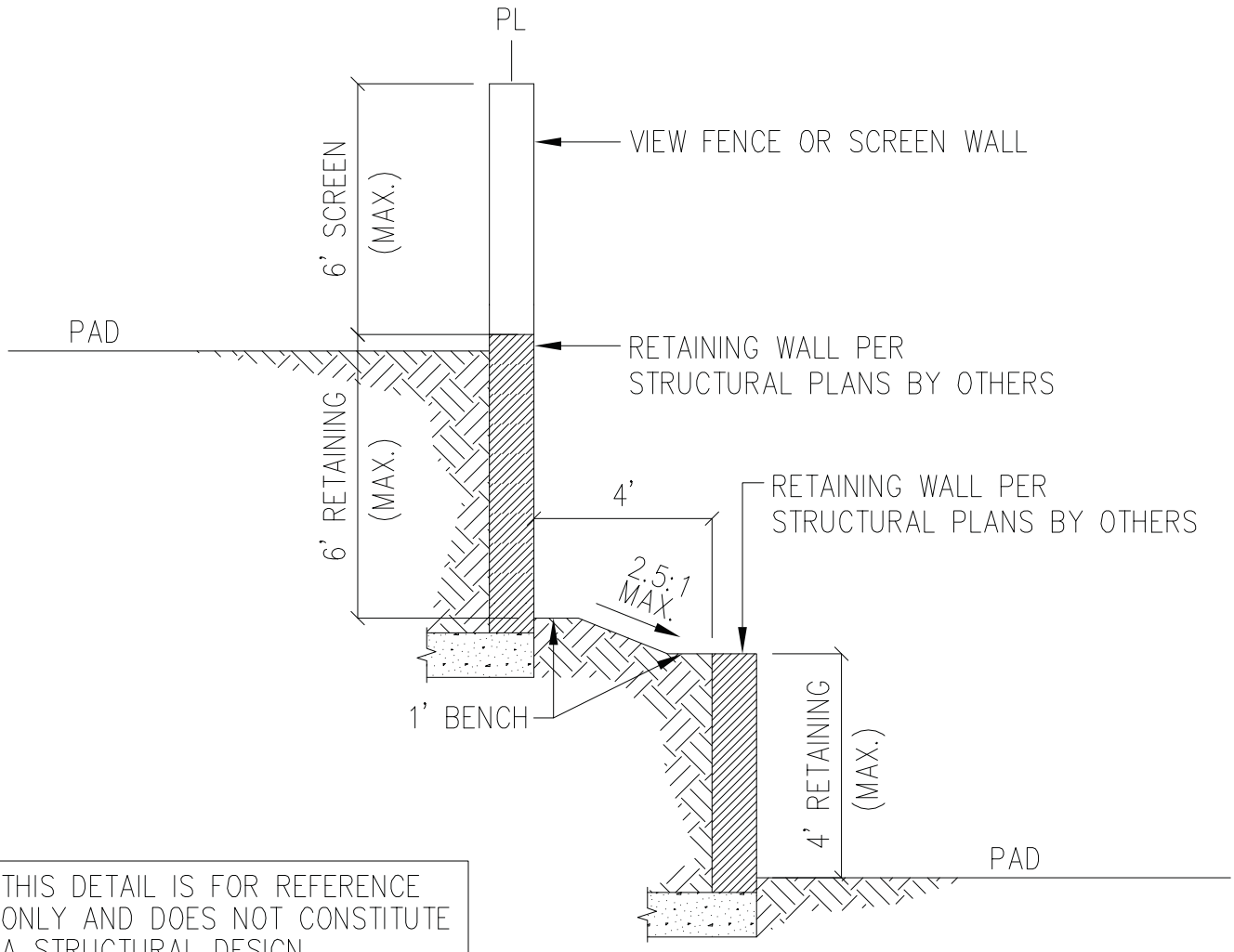
SCALE: 1"=50'-0"

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

PRJ-53719
5/19/14

SHEET 2 OF 2

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**

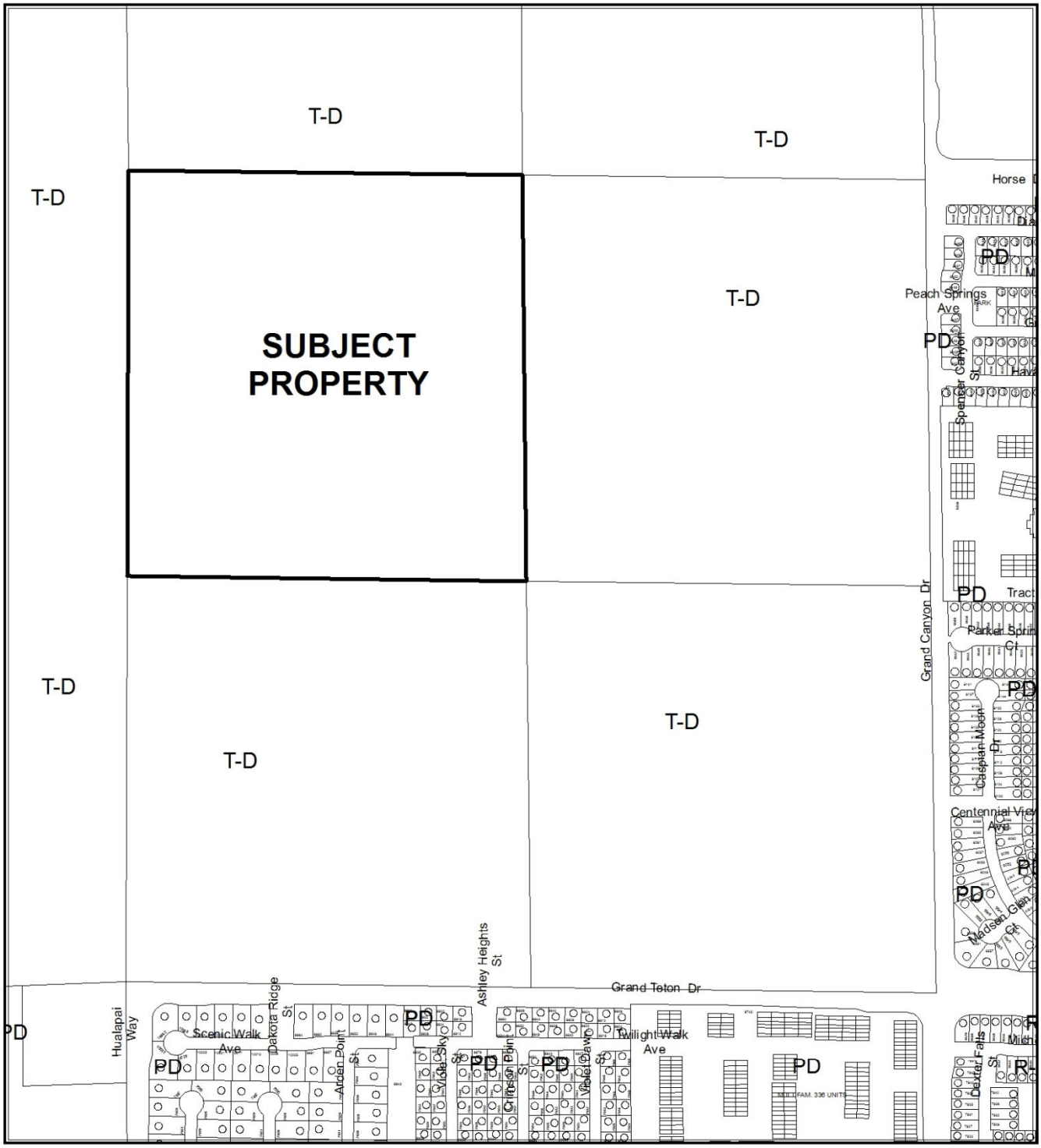
**SUBJECT:**
TMP-53897 - TENTATIVE MAP - SKYE CANYON PARCEL 1.1 - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC - For possible action on a request for a Tentative Map FOR A 157-LOT SINGLE FAMILY SUBDIVISION on 35.28 acres on the southeast corner of Horse Drive and Hualapai 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


T-D
T-D
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SUBJECT PROPERTY
PD
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PD
PD
PD
Peach Springs Ave
Spencer Canyon St
Grand Canyon Dr
Parkeal Spring Ct
Caspian Moon Dr
Centennial View Ave
Nadsen Glen Ct
Ashley Heights St
Grand Teton Dr
Hualapai Way
Scenic Walk Ave
Dakota Ridge St
Arden Point St
Violet Sky St
Crimson Pine St
Violet Dawn St
Twilight Walk Ave
Dexter Falls St
SEE DEVELOPMENT PLAN FOR DETAILED INFORMATION

0 300 600 Feet

**CASE:** **TMP-53897**

**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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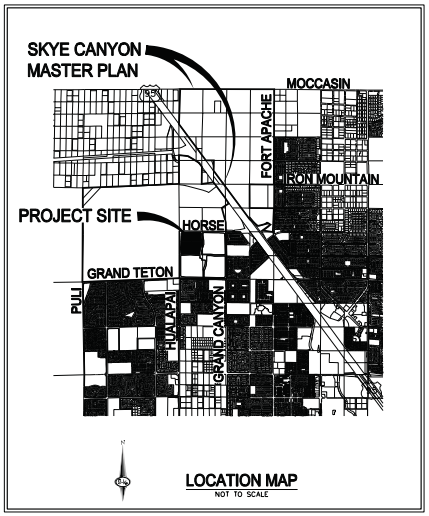



# TENTATIVE MAP

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 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): | = 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.

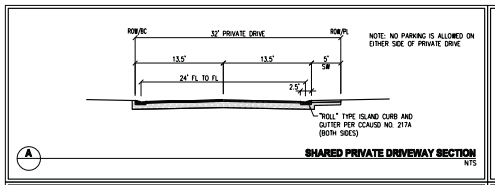
### SHEET INDEX

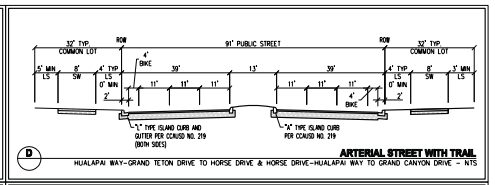

1 COVER SHEET
2–3 PLAN SHEETS
4 PROFILE & DETAIL SHEET

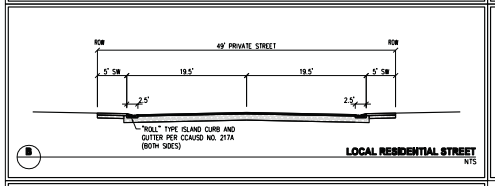

### CONNECTIVITY

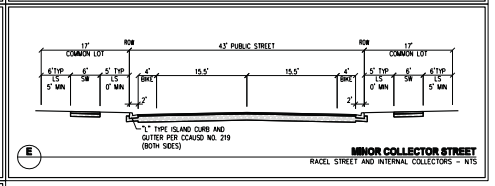
(N) NODES = 16
(L) LINKS = 18
(1/2) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 5

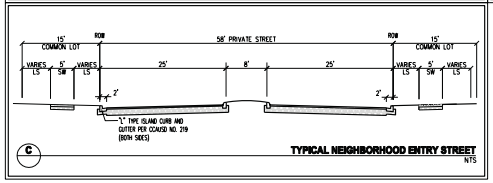
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 20.5/16
CONNECTIVITY INDEX = 1.28

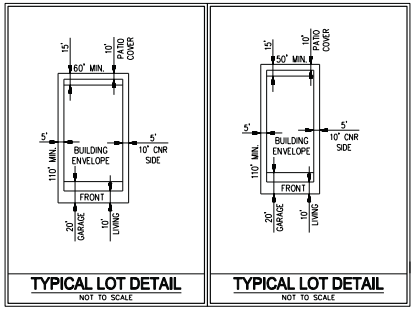






PRJ-53718
04/24/14

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 – STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2014
CIVIL
No. 14187

1
SHEET 1 OF 4

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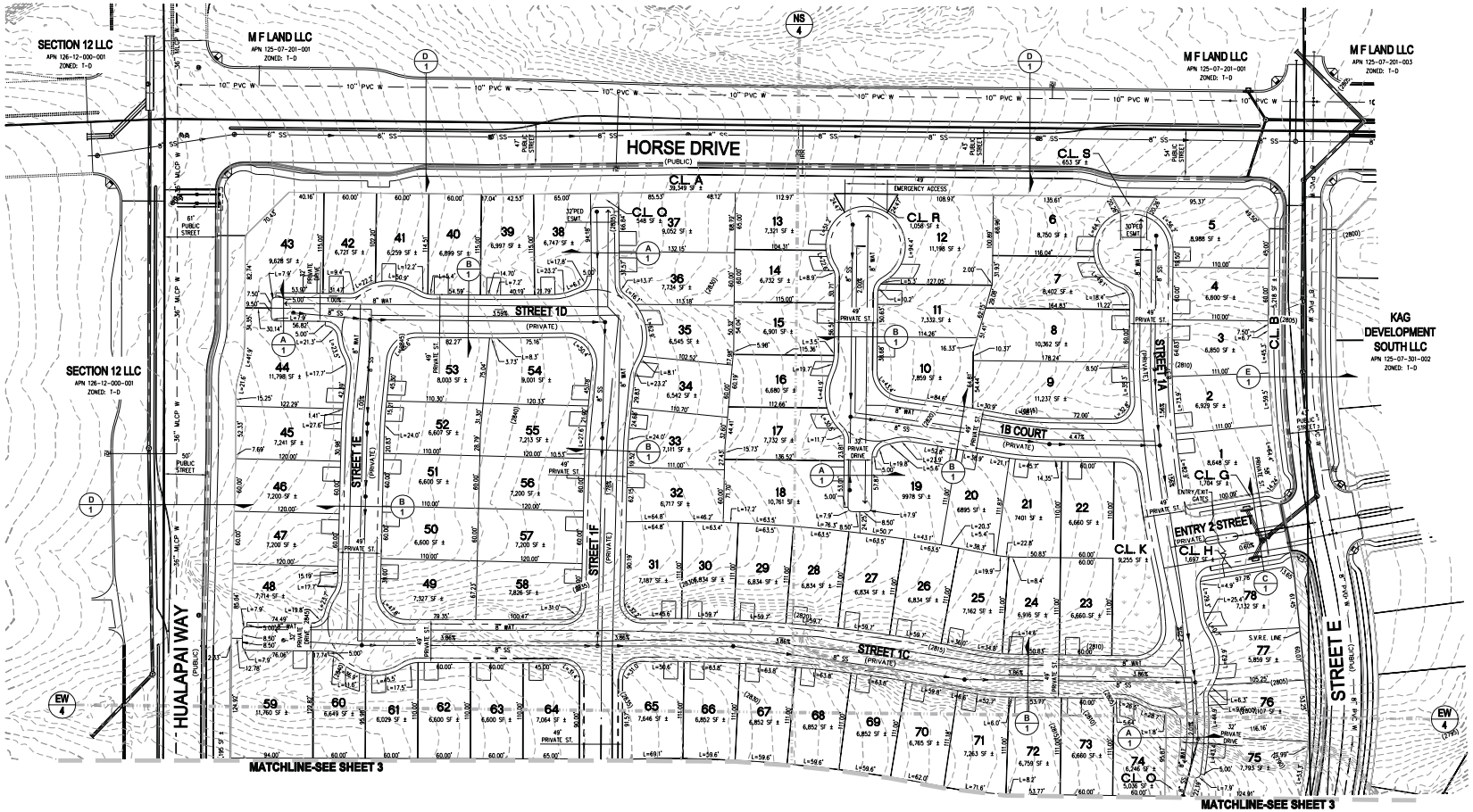
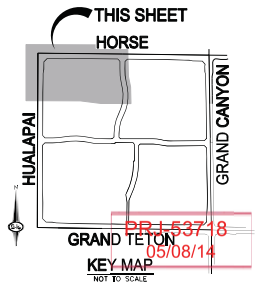
TMP-53897




## 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)

SCALE - 1"=60' FEET




KEY MAP
NOT TO SCALE

PRJ-53718
05/08/14


SLATER HANIFAN GROUP
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5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 264-5300 FAX (702) 264-5399


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

CITY OF LAS VEGAS, NEVADA

# NINETY-FIVE MANAGEMENT LLC
# SKYE CANYON PARCEL 1.1
# TENTATIVE MAP

S 7 T 19 S R 60 E

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

2
SHEET 2 OF 4

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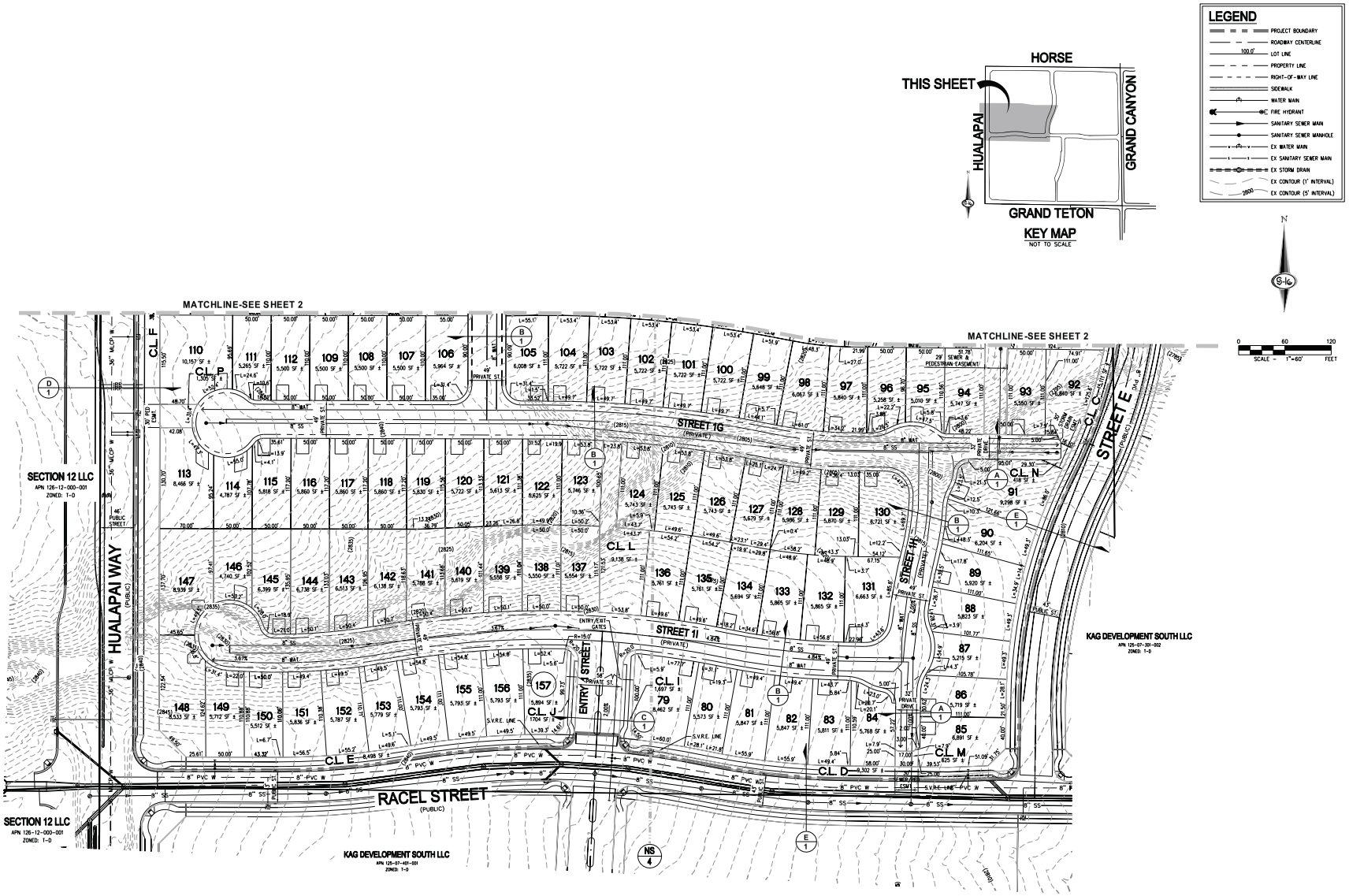
TMP-53897 - REVISED

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

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PARCEL 1.1

TENTATIVE MAP

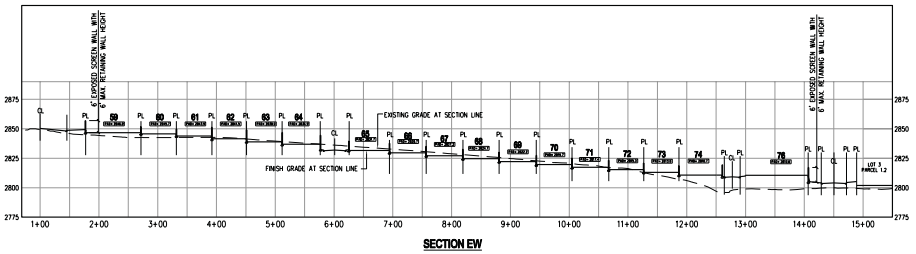
S 7 T 19 R 60 E

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

PRJ-53718
05/08/14

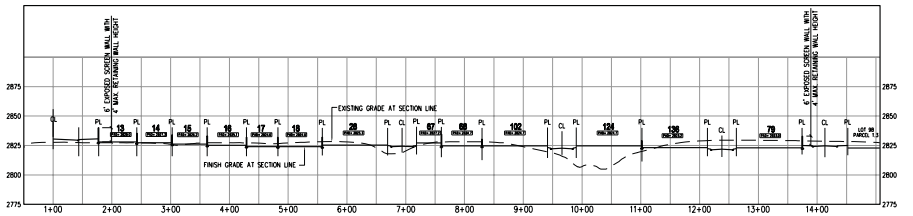
3
SHEET 3 OF 4

TMP-53897 - REVISED



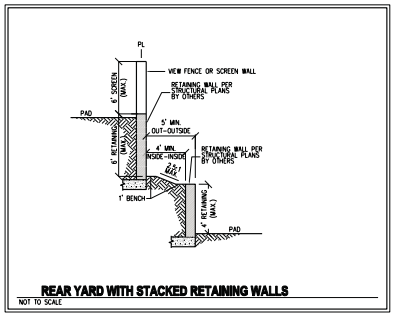

**SECTION EW**

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



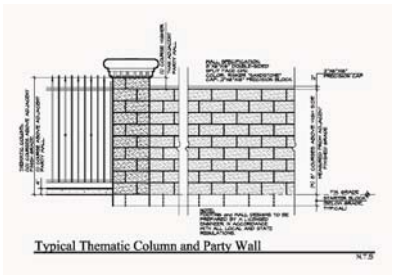

**SECTION NS**

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

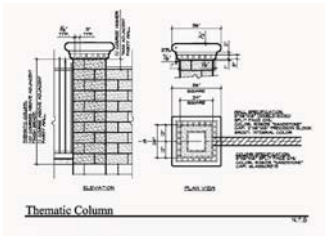



**REAR YARD WITH STACKED RETAINING WALLS**

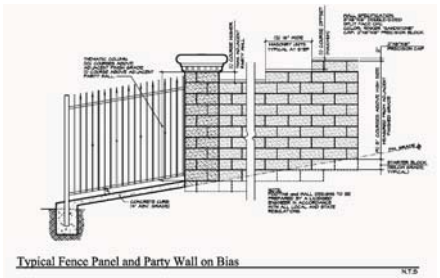
NOT TO SCALE



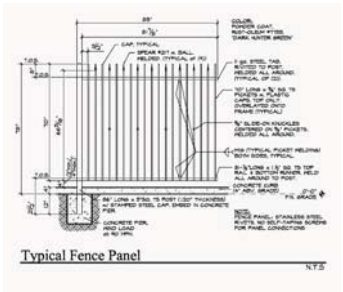
Typical Thematic Column and Party Wall



Thematic Column



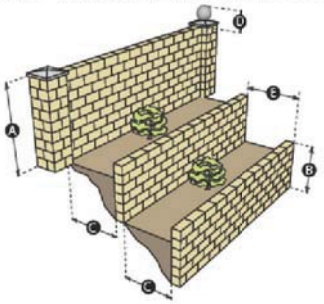
Typical Fence Panel and Party Wall on Bias



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 |

PRJ-53718
05/20/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8748 S. ARVILLE STREET #B14, 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: 4/24/2014
DRAFTER: BTW
DESIGNER: JJS
CHECKED: JJS
PROJECT NO.
OLY1401.002

4
SHEET 4 OF 4

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TMP-53897 - REVISED

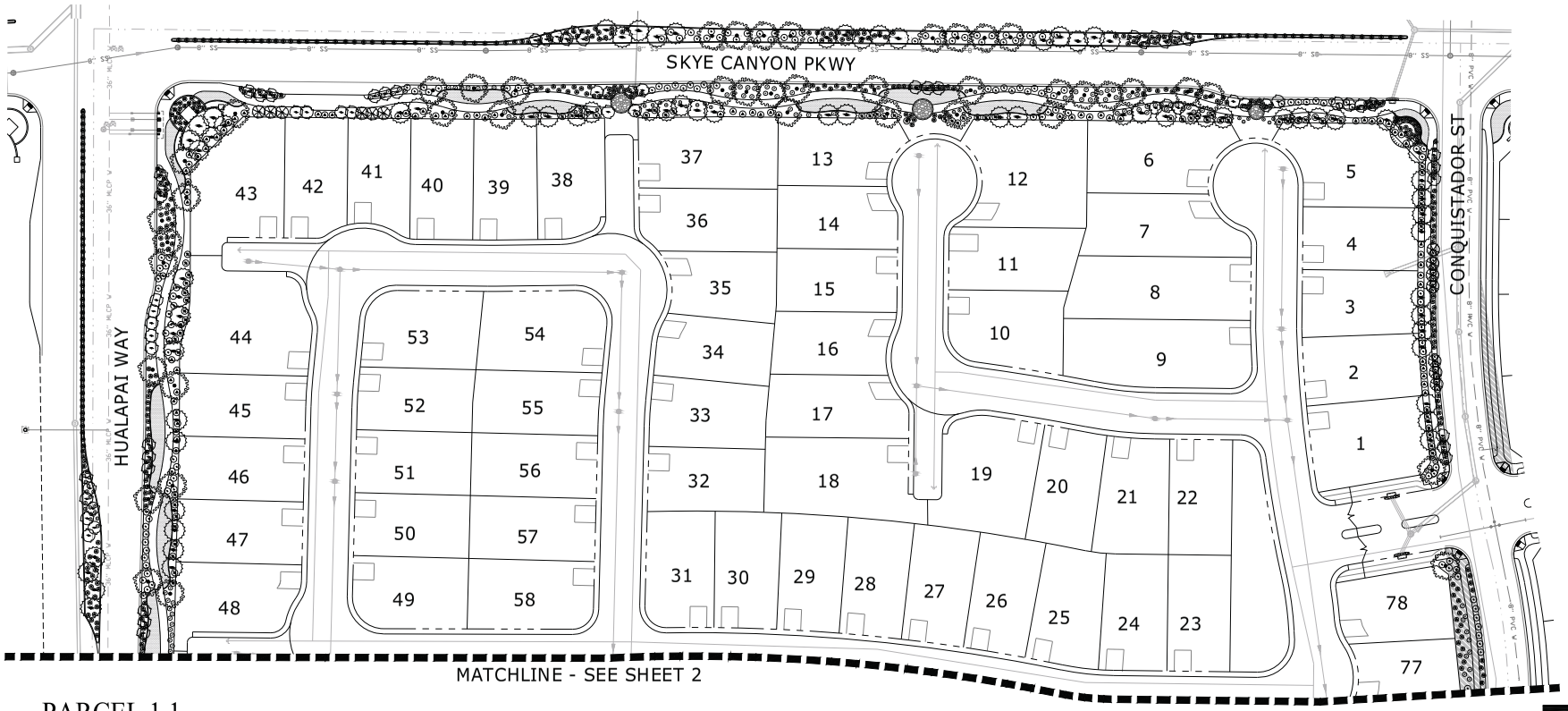
## TREE LEGEND FOR PARCEL 1.1

| 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

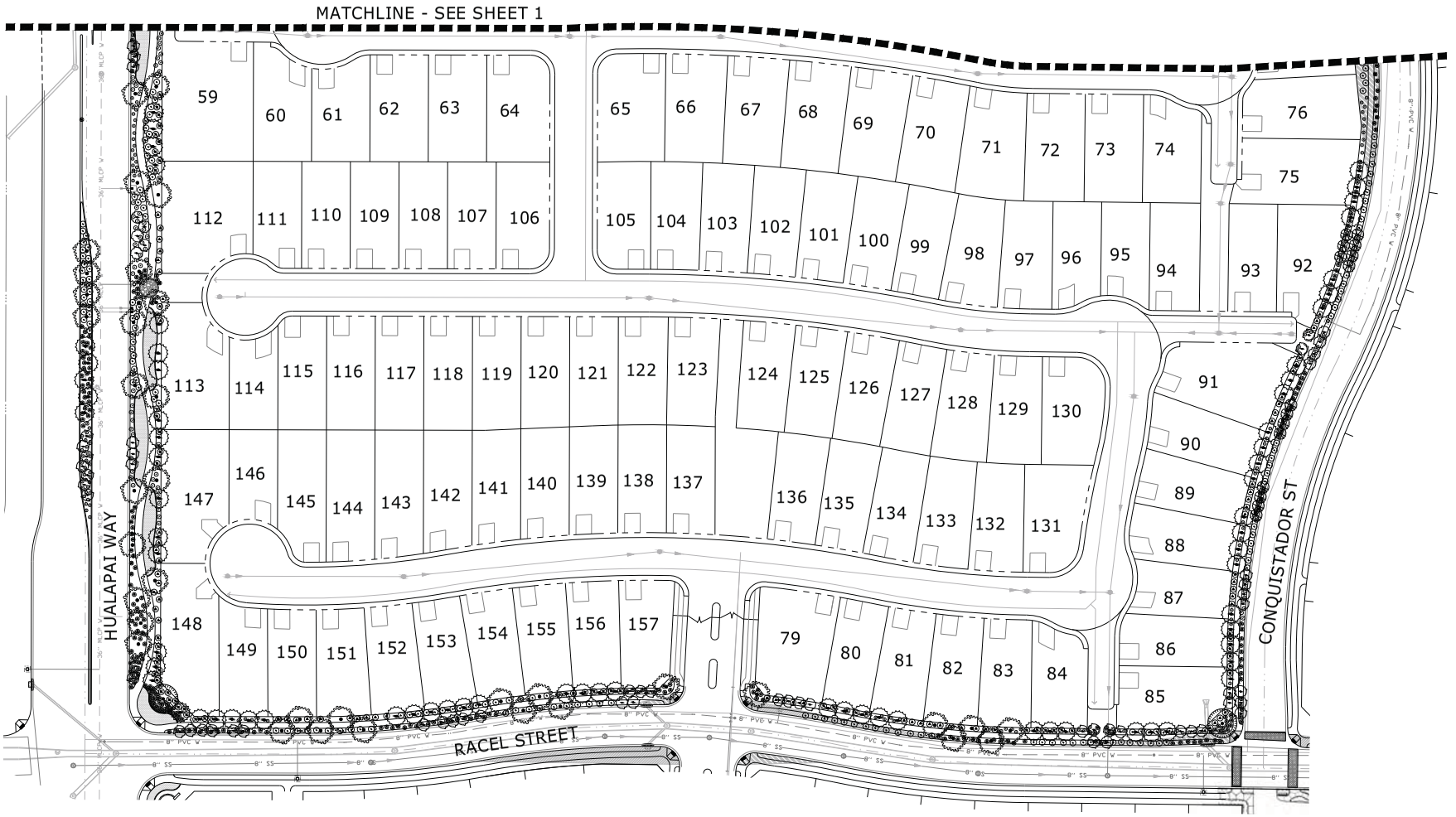
SCALE: 1"=50'-0"

NUVIS LANDSCAPE ARCHITECTURE AND PLANNING
tx. 714.754.7346
fx. 714.754.7311
CA 1226 NV 396

PRJ-53718
5/19/14
13-265.01 05-16-2014

SHEET 1 OF 2

TMP-53897 - REVISED




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

SCALE: 1"=50'-0"

NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING

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

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

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON PHASE 1 - PARCEL 1.1

KYLE CANYON DEVELOPMENT STANDARD EXHIBIT

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

DEV-STD
SHEET 2 OF 5







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**

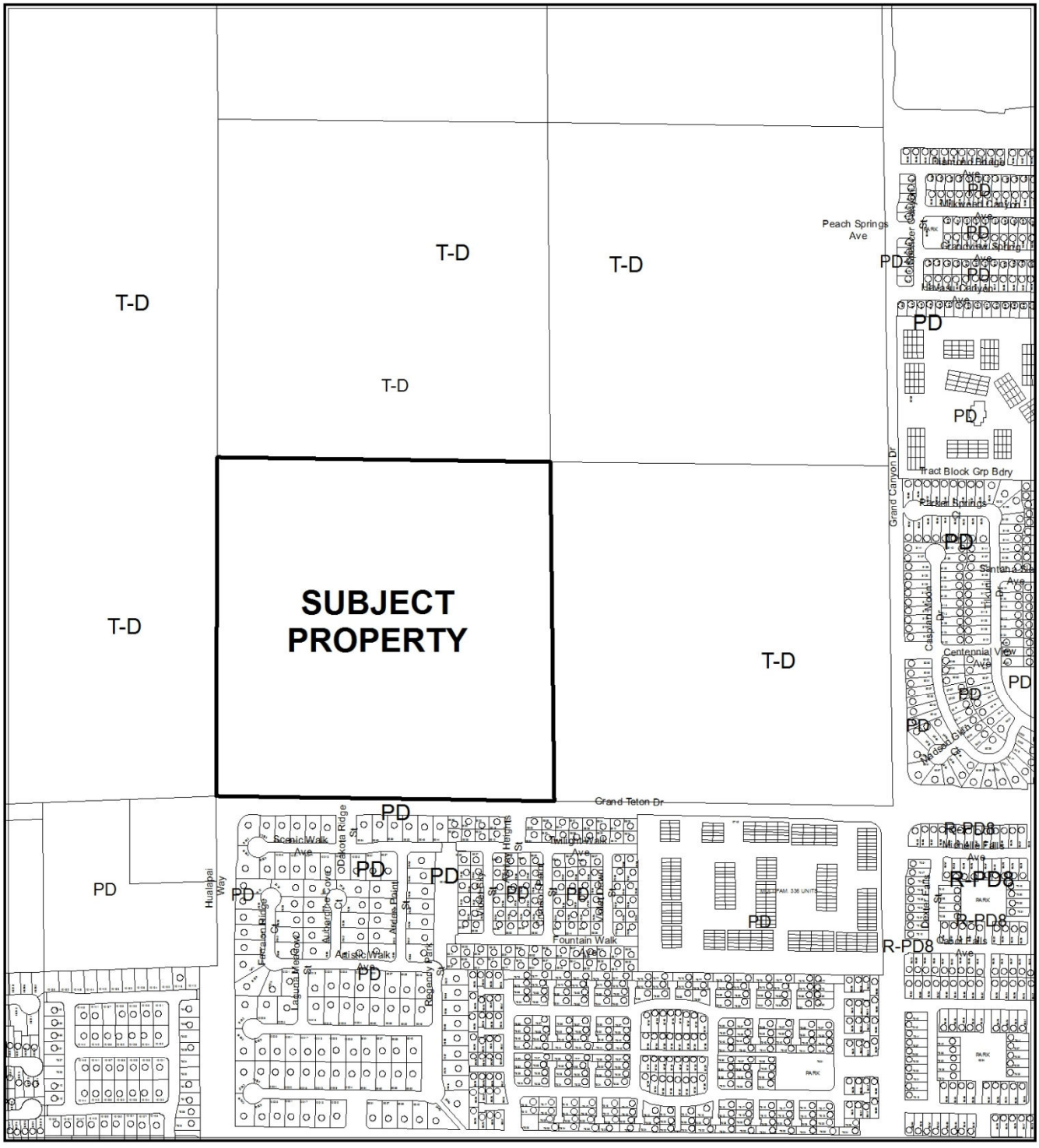
**SUBJECT:**
TMP-53908 - TENTATIVE MAP - SKYE CANYON PARCEL 1.3 - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC - For possible action on a request for a Tentative Map FOR A 209-LOT SINGLE FAMILY SUBDIVISION on 40.90 acres on the northeast corner of Grand Teton Drive and 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)

**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

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.

_____

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*

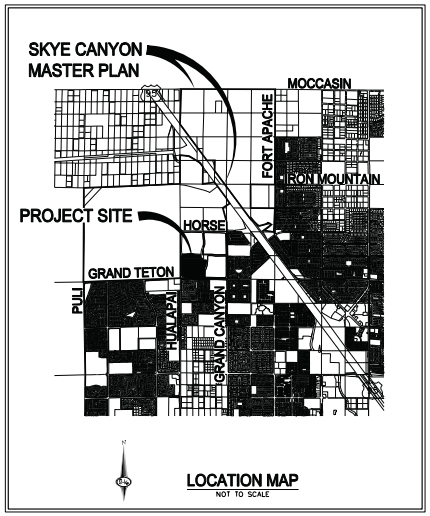
| | |
|---|---|
| Case # | TMP-53908 |
| Meeting Date: | 06/10/14 PC |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

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 C). 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 UTILITIES, 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.

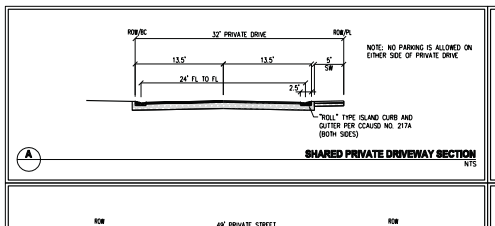
### CONNECTIVITY

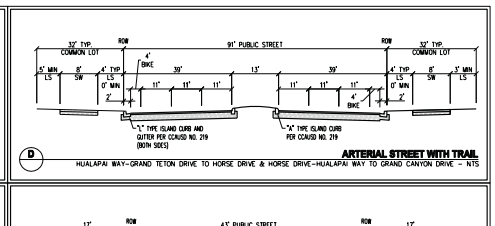
(N) NODES = 19
(L) LINKS = 21
(LG) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 7

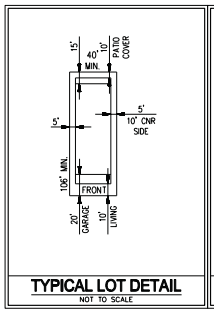
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 24.5/19
CONNECTIVITY INDEX = 1.29

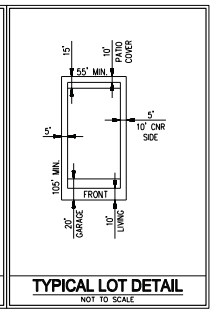
### SHEET INDEX

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




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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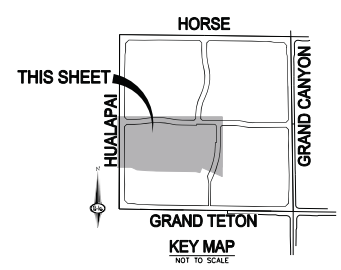


KEY MAP
NOT TO SCALE

## LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- 100.0' 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)
- 2800 EX CONTOUR (5' INTERVAL)

SCALE = 1"=60' FEET

PRJ-53720
05/20/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 254-5300 FAX (702) 254-5399

| 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 S R 60 E

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

2
SHEET 2 OF 4

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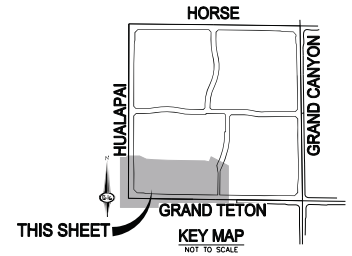
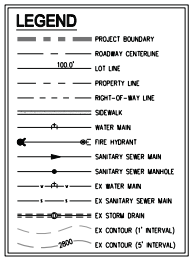
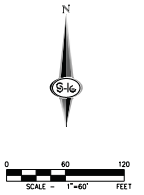
TMP-53908 - REVISED




SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
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 1.3**

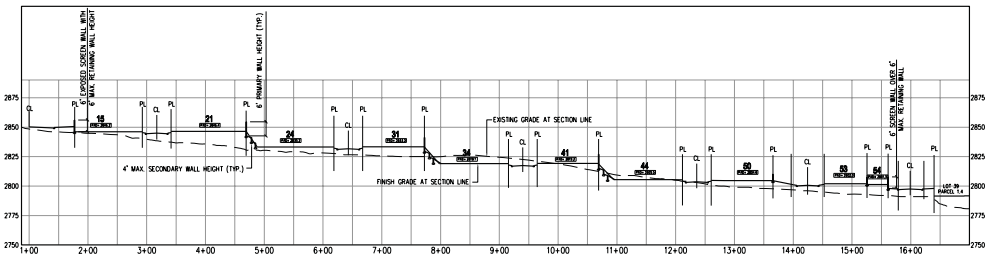
**TENTATIVE MAP**

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

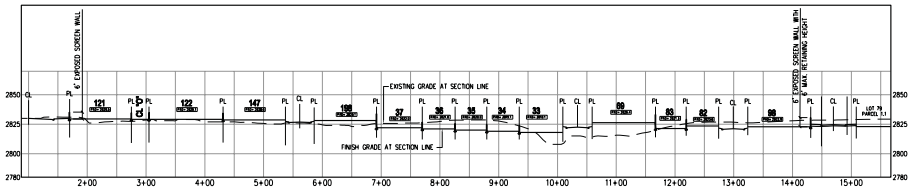
PRJ-53720
05/20/14

**3**
SHEET 3 OF 4

**TMP-53908 - REVISED**

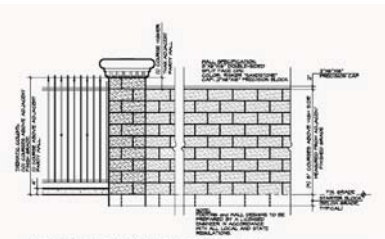



SECTION EW

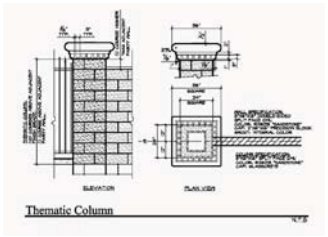



SECTION NS

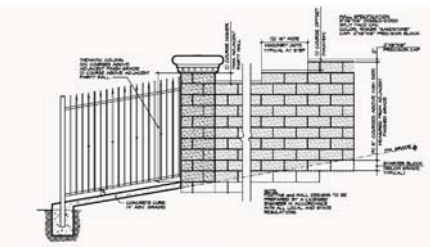
NOTES:
- THE SUBJECT SITE SLOPES GREATER THAN 2%. PERIMETER AND RETAINING WALLS SUBJECT TO REQUIREMENTS OF T19.06.070 TABLE 8 AND T19.06.080 TABLE 9.
- PERIMETER AND RETAINING WALL STEPBACKS ARE SUBJECT TO THE REQUIREMENTS OF T19.070 TABLE 9 AND T19.06.080 TABLE 10.



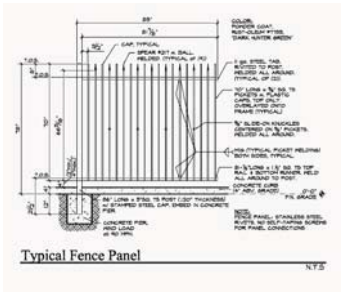
Typical Thematic Column and Party Wall



Thematic Column



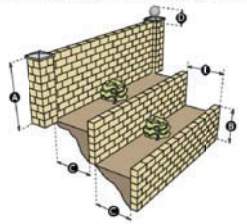
Typical Fence Panel and Party Wall on Bias



Typical Fence Panel

NOTE: PERIMETER WALLS TO HAVE 20% MINIMUM CONTRASTING MATERIAL ACCORDING TO CLV T19.06.070 TABLE 8 & T19.06.080 TABLE 9.

FIGURE 8 - RETAINING AND PERIMETER WALL STANDARD STEPBACK

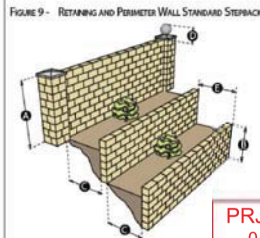


| Perimeter and Retaining Walls Standard Stepback (see Figure 8) | Table 9 |
|---|---|
| A. Maximum Primary wall Height | 6 - 8 feet |
| B. Maximum Secondary wall Height | 4 feet |
| C. Minimum spacing between wall sections - Inside Dimensions | 4 feet |
| D. Maximum Pilaster Height | 18 inches |
| E.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

S7 T19 S R60 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

TMP-53908

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

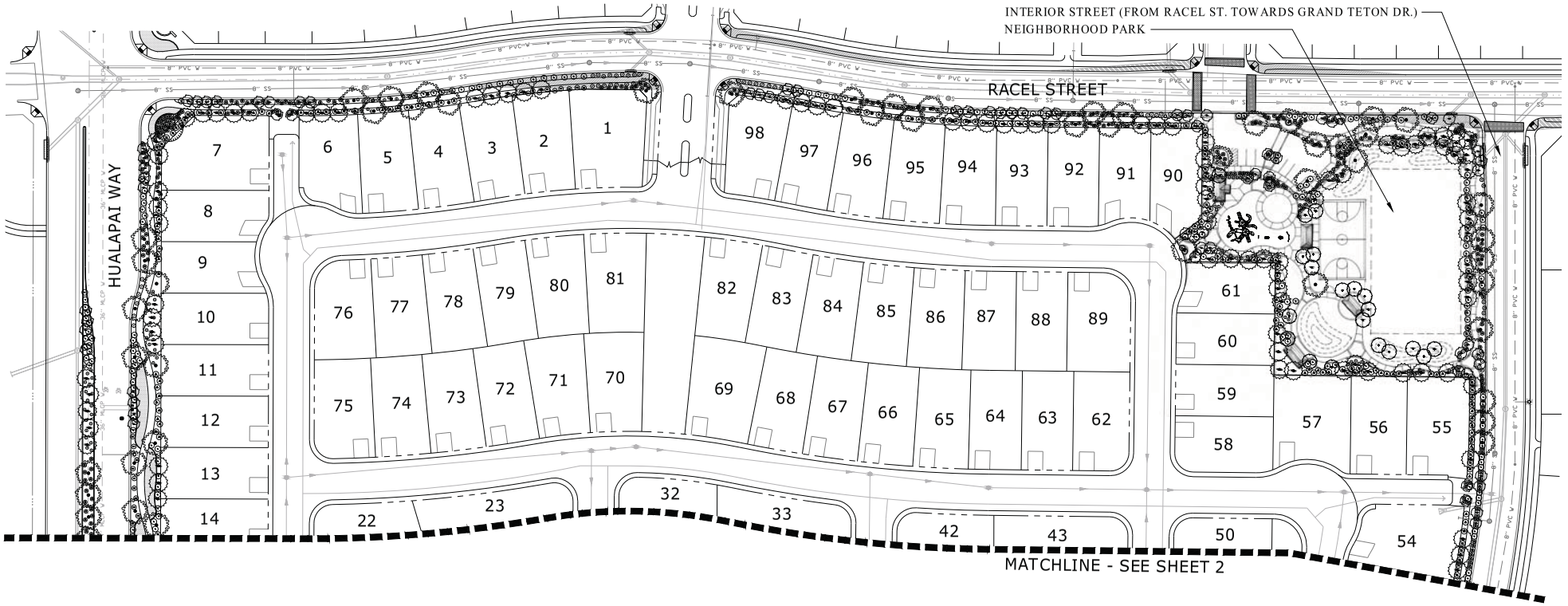
## TREE LEGEND FOR PARCEL 1.3

| 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

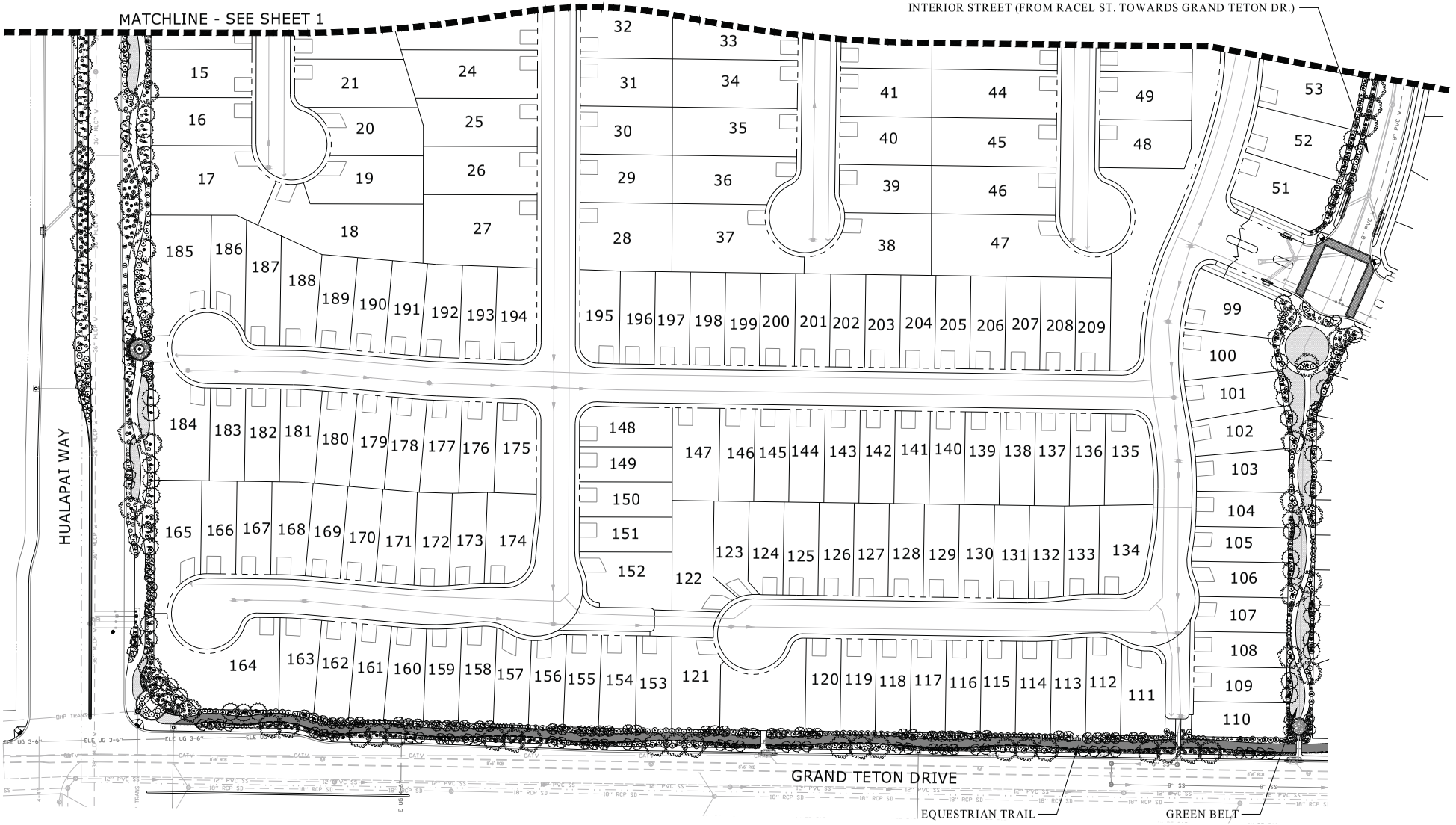
PARCEL 1.3
Preliminary Landscape Site Plan
Las Vegas, Nevada
Olympia Companies, LLC

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
5/19/14

TMP-53908 - REVISED




PARCEL 1.3
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

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
8740 A. ARVILLE STREET #315, LAS VEGAS, NV 89113
PHONE (702) 254-6300 FAX (702) 254-6309

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

CITY OF LAS VEGAS, NEVADA
NINETY-FIVE MANAGEMENT LLC

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

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**

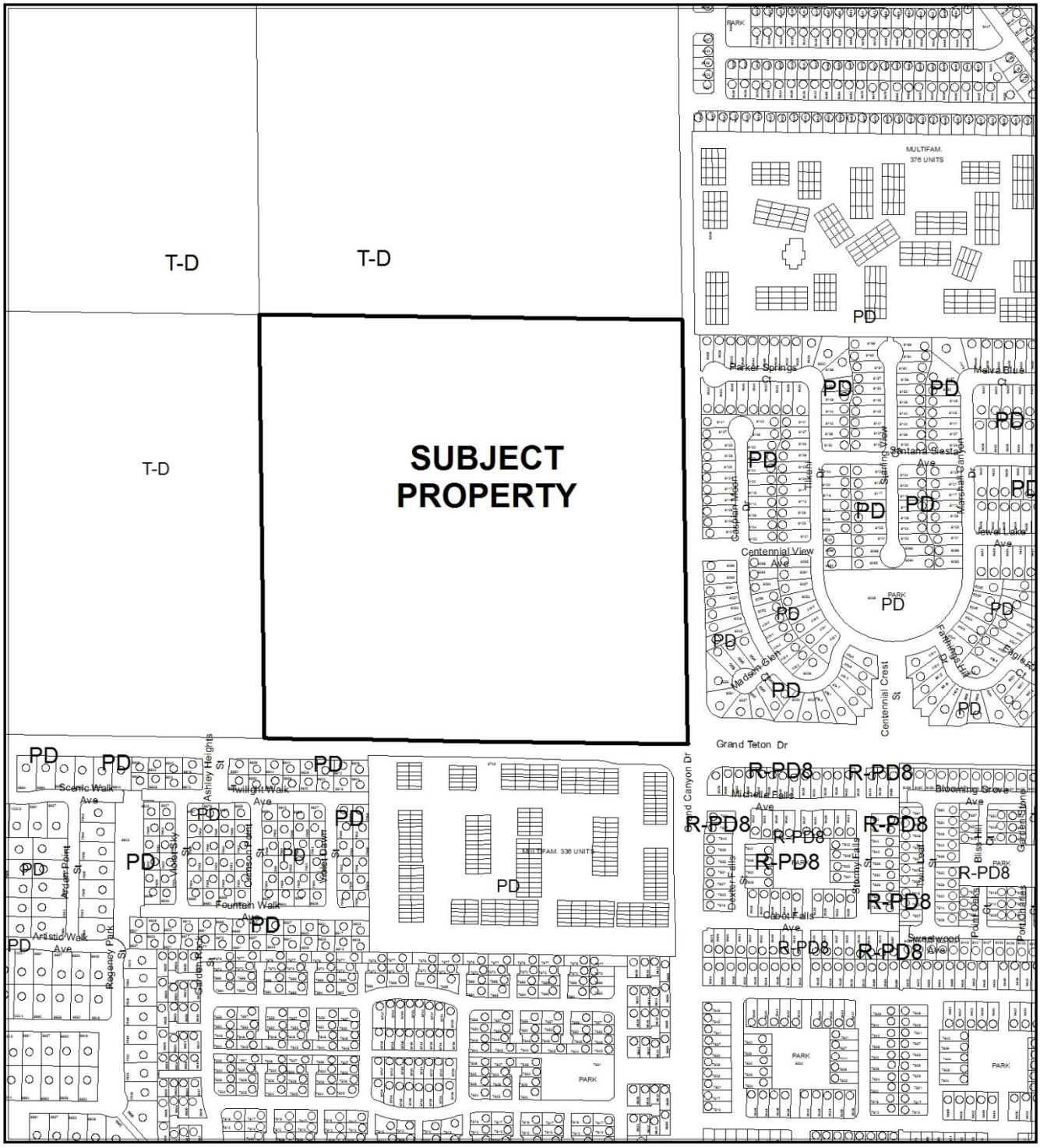
**SUBJECT:**
TMP-53911 - TENTATIVE MAP - SKYE CANYON PARCEL 1.4 - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC - For possible action on a request for a Tentative Map FOR A 204-LOT SINGLE FAMILY SUBDIVISION on 33.61 acres on the northwest corner of Grand Teton Drive and 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




0 300 600

Feet

**CASE: TMP-53911**

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

N

**CASE:** **TMP-53911**

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

# 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

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-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.

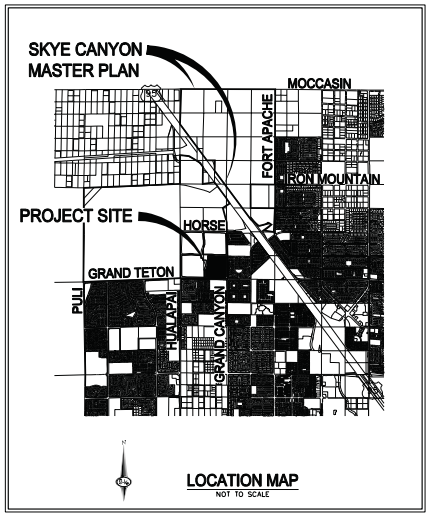
Revised 10/27/08

# 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 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 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.

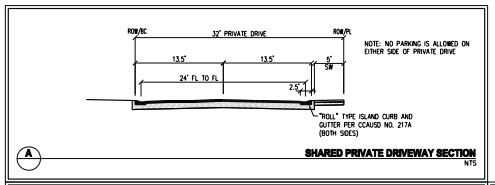
### SHEET INDEX


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

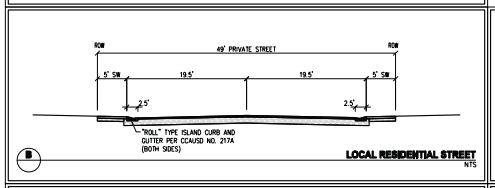

### CONNECTIVITY

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

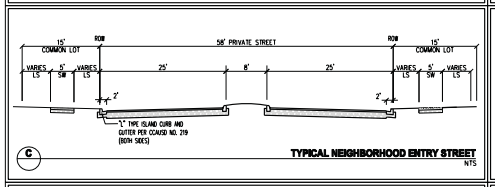
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 17.5/14
CONNECTIVITY INDEX = 1.25



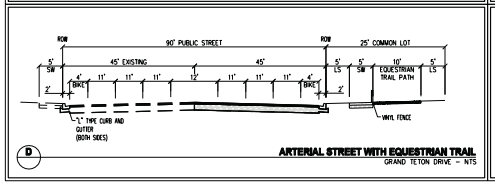

A SHARED PRIVATE DRIVEWAY SECTION
NTS



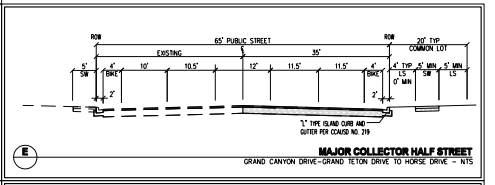

B LOCAL RESIDENTIAL STREET
NTS



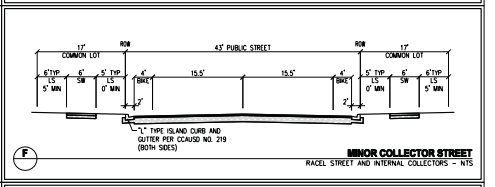

C TYPICAL NEIGHBORHOOD ENTRY STREET
NTS



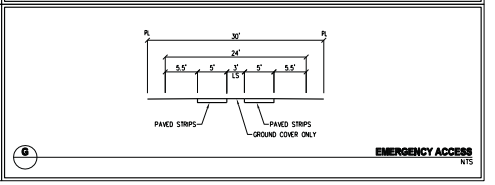

D ARTERIAL STREET WITH EQUESTRIAN TRAIL
GRAND TETON DRIVE – NTS



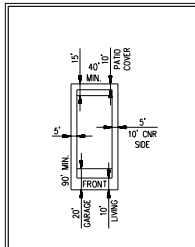

E MAJOR COLLECTOR HALF STREET
GRAND CANYON DRIVE–GRAND TETON DRIVE TO HORSE DRIVE – NTS



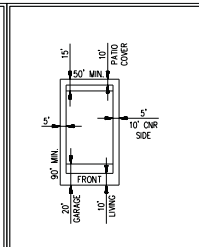

F MINOR COLLECTOR STREET
RACEL STREET AND INTERNAL COLLECTORS – NTS



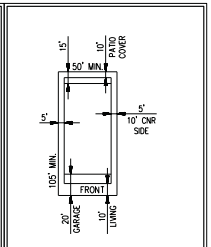

G EMERGENCY ACCESS
NTS




TYPICAL LOT DETAIL
NOT TO SCALE




TYPICAL LOT DETAIL
NOT TO SCALE




TYPICAL LOT DETAIL
NOT TO SCALE

PRJ-53721
04/24/14

TMP-53911

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 | 1ST SUBMITTAL | 4/24/14 | 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

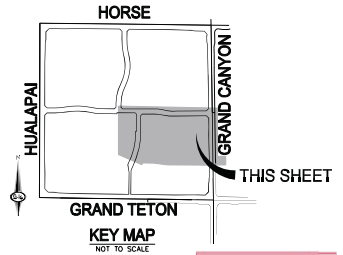
J:\Oly\1401-002 skye canyon 1 orables\dwg\xml\elements\tentative maps\Oly1401-002-1.1 tm - cos.dwg 4/24/2014 12:58 PM Brent Wilson

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)




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) 284-8380

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

CITY OF LAS VEGAS, NEVADA

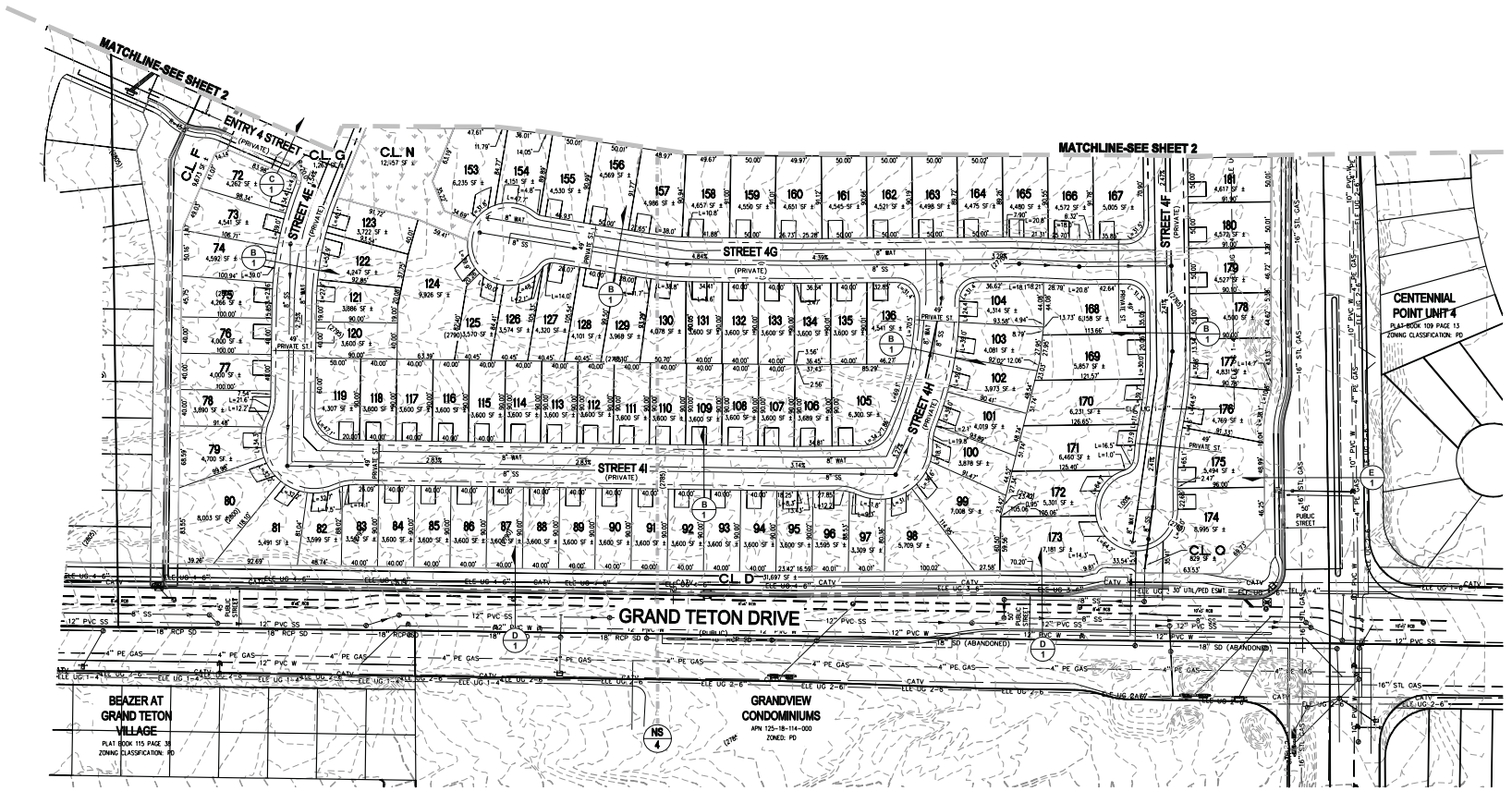
NINETY-FIVE MANAGEMENT LLC

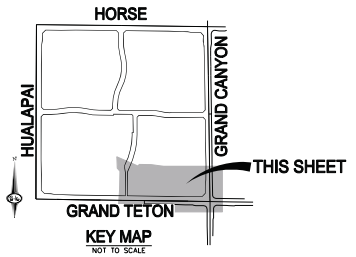
SKYE CANYON PARCEL 1.4
TENTATIVE MAP

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
- 100.0' 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)
- 2800 EX CONTOUR (5' INTERVAL)

N

0 60 120
SCALE - 1"=60' FEET

PRJ-53721
05/08/14

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 264-5300 FAX (702) 264-5399

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

CITY OF LAS VEGAS, NEVADA

# NINETY-FIVE MANAGEMENT LLC
# SKYE CANYON PARCEL 1.4
# TENTATIVE MAP

S 7 T 19 R 60 E

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

3
SHEET 3 OF 4

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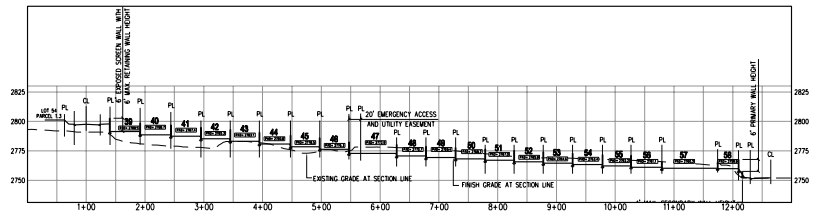
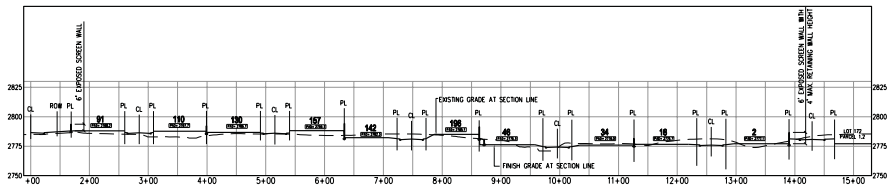
**TMP-53911 - REVISED**



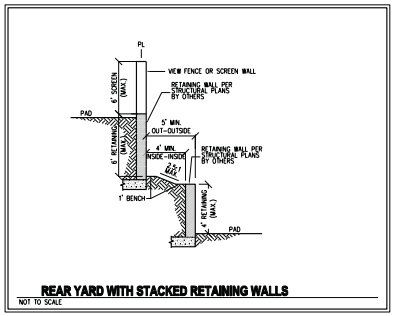

**SECTION EW**




**SECTION NS**

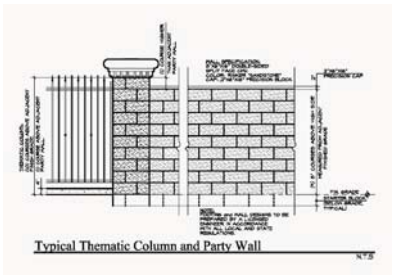
NOTE:
- THE SUBJECT SITE SLOPES GREATER THAN 2% WEST TO EAST. PERIMETER AND RETAINING WALLS SUBJECT TO REQUIREMENTS OF T19.06.080 TABLE 9.
- PERIMETER AND RETAINING WALL SETBACKS ARE SUBJECT TO THE REQUIREMENTS OF T19.06.080 TABLE 10.

NOTE:
- THE SUBJECT SITE SLOPES LESS THAN 2% NORTH TO SOUTH. PERIMETER AND RETAINING WALLS SUBJECT TO REQUIREMENTS OF T19.06.080 TABLE 9.
- PERIMETER AND RETAINING WALL SETBACKS ARE SUBJECT TO THE REQUIREMENTS OF T19.06.080 TABLE 10.

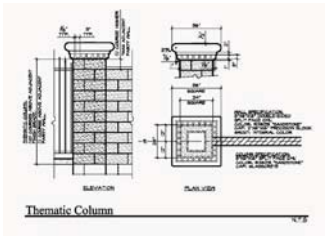



**REAR YARD WITH STACKED RETAINING WALLS**

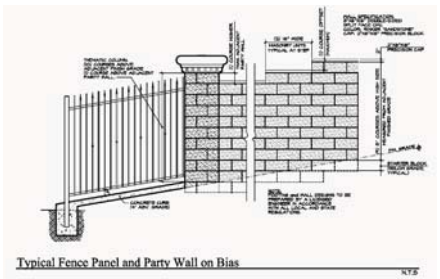
NOT TO SCALE



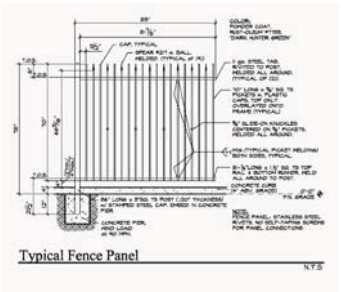
Typical Thematic Column and Party Wall



Thematic Column



Typical Fence Panel and Party Wall on Bias

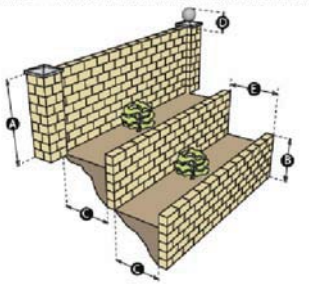


Typical Fence Panel

NOTE: PERIMETER WALLS TO HAVE 20% MINIMUM CONTRASTING MATERIAL ACCORDING TO CLV T19.06.080 TABLE 9.

| 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




PRJ-53721
05/20/14

**TMP-53911 - REVISED**

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #814, 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

4
SHEET 4 OF 4

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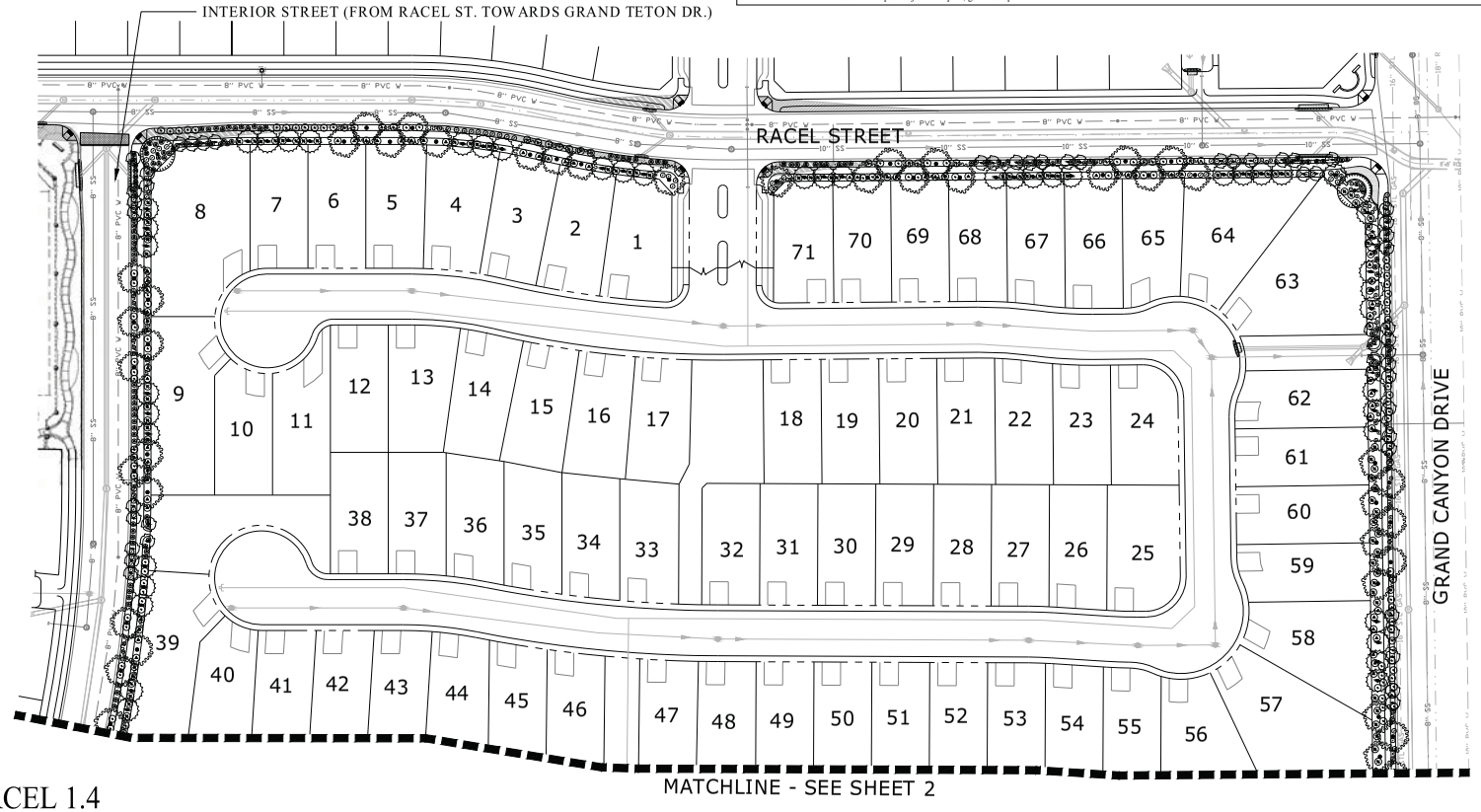
## TREE LEGEND FOR PARCEL 1.4

| 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

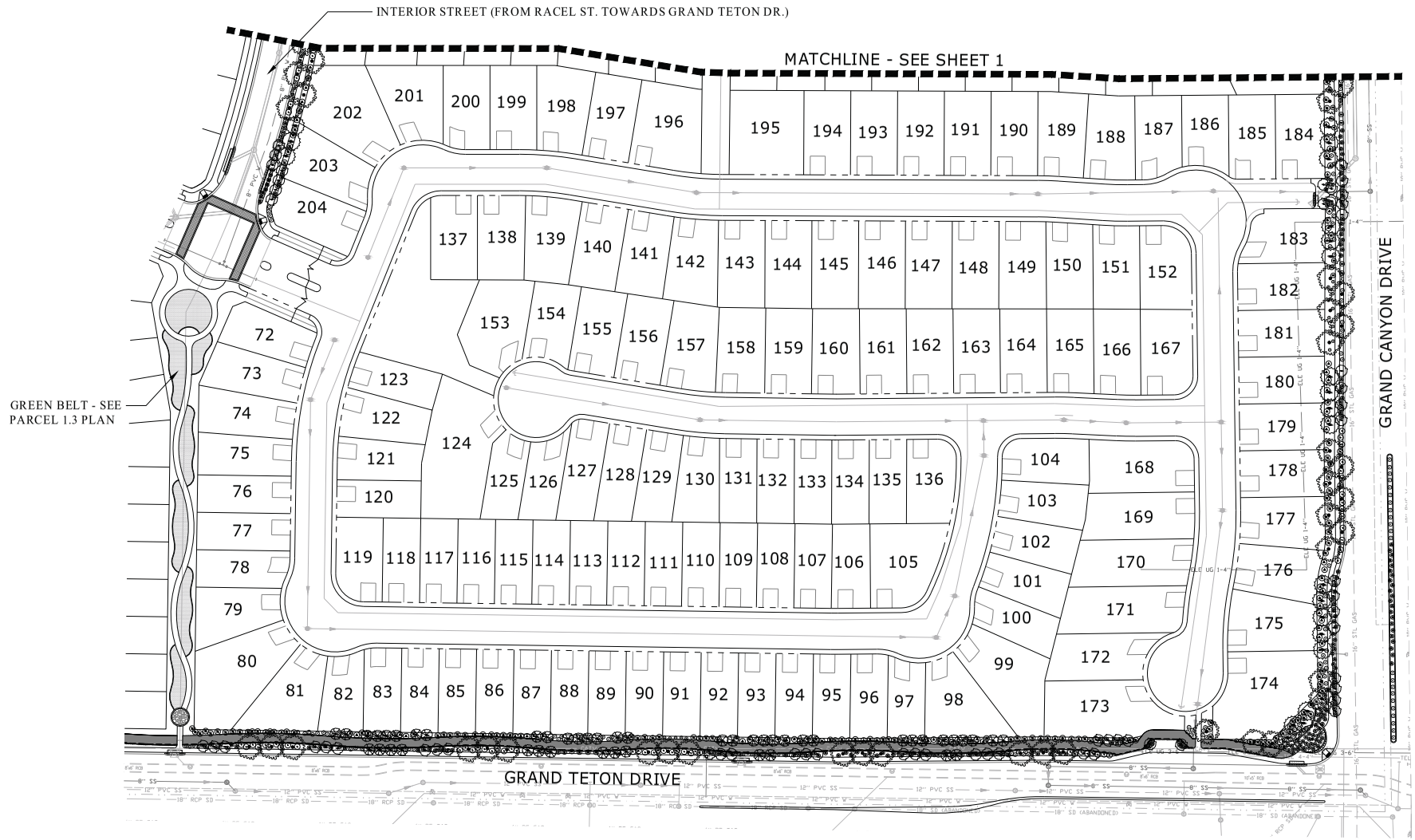
SCALE: 1"=50'-0"

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
5/19/14

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
5/19/14

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

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8716 S. ARVILLE STREET #210, LAS VEGAS, NV 89113
PHONE (702) 254-6300 FAX (702) 254-6399

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

NINETY-FIVE MANAGEMENT LLC
CITY OF LAS VEGAS, NEVADA

SKYE CANYON PHASE 1 - PARCEL 1.4
KYLE CANYON DEVELOPMENT STANDARD EXHIBIT

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

DEV-STD
SHEET 5 OF 5







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**

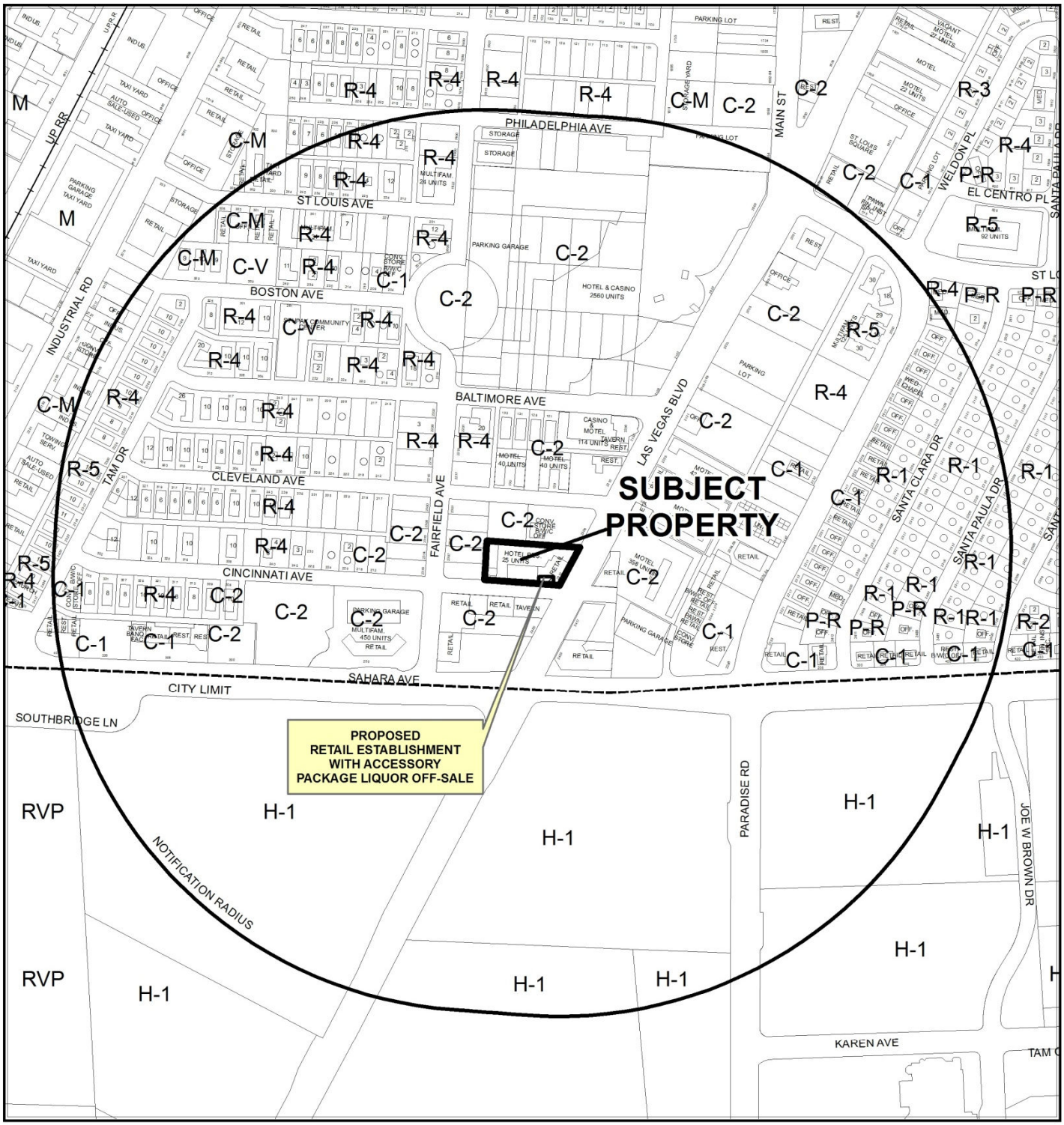
**SUBJECT:**
SUP-53557 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEW EL PORTAL, LLC - OWNER: OXFORD TECHNOLOGY INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,000 SQUARE-FOOT 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

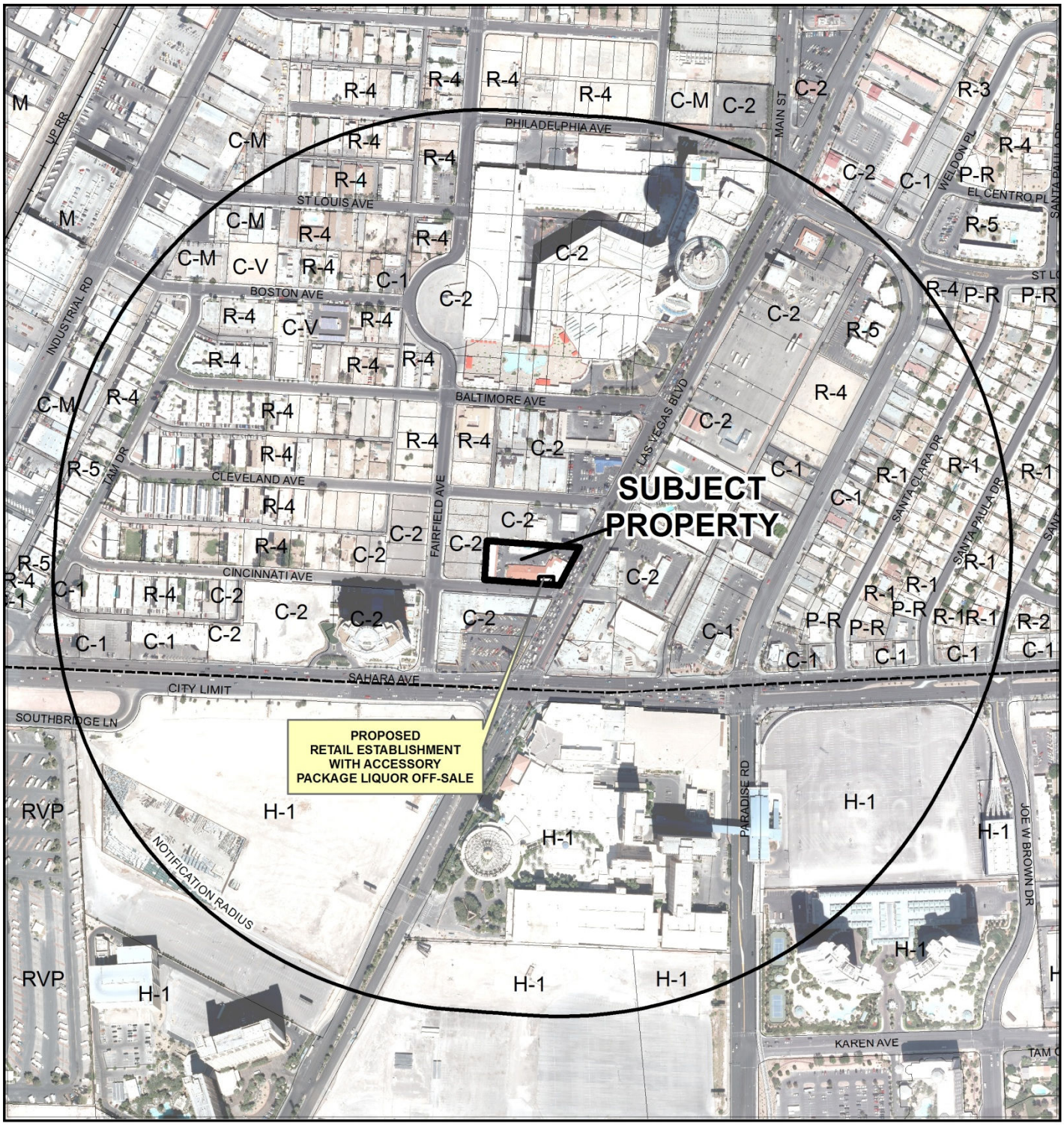
**BACKUP DOCUMENTATION:**
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**CASE:** **SUP-53557**

**RADIUS:** 1500 FEET

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



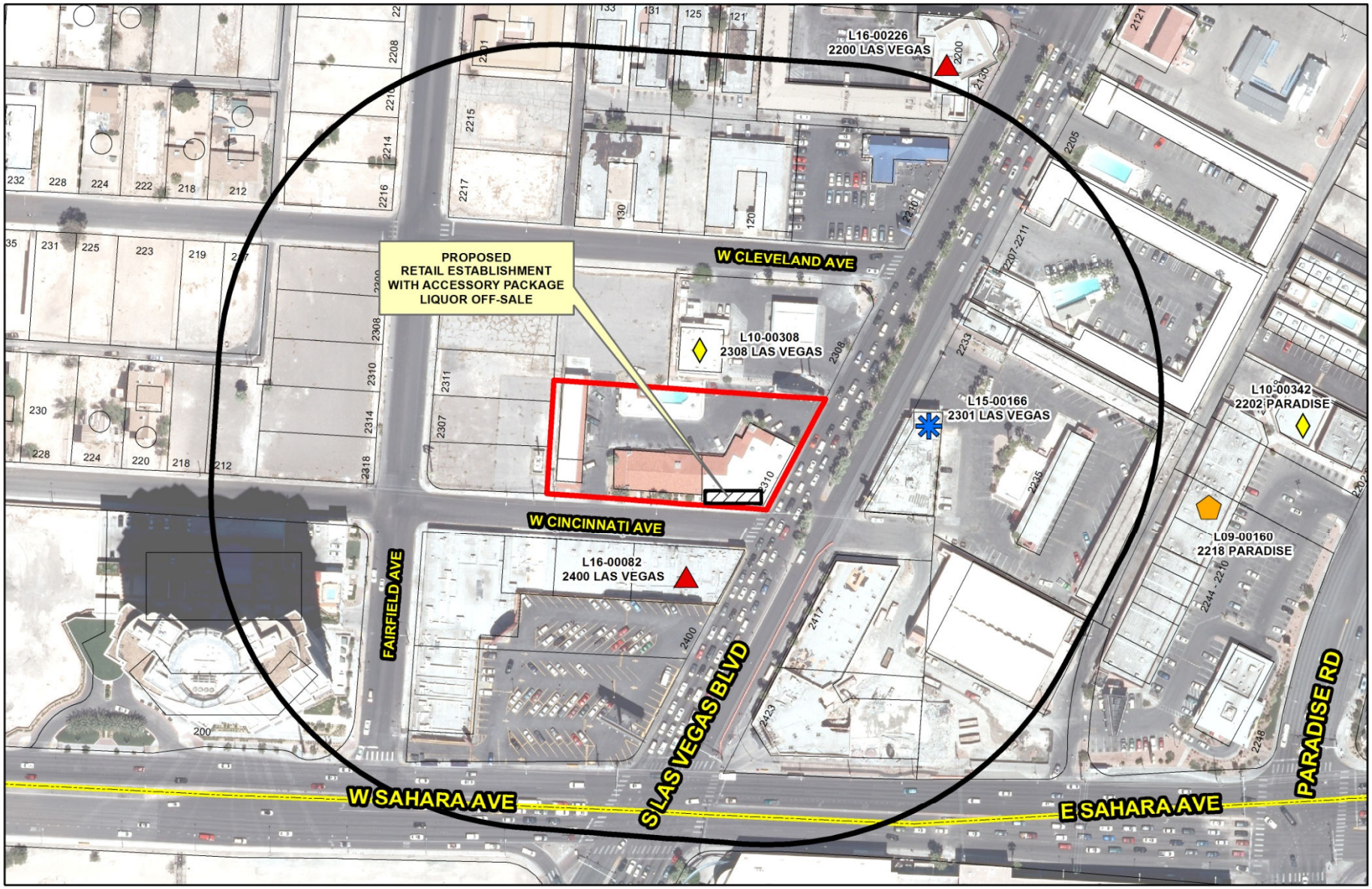

0 300 600 Feet

**CASE:** **SUP-53557**

**RADIUS:** 1500 FEET

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

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

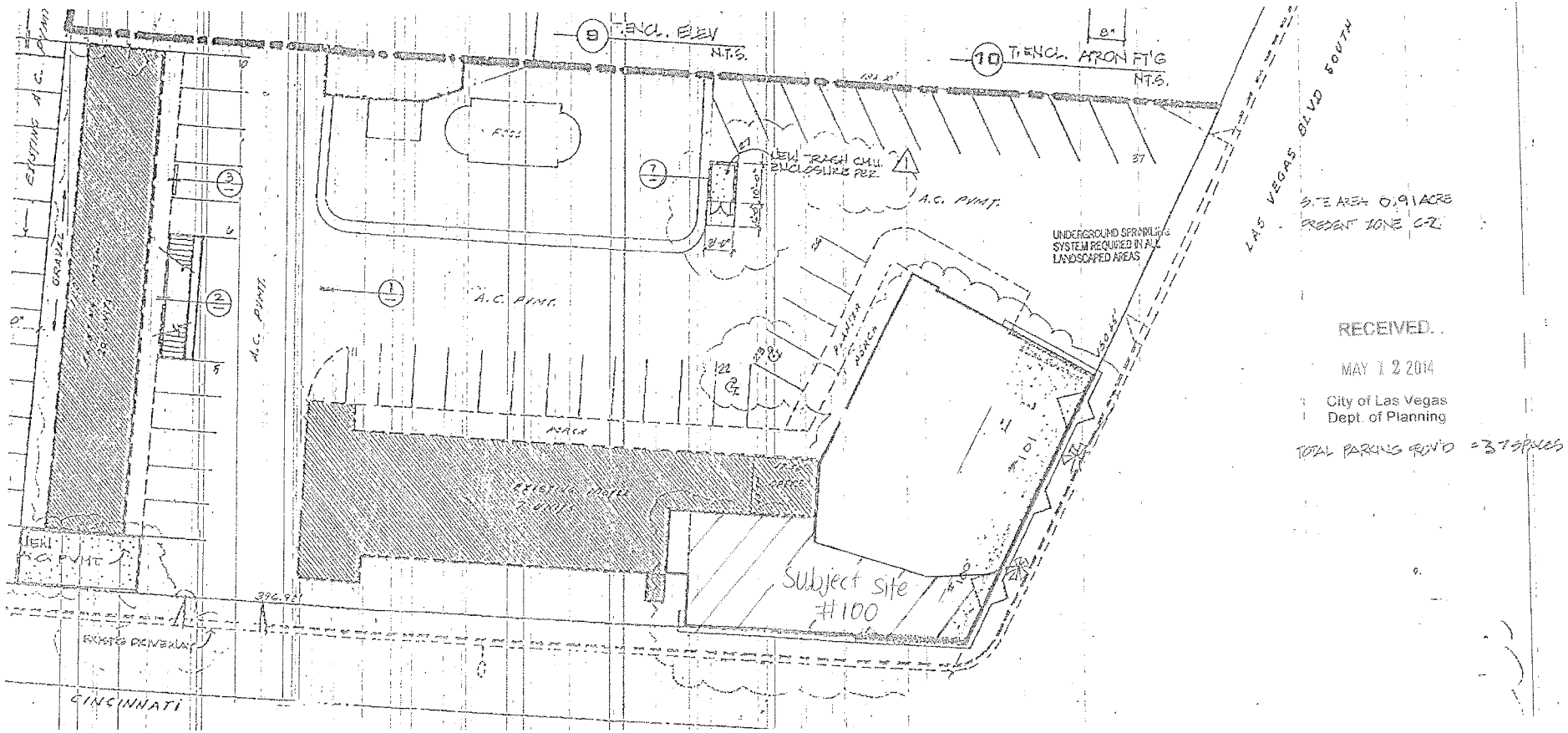
BONET F. ALLOSADA
Notary Public State of Nevada
No. 05-96079-1
My Appt. Exp. Dec. 31, 2016

***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




# SUP-53557
# REVISED

RECEIVED

APR 0 3 2014

Dept of Planning
City of Las Vegas

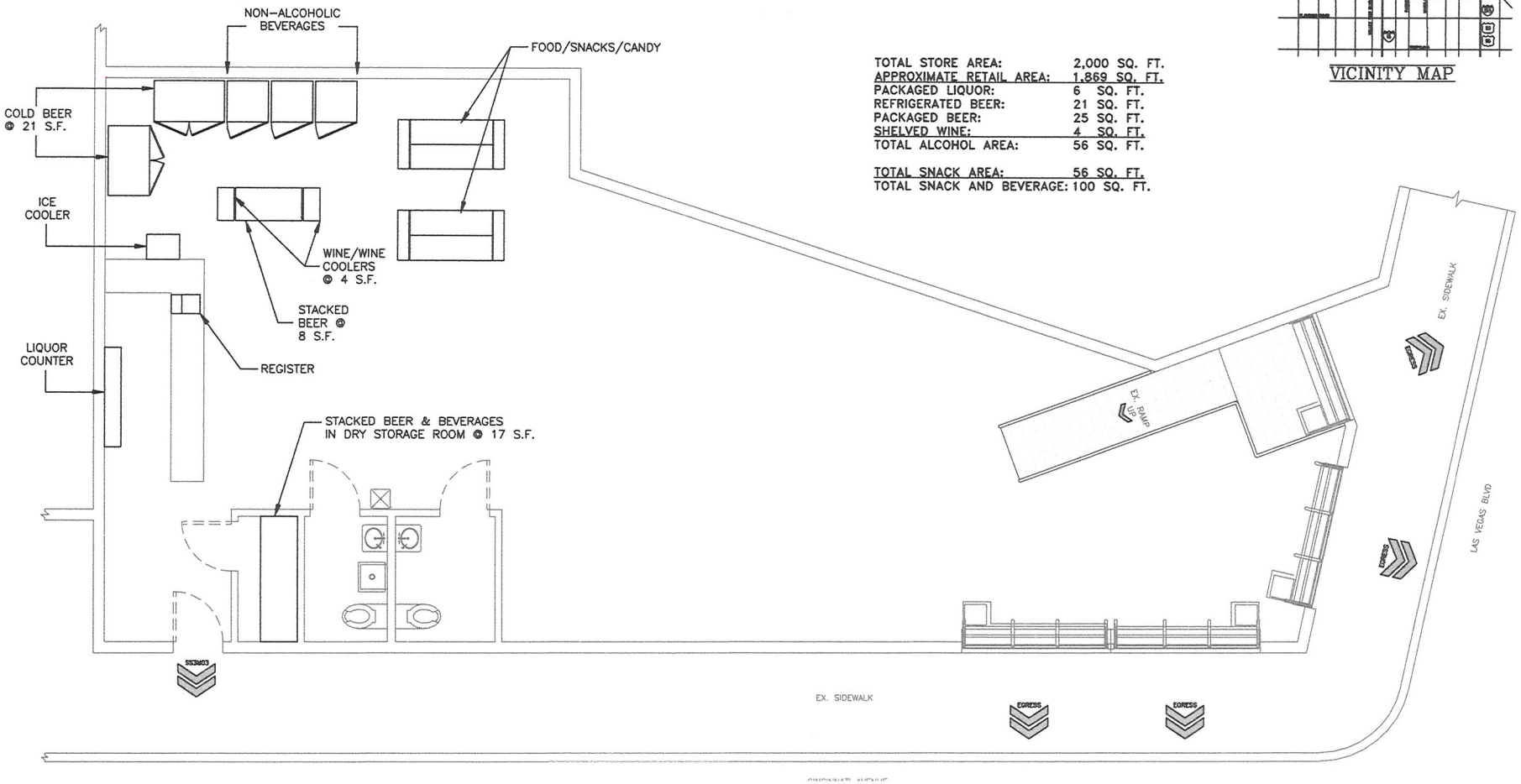
# CRAZY ELI RETAIL STORE

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**

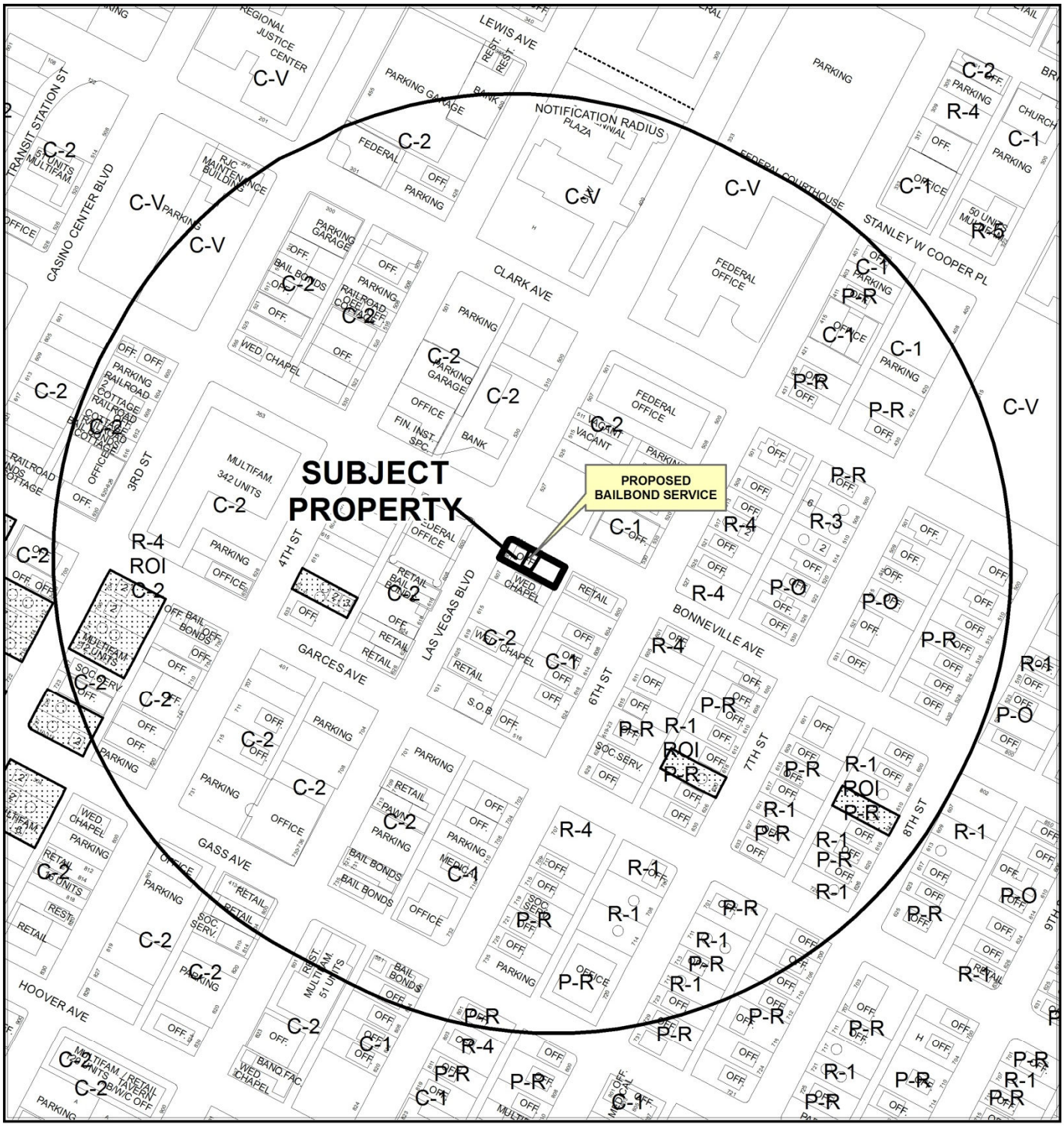
**SUBJECT:**
SUP-53745 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAMAR KRUITBOSCH - OWNER: FUMO OSVALDO - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 503 East Boneville Avenue (APN 139-34-301-010), C-2 (General Commercial) Zone, Ward 3 (Coffin)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

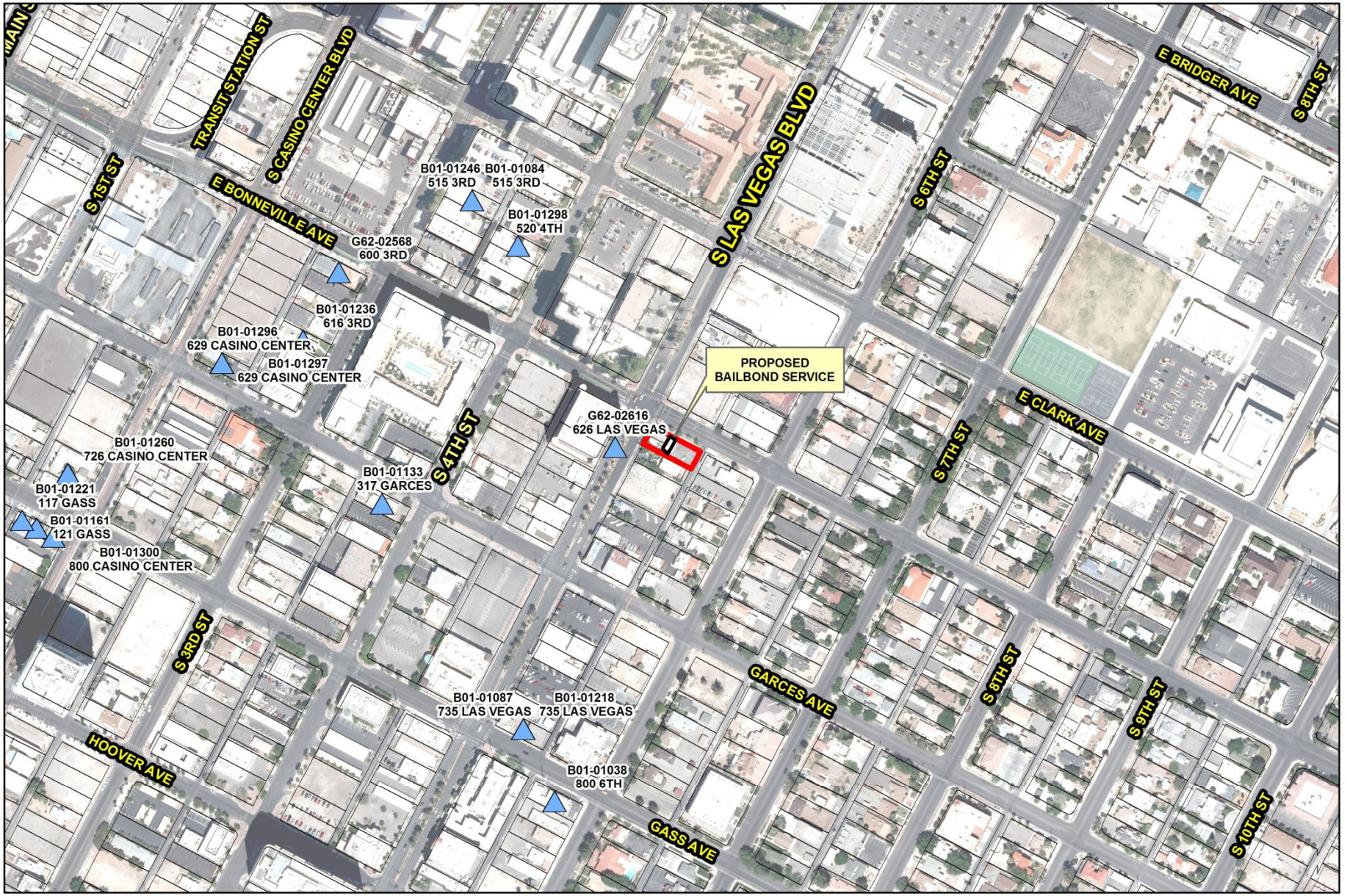
**CASE:** **SUP-53745 (PRJ-53717)**

**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



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**

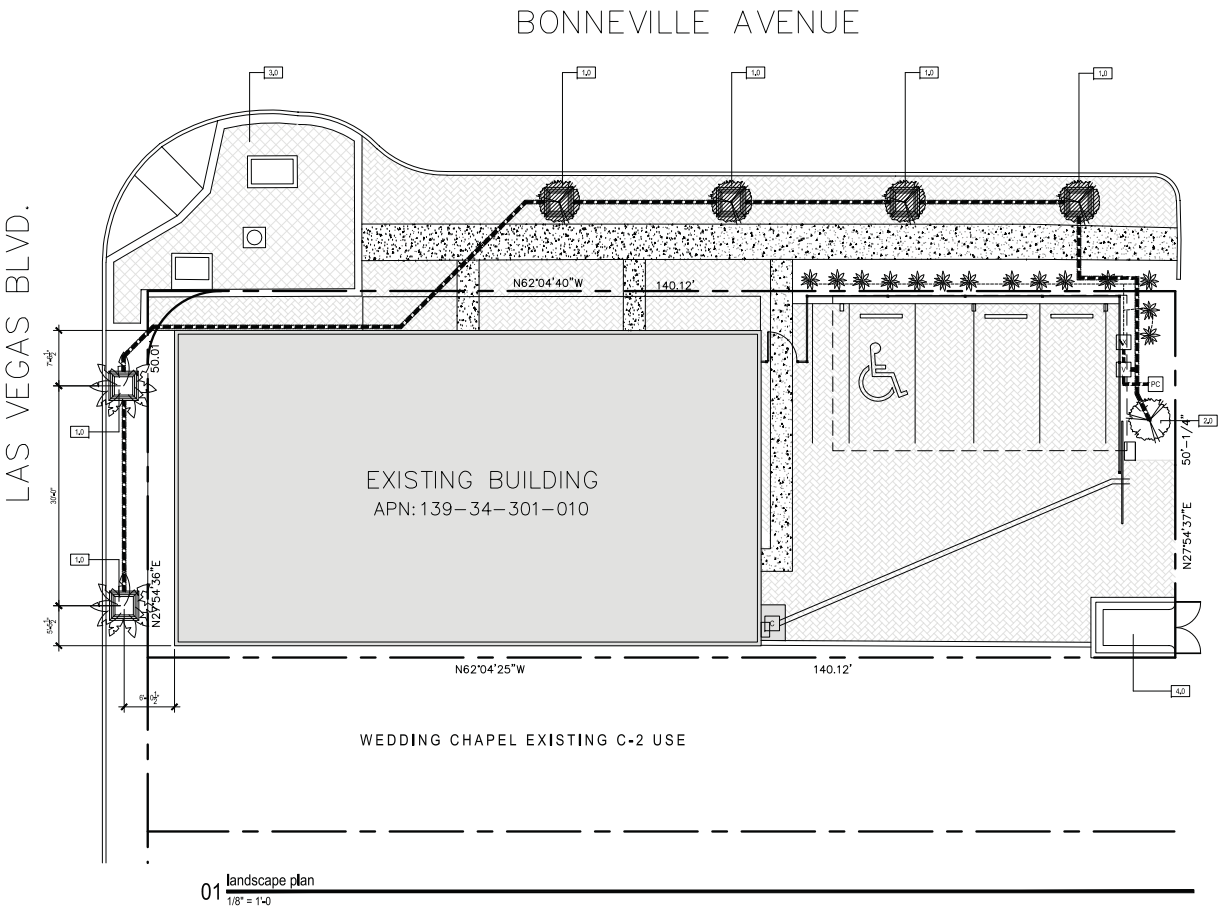
# CLV Planning - Application Form

| | |
|---|---|
| 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.<br>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

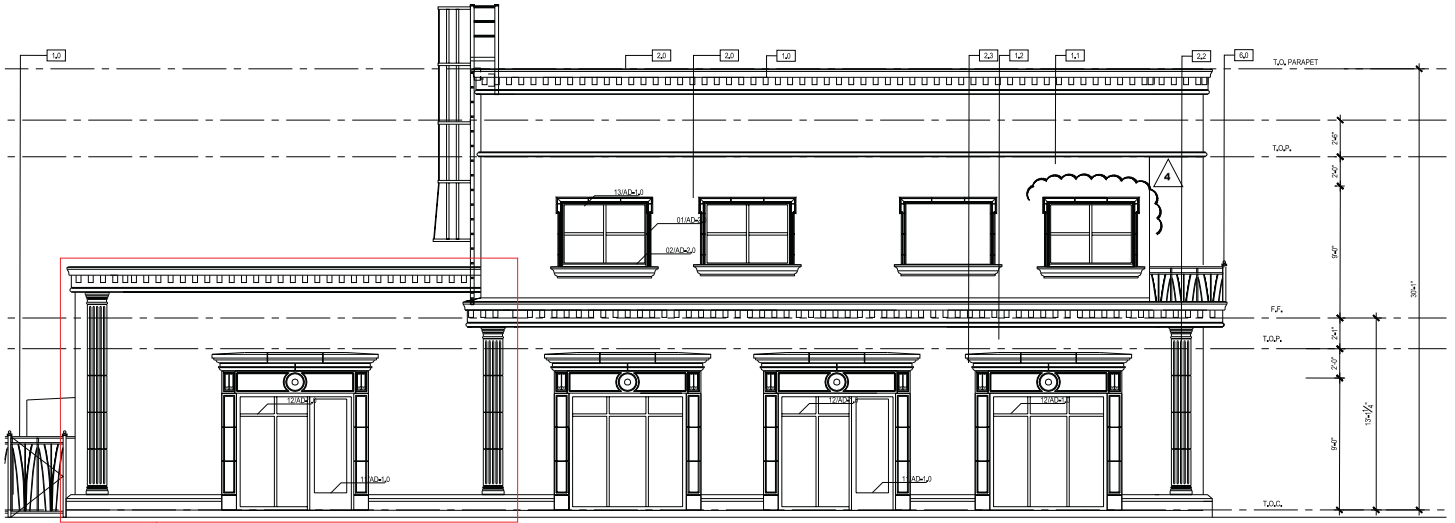
| | |
|---|---|
| W | DRIP VALVE - SHRUB |
| V | DRIP VALVE - TREE |
| C | CLOCK |
| ------- | MAIN - 1" SCH. 40 |
| ---------- | 3/4" POLY |
| ========== | SLEEVE - 1½" SCH. 40 |
| ========== | LATERAL - 1" SCH. 40 |

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

landscape plan

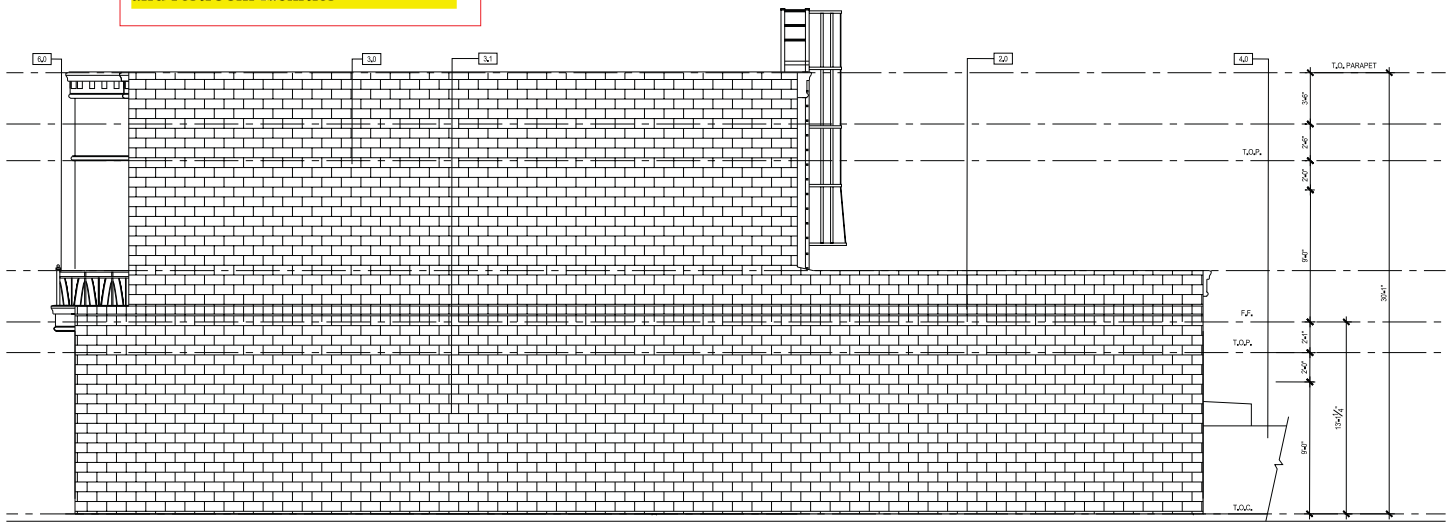
PRJ-53717
04/17/14
PREAPP2014-000578_LP001

**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 (ICMES#-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.

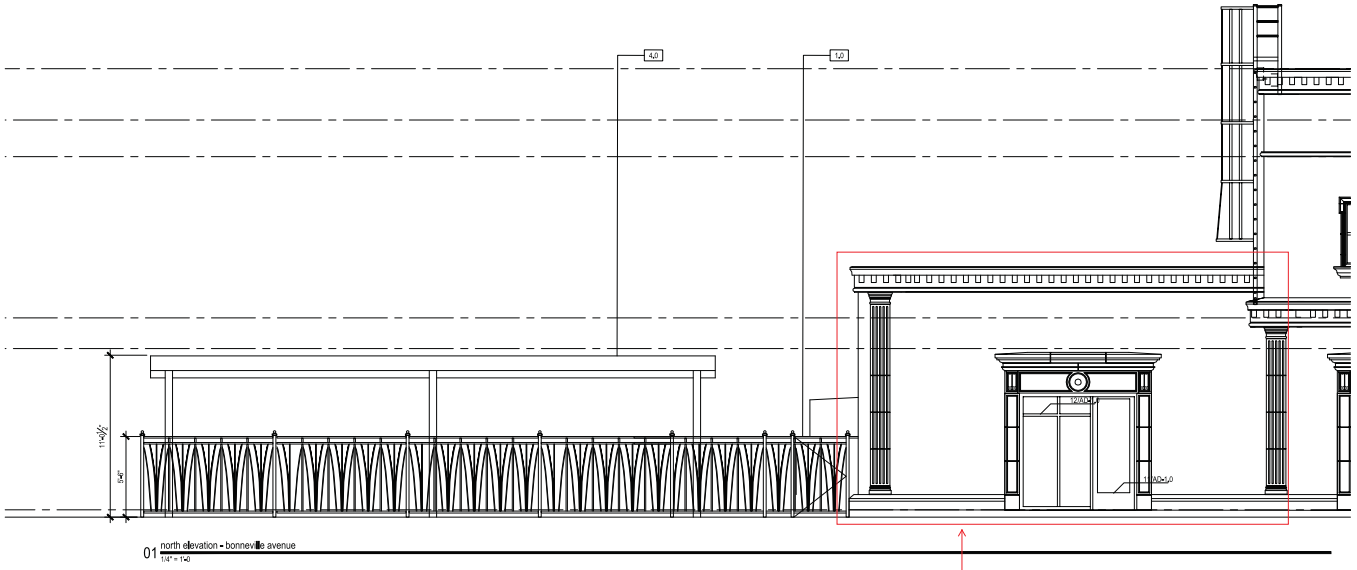
RESCUE BAIL BONDS
601 BONNEVILLE AVE
LAS VEGAS, NV 89101
PREAPP2014-000578_EV001

exterior elevations

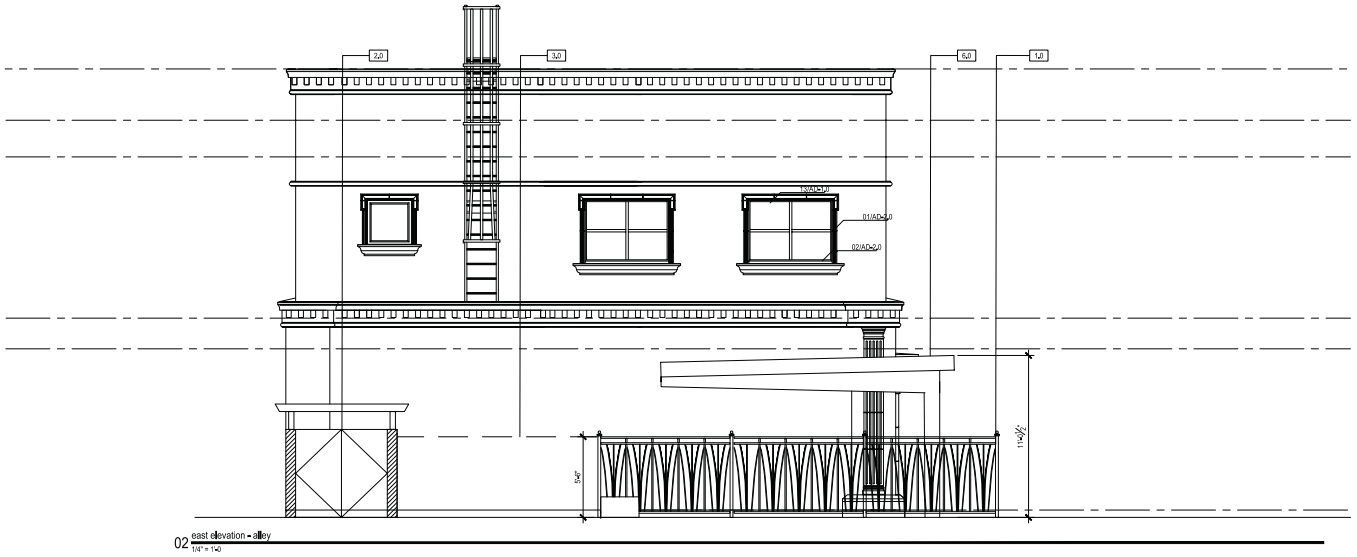
PRJ-53717
04/17/14

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
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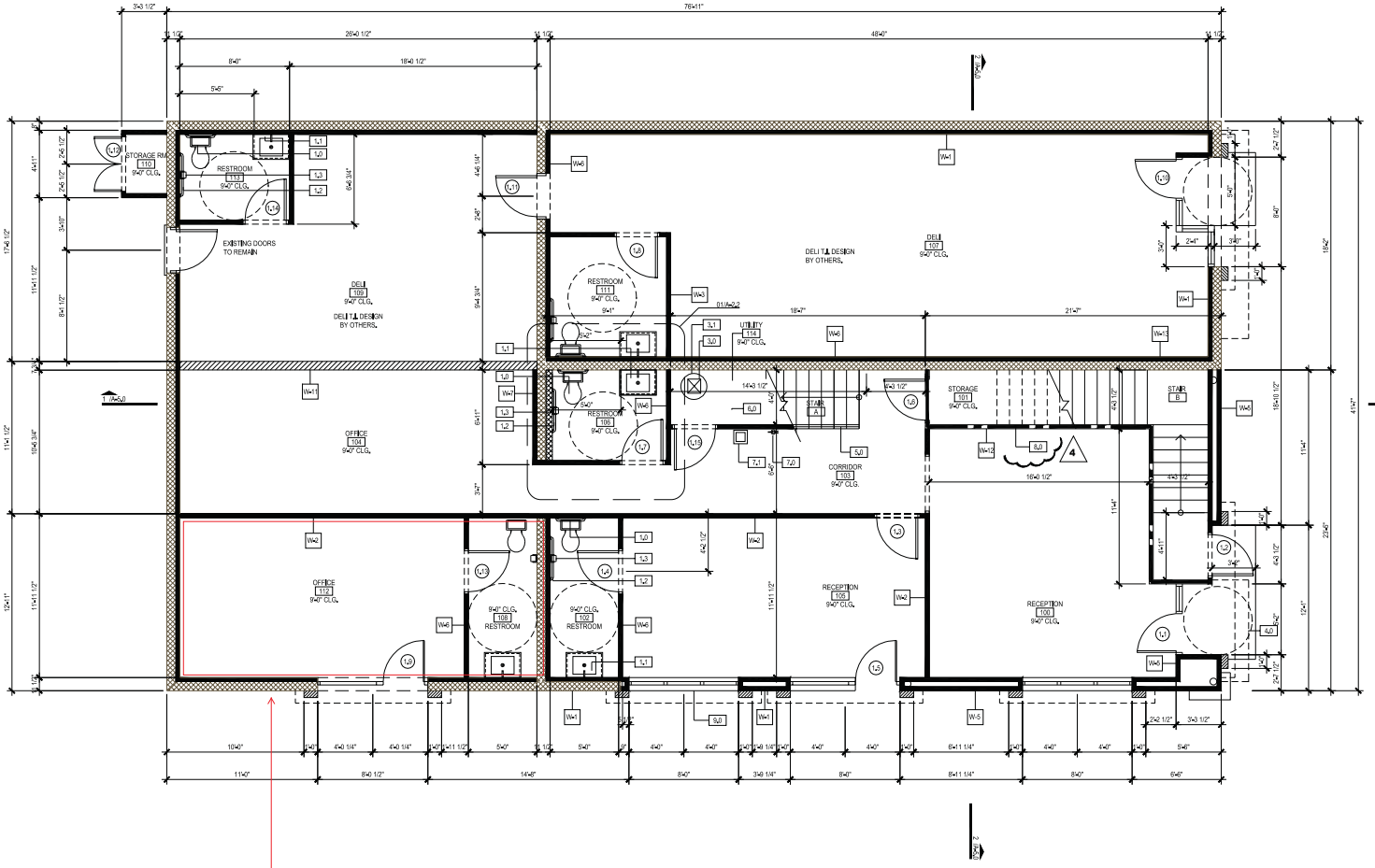
PREAPP2014-000578_EV002

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 ½" 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 ½" 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 ½" 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 ½" 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
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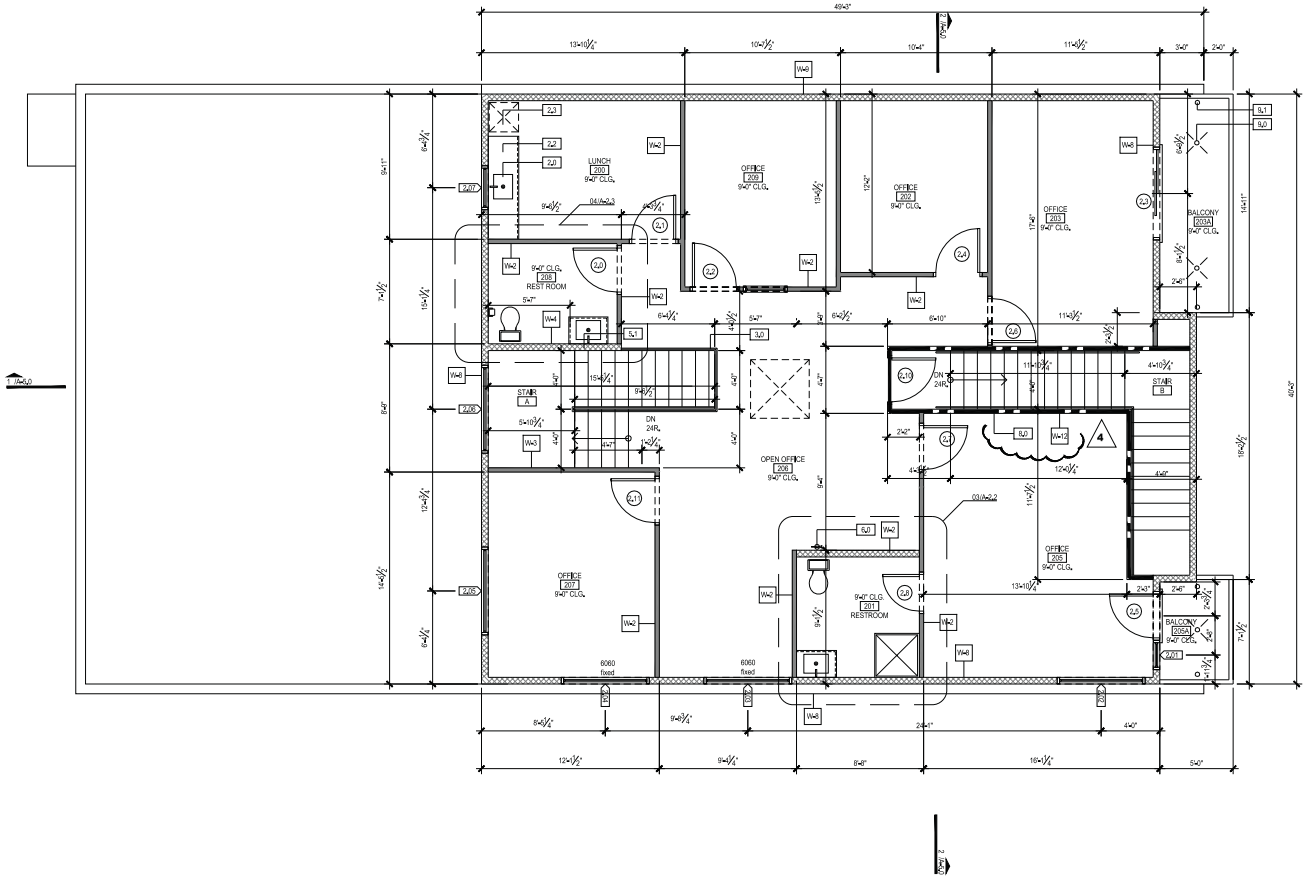
SHEET TITLE:
first floor plan

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., P307)
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**

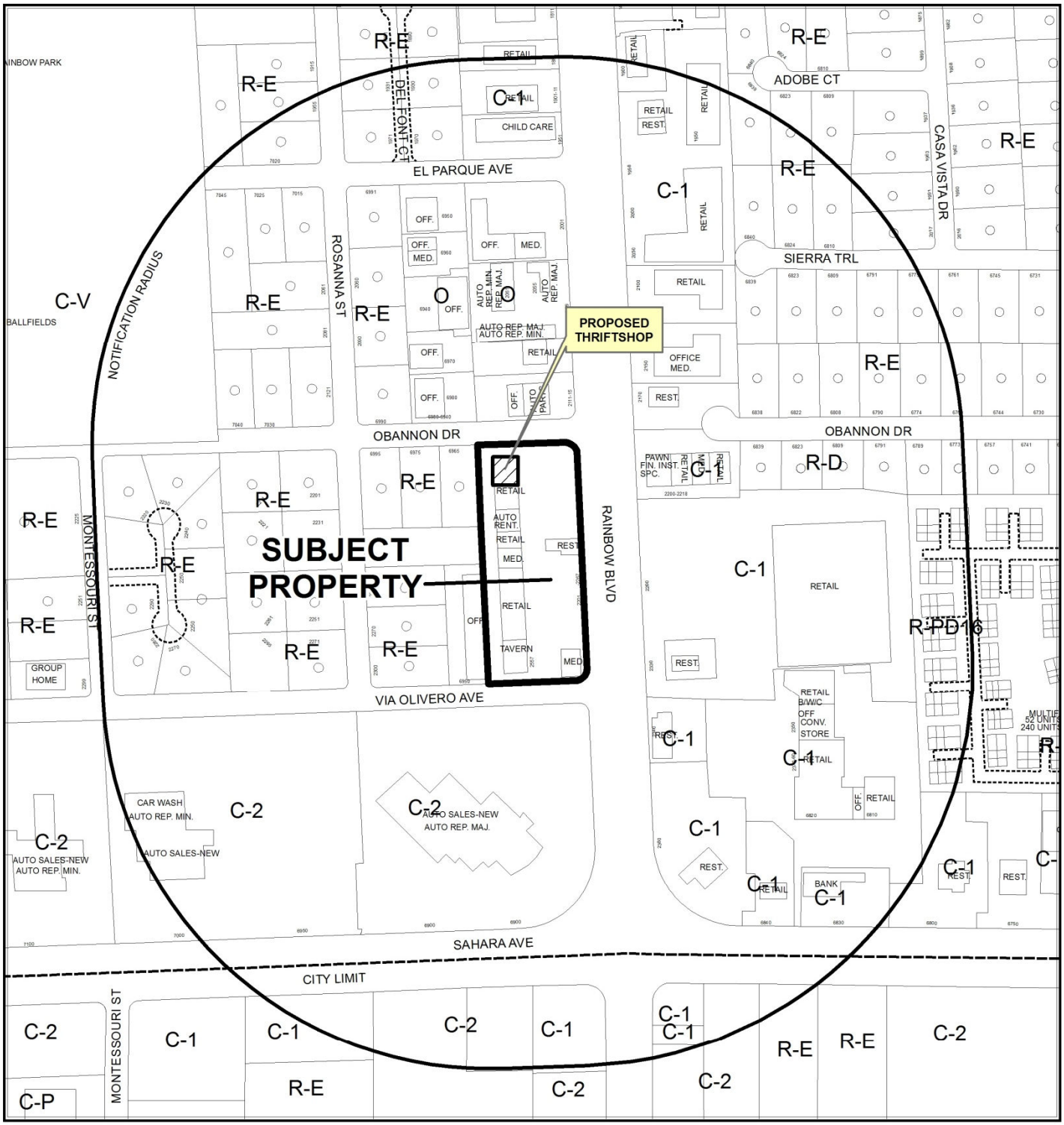
**SUBJECT:**
SUP-53750 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FAITH LUTHERAN MIDDLE SCHOOL & HIGH SCHOOL - OWNER: O"BANNON PLAZA, LLC - Request for a Special Use Permit FOR A PROPOSED 6,020 SQUARE-FOOT THRIFT SHOP at 2211 South Rainbow Boulevard (APN 163-03-804-009), C-1 (Limited Commercial)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



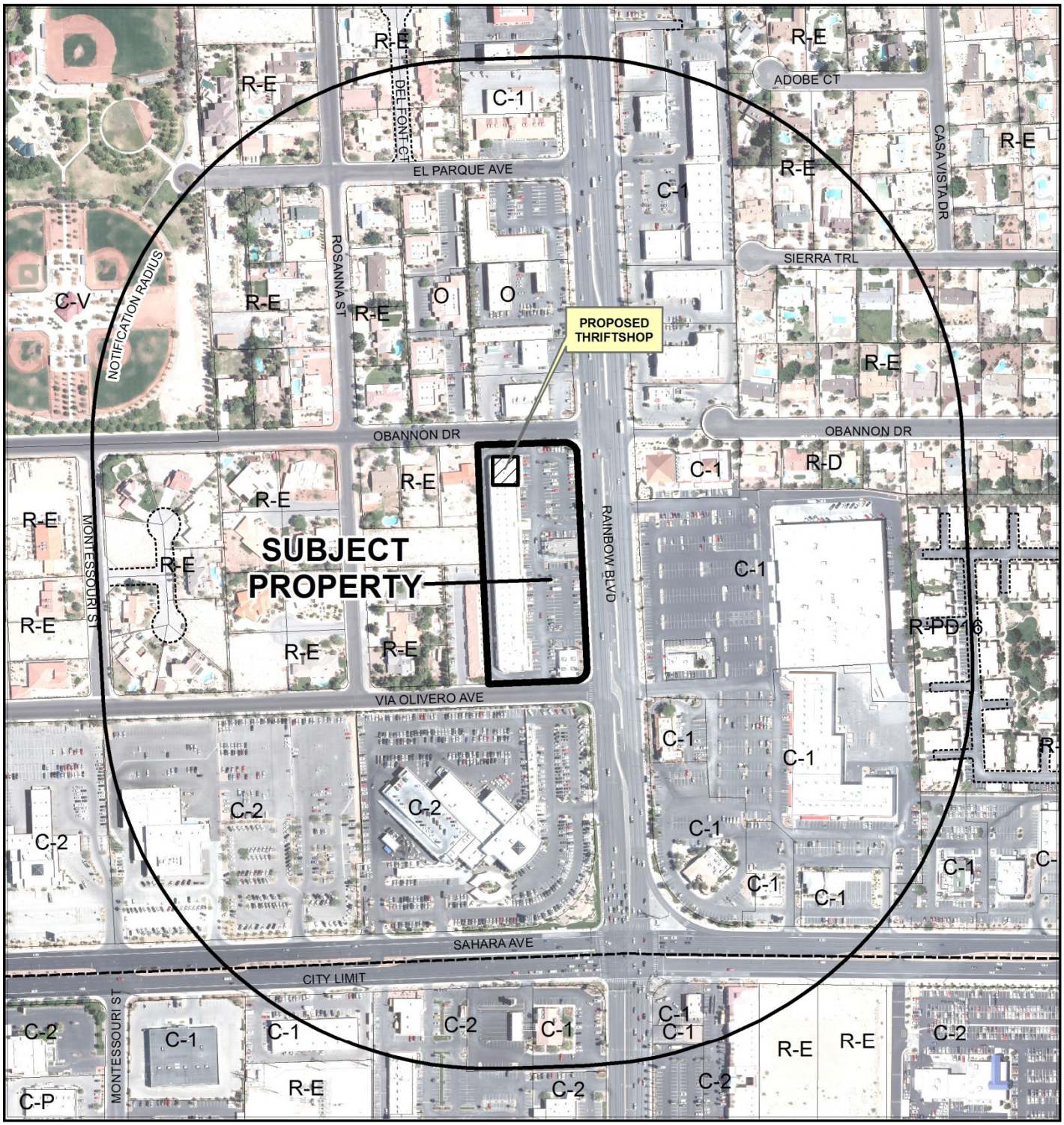

**CASE:** **SUP-53750 (PRJ-53658)**

**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

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

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

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

Revised 10/27/08

***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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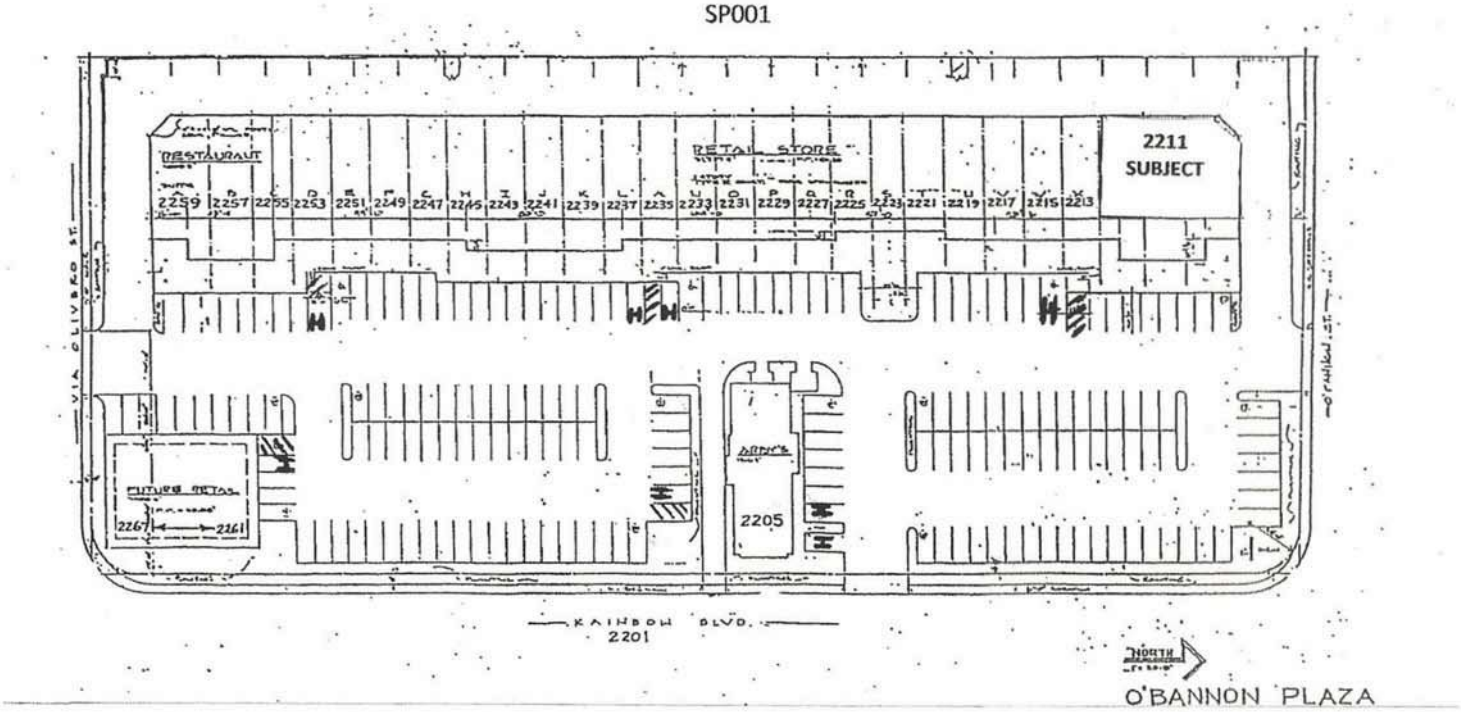
PRJ-53658
04/17/14

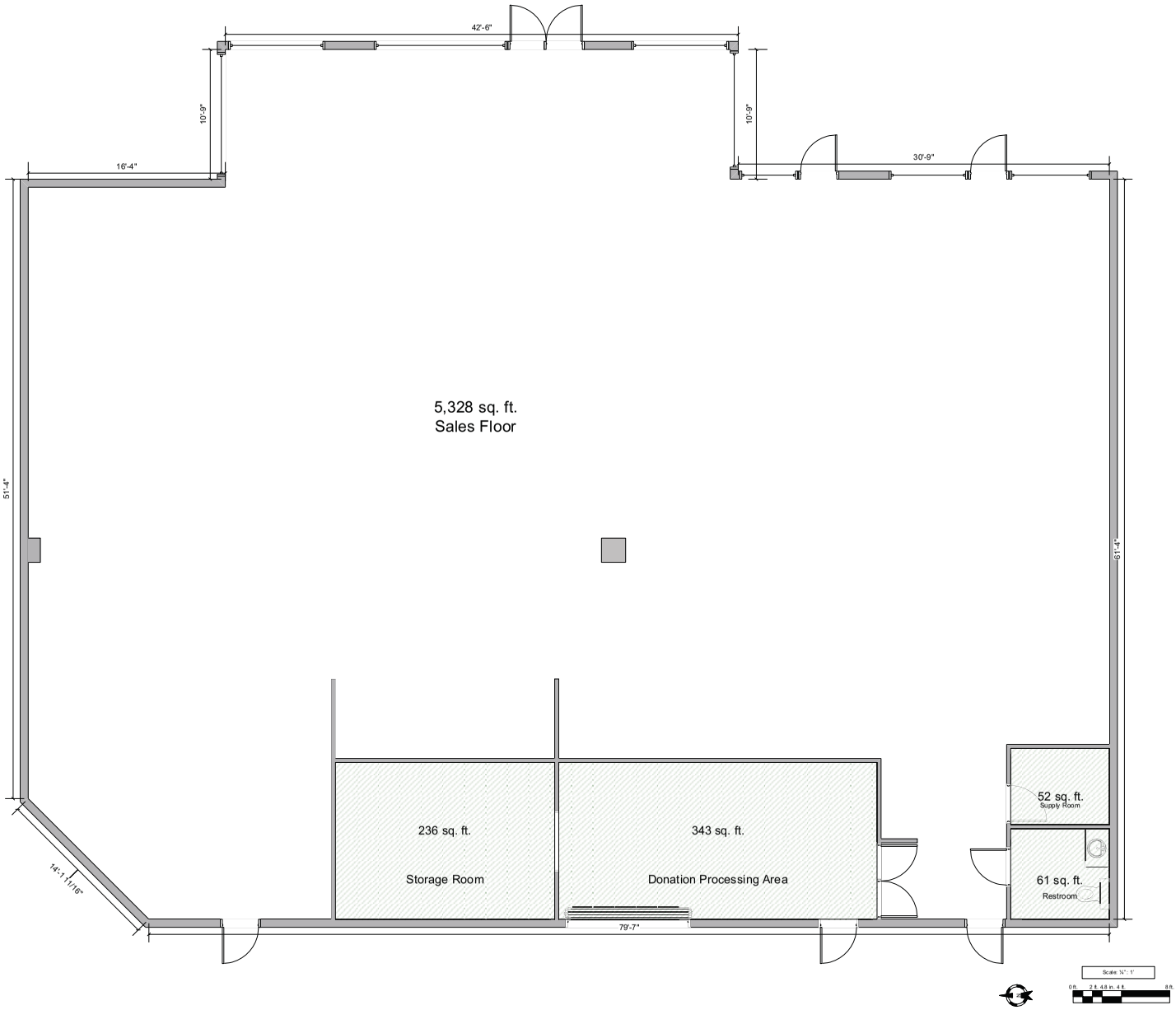
SP001




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**

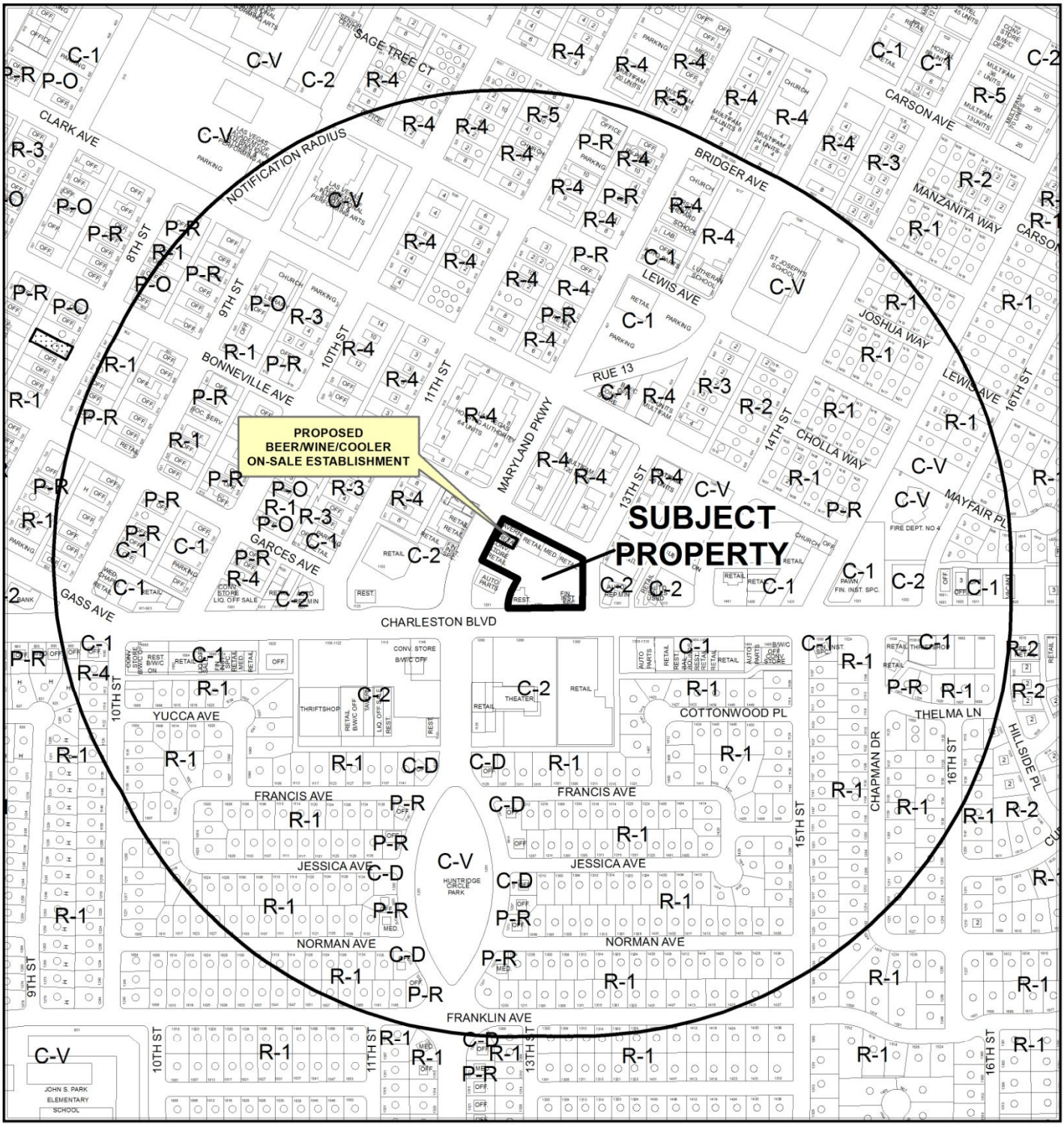
**SUBJECT:**
SUP-53827 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARISCOS PLAYA ESCONDIDA, LLC - OWNER: GARDNER & ASSOCIATES - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 1,035 SQUARE-FOOT RESTAURANT at 1203 East Charleston 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



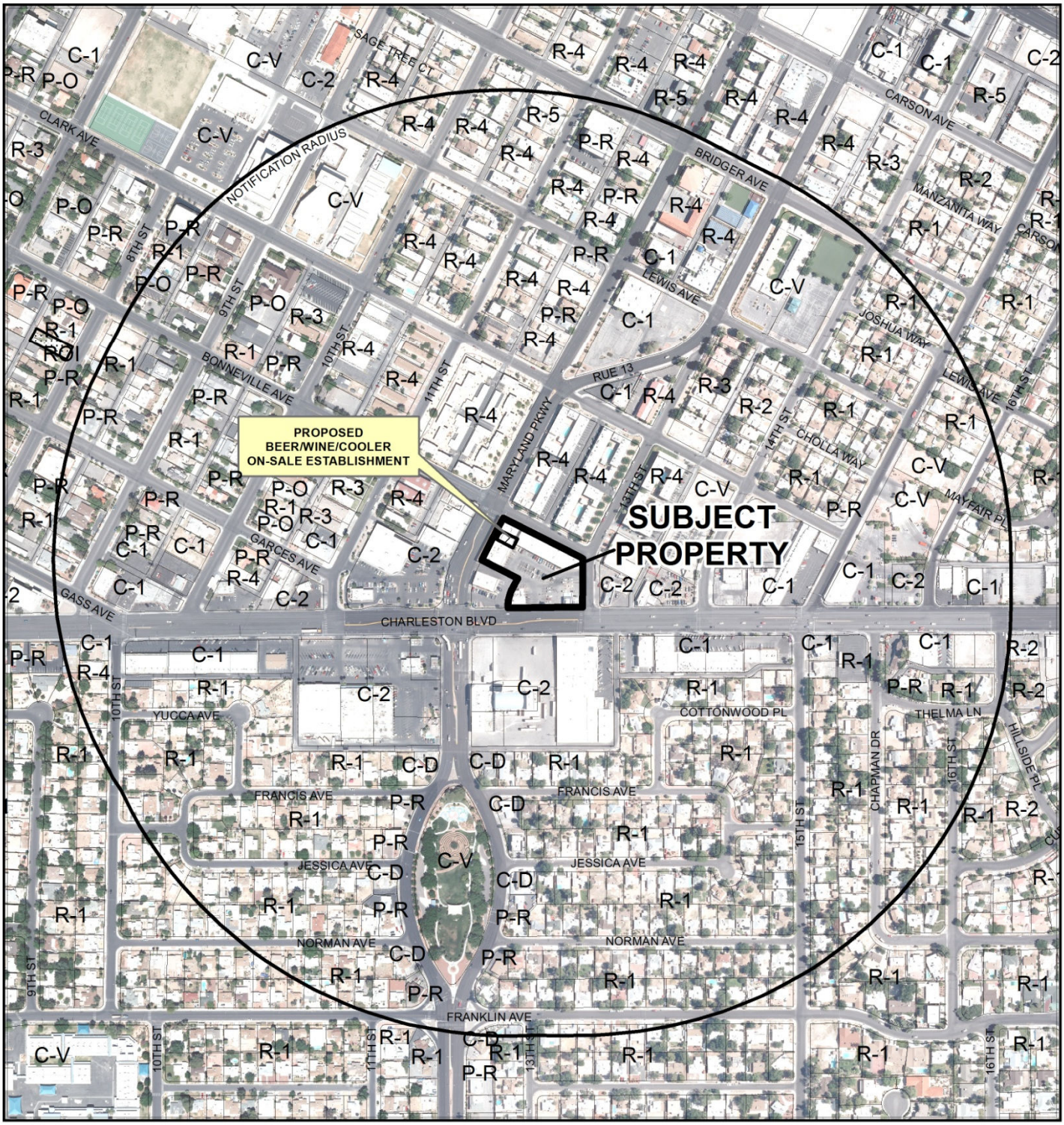

**CASE:** **SUP-53827 (PRJ-53641)**

**RADIUS:** 1500 FEET

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

0 400 800 Feet

N



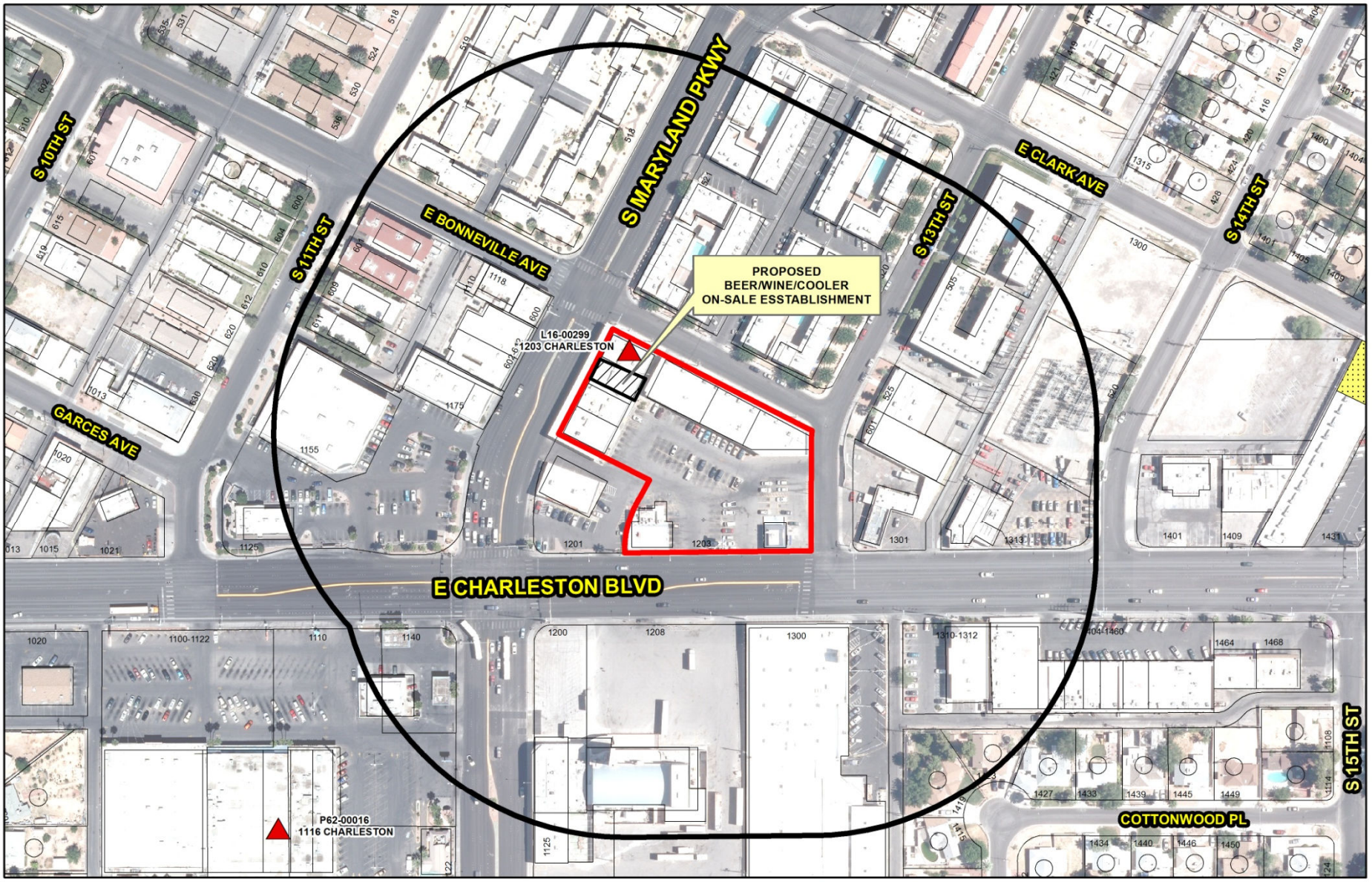

**CASE:** **SUP-53827 (PRJ-53641)**

**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 Escondida, 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** LAURA 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.

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

PRJ-53641
04/23/14

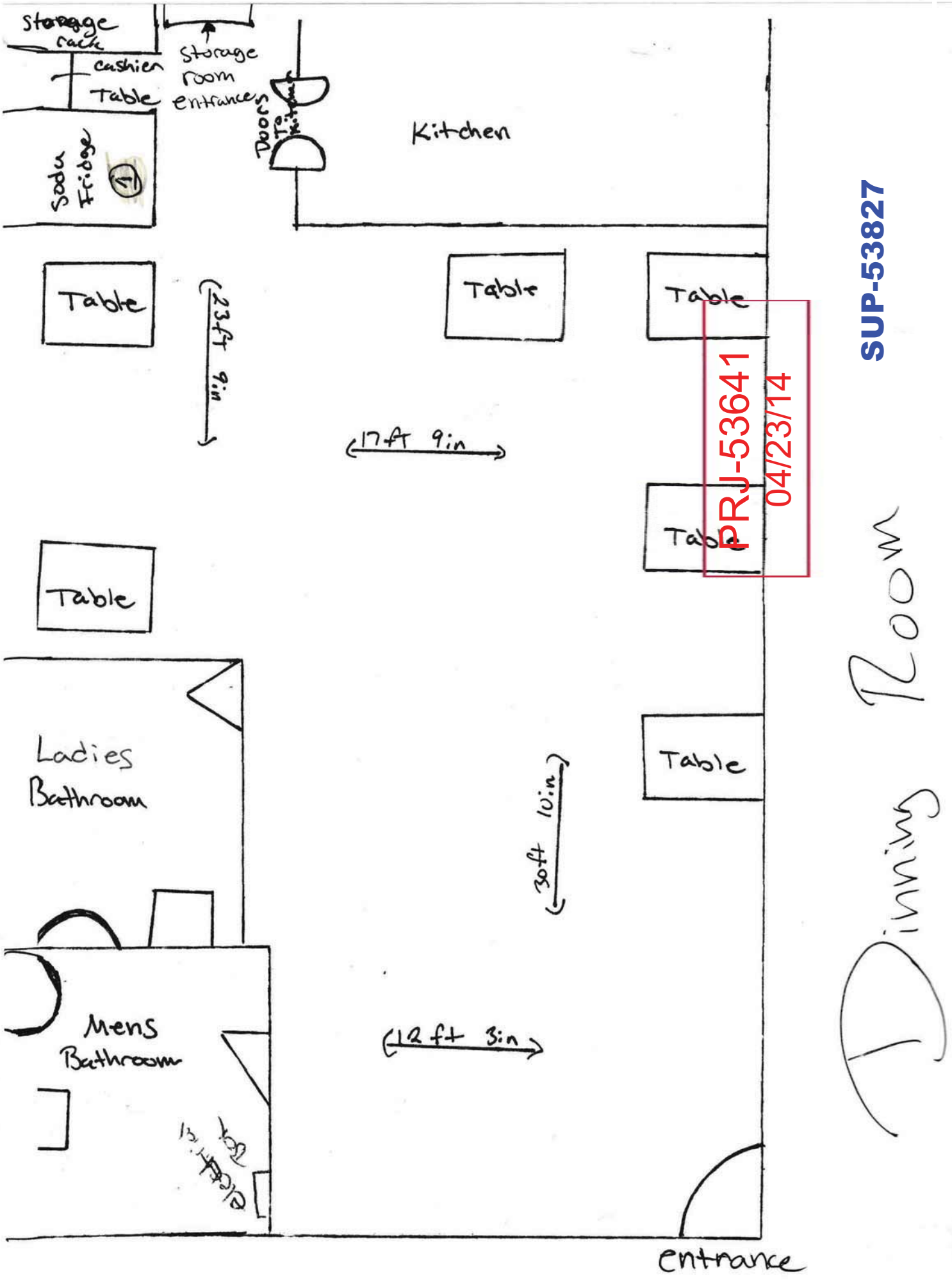
CHARLAND SQUARE
EXHIBIT "A"

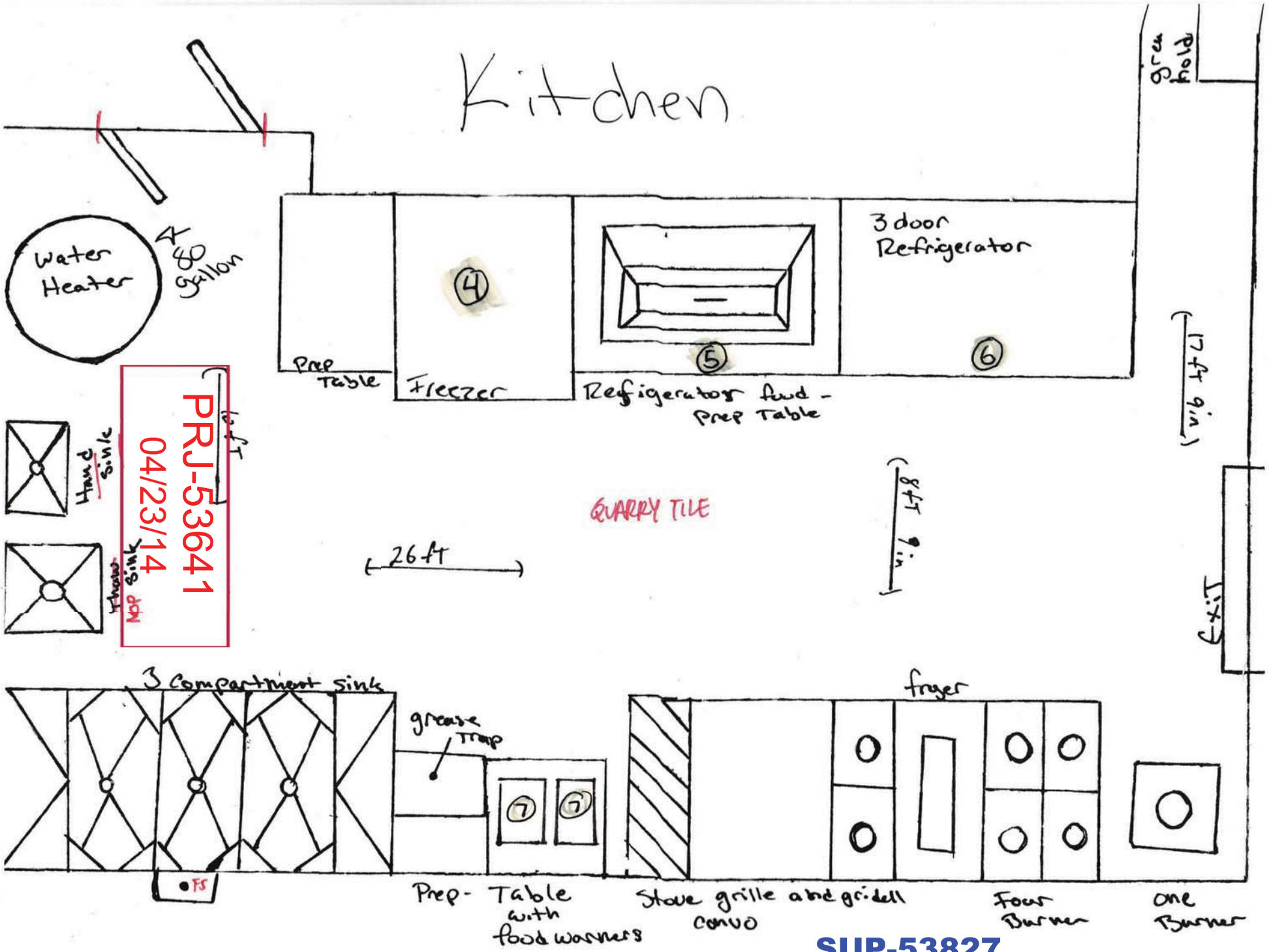
1201-1241 E Charleston Blvd

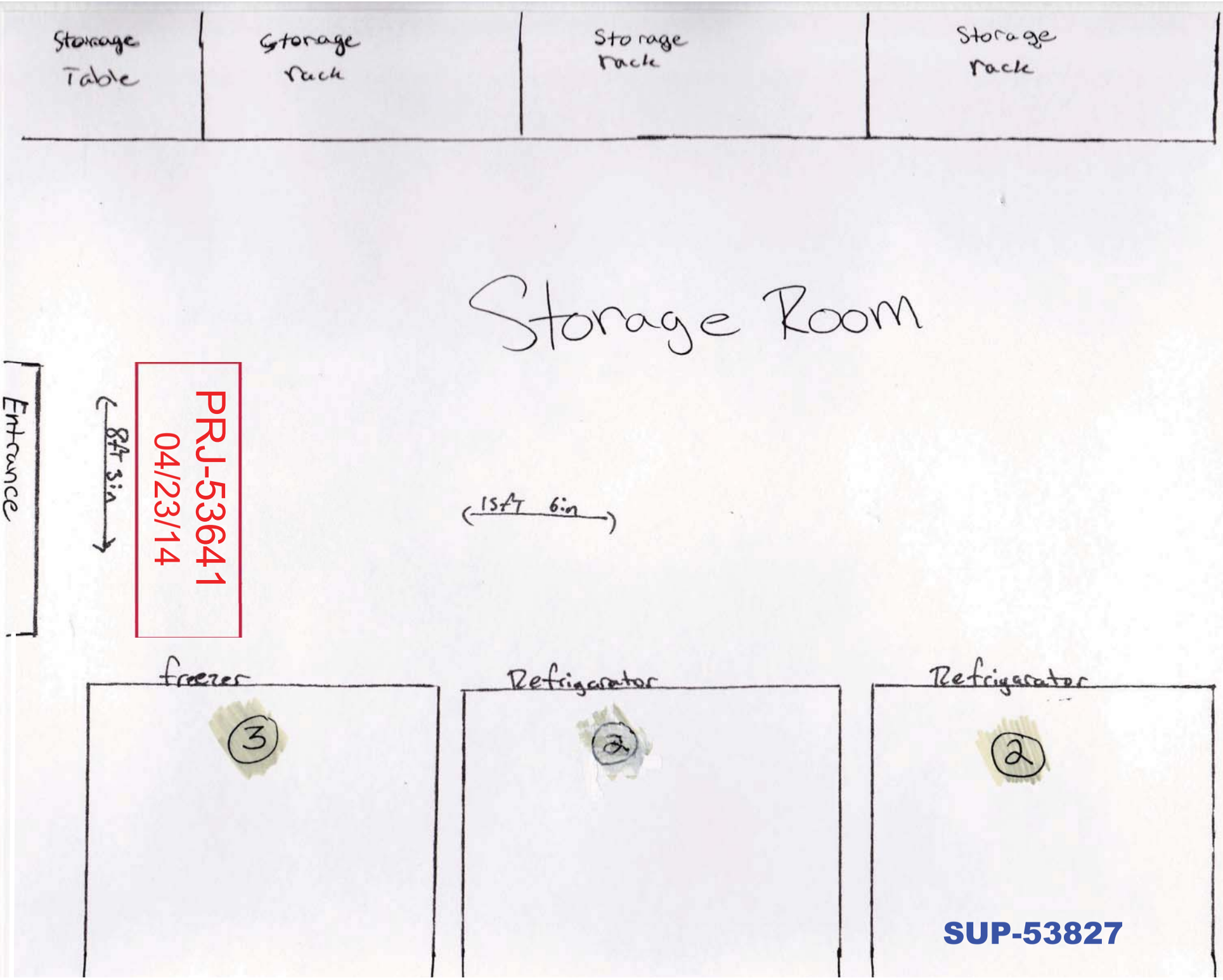
PRJ-53641
04/23/14

SUP-53827

INITIAL

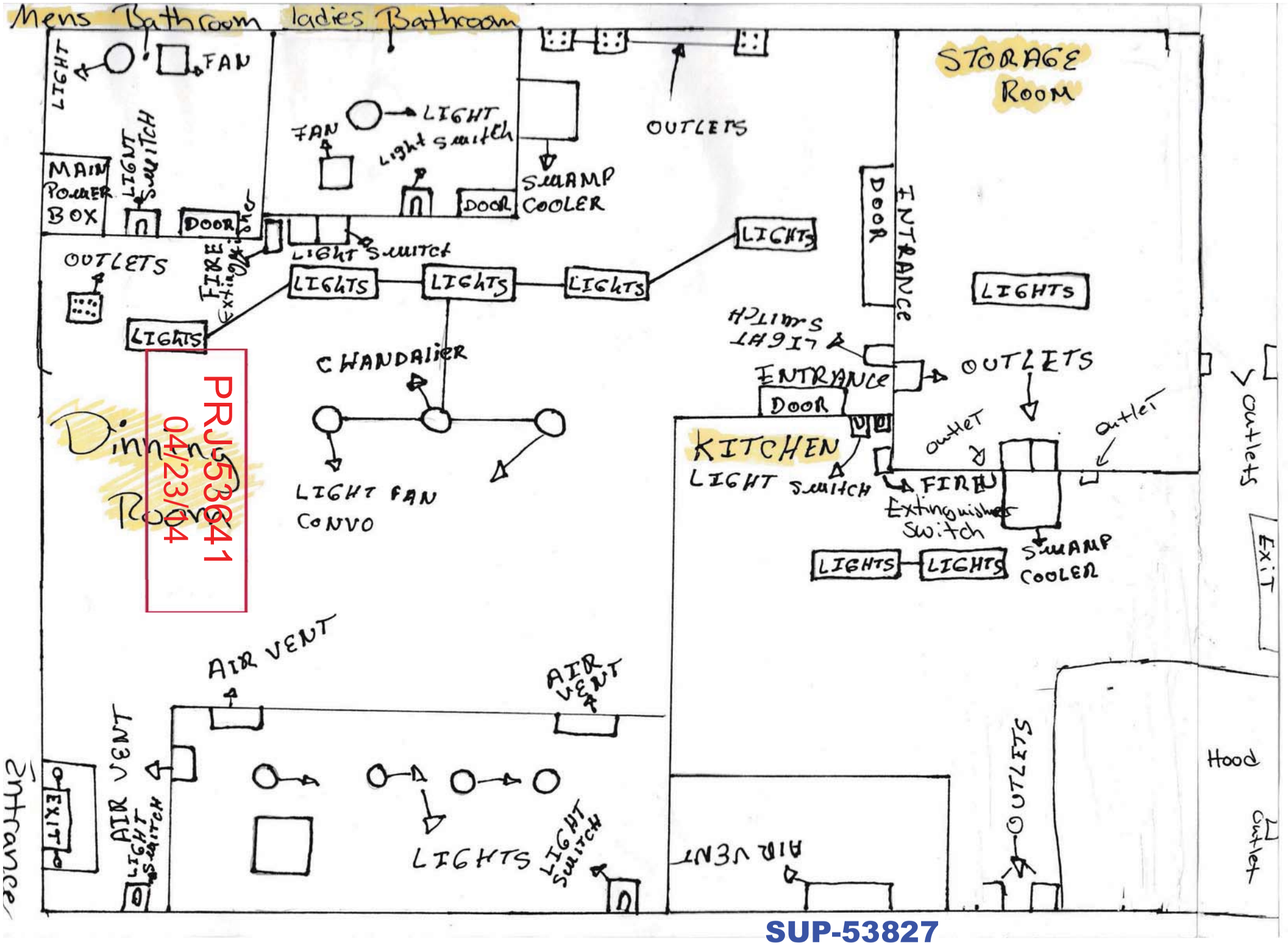

Storage rack
cashier Table
Storage room entrance
Doors
Kitchen
Soda Fridge
Table
Table
Table
23ft 9in
17ft 9in
Table
Table
Ladies Bathroom
30ft 10in
Table
Mens Bathroom
12ft 3in
entrance
Dining Room
PRJ-53641
04/23/14
SUP-53827


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




PRJ-53641
04/23/14

SUP-53827


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

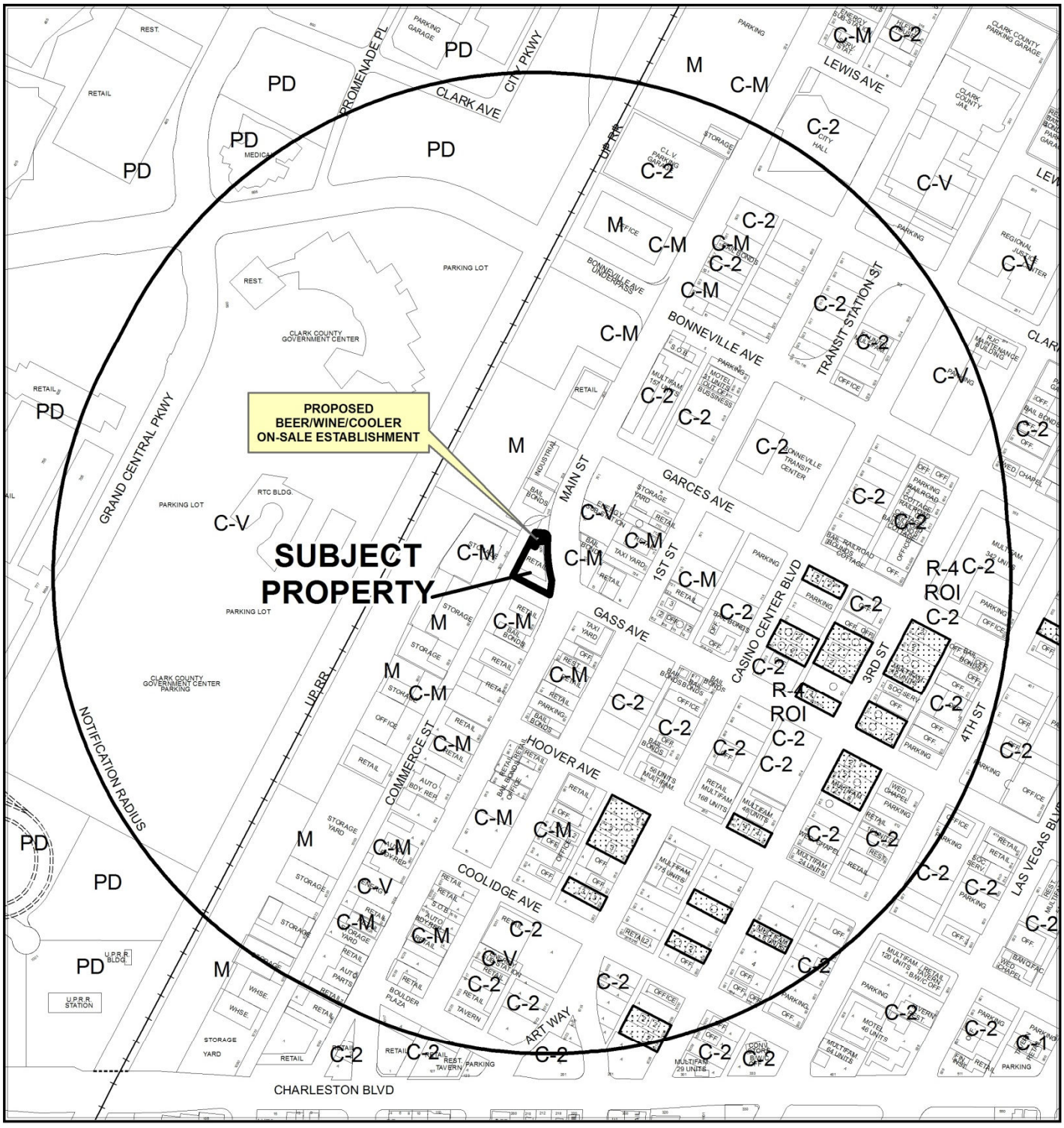
**SUBJECT:**
SUP-53889 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALLAN SILBERSTANG - OWNER: STUGOTS, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 746 SQUARE-FOOT RESTAURANT at 800 South Main Street (APN 139-34-310-005), 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

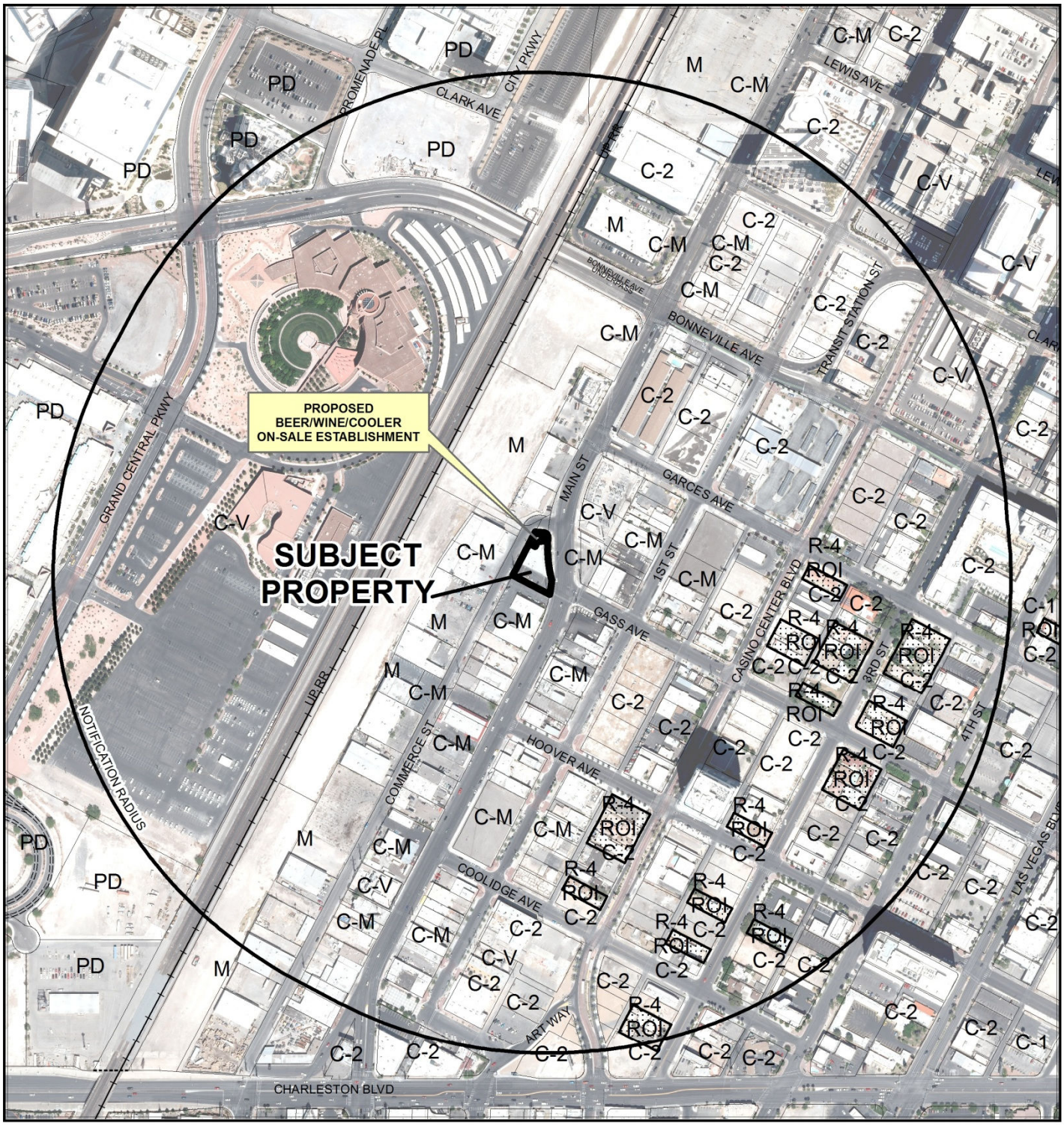
**BACKUP DOCUMENTATION:**
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




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

**RADIUS:** 1500 FEET

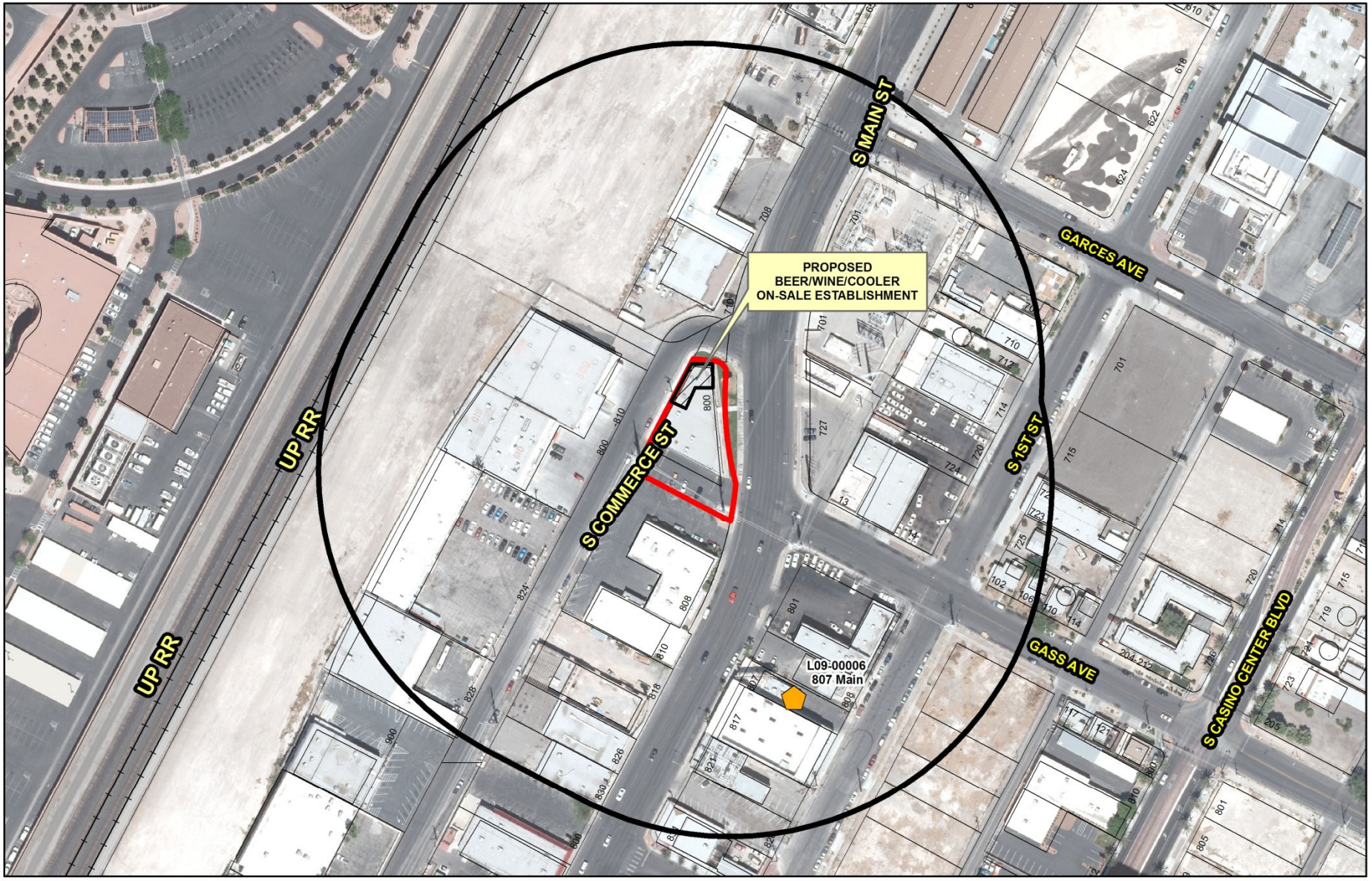
**ZONING OF SUBJECT PROPERTY:** C-M (COMMERCIAL/INDUSTRIAL)




**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.<br>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 |

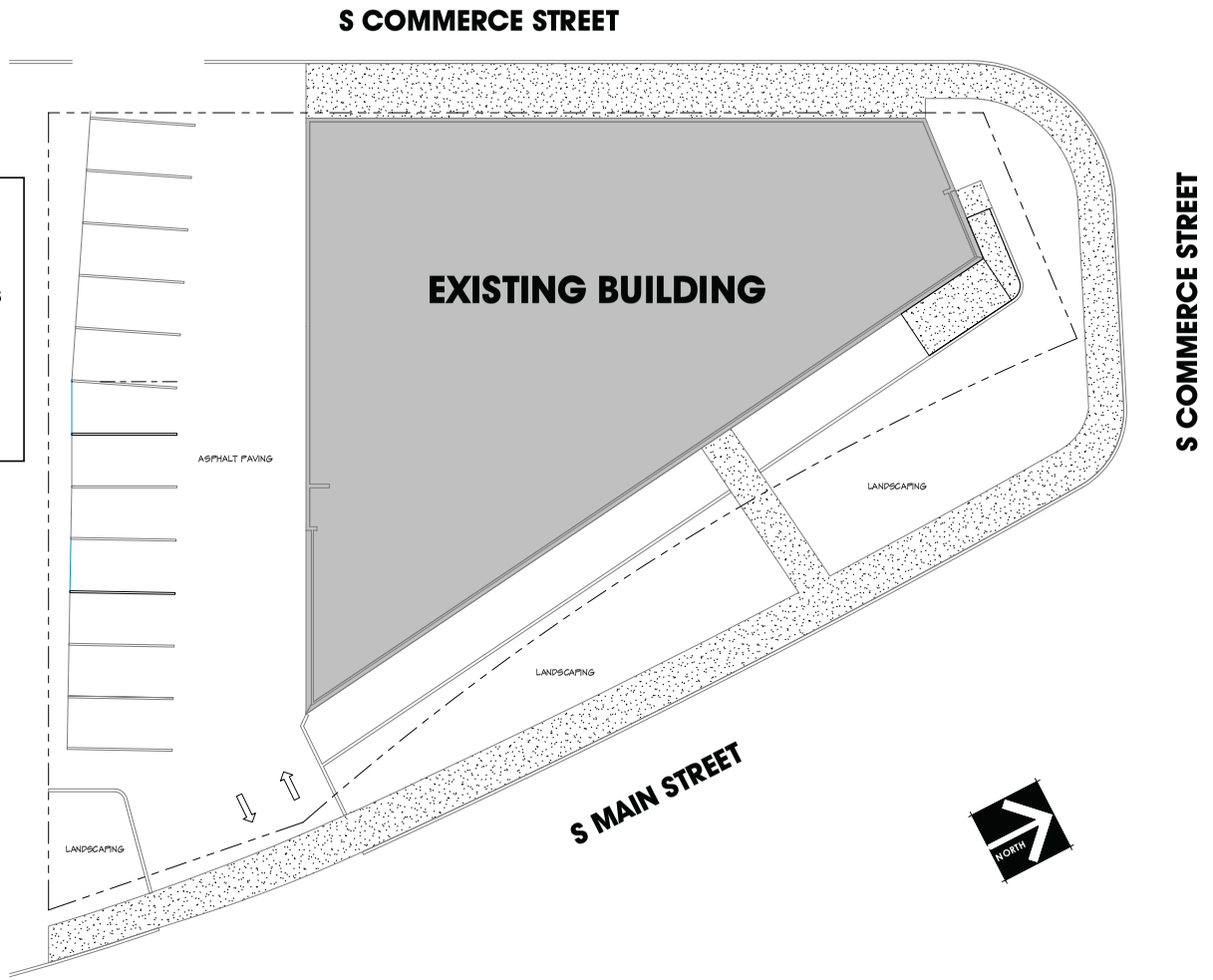
**SUP-53889**

| | |
|---|---|
| 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

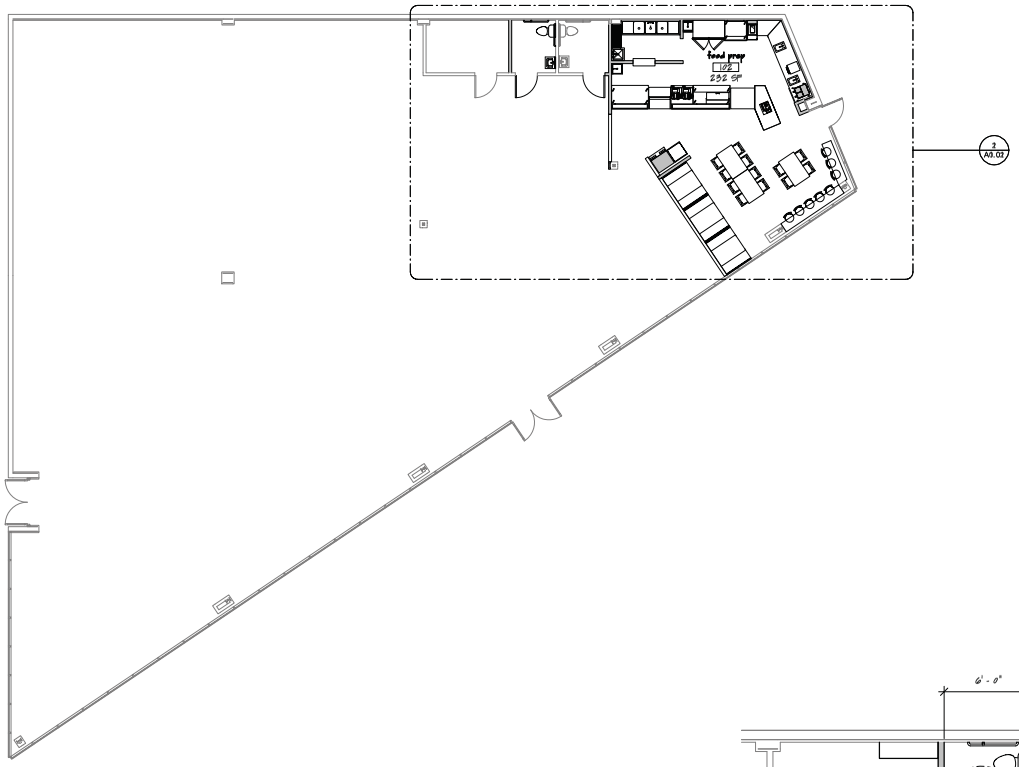
date:
Issue Date

job no.
14002

sheet no.
A0.01

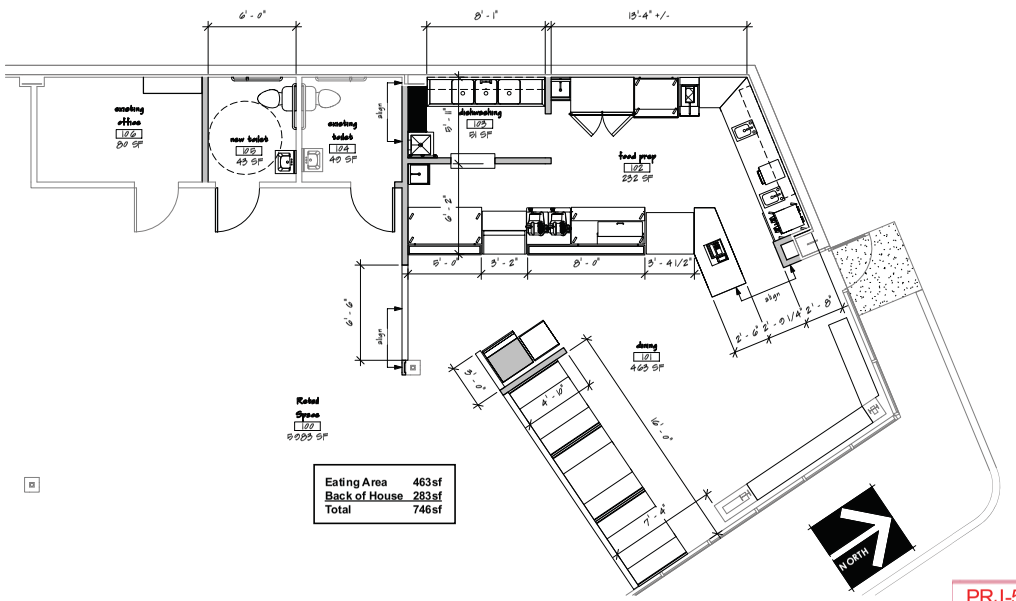
cad dwg. file:

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:

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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**

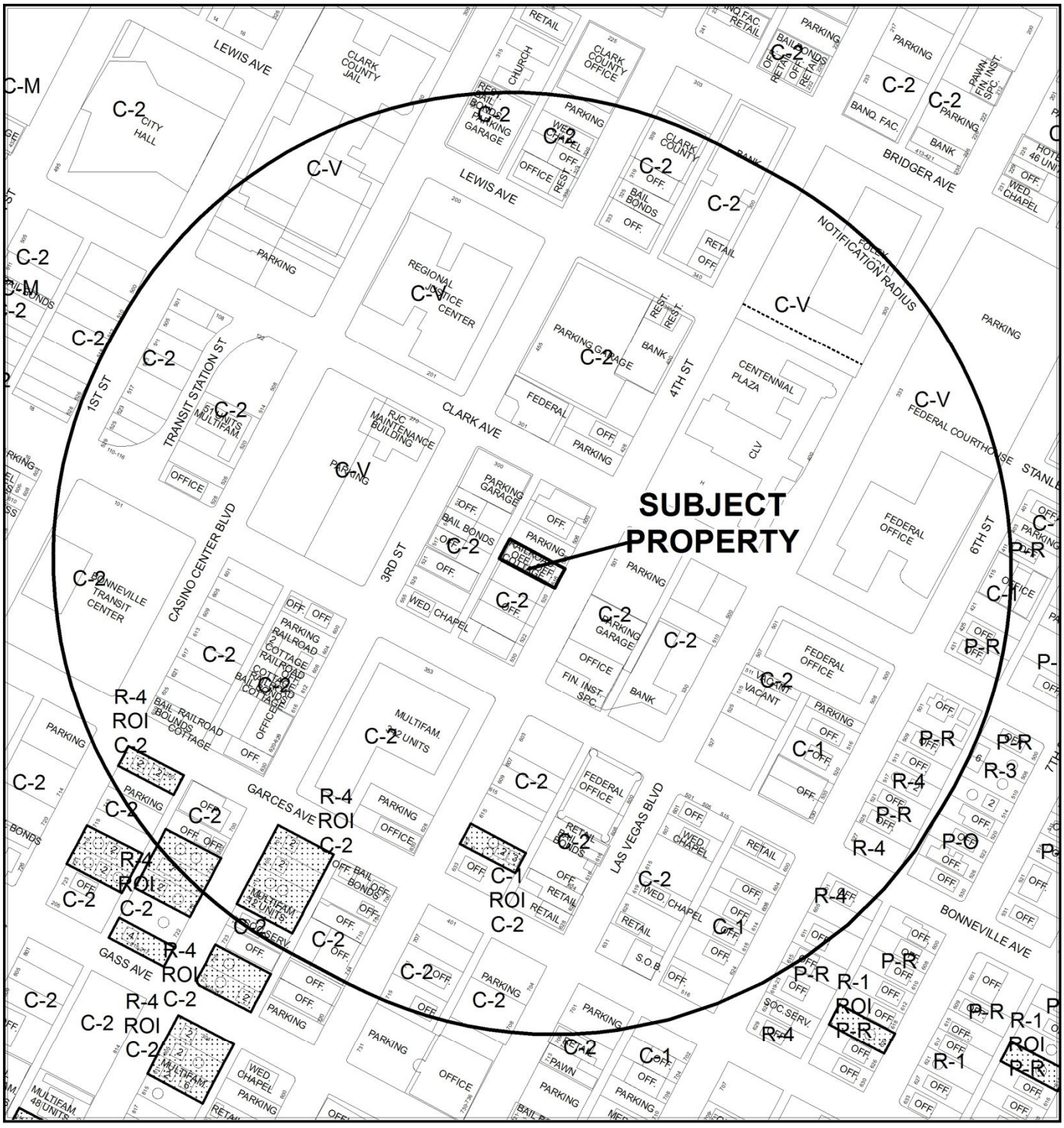
**SUBJECT:**
SDR-53792 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ED BERNSTEIN - OWNER: CROSSHILL 1, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 600 SQUARE-FOOT EXPANSION TO AN EXISTING 1,962 SQUARE-FOOT OFFICE BUILDING on 0.15 acres at 516 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



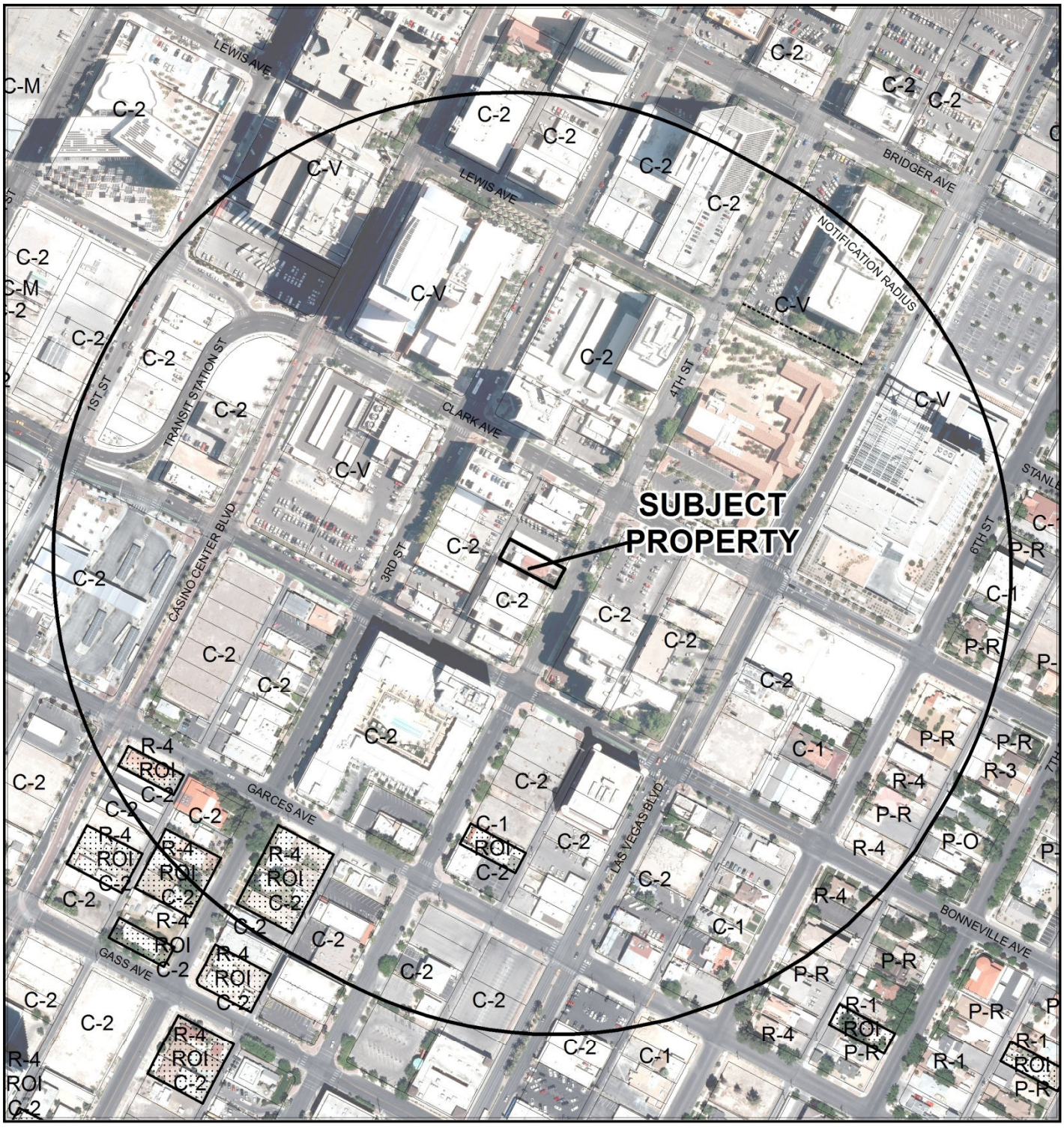

0 300 600 Feet

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

**RADIUS:** 1000 FEET

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

N




0 300 600 Feet

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

**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. Charlestons 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

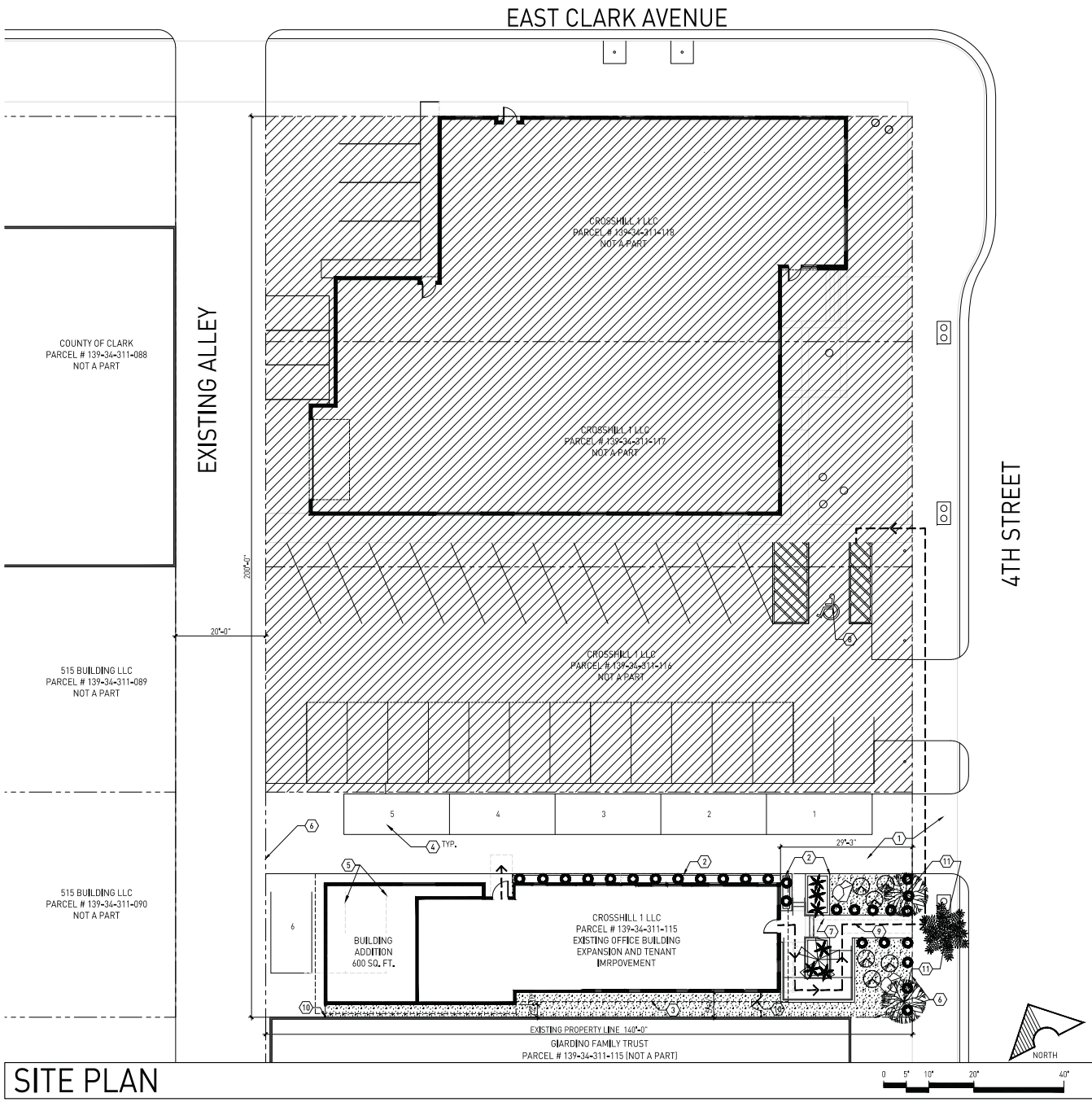
Revised 10/27/08

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| Case # | SDR-53792 |
| Meeting Date: | 06/10/14 PC |
| Total Fee: | |
| Date Received:* | |
| Received By: | |

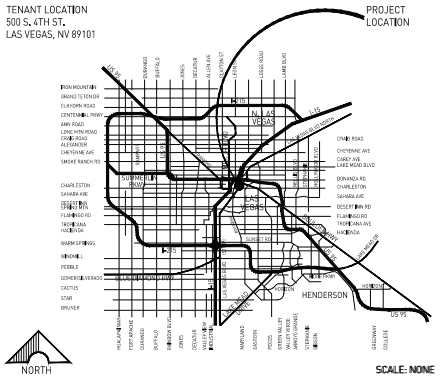
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-53594
04/21/14




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.

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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:

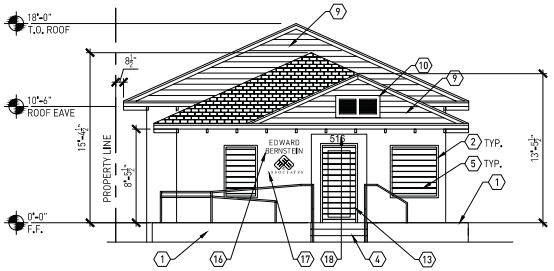
| NO. | DATE / COMMENTS | BY |
|---|---|---|
| | | |

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

PRJ-53594
05/12/14

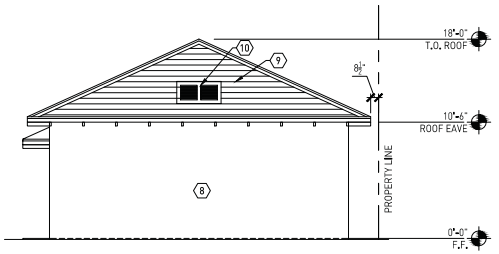
SHEET NUMBER
SP001

**SDR-53792 - REVISED**



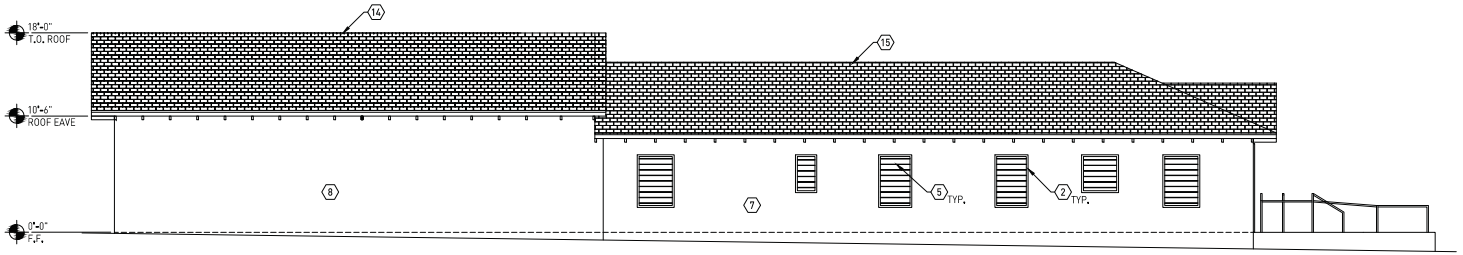

4 EAST ELEVATION

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



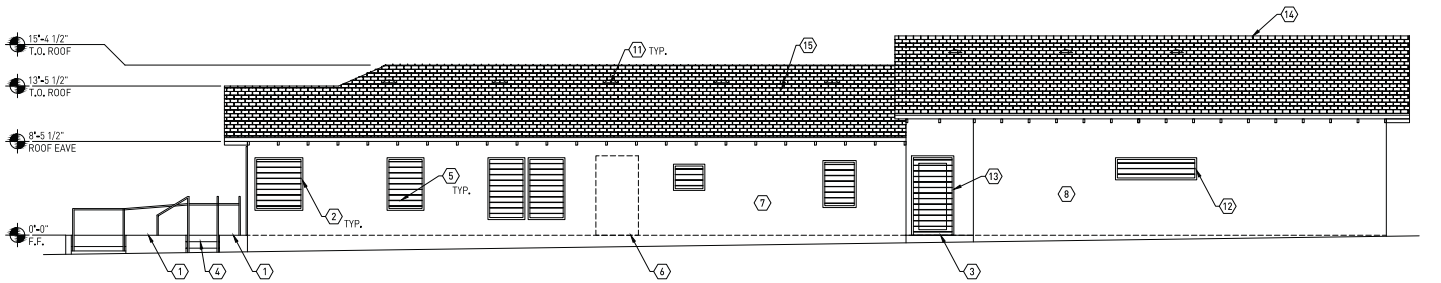

3 WEST ELEVATION

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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design@enstudiovegas.com 702.733.7759

# BUILDING DESIGN CONCEPT

ELEVATIONS

for

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

SEAL

REVISION:

| NO. | DATE / COMMENTS | BY |
|---|---|---|
| | | |

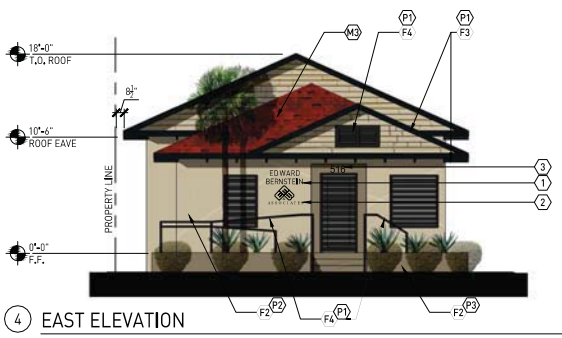
DATE: 04.24.17 DRAWN BY: N.F.
PROJECT NO. 8607 CHECKED BY: B.P.

PRJ-53594
04/21/14

SHEET NUMBER

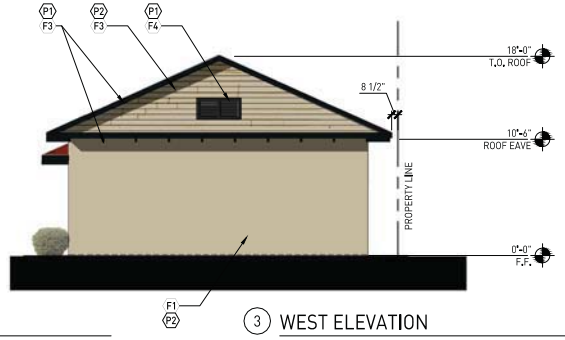
EV001

SDR-53792



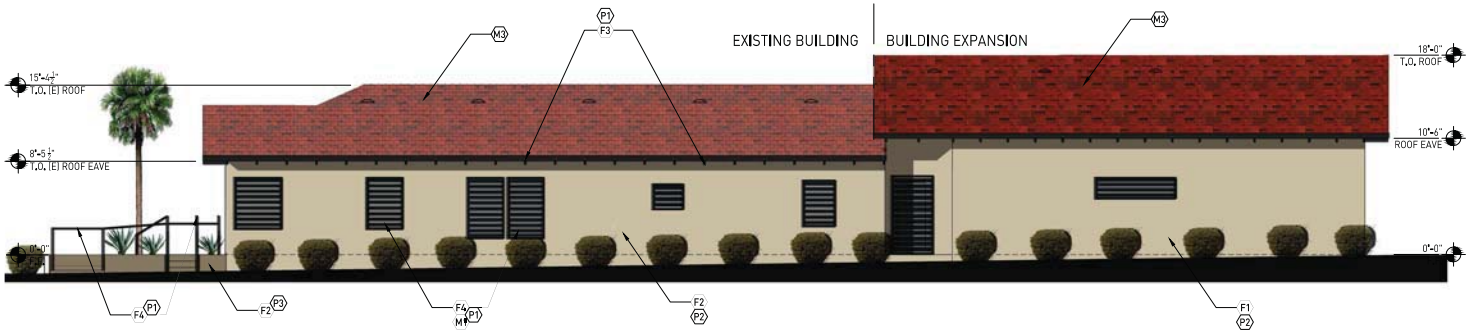

4 EAST ELEVATION

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

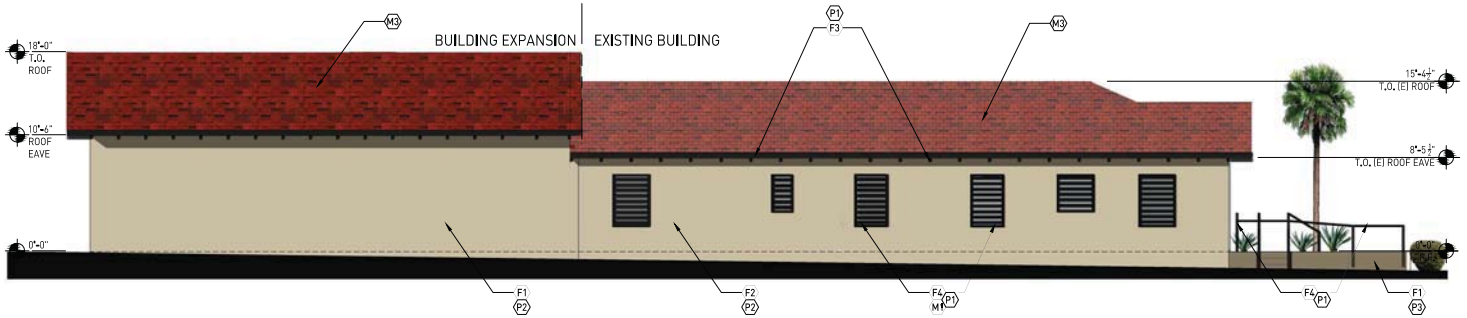



3 WEST ELEVATION

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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design@estudiovegas.com 702.733.7759

# 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

ENCOMPASS STUDIO
architecture + interiors
241 W Charleston Blvd. Suite 155, Las Vegas, NV 89102 www.estudiovegas.com

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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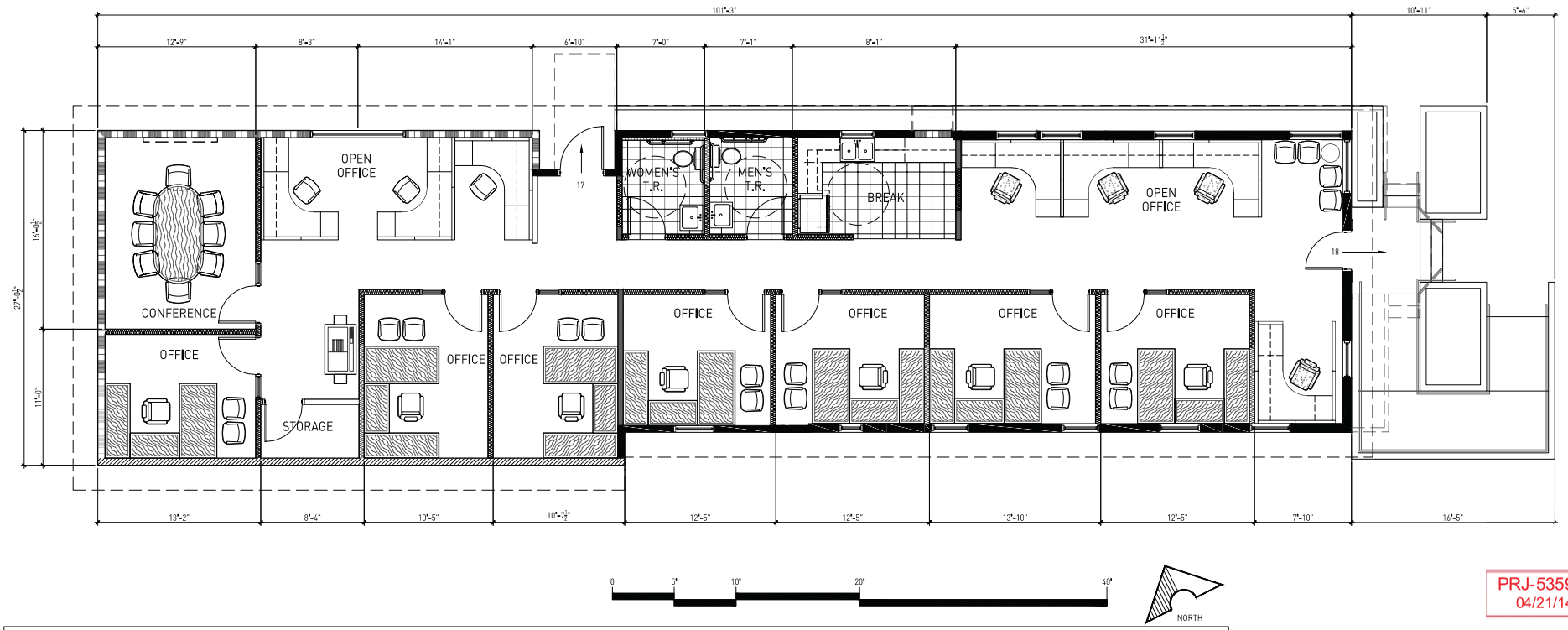
design@estudiovegas.com 702.735.7799







# 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**

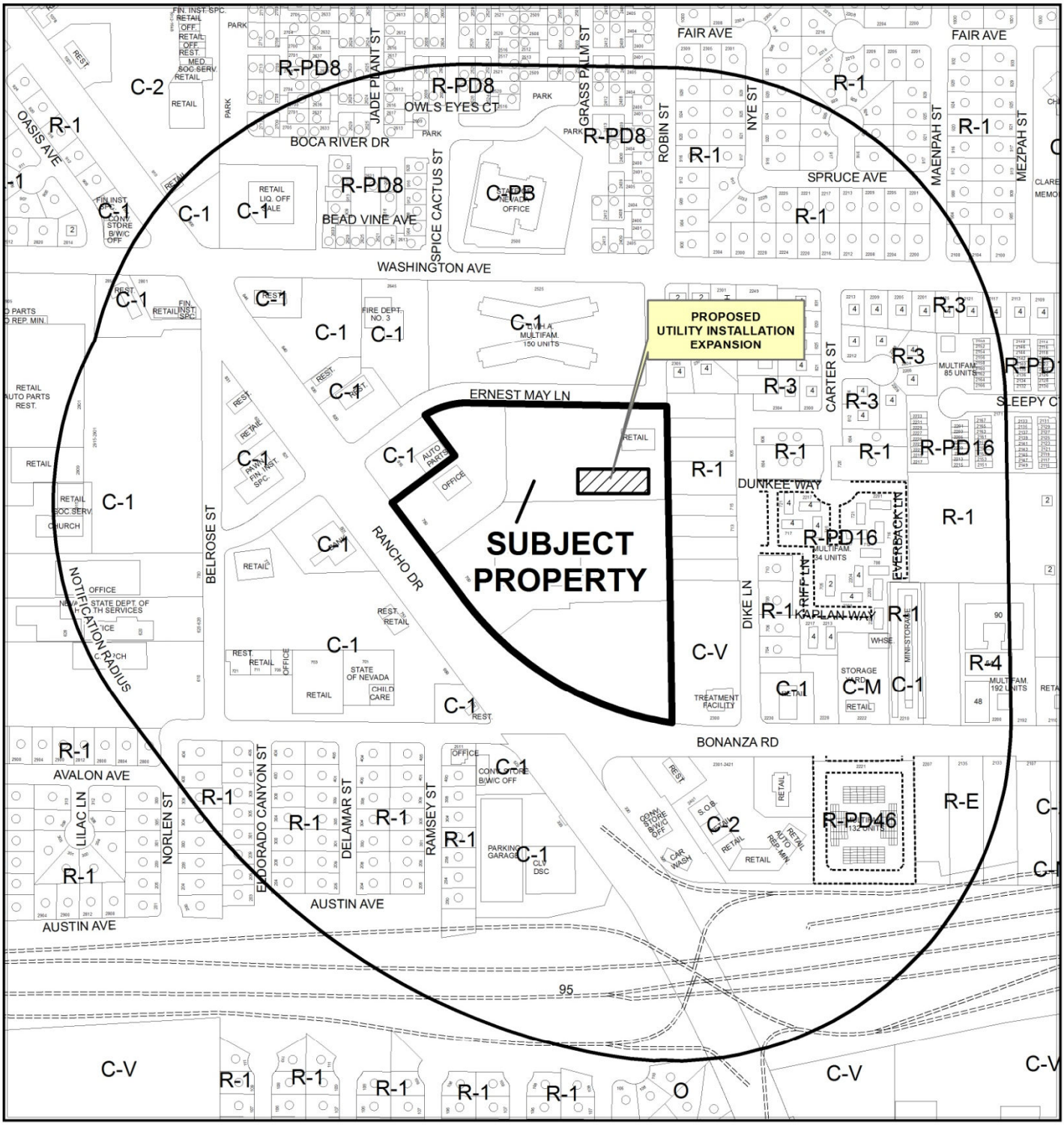
**SUBJECT:**
SDR-53862 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC. - Request for a Site Development Plan Review FOR A 12,024 SQUARE-FOOT BUILDING AND 3,344 SQUARE-FOOT GENERATOR YARD EXPANSION TO AN EXISTING 3,450 SQUARE-FOOT UTILITY INSTALLATION 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

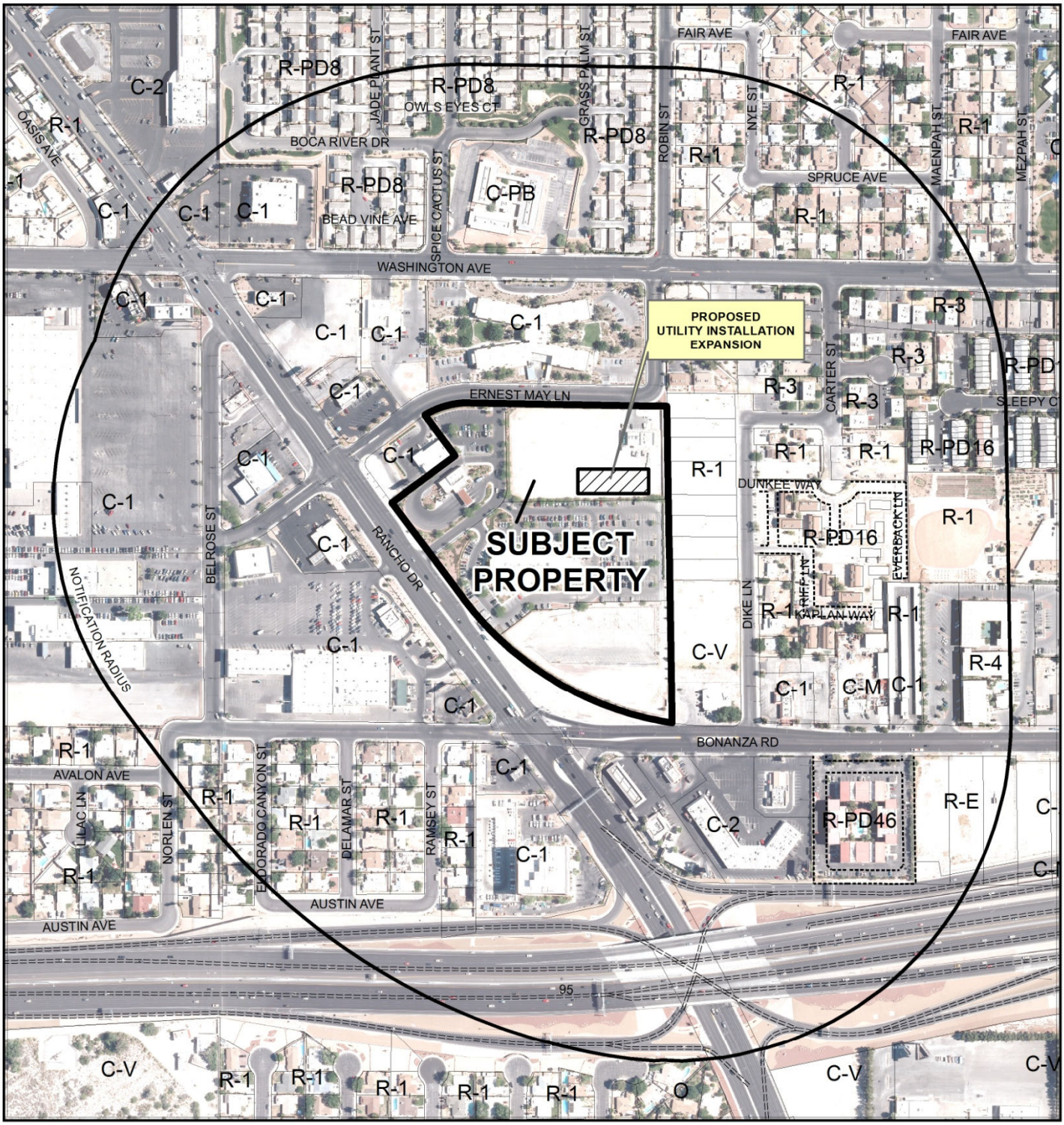
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




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

**RADIUS:** 1000 FEET

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




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

**RADIUS:** 1000 FEET

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

# 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

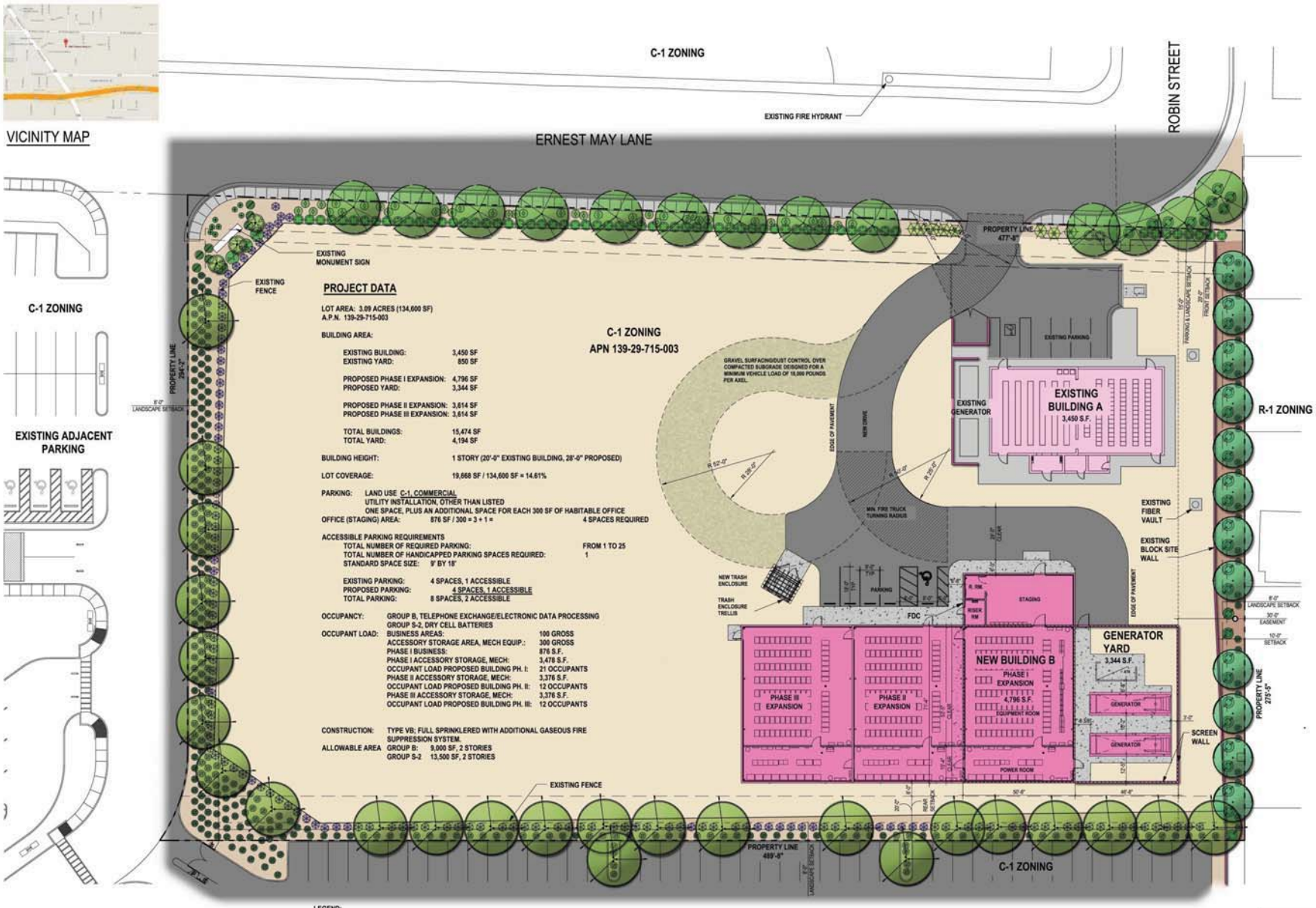
*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| 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




SDR-53862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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


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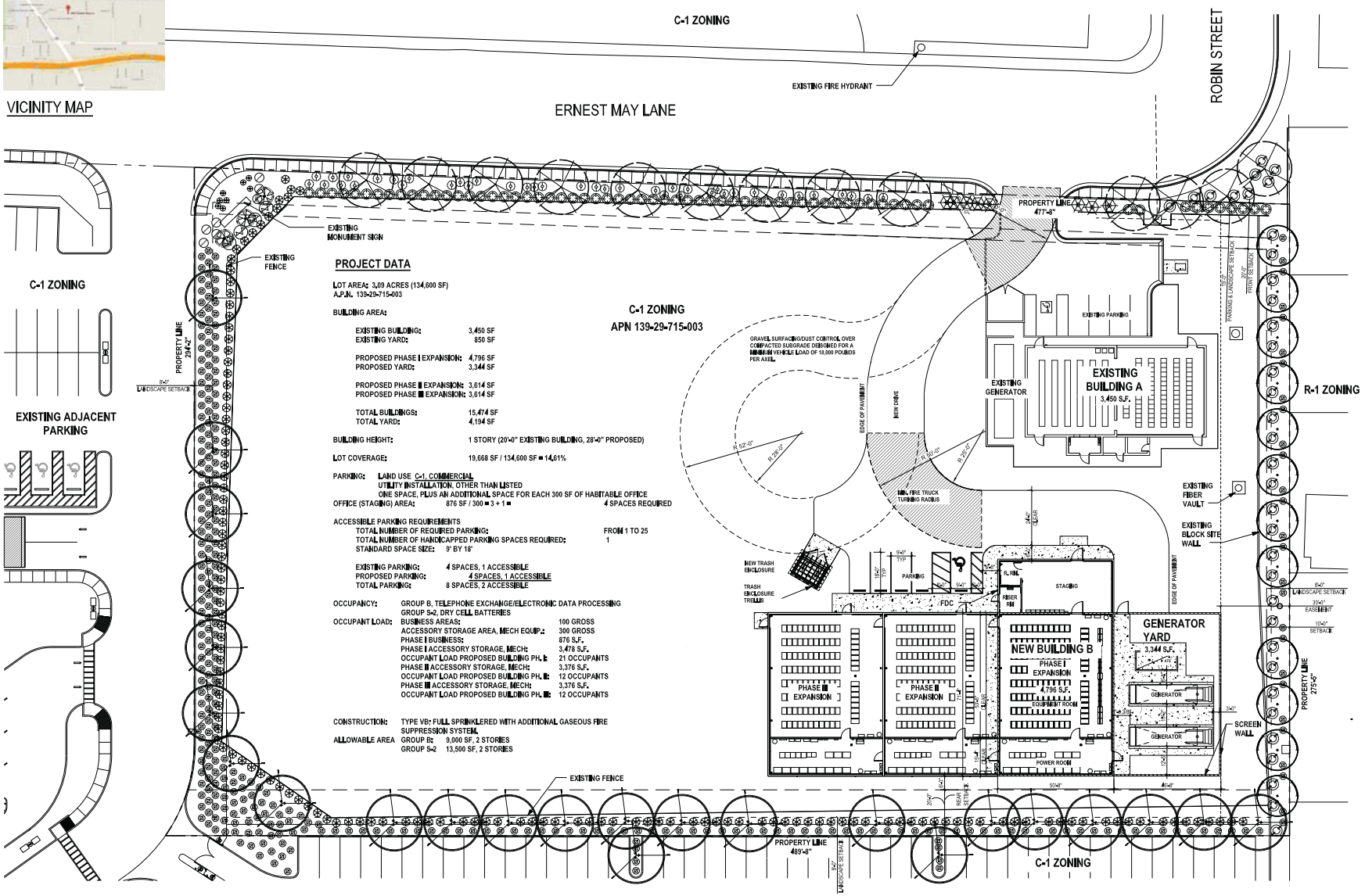
Contractor shall check and verify all dimensions prior to commencing work. Drawings are not to be scaled.


Project Number: Project Numbe

ARCHITECTURAL SITEPLAN

A1.1

VICINITY MAP




## 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

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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jmaarch.com

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elevated architecture

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COX COMMUNICATIONS

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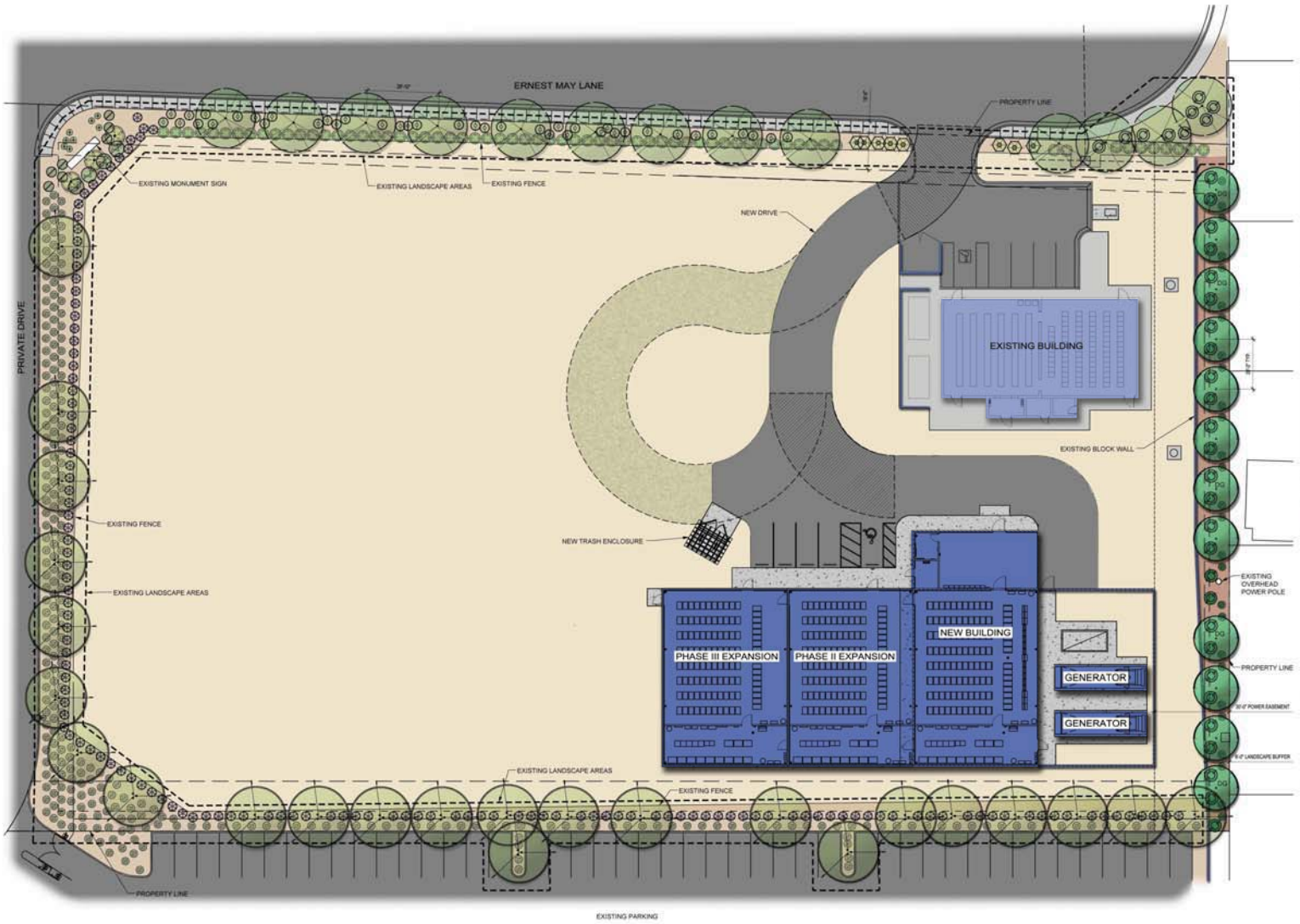
ARCHITECTURAL SITEPLAN

A1.1

SDR-53862




## PLANTING LEGEND

TREES

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

SHRUBS

| SYMBOL | BOTANICAL NAME<br>COMMON NAME | NEW QTY. | MINIMUM SIZE | EX. QTY. |
|---|---|---|---|---|
| | BACCHARIS HYBRID 'STARN THOMPSON'<br>STARN THOMPSON BACCHARIS | | | 4 |
| | DALEA CAPITATA 'SIERRA GOLD' TM<br>SIERRA GOLD DALEA | | | 40 |
| | DALEA GREGGII<br>TRAILING INDIGO BUSH | | | 8 |
| | HESPERALOE PARVIFLORA 'RED'<br>RED YUCCA | | | 7 |
| | LANTANA SP. 'NEW GOLD'<br>GOLDEN LANTANA | | | 8 |
| | LEUCOPHYLLUM C. 'THUNDER CLOUD' TM<br>VIOLET SILVERLEAF RANGER | | | 134 |
| | LEUCOPHYLLUM L. 'LYNN'S LEGACY'<br>LYNN'S TEXAS RANGER | 27 | 5 GALLON | 9 |
| | PYRACANTHA KOIDZUMII 'SANTA CRUZ'<br>TRAILING PYRACANTHA | | | 65 |
| | ROSMARINUS OFFICINALIS 'IRENE'<br>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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6. CONTRACTOR TO PROTECT IN PLACE EXISTING UTILITIES. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO USE CAUTION. CALL BEFORE YOU DIG AND CALL BEFORE YOU OVER HEAD.

## SITE ANALYSIS:

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


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COX COMMUNICATIONS

Issued for: Planning Submittal

Date: 4/18/2014

Revisions


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Project Number: 14-014

LANDSCAPE PLAN

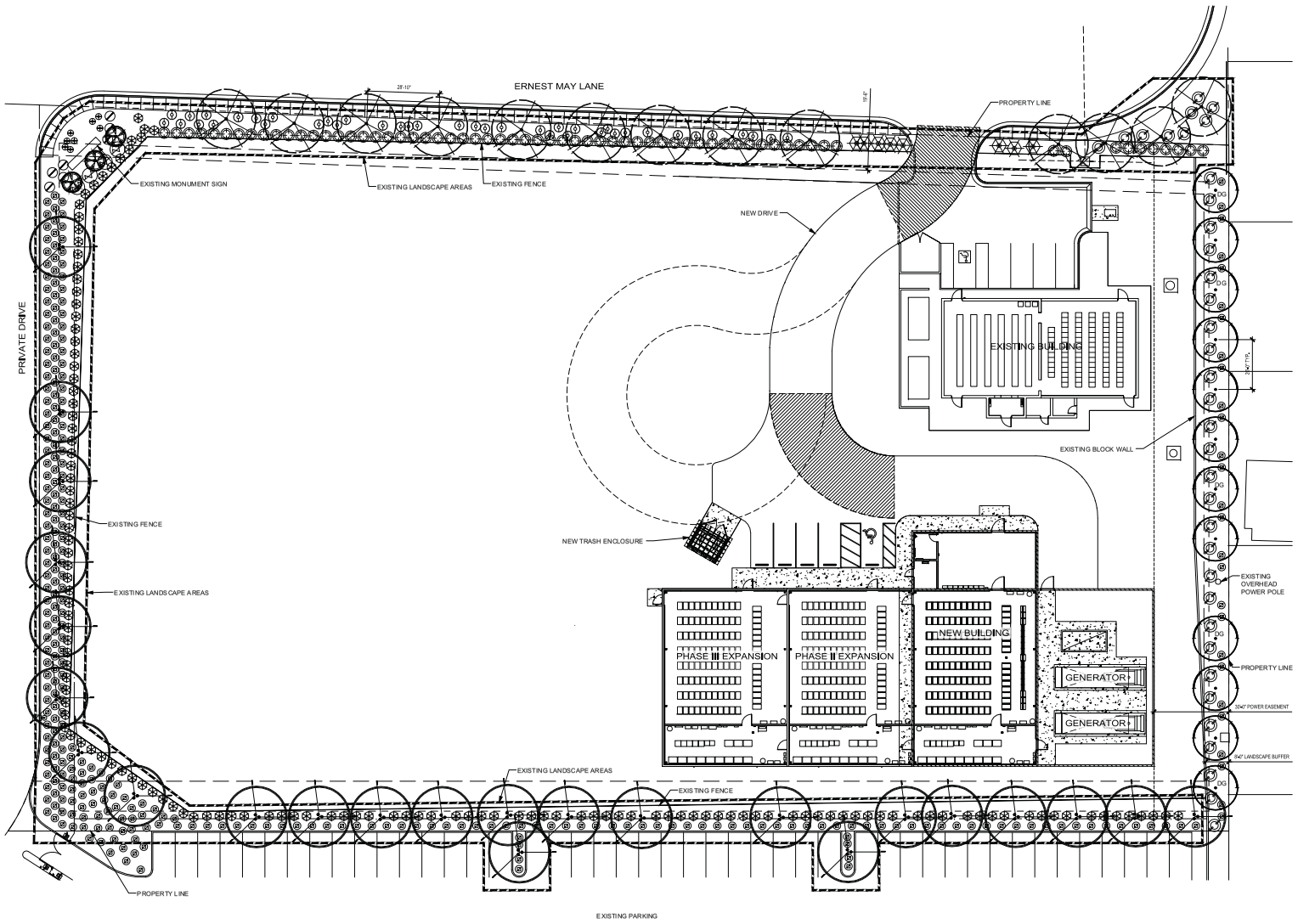
L1.1

0 20' 40' 80'
SCALE: 1" = 20'

PRJ-53620
04/24/14

southwick site
LANDSCAPE ARCHITECTS

**SDR-53862**

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SDR-53862

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PRJ-53620
04/24/14


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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 dsyform with contemporary, lwu-profile styling to acent architectural elements n a variety of applications.

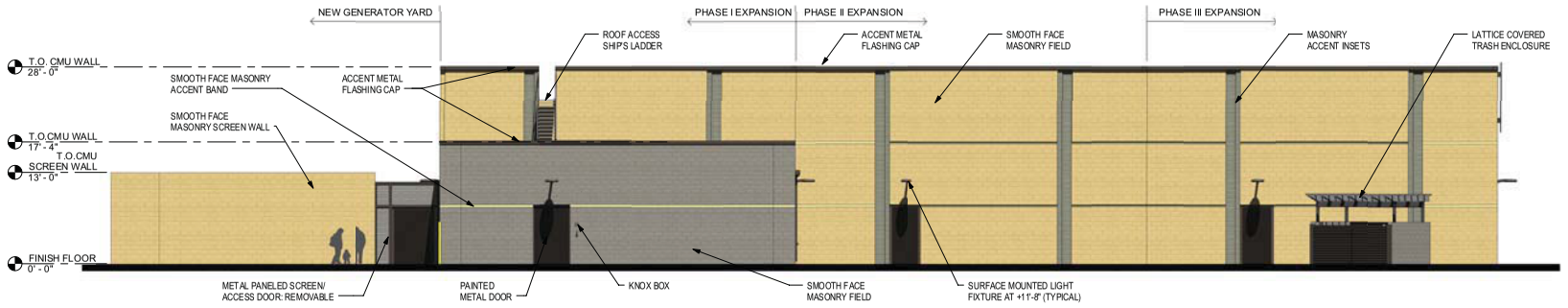
The MR2 LED combines the latest in LED technology with the designer aesthetic of the Omero™ family for stylish, high-performance illumination that lats. The MR2 LED is ideal for replacing 250-400V metal halide in area lighting applications with typical energy savings of 65%and expected service lite of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

SMOOTH FACE CMU FIELD SUPERLITE PEACH

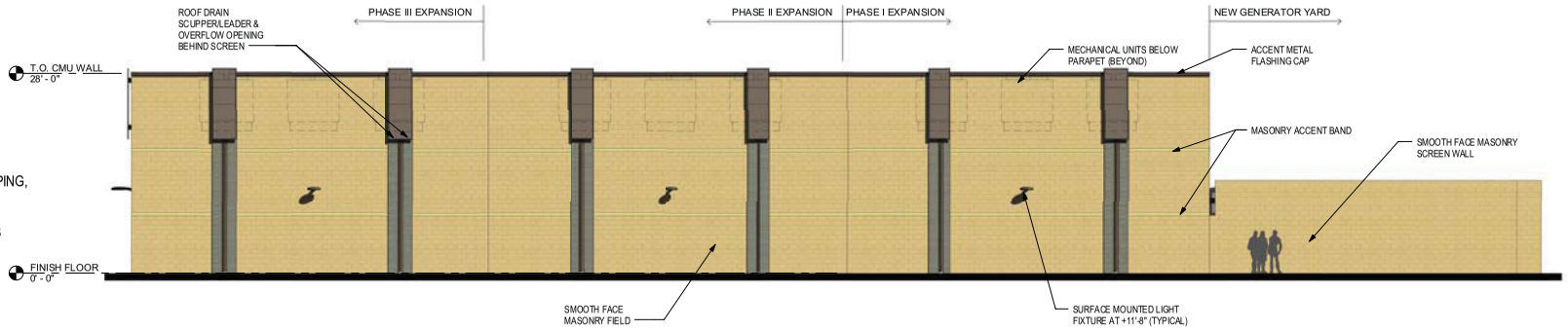
SMOOTH FACE CMU FIELD SUPERLITE CHARCOAL

GROUND FACE CMU ACCENT BAND TRENDSTONE PLUS KNIGHT GOLD

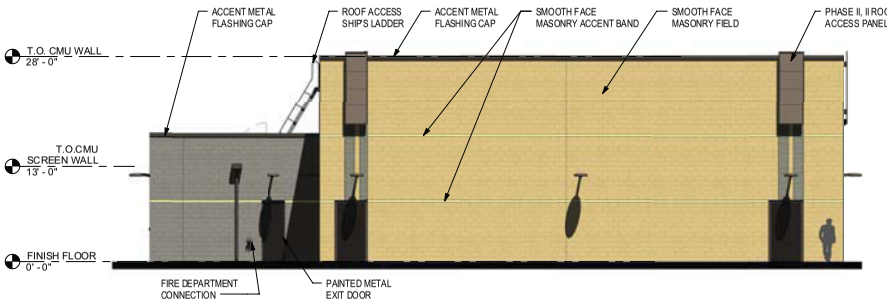
METAL ACCENT (COPING, DOORS, TRASH ENCLOSURE GATES) SHERWIN - WILLIAMS DOWN HOME



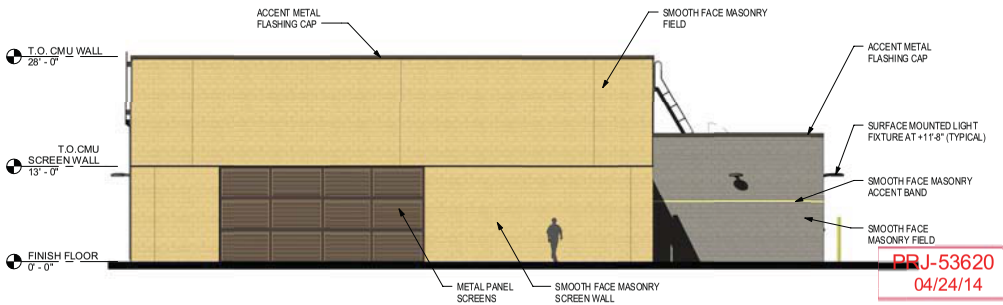

NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"




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




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




PRJ-53620
04/24/14

EAST ELEVATION 3
SCALE: 1/8" = 1'-0"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LAS VEGAS, NV. 89106

COX COMMUNICATIONS

Issued for: PLANNING SUBMTTL.

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.

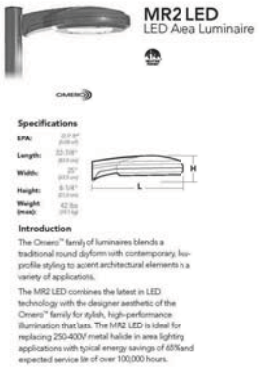

Project Number: 138417

COLOR BUILDING ELEVATIONS

A0.1

SDR-53862

PROPOSED EXTERIOR LIGHTING FIXTURE:
DARK SKY ORDINANCE COMPLIANT

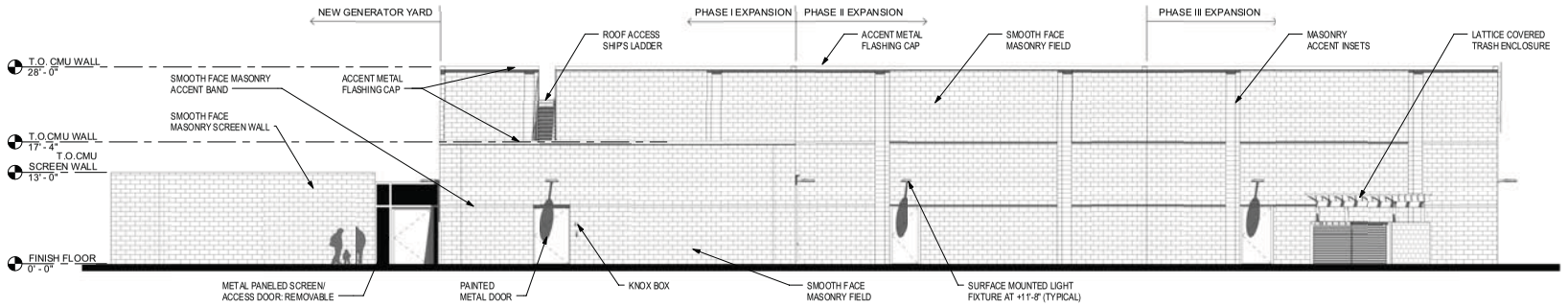



SMOOTH FACE CMU FIELD SUPERLITE PEACH

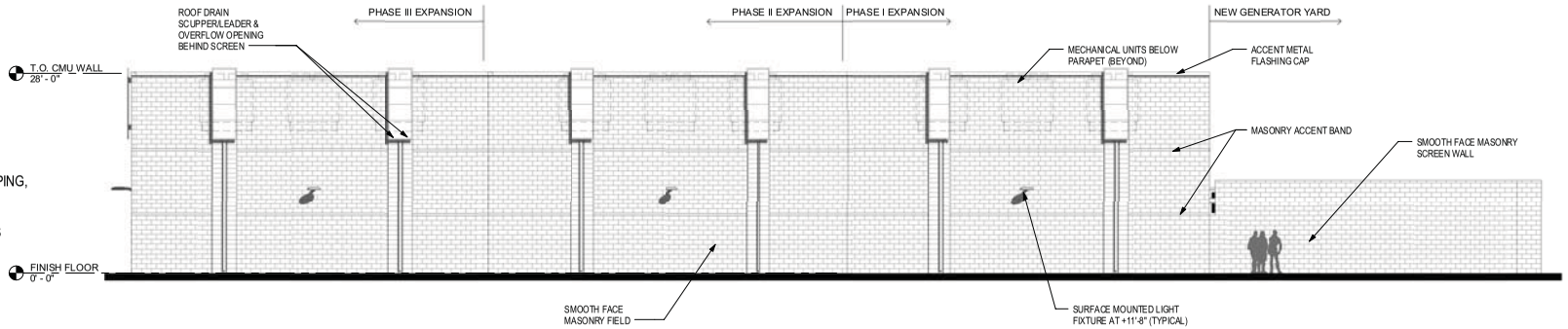
SMOOTH FACE CMU FIELD SUPERLITE CHARCOAL

GROUND FACE CMU ACCENT BAND TRENDSTONE PLUS KNIGHT GOLD

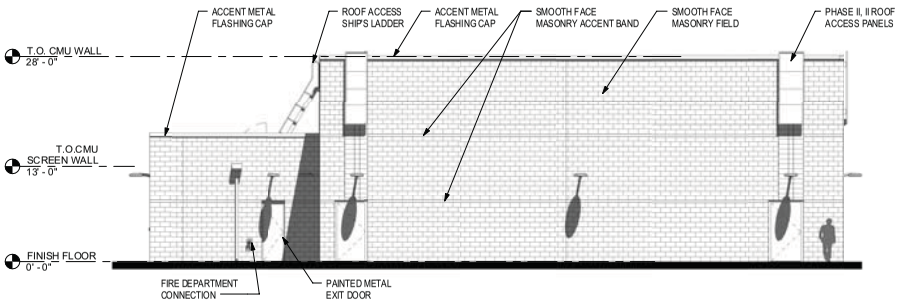
METAL ACCENT (COPING, DOORS, TRASH ENCLOSURE GATES) SHERWIN - WILLIAMS DOWN HOME



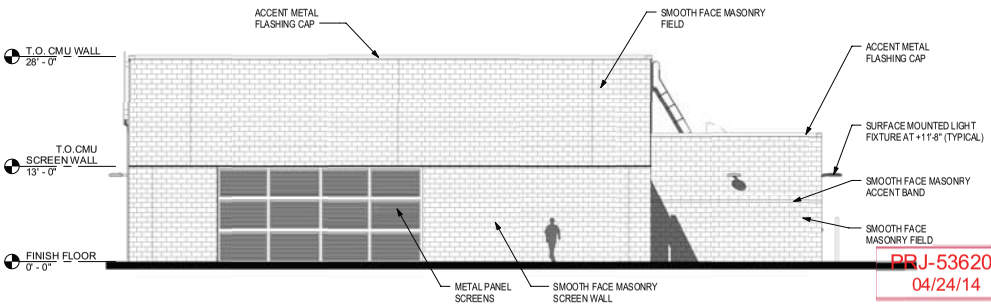

NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"




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
10161 Park Run Cross Drive
Las Vegas, Nevada 89144
702.731.2033 T
702.731.2039 F
jmarch.com

jma
elevated architecture

**ERNEST MAY LANE**
**MTC FACILITY**
2451 ERNEST MAY LANE
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

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**

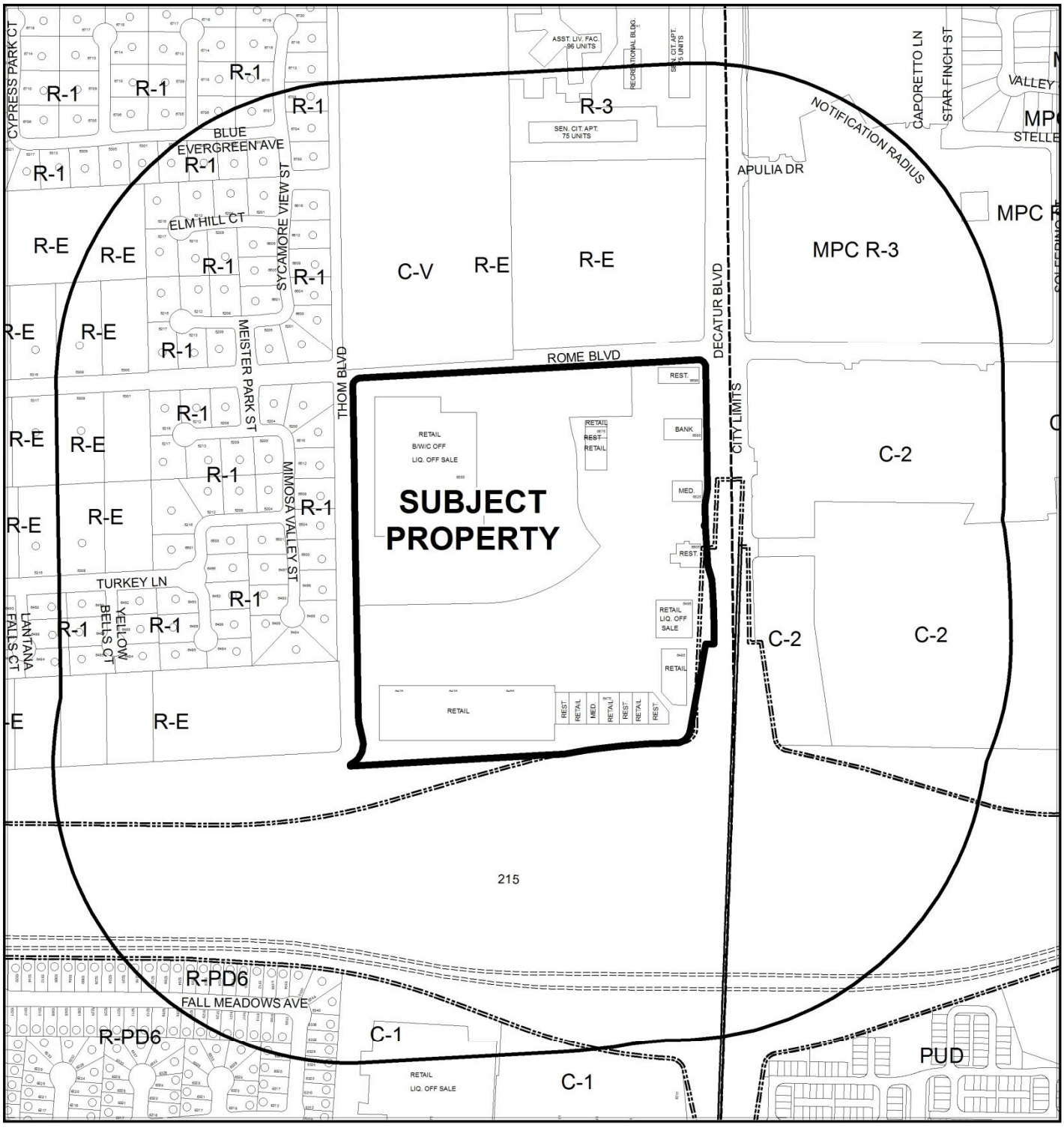
**SUBJECT:**
MSP-53766 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC - Request for an amendment to a previously approved Master Sign Plan (MSP-8346) TO ADD ONE FREESANDING SIGN AND ONE MONUMENT SIGN TO THE INTERIOR OF A SHOPPING CENTER on 35 acres at 6415 North 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

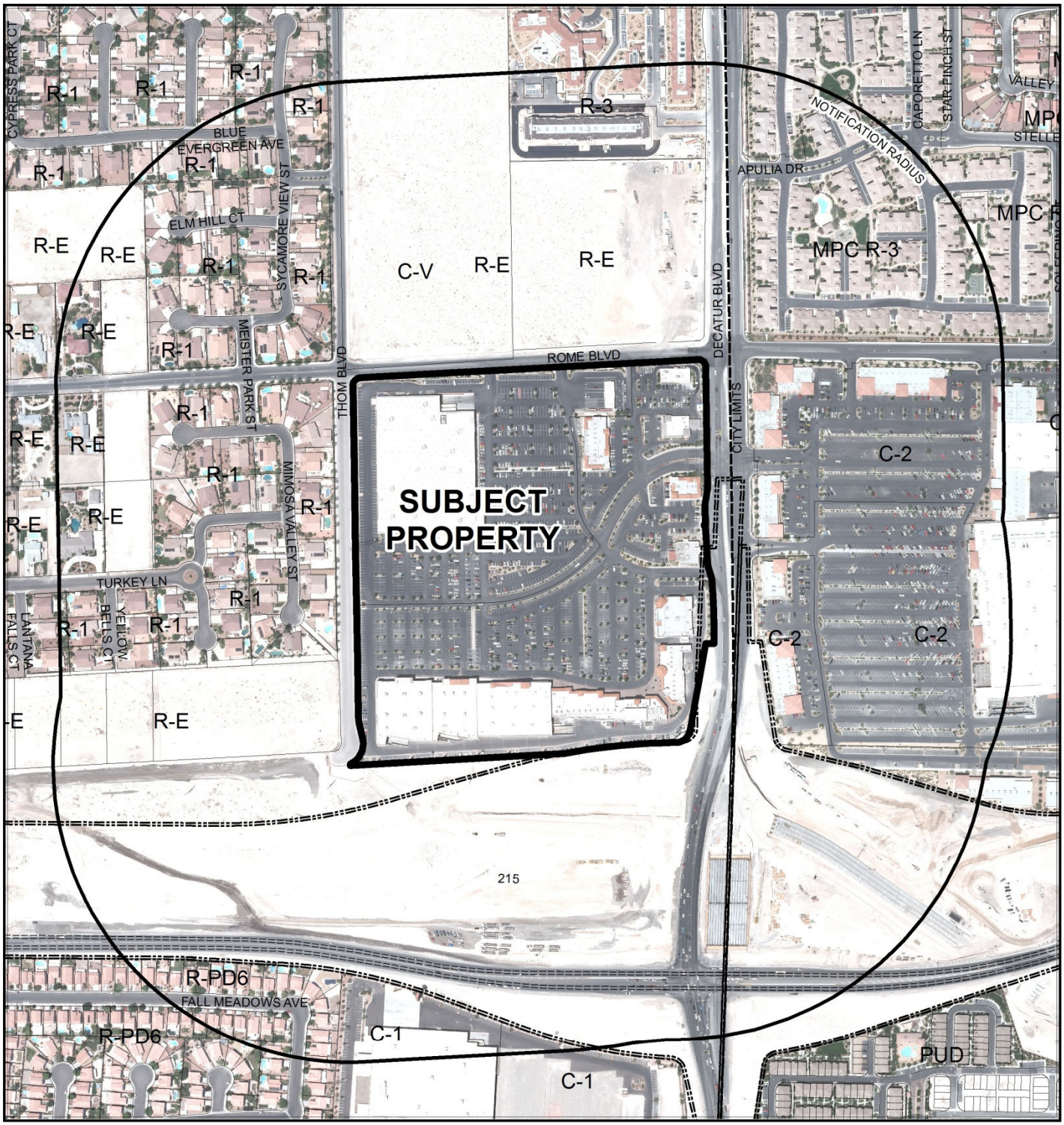
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**CASE:** **MSP-53766 (PRJ-53623)**

**RADIUS:** 1000 FEET

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




0 400 800 Feet

**CASE:** **MSP-53766 (PRJ-53623)**

**RADIUS:** 1000 FEET

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

N

# 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

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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

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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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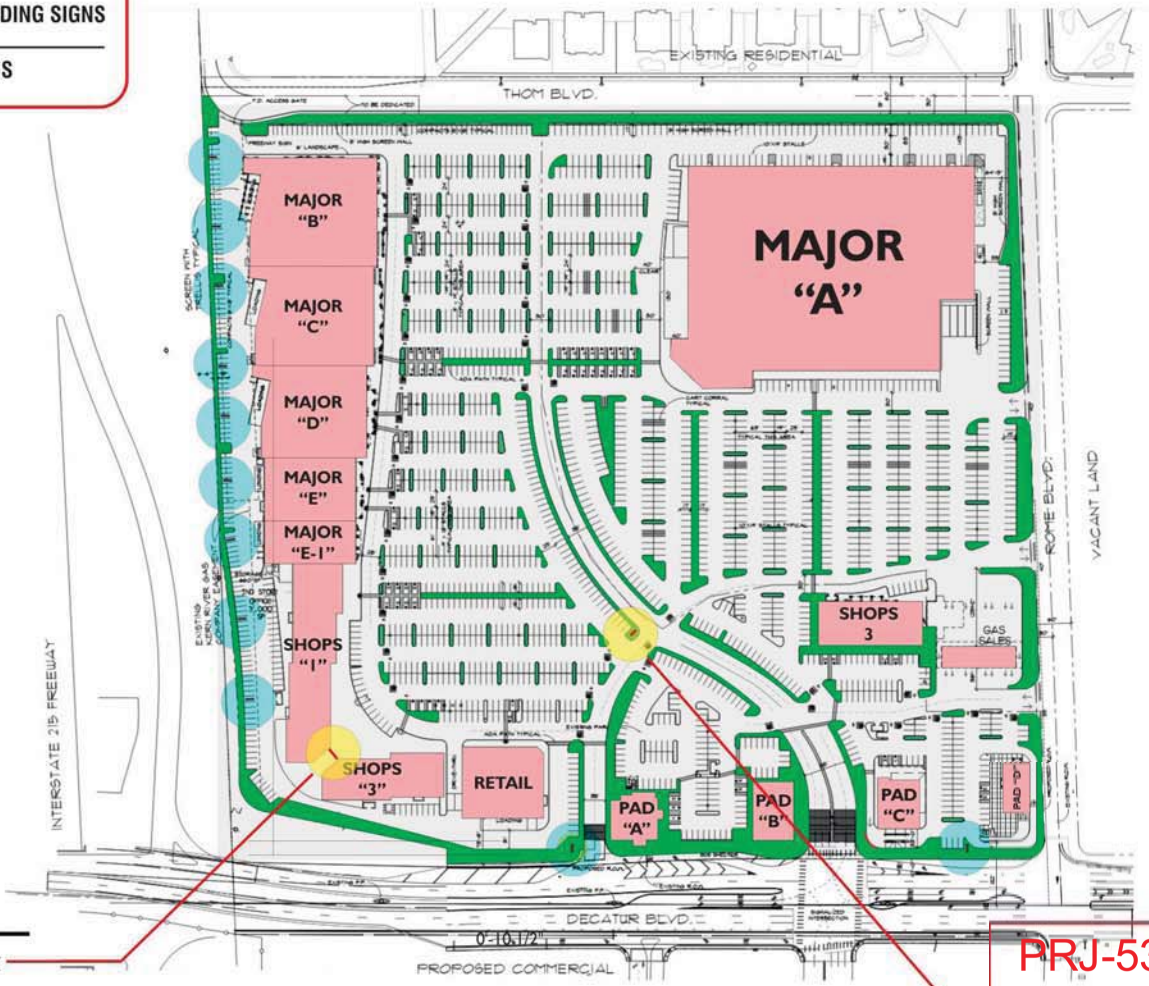
PRJ-53623
04/21/14

***NOT FOR PRODUCTION***
CUSTOMER APPROVAL REQUIRED

(11) TOTAL EXISTING FREESTANDING SIGNS

(2) TOTAL PROPOSED FREESTANDING SIGNS

(13) TOTAL FREESTANDING SIGNS



FREESTANDING ARCHWAY SIGN STRUCTURAL SUPPORT
SCALE: N.T.S.

PRJ-53623
04/21/14

SITE PLAN N.T.S

MSP-53766

Shadow Mountain Marketplace
6475 N. DECATUR BLVD

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474
NV CONTRACTOR LICENSE #42776

| | |
|---|---|
| JOB NO. | 16642 |
| DATE | 12/24/13 |
| DRAWN | DERRICK |
| SALES | JEFF G. |
| FILE NAME | SHADOWMTN16642 |
| FOLDER | |

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 signage indicated on this design is fabricated to meet UL requirements and will be labeled according to UL guidelines.

PAGE
SITE

PRJ-53623
04/21/14

**1 EXISTING ELEVATION w/ CONCEPTUAL FREESTANDING ARCHED SIGN**
SCALE: 3/16"=1'-0"

SEE DETAIL PAGE 001A

***NOT FOR PRODUCTION***
CUSTOMER APPROVAL REQUIRED

MSP-53766

Shadow Mountain Marketplace
6475 N. DECATUR BLVD

VISION SIGN INC
6650 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-2474
NV CONTRACTOR LICENSE #42778

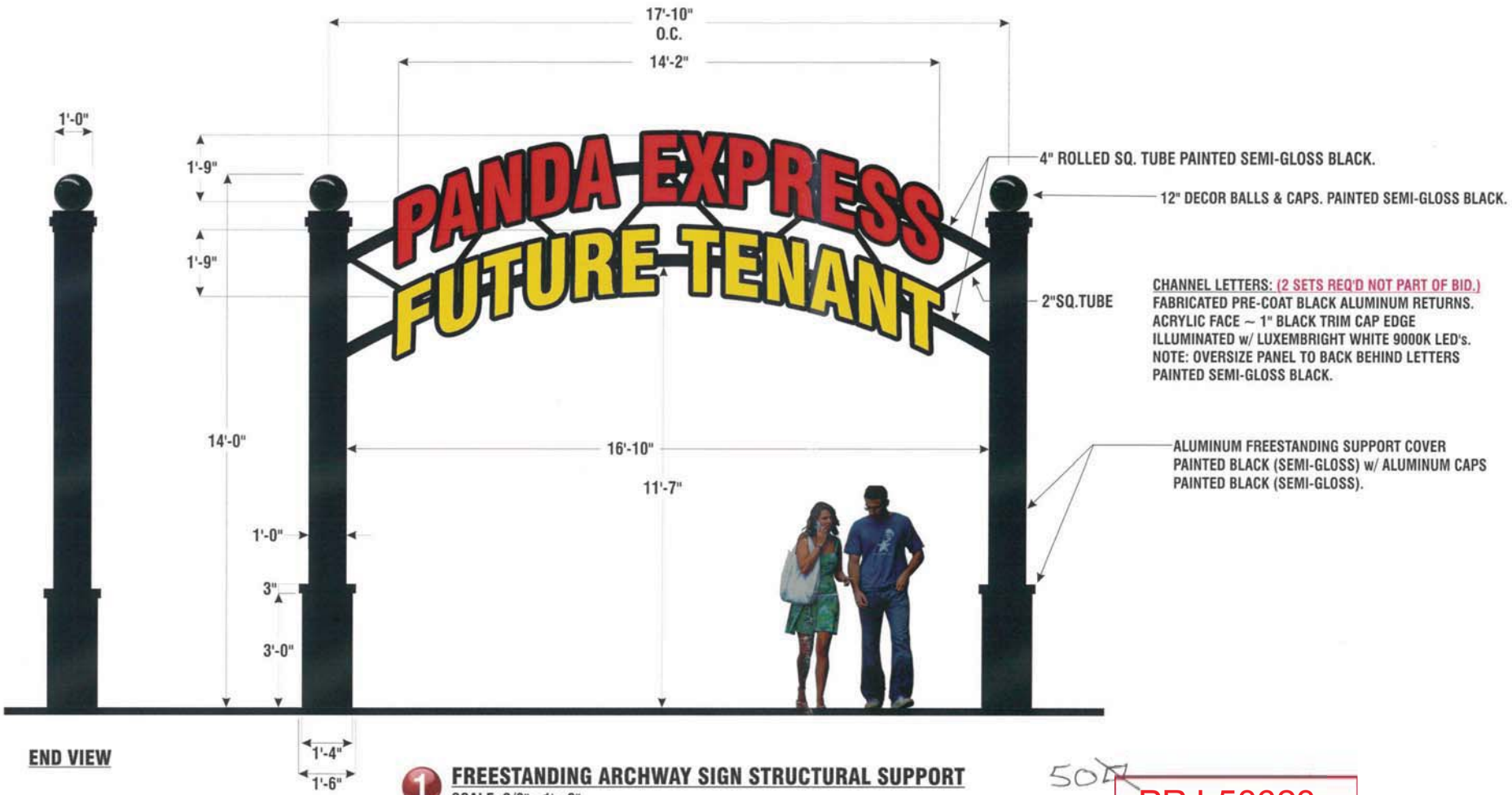
| | |
|---|---|
| JOB NO. | 16642 |
| DATE | 12/24/13 |
| DRAWN | DERRICK |
| SALES | JEFF Q |
| FILE NAME | SHADOWMTN16642 |
| FOLDER | |

REVISIONS | 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 signage indicated on this design is fabricated to meet U.S. requirements and will be labeled according to U.S. guidelines.




**END VIEW**

**1 FREESTANDING ARCHWAY SIGN STRUCTURAL SUPPORT**
SCALE: 3/8"=1'=0"

50

PRJ-53623
04/21/14

**MSP-53766**

***NOT FOR PRODUCTION***
CUSTOMER APPROVAL REQUIRED

Shadow Mountain Marketplace
6475 N. DECATUR BLVD

VISION SIGN INC
6650 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474
NV CONTRACTOR LICENSE #4778

| | |
|---|---|
| JOB NO. | 16642 |
| DATE | 12/24/13 |
| DRAWN | DERROX |
| SALES | JEFF Q |
| FILE NAME | SHADOWMTN16642 |
| FOLDER | |

REVISIONS

FIELD SURVEY REQUIRED PRIOR TO PRODUCTION

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The signage indicated on this design is fabricated to meet U.S. requirements and will be labeled according to U.S. guidelines.

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

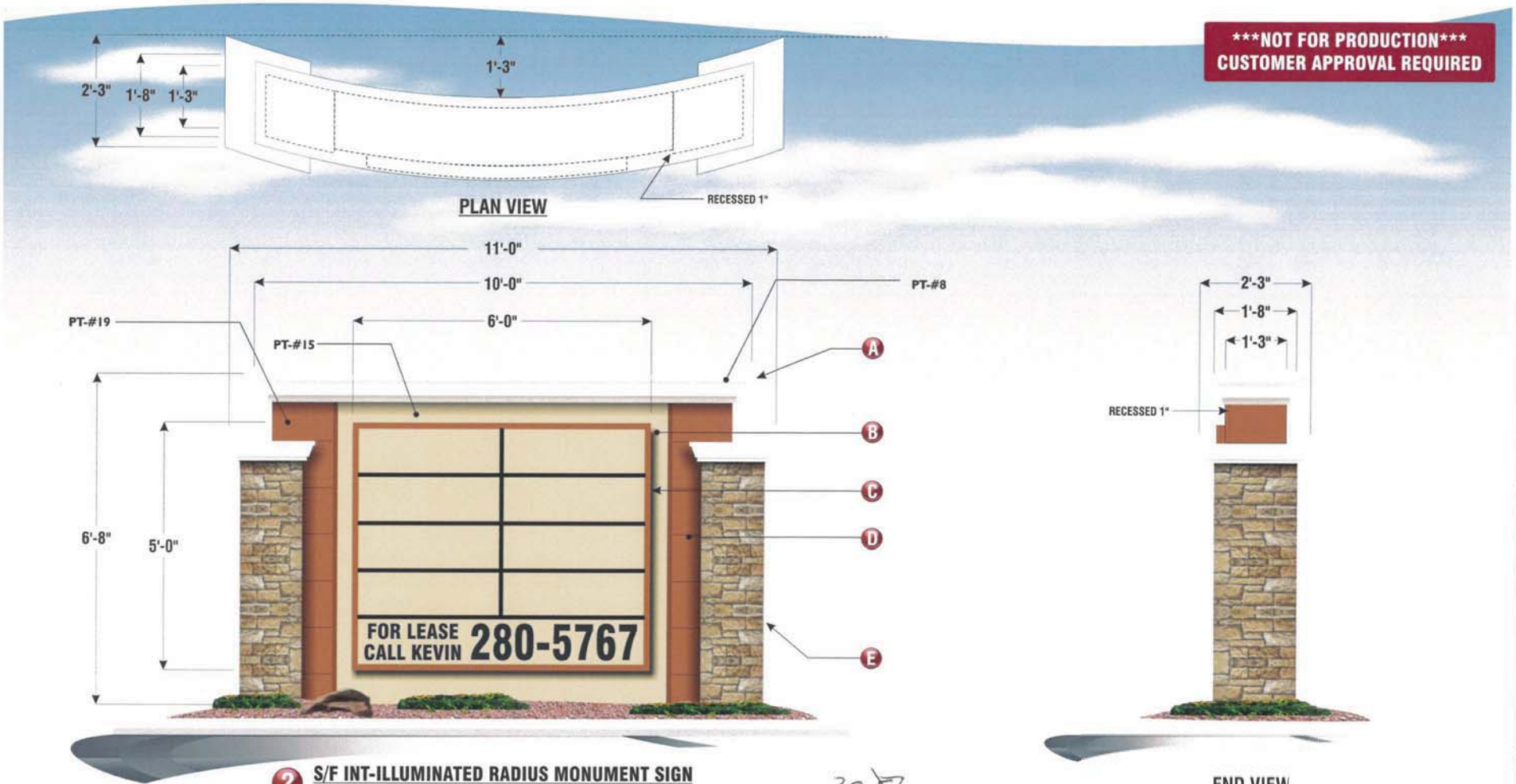
| | |
|---|---|
| JOB NO. | 16642 |
| DATE | 12/24/13 |
| DRAWN | GERBOL |
| SALES | JEFF O. |
| FILE NAME | SHADOWMTN16642 |
| FOLDER | |

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




**2 S/F INT-ILLUMINATED RADIUS MONUMENT SIGN**
SCALE: 1/2"=1'-0" (1) REQ'D.

30

**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
6475 N. DECATUR BLVD

VISION SIGN INC
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474
NV CONTRACTOR LICENSE #42776

| | |
|---|---|
| JOB NO. | 16642 |
| DATE | 12/24/13 |
| DRAWN | DERRICK |
| SALES | JEFF Q. |
| FILE NAME | SHADOWMTN16642 |
| FOLDER | |

REVISIONS | 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 signage indicated on this design is fabricated to meet UL requirements and will be labeled according to UL guidelines.

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**

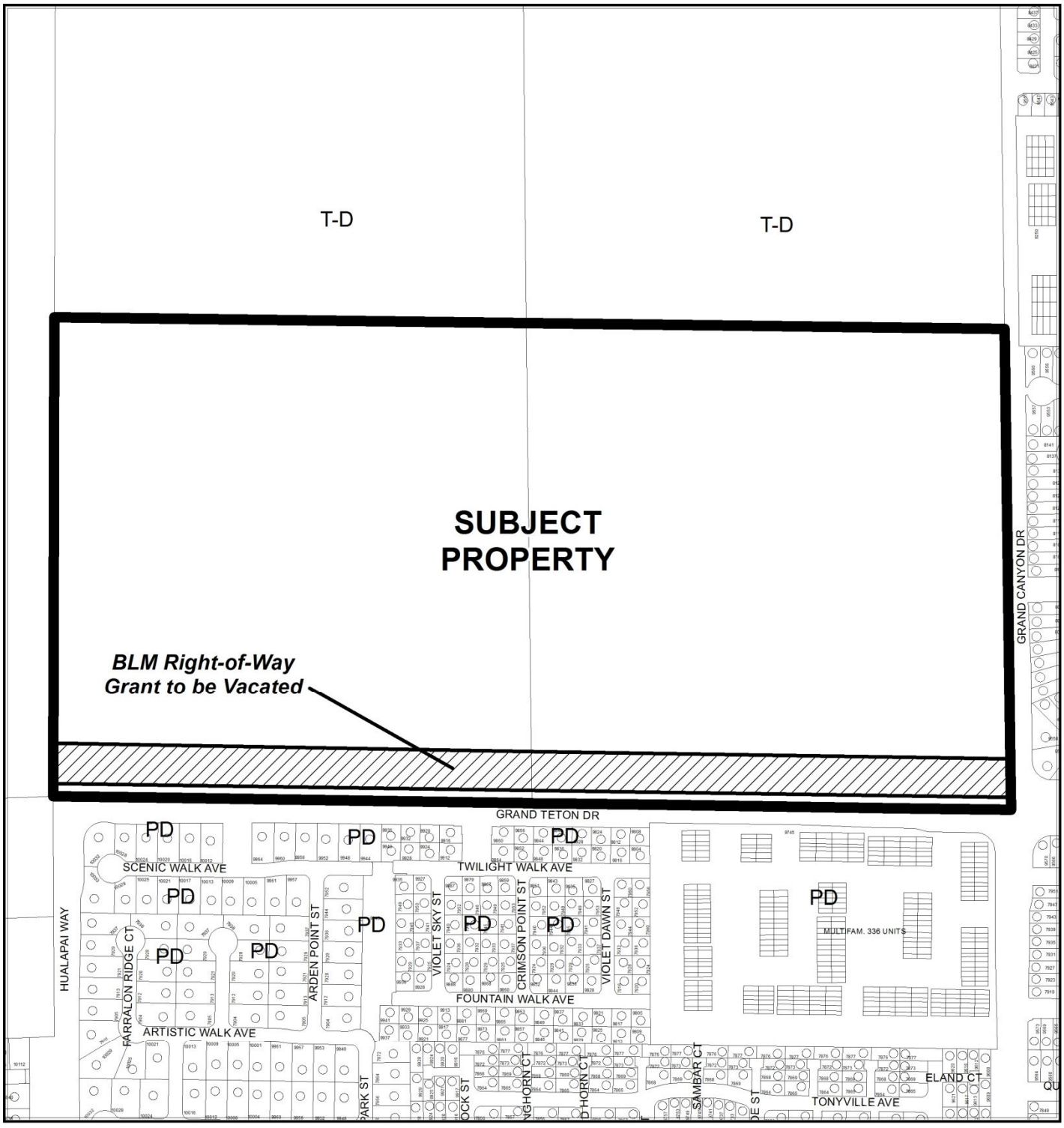
**SUBJECT:**
VAC-53843 - VACATION - PUBLIC HEARING - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNER: K A G DEVELOPMENT SOUTH, LLC - For possible action on a request for a Petition to Vacate Bureau of Land Management Right-of-Way Grant Easement generally located north of the northern alignment of Grand 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

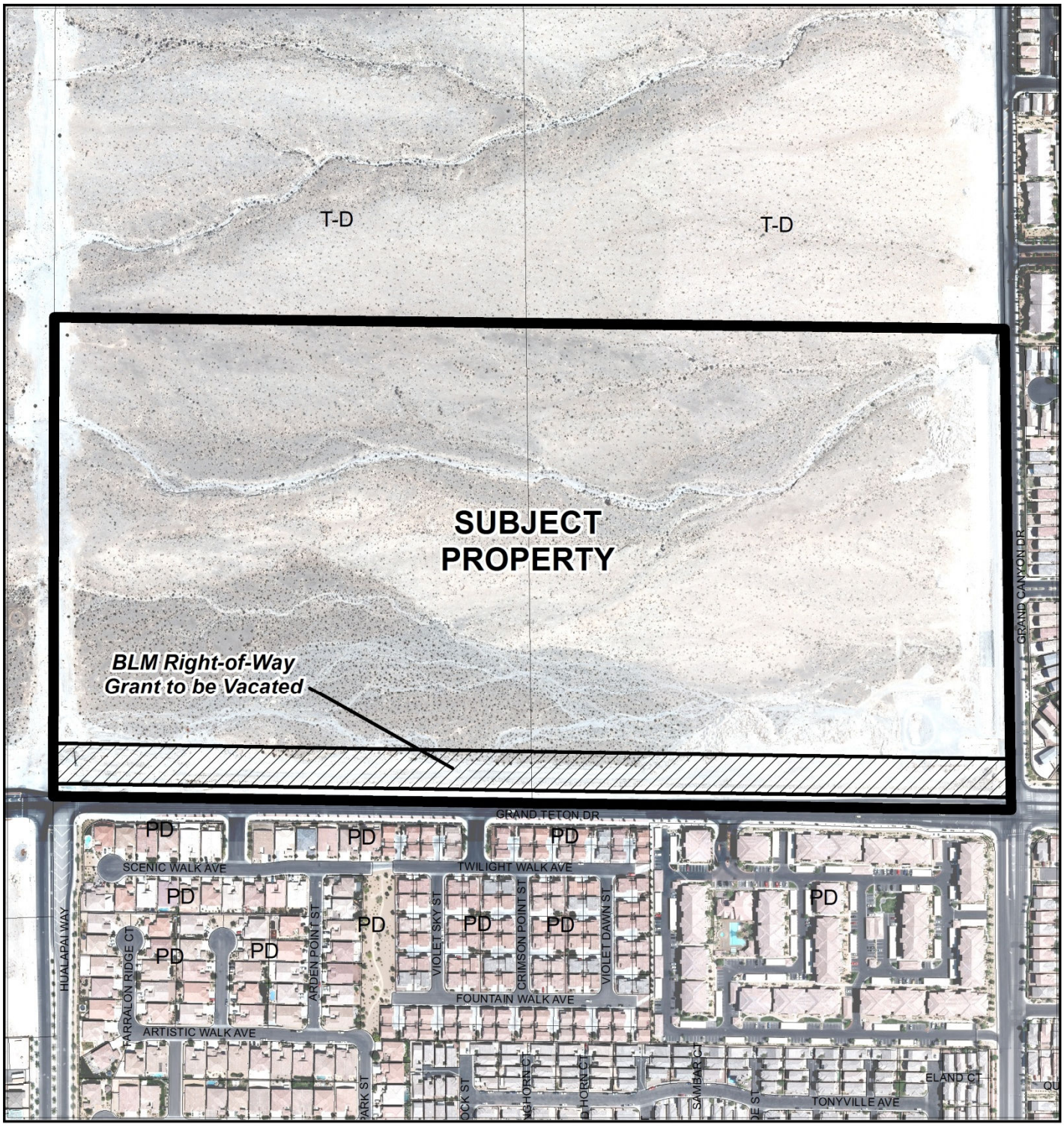
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**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

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**WALLACE • MORRIS SURVEYING, INC.**
**Land Survey Consulting**

**APN: 125-07-401-001 AND 002**

**EXHIBIT "A"**

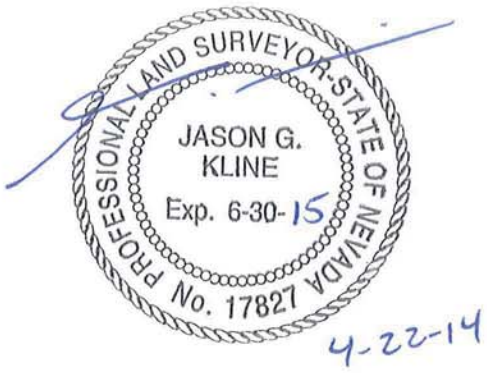
**EXPLANATION:** THIS DESCRIPTION REPRESENTS A CITY OF LAS VEGAS RIGHT-OF-WAY GRANT TO BE VACATED IN SUPPORT OF THE "SKYE CANYON" PROJECT.

**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**



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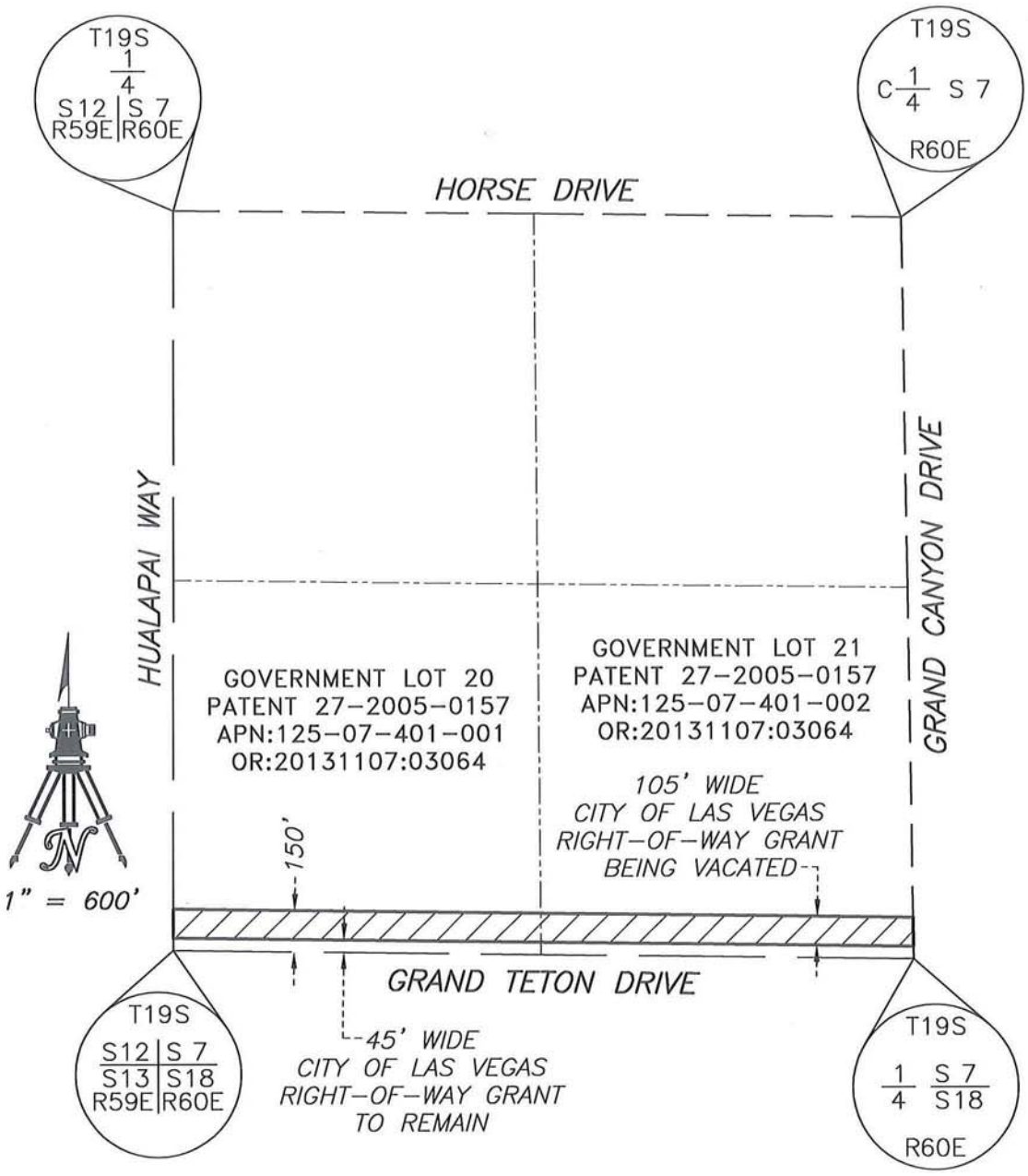
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

PRJ-53782
04/23/14

APN: 125-07-401-001 AND 002
CITY OF LAS VEGAS RIGHT-OF-WAY VACATION

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| | |
|---|---|
| WALLACE · MORRIS<br>SURVEYING, INC.<br>LAND SURVEY CONSULTING<br>5740 S. ARVILLE ST. #206<br>LAS VEGAS, NEVADA 89118 | EXHIBIT "B"<br>LYING WITHIN GOVERNMENT LOTS 20 AND 21<br>OF SECTION 7, T. 19 S., R. 60 E., M.D.M.,<br>CITY OF LAS VEGAS, CLARK COUNTY, NEVADA<br>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**

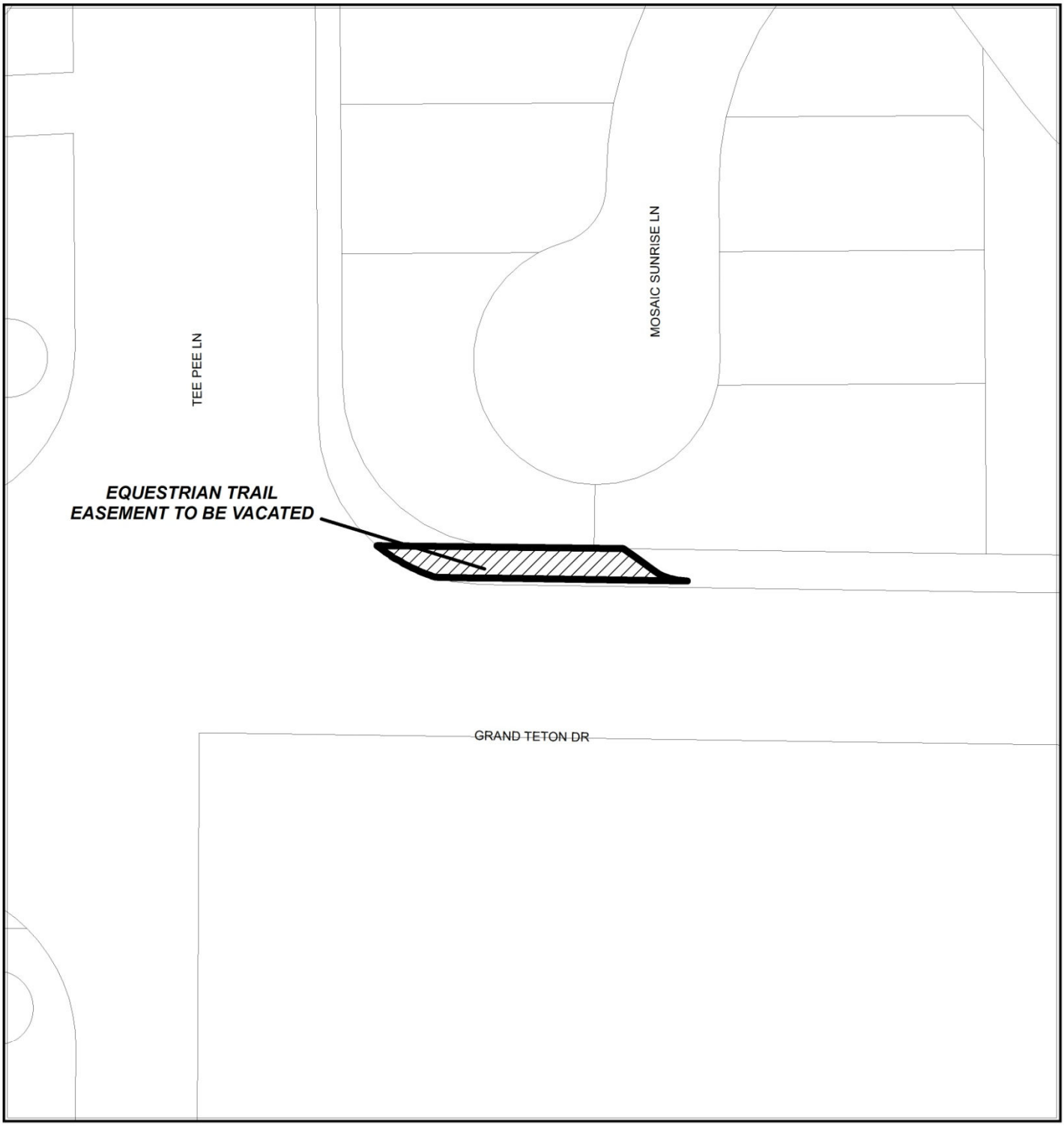
**SUBJECT:**
VAC-53898 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: D R HORTON, INC. - For possible action on a request for a Petition to Vacate a portion of a 10-foot wide City of Las Vegas Equestrian Trail Easement generally located at the northeast corner of Grand Teton Drive and Tee Pee Lane, Ward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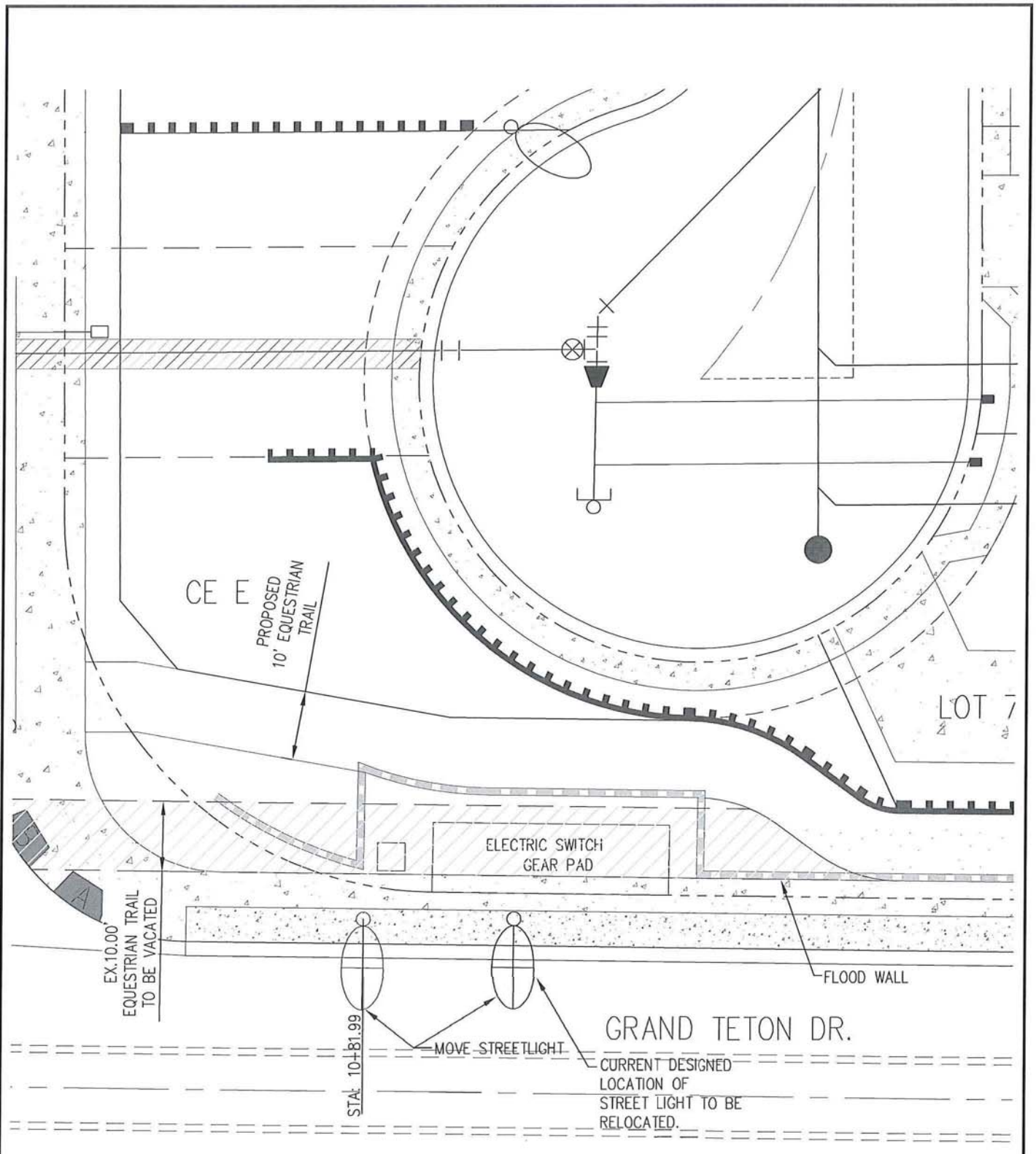


PRJ-53810
04/28/14

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;


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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

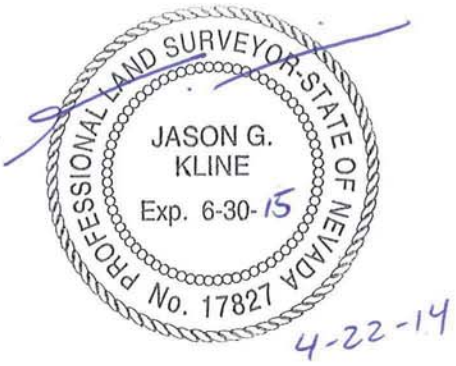
THENCE DEPARTING THE WESTERLY LINE OF SAID COMMON ELEMENT "D", SOUTH 89°09'50" EAST, 42.29 FEET TO A POINT ON THE SOUTHERLY LINE OF COMMON ELEMENT "E" OF SAID "GRAND TETON AND TEE PEE;

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

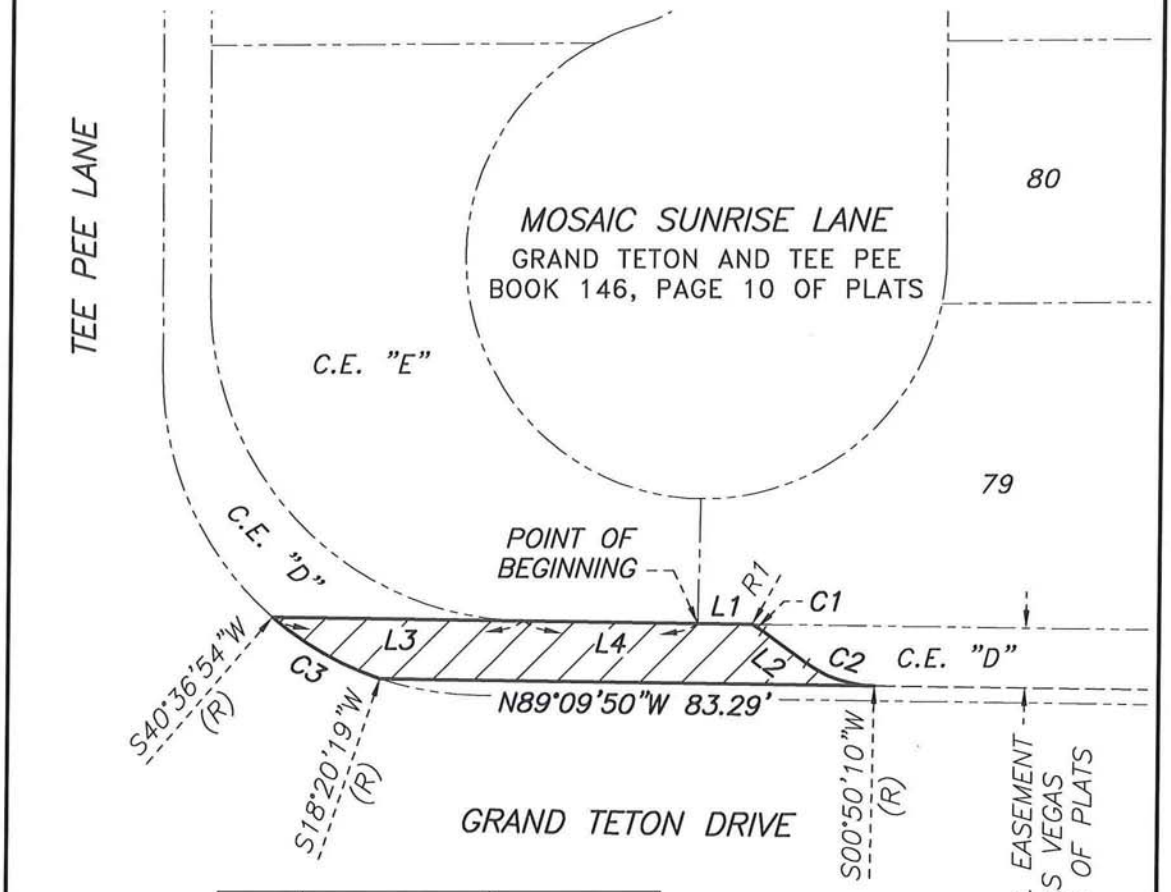





PRJ-53810
04/28/14

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'

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WALLACE · MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118


EXHIBIT "B"

LYING WITHIN THE 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.**

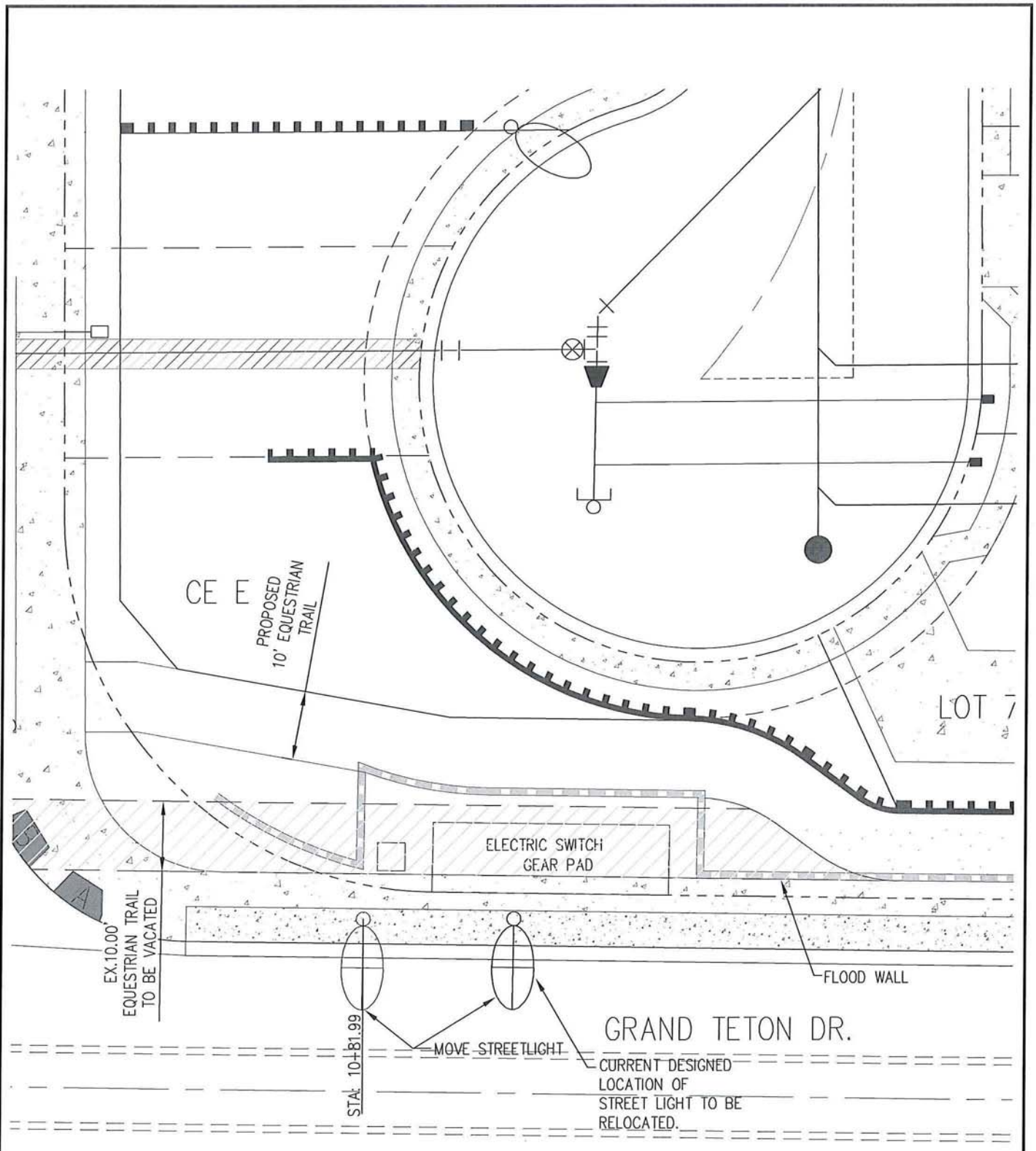
Efraim Balizan, P.E.
Project Engineer

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**

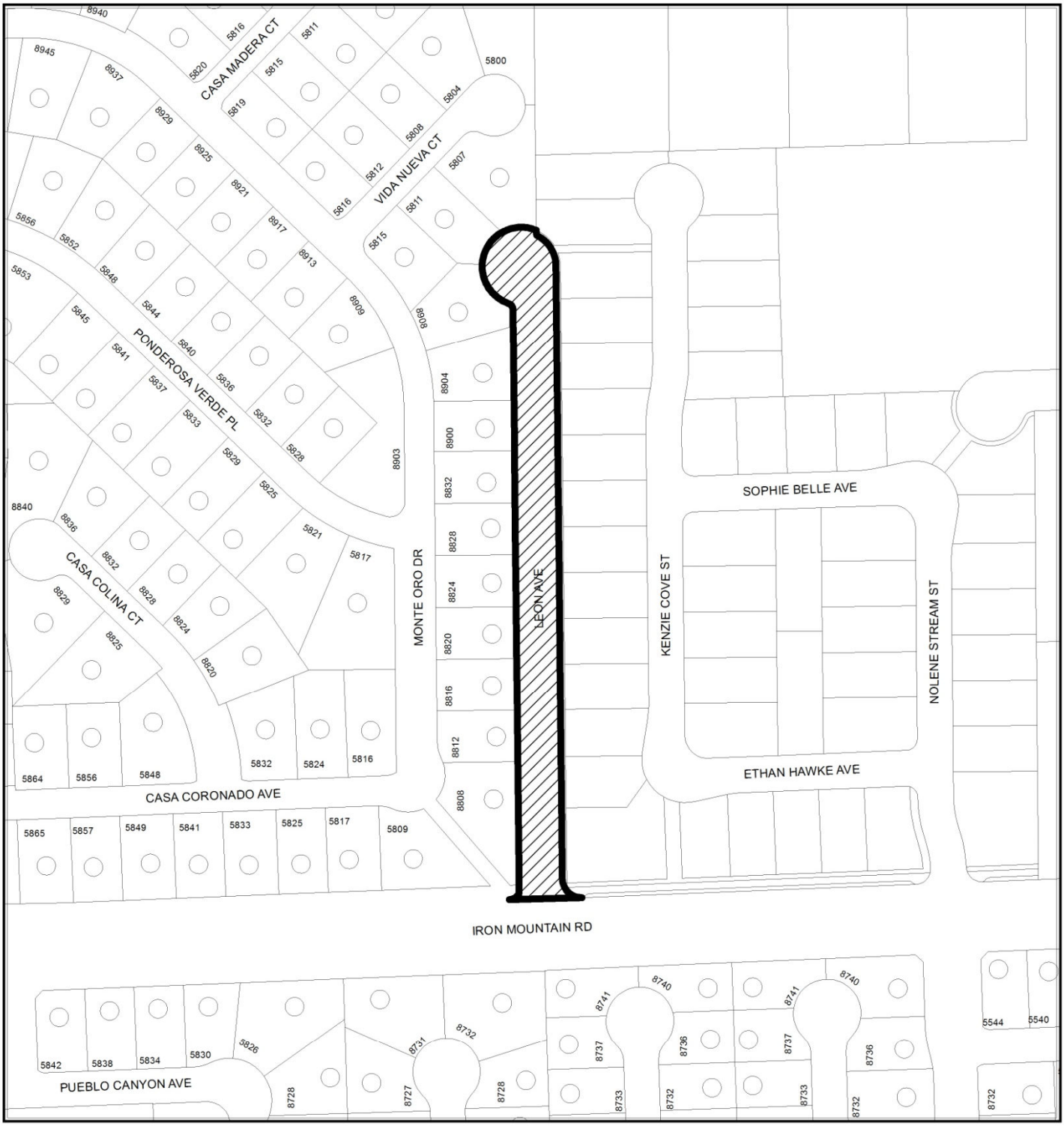
**SUBJECT:**
VAC-54050 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Petition to Vacate public right-of-way (Leon Avenue) north of Iron Mountain Road, Ward 6 (Ross).

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

*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.

Revised 10/27/08

# 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

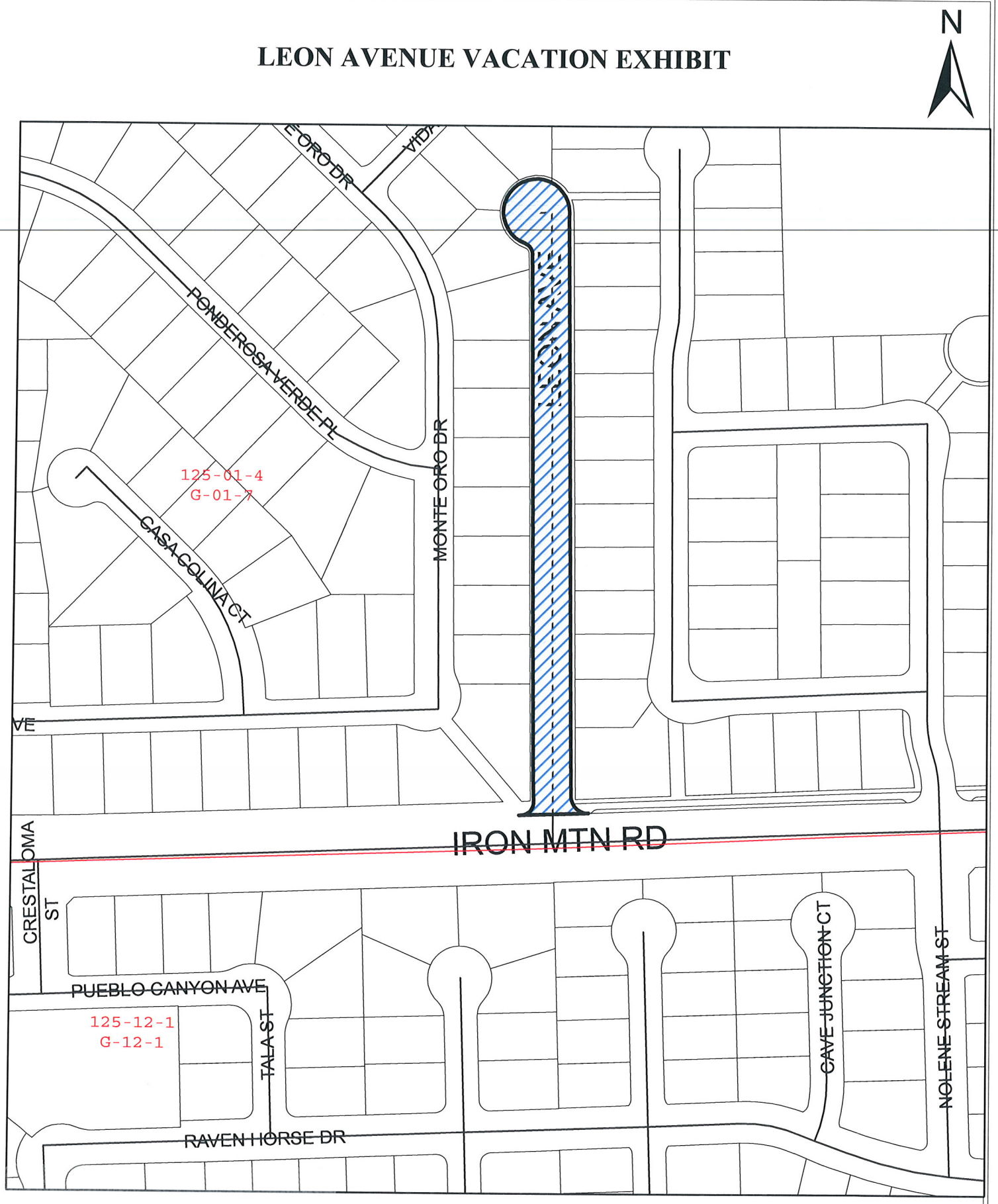
This land description describes a public street running generally north/south, lying east of Jones Boulevard and north of Iron Mountain Road, for vacation purposes.

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.

**VAC-54050**

# LEON AVENUE VACATION EXHIBIT




**VAC-54050**

0 60 120 240 360 480 Feet

**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**

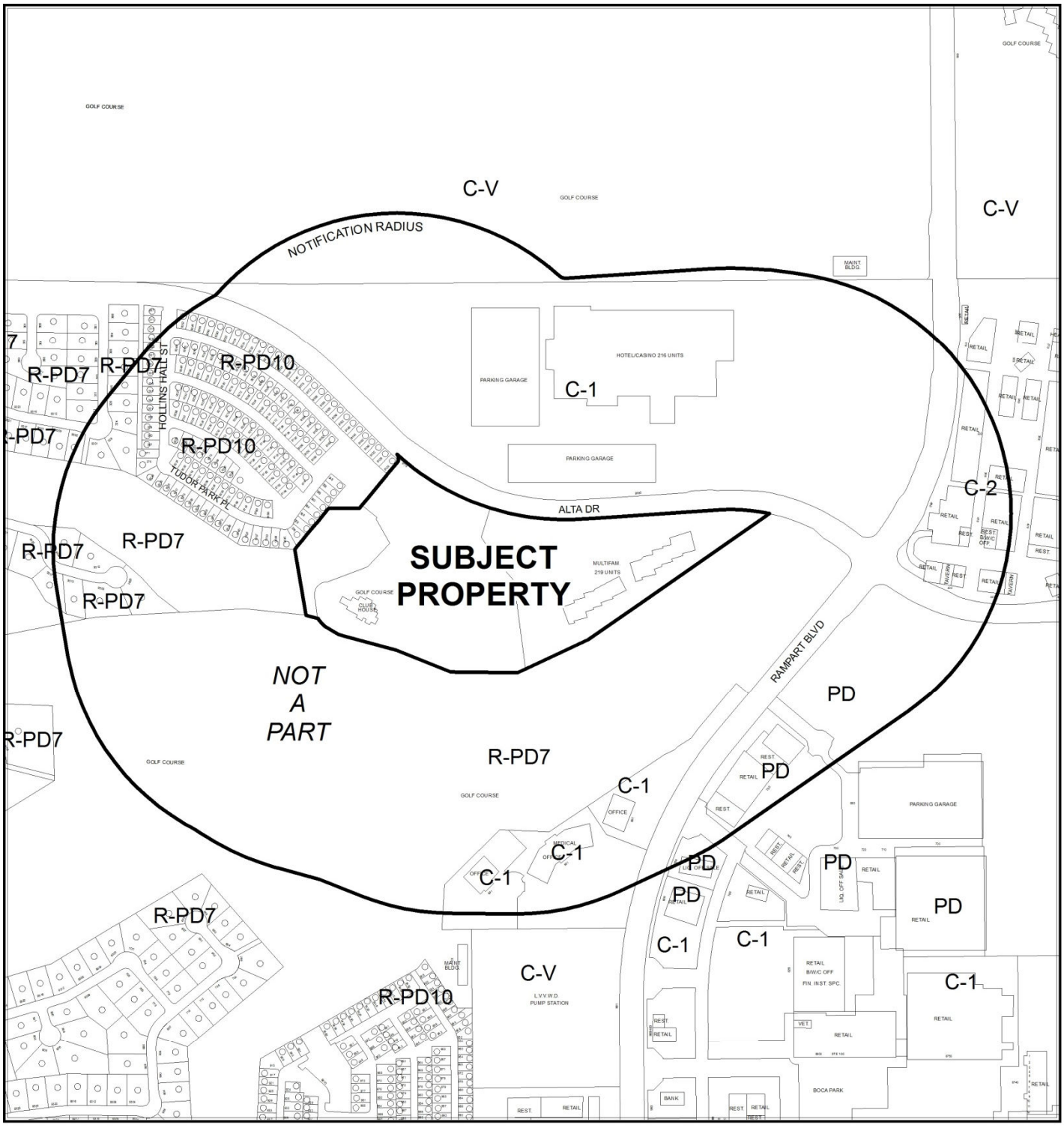
**SUBJECT:**
ABEYANCE - MOD-53701 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: QUEENSRIDGE TOWERS, LLC - For possible action on a request for a Major Modification of the Queensridge Towers Development Standards dated May 20, 2004 TO AMEND DEVELOPMENT STANDARDS REGARDING LAND USE, BUILDING 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:

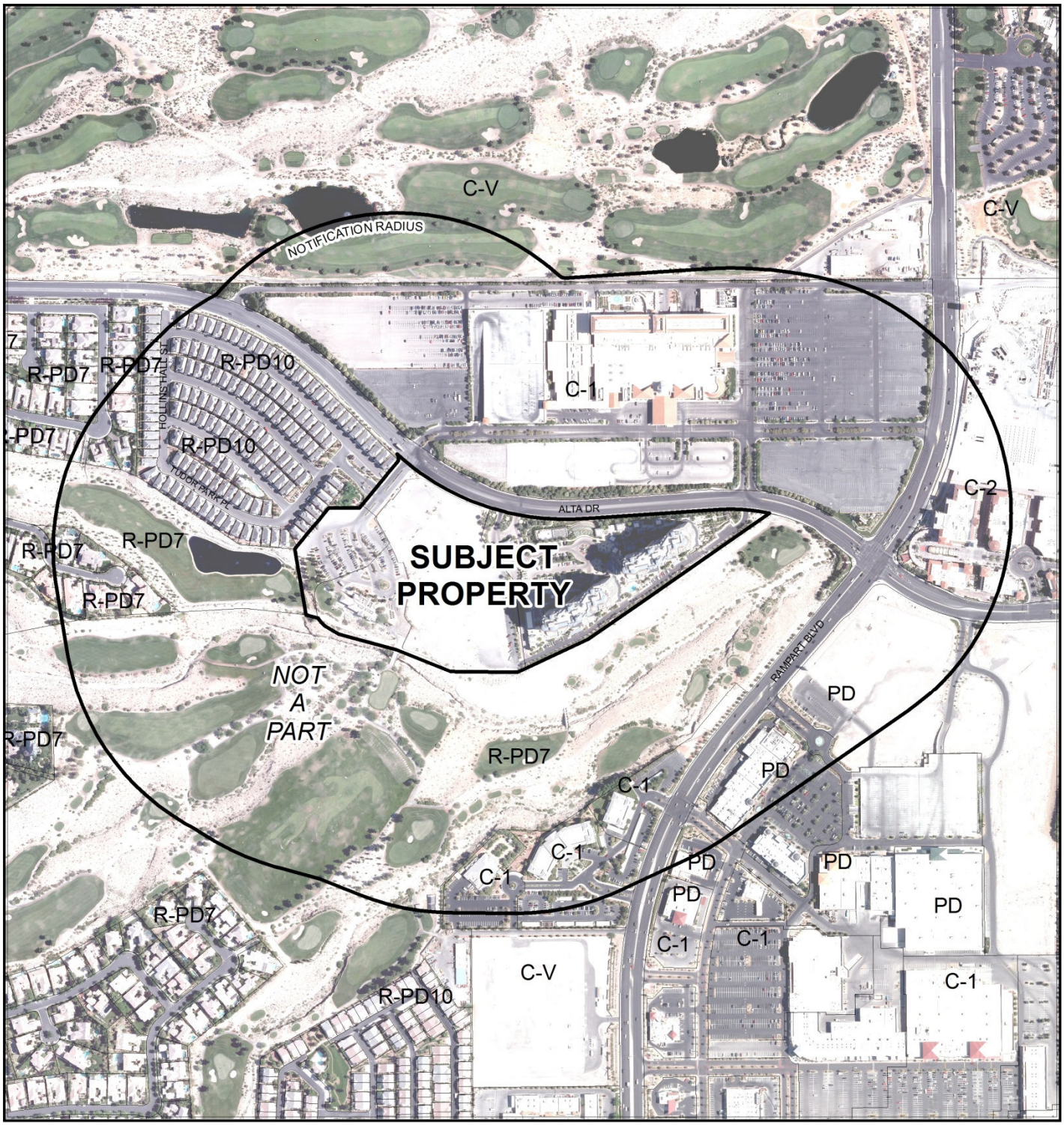
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report - MOD-53701, VAR-53502 and SDR-53503 [PRJ-51869]
3. Supporting Documentation - MOD-53701, VAR-53502 and SDR-53503 [PRJ-51869]
4. Photos - MOD-53701, VAR-53502 and SDR-53503 [PRJ-51869]
5. Justification Letter - MOD-53701, 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

***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.

PR-51869
04/17/14

Revised 10/27/08

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## 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

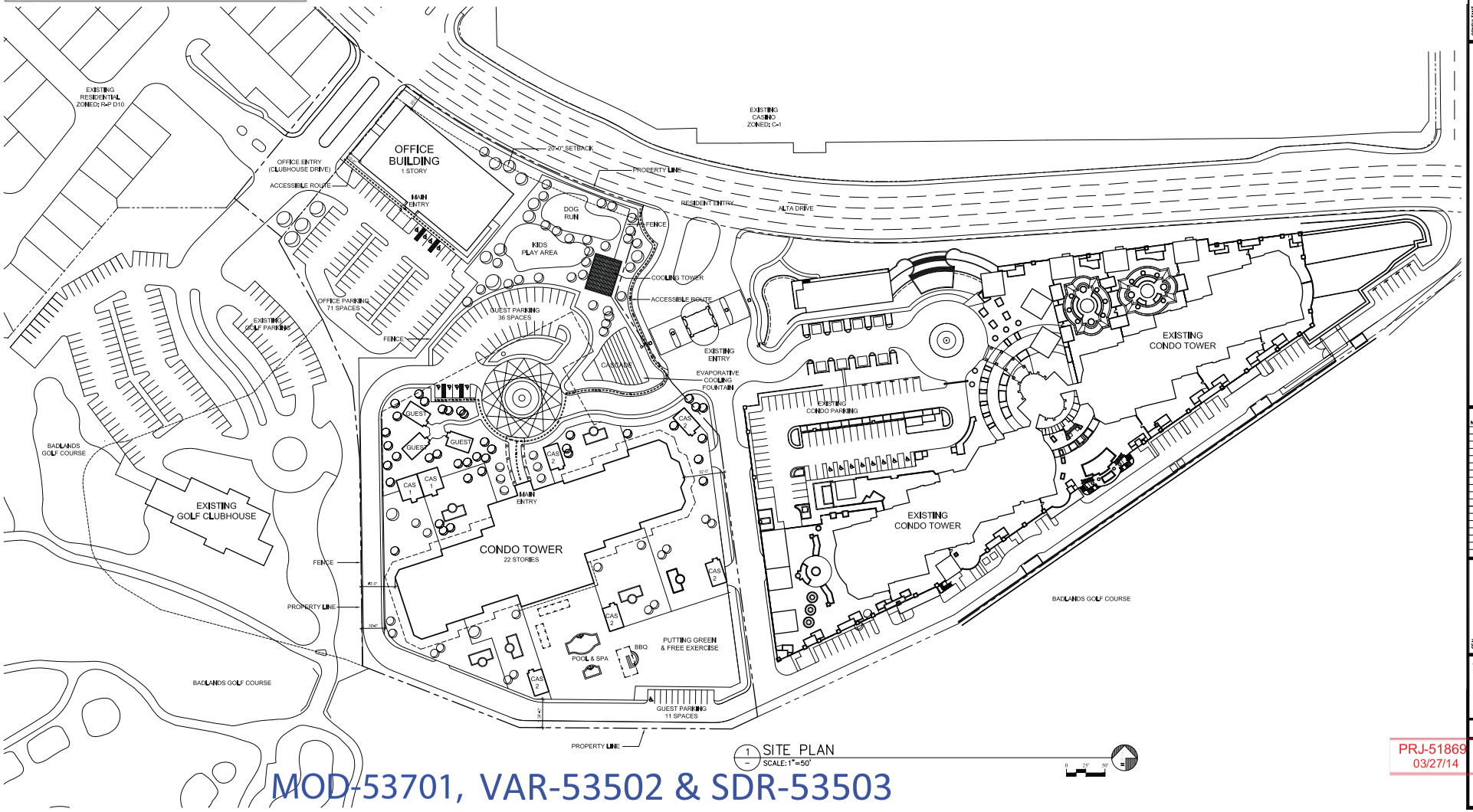
| Residential Tower | Area | Casitas | Area | Office | Area | TOTAL AREA |
|---|---|---|---|---|---|---|
| Level 22 | 21,849 SF | | | | | **21,849 SF** |
| Level 21 | 21,685 SF | | | | | **21,685 SF** |
| Level 20 | 33,872 SF | | | | | **33,872 SF** |
| Level 19 | 35,859 SF | | | | | **35,859 SF** |
| Level 18-18 | 107,577 SF | | | | | **107,577 SF** |
| Levels 02-15 | 502,026 SF | | | | | **502,026 SF** |
| Level 01 | 40,896 SF | 9 Casitas | 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: 4654 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 | | 2388 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
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# ONE QUEENSRIDGE PLACE PHASE II
LAS VEGAS, NV

REVISIONS

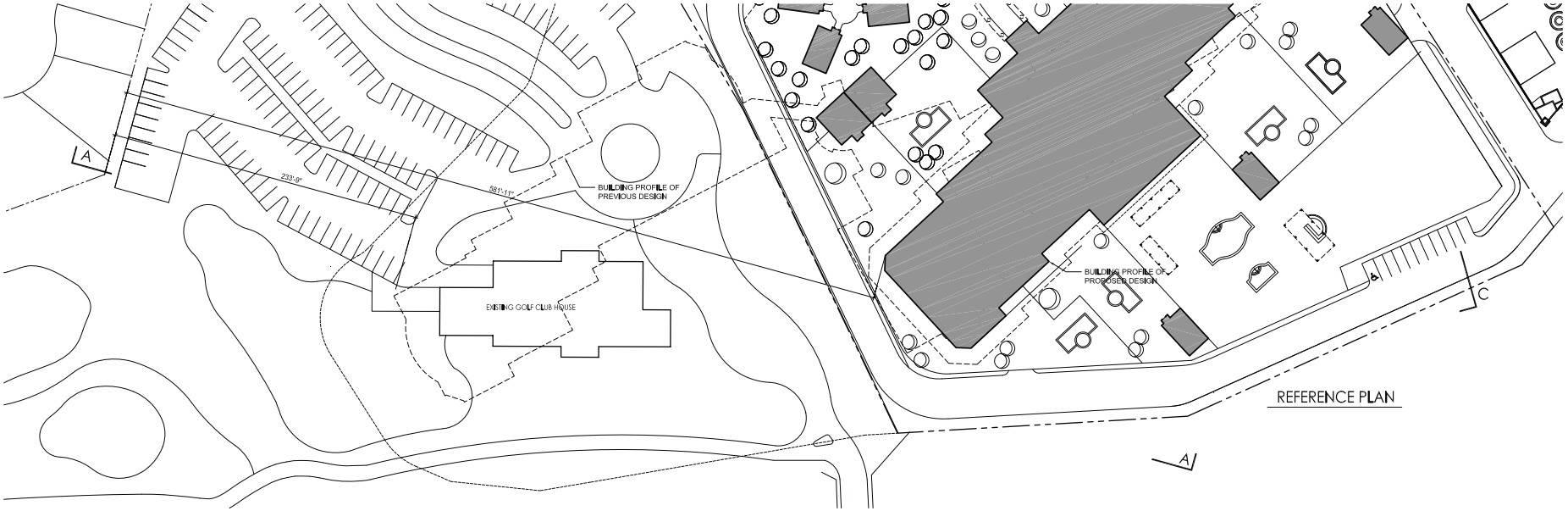
| NO. | DATE | DESCRIPTION |
|---|---|---|

SEAL

SITE PLAN

PROJECT NO. 140004 | DRAWING DATE 3.27.14

SP001

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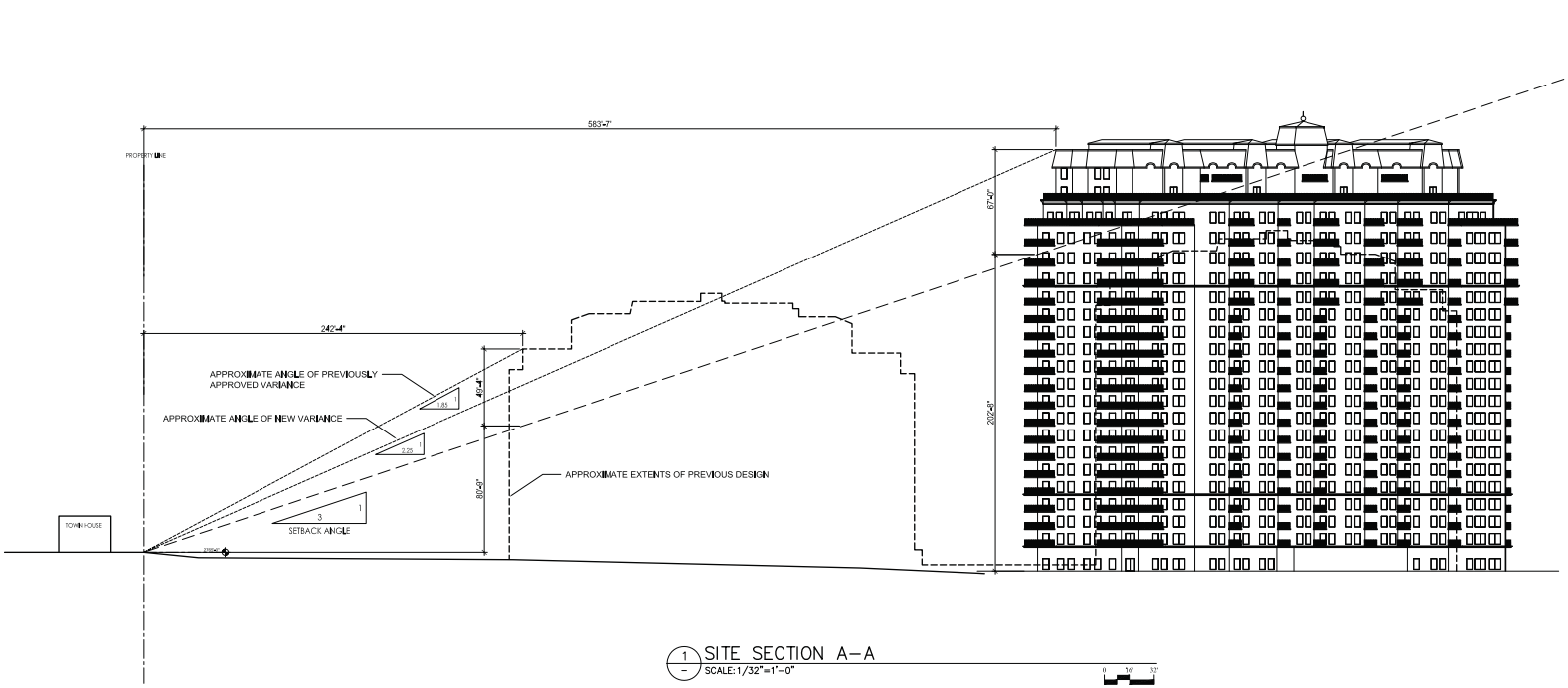


1 SITE SECTION A–A
SCALE: 1/32"=1'-0"

MOD-53701, VAR-53502 & SDR-53503

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# ONE QUEENSRIDGE PLACE PHASE II

LAS VEGAS, NV

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|

SEAL

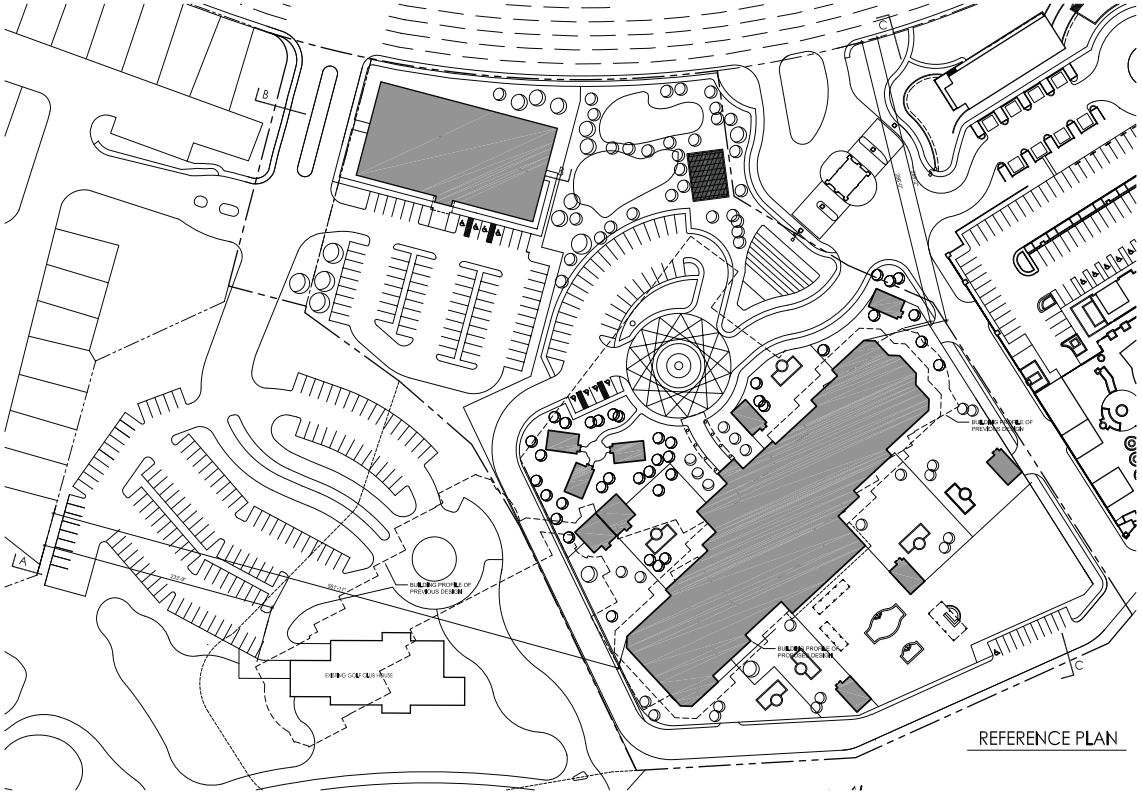
SITE SECTION

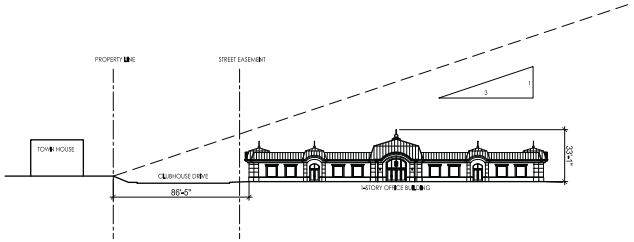
PROJECT NO. 130004

DRAWING DATE 3.27.14

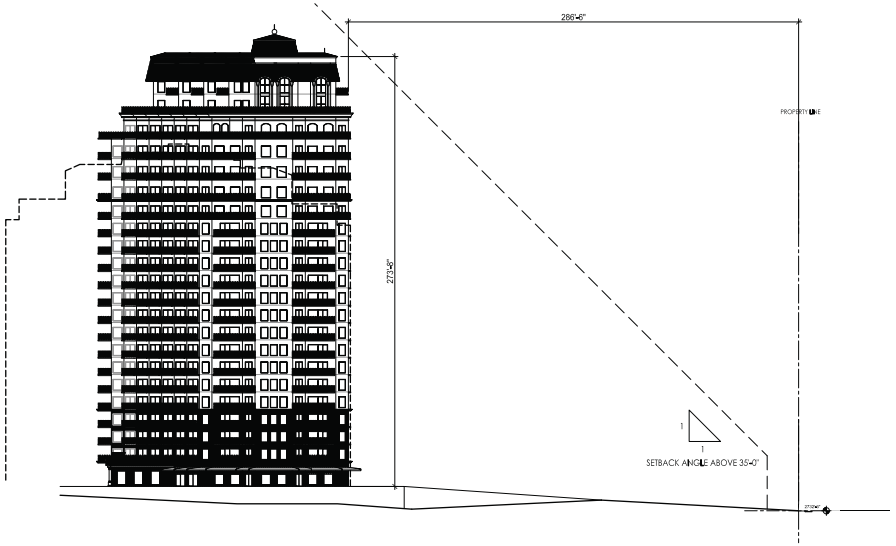
PRJ-51869
03/27/14

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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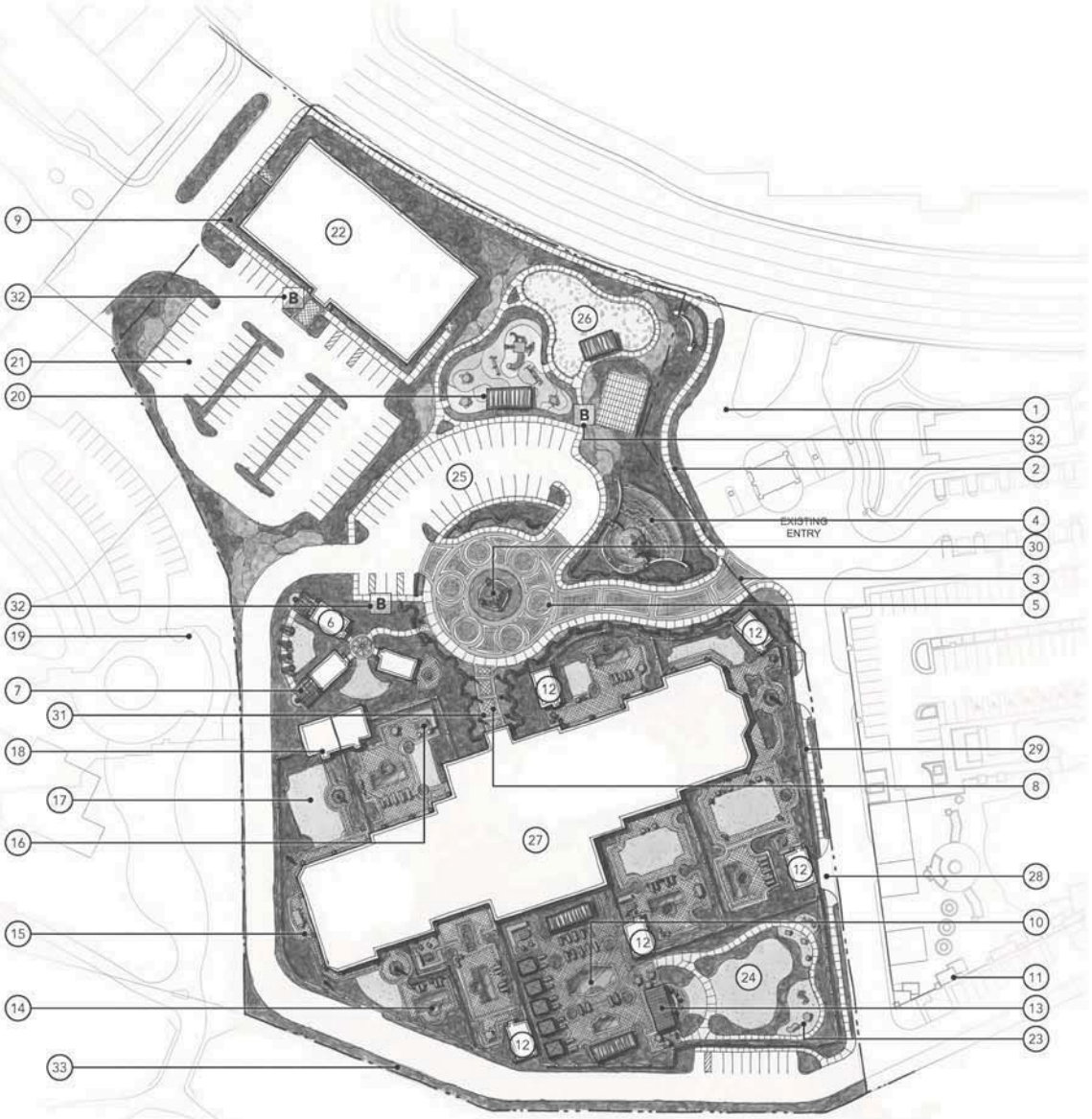
ONE QUEENSRIDGE PLACE PHASE II
LAS VEGAS, NV

REVISIONS
NO. DATE DESCRIPTION

SITE SECTION

PROJECT NO. 1108004
DRAWING DATE 3.27.14

CS002




1 Existing Entry To Phase I
2 Pedestrian Sidewalk (Typical)
3 Locally Sourced Enhanced Paving at Entry Drive
4 Phase II Grand Entry Fountain (Sourced from Cooling System)
5 Arrival Motor-Court with Locally Sourced Decorative Paving
6 Guest Units
7 Guest Unit Courtyard
8 Locally Sourced Enhanced Paving at Resident Main Entry
9 Low Water Gardens at Main Entry
10 Common Area Pool Area
11 Existing Phase I
12 Casita Type 2
13 Shaded Common Area with BBQs and Bar
14 Garden Unit Pool and Spa (Typical)
15 Garden Unit Courtyards (Typical)
16 Fire-pit (Typical)
17 Artificial Lawn Panel (Typical)
18 Casita Type 1
19 Existing Badlands Golf Course
20 Kid's Play Park with Sun Screen Shade Canopy
21 Office Parking with Shade Trees
22 Future Office
23 Artificial Lawn
24 Putting Green / Exercise Area
25 Above Ground Parking with Shade Trees
26 Dog Park with Recycled Groundcover Material
27 Residential Tower
28 Enhanced Paving at Resident Garage Entry
29 Themed Perimeter / Retaining Wall using Locally Sourced Material
30 Art (Typical)
31 Overhead Trellis Shade Structure for Heat Island Reduction
32 Short Term Bicycle Parking
33 Low Water Planting with Cobble Groundcover

1 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

MOD-53701, VAR-53502 & SDR-53503

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# ONE QUEENSRIDGE PLACE PHASE II
LAS VEGAS, NV

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|

SEAL

LANDSCAPE PLAN

PROJECT NO. 7888004 | DRAWING DATE 3.27.14

PRJ-51869
03/27/14

LP001

PLANTING PLAN
SCALE: 1" = 40'-0"

## PROPOSED PLANT PALETTE - TREES AND PALMS

| SYM. | BOTANICAL NAME | COMMON NAME |
|---|---|---|
| | EVERGREEN (TYPICAL 60% 24" BOX, 20% 36" BOX, 20% 48" BOX OR LARGER) | |
| | ACACIA SPECIES | ACACIA |
| | ARBUTUS SPECIES | STRAWBERRY TREE |
| | CERATONIA SILIQUA | CAROB TREE |
| | CHITALPA SPECIES | CHITALPA |
| | CUPRESSUS SEMPERVIRENS | ITALIAN CYPRESS |
| | ELAEOCARPUS DECIPIENS | BLUEBERRY TREE |
| | GEIJERA SPECIES | AUSTRALIAN WILLOW |
| | LIGUSTRUM SPECIES | PRIVET |
| | MAGNOLIA SPECIES | MAGNOLIA |
| | OLEA EUROPAEA 'SWAN HILL' | SWAN HILL OLIVE TREE |
| | PLATANUS WRIGHTII | ARIZONA SYCAMORE |
| | PROSOPIS SPECIES | MESQUITE |
| | QUERCUS ILEX | HOLLY OAK |
| | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK |
| | RHUS LANCEA | AFRICAN SUMAC |
| | ULMUS PARVIFOLIA | EVERGREEN ELM |
| | 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


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CONSULTANT
LIFESCAPES International Inc.
LANDSCAPE ARCHITECTS

# ONE QUEENSRIDGE PLACE PHASE II
LAS VEGAS, NV

REVISIONS

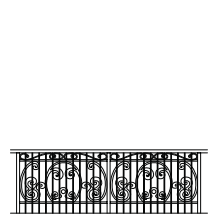
| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

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"

MOD-53701, VAR-53502 & SDR-53503

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# ONE QUEENSRIDGE PLACE PHASE II

LAS VEGAS, NV

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|

SEAL

SOUTH ELEVATION

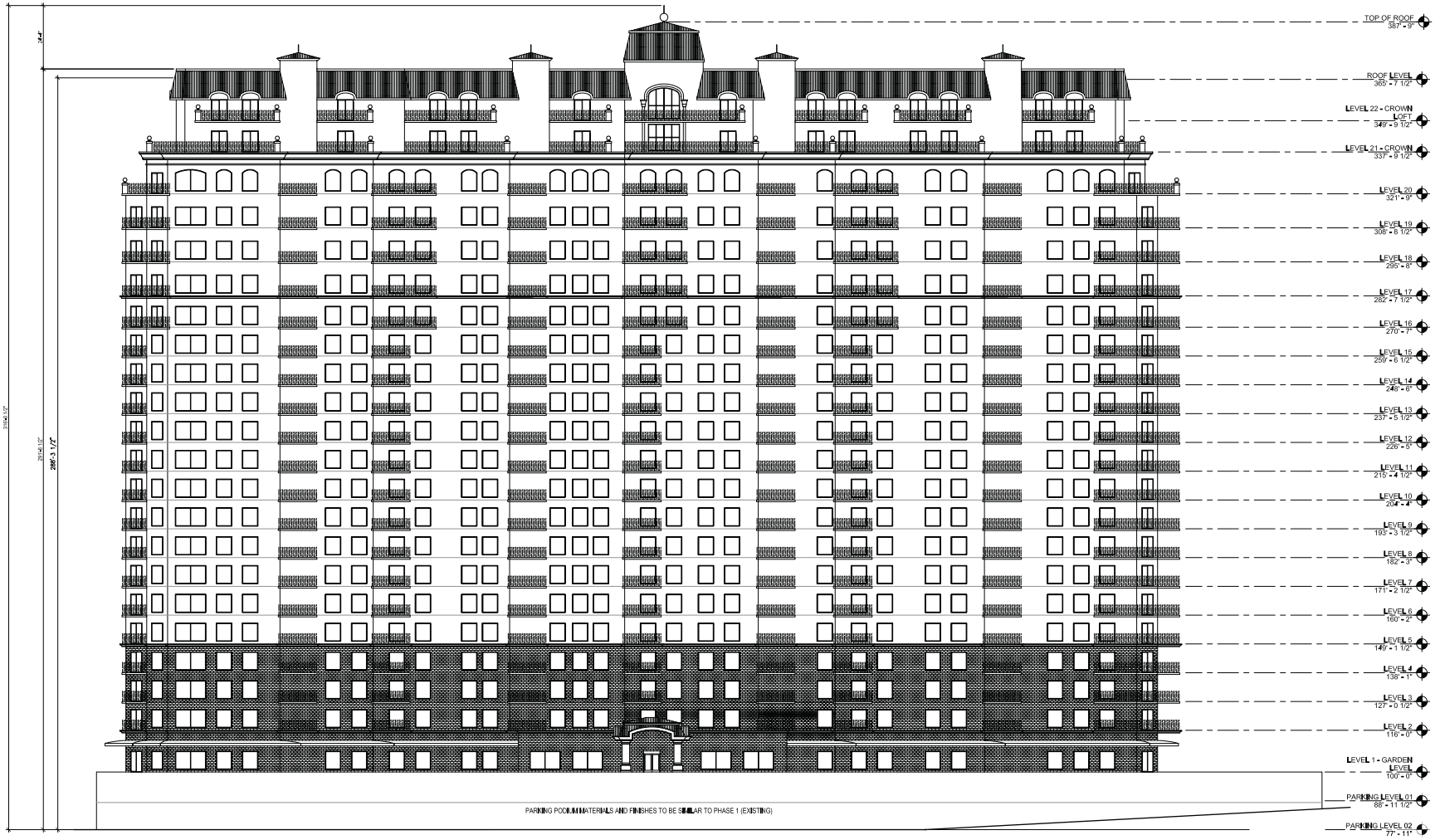
PROJECT NO. 398004

DRAWING DATE 3.27.14

PRJ-51869
03/27/14

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

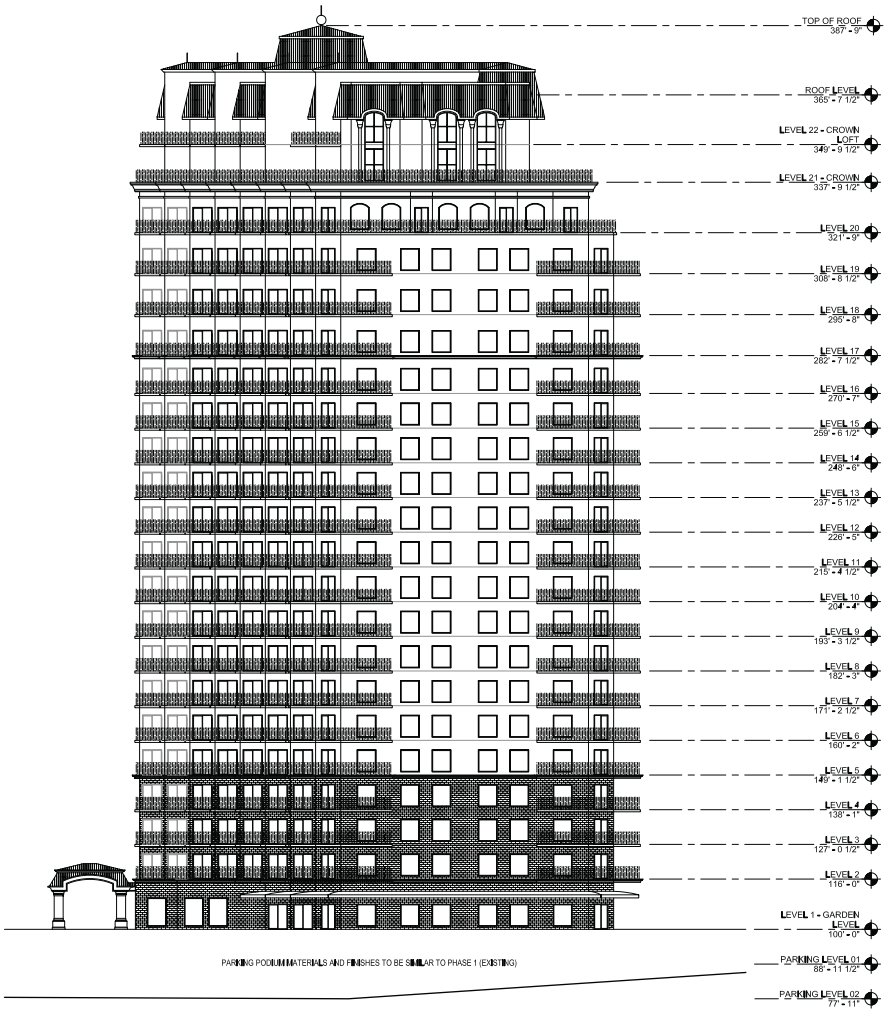
NORTH ELEVATION

PROJECT NO. 140004

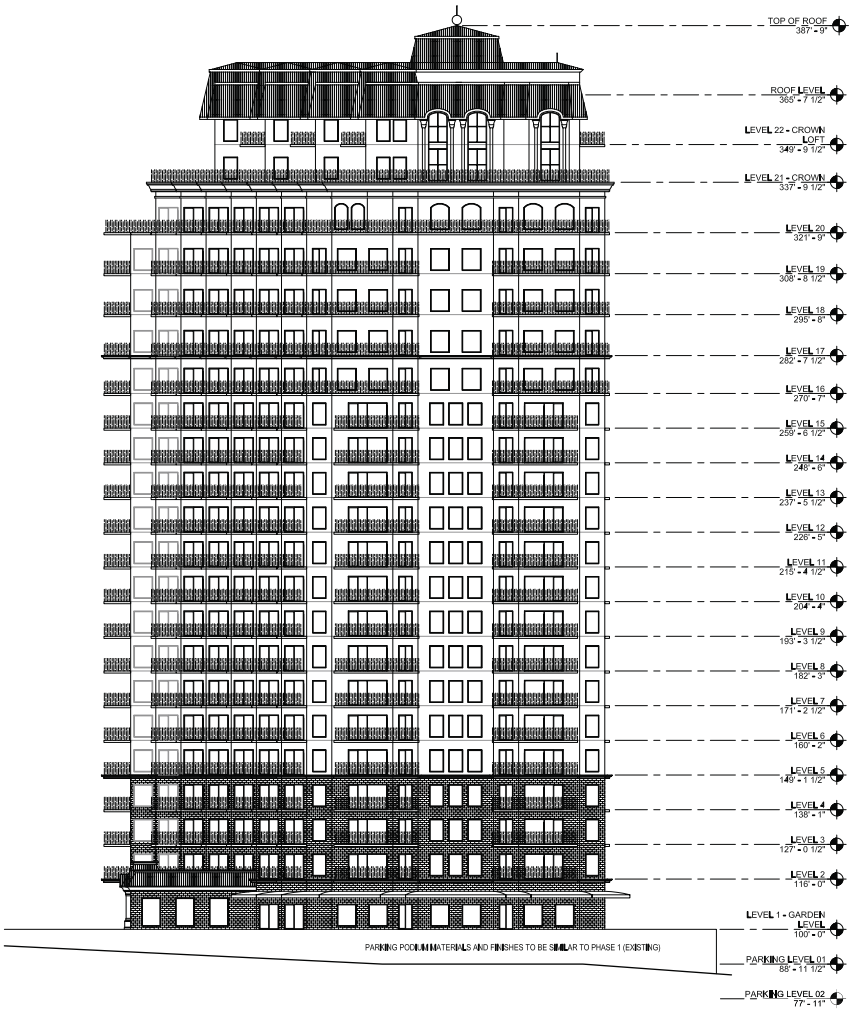
DRAWING DATE 3.27.14

EV002

RAILING, COLORS, AND MATERIALS TO BE SIMILAR TO EXISTING QUEENSRIDGE TOWERS (PHOTOS ABOVE)




1 WEST ELEVATION
SCALE:1/16"=1'-0"




2 EAST ELEVATION
SCALE:1/16"=1'-0"

PRJ-51869
03/27/14

MOD-53701, VAR-53502 & SDR-53503

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# ONE QUEENSRIDGE PLACE PHASE II

LAS VEGAS, NV

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|

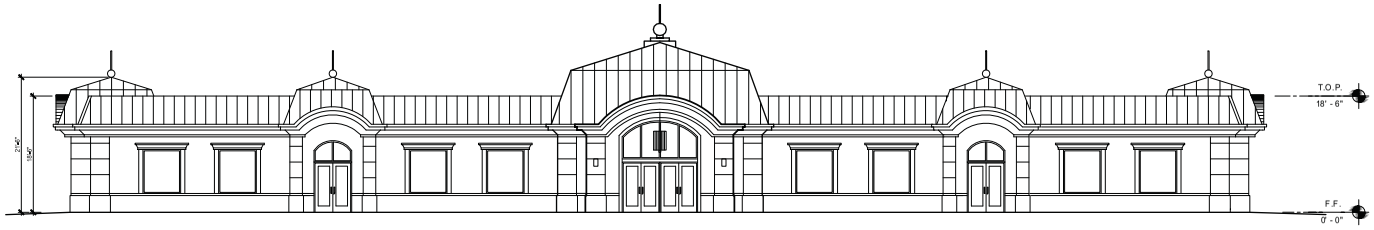
SEAL

WEST ELEVATION
EAST ELEVATION

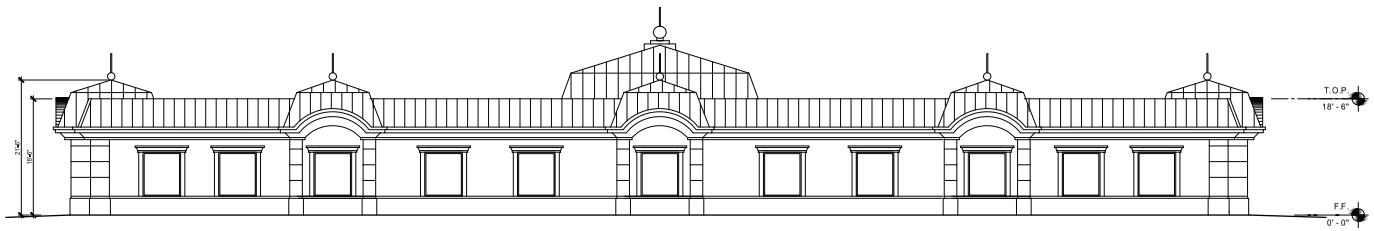
PROJECT NO. 398004
DRAWING DATE 3.27.14

EV003

COLORS, AND MATERIALS TO BE SIMILAR TO EXISTING QUEENSRIDGE TOWERS (PHOTOS ABOVE)




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




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

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

4 EAST ELEVATION
SCALE: 1/16"=1'-0"

# MOD-53701, VAR-53502 & SDR-53503 - REVISED

PRJ-51869
04/24/14

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# ONE QUEENSRIDGE PLACE PHASE II

LAS VEGAS, NV

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|

SEAL

OFFICE BUILDING ELEVATIONS & MATERIALS

PROJECT NO. 398004

DRAWING DATE 4.23.14

EV004

1 PARKING LEVEL 1 PLAN
SCALE: 1/32"=1'-0"

2 PARKING LEVEL 2 PLAN
SCALE: 1/32"=1'-0"

MOD-53701, VAR-53502 & SDR-53503


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# ONE QUEENSRIDGE PLACE PHASE II

LAS VEGAS, NV

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|---|---|---|

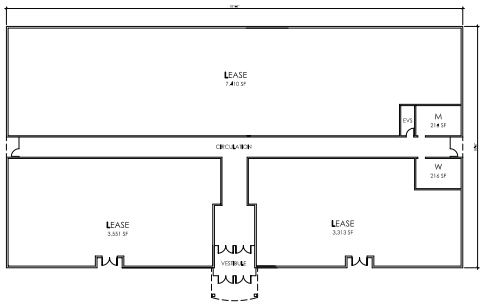
SEAL

PARKING LEVEL 1 PLAN
PARKING LEVEL 2 PLAN
–
–

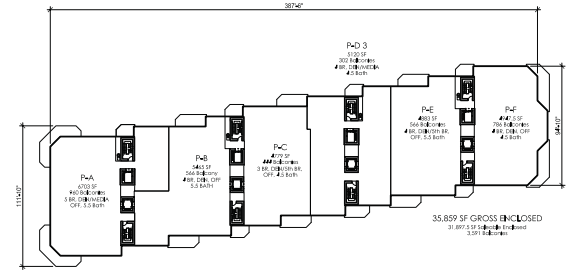
PROJECT NO. 3W004 | DRAWING DATE 3.27.14

PRJ-51869
03/27/14

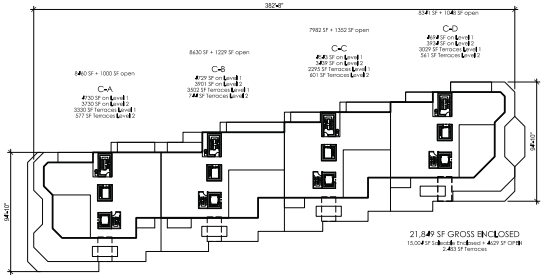
FP001




9 OFFICE BUILDING PLANS
SCALE: 1"=20'




4 FLOOR PLAN LEVEL 19
SCALE: 1"=40'

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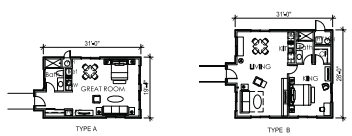


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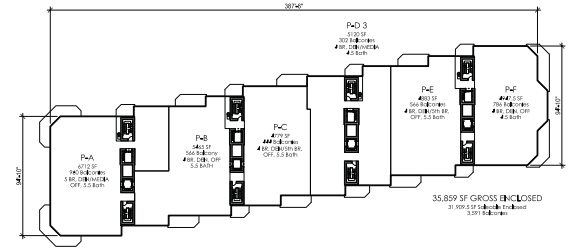


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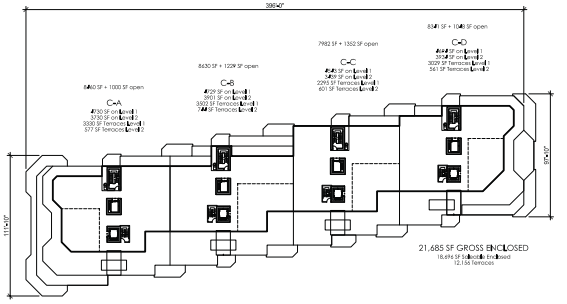


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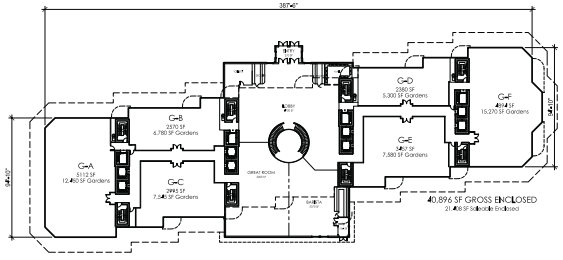
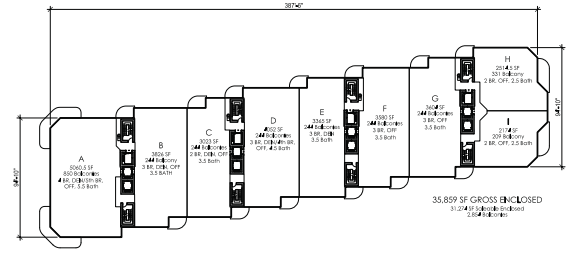



1 FLOOR PLAN GARDEN LEVEL
SCALE: 1"=40'

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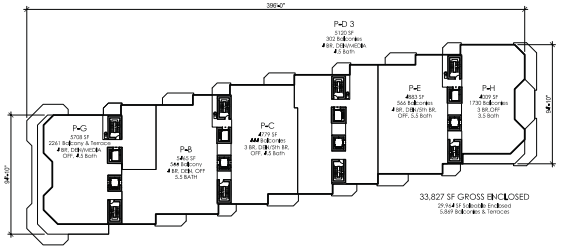


5 FLOOR PLAN LEVEL 20
SCALE: 1"=40'

MOD-53701, VAR-53502 & SDR-53503

PRJ-51869
03/27/14

Bergman Walls & Associates
ARCHITECTS • DESIGNERS • PLANNERS

CONSULTANT

# ONE QUEENSRIDGE PLACE PHASE II
LAS VEGAS, NV

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|

SEAL

FLOOR PLANS

PROJECT NO. 398004
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

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**MOD-53701, VAR-53502 & SDR-53503 - REVISED**

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04/28/14

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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

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## 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**

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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:

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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

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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.

**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.

**5.0 Architectural Design Criteria**

**5.1 Purpose**
The design objective of the architectural criteria is to establish the parameters and theme for creating a uniform Architectural character comparable with the surrounding planned communities.

**5.2 Style**
The architectural character of the Queensridge Towers is intended to be classical "old world" in design with a triparte elevation and architectural detail and appropriate to a luxury condominium development.

**5.3 Building Height**
The building height shall be:

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- **201'-6" ft. for the eighteen story residential towers (Existing)**
- **310'-0" ft. for the twenty-two story residential tower**
- **26'-0" ft. - Phase I for the parking podium at South Façade (Existing)**
- **26'-0" ft. - Phase II for the parking podium at South Façade**
- **25'-0" ft. for gazebo and trellis structures on podium**
- **44'-0" ft. for the golf club house**
- **33'-0" ft. for the single story office building**
- **41-0" ft. for the porte cochere and lobby buildings**

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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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## 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.

**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.

## 5.0 Architectural Design Criteria

### 5.1 Purpose

The design objective of the architectural criteria is to establish the parameters and theme for creating a uniform Architectural character comparable with the surrounding planned communities.

### 5.2 Style

The architectural character of the Queensridge Towers is intended to be classical "old world" in design with a triparte elevation and architectural detail and appropriate to a luxury condominium development.

### 5.3 Building Height

The building height shall be:

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- **201'-6" ft. for the eighteen story residential towers (Existing)**
- **310'-0" ft. for the twenty-two story residential tower**
- **26'-0" ft. - Phase I for the parking podium at South Façade (Existing)**
- **26'-0" ft. - Phase II for the parking podium at South Façade**
- **25'-0" ft. for gazebo and trellis structures on podium**
- **44'-0" ft. for the golf club house**
- **33'-0" ft. for the single story office building**
- **41-0" ft. for the porte cochere and lobby buildings**

### 5.4 Mechanical Equipment Trash Area Screening

Exterior components, whether roof or ground mounted, shall be screened on all sides by a screen wall or parapet wall that shall be aesthetically compatible with the architectural design of the building. Monolithic screens are required versus several small individual screens. Trash and mechanical enclosures shall be horizontally screened from elevated sight lines. On low rise buildings mechanical equipment will be screened from side views and views from above.

### 5.5 Building Materials and Finishes

1. Exterior Walls: Exterior walls shall be of EIFS finish over proper backing on metal studs. The finish of the exterior walls of the first three floors of the residential towers will be a minimum of 75% stone finish.
2. Glazing: Glazing is to be insulated tinted and in painted aluminum frames and coated glass.
3. Roofing: Roofing for the new construction is to be a single ply membrane on horizontal surface. Vertical sloped vaulted and domed roofs will be finished in a standing seam (zinc or similar). Low buildings will utilize sloped or paved roofing to avoid unsightly view lines.
4. Balcony floors will be finished in stone with decorative metal railings.

### 5.6 Exterior Lighting

1. The design objective for the lighting criteria is to provide safe, functional lighting in an aesthetically pleasing manner.
2. Area illumination is to provide for entry areas and other people-gathering places.
3. Area illumination will be provided for podium pool, guard and tennis court areas.
4. Service area lighting shall be contained within the service yard boundaries.
5. Landscape lighting shall be integrated into the overall project lighting design.

### 5.7 Exterior Colors

The intent of the exterior colors is to create a desert responsive color palette, which is considerate of the adjacent residential areas. (See material color

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board.)

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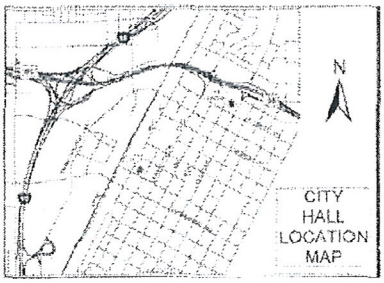


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***MOD-53701*** [PRJ-51869]
Planning Commission Meeting of 5/13/2014

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*805-02-14 LV NV 891**

Case: MOD-53701
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9103 ALTA DR #405
LAS VEGAS NV 89145-8550

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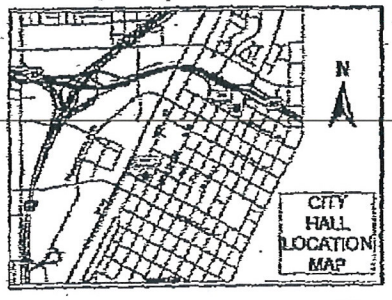


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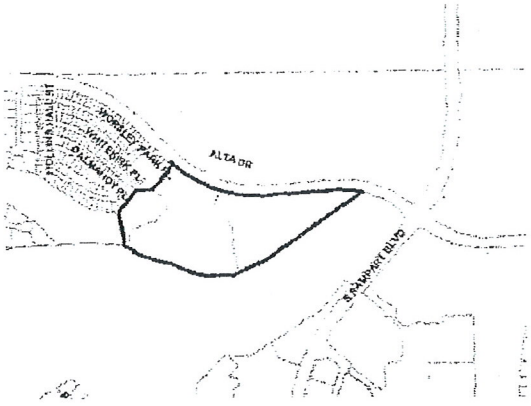
**MOD-53701 [PRJ-51869]**
**Planning Commission Meeting of 5/13/2014**

Name: ALEJANDRO PARIENTE
ARACELI MONALLI
Address: 9713 Winter Retreat
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

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

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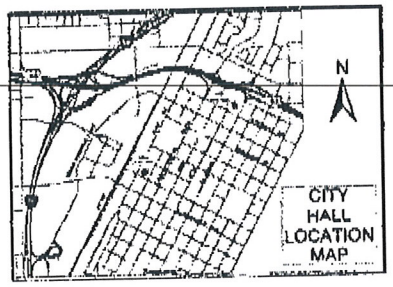


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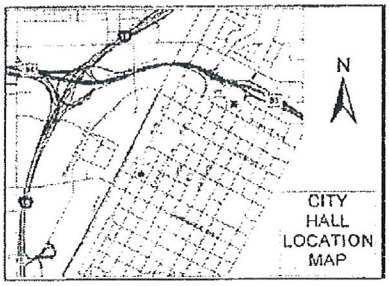


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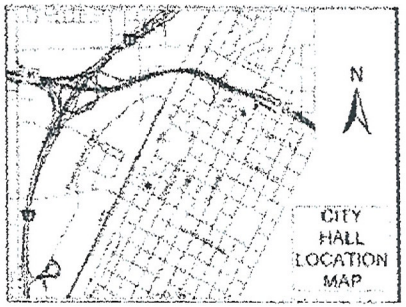


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**-53701** [PRJ-51869]

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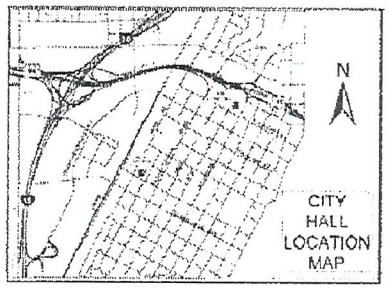


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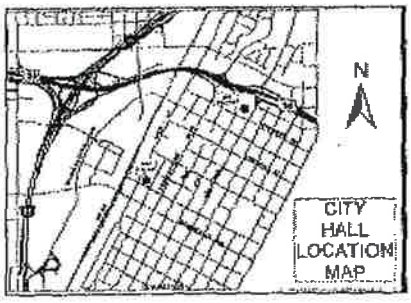


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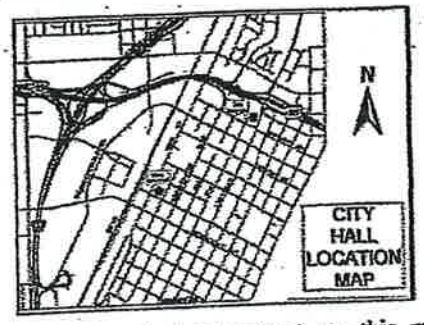


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☐ I SUPPORT this Request

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Name: HONG SHU LIU (CCJH GROUP, LLC.)

Address: 9401 KINGS GATE CT.

City/State/Zip: LAS VEGAS, NV 89145

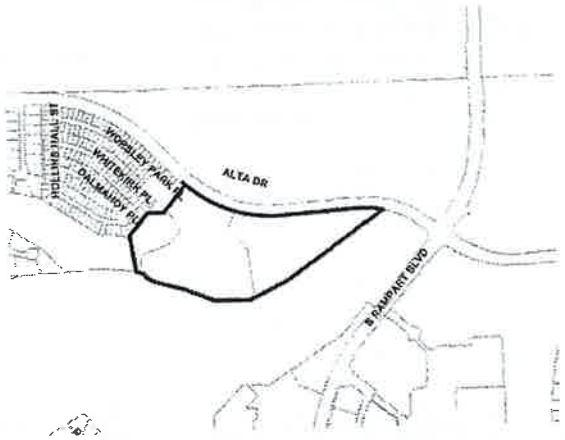
**MOD-53701 [PRJ-51869]**

**Planning Commission Meeting of 5/13/2014**

## 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<br>495 South Main Street, 2nd Floor<br>Las Vegas, Nevada 89101 |

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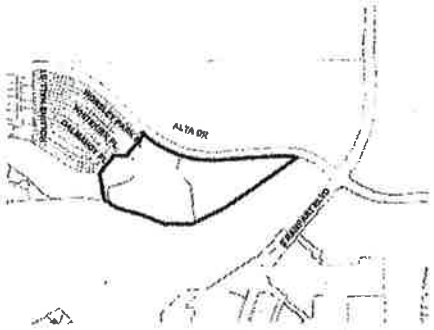
**MOD-53701** [PRJ-51869]
Planning Commission Meeting of 5/13/2014

## 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

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## Public Hearing Information

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|---|---|
| **Meeting:** | Planning Commission |
| **Date:** | ***May 13, 2014*** |
| **Time:** | 6:00 P.M. |
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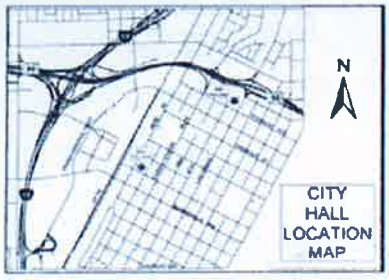


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**MOD-53701 [PRJ-51869]**

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

#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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XXO5-02-14 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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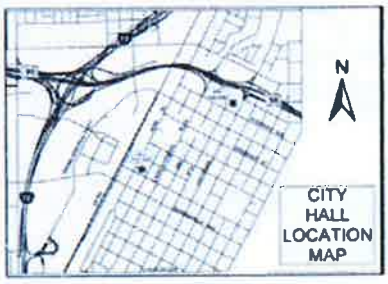


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☐ I SUPPORT this Request

☑ 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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**05-02-14 LV NV 691**

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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

Submitted after final agenda

#20 P

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Development Services Center
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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

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

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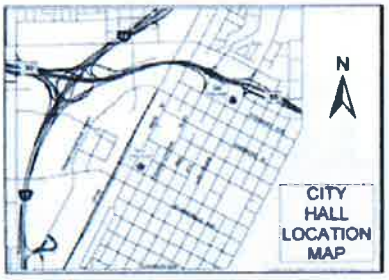


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*05-02-14 LV NV 891**

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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
13831615040
GOLDSMITH DAVID R
9205 TUDOR PARK PL
LAS VEGAS NV 89145-8726

113 DRDFN11 89145

Submitted after final agenda

#20 P

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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.

**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

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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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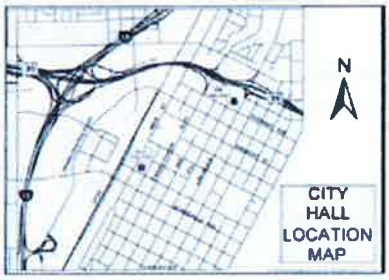


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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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 DRDFN11 89145

Submitted after final agenda

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City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

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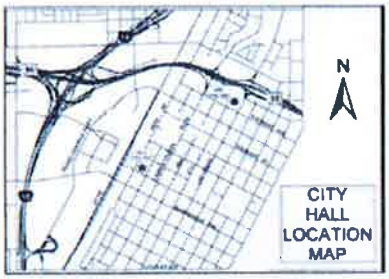


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**05-02-14 LV NV 891**

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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
13832213144
BROOKS ROBERT G
755 HONDA WY
FREMONT CA 94539-3817

122 DRDFN11 94539

Submitted after final agenda

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Development Services Center
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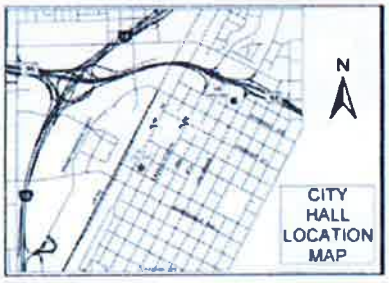


Myself and everyone I have spoken with is adamantly against this variance/proposed development. IDB has announced publicly that they are "getting out" of Las Vegas. Hence, this doesn't make sense to give approvals to IDB. The chances of a bank funding this type of development is near zero "0". Lets be reasonable and request that IDB propose a development that has legs.

Steve Caria

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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
13832213026
CARIA STEVEN R
CARIA STEVEN R INSURANCE
8777 W MAULE AVE #1011
LAS VEGAS NV 89148-4895

63 DRDFN11 89148

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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**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
13832213199
MAISON DE SOLEIL L L C
220 RAMSAY RD
DEERFIELD IL 60015-3438

52 DRDFN11 60015

Submitted after final agenda

#20P

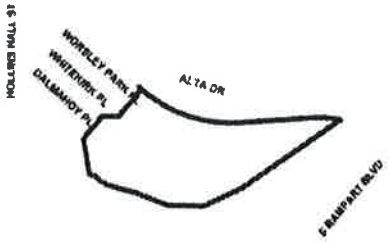
## Application Information

**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<br>495 South Main Street, 2nd Floor<br>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

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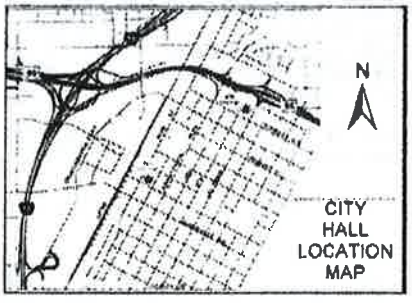


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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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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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

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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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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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☐ 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

02 1M
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City of Las Vegas
Dept. of Planning

XX05-02-14 LV NV 891XX

Case: MOD-53701

13831615075
YUNG ALLAN K ETAL
685 CHAUCER RD
SAN MARINO CA 91108-1309

Submitted after final agenda

#20 P

6267922595 p.1

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Development Services Center
333 North Rancho Drive, 3rd Floor
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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

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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

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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<br>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

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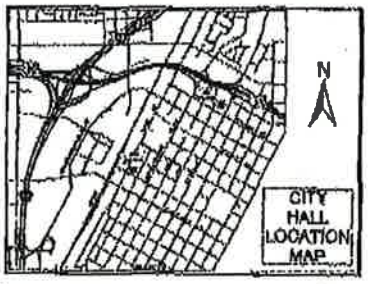


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City of Las Vegas
Dept. of Planning

Martin Shafton
9101 Alta Dr.
Unit 1207
Las Vegas, NV 89145

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

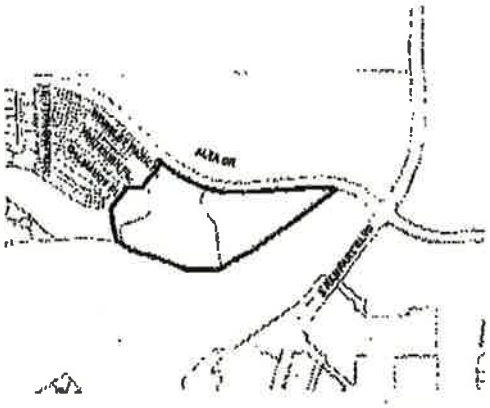
Please use available blank space on card for your comments.
**MOD-53701** [PRJ-51869]
Planning Commission Meeting of 5/13/2014

## 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<br>495 South Main Street, 2nd Floor<br>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

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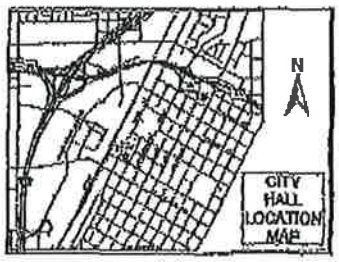
**Official Notice of Public Hearing**

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Marie Hoffman
1601, 9101 Alta Drive
Las Vegas. 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.

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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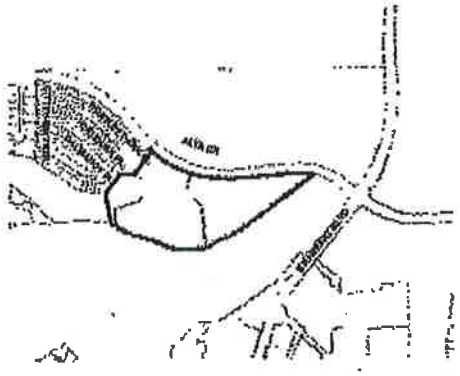


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ATTACHMENT

MAP2.jpg

#20 P

1.1 MB

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

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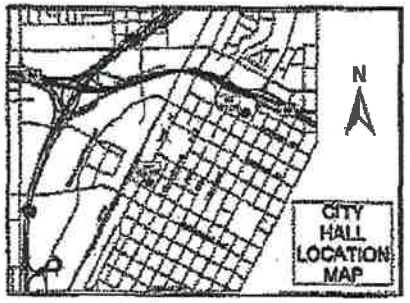


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Please use available blank space on card for your comments.

**MOD-53701 [PRJ-51869]**
**Planning Commission Meeting of 5/13/2014**

Case: MOD-53701
136322132O7
ANDRESS FAMILY TRUST
ANDRESS DONALD G & MADELEINE TRS
2300 W SAHARA AVE BOX 25
LAS VEGAS NV 89102-4365

#20

Submitted after final agenda

☑001

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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XX05-02-14 LV NV 8

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**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

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#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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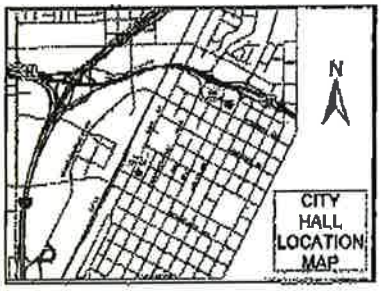


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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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**MOD-53701** [PRJ-51869]
Planning Commission Meeting of 5/13/2014

XXOB-02-14 LV NV 891XX

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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

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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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.

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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

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**MOD-53701 [PRJ-51869]**
Planning Commission Meeting of 5/13/2014

113 DRDFN11 89145

XXDS-02-14 LV NV 891XX

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Dept. of Planning

Case: MOD-53701
13832213216
ENGELSTAD BETTY TRUST
ENGELSTAD BETTY TRS
9103 ALTA DR #1702
LAS VEGAS NV 89145-8562

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

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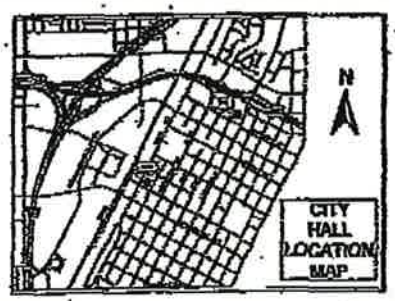


Comments:

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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.

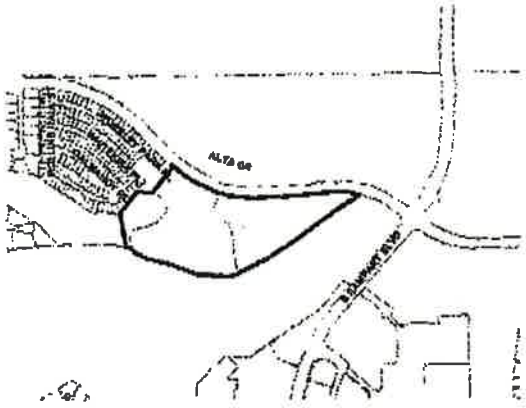
MOD-53701 [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Name: Bartel
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<br>495 South Main Street, 2nd Floor<br>Las Vegas, Nevada 89101 |

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Submitted after final agenda

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... 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.

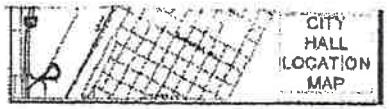
**VAR-53502 & SDR-53503** [PRJ-51869]
Planning Commission Meeting of 5/13/2014

113 DRDFN11 89145

Please OPPOSE
The effort to permit
310 FT 22-STORY
Building

Call City 702-464-7499

*Mail in This
Ballot

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**MOD-53701** [PRJ-51869]
Planning Commission Meeting of 5/13/2014

9177 Tudor Park
PL. 89145

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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James Sandoz
9103 Alta Dr
± 205
Las Vegas, NV 89145

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**MOD-53701** [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Mailing
2148 NE MLK. Jr Blvd
Portland, OR 97212

## Application Information

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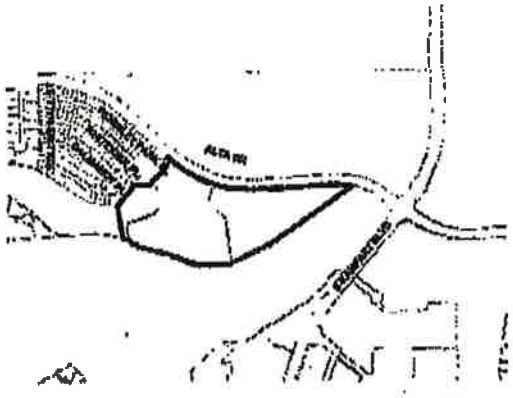


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City of Las Vegas
Department of Planning
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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Terry & Cheryl Holden
9103 Alta Dr.
Suite 803
Las Vegas, NV 89145

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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

Cheryl Holden

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Dept. of Planning

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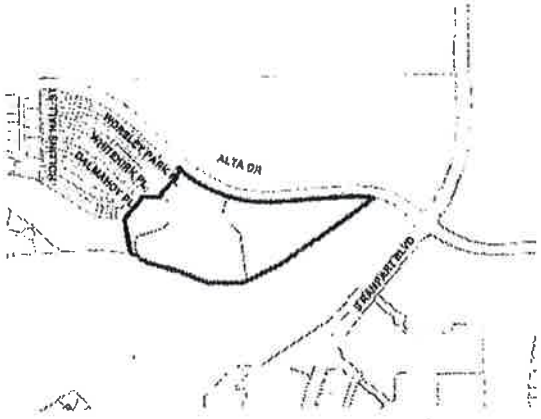


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Las Vegas, Nevada 89106

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Tenay & Cheryl Holden
9101 Alta Dr.
Suite 160Z
Las Vegas, NV 89145
Cheryl Holden

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**MOD-53701** [PRJ-51869]
Planning Commission Meeting of 5/13/2014

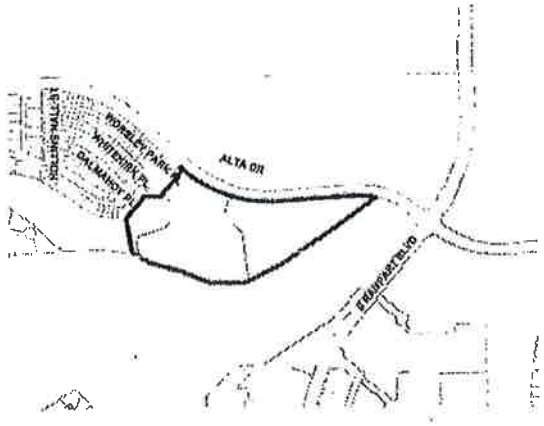
RECEIVED
MAY 7 2014
City of Las Vegas
Dept. of Planning

## 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<br>495 South Main Street, 2nd Floor<br>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 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

#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

UNITED STATES POSTAGE PITNEY BOWES
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**Return Service Requested**
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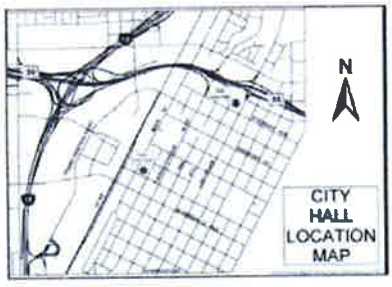
Dept. of Planning

*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
13832213196
THOMAS STEVEN & KAREN TRUST
THOMAS STEVEN C & KAREN P TRS
9820 WINTER PALACE DR
LAS VEGAS NV 89145-8638

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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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
13832213047
BEAM DONNA F REVOCABLE TRUST
BEAM DONNA F TRS
8066 MERLEWOOD AVE
LAS VEGAS NV 89117-7647

5-2-14

71 DRDFN11 89117

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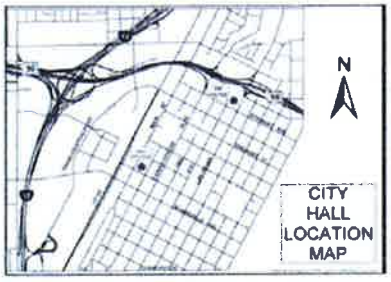
**Return Service Requested**
**Official Notice of Public Hearing**

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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

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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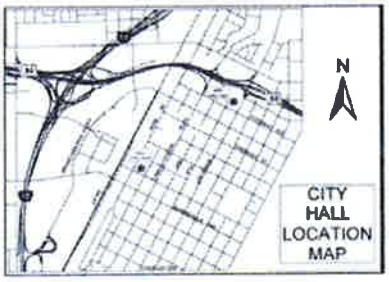
**Official Notice of Public Hearing**

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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

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

#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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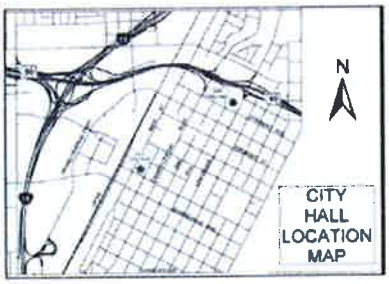
**Official Notice of Public Hearing**

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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
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

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**MOD-53701** [PRJ-51869]

Planning Commission Meeting of 5/13/2014

Submitted after final agenda

2 ORDFN11 11743

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Department of Planning

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MAY - 7 2014
City of Las Vegas
Department of Planning

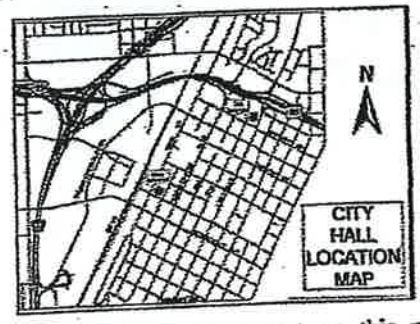
Case: MOD-53701
13832213197
MONGELLI LUCILLE
5 GOLF LN
HUNTINGTON NY 11743-2230

I Oppose

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

SEND TO

**Return Service Requested**
**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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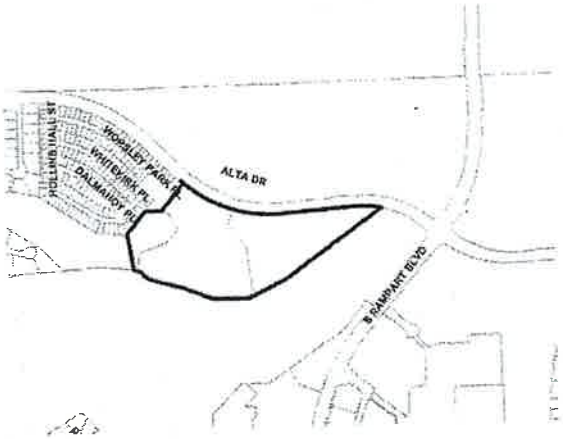
Dept. of Planning

## 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<br>495 South Main Street, 2nd Floor<br>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

#20P

Alexandra Dwek
9805 Winter Palace Drive
Las Vegas NV 89145
tel: 702 545 8969

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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

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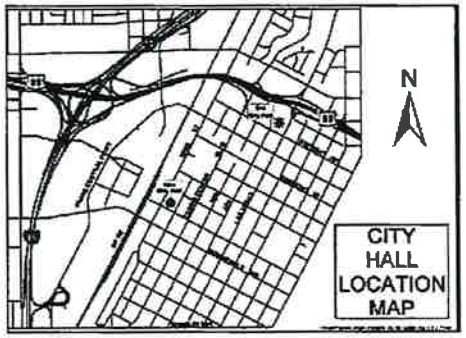
**Official Notice of Public Hearing**

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**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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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

UNITED STATES POSTAGE PITNEY BOWES
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0004279218 MAY 01 2014
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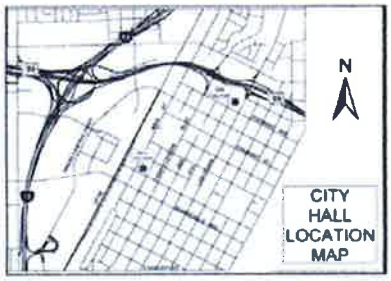
**Return Service Requested**
**Official Notice of Public Hearing**

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**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 ORDFN11 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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**Official Notice of Public Hearing**

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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
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

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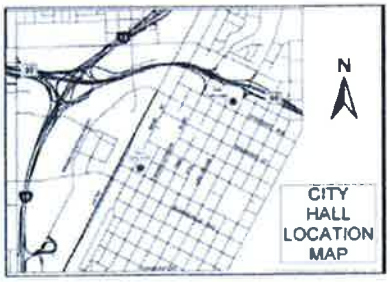


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City of Las Vegas
Dept. of Planning

**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
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.

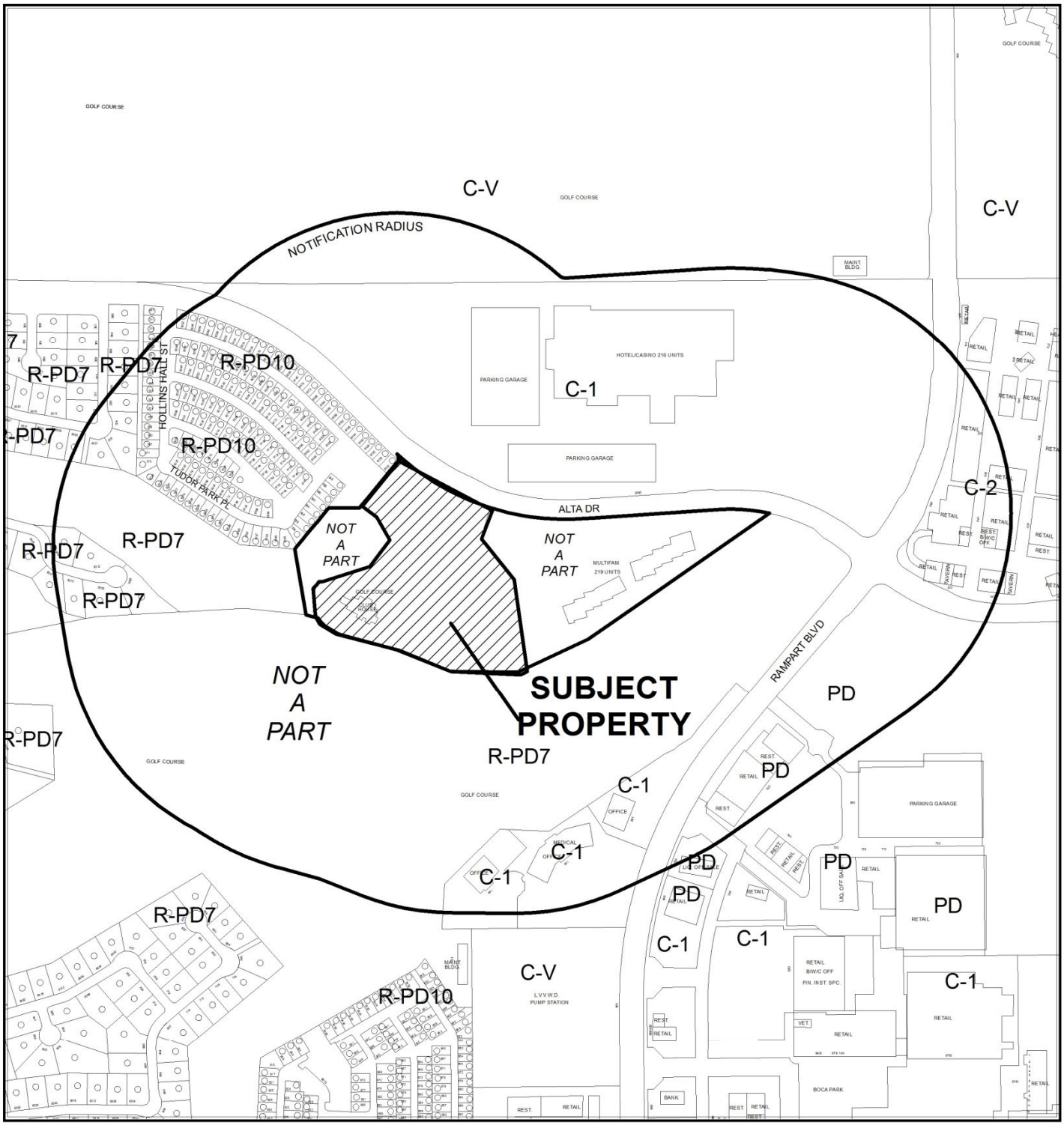
**C.C.: 7/16/2014**

| **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

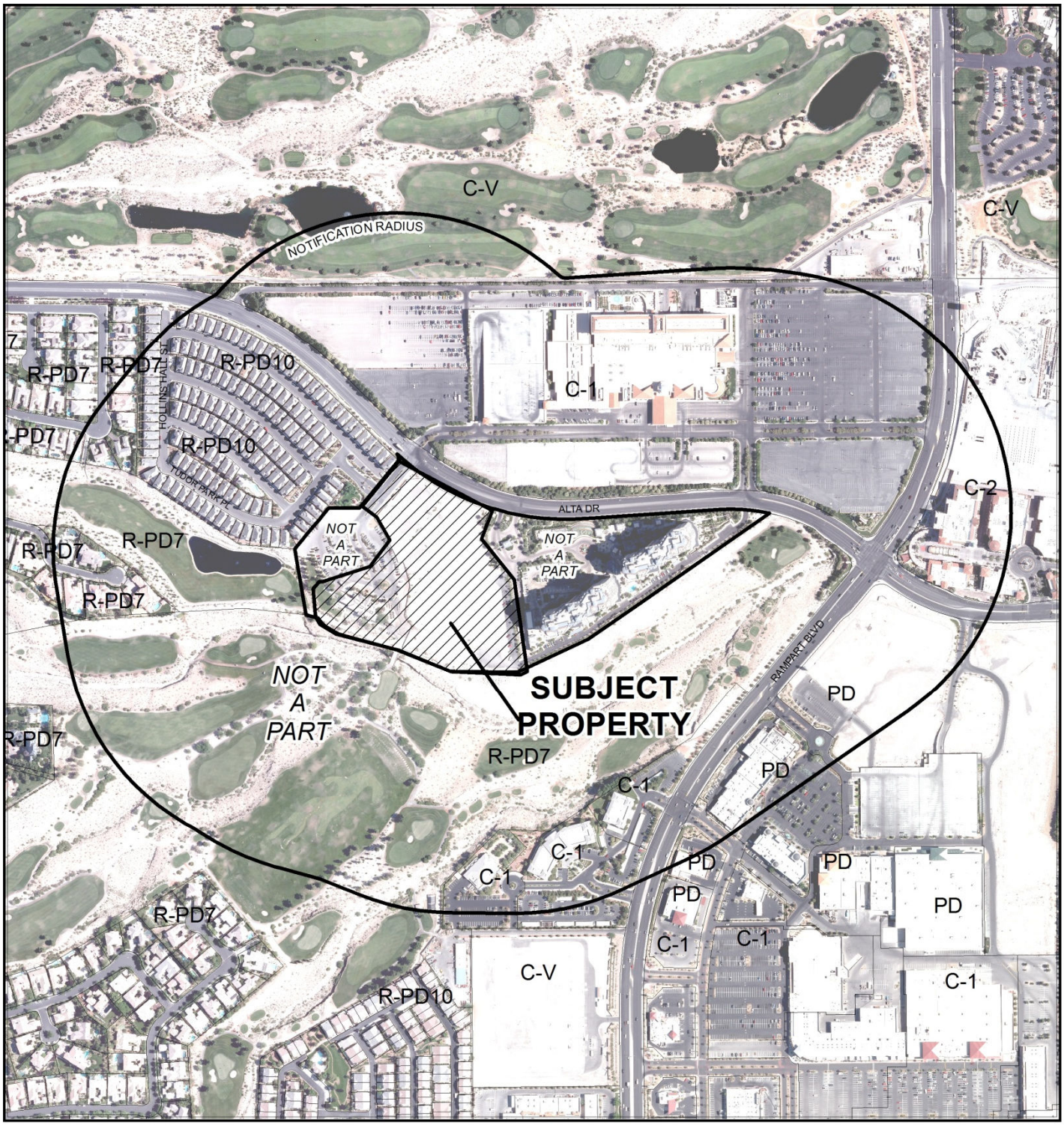
**Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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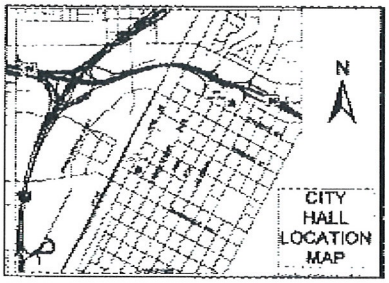
0004279218 MAY 01 2014
MAILED FROM ZIP CODE 89101

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

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XX05-02-14 LV NV 891XX

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**VAR-53502 & SDR-53503** [PRJ-51869]
Planning Commission Meeting of 5/13/2014

NOISE
CONGESTION
TRAFFIC

Case: VAR-53502
13832213209
ALTA FORT APACHE RAMPART REV TR
GALATZ ELAINE B TRS
10080 ALTA DR #120
LAS VEGAS NV 89145-8728

113 ORDFN11 89145

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#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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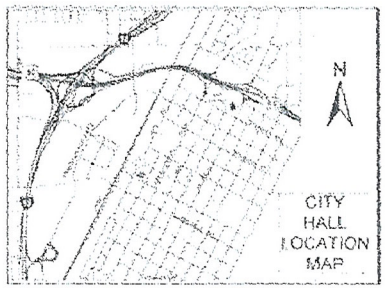


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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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**AR-53502 & SDR-53503 [PRJ-51869]**

nning Commission Meeting of 5/13/2014

Case: VAR-53502
13832213183
SRISURO CHOTCHAI REV LIV TR
SRISURO SUTHANYA REV LIV TR
1616 FRONTENAC WOODS CT
ST LOUIS MO 63131-3428

2 DRDFN11 63131

Microsoft

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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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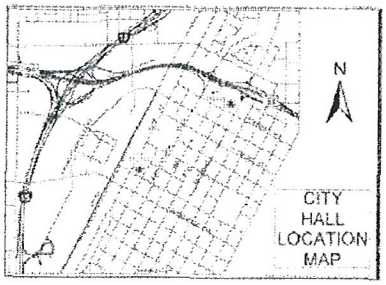


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**VAR-53502 & SDR-53503** [PRJ-51869]
Planning Commission Meeting of 5/13/2014

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Case: VAR-53502
13832213136
PFEFFER MATTHEW S & SANDRA E
9103 ALTA DR #405
LAS VEGAS NV 89145-8550

#21-22P

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

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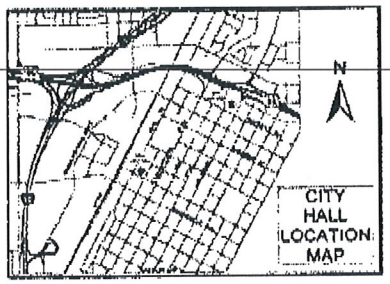


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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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**VAR-53502 & SDR-53503** [PRJ-51869]
Planning Commission Meeting of 5/13/2014

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9101 ALTA DR #305
LAS VEGAS NV 89145-8507

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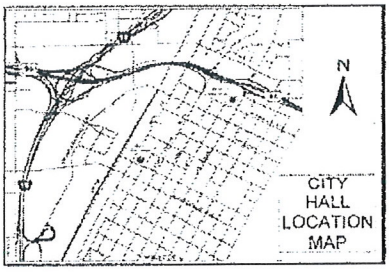
**Official Notice of Public Hearing**

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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**VAR-53502 & SDR-53503** [PRJ-51869]
Planning Commission Meeting of 5/13/2014

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Dept. of Planning

Case: VAR-53502
13832213175
PNINI ALON & HALINA
10745 CHALON RD
LOS ANGELES CA 90077-3301

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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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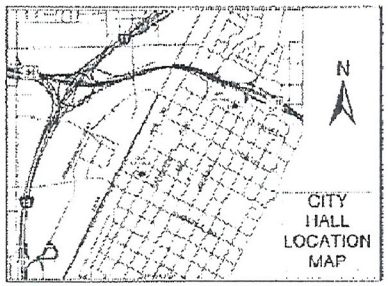


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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**VAR-53502 & SDR-53503** [PRJ-51869]
Planning Commission Meeting of 5/13/2014

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XXXS-02-14 LV NV 891XX

Case: VAR-53502
13832213179
BRINTON ROBERT & PATRICIA LIVTR
BRINTON ROBERT & PATRICIA TRS
9103 W ALTA DR #1004
LAS VEGAS NV 89145-8556

113 DROFNII 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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☐ 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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CHASE TERR
9101 ALTA DR
LAS VEGAS N

113 DRDFMHP 89145

Submitted after final agenda

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**Official Notice of Public Hearing**

From:
Jean 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

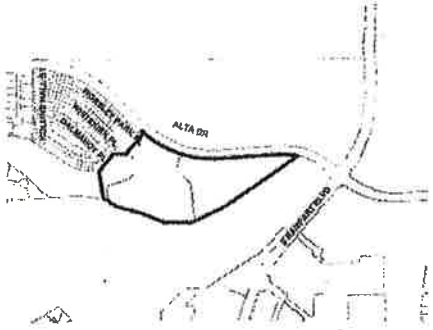
Jean Huang

## 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<br>*495 South Main Street, 2nd Floor*<br>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

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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
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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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
13831615036
SIMS DAVID M & ELIZABETH S
6419 DURFORD ST
HOUSTON TX 77007-2069

68 DRDFN11 77007

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#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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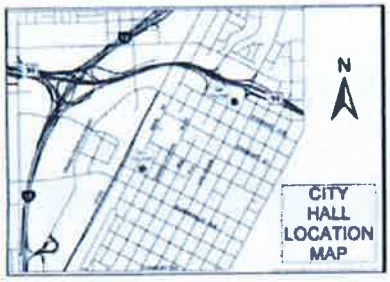


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**05-02-14 LV NV 891**

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☐ I SUPPORT 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

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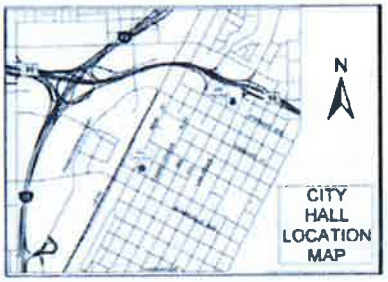
**Return Service Requested**
**Official Notice of Public Hearing**




EXISTING DENSITY IS CONGESTED. 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.

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
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

PRESORTED FIRST CLASS

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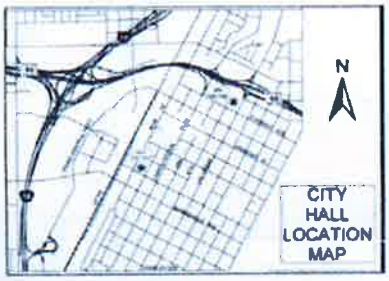
**Official Notice of Public Hearing**

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City of Las Vegas
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

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
13832213070
KEATING KEVIN & CATHERINE
9101 ALTA DR #905
LAS VEGAS NV 89145-8538

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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**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

13832213144
BROOKS ROBERT G
755 HONDA WY
FREMONT CA 94539-3817

122 DRDFN11 94539

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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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
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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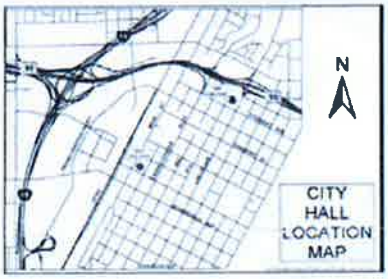


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City of Las Vegas
Dept. of Planning

**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

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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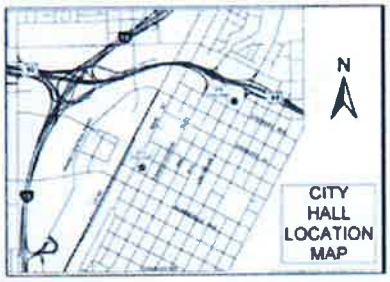


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**05-02-14 LV NV 891**

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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

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

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**VAR-53502 & SDR-53503 [PRJ-51869]**

Planning Commission Meeting of 5/13/2014

XX05-02-14 LV NV 891XX

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MAY 12 2014

City of Las Vegas
Dept. of Planning

Case: VAR-53502

13832213199
MAISON DE SOLEIL L L C
220 RAMSAY RD
DEERFIELD IL 60015-3438

52 DRDFN11 60015

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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#22-14

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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 DRDFN11 89145

XXX05-02-14 LV NV 891XX

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MAY 12 2014

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

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**VAR-53502 & SDR-53503 [PRJ-51869]**
Planning Commission Meeting of 5/13/2014

SE DROFN11 60404

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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

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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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
13832213032
HUANG WEIPING
9101 ALTA DR #301
LAS VEGAS NV 89145-8507

113 DRDFN11 89145

Submitted after final agenda

#21-22p

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

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

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7409 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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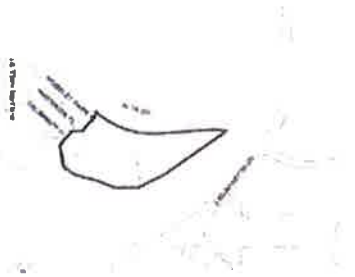
City of Las Vegas
Dept. of Planning

## 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-53501 - 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<br>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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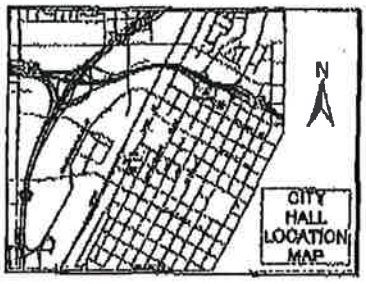


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City of Las Vegas
Dept. of Planning

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.

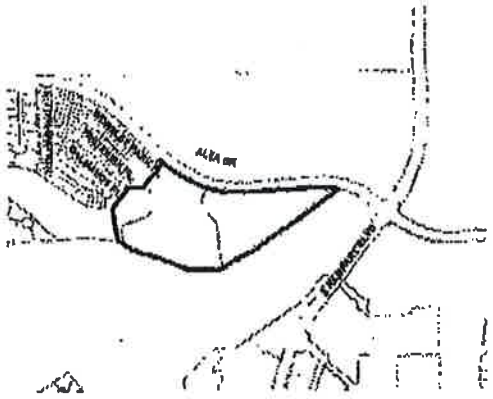
**MOD-53701 [PRJ-51869]**
Planning Commission Meeting of 5/13/2014

## 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<br>495 South Main Street, 2nd Floor<br>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 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 #21-22 P

http://mail.outlook.com/...

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

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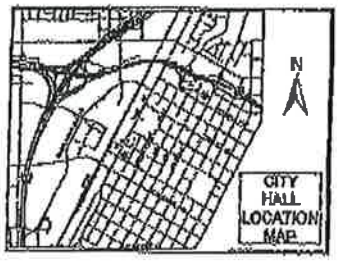


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MAY 8 2014
City of Las Vegas
Dept. of Planning

Dean Hoffman
#1601-9101 Alta Dr
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

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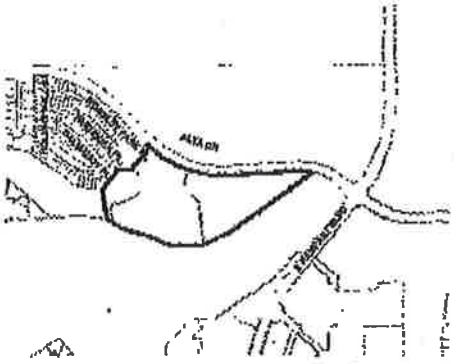
## Application Location

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## Public Hearing Information

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

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Submitted after final agenda

#21-22 P

Attachment:
MAP2.jpg
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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XX05-02-14 LV NV 891XX

REC'D MAY 07 2014

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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
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

Submitted after final agenda

May. 8. 2014 9:07AM A&Z Produce Company No. 2158 P. 2/2

#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**

Submitted after final agenda

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**VAR-53502 & SDR-53503 [PRJ-51869]**
Planning Commission Meeting of 5/13/2014

PRESORTED FIRST CLASS

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MAILED FROM ZIP CODE 89101

89144

Case: VAR-53502
13832213128
CLARK JOINT FAMILY TRUST
CLARK STEVEN D & DIANNE TRS
13568 S TUSCALEE WY
DRAPER UT 84020-8871

84020888714 R020

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

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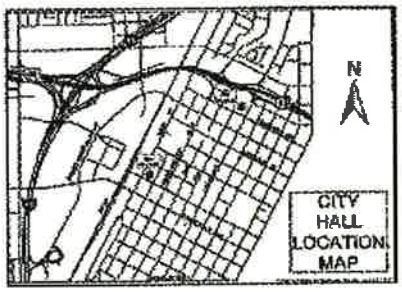


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Dept. of Planning

XXO5-02-14 LV NV 891XX

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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

Submitted after final agenda

#21-22P

... 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

Please OPPOSE
The effort to permit
310 FT 22-STORY
Building

Call City 702-464-7499

113 DRDFN11 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.
**MOD-53701 [PRJ-51869]**
Planning Commission Meeting of 5/13/2014

*Mail in this Ballet

9177 Tudor Park
NV 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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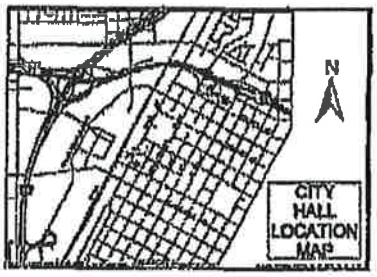


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MAY 8 2014
City of Las Vegas
Dept. of Planning

James Sandoz
9103 Alta Dr
# 205
Las Vegas, NV 89145

Mailing
2148 NE MLK. Jr Blvd
Portland, OR 97212

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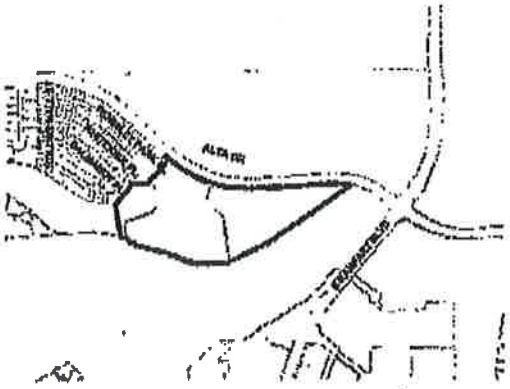
**MOD-53701 [PRJ-51869]**
Planning Commission Meeting of 5/13/2014

## Application Information

**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<br>495 South Main Street, 2nd Floor<br>Las Vegas, Nevada 89101 |

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

Terry & Cheryl Holden
9103 Alta Dr.
Suite 803
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

Cheryl Holden

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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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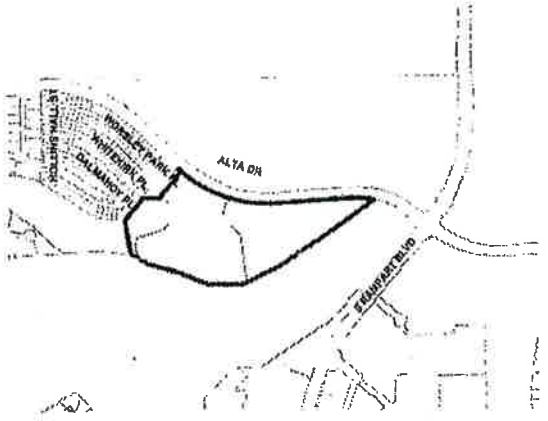
## Application Location

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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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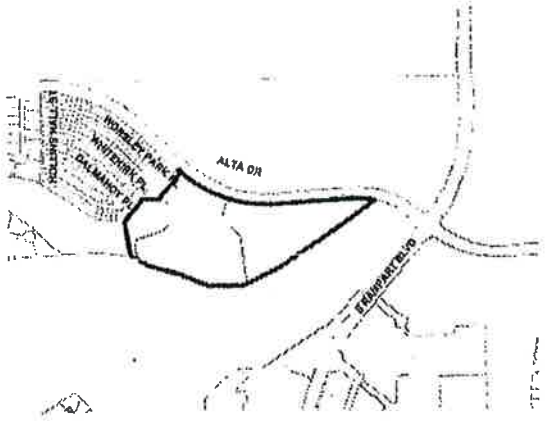


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City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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**5-02-14 LV NV 891**

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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

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 OPPOSE this Request

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**VAR-53502 & SDR-53503** [PRJ-51869]
Planning Commission Meeting of 5/13/2014

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Dept. of Planning

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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#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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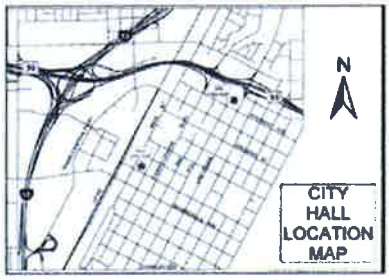


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**05-02-14 LV NV 891**

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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

13832213034
MIHATA ROBERT B
MIHATA ROSE E LIVING TRUST
%R MIHATA
9101 ALTA DR #303
LAS VEGAS NV 89145-8507

113 DRDFN11 89145

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#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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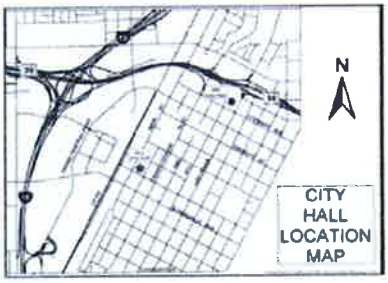


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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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**VAR-53502 & SDR-53503** [PRJ-51869]
Planning Commission Meeting of 5/13/2014

Case: VAR-53502

13832213113
SHER GEOFFREY
9101 ALTA DR #1701
LAS VEGAS NV 89145-8545

113 DRDFM11 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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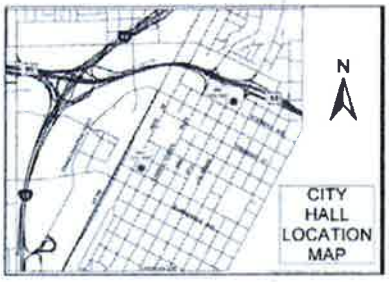


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Dept. of Planning

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**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**

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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

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Department of Planning

#21-22P

Submitted after final agenda

Alexandra Dwek
9805 Winter Palace Dr.
Las Vegas NV 89145
702 545 8969

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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,

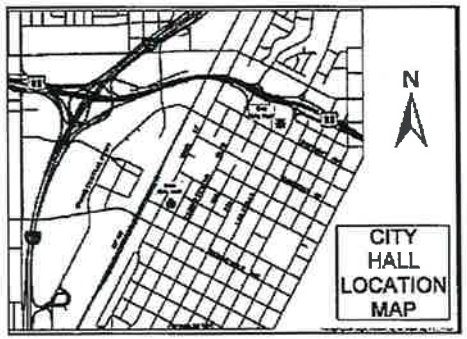
(Alexandra Dwek)

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

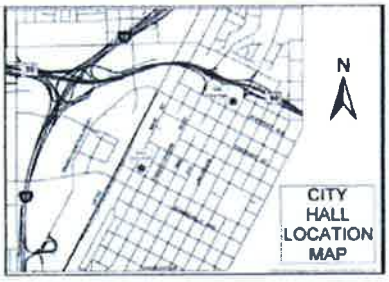
#21-22A

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.46⁰
0004279218 MAY01 2014
MAILED FROM ZIPCODE 89101

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




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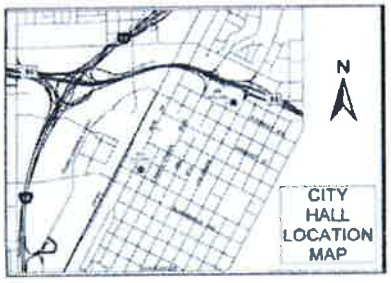
**Return Service Requested**
**Official Notice of Public Hearing**




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
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

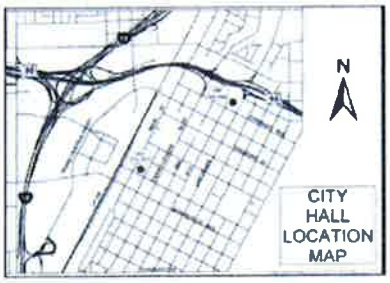
#21-22A

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.46⁰
0004279218 MAY01 2014
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*** NZ

*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**

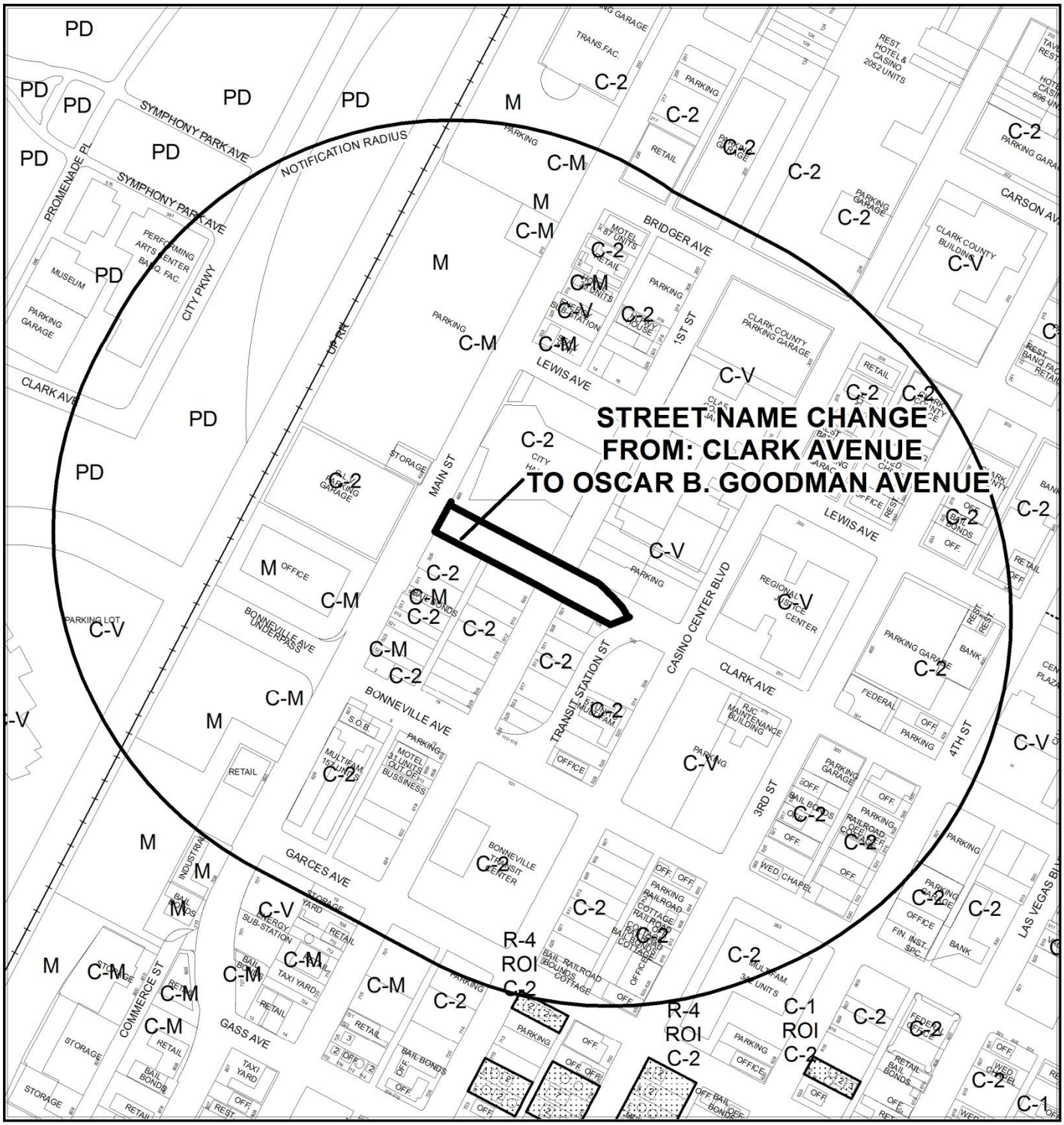
**SUBJECT:**
ABEYANCE - VAR-53361 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW A STREET NAME CHANGE ALONG A PRIMARY STREET NAME ALIGNMENT WHERE SUCH IS NOT PERMITTED on Clark Avenue between Main Street and Casino Center Boulevard, 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]

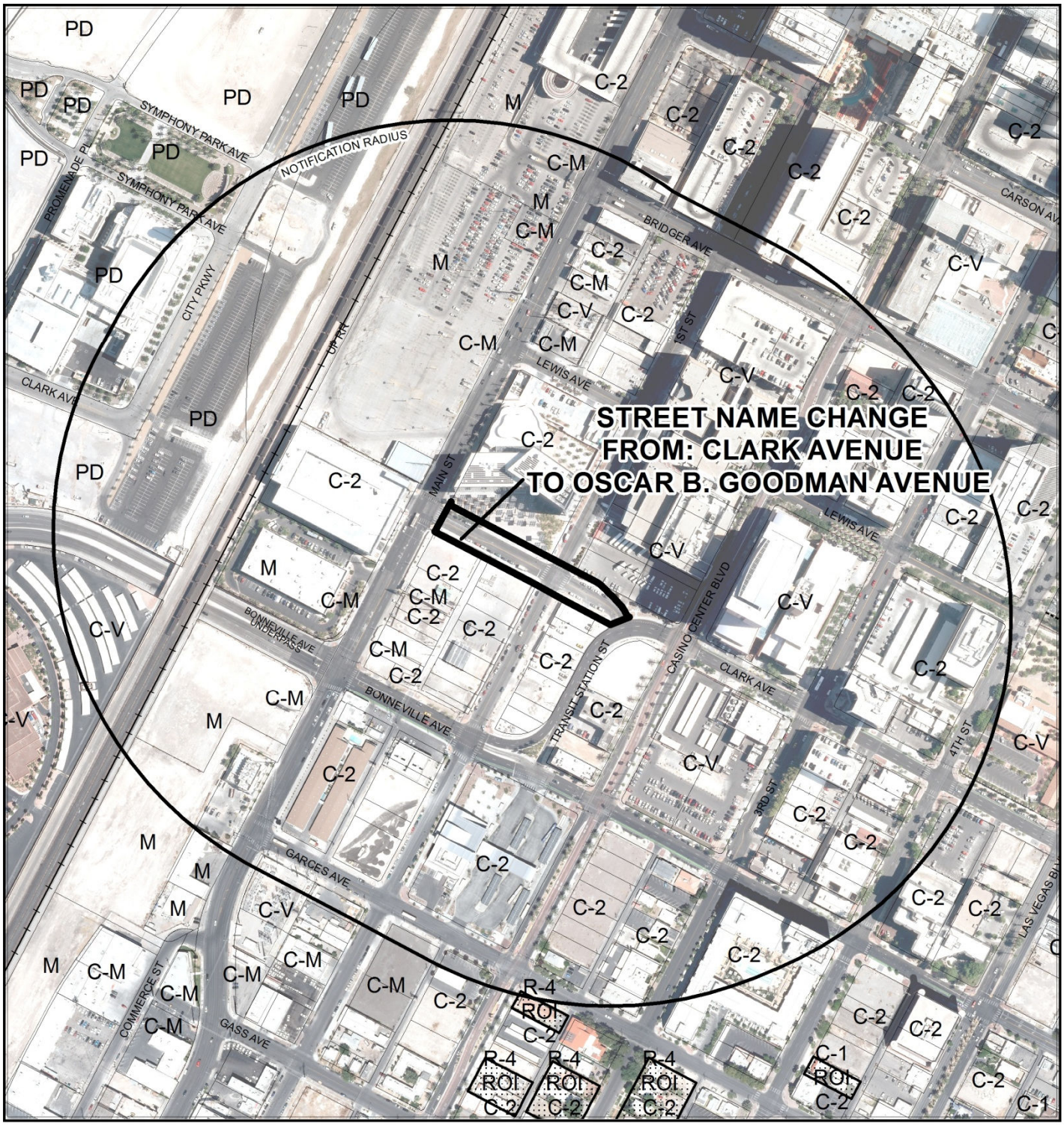



**CASE:** VAR-53361 AND SNC-53360 (PRJ-53359)

**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

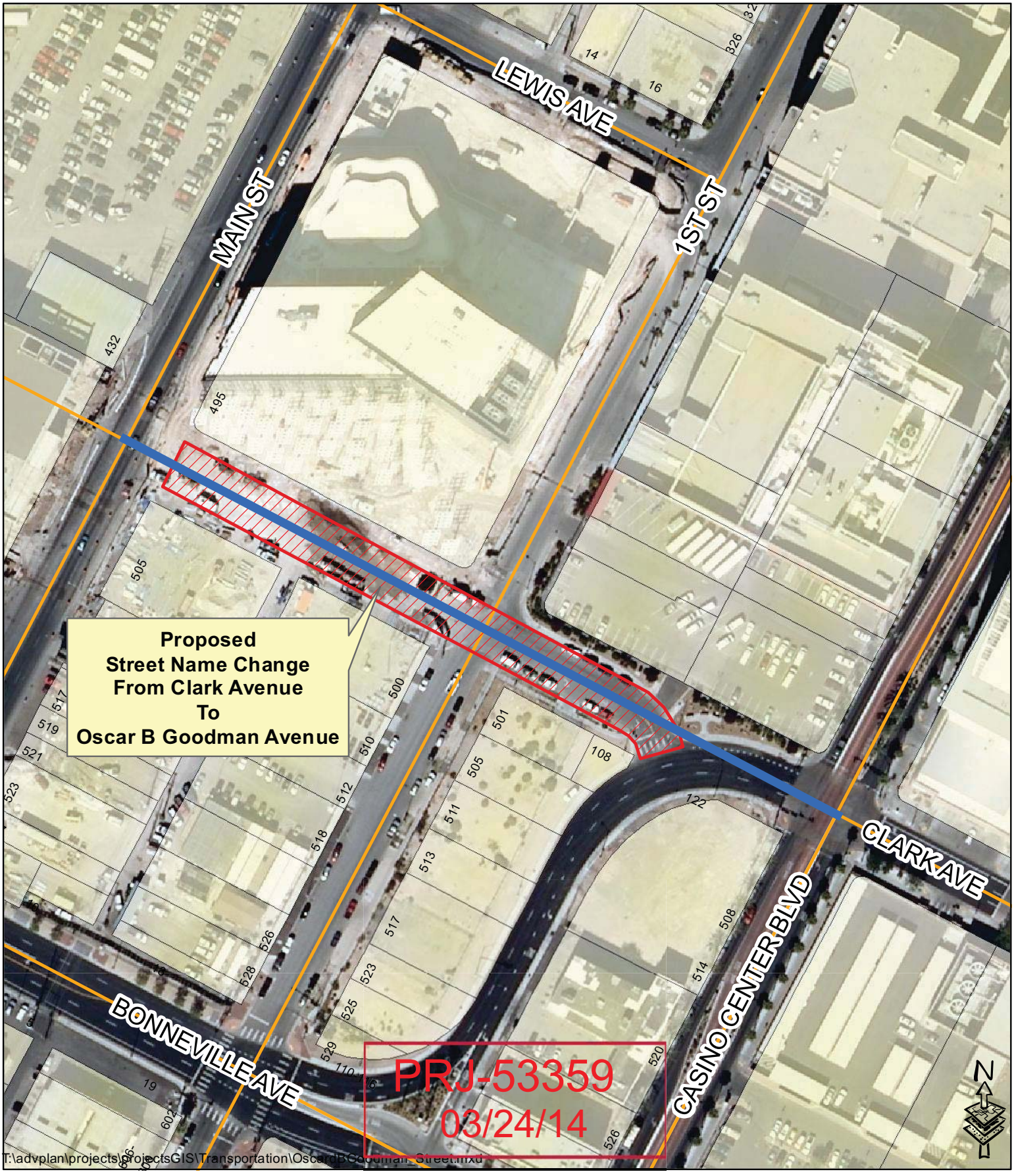
| | |
|---|---|
| I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or 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.<br>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**

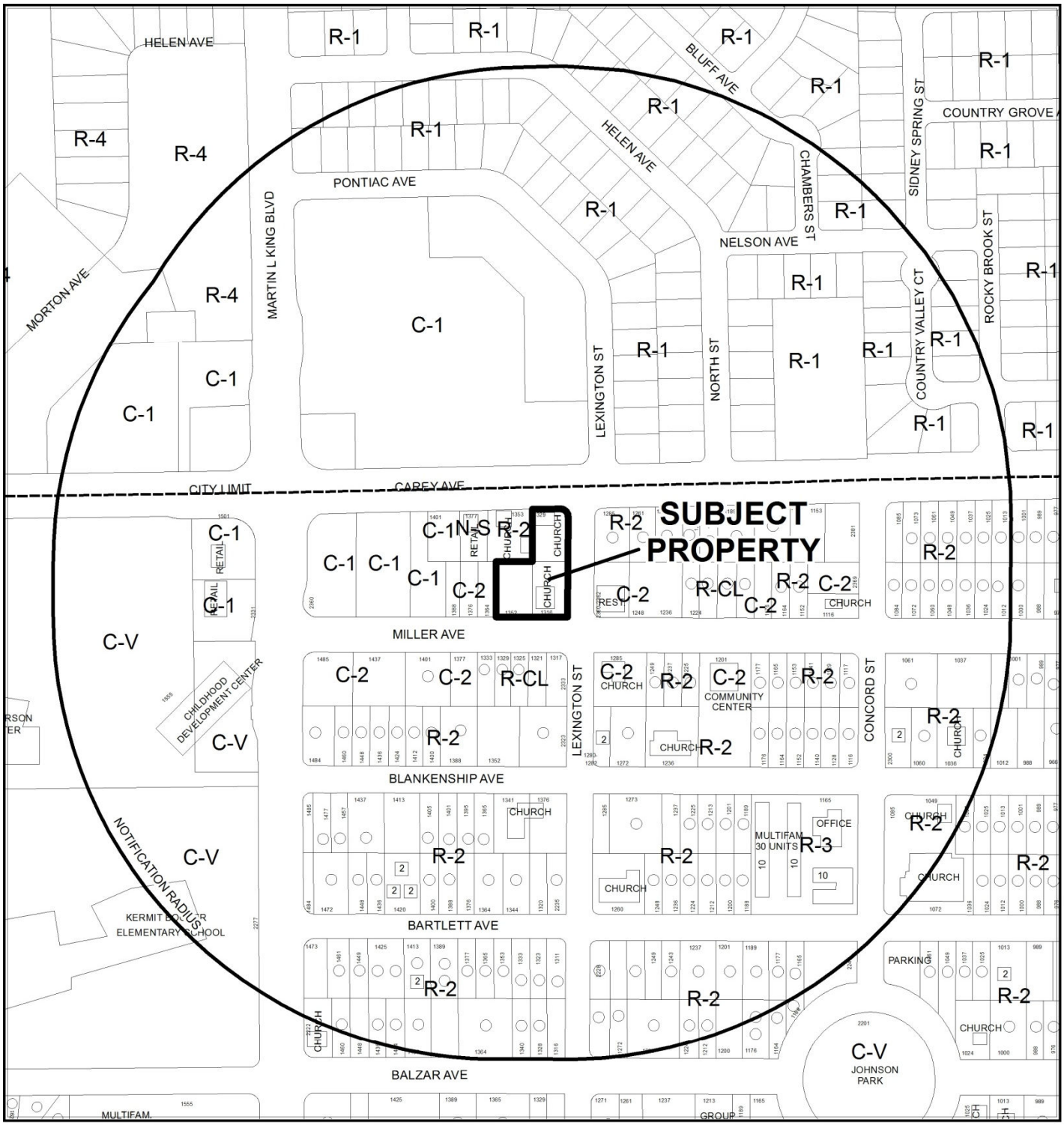
**SUBJECT:**
ABEYANCE - SDR-53435 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: EARNEST PATTON - OWNER: PRAYER CENTER REVIVAL MINISTRIES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,378 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS TO ALLOW 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



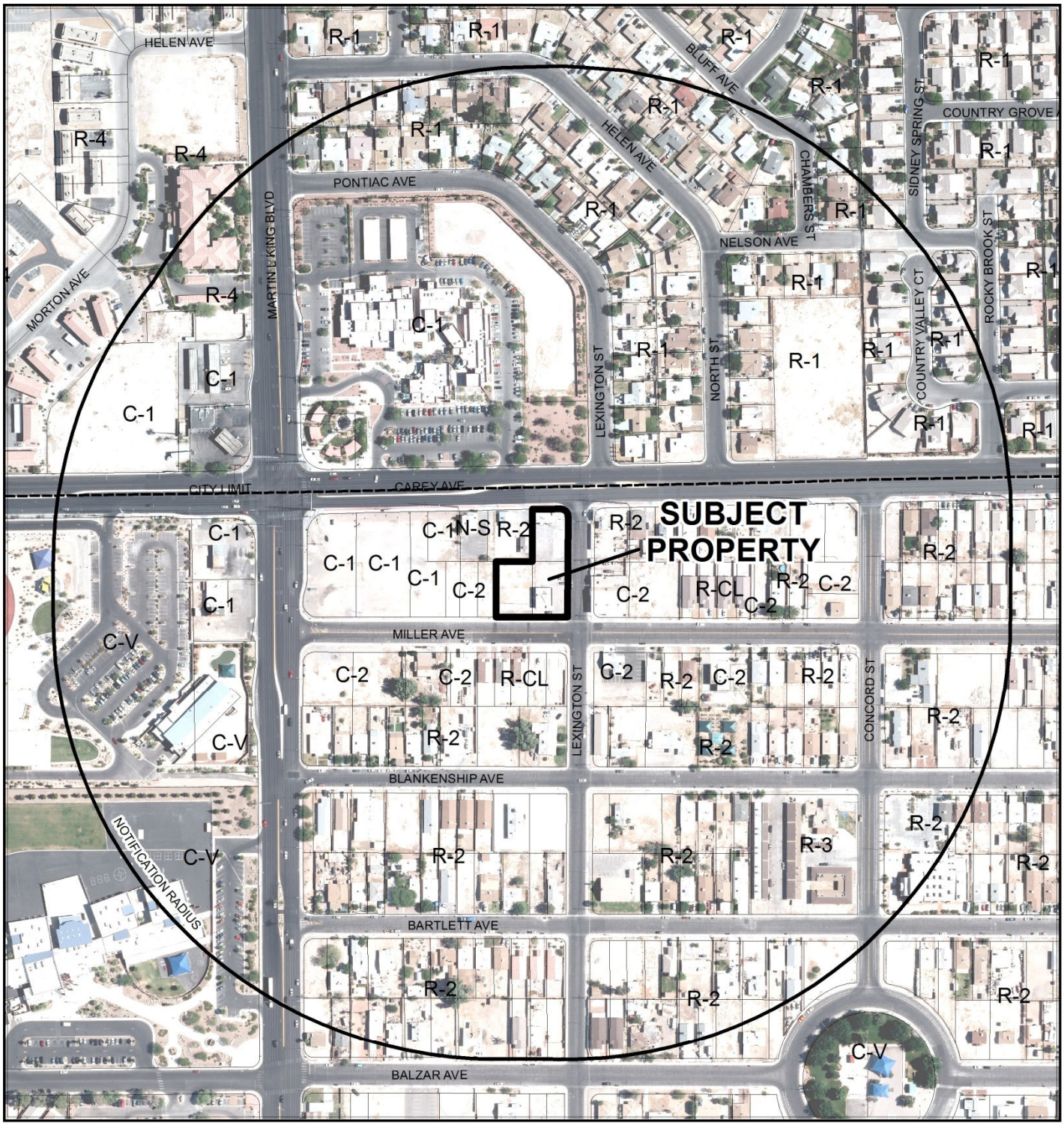

**CASE:** **SDR-53435 (PRJ-53239)**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** C-V (CIVIC)

0 200 400 Feet

N




0 200 400 Feet

**CASE:** **SDR-53435 (PRJ-53239)**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** C-V (CIVIC)

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:<br>1. The submittal requirement for a Site Development Plan Review and the possibility of a parking Variance.<br>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: Thomas Coleman 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

PATRICIA SHEIRE
Notary Public • State of Nevada
Appointment Recorded in Clark County
No 06-102244-1 Expires November 10, 2017

Notary Public in and for said County and State

Clark / NV



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.<br>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

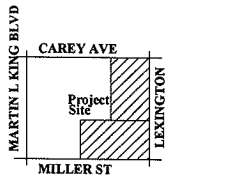
**CHAPTER SIX - CONSTRUCTION REQUIREMENTS**

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

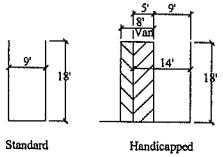
ZONING
C-V CIVIC DISTRICT
ASSESSSOR'S PARCEL NO.:
139-215-100-074,139-215-100-073, 139-215-100-072
JURISDICTION:
CITY OF LAS VEGAS
AREA (Approximate)
Net Area: 29,388 s.f.
BUILDING AREA
New Building 7,378 s.f.

| | |
|---|---|
| Total Building Area | 7,378 s.f. |
| FAR | 0.25 |

## Parking Analysis

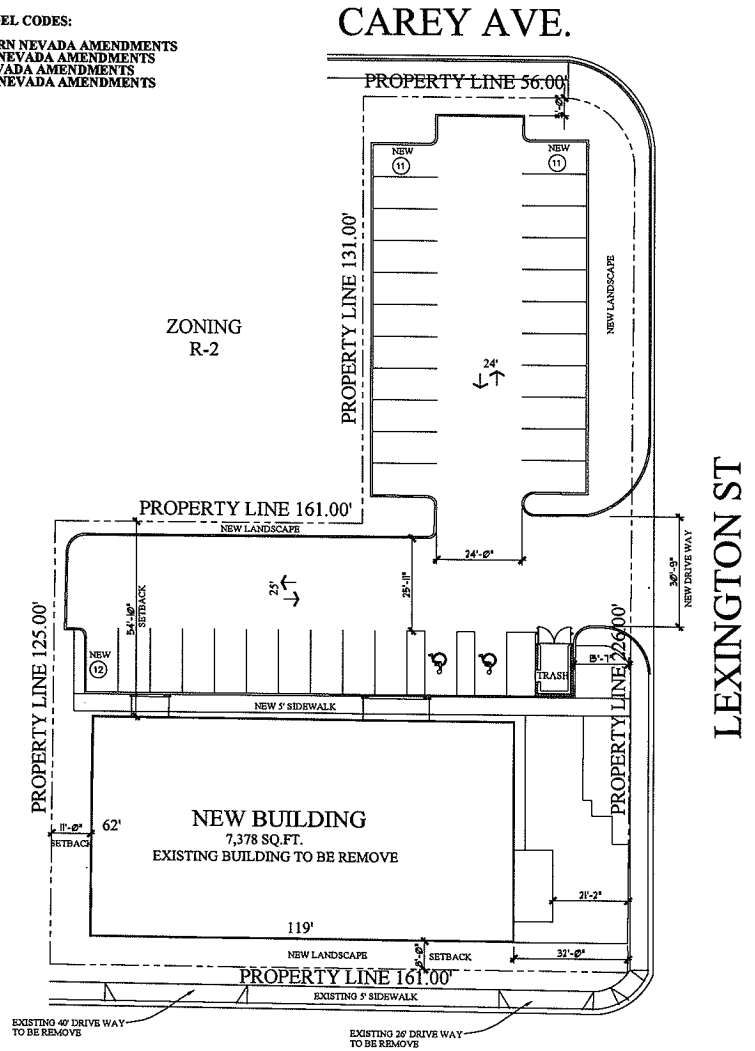
New BUILDING 7,378 SQ / 10 PER 1000 SQ. (church) = 74 SPACES NEED

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.

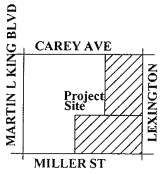



SITE PLAN
SCALE : 1/16" = 1'-0"

# MACEDONIA BAPTIST CHURCH

PRJ-53239
03/25/14

SDR-53435




## Location Map

## VICINITY MAP

## Site Information

**ZONING**
C-V CIVIC DISTRICT

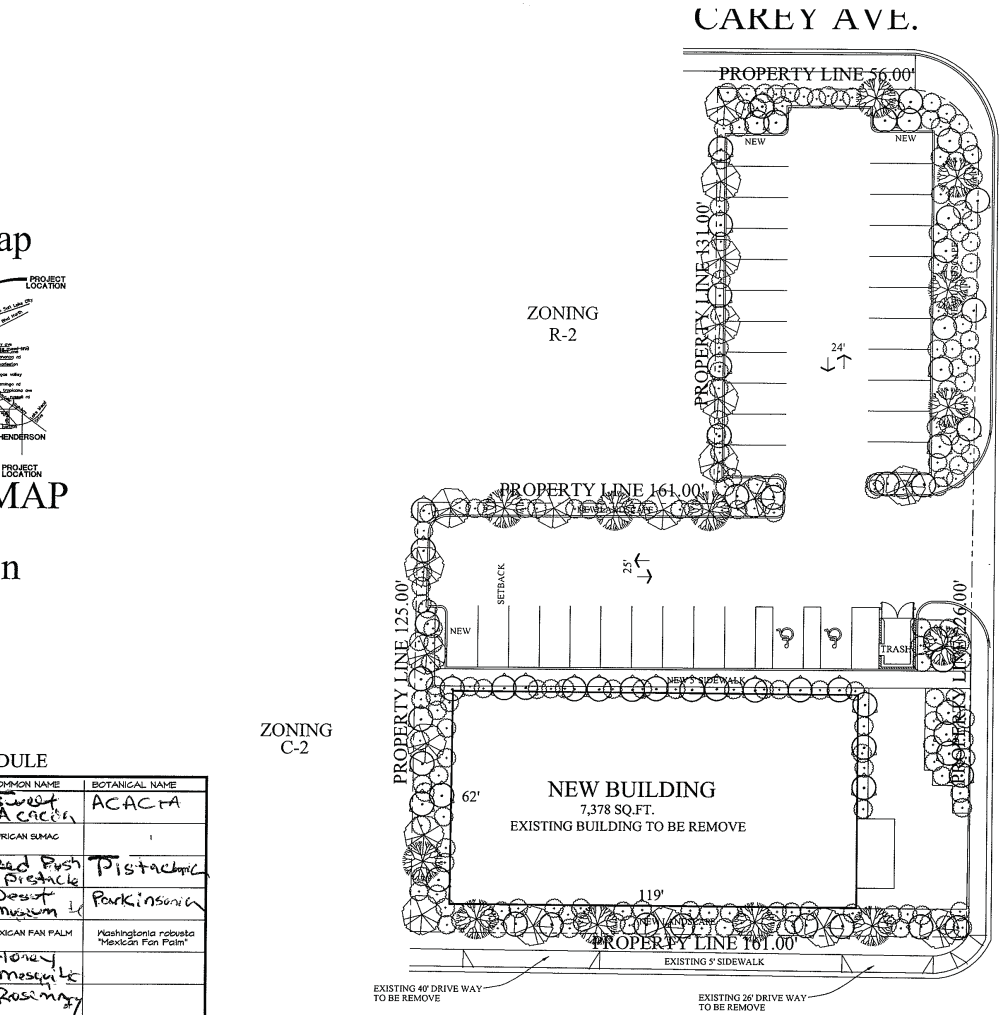
**ASSESSSOR'S PARCEL NO.:**
139-215-100-074,139-215-100-073,139-215-100-07

**JURISDICTION:**
CITY OF LAS VEGAS

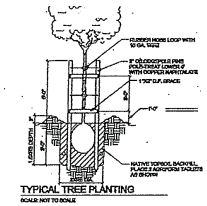
AREA (Approximate)
Net Area: 29,388 sf
BUILDING AREA
New Building 7,378 gsf

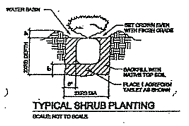
### TREE / PLANT SCHEDULE

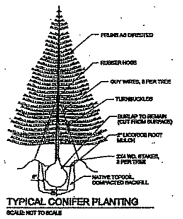
| SYM | QTY | SIZE | SPACING | COMMON NAME | BOTANICAL NAME |
|---|---|---|---|---|---|
| | 20 | 24" Box | 20'-30' On Center | Sweet Acacia | ACACIA |
| | 18 | 24" Box | 20'-30' On Center | AFRICAN SUMAC | |
| | -- | 24" Box | 20'-30' On Center | Red Push Pistache | Pistachio |
| | -- | 24" Box | 20'-30' 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 | |




LANDSCAPE PLAN
SCALE : 1/16" = 1'-0"



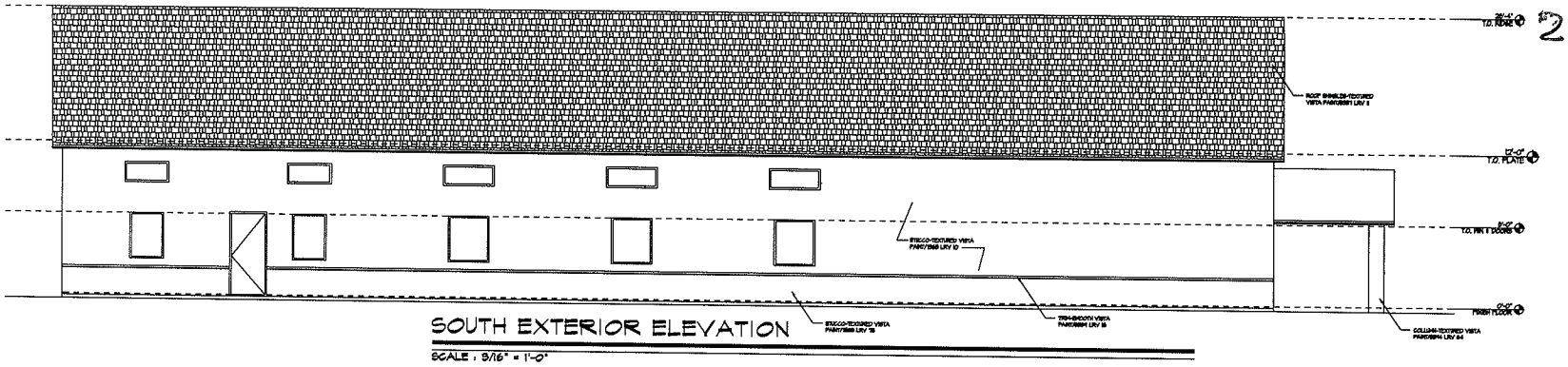

WOOD CHIPS AND BARK MULCH WILL BE USED THROUGHOUT ALL PLANTERS

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

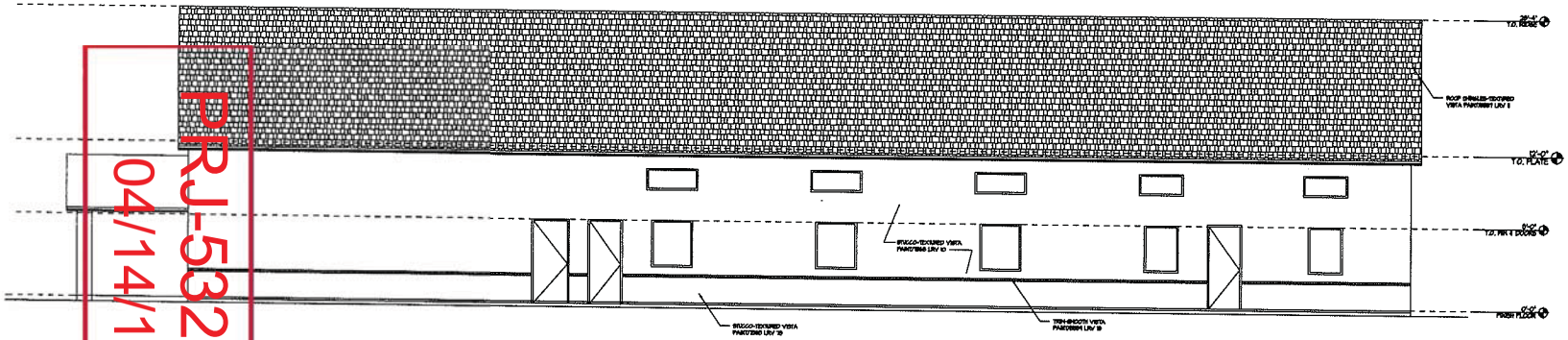
SDR-53435




SOUTH EXTERIOR ELEVATION

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

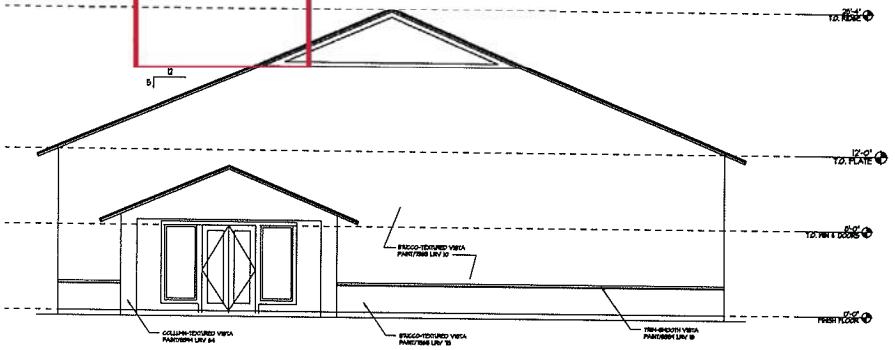
28' 4"




NORTH EXTERIOR ELEVATION

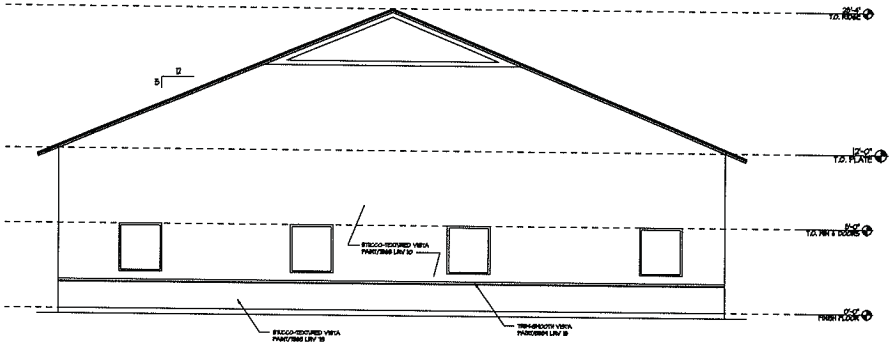
SCALE : 3/16" = 1'-0"

RJ-53239
04/14/14




EAST EXTERIOR ELEVATION

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

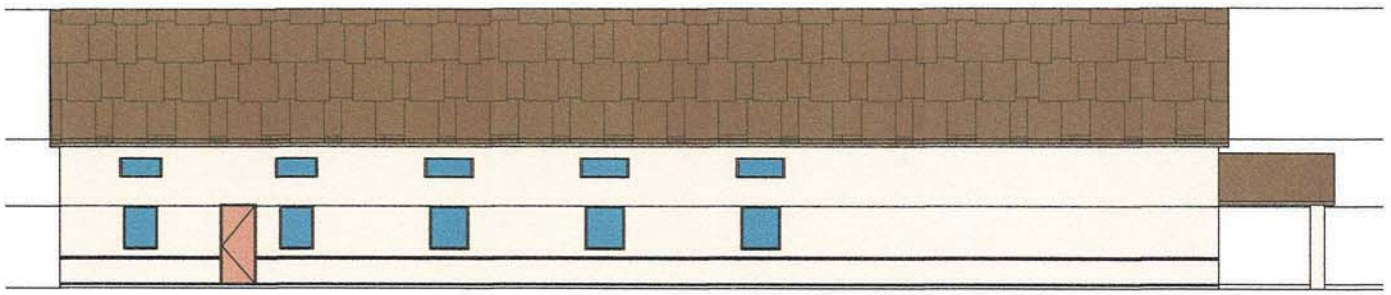



WEST EXTERIOR ELEVATION

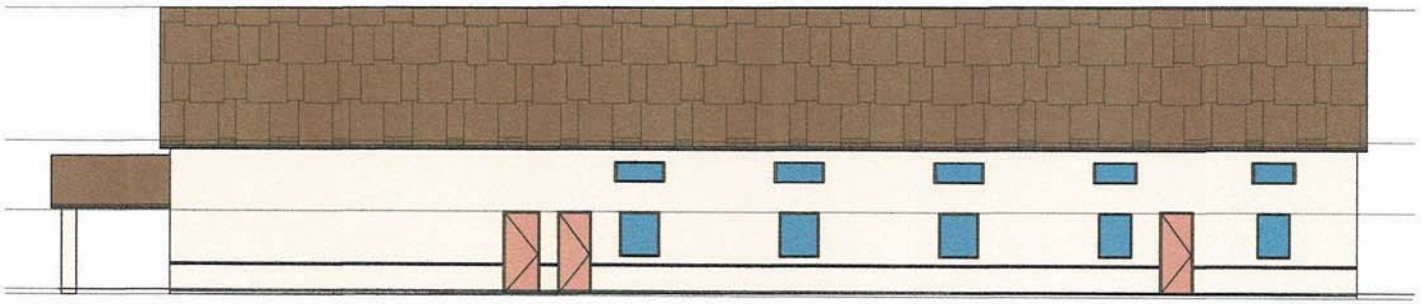
SCALE : 3/16" = 1'-0"

# THE PRAYER CENTER CHURCH

**SDR-53435 - REVISED**

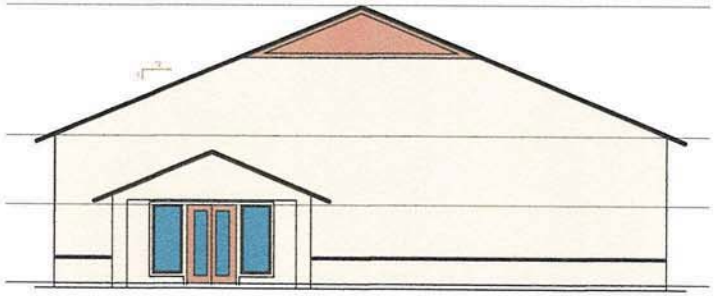


SOUTH EXTERIOR ELEVATION

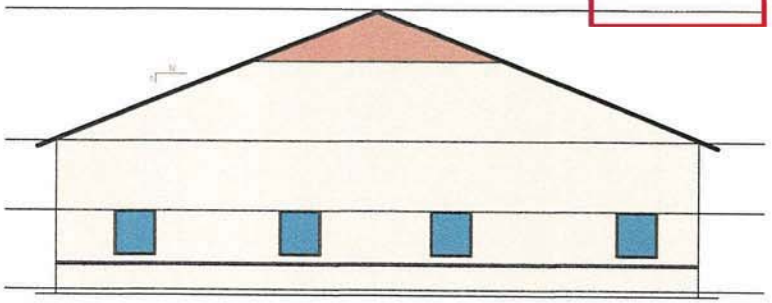


NORTH EXTERIOR ELEVATION

PRJ-53239
03/25/14



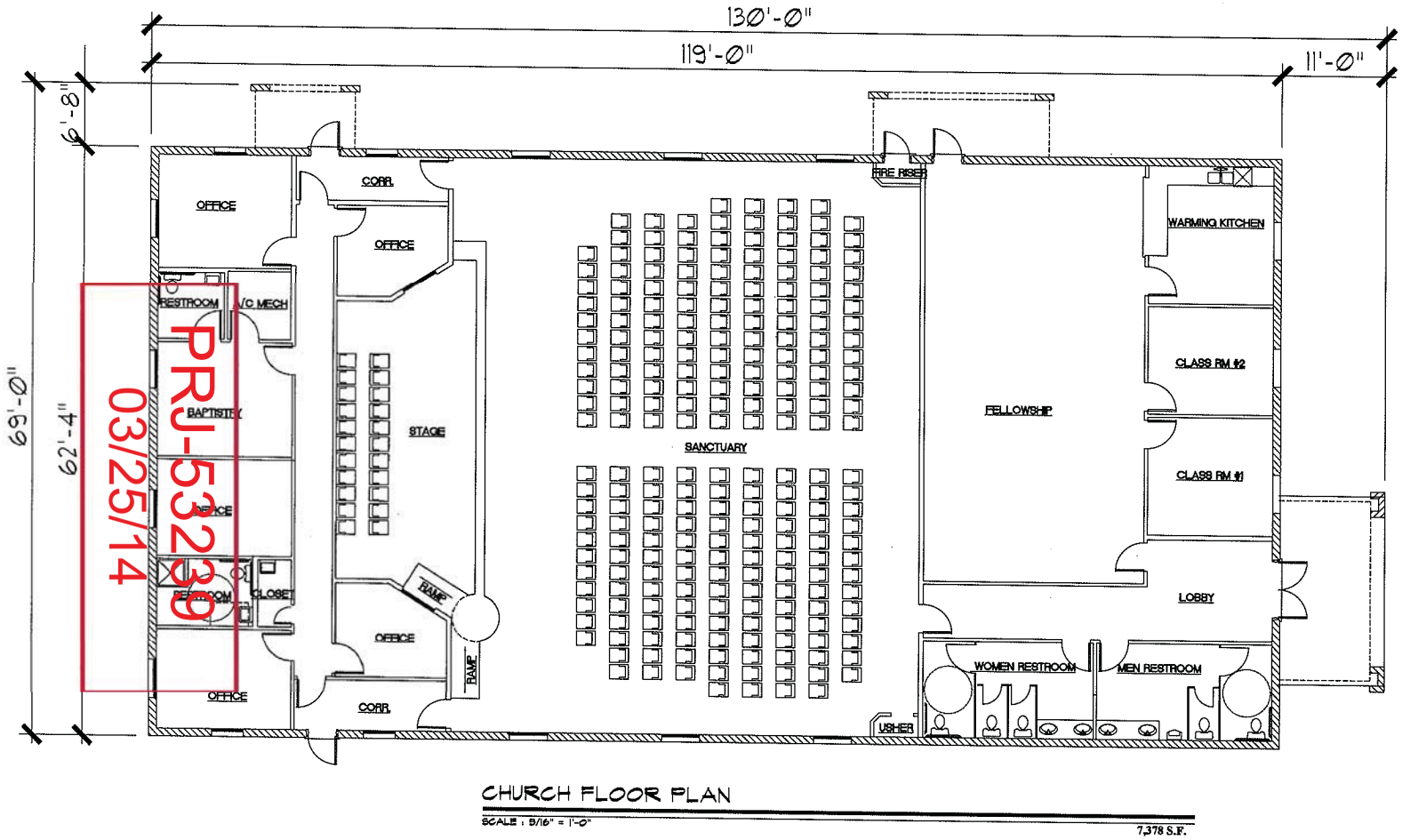
EAST EXTERIOR ELEVATION



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



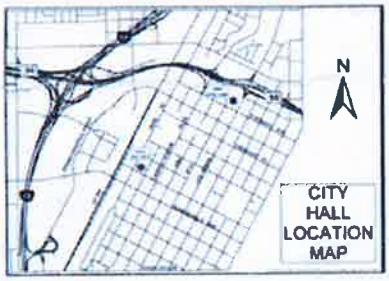
PRJ-53239
03/25/14

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

**XX05-02-14 LV NV 891XX**

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

**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

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☒ 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
13916810052
BROWN FREAD EDWARD
1315 HELEN AVE
NO LAS VEGAS NV 89030-3786

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.

☒ 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**

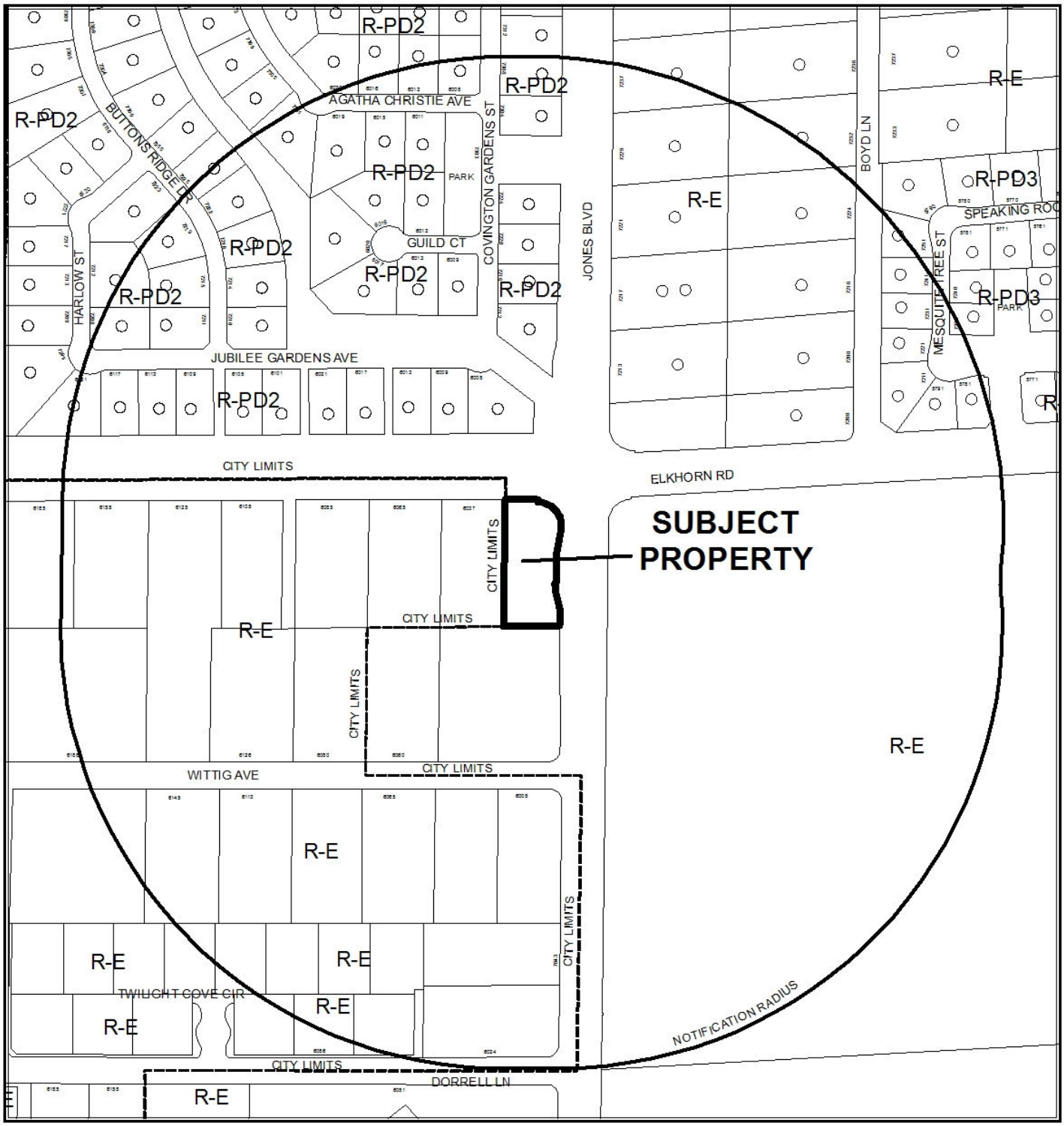
**SUBJECT:**
VAR-53671 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER, ET AL - For possible action on a request for a Variance TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 60 FEET IS REQUIRED FOR A PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME on 0.83 acres at the southwest 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]



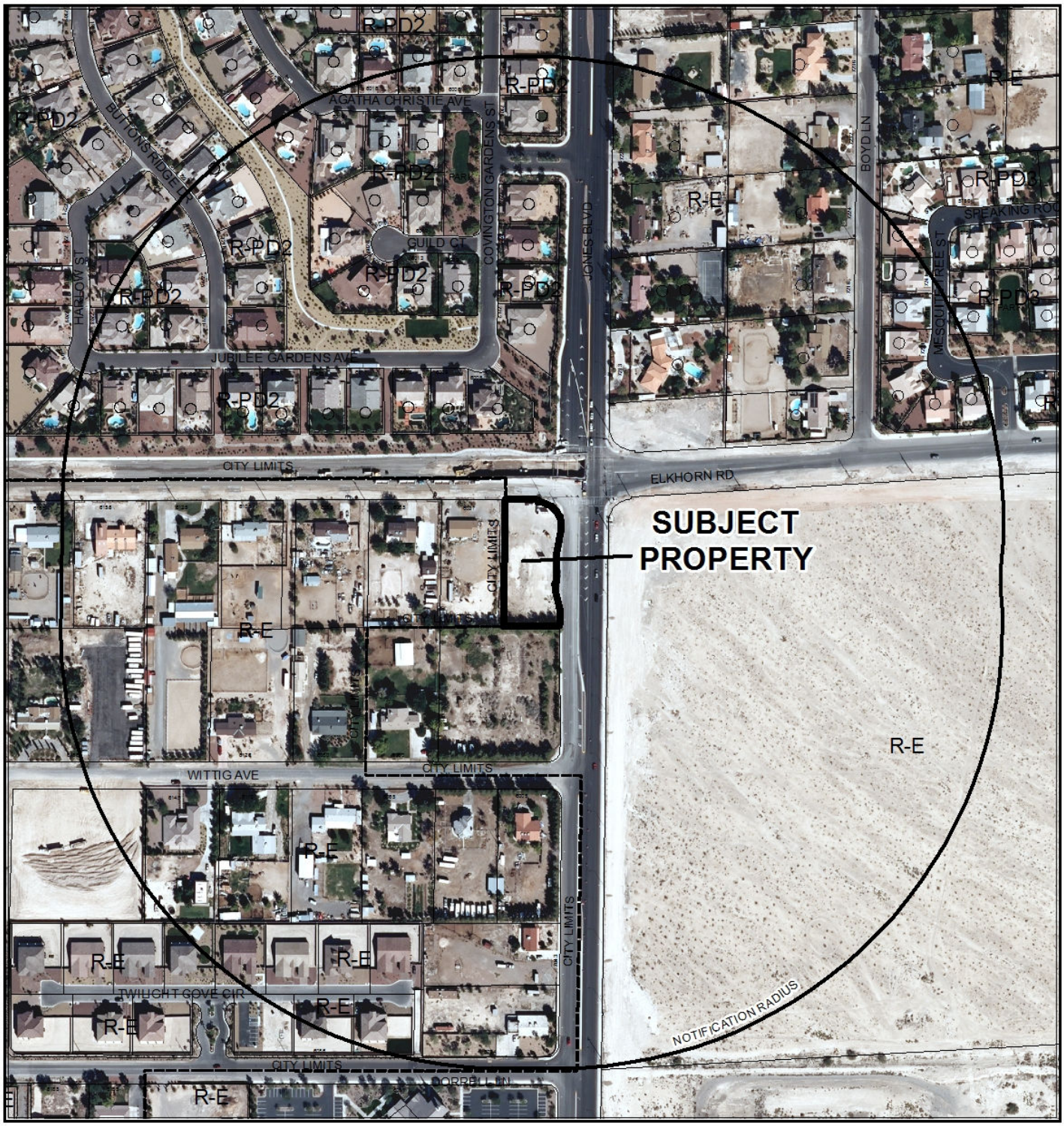

**CASE:** **VAR-53671, SUP-53496 AND SDR-53497 (PRJ-53350)**

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

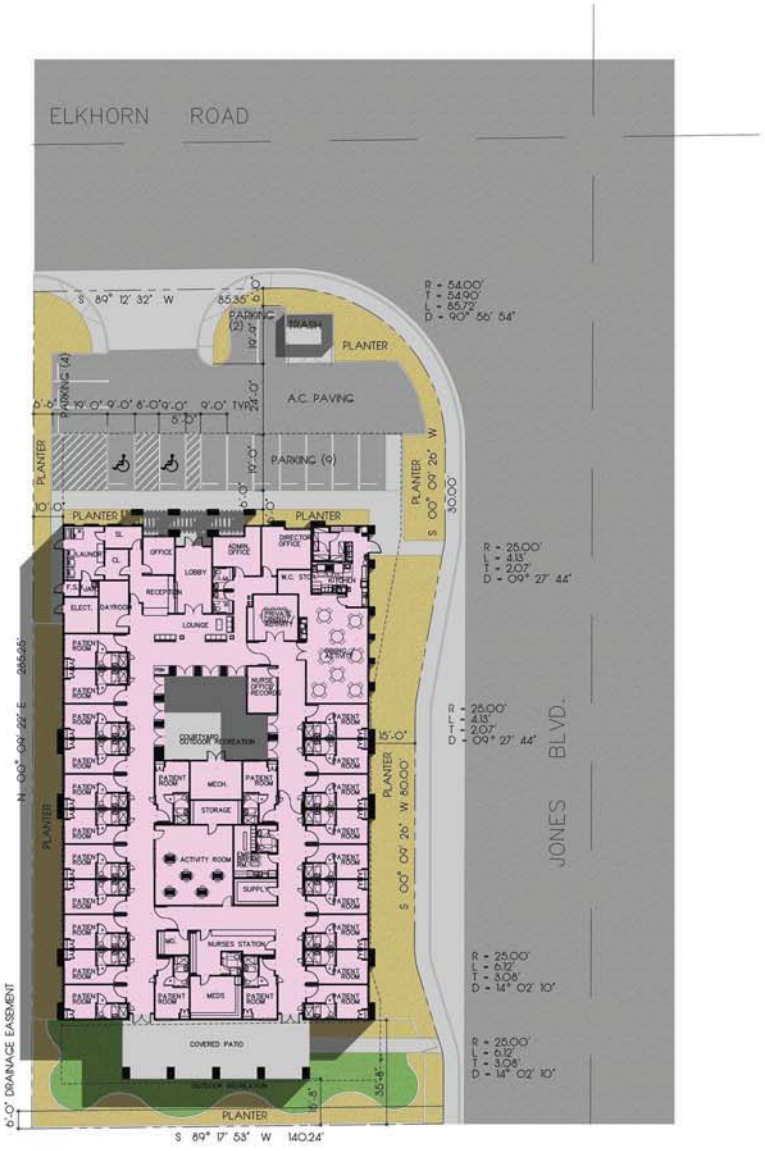
# CLV Planning - Application Form

| | |
|---|---|
| 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.<br>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

REVISIONS

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: RR-53350
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 | PFNNISETUM 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

JOB NO.
DATE: 4/4/14
SCALE: 1"=20'
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

ELKHORN & JONES MEMORY CARE FACILITY
APN: 125-23-502-008

A.1

DR-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

VAR-53671, SUP-53496 & SDR-53497

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

Revised 10/27/08

***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

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

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

Revised 10/27/08

***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

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

**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**

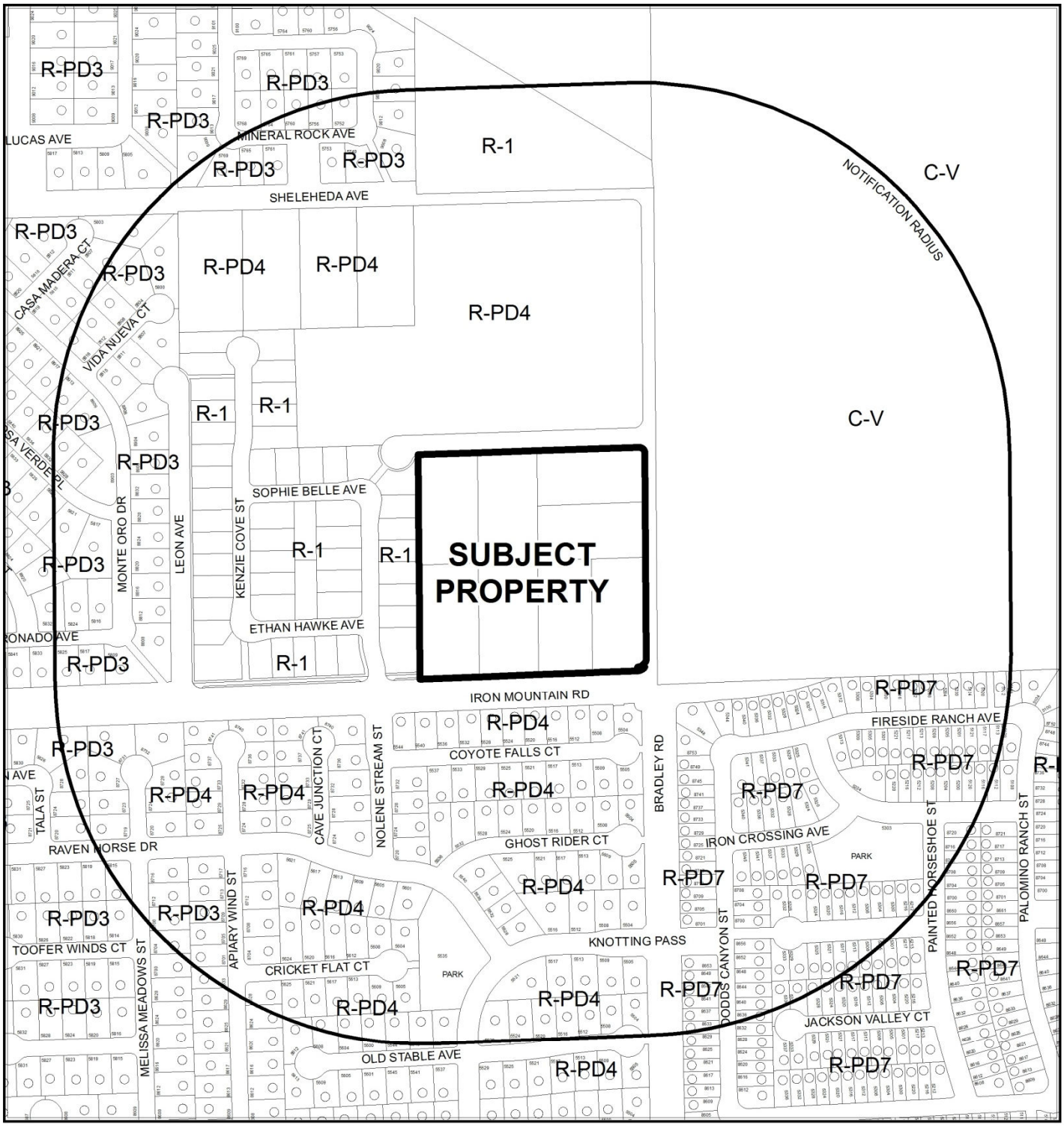
**SUBJECT:**
VAR-53840 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - For possible action on a request for a Variance TO ALLOW A TEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON PROPOSED LOT 14 on a portion of 8.70 acres at the northwest corner of 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]



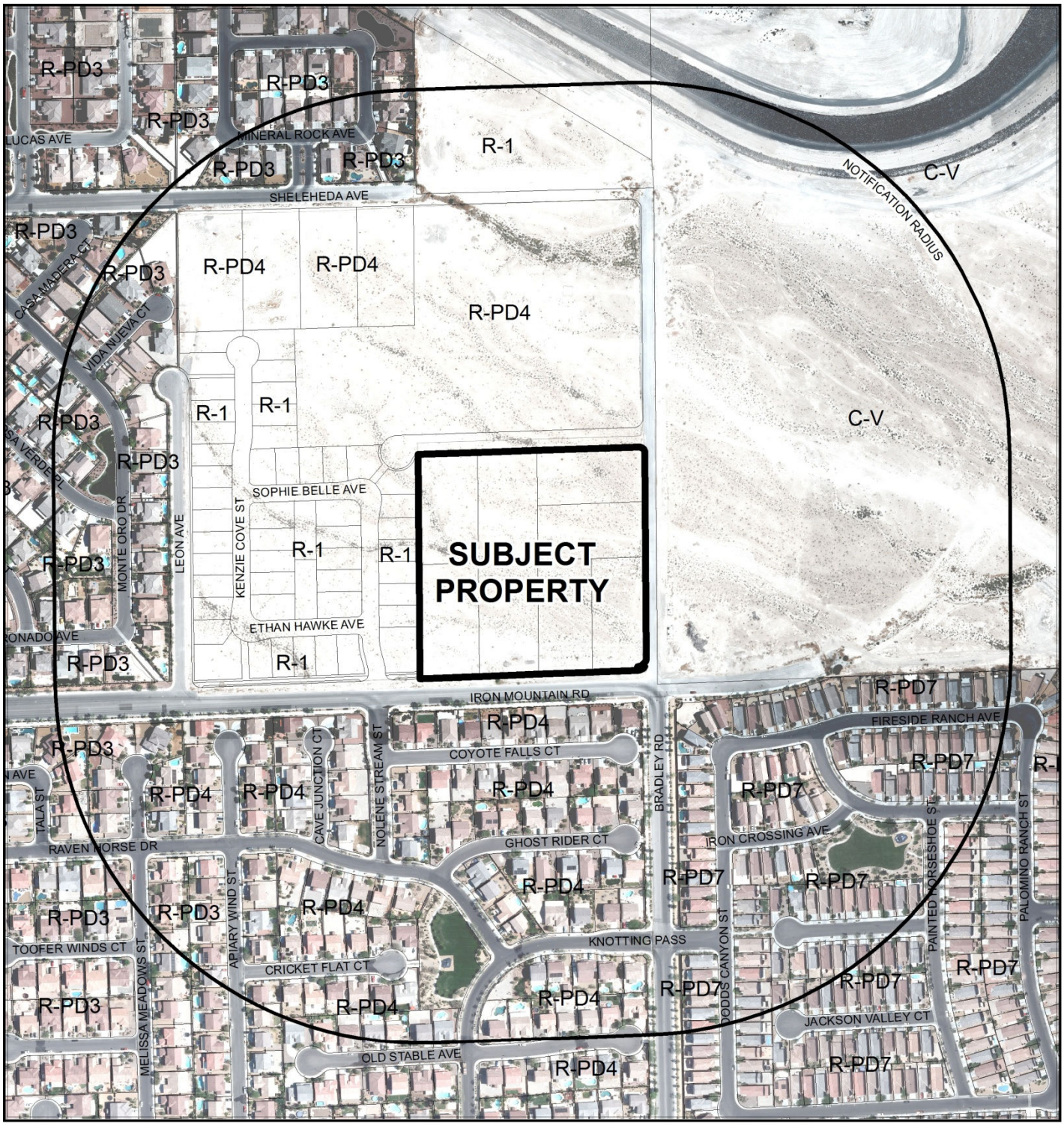

0 300 600 Feet

**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

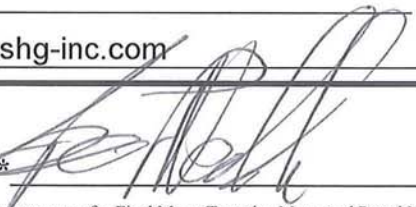
**E-mail Address**

**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

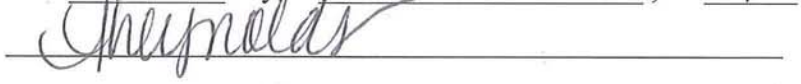
**Property Owner Signature*** 

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

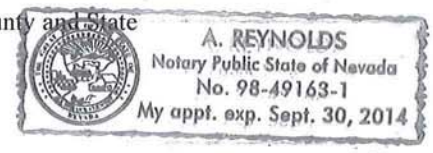
**Print Name** BRIAN P. WALSH

Subscribed and sworn before me

This 21st day of March, 20 14.



Notary Public in and for said County and State




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

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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-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

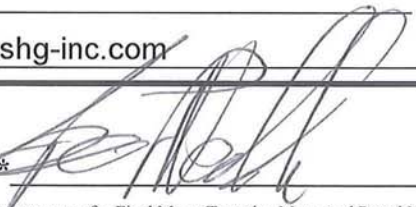
**E-mail Address**

**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

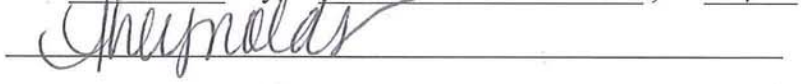
**Property Owner Signature*** 

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

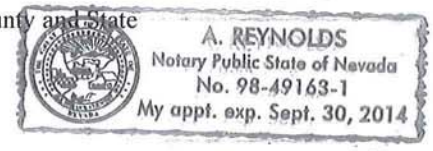
**Print Name** BRIAN P. WALSH

Subscribed and sworn before me

This 21st day of March, 20 14.



Notary Public in and for said County and State




Revised 10/27/08

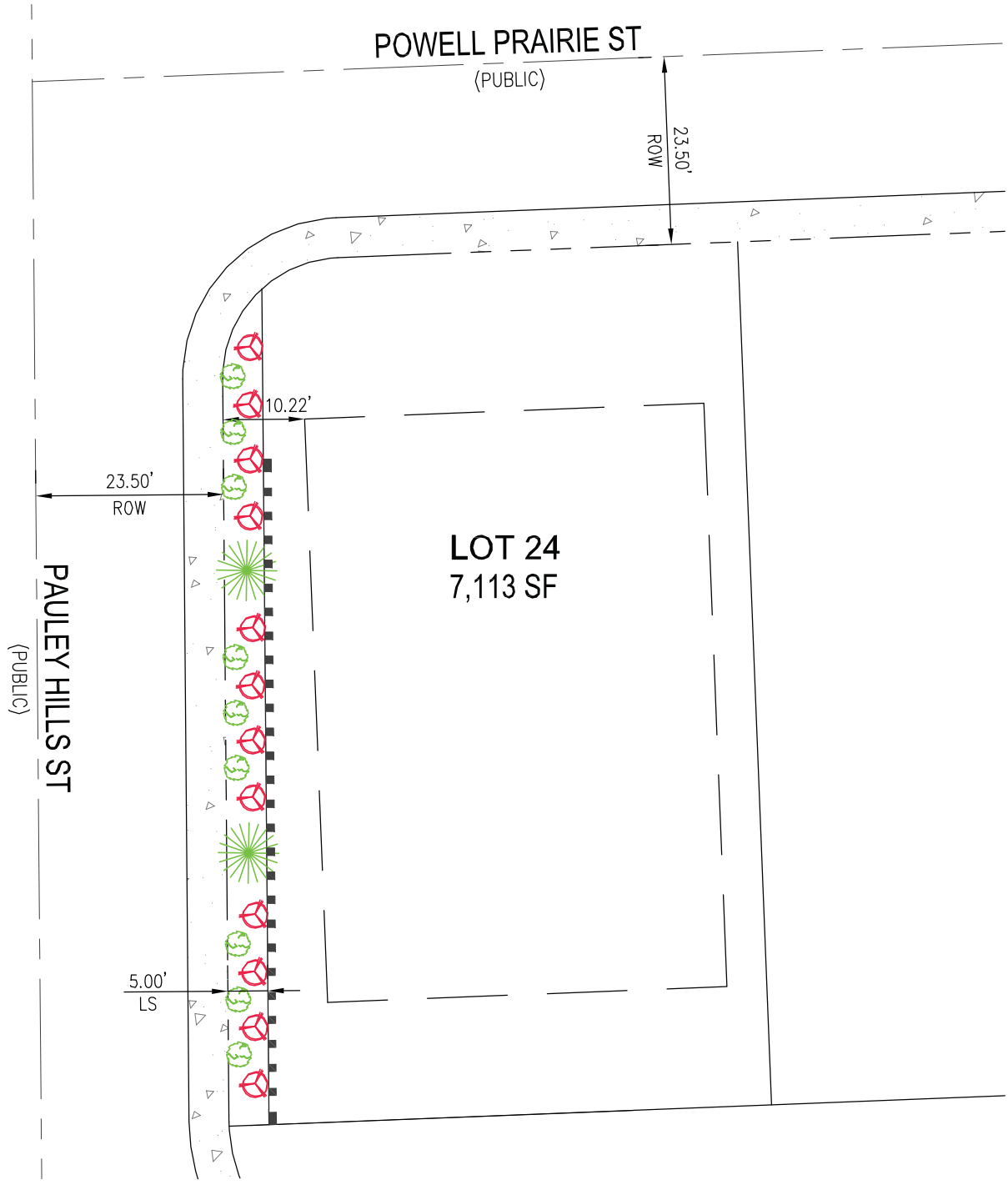
***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| 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

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-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

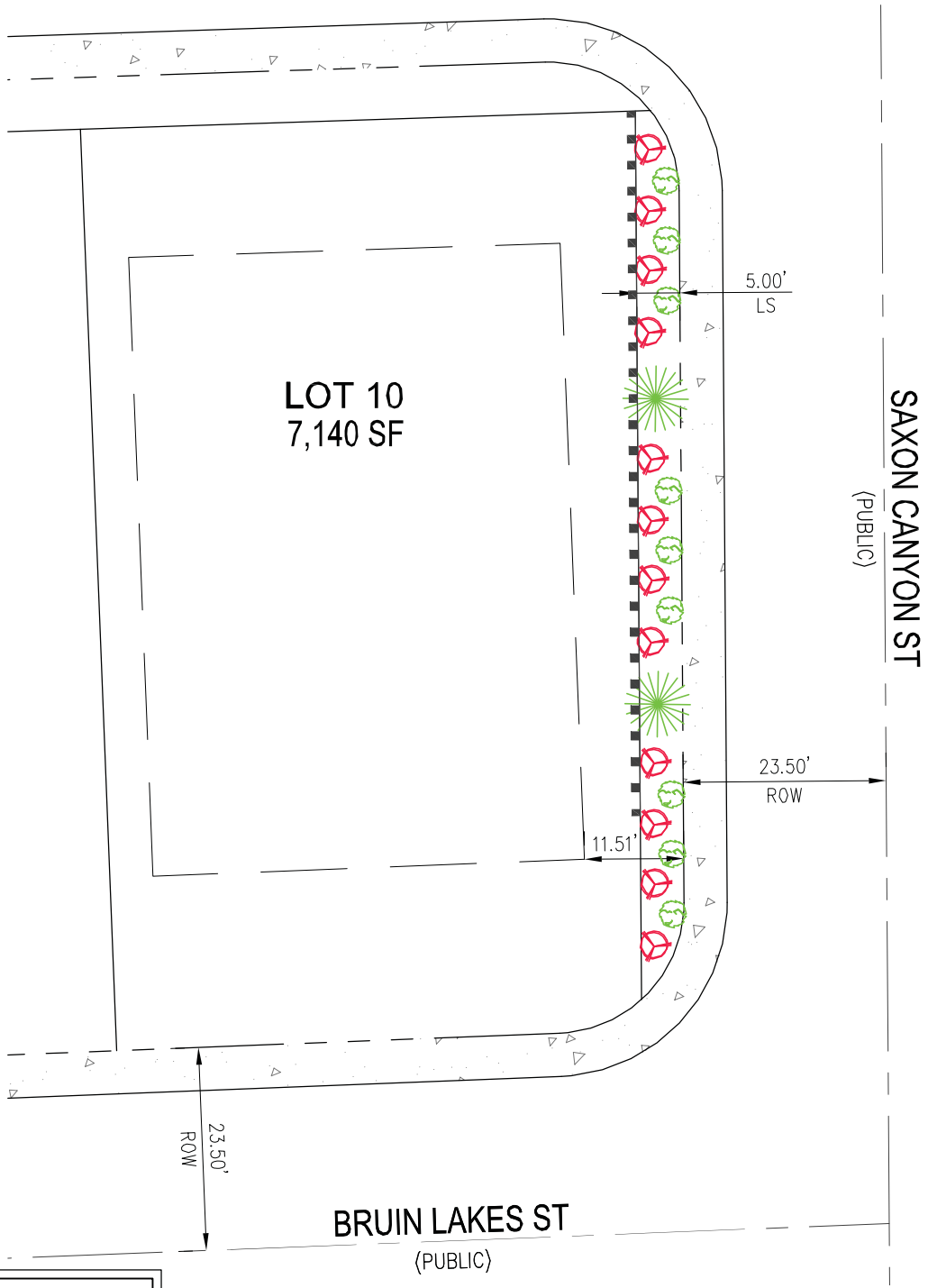
***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| 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

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-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 |

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.: **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

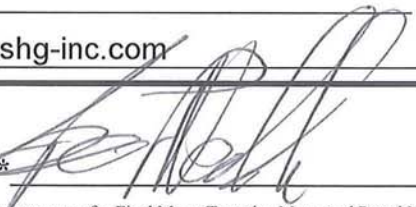
**E-mail Address**

**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*** 

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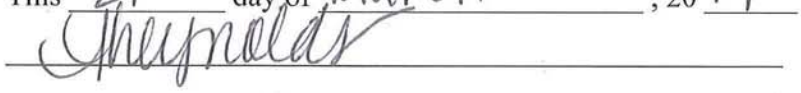
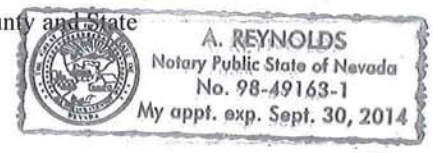
**Print Name** BRIAN P. WALSH

Subscribed and sworn before me

This 21st day of March, 20 14.



Notary Public in and for said County and State




Revised 10/27/08

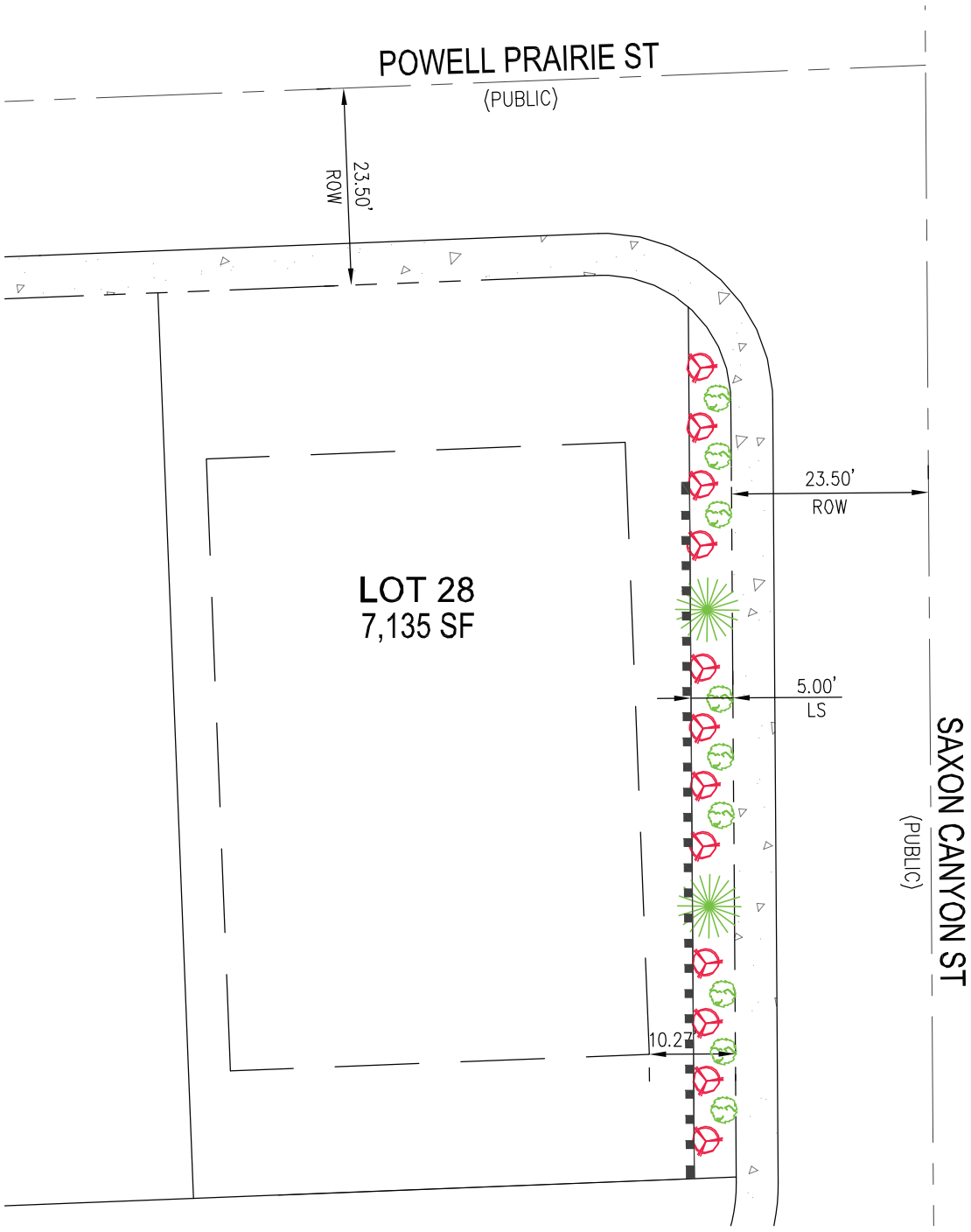
***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| 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

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-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 |

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.: **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:**

**City** Las Vegas **State** Nevada **Zip** 89139

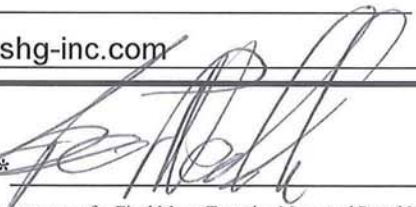
**E-mail Address**

**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*** 

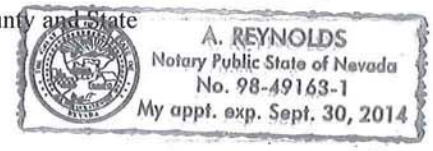
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

**Print Name** BRIAN P. WALSH

Subscribed and sworn before me

This 21st day of March, 20 14.

Notary Public in and for said County and State




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

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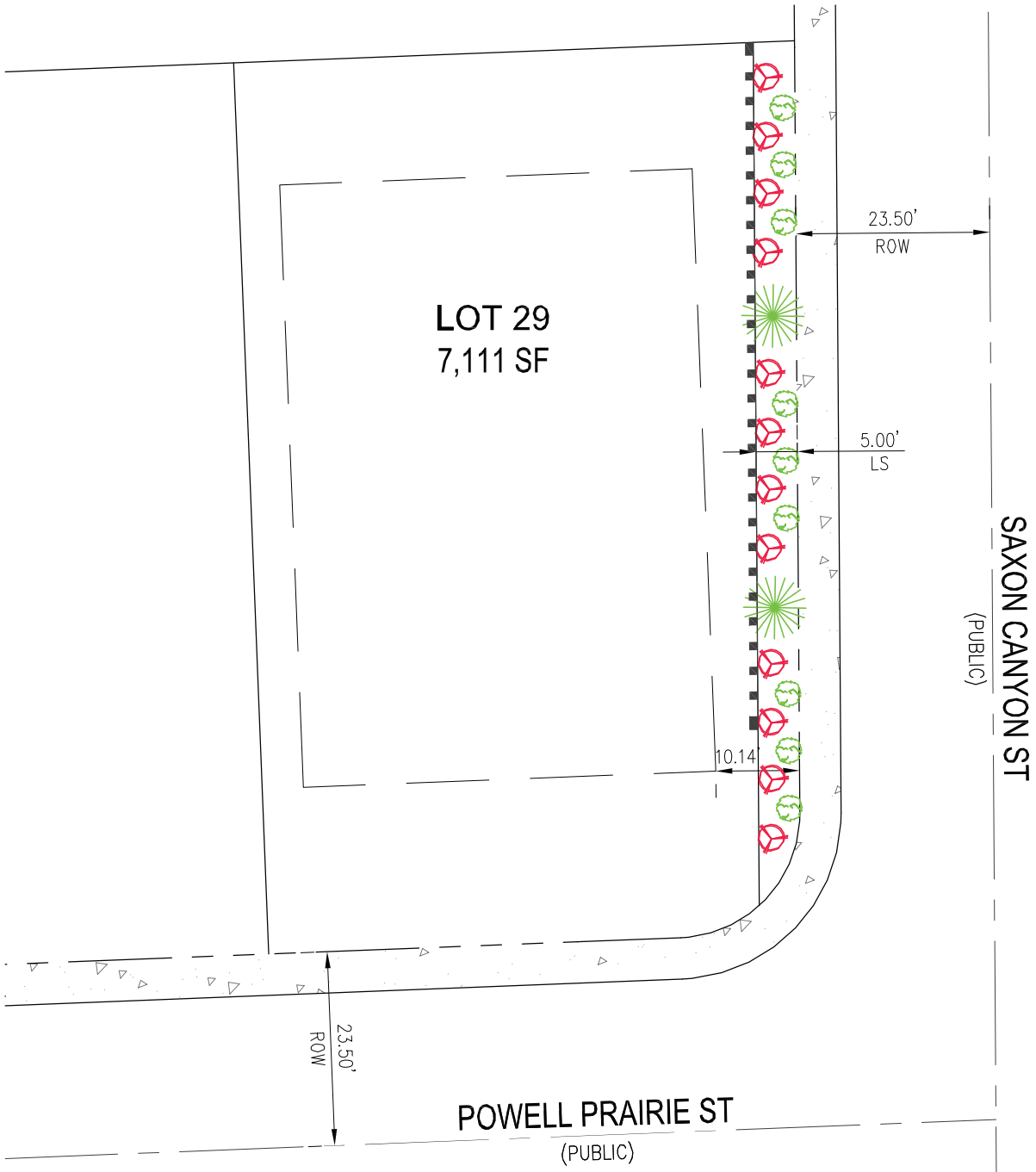


**LEGEND**

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-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

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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-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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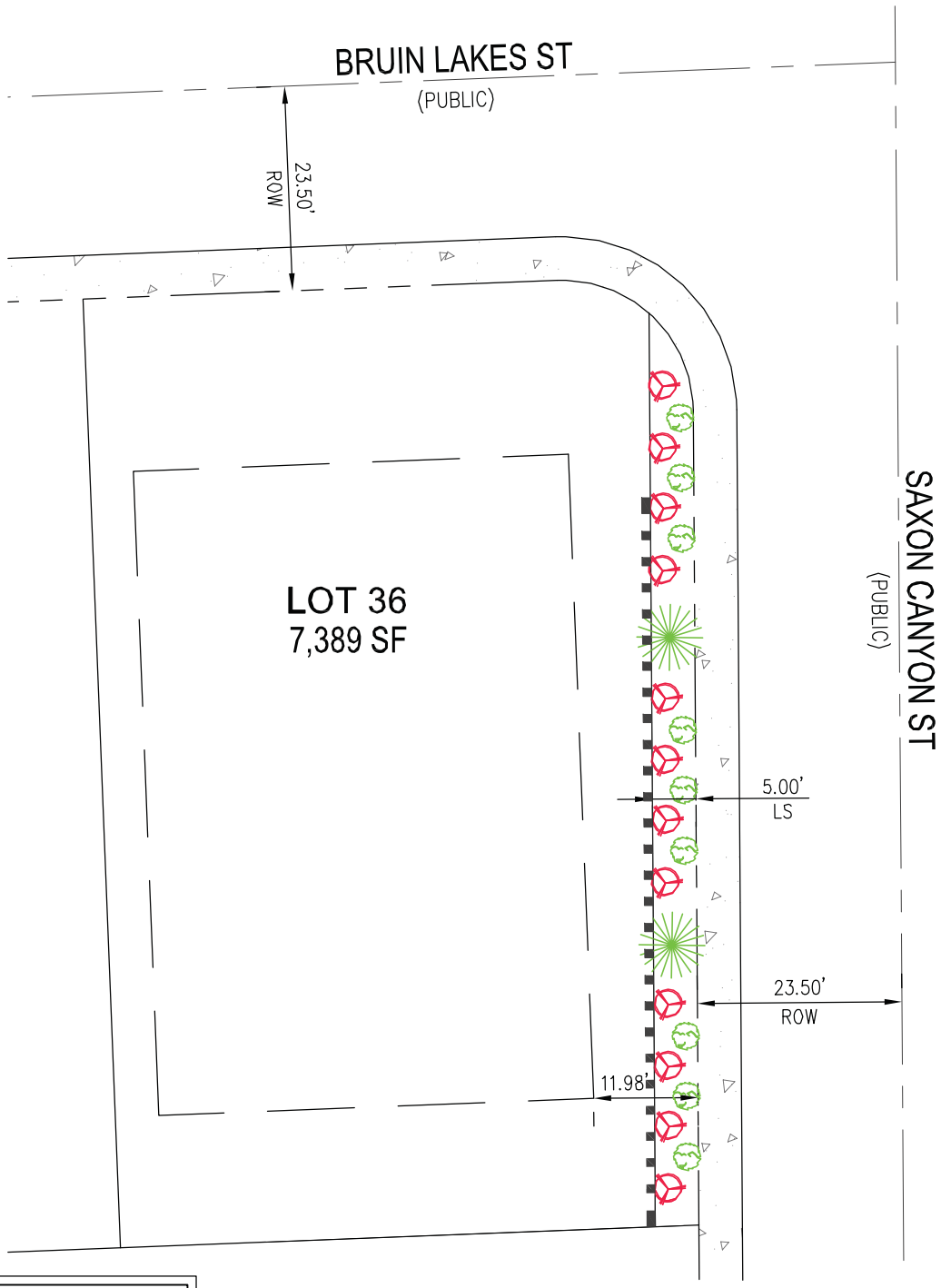


**LEGEND**

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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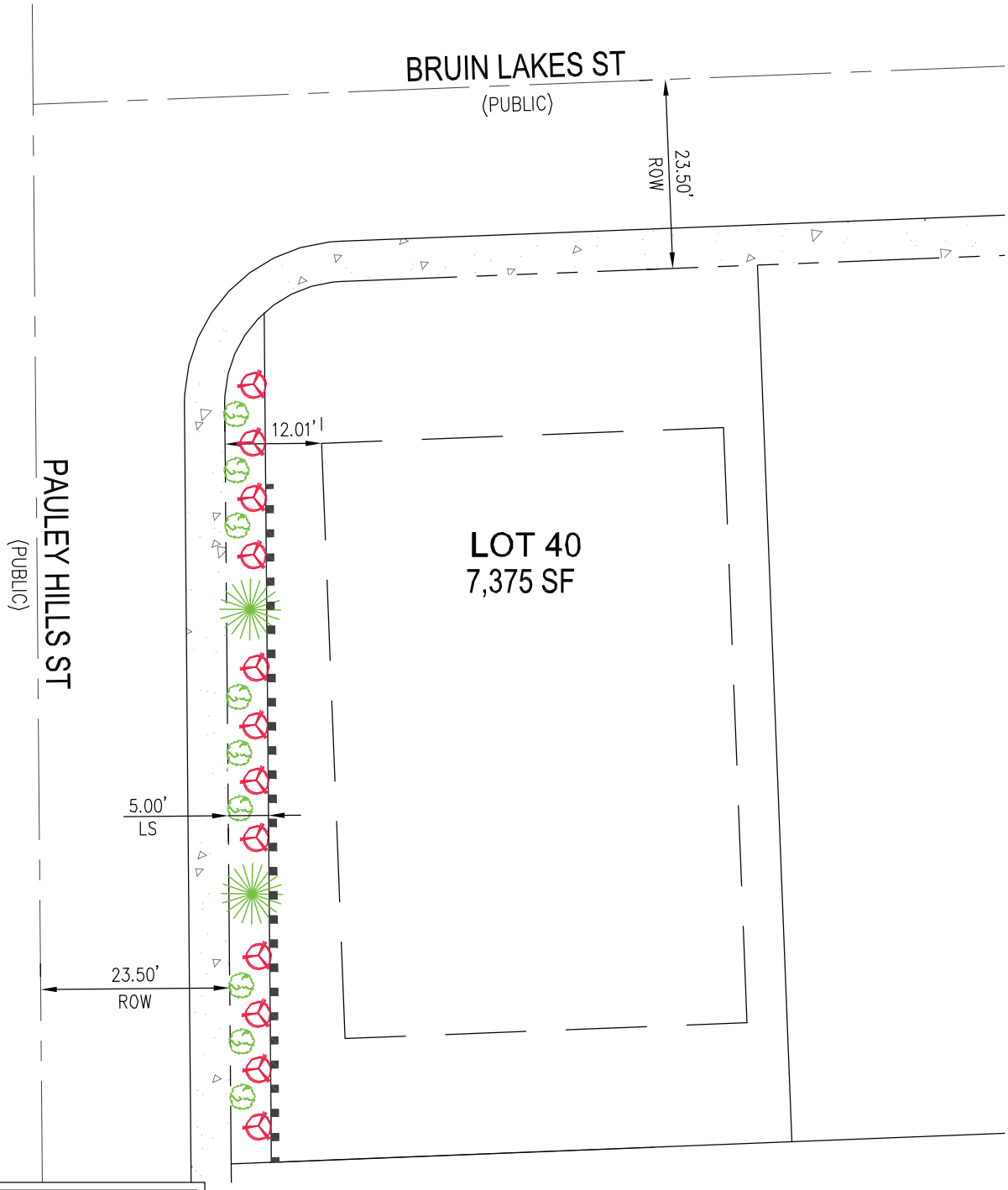


**LEGEND**

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 |

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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**

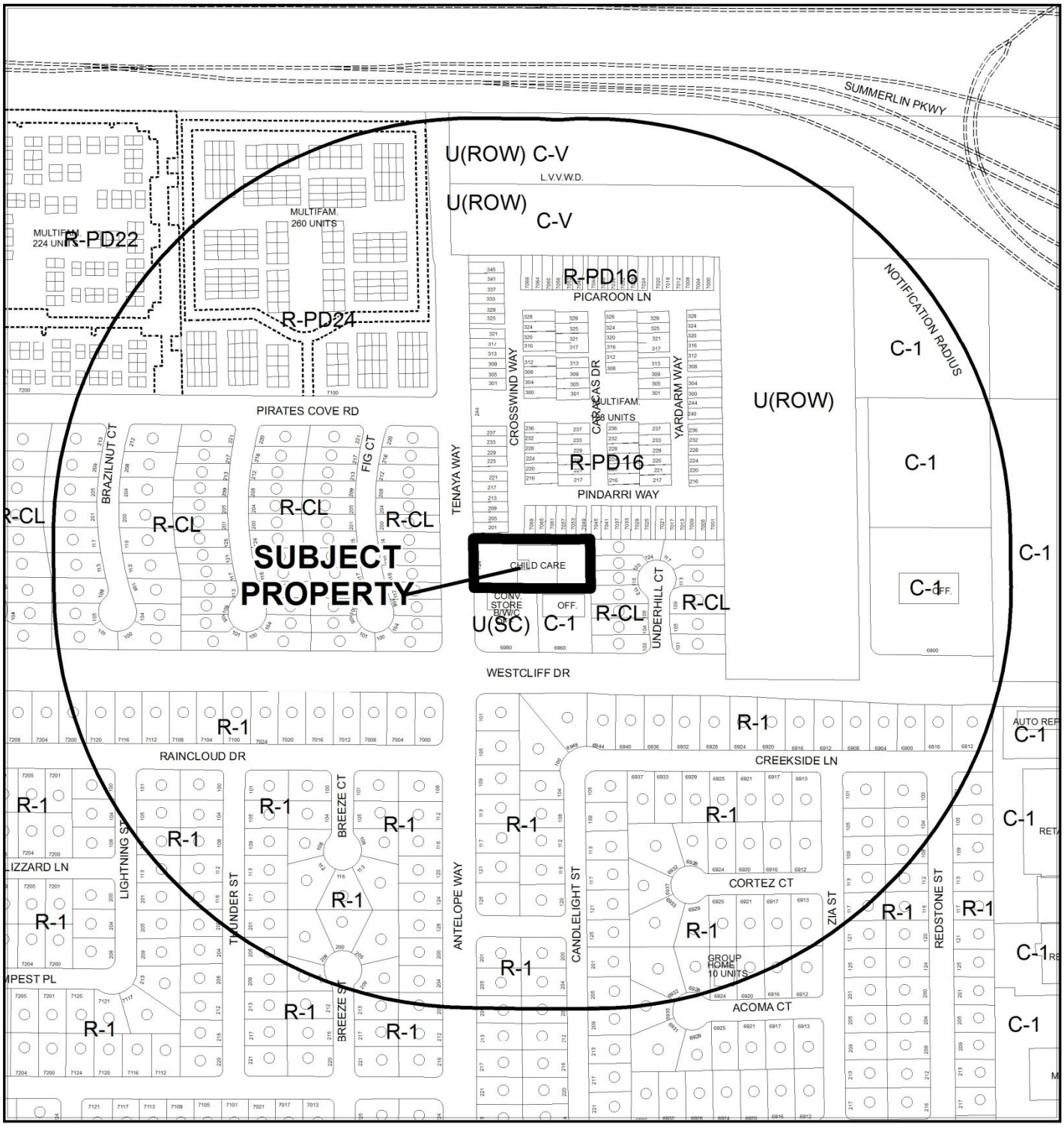
**SUBJECT:**
VAR-53860 - VARIANCE - PUBLIC HEARING - APPLICANT: TAMMY CROSS - OWNER: SANDCASTLE ENTERPRISES, TENAYA SERIES - For possible action on a request for a Variance TO ALLOW 13 PARKING SPACES WHERE 19 PARKING SPACES ARE REQUIRED at 124 North Tenaya Way (APN 138-27-801-001), C-1 (Limited Commercial)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



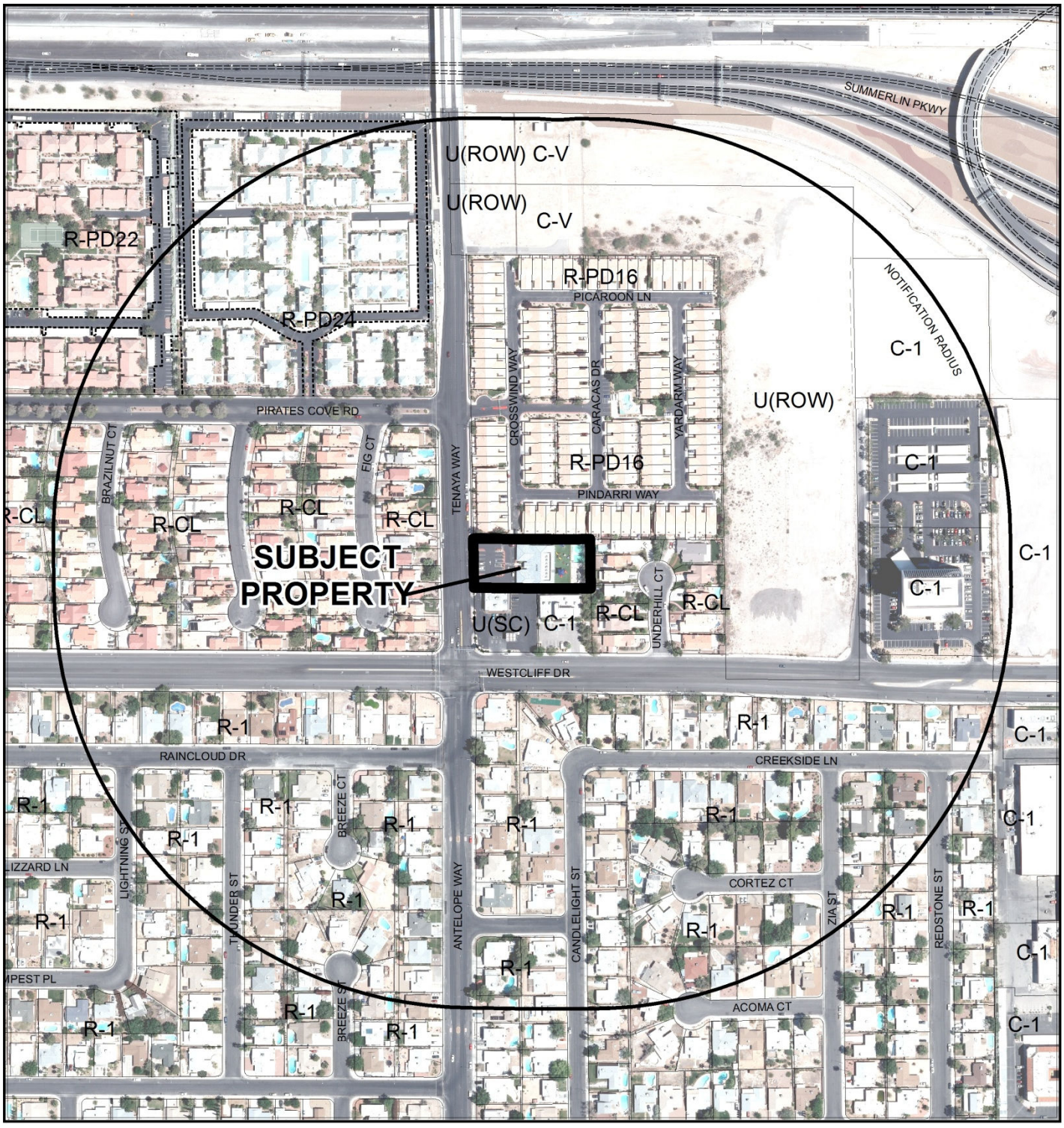

0 300 600 Feet

**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

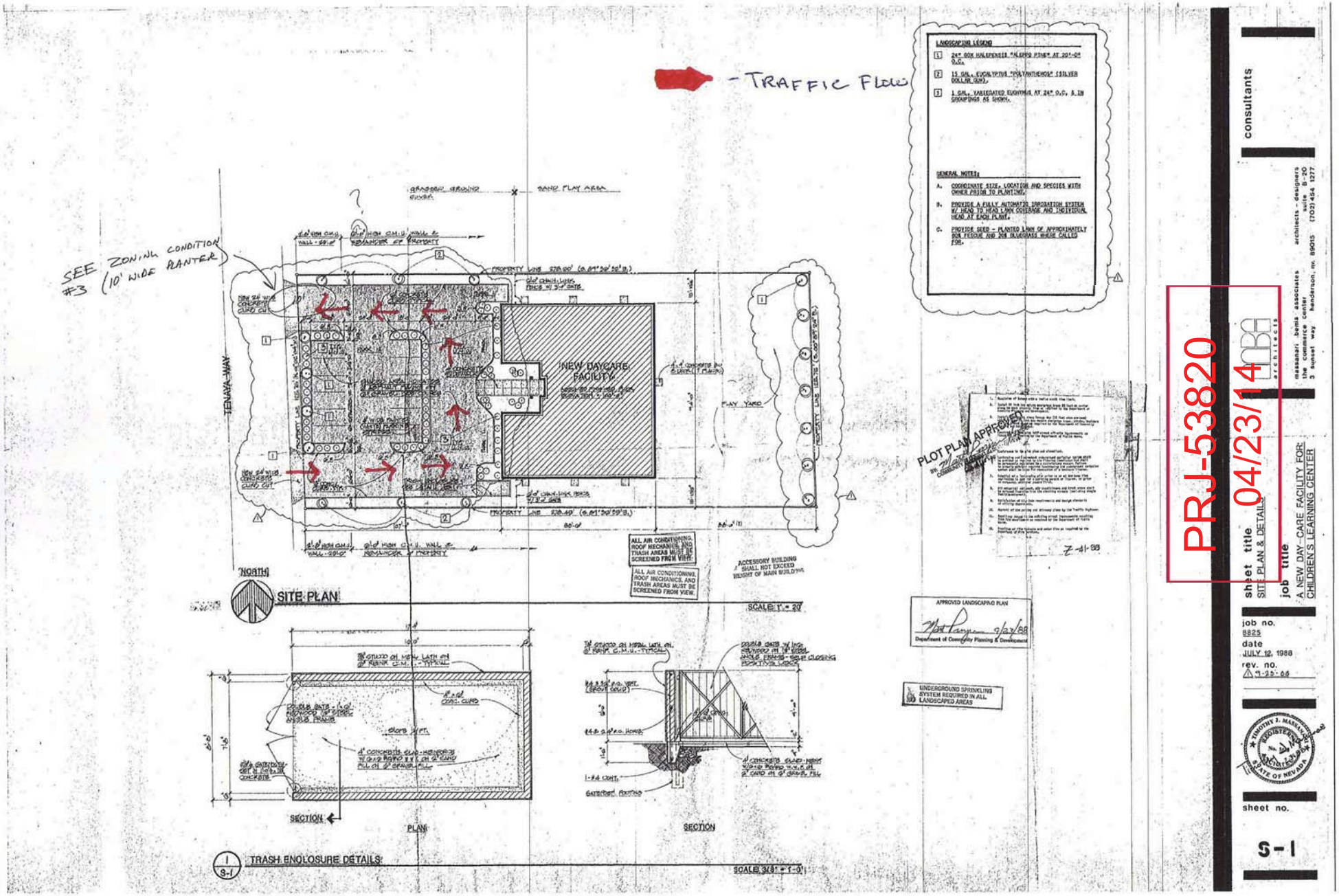
# CLV Planning - Application Form

| | |
|---|---|
| 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.<br>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 |

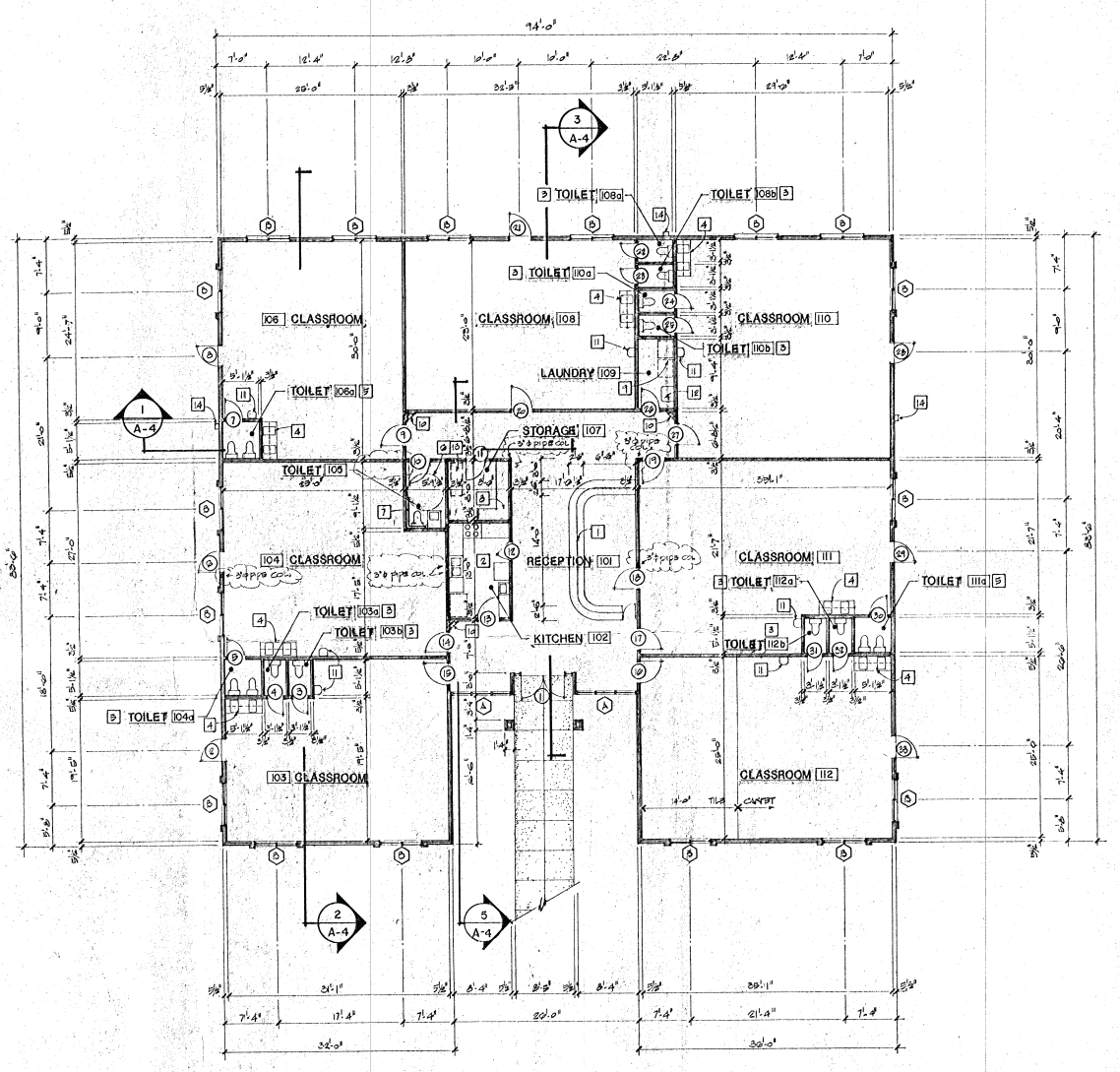
| CLVEPLAN Applicant | Company | Title | Email |
|---|---|---|---|
| Nathaniel Taylor | Taylor Consulting Group, LLC | President | info@thetaylorconsultinggroup.com |

## VAR-53860 & SUP-53858




PRJ-53820 04/23/14

**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 3'-3" CEILING-ROUGH OPENING=22"X54"
14. "BUBBLER" TYPE DRINKING FOUNTAIN - SEE PLUMBING DRAWING.
15. WATER HEATER - SEE PLUMBING DRAWING.

NOTED COLUMNS

PRJ-53820
04/23/14

VAR-53860 & SUP-53858

consultants


MBA architects
massanari bemis associates
the commerce center
3 sunset way henderson, nv. 89015
architects - designers
suite B-20
(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. MASSARI
REGISTERED
No. 1418
ARCHITECT
STATE OF NEVADA

sheet no.
A-1

# 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



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**

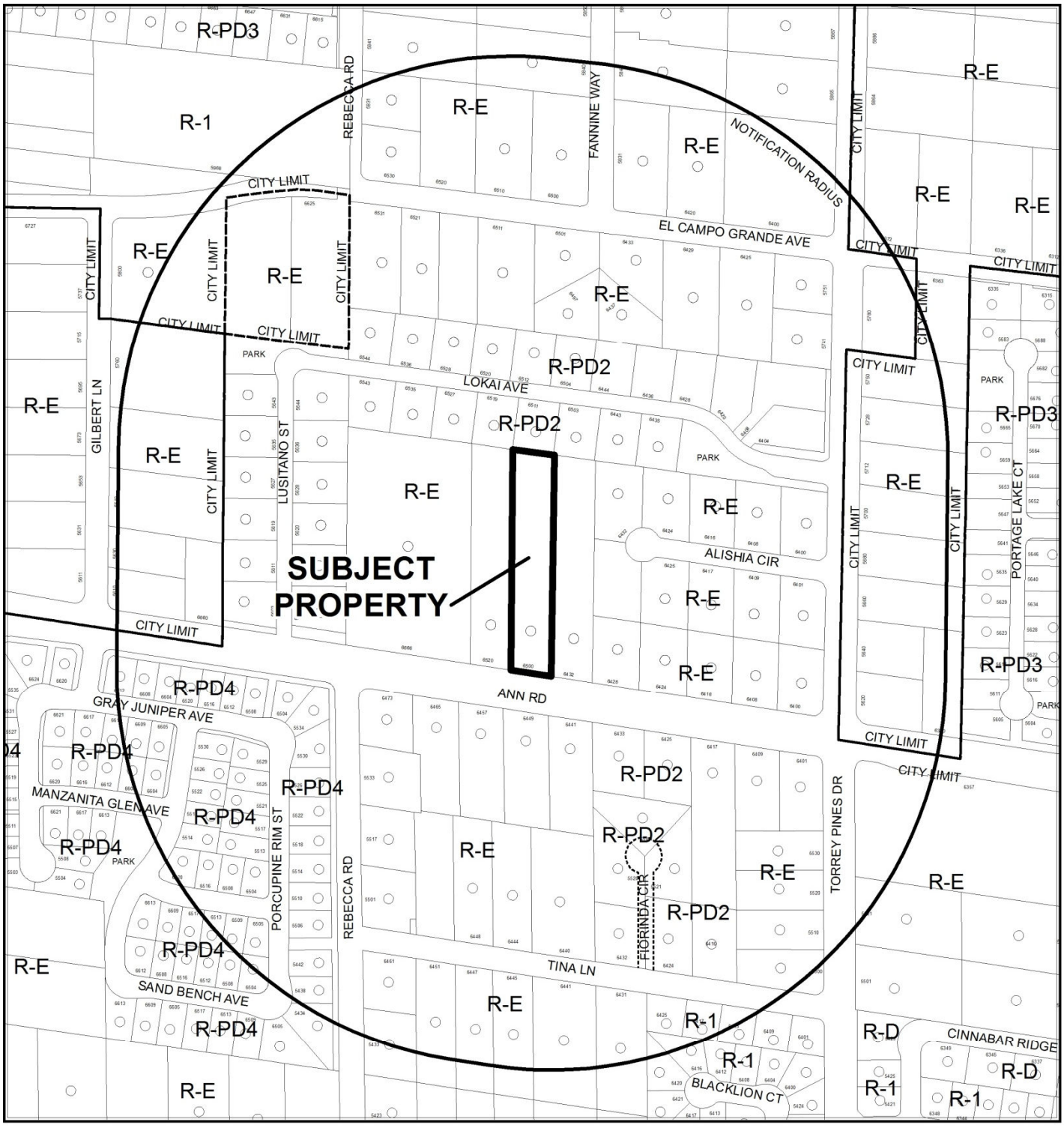
**SUBJECT:**
VAR-53865 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM B. ENSIGN LIVING TRUST - For possible action on a Variance TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING 2,808 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [PIGEON COOP] on 1.35 acres at 6500 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]



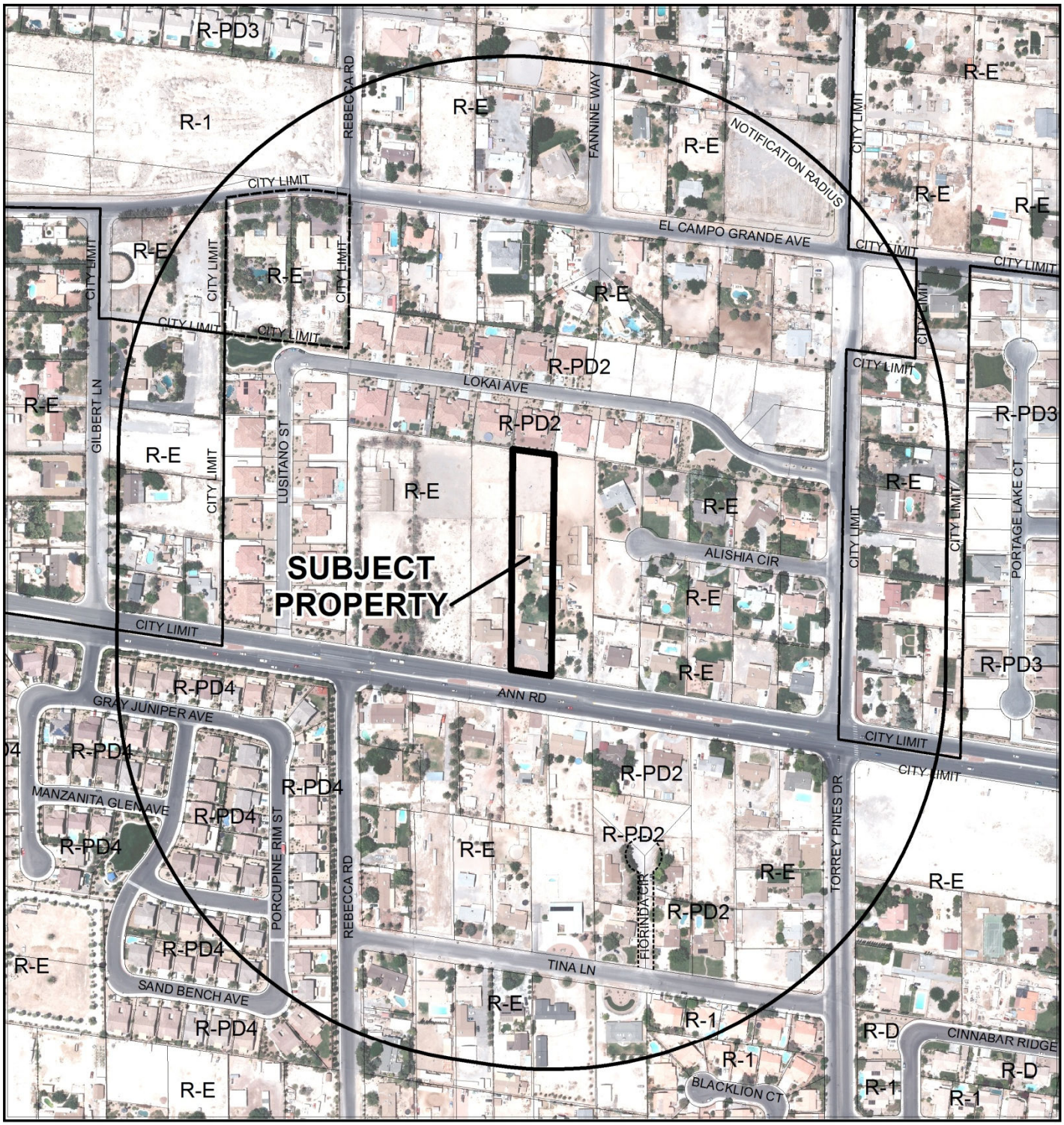

0 300 600 Feet

**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

Revised 11-14-06

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

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

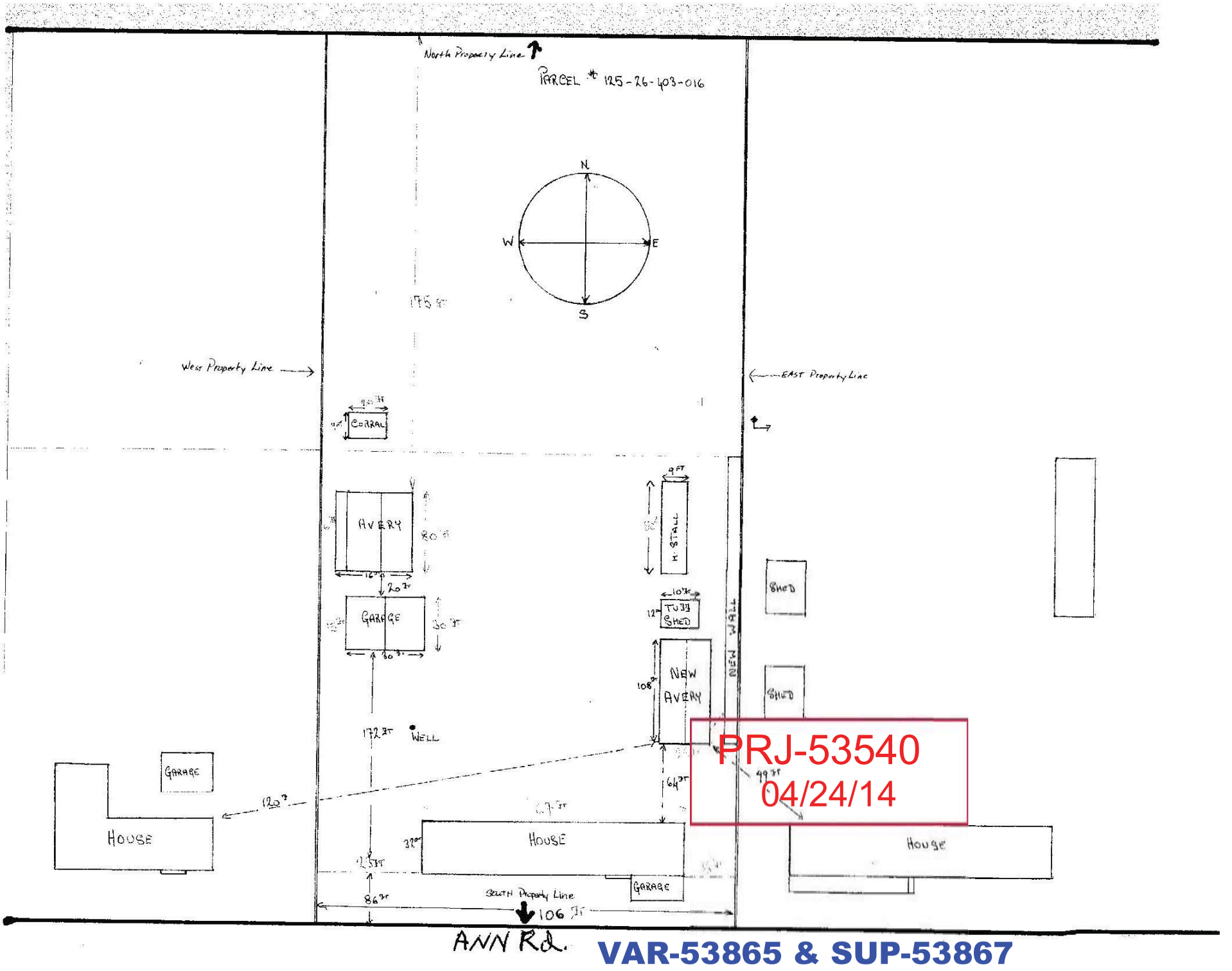
| | |
|---|---|
| I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or 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.<br>I Accept: | Yes |
| Is the Owner Information Correct: | Yes |
| If no, ...change what | |

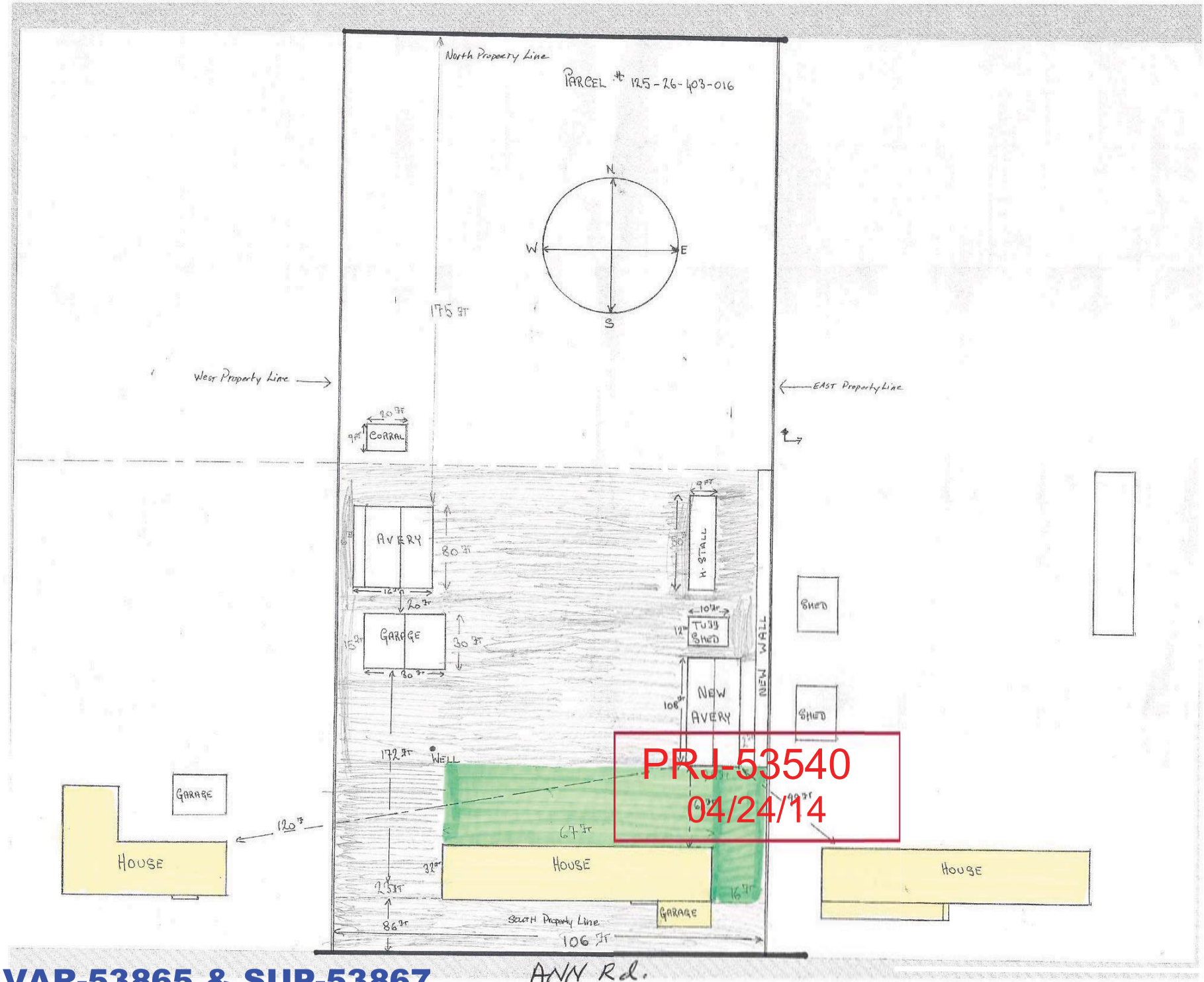
| Owner(s) | ADDR1 | ADDR2 |
|---|---|---|
| ENSIGN WILLIAMS B LIVING TRUST | 5170 RUSTIC RIDGE DR | LAS VEGAS, NV 89148-1454 |

| CLVEPLAN Applicant | Company | Title | Email |
|---|---|---|---|
| William Ensign | na | owner | ensign.bill@yahoo.com |

## VAR-53865 & SUP-53867

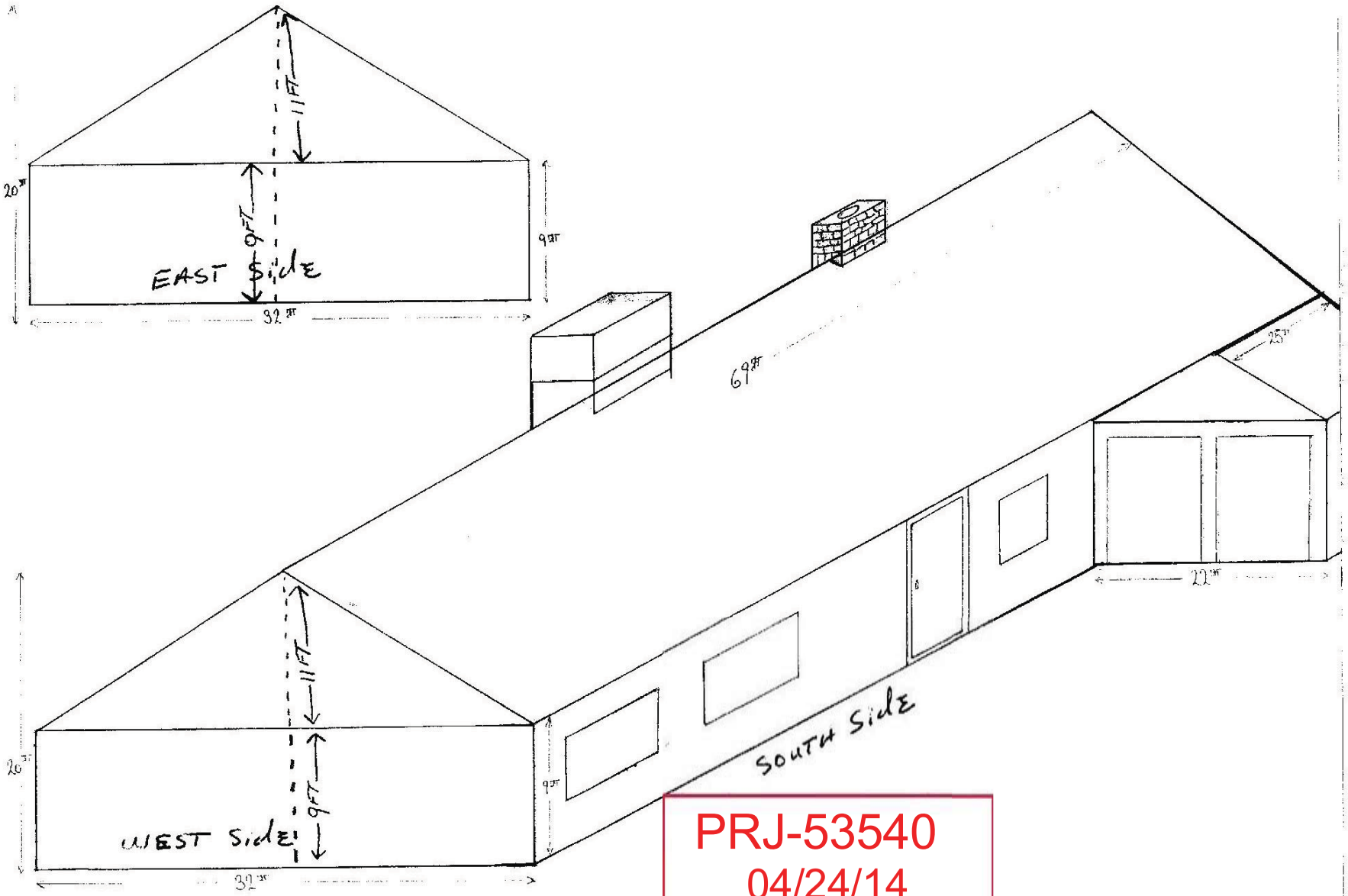
PRJ-53540
04/24/14


North Property Line
PARCEL # 125-26-403-016
N
W
E
S
175 FT
West Property Line
EAST Property Line
CORRAL
AVERY
80 FT
20 FT
GARAGE
30 FT
30 FT
172 FT
WELL
9 FT
H STALL
10 FT
12 FT
TOOL SHED
NEW AVERY
108 FT
NEW WALL
SHED
SHED
64 FT
49 FT
GARAGE
120 FT
HOUSE
37 FT
HOUSE
HOUSE
GARAGE
86 FT
SOUTH Property Line
106 FT
ANN Rd.
PRJ-53540
04/24/14
VAR-53865 & SUP-53867




PRJ-53540
04/24/14

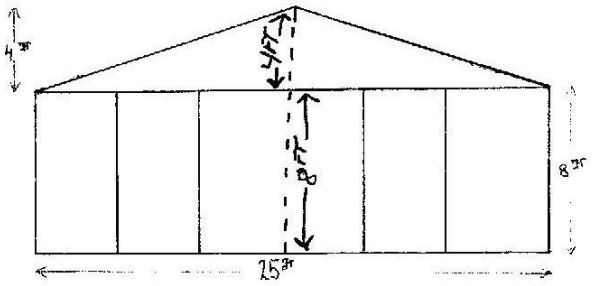
**VAR-53865 & SUP-53867**



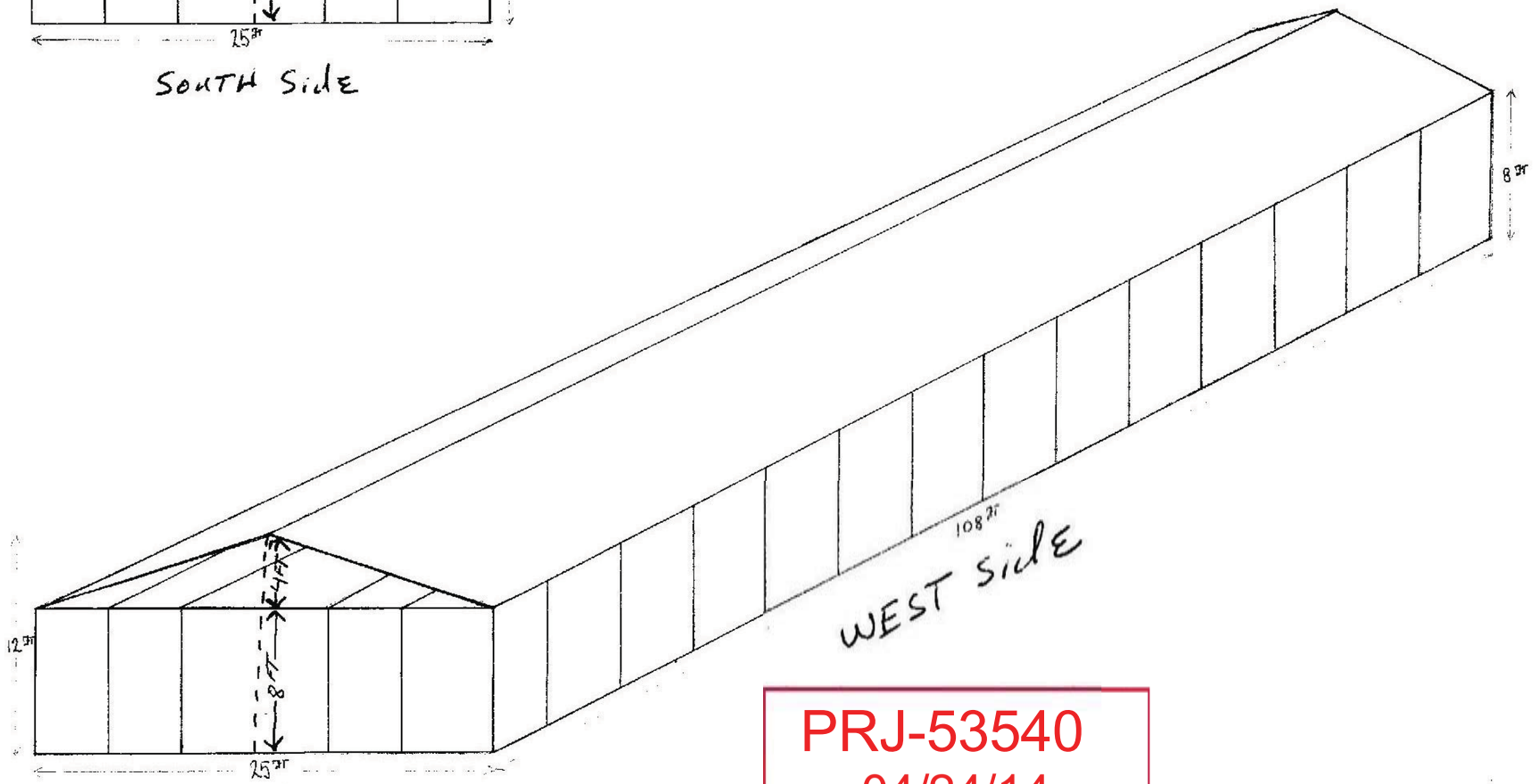

PRJ-53540
04/24/14

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.



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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

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**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

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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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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.

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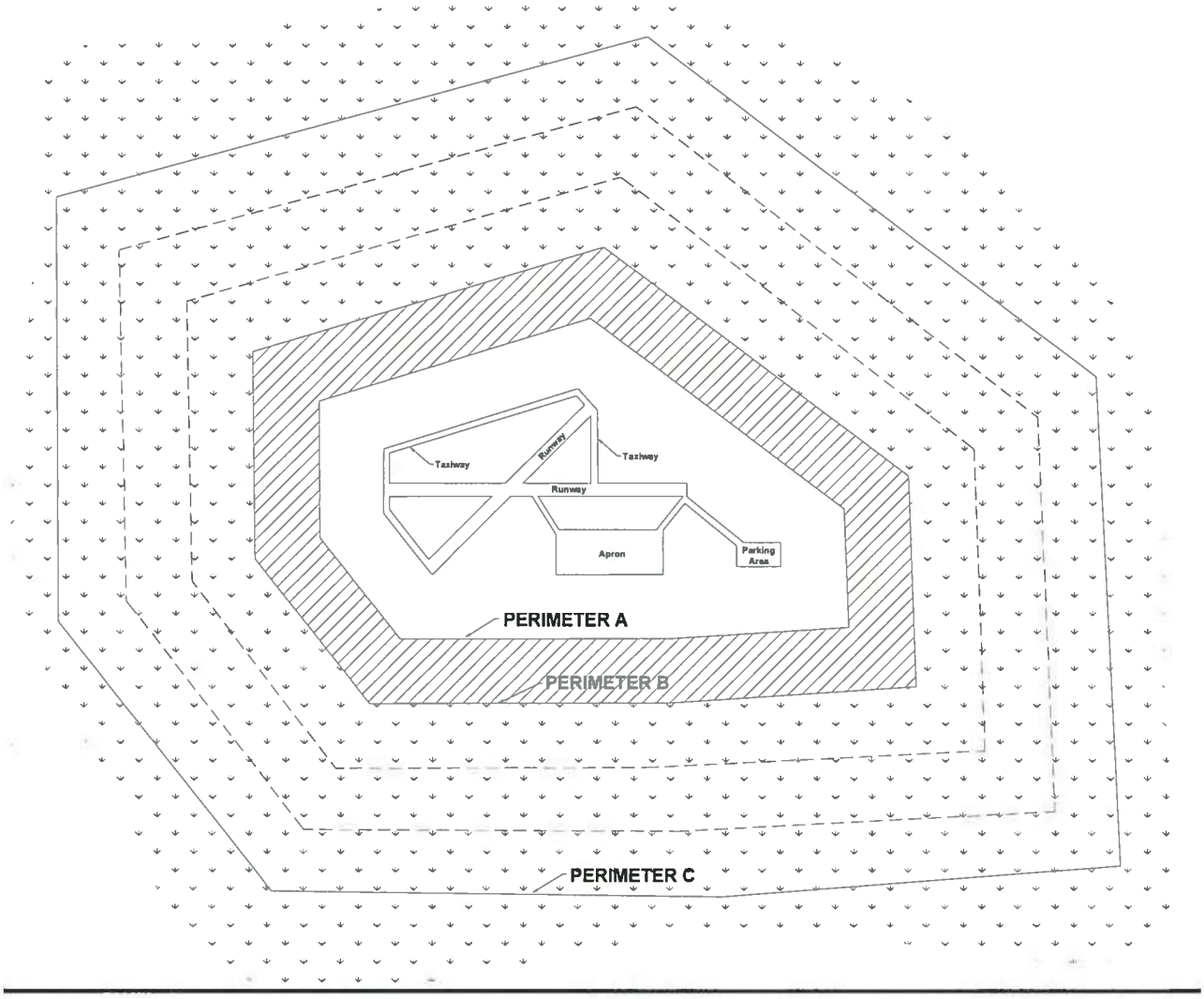
VAR-53865 & SUP-53867

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.

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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

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

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**

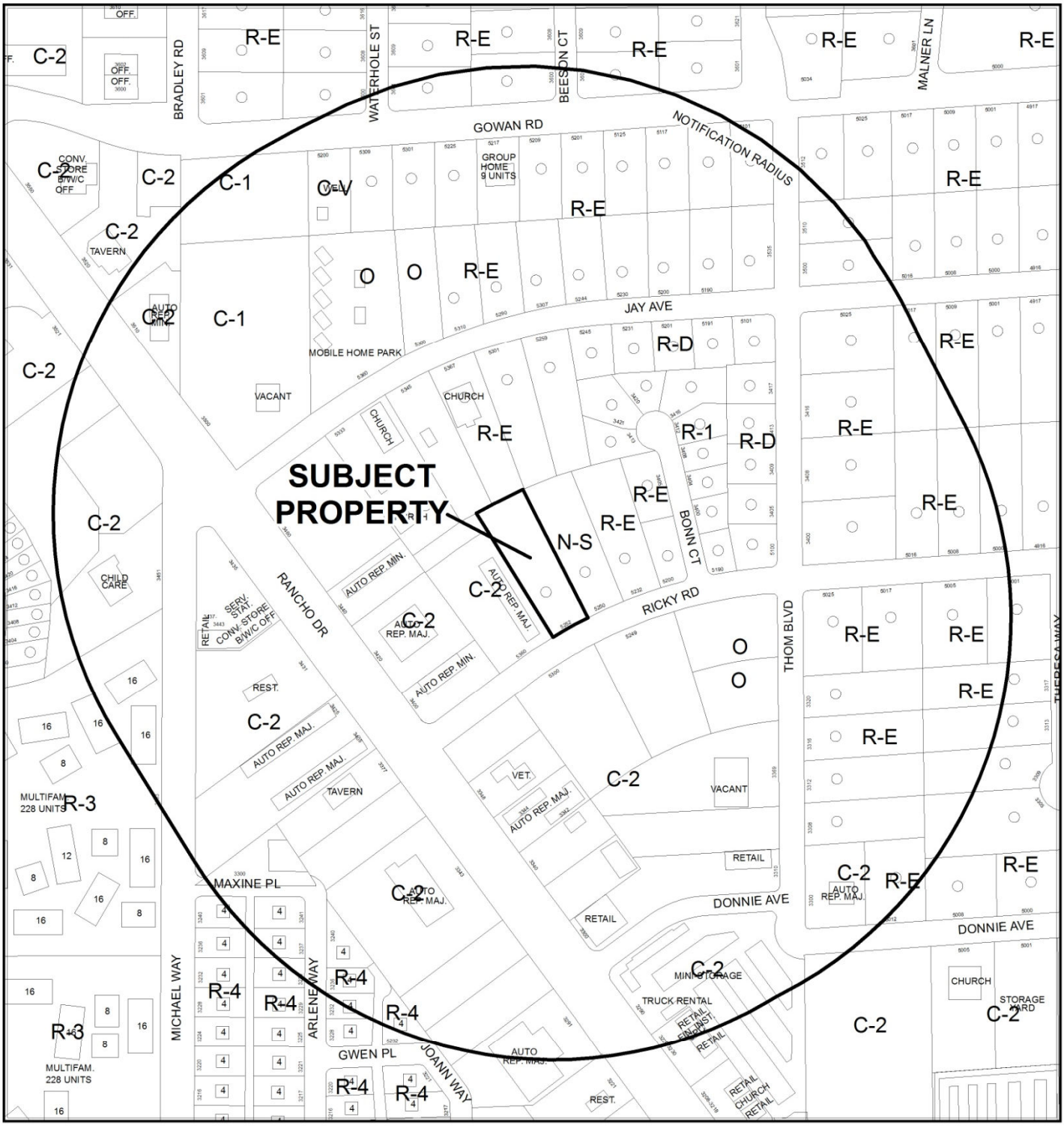
**SUBJECT:**
VAR-53923 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ESMI PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW TWO PARKING SPACES WHERE A MINIMUM OF NINE SPACES ARE REQUIRED AND TO ALLOW A PARKING LOT TO HAVE A NON-PAVED SURFACE on 0.85 acres at 5252 Ricky Road (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

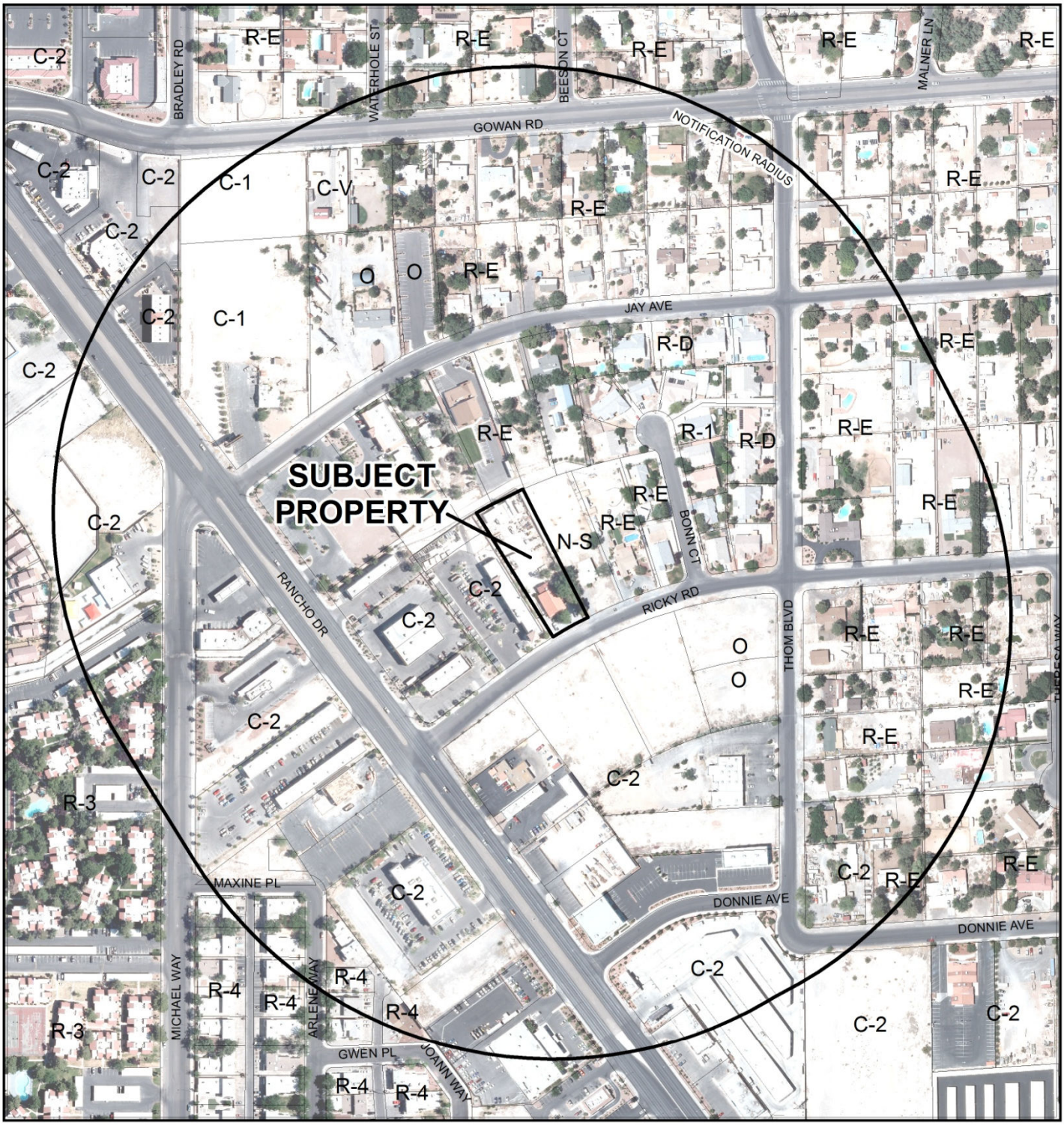
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - VAR-53923, VAR-53924 and SDR-53925 [PRJ-53875]
2. Conditions and Staff Report - VAR-53923, VAR-53924 and SDR-53925 [PRJ-53875]
3. Supporting Documentation - VAR-53923, VAR-53924 and SDR-53925 [PRJ-53875]
4. Photos - VAR-53923, VAR-53924 and SDR-53925 [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: [signature]

Print Name: JANA FORSYTHE

Subscribed and sworn before me

This 24 day of April, 2014

[signature]

Notary Public in and for said County and State

Clark NV

KAREN GONZALEZ
Notary Public, State of Nevada
Appointment No. 14-12721-1
My Appt. Expires Jan 23, 2018

PRJ-53875
04/28/14

Revised 11-14-06

# 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

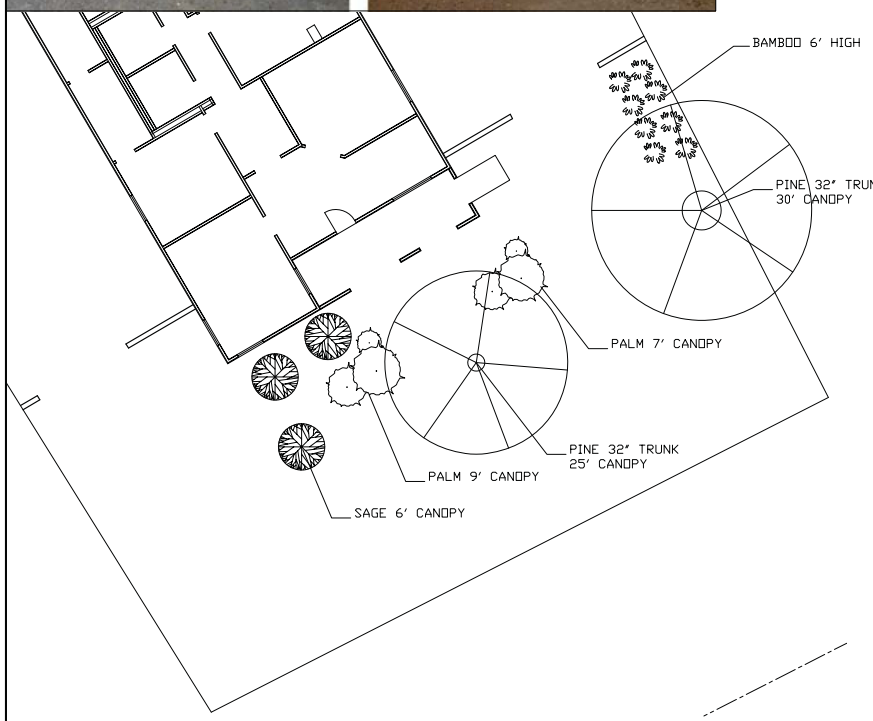
# CLV Planning - Application Form

| | |
|---|---|
| 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.<br>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 |

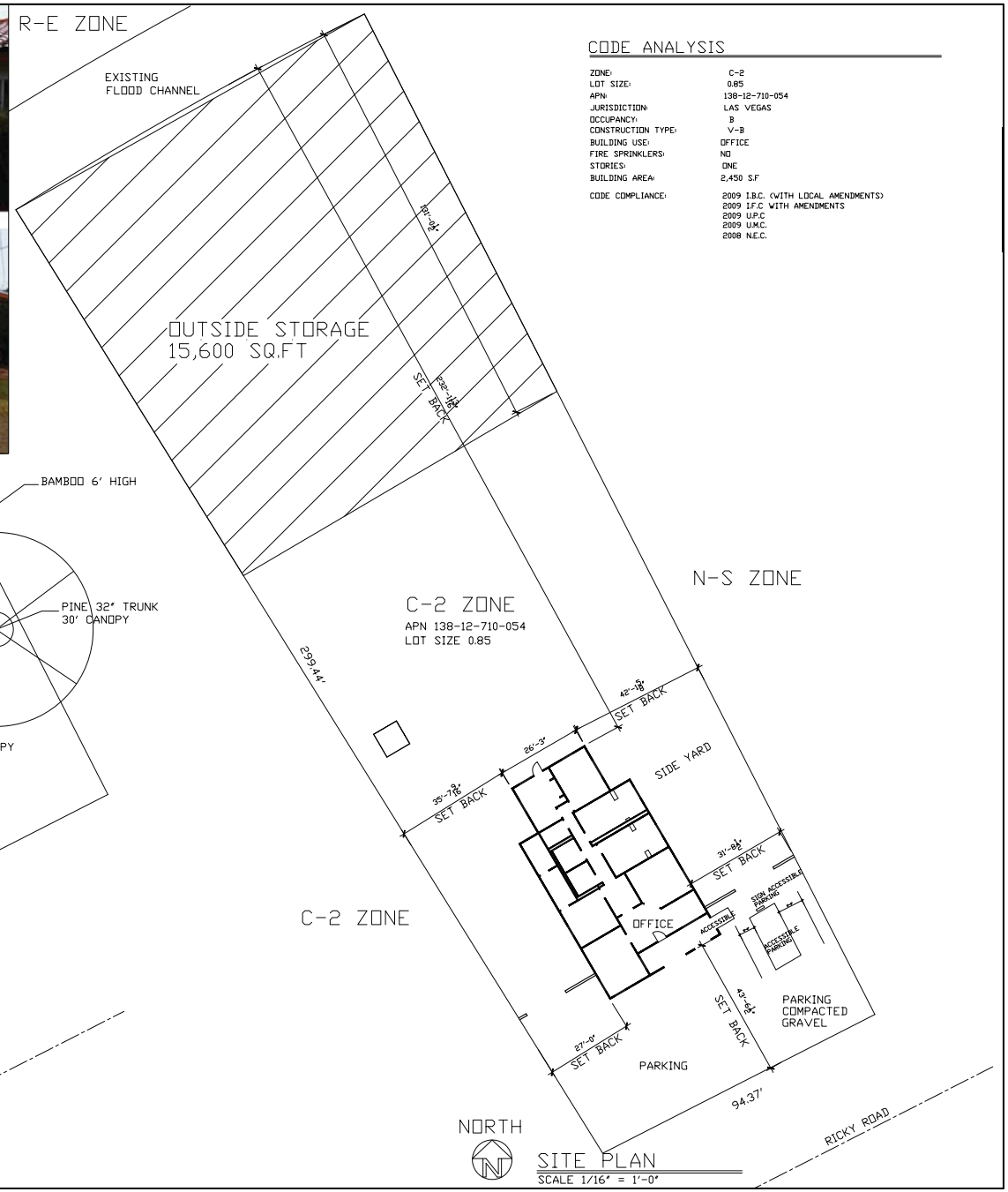
## VAR-53923, VAR-53924 & SDR-53925




NORTH

LANDSCAPE PLAN

SCALE 1/8" = 1'-0"




NORTH

SITE PLAN

SCALE 1/16" = 1'-0"

## 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)<br>2009 I.F.C WITH AMENDMENTS<br>2009 U.P.C<br>2009 U.M.C.<br>2008 N.E.C. |

| REVISIONS | BY: |
|---|---|
| | |

PRJ-53875
04/28/14


DAVID McKEE
ARCHITECT
AIA/ NCARB
5250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Office: (702) 388-0002
Cell: (702) 250-4070
Email: McKeearchitect@juno.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 remain the sole 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

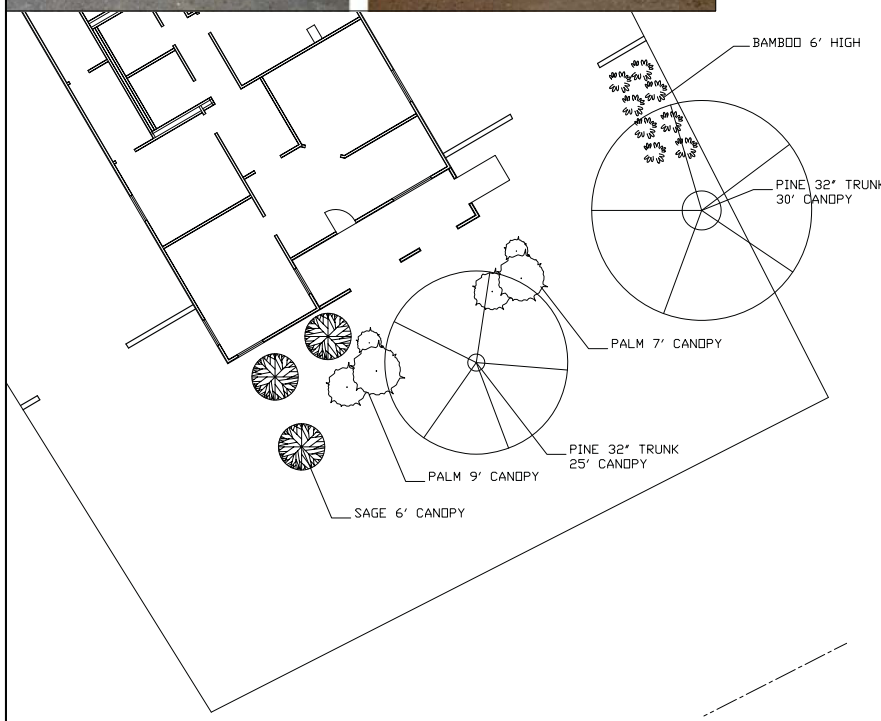
DATE 04/25/14

SCALE AS SHOWN

JOB NO.

SHEET A-0

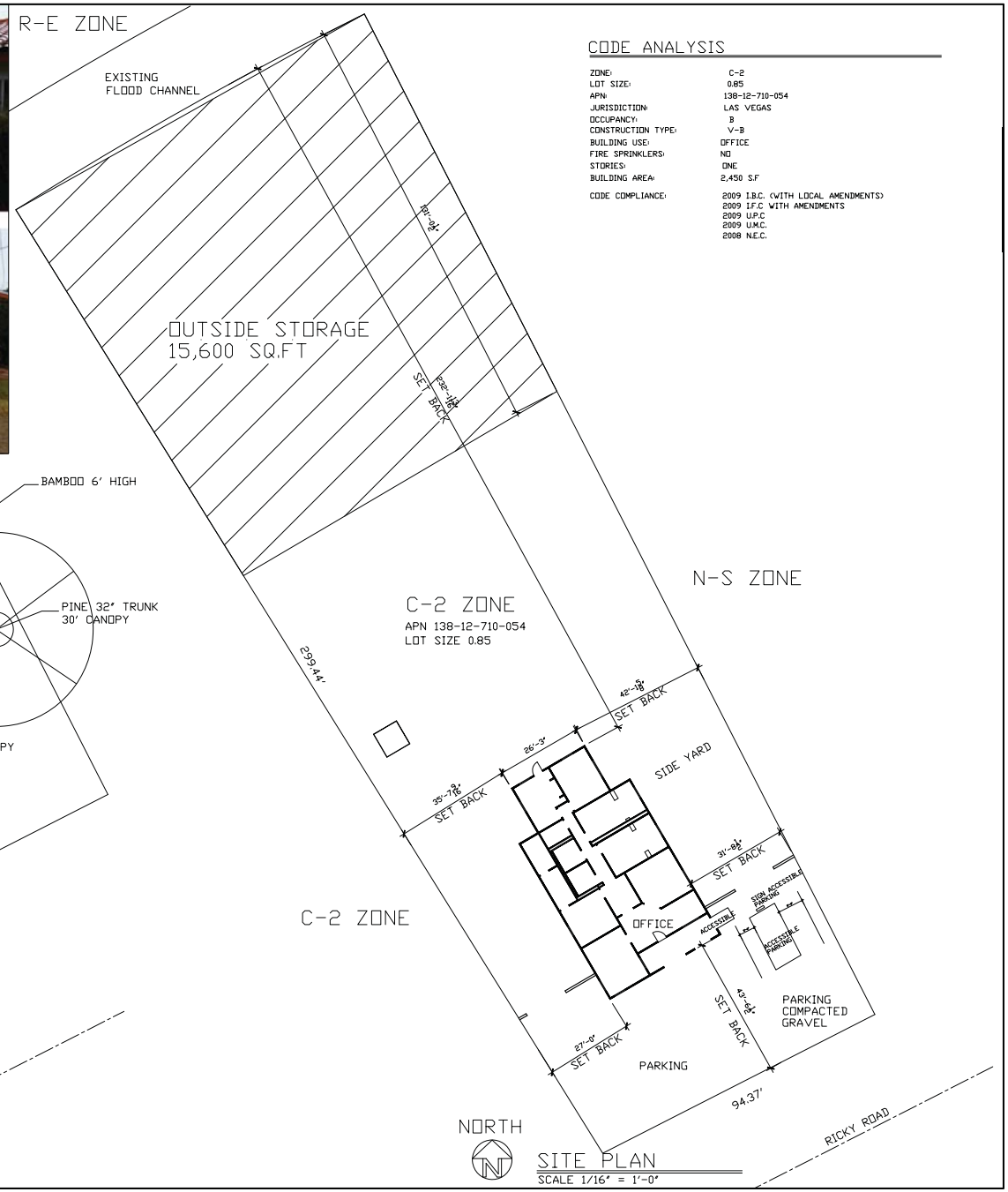
# VAR-53923, VAR-53924 & SDR-53925




NORTH

LANDSCAPE PLAN

SCALE 1/8" = 1'-0"




NORTH

SITE PLAN

SCALE 1/16" = 1'-0"

## 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)<br>2009 I.F.C WITH AMENDMENTS<br>2009 U.P.C<br>2009 U.M.C.<br>2008 N.E.C. |

| REVISIONS | BY: |
|---|---|
| | |

PRJ-53875
04/28/14


DAVID McKEE
ARCHITECT
AIA/ NCARB
5250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Office: (702) 388-0002
Cell: (702) 250-4070
Email: Mckeearchitect@juno.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

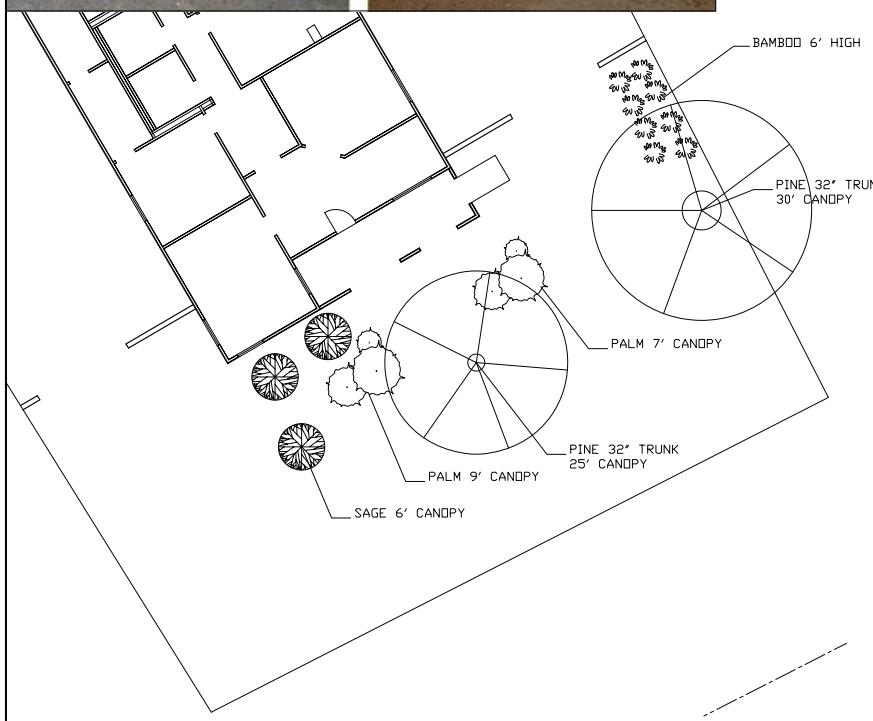
DATE 04/25/14

SCALE AS SHOWN

JOB NO.

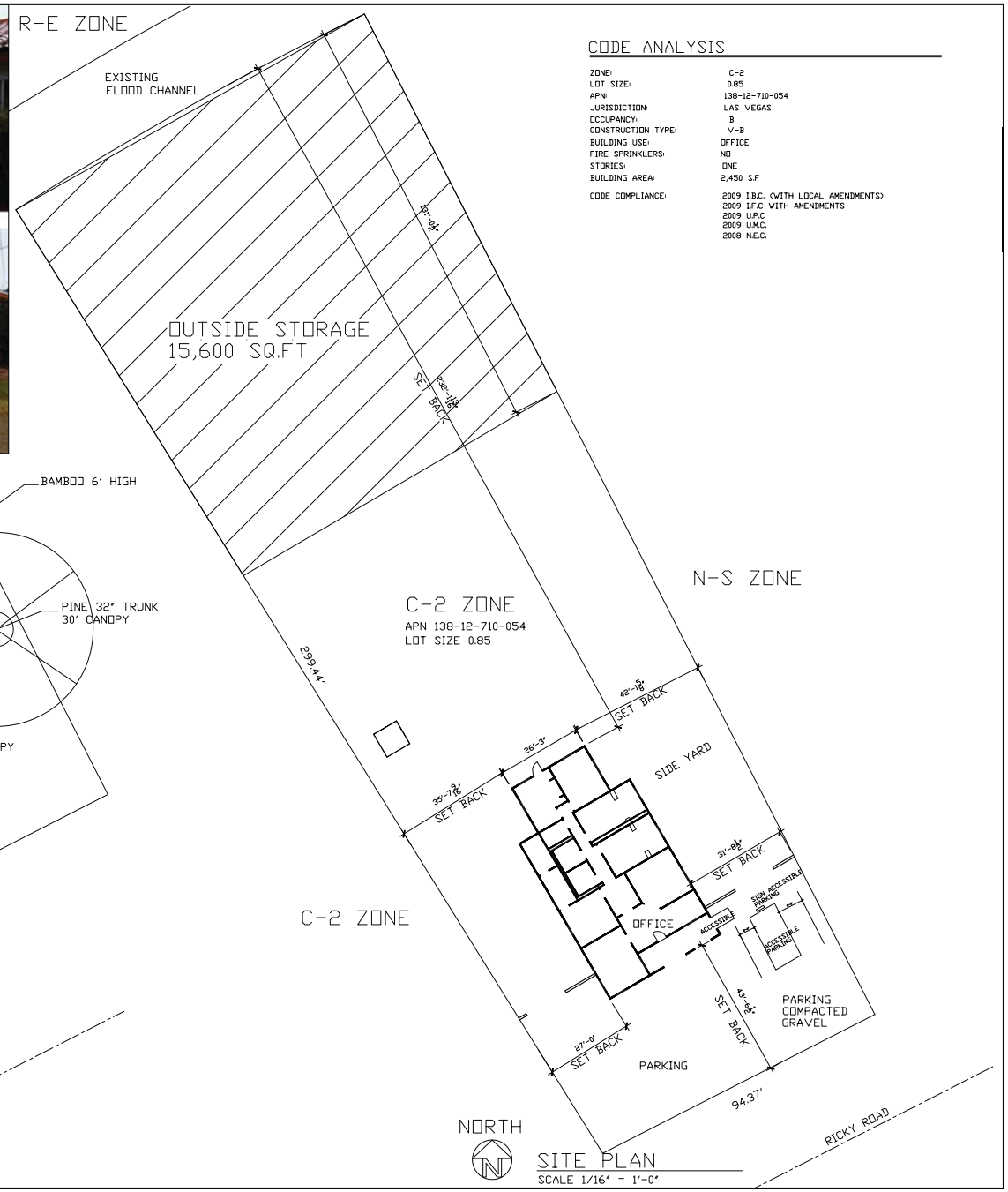
SHEET A-0

# VAR-53923, VAR-53924 & SDR-53925




NORTH

LANDSCAPE PLAN
SCALE 1/8" = 1'-0"




NORTH

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

## 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)<br>2009 I.F.C WITH AMENDMENTS<br>2009 U.P.C<br>2009 U.M.C.<br>2008 N.E.C. |

| REVISIONS | BY: |
|---|---|
| | |

PRJ-53875
04/28/14


DAVID McKEE
ARCHITECT
AIA/ NCARB
5250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Office: (702) 388-0002
Cell: (702) 250-4070
Email: Mckeearchitect@juno.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

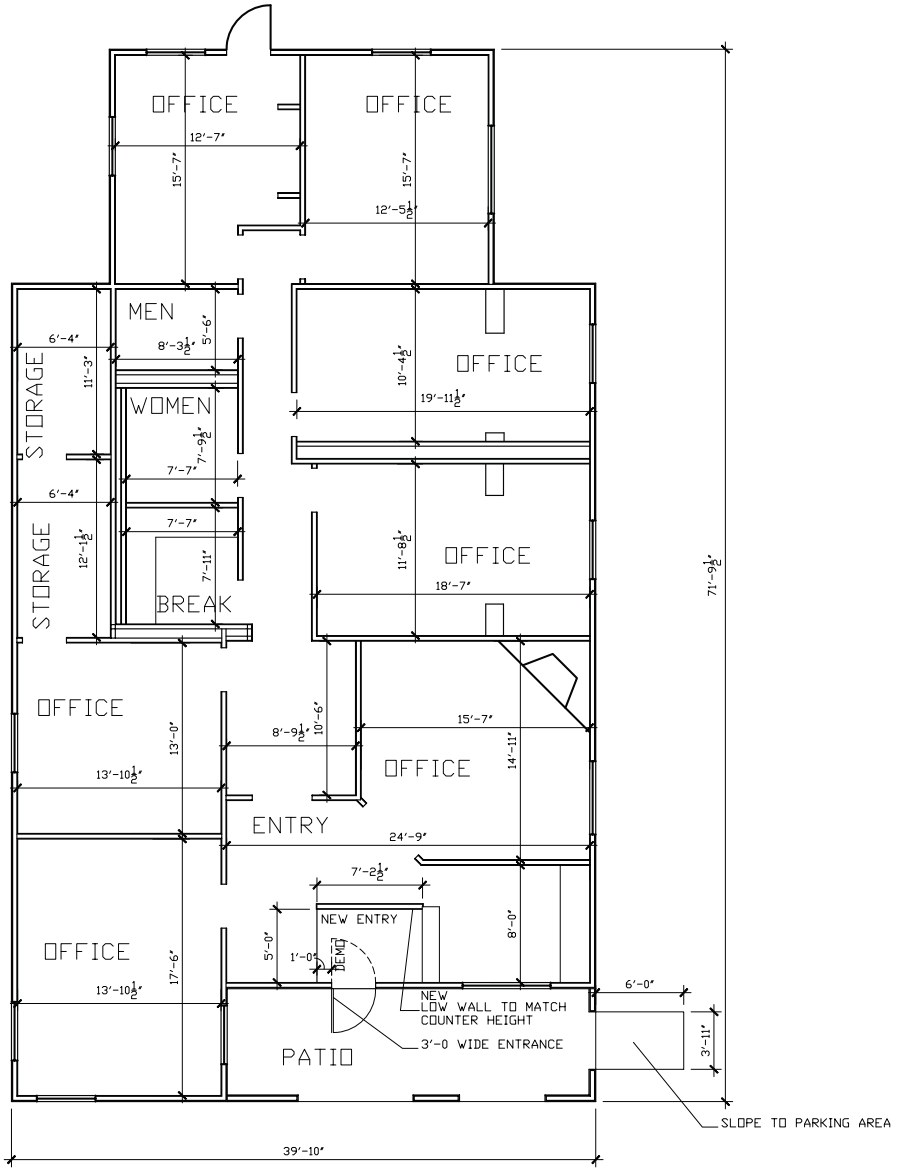
DATE 04/25/14

SCALE AS SHOWN

JOB NO.

SHEET A-0

# VAR-53923, VAR-53924 & SDR-53925




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

AREA OF BUILDING 2,450 SQ.FT

REVISIONS | BY:

PRJ-53875
04/28/14

DAVID McKEE
ARCHITECT
AIA/NCARB

5250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Office: (702) 388-0002
Cell: (702) 250-4070
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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

**VAR-53923, VAR-53924 & SDR-53925**

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: [signature]

Print Name: JANA FORSYTHE

Subscribed and sworn before me

This 24 day of April, 2014

[signature]

Notary Public in and for said County and State

Clark NV

KAREN GONZALEZ
Notary Public, State of Nevada
Appointment No. 14-12721-1
My Appt. Expires Jan 23, 2018

PRJ-53875
04/28/14

Revised 11-14-06

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: [signature]

Print Name: JANA FORSYTHE

Subscribed and sworn before me

This 24 day of April, 2014

[signature]

Notary Public in and for said County and State

Clark NV

KAREN GONZALEZ
Notary Public, State of Nevada
Appointment No. 14-12721-1
My Appt. Expires Jan 23, 2018

PRJ-53875
04/28/14

Revised 11-14-06

Page 6 of 6 Application Packet\Statement of Financial Interest.pdf

**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**

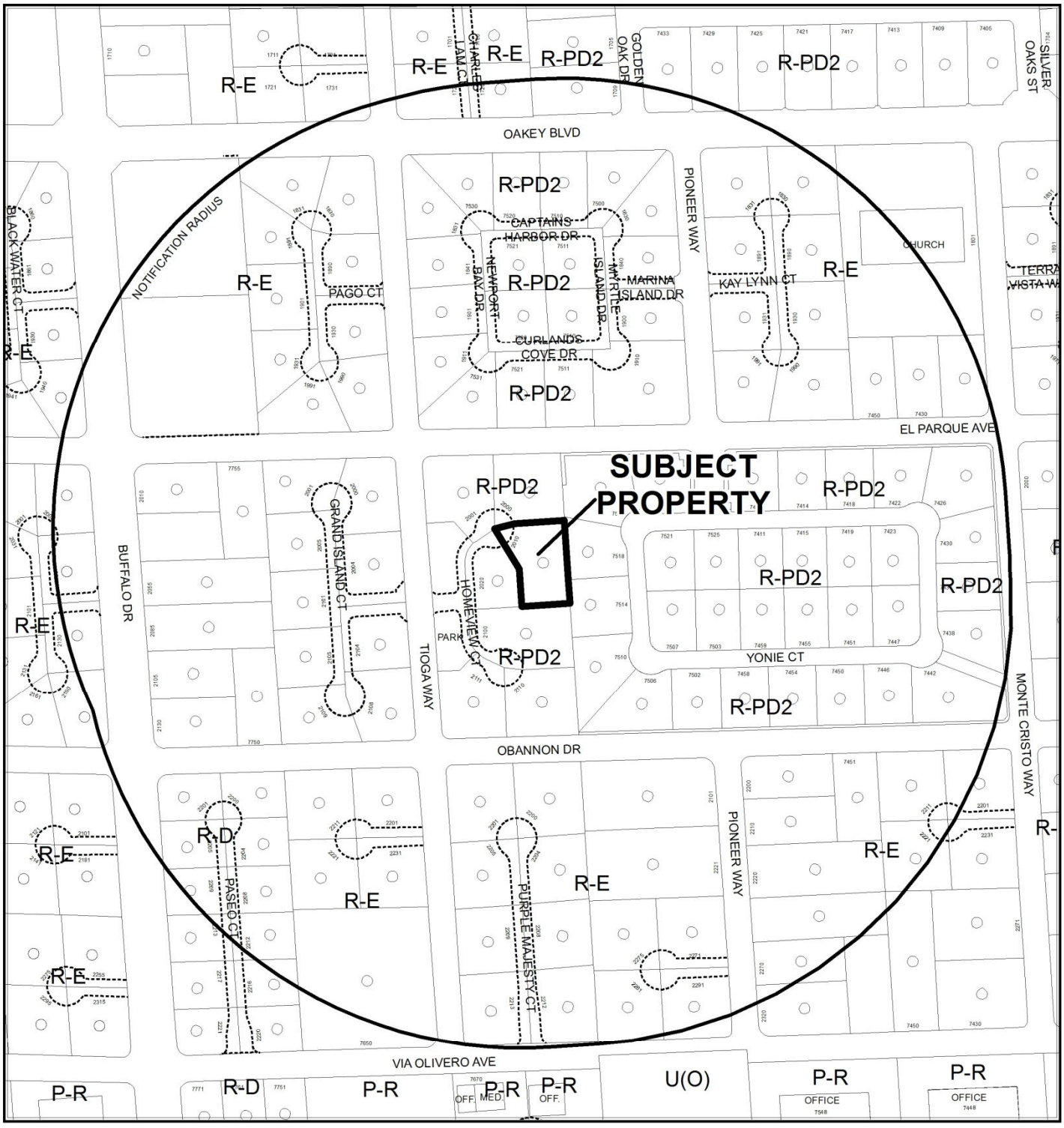
**SUBJECT:**
VAR-53482 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: B M L J H L 2011 TRUST - For possible action on a request for a Variance TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED TWO FEET FROM THE REAR PROPERTY LINE WHERE TEN FEET IS THE MINIMUM REQUIRED; AND TO ALLOW TWO FEET FROM THE PRINCIPLE DWELLING WHERE SIX FEET IS THE MINIMUM 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



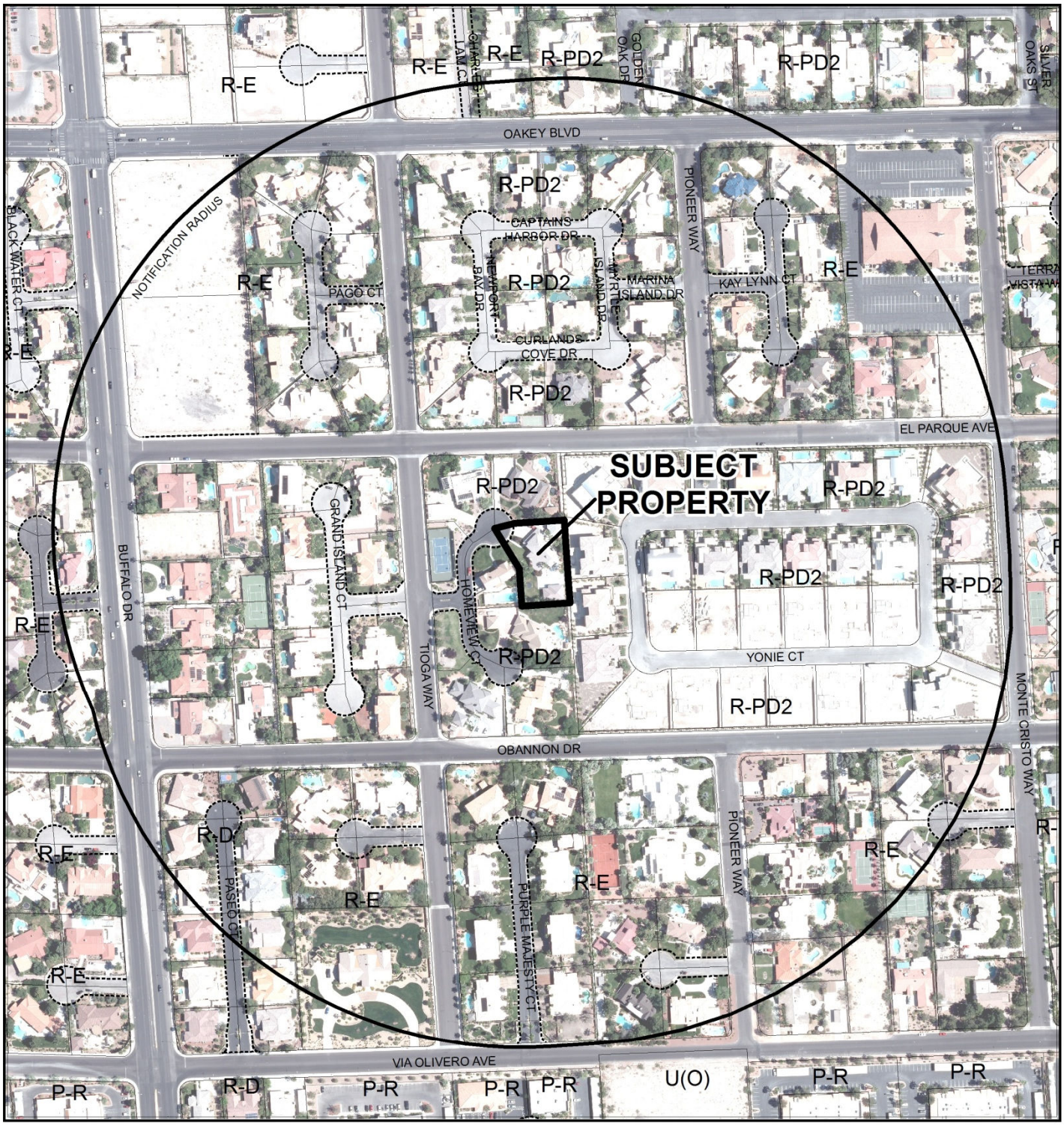

**CASE:** **VAR-53482 (PRJ-53481)**

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

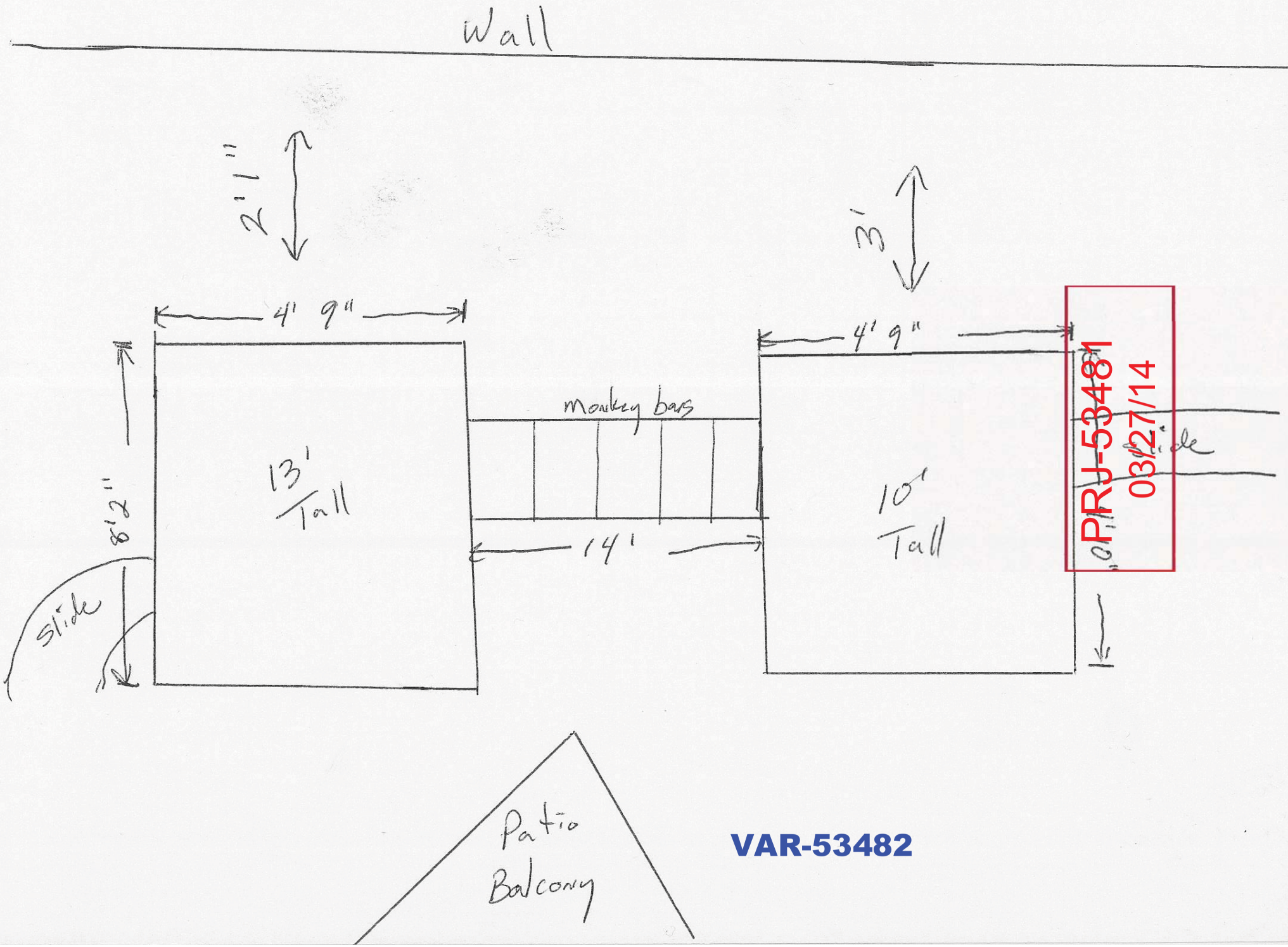
| | |
|---|---|
| I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or 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.<br>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**

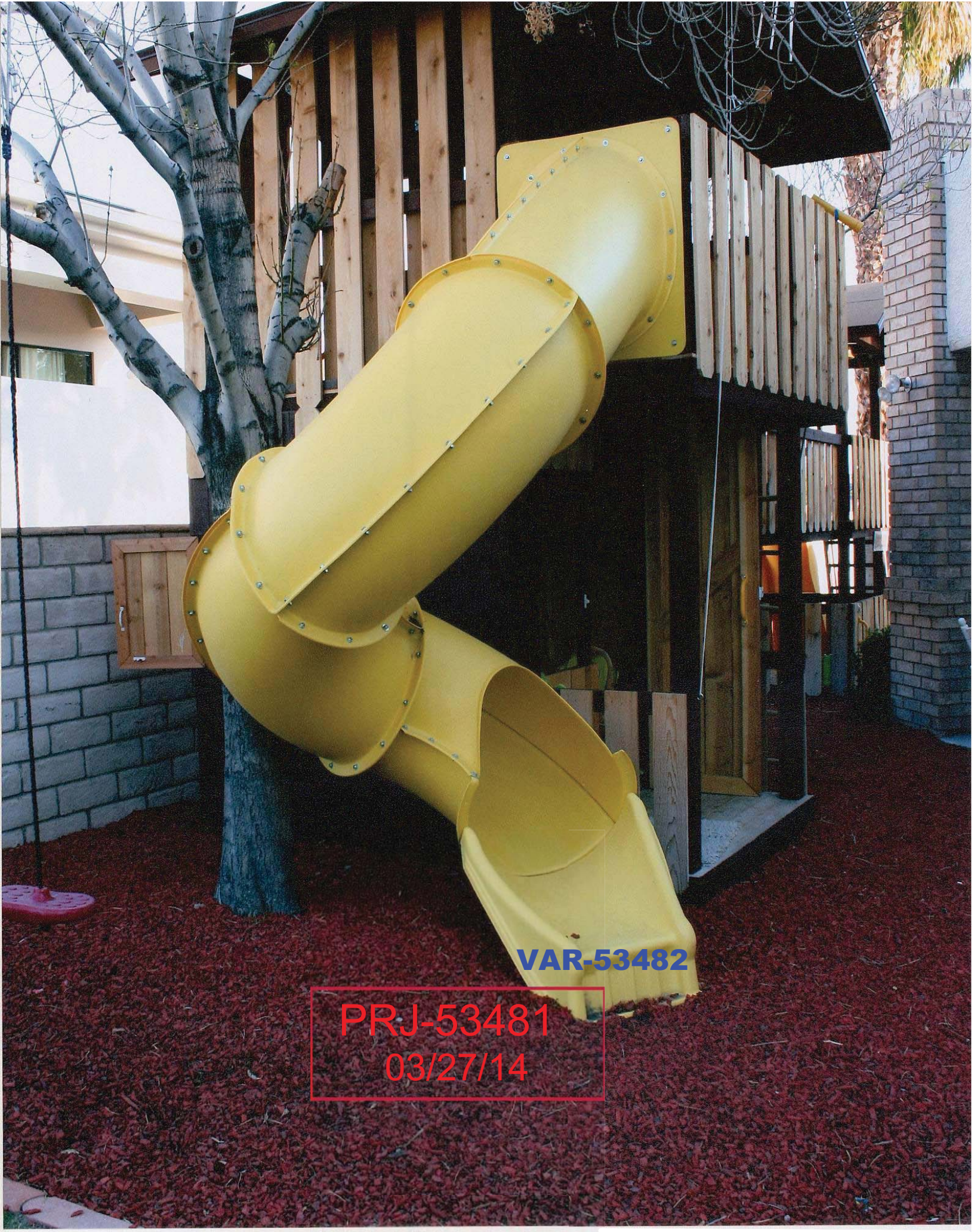
PRJ-53481
03/31/14


Wall
2' 1"
3'
4' 9"
4' 9"
Monkey bars
13' Tall
10' Tall
14'
8' 2"
Slide
Slide
PRJ-53481
03/27/14
Patio
Balcony
VAR-53482

VAR-53482
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**

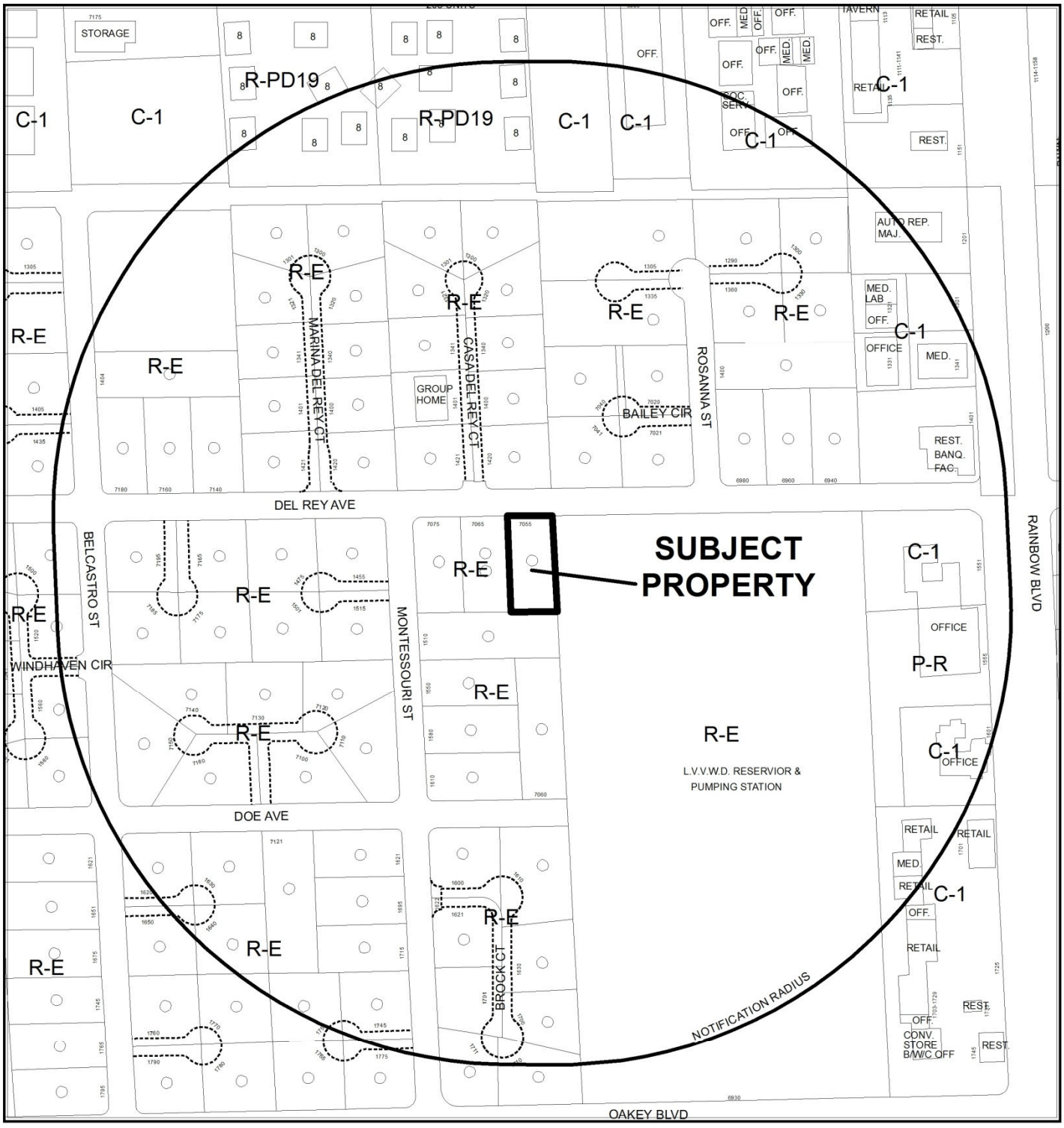
**SUBJECT:**
VAR-53621 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ERIKA ACOSTA - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 390 SQUARE-FOOT ADDITION TO AN EXISTING 2,788 SQUARE-FOOT SINGLE FAMILY DWELLING on 0.48 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

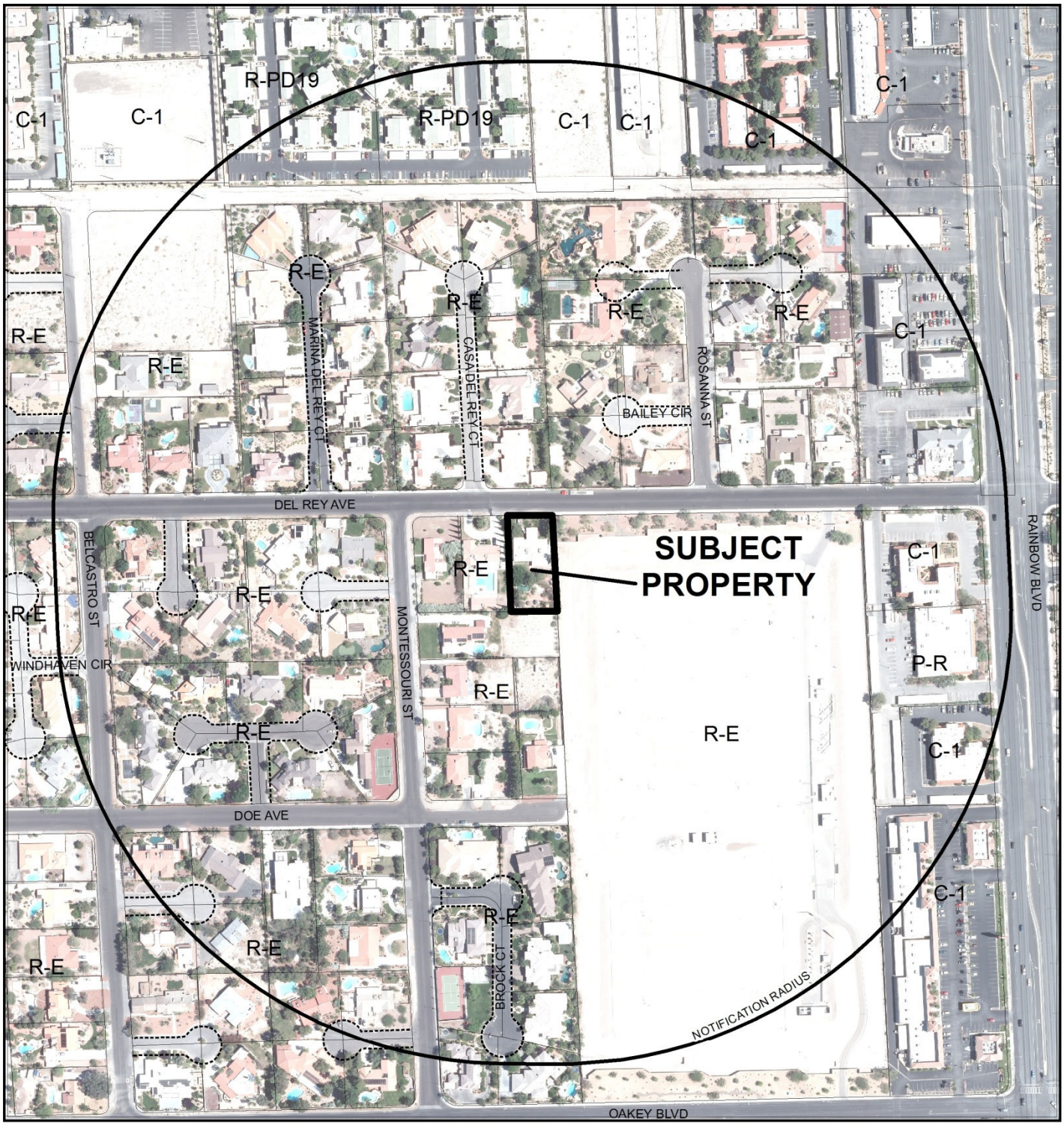
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**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.<br>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" FLY 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, UNO

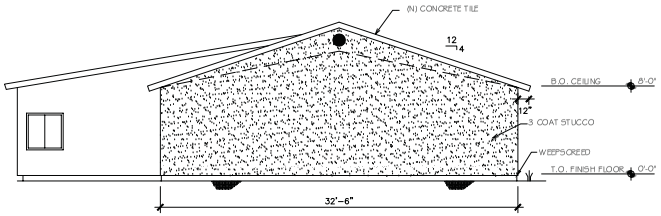
## WALL LEGEND

NEW EXTERIOR WALL: 2x4 STUDS AT 16" O.C. MAX
EXISTING EXTERIOR AND INTERIOR WALLS: 2x4 STUDS AT 16" O.C. MAX

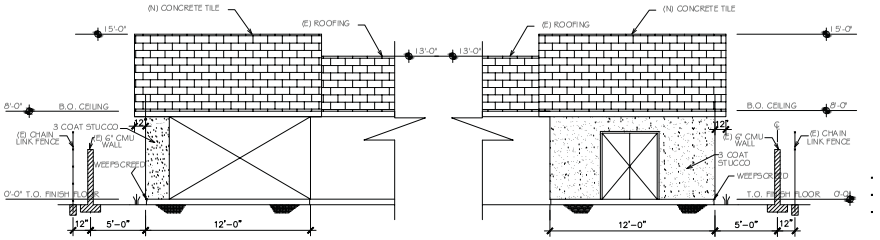
## LOAD CALCULATIONS

| 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,



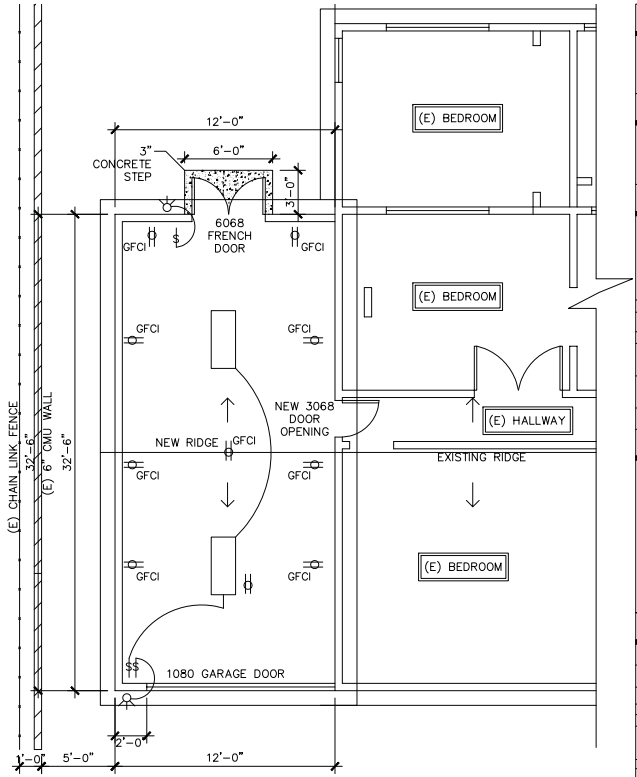

SIDE VIEW ELEVATION
0'-0" 5'-0" 12'-0"
SCALE: 3/16" = 1'-0"



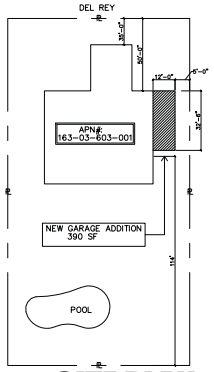

FRONT ELEVATION
0'-0" 5'-0" 12'-0"
SCALE: 3/16" = 1'-0"



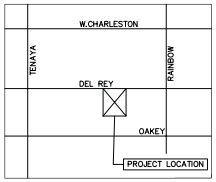

REAR ELEVATION
0'-0" 5'-0" 12'-0"
SCALE: 3/16" = 1'-0"




FLOOR PLAN
0'-0" 5'-0" 12'-0"
SCALE: 1/4" = 1'-0"




SITE PLAN
SCALE: 1/32" = 1'-0"
0'-0" 5'-0" 12'-0"




VICINITY MAP
SCALE: NTS

## 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) |

## REVISIONS

| NO | DATE | BY |
|---|---|---|
| DESCRIPTION | | |
| | | |
| | | |


SANCHEZ CIVIL ENGINEERING
7844 SOARING BROOK STREET
LAS VEGAS, NV 89131
PHONE: 702.239.5927
FAX: 702.239.6263
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**

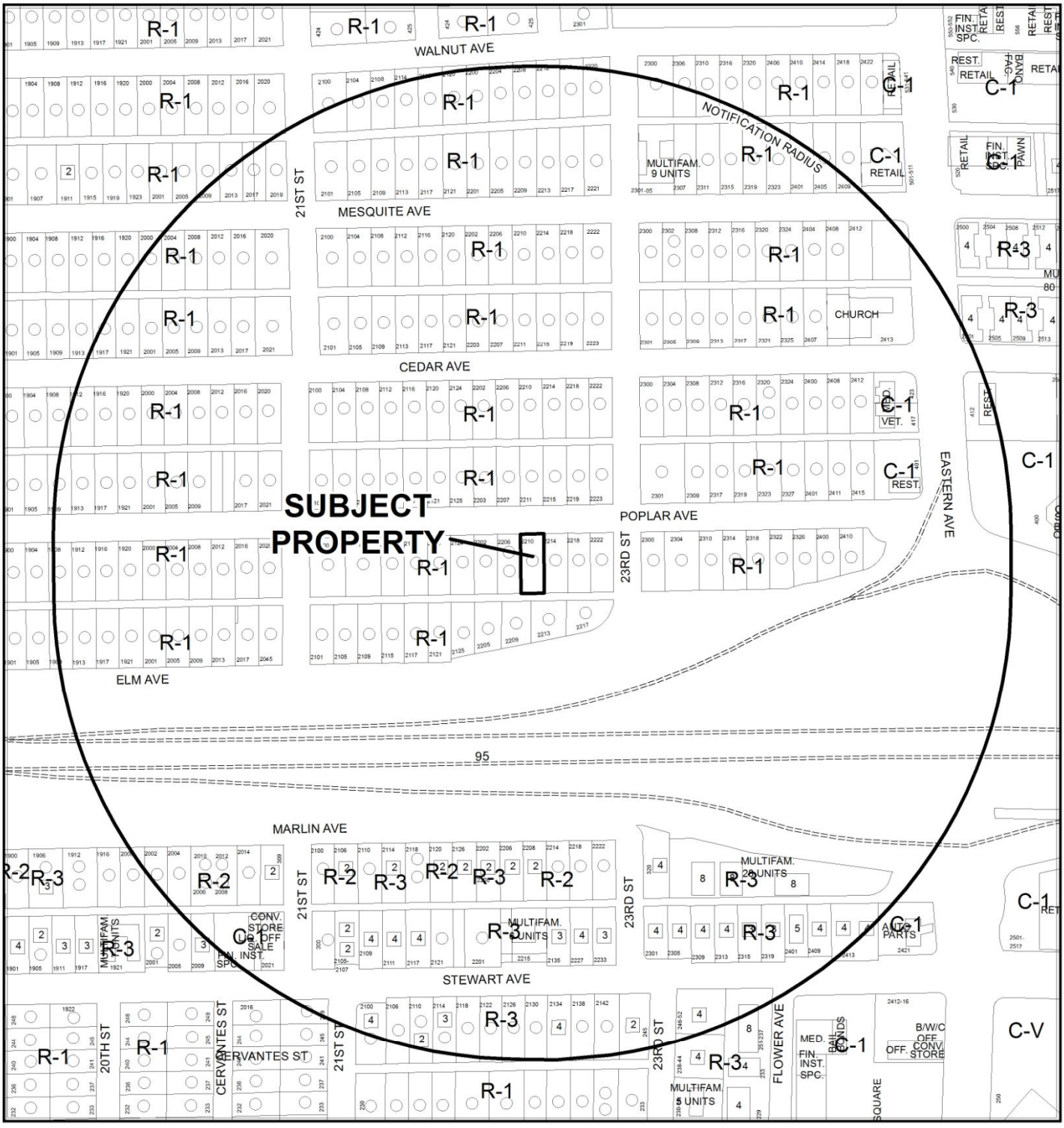
**SUBJECT:**
VAR-53705 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CESAR MARALIT - For possible action on request for a Variance TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING 472 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) AND TO ALLOW A 1,079 SQUARE FEET OF ACCESSORY 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

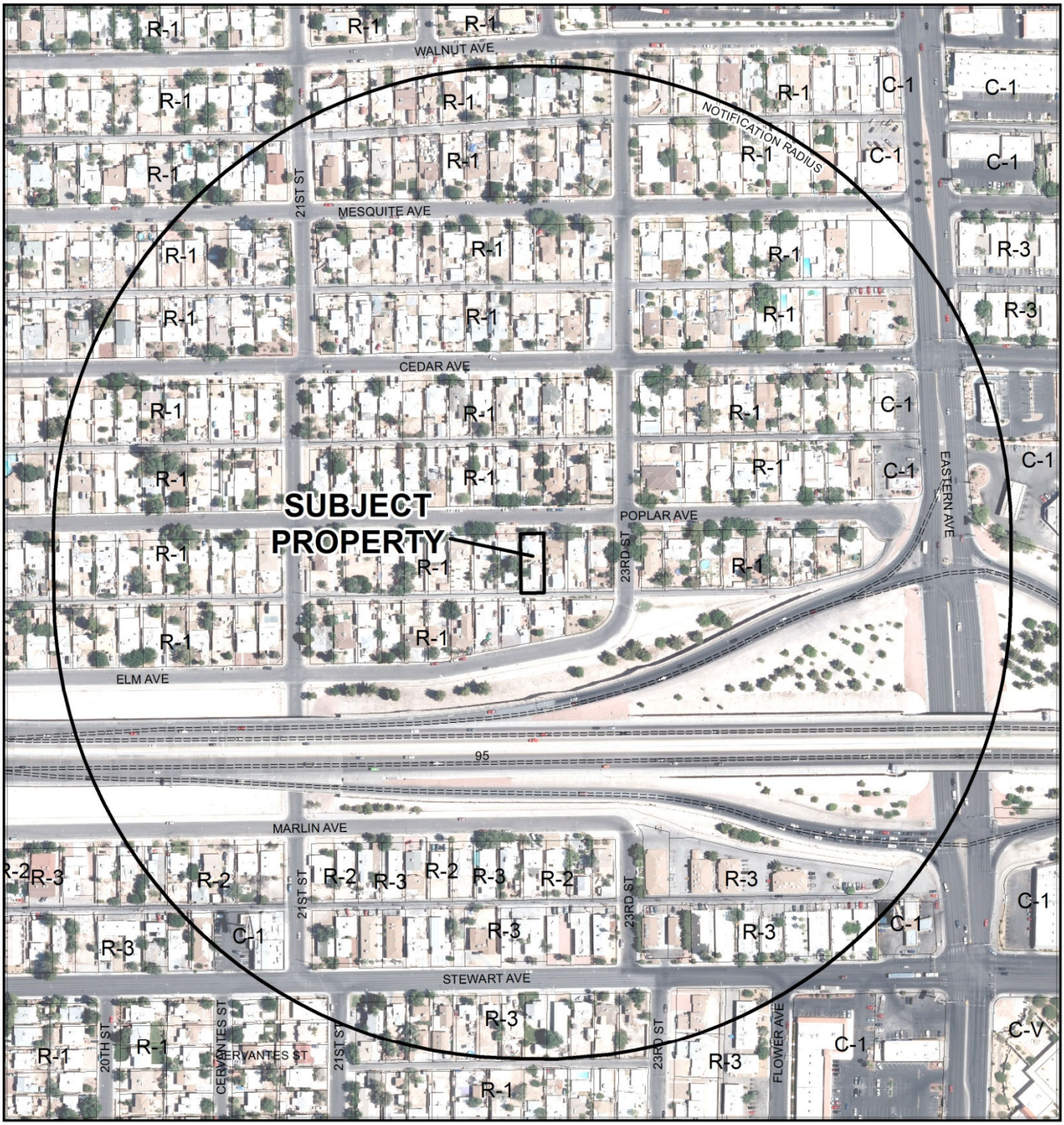
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**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 MARA

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:** | |

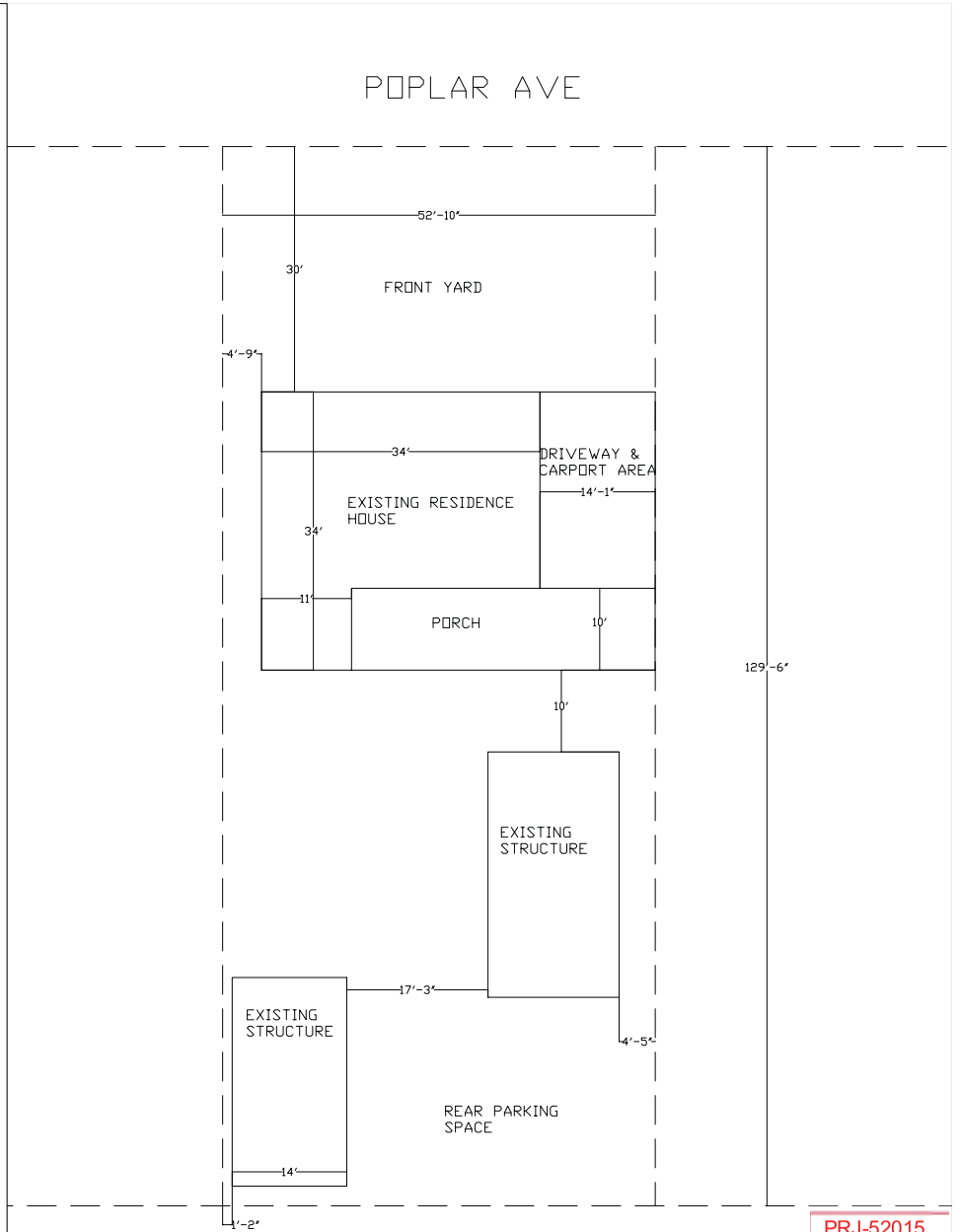
PRJ-52015
04/16/14

*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

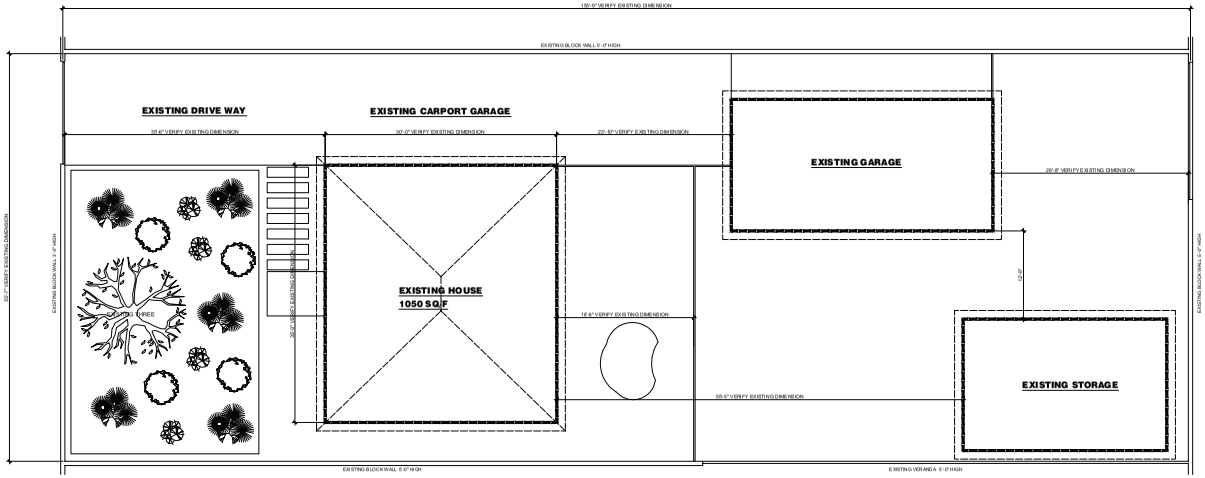



LOT PLAN LAYOUT

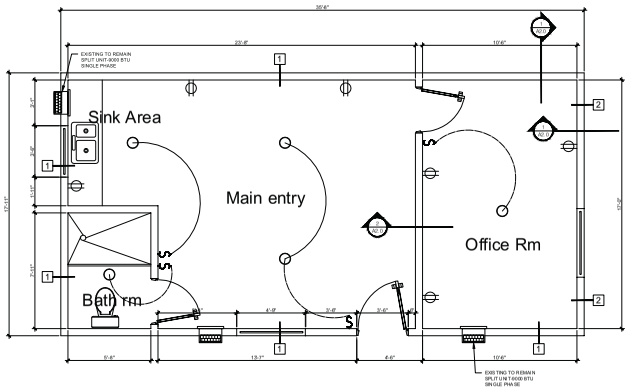
PRJ-52015
04/16/14

MR &MRS CESAR MARALIT
2210 POPLAR AVE.
LAS VEGAS NV 89101

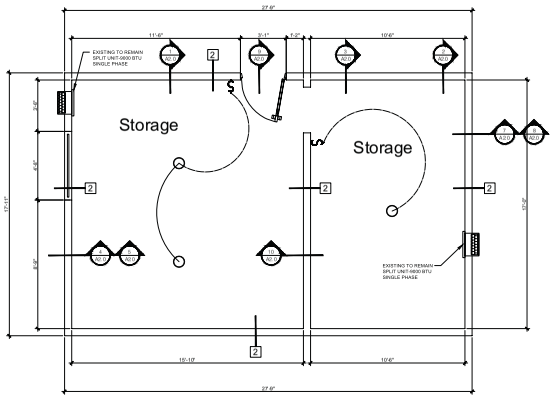
**VAR-53705**




## 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 |
| $ $ $ $ | 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 • 139-356-110-35

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.: **49.**

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

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

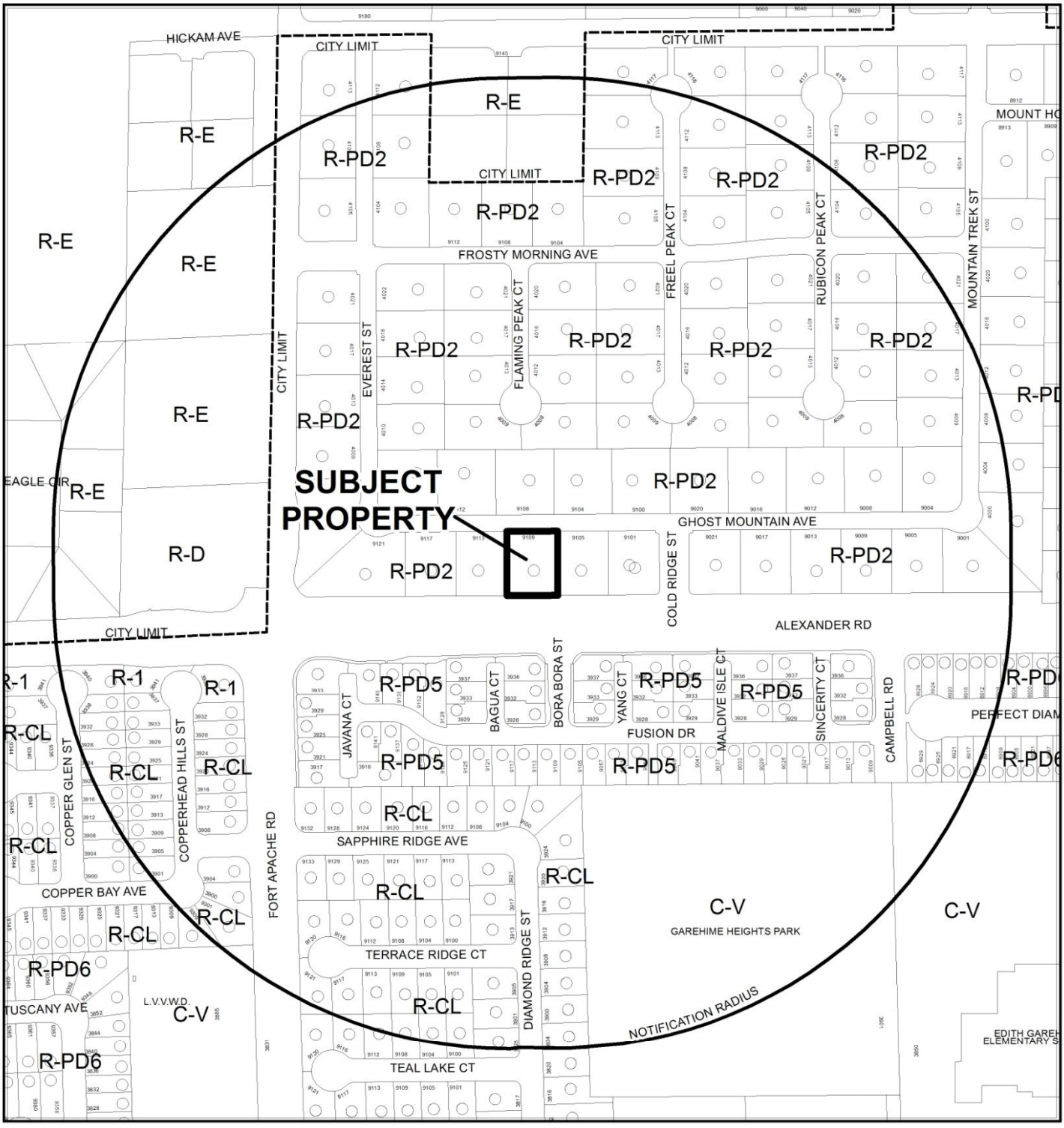
**SUBJECT:**
VAR-53871 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DENNIS PRITCHARD - For possible action on a request for a Variance TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED NINE FEET FROM THE REAR PROPERTY LINE WHERE 10 FEET IS REQUIRED AND FIVE FEET FROM THE SIDE PROPERTY LINE WHERE 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



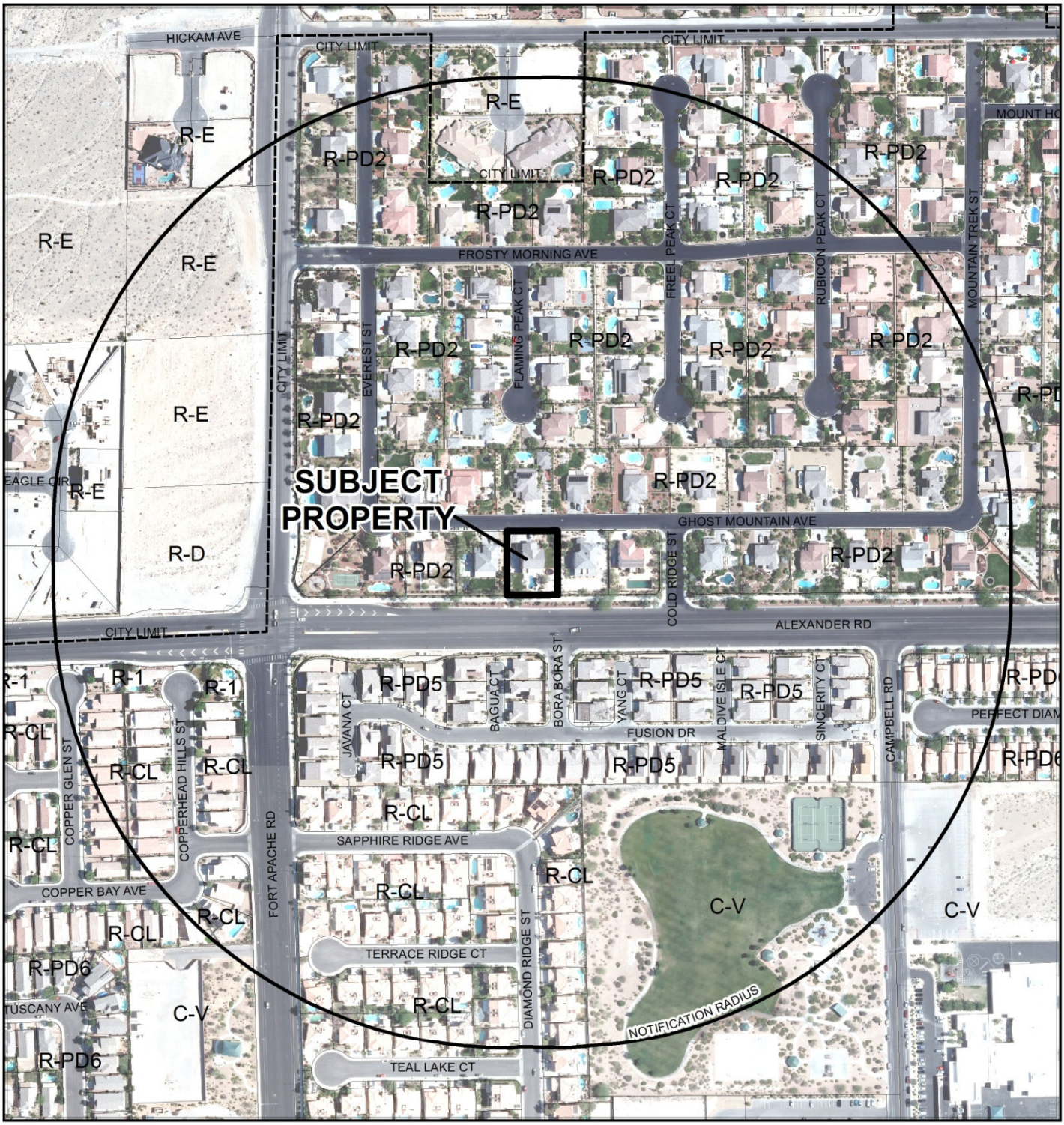

**CASE:** **VAR-53871 (PRJ-53797)**

0 300 600 Feet

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N




**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*** _____

*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

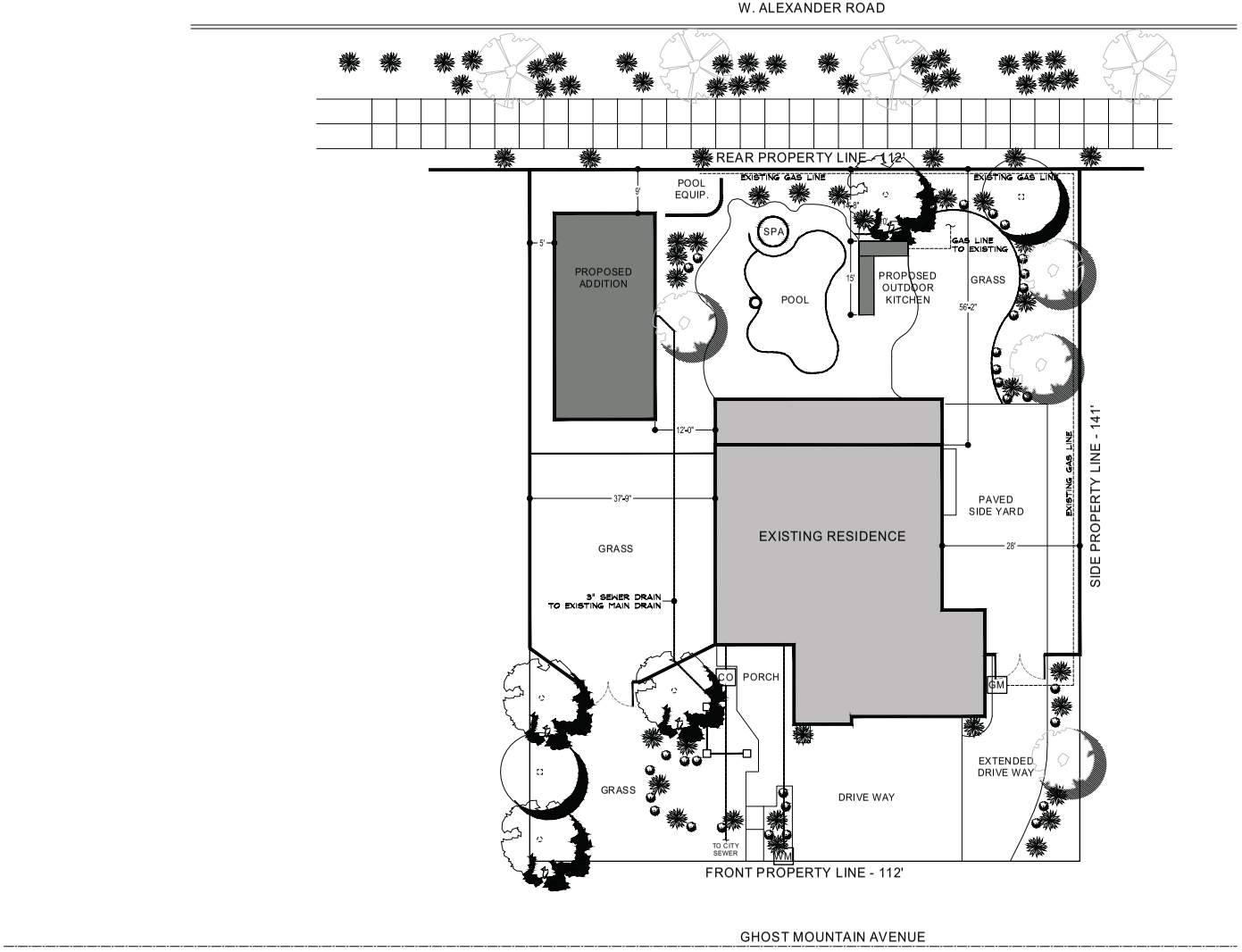
Revised 10/27/08

***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

CONTRACTOR:

The Pritchard Residence
9109 Ghost Mountain Ave.
Las Vegas, NV 89129

OWNER Dennis Pritchard

# The Pritchard Residence
# DETACHED ADDITION

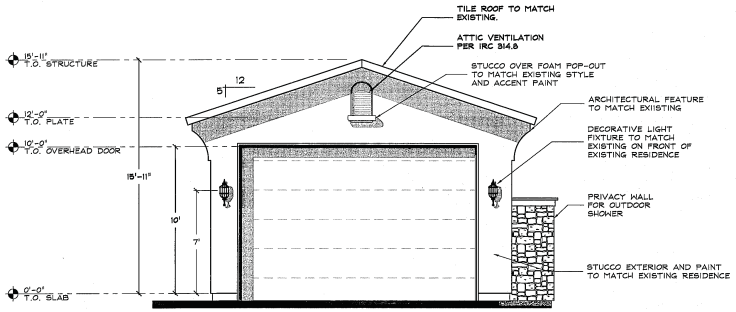
| MARK | DATE | DESCRIPTION |
|---|---|---|

PROJECT NO: 7769
CAD DWG FILE: PRITCHARD PLANS.DWG
DRAWN BY: DENNIS PRITCHARD
CHECKED BY:
OWNER/BUILDER: DENNIS PRITCHARD
SCALE: 1" = 1'

ARCHITECTURAL
SITE PLAN

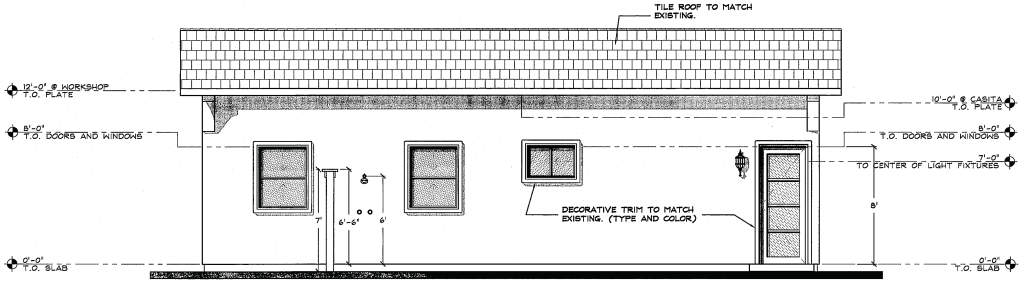
AS.1

VAR-53871



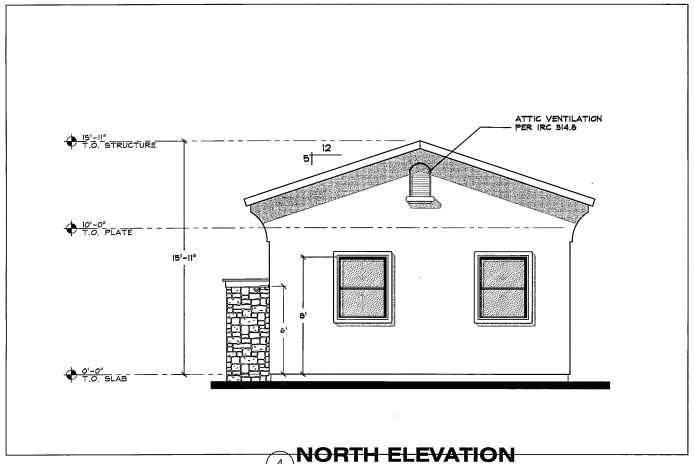

## 2 SOUTH ELEVATION

1/4" = 1'



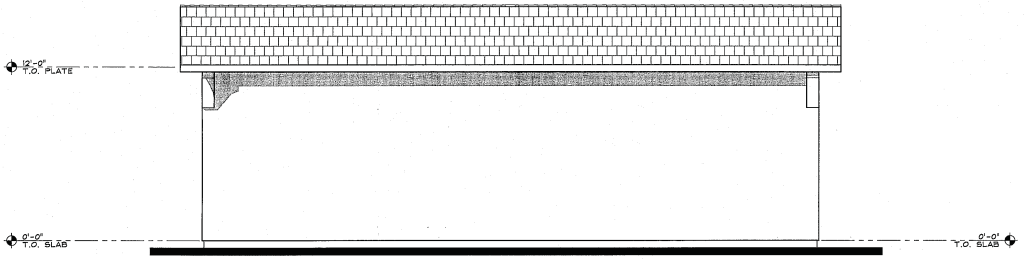

## 1 WEST ELEVATION

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 |
|---|---|---|

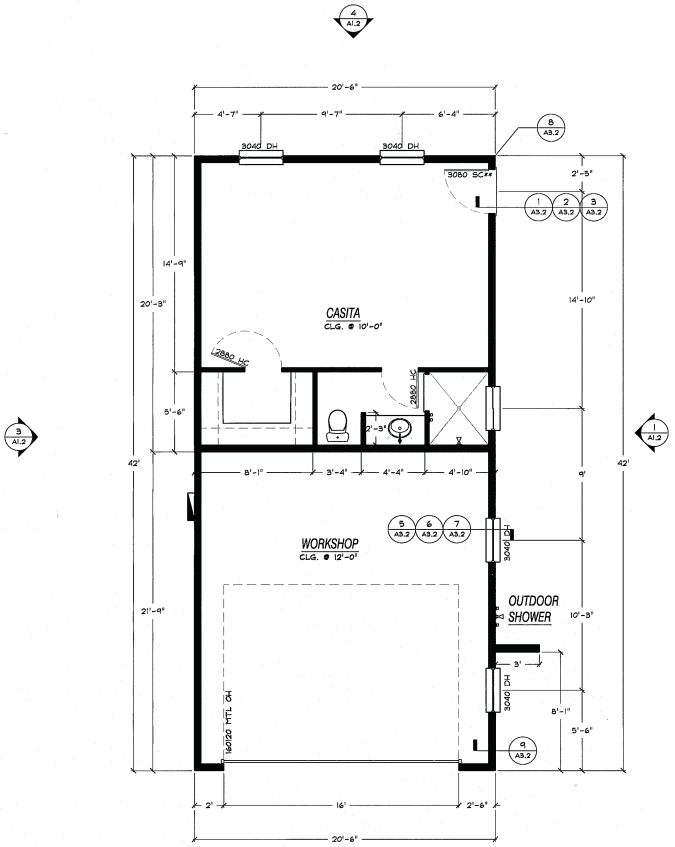
PROJECT NO: 7769
CAD DWG FILE: PRITCHARD PLANS.DWG
DRAWN BY: DENNIS PRITCHARD
CHECKED BY:
OWNER/BUILDER: DENNIS PRITCHARD
SIGNED BY:

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 |

SHEET TITLE: 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**

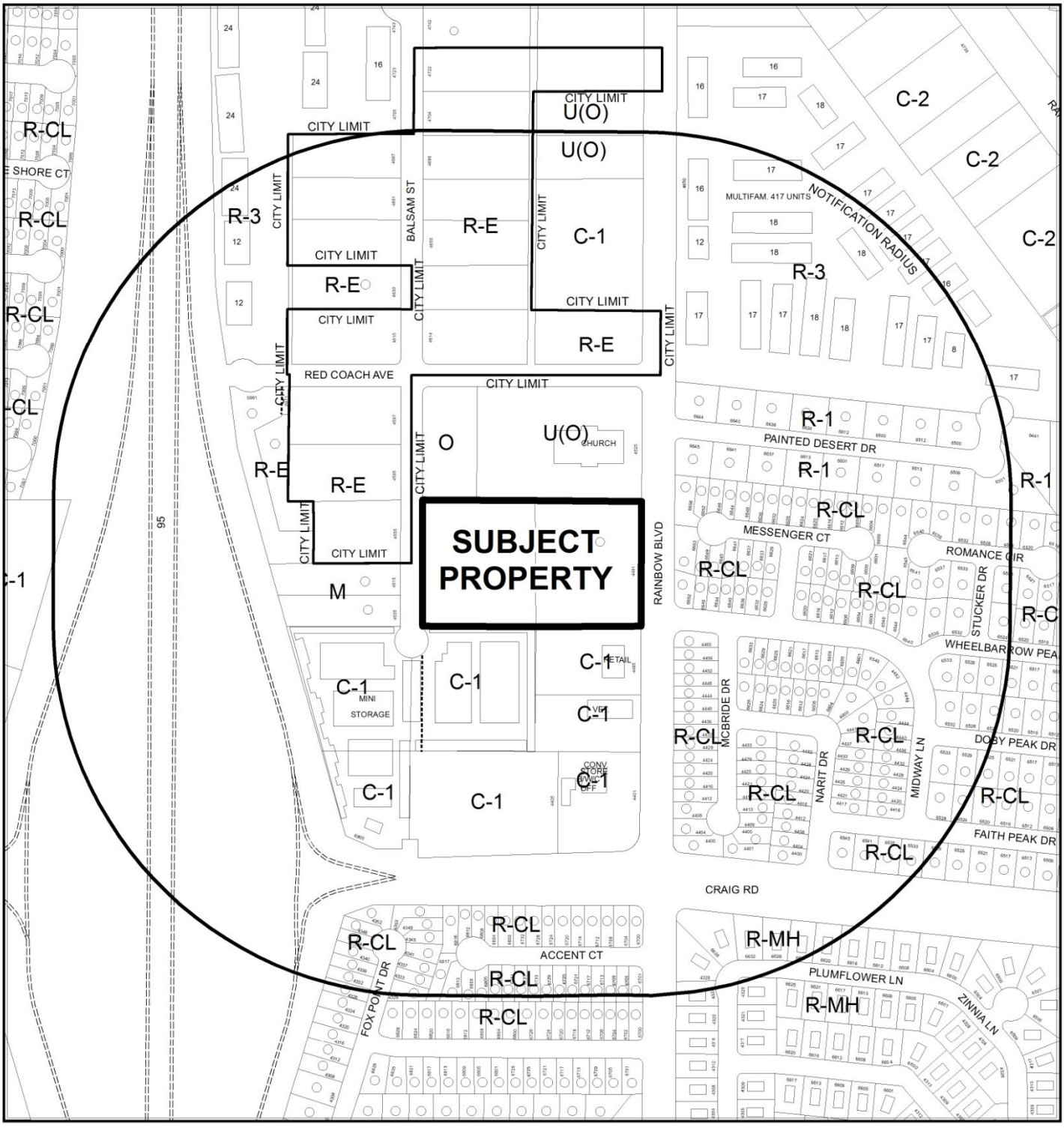
**SUBJECT:**
SUP-53909 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LVCSD SADDLE, LLC - OWNER: GRAGSON-BELTWAY BELCASTRO, LLC - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE on the west side of Rainbow Boulevard, approximately 610 feet north of Craig 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

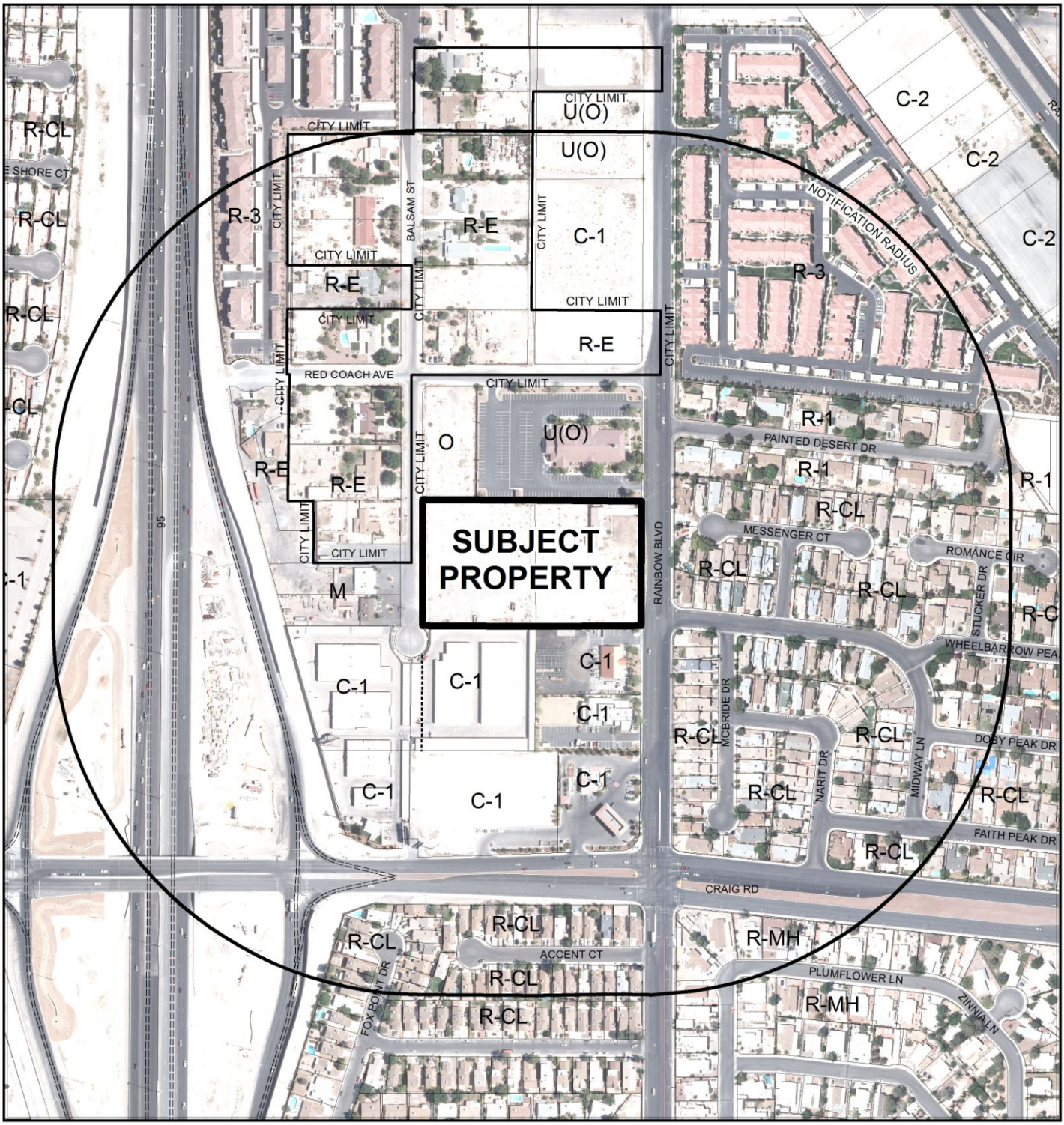
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps - SUP-53909 and SDR-53910 [PRJ-53552]
2. Conditions and Staff Report - SUP-53909 and SDR-53910 [PRJ-53552]
3. Supporting Documentation - SUP-53909 and SDR-53910 [PRJ-53552]
4. Photos - SUP-53909 and SDR-53910 [PRJ-53552]
5. Justification Letter - SUP-53909 and SDR-53910 [PRJ-53552]




**CASE:** **SUP-53909 AND SDR-53910 (PRJ-53552)**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** C-PB (PLANNED BUSINESS PARK)




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

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This 24 day of March, 2014

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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: | |

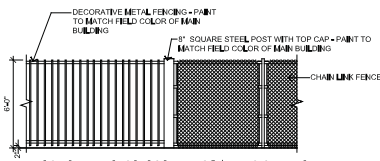
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-59552
04/28/14

Revised 10/27/08

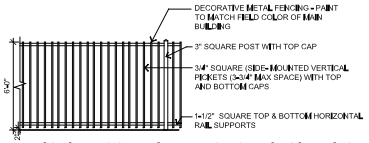
f:\depot\Application Packet\Application Form.pdf

VICINITY MAP




TYPICAL TRANSITION FROM DECORATIVE WROUGHT IRON FENCE TO CHAIN LINK

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

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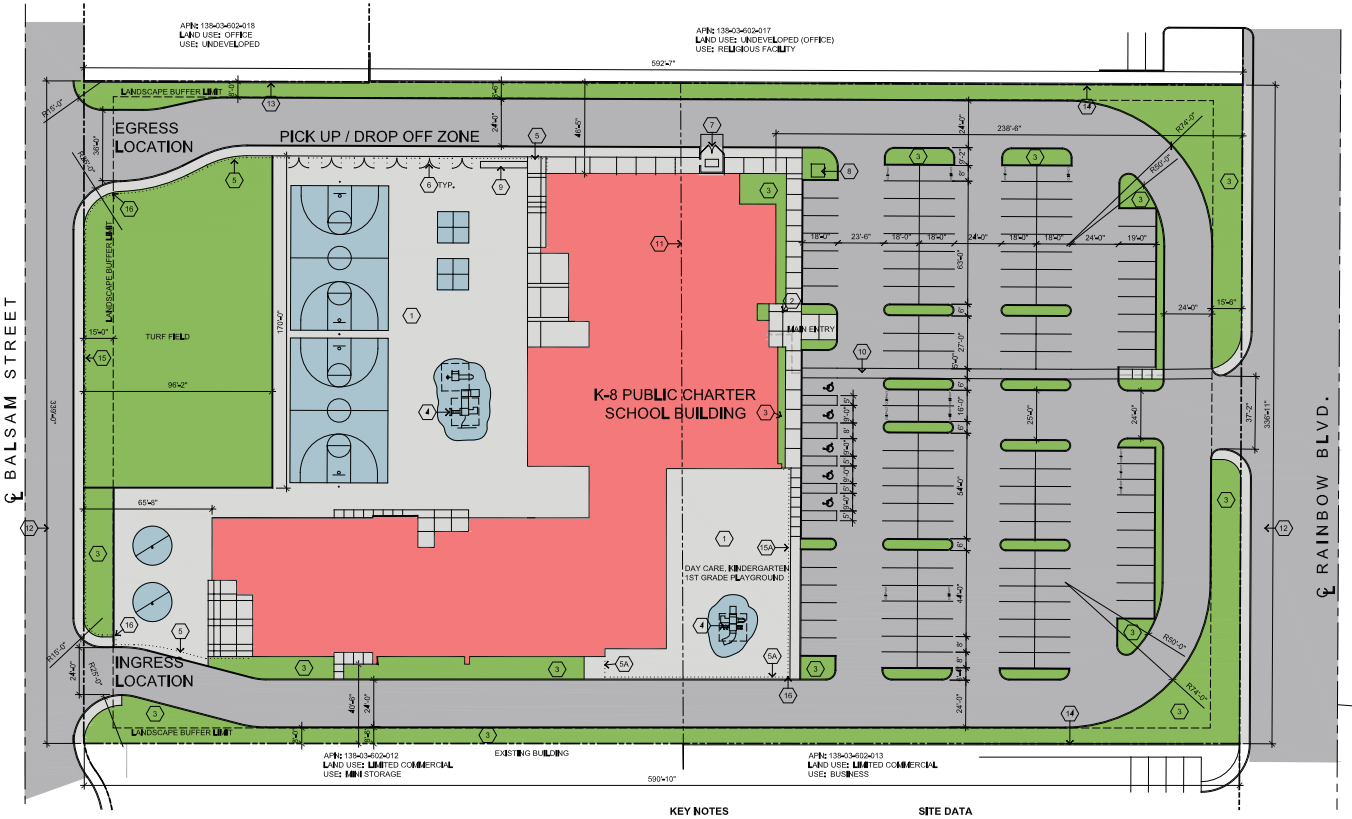
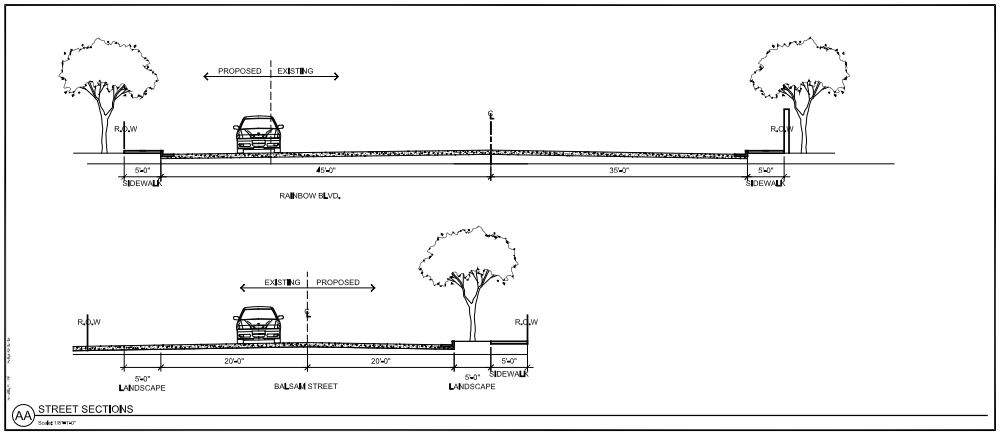



AA STREET SECTIONS

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 SPACES 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"

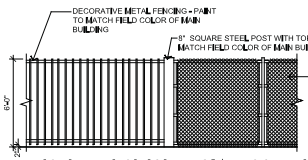
0 15' 30' 60'

4.24.2014

SHT A1.1

SUP-53909 & SDR-53910 - REVISED

VICINITY MAP

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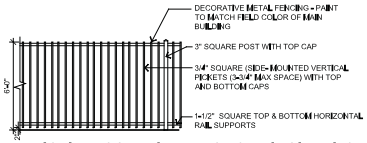


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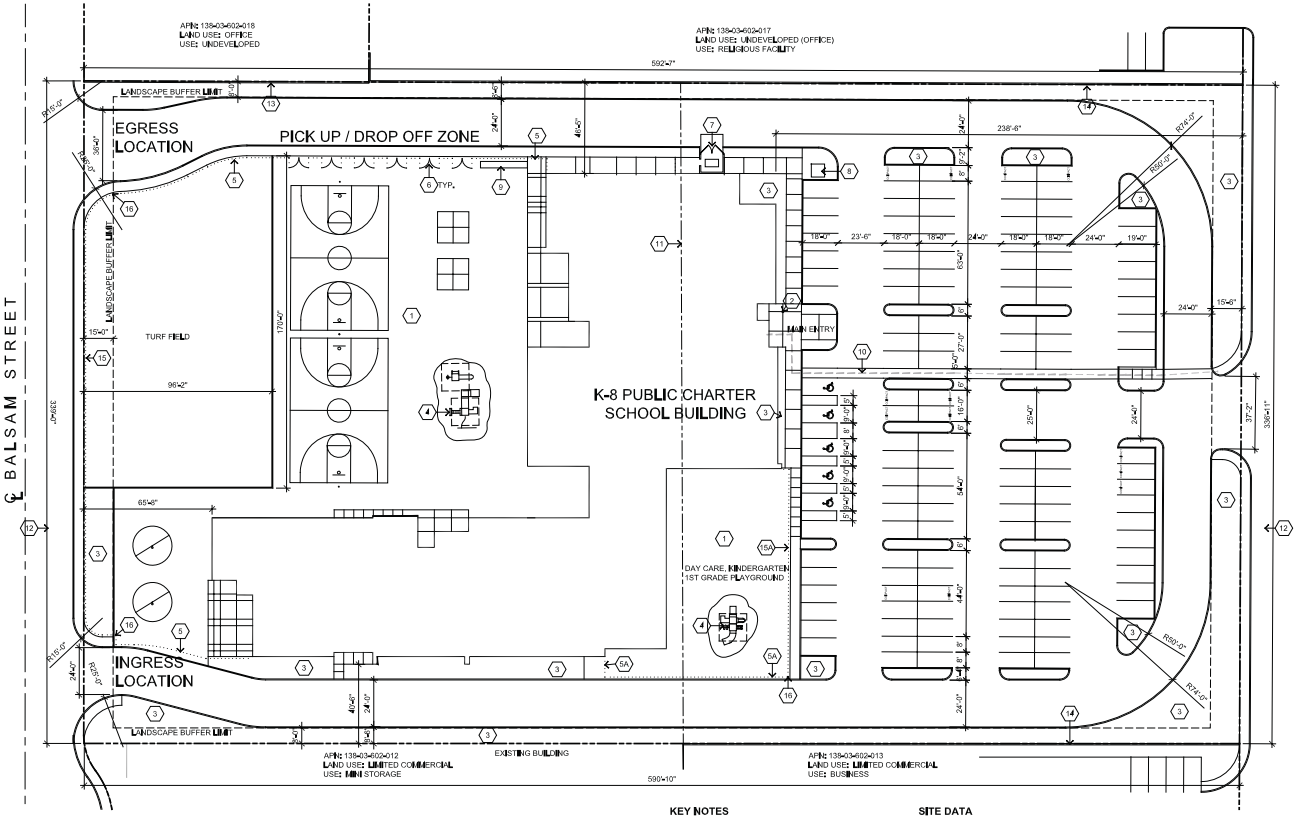


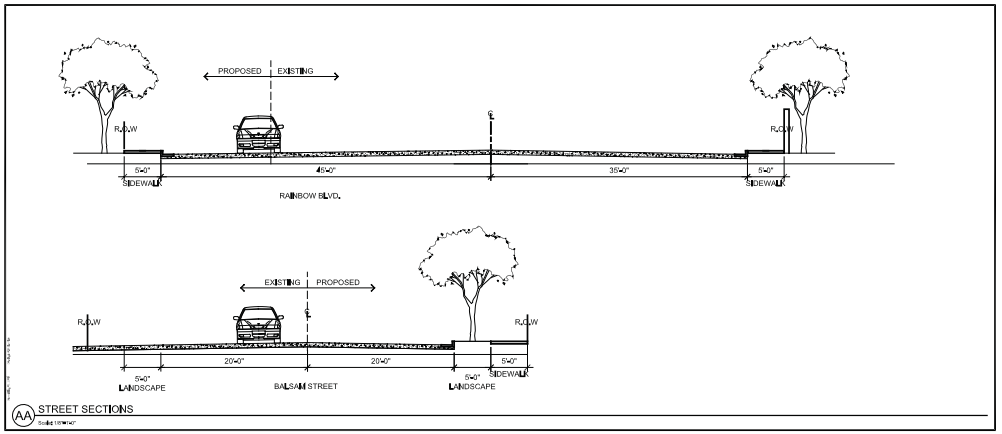


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DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

Somerset Academy
Rainbow & Wheelbarrow

SITE PLAN

SCALE : 1" = 30'-0"

0 15' 30' 60'

4.24.2014

PRJ-53552
05/19/14

SHT A1.1

# SUP-53909 & SDR-53910 - REVISED

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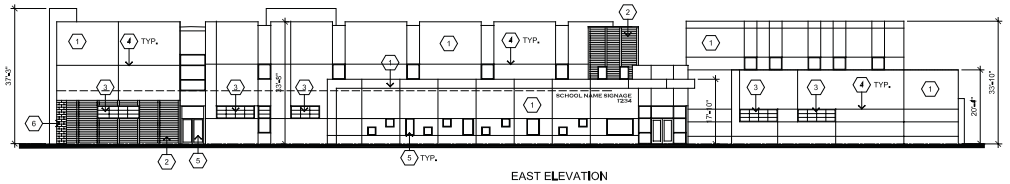
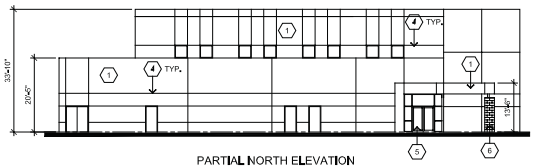
KEYNOTES

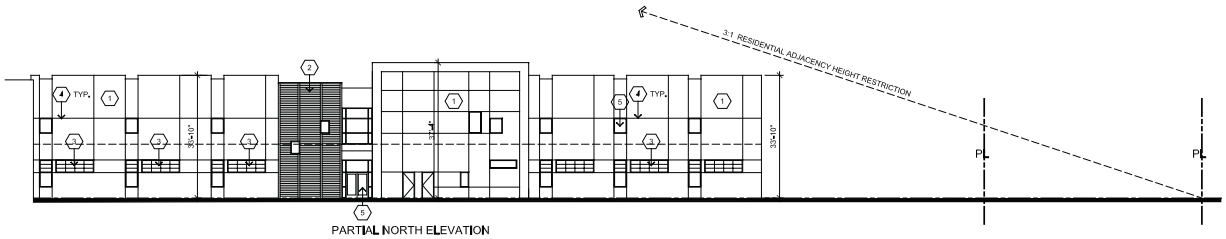
1. EXTERIOR PLASTER - MACHINE DASH FINISH
2. METAL PANEL - FACTORY ALUMINUM FINISH
3. TRANSLUCENT PANEL
4. 1/2" SQUARE ALUMINUM REVEAL
5. ALUMINUM STOREFRONT WINDOW SYSTEM
6. INTEGRAL COLOR SMOOTH FACE CMU COLUMN
7. METAL FASCIA PANEL
8. PAINTED STEEL STAIR AND HANDRAILS




EAST ELEVATION




PARTIAL NORTH ELEVATION

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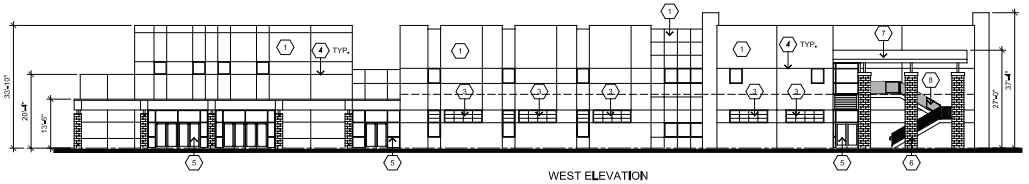
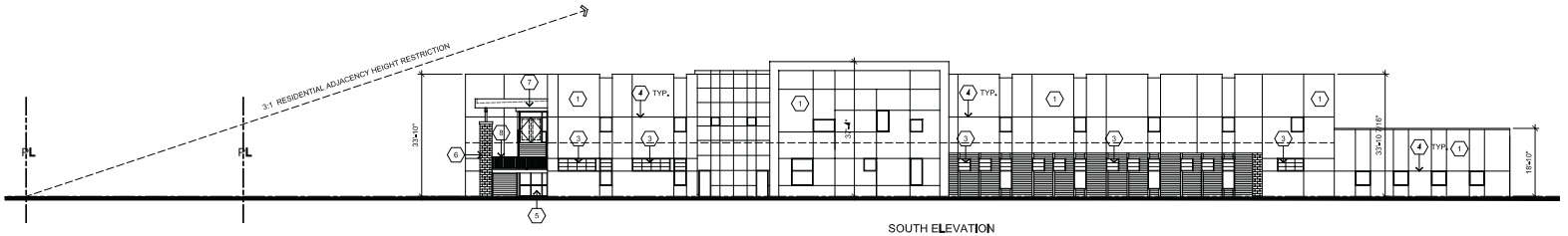



WEST ELEVATION




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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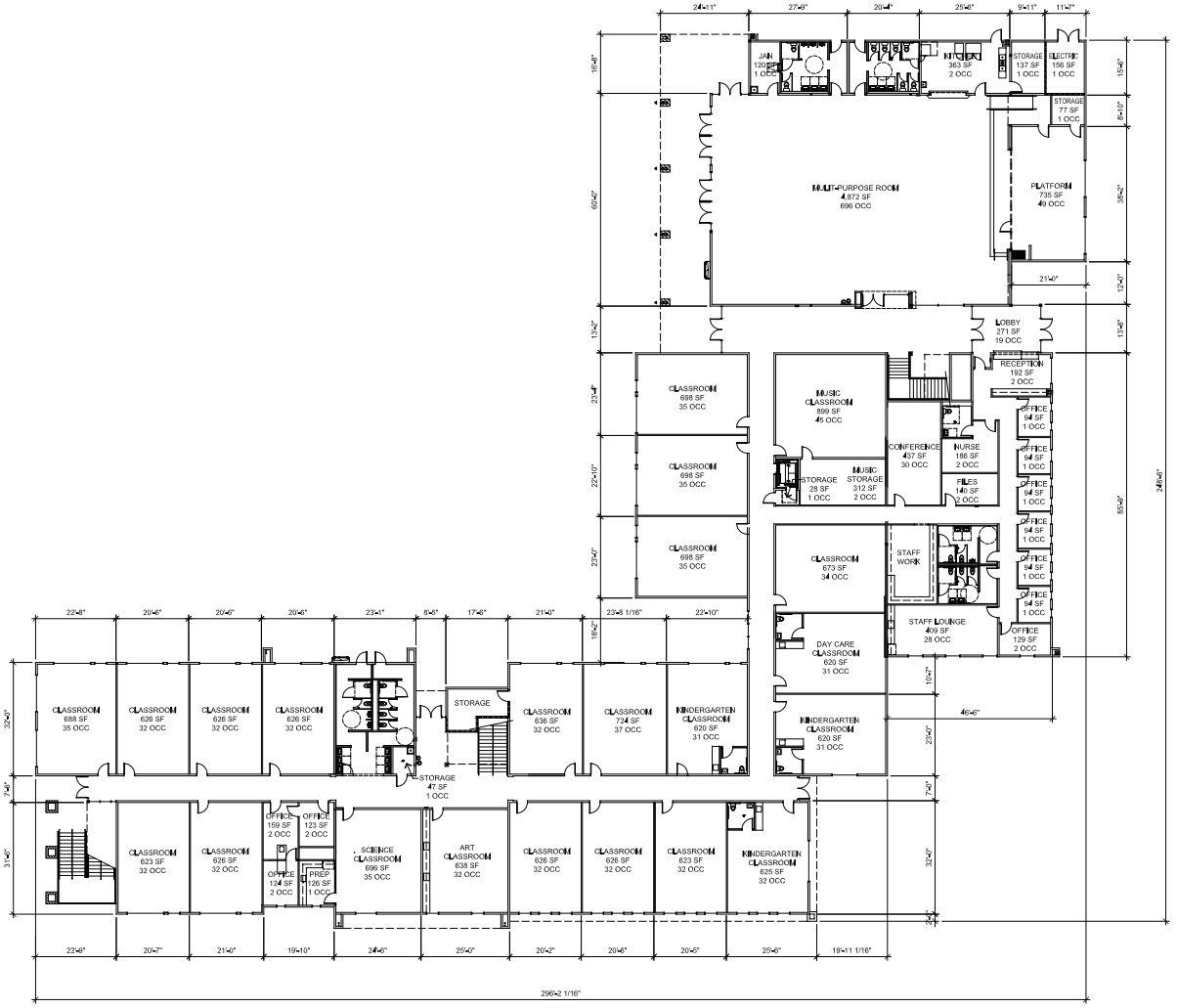


OCCUPANCY (PER IBC 2009):

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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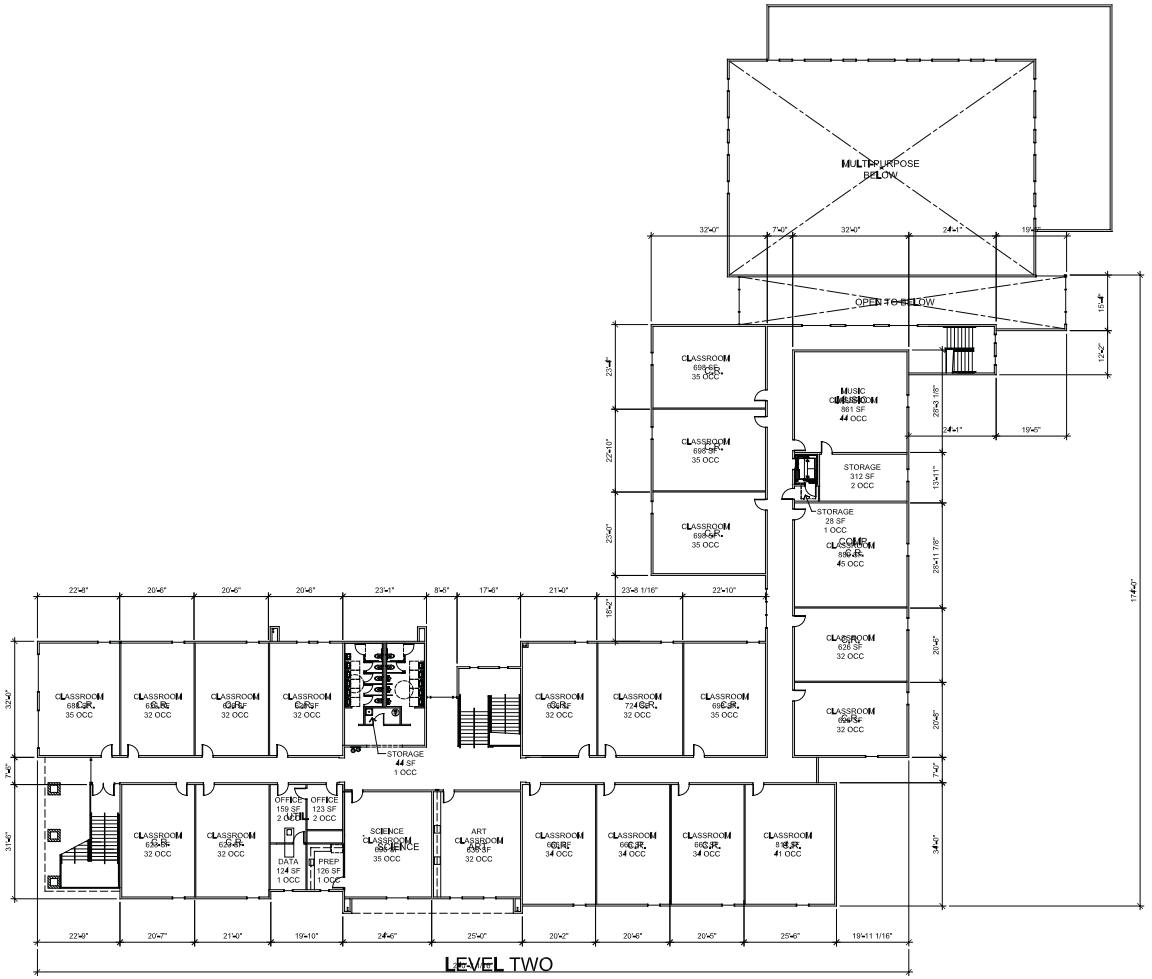


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TOTAL LEVEL 1 & 2: 2,326

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

**TRANSLUCENT PANEL**
Kalwall daylighting system
Color: White

PRJ-53552
04/28/14

**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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05/01/14

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

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

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

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

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.: **51.**

## *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

Case Number: SDR-53910 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 # | 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.: **52.**

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

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

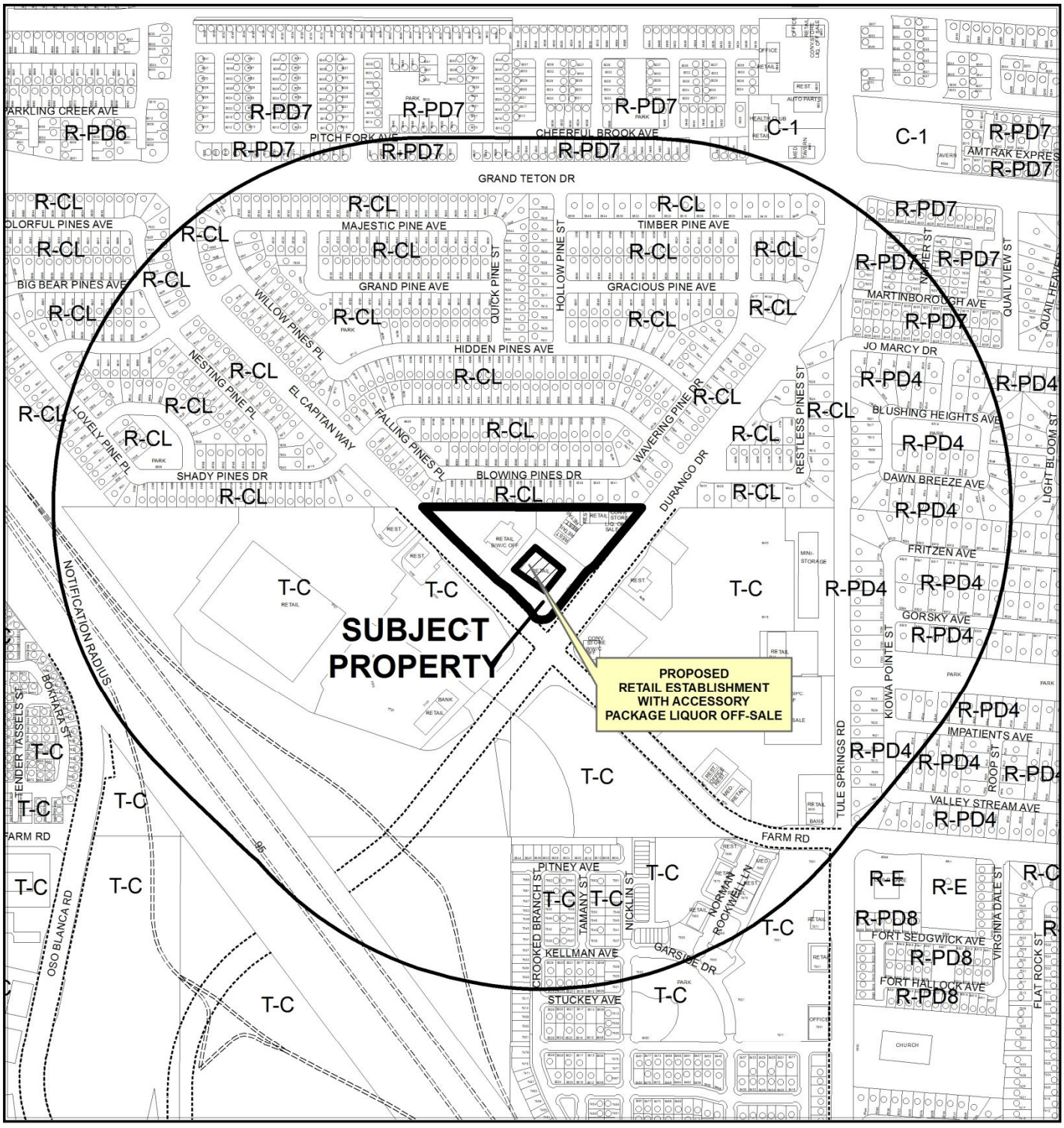
**SUBJECT:**
SUP-53624 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: PPLAND, LP - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 14,820 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 7755 North Durango 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



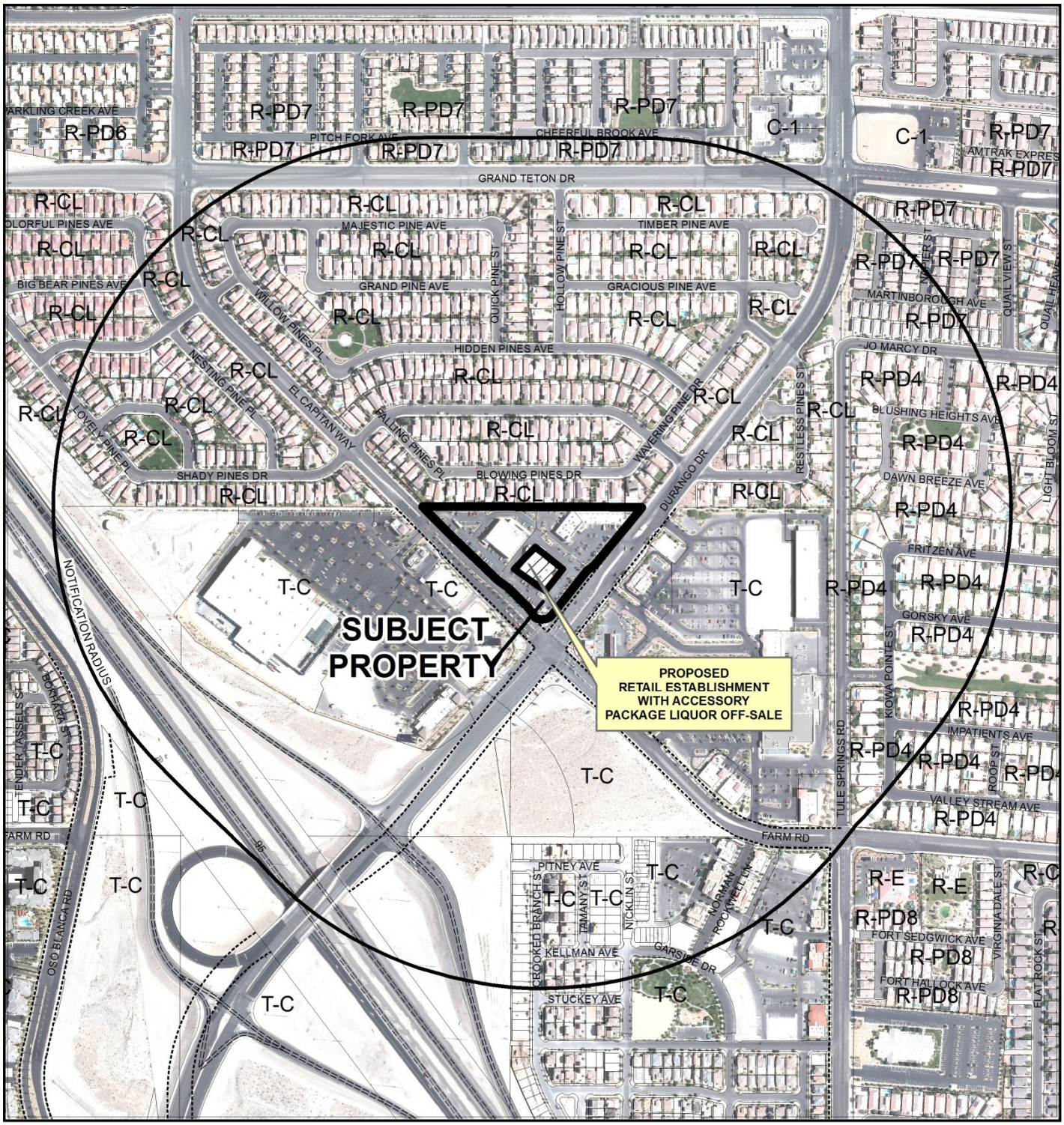

0 400 800 Feet

**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]

N



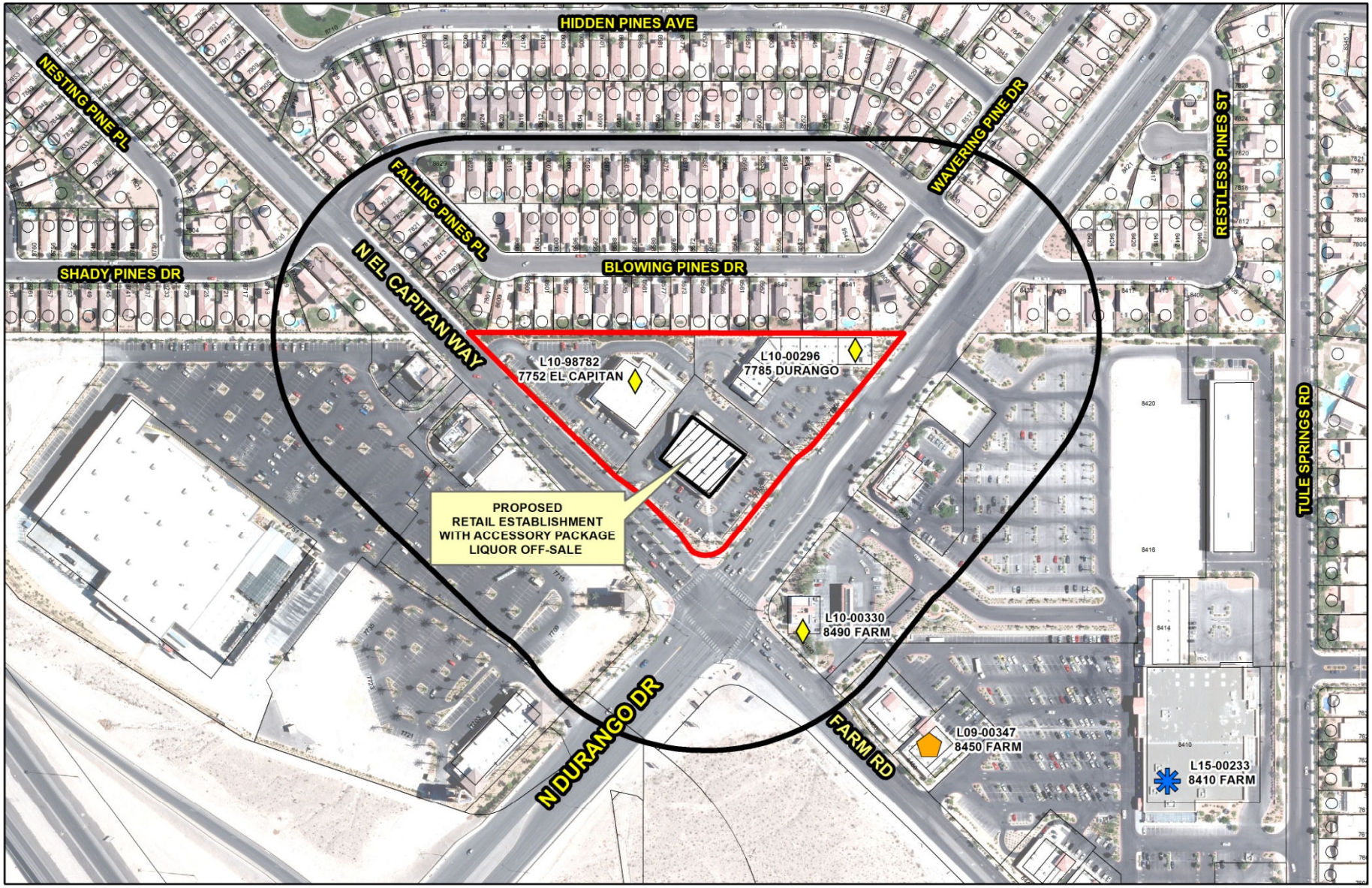

0 400 800 Feet

**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]

N




**SUP-53624 (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: Tuesday, May 20, 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: | |

*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-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.

### (1~½") 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.

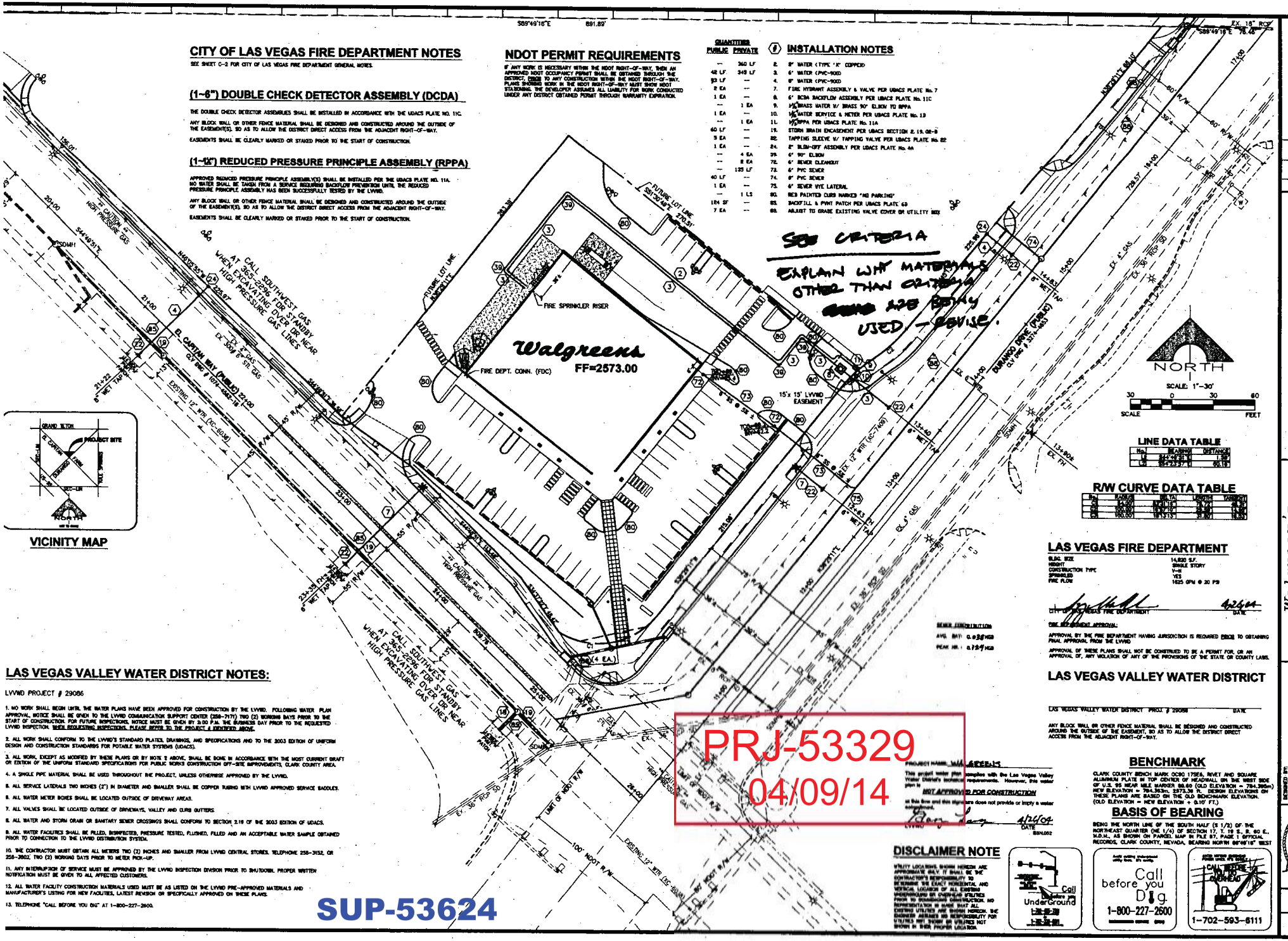
## NDOT PERMIT REQUIREMENTS

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 | QUANTITIES PRIVATE | | INSTALLATION NOTES |
|---|---|---|---|
| — | 360 LF | 2. | 8" WATER (TYPE "K" COPPER) |
| 42 LF | 348 LF | 3. | 6" WATER (PVC-900) |
| 93 LF | — | 4. | 8" WATER (PVC-900) |
| 2 EA | — | 7. | FIRE HYDRANT ASSEMBLY & VALVE PER UDACS PLATE No. 7 |
| 1 EA | — | 8. | 6" DCDA BACKFLOW ASSEMBLY PER UDACS PLATE No. 11C |
| — | 1 EA | 9. | 1½" BRASS WATER W/ BRASS 90° ELBOW TO RPPA |
| 1 EA | — | 10. | 1½" WATER SERVICE & METER PER UDACS PLATE No. 13 |
| — | 1 EA | 11. | 1½" RPPA PER UDACS PLATE No. 11A |
| 60 LF | — | 19. | STORM DRAIN ENCASEMENT PER UDACS SECTION 2.19.02-B |
| 3 EA | — | 82. | TAPPING SLEEVE W/ TAPPING VALVE PER UDACS PLATE No. 82 |
| 1 EA | — | 84. | 8" BLOW-OFF ASSEMBLY PER UDACS PLATE No. 4A |
| — | 4 EA | 39. | 6" 90° ELBOW |
| — | 8 EA | 72. | 6" SEWER CLEANOUT |
| — | 125 LF | 73. | 6" PVC SEWER |
| 40 LF | — | 74. | 8" PVC SEWER |
| 1 EA | — | 75. | 6" SEWER WYE LATERAL |
| — | 1 LS | 80. | RED PAINTED CURB MARKED "NO PARKING" |
| 184 SF | — | 85. | BACKFILL & PVMT PATCH PER UDACS PLATE 60 |
| 7 EA | — | 88. | ADJUST TO GRADE EXISTING VALVE COVER OR UTILITY BOX |

SEE CRITERIA

EXPLAIN WHY MATERIALS OTHER THAN CRITERIA WERE NOT BEING USED. REVISE.




### VICINITY MAP




### LINE DATA TABLE

| No. | BEARING | DISTANCE |
|---|---|---|
| L1 | S44°49'16"E | 1.39' |
| L2 | S89°49'16"E | 60.16' |

### R/W CURVE DATA TABLE

| No. | RADIUS | DELTA | LENGTH | TANGENT |
|---|---|---|---|---|
| C1 | 15.00' | N90°00'00"E | 23.56' | 15.00' |
| C2 | 15.00' | N90°00'00"E | 23.56' | 15.00' |
| C3 | 15.00' | N90°00'00"E | 23.56' | 15.00' |
| C4 | 15.00' | N90°00'00"E | 23.56' | 15.00' |

## LAS VEGAS FIRE DEPARTMENT

| | |
|---|---|
| BLDG. SIZE | 14,820 S.F. |
| HEIGHT | SINGLE STORY |
| CONSTRUCTION TYPE | V-N |
| SPRINKLED | YES |
| FIRE FLOW | 1625 GPM @ 20 PSI |

CITY OF LAS VEGAS FIRE DEPARTMENT — DATE 4/25/14

FIRE DEPARTMENT APPROVAL:

APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVWD.

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS.

## LAS VEGAS VALLEY WATER DISTRICT

LAS VEGAS VALLEY WATER DISTRICT PROJ. # 29086 — DATE

ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT, SO AS TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY.

## LAS VEGAS VALLEY WATER DISTRICT NOTES:

LVVWD PROJECT # 29086

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR FUTURE INSPECTIONS. NOTICE MUST BE GIVEN BY 3:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # RENDERED ABOVE.
2. ALL WORK SHALL CONFORM TO THE LVVWD'S STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS AND TO THE 2003 EDITION OF UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS).
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT, UNLESS OTHERWISE APPROVED BY THE LVVWD.
5. ALL SERVICE LATERALS TWO INCHES (2") IN DIAMETER AND SMALLER SHALL BE COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.19 OF THE 2003 EDITION OF UDACS.
9. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO CONNECTION TO THE LVVWD DISTRIBUTION SYSTEM.
10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES, TELEPHONE 258-3152, OR 258-3802, TWO (2) WORKING DAYS PRIOR TO METER PICK-UP.
11. ANY INTERRUPTION OF SERVICE MUST BE APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD PRE-APPROVED MATERIALS AND MANUFACTURER'S LISTING FOR NEW FACILITIES. LATEST REVISION OR SPECIFICALLY APPROVED ON THESE PLANS.
13. TELEPHONE "CALL BEFORE YOU DIG" AT 1-800-227-2600.

PROJECT NAME: WALGREENS

This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is

NOT APPROVED FOR CONSTRUCTION

at this time and this signature does not provide or imply a water commitment.

LVVWD — DATE 4/24/14

BSN1052

PRJ-53329
04/09/14

SUP-53624

## BENCHMARK

CLARK COUNTY BENCH MARK OCBO 1795EA, RIVET AND SQUARE ALUMINUM PLATE IN TOP CENTER OF HEADWALL ON THE WEST SIDE OF U.S. 95 NEAR MILE MARKER 88.60 (OLD ELEVATION = 784.340m) NEW ELEVATION = 784.343m, 2573.30 ft. DESIGN ELEVATIONS ON THESE PLANS ARE BASED ON THE OLD BENCHMARK ELEVATION. (OLD ELEVATION + NEW ELEVATION + 0.10' FT.)

## BASIS OF BEARING

BEING THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, T. 19 S., R. 60 E., M.D.M., AS SHOWN ON PARCEL MAP IN FILE 87, PAGE 1 OFFICIAL RECORDS, CLARK COUNTY, NEVADA, BEARING NORTH 89°49'16" WEST

## DISCLAIMER NOTE

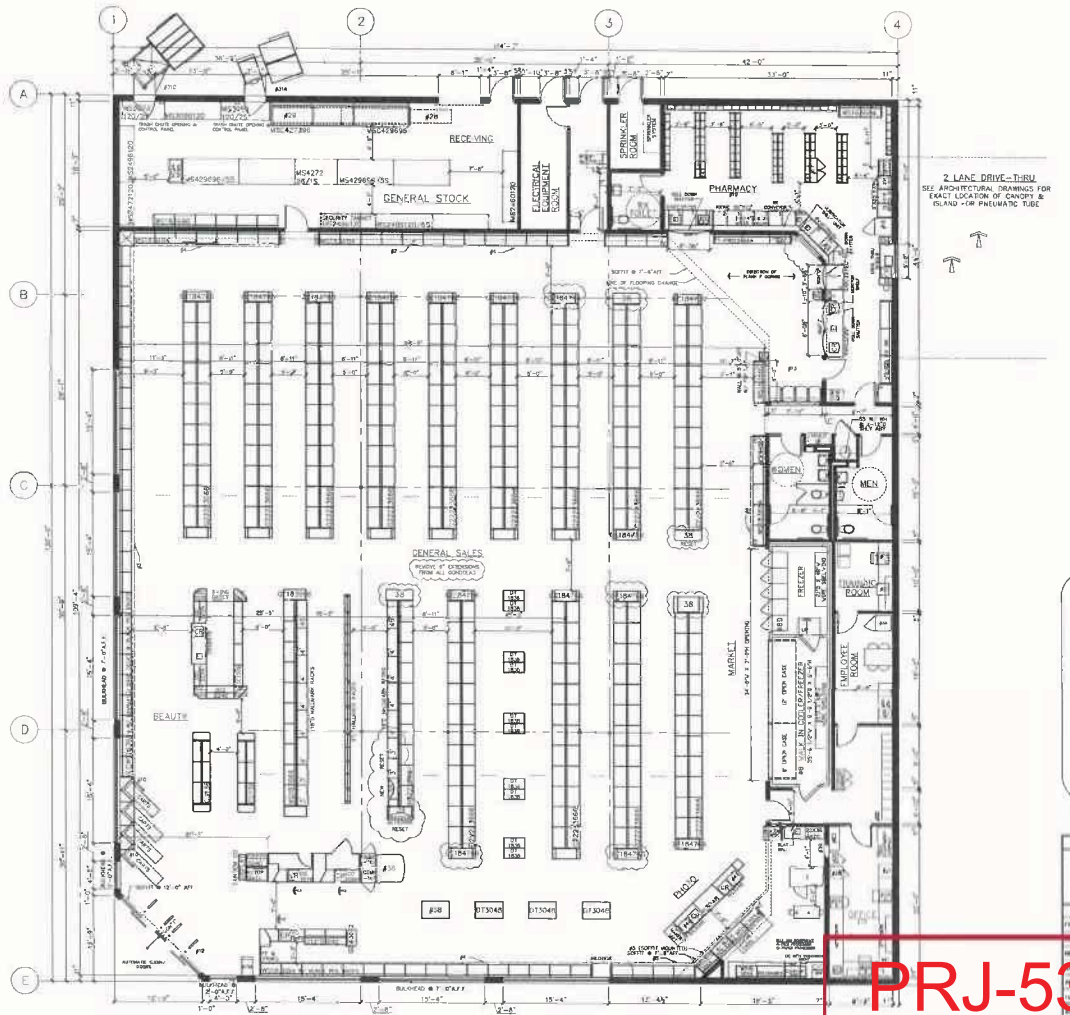
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES AND STRUCTURES PRIOR TO COMMENCEMENT OF CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING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

Call before you Dig 1-800-227-2600

1-702-593-6111

DESIGNED BY: MARK WARLING

Walgreen's



FOR REFERENCE ONLY SEE CONTRACT DOCUMENTS FOR DETAILED BY PLAN

## CCR REMODEL LEGEND

EXISTING | RELET | NEW

## TOTAL LINEAL FOOTAGE

| | |
|---|---|
| FRONT WALL SHELVING (WITH 2 SIDE WALL RETURNS) | 72 LIN. FT |
| [illegible] | [illegible] FT |
| REAR WALL SHELVING (WITH 2 SIDE WALL RETURNS) | 86 LIN. FT |
| [illegible] | 554 LIN. FT |
| [illegible] | 140 LIN. FT |
| [illegible] | 118 LIN. FT |
| [illegible] | 36 LIN. FT |
| [illegible] | 30 LIN. FT |
| [illegible] | 11 LIN. FT |

## CORPORATE APPROVAL

| | DATE |
|---|---|
| SENIOR VICE PRESIDENT STORE OPERATIONS | |
| VICE PRESIDENT STORE OPERATIONS | |
| REVIEWED BY | |

PROTOTYPE

ACCESSIBLE REQUIREMENTS MAY VARY WITH LOCAL JURISDICTIONS

## INTERIOR HANGING SIGNS

GENERAL SALES AREA:
ALL SIGNS ARE 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'-8" TO BOTTOM OF SIGN)

PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR REQUIRED SIGNS
SIGN "J" PICK UP PRESCRIPTIONS
SIGN "E" DROP OFF PRESCRIPTIONS
SIGN "O" CONSULTATION WINDOW
SIGN "TX" T A 5

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 LINES 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 8'-0"W X 42 7/8"D
B __ MD-08 8'-0"W X 49 7/8"D
MODEL REL ENDLESS REACH-IN FREEZERS (ADD 2" AT EACH END. FOR END PANELS)
C __ REL-S-24 10'-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 32" 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 & SIDES; (END PANEL TO REMAIN)
39 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 | 19" D | 39" W | 66" H | DT DISPLAY TABLE | 30 D | 48 W |
| WS WALL SHLVG | 18" D | 36" W | 84* H | | | |

*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 | GENERAL SALES | ■ | MARKET ■ |
| NEW LOCATION | ☐ | PHARMACY | ■ SECURITY ☐ |
| NEW LOCATION EXISTS BLDG | ☐ | PHOTO | ■ 24 HOUR STORE ☐ |
| REMODEL | ■ | LIQUOR | ☐ 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

KNECHLER/ MYERS ■ | MADIX/ POWERS ☐ | LOZIER/ LOZIER ☐

| SCOPE | 9/09/10 | SB | ADD NEW VENDOR & WALGREENS END STANDS, REMOVE 6" EXTENSIONS, 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. |
|---|---|---|---|

| NO | DATE | BY | DESCRIPTION | CONST |
|---|---|---|---|---|

REVISIONS

## 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-D1-07-09SEP10
VOID PLOT 5/28/2010 6:10:06
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

6-22-04 UPDATE PLANS TO MATCH OUTSIDE ARCHITECT'S (SDE REVISIONS AT BACK WALL. UPDATE DIMENSIONS AND ADJUST RESTROOM AND WALL DIMENSION PER OUTSIDE ARCH TEST

03-30-04 UPDATE ONE HOUR PHOTO TO SHOW FILE AND EQUIPMENT. ADD 4 STALL CARTWELL AT FRONT ENTRANCE. ADD FLUSH VALVE TOILETS. ADD MECHANICAL IN STOCKROOM

11-24-2003 UPDATE PHARMACY TO LATEST PROTOTYPE AND ADD RX TOILET. ADJUST STOCKROOM, SPRINKLER ROOM, EXIT CORRIDOR AND ROOF SLOPE TITLE TO ACCOMODATE RX TOILET

10-02-2003 UPDATE EXTERIOR WALL THICKNESS TO 11". PER PROJECT ARCHITECT.

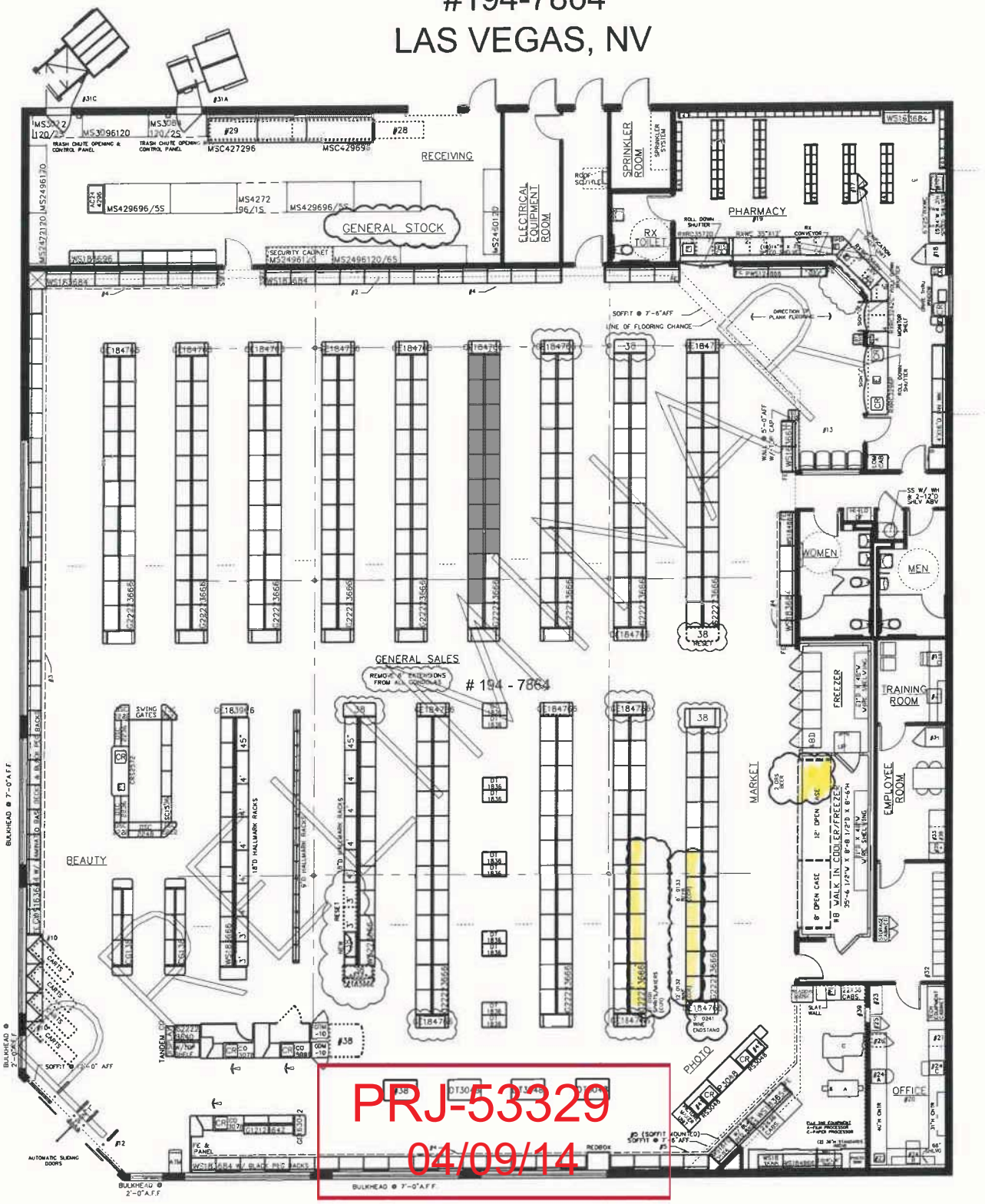
09-23-2003 UPDATE STORE TO 11-4"X132' PROTOTYPE PER PROJECT ARCHITECT

PROTOTYPE_L11413D (05-21-2003)

PRJ-53329
04/09/14

SUP-53624

# #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.: **53.**

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

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

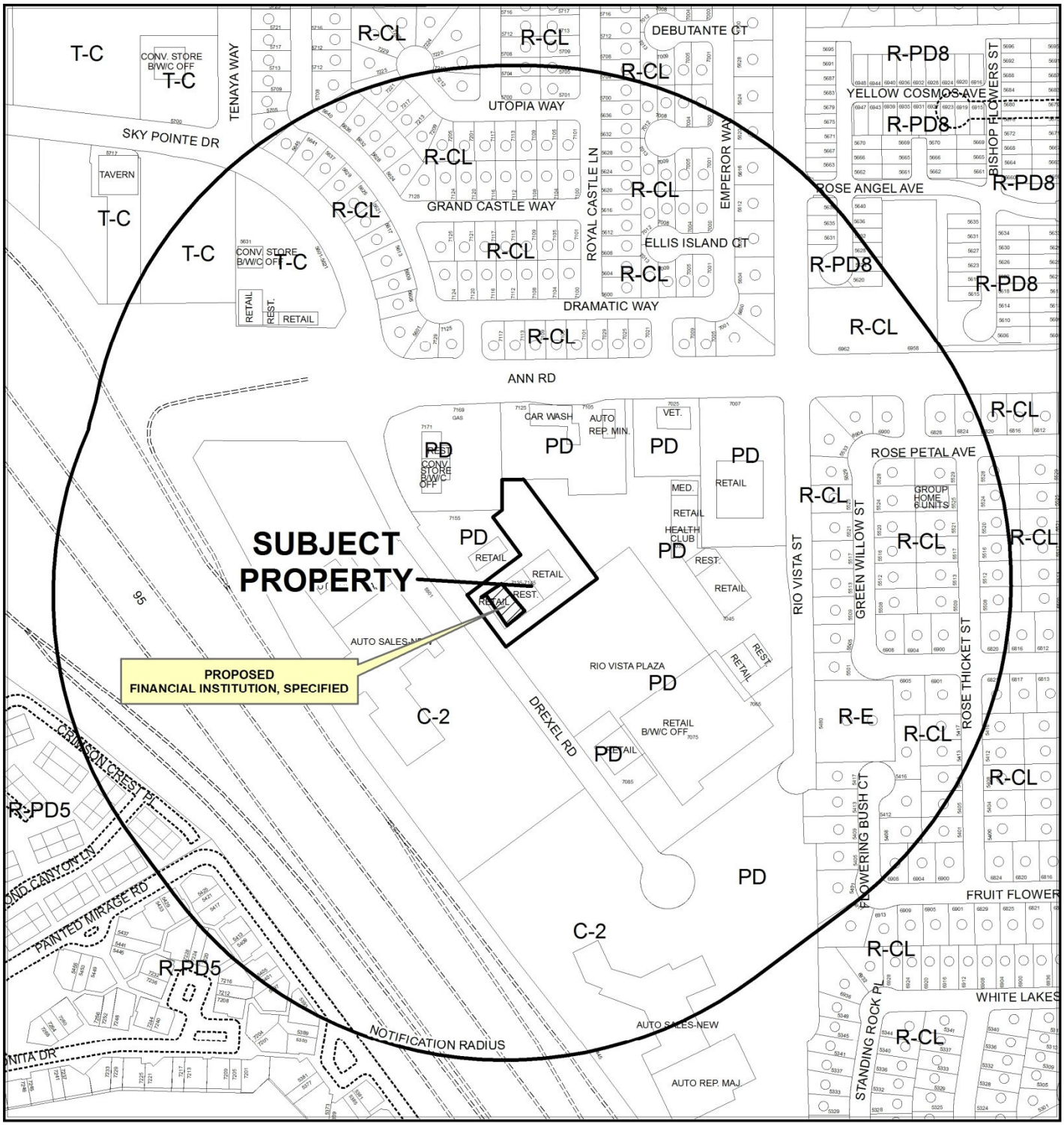
**SUBJECT:**
SUP-53828 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INTERSTATE PROPERTIES, INC. - OWNER: RIO VISTA PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE at 7145 West Ann Road, Suite #110 (APN 125-34-515-004), PD (Planned Development)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



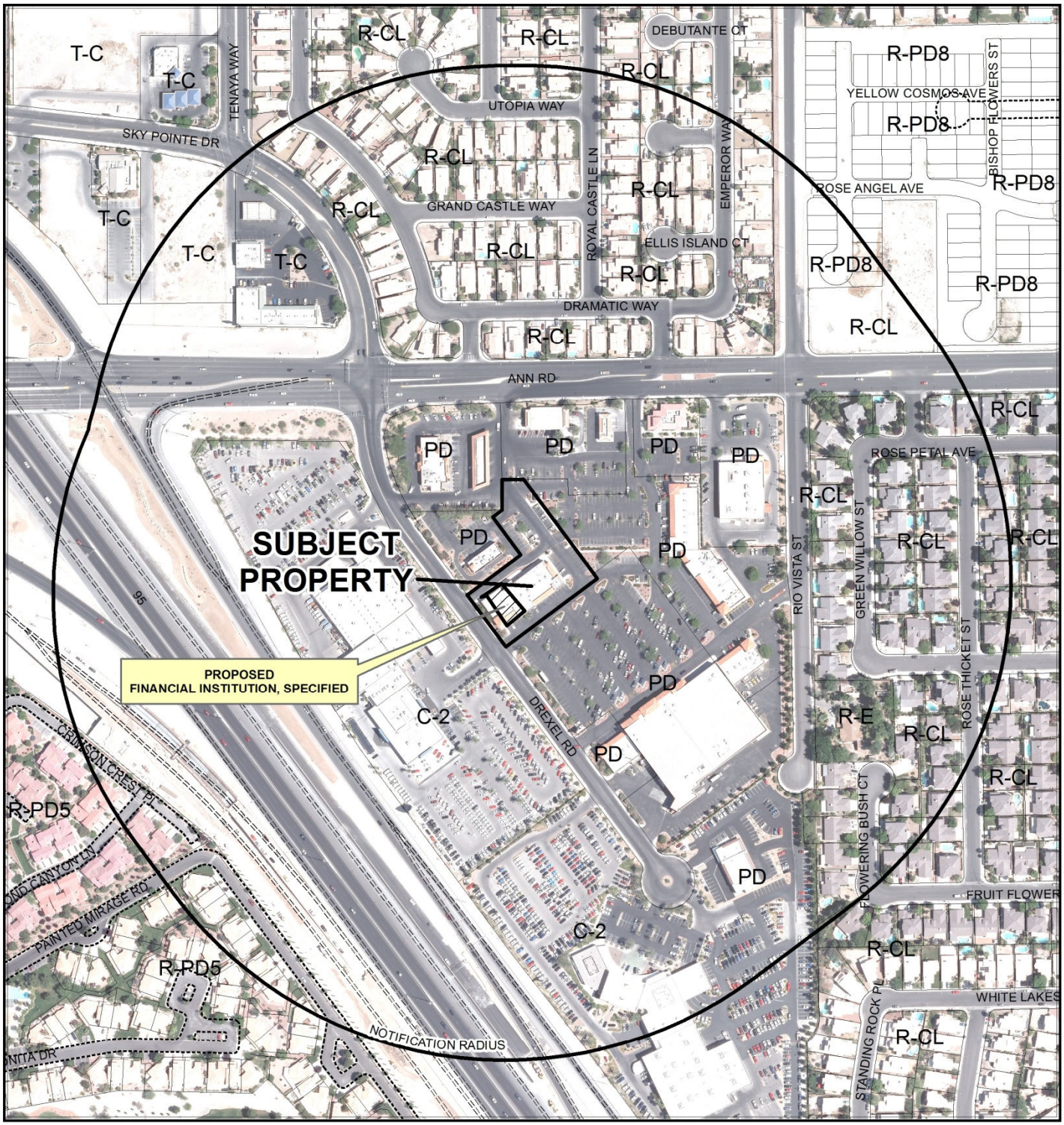

**CASE:** **SUP-53828 (PRJ-53712)**

**RADIUS:** 1000 FEET

**ZONING OF SUBJECT PROPERTY:** PD (PLANNED DEVELOPMENT)

0 300 600 Feet

N



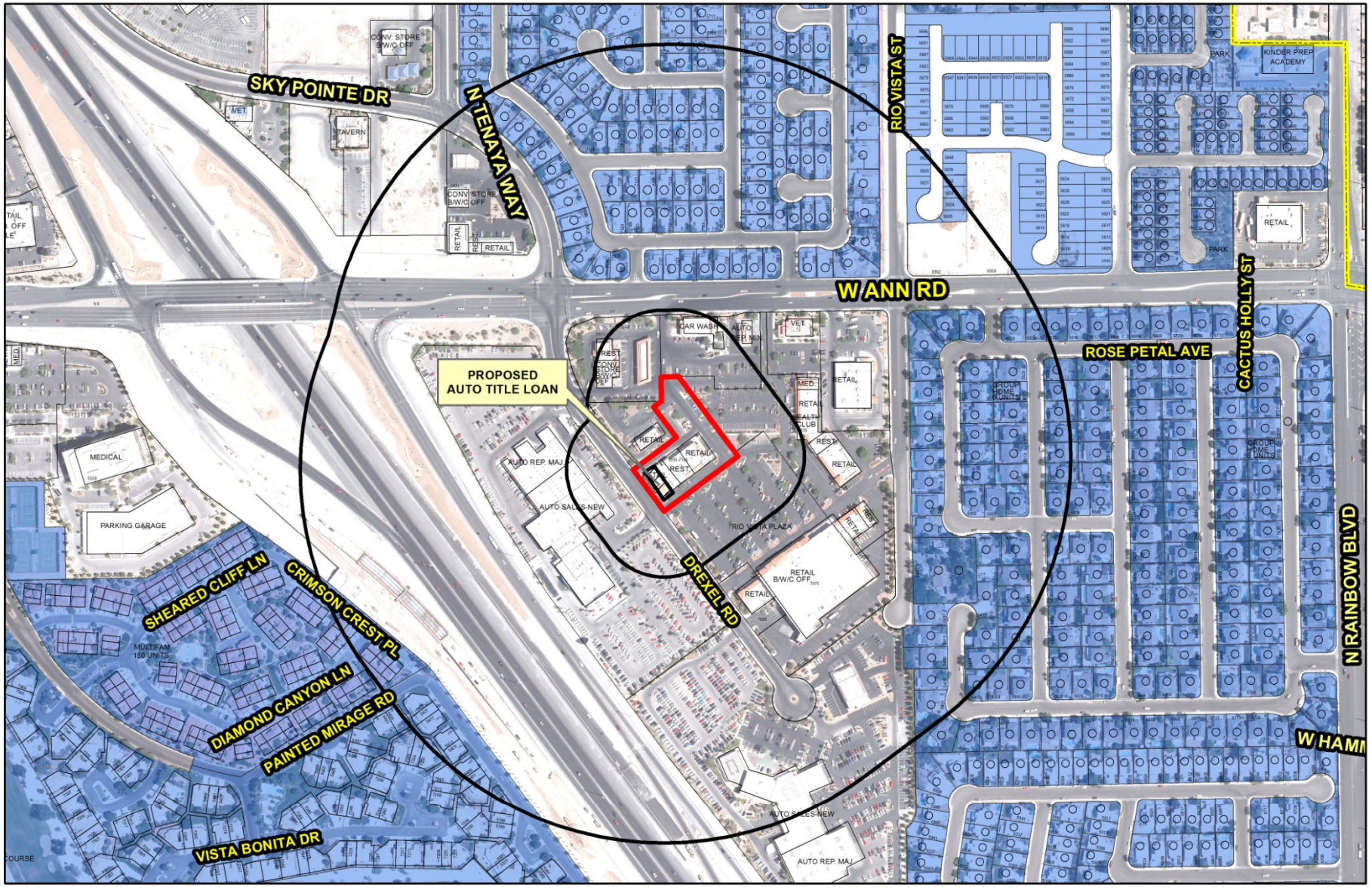

**CASE:** **SUP-53828 (PRJ-53712)**

**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 |

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5910 Reorder: Call Toll-Free 1-800-876-6827

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

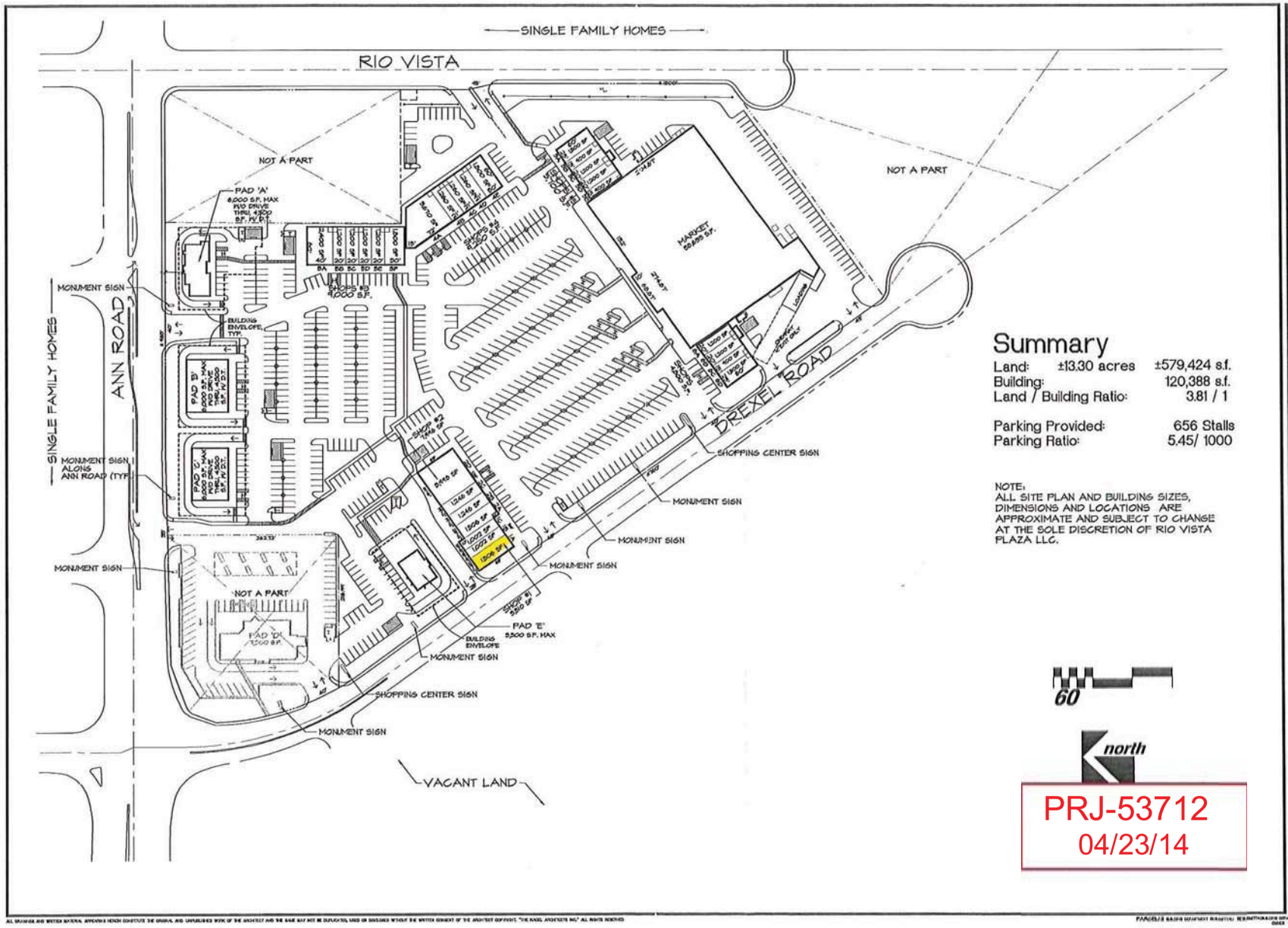
Signer(s) Other Than Named Above: _____

| RIGHT THUMBPRINT OF SIGNER #1 | RIGHT THUMBPRINT OF SIGNER #2 |
|---|---|
| Top of thumb here | Top of thumb here |

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5910 Reorder: Call Toll-Free 1-800-876-6827

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
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

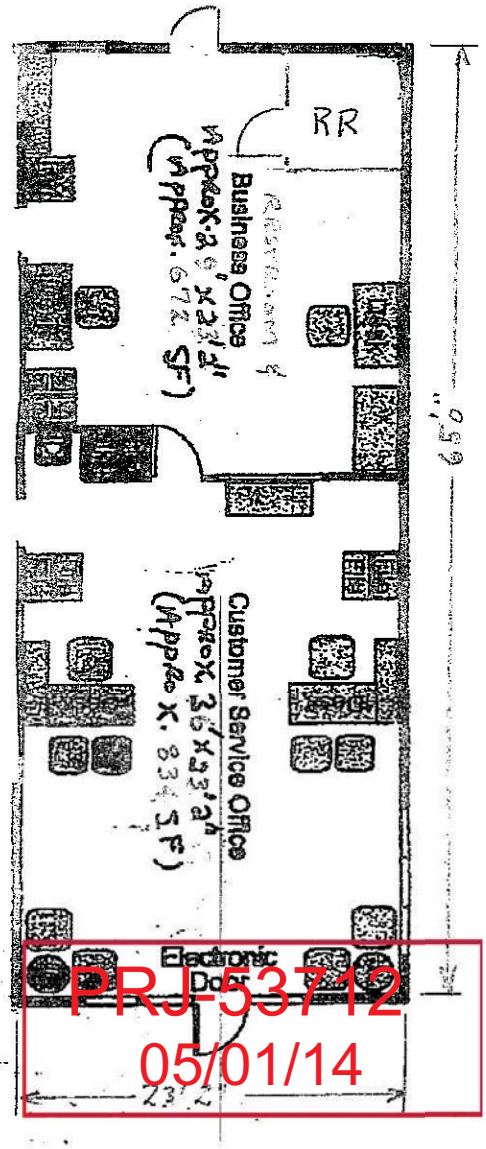
DATE 5-1-98
JOB NO. 4122I
SHEET L of sheets

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.: **54.**

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

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

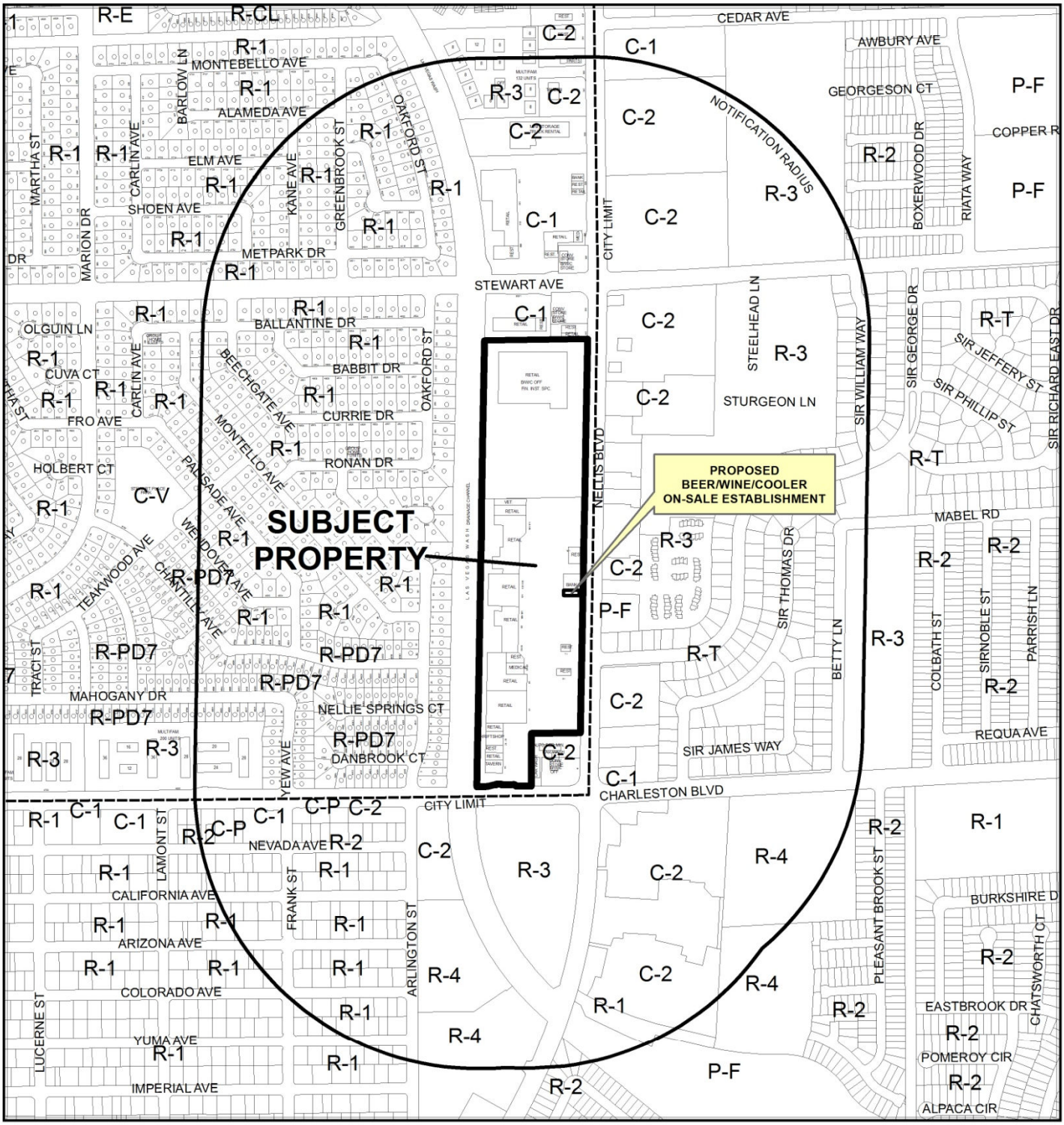
**SUBJECT:**
SUP-53829 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHIPOTLE MEXICAN GRILL, INC. - OWNER: WRI CHARLESTON COMMONS, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A PROPOSED 2,400 SQUARE-FOOT RESTAURANT at 111 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



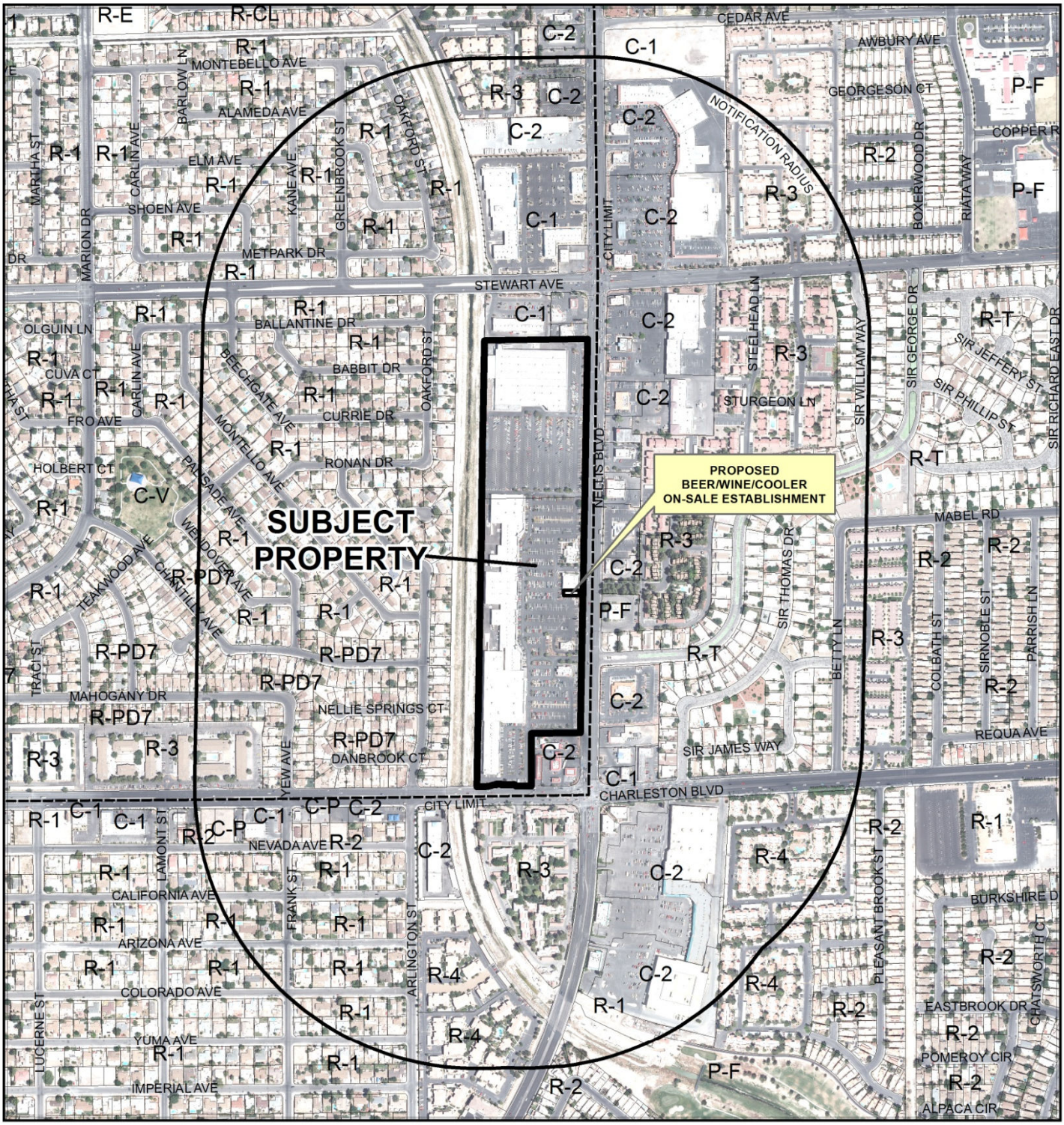

**CASE:** **SUP-53829 (PRJ-53735)**

**RADIUS:** 1500 FEET

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

0 500 1,000 Feet

N



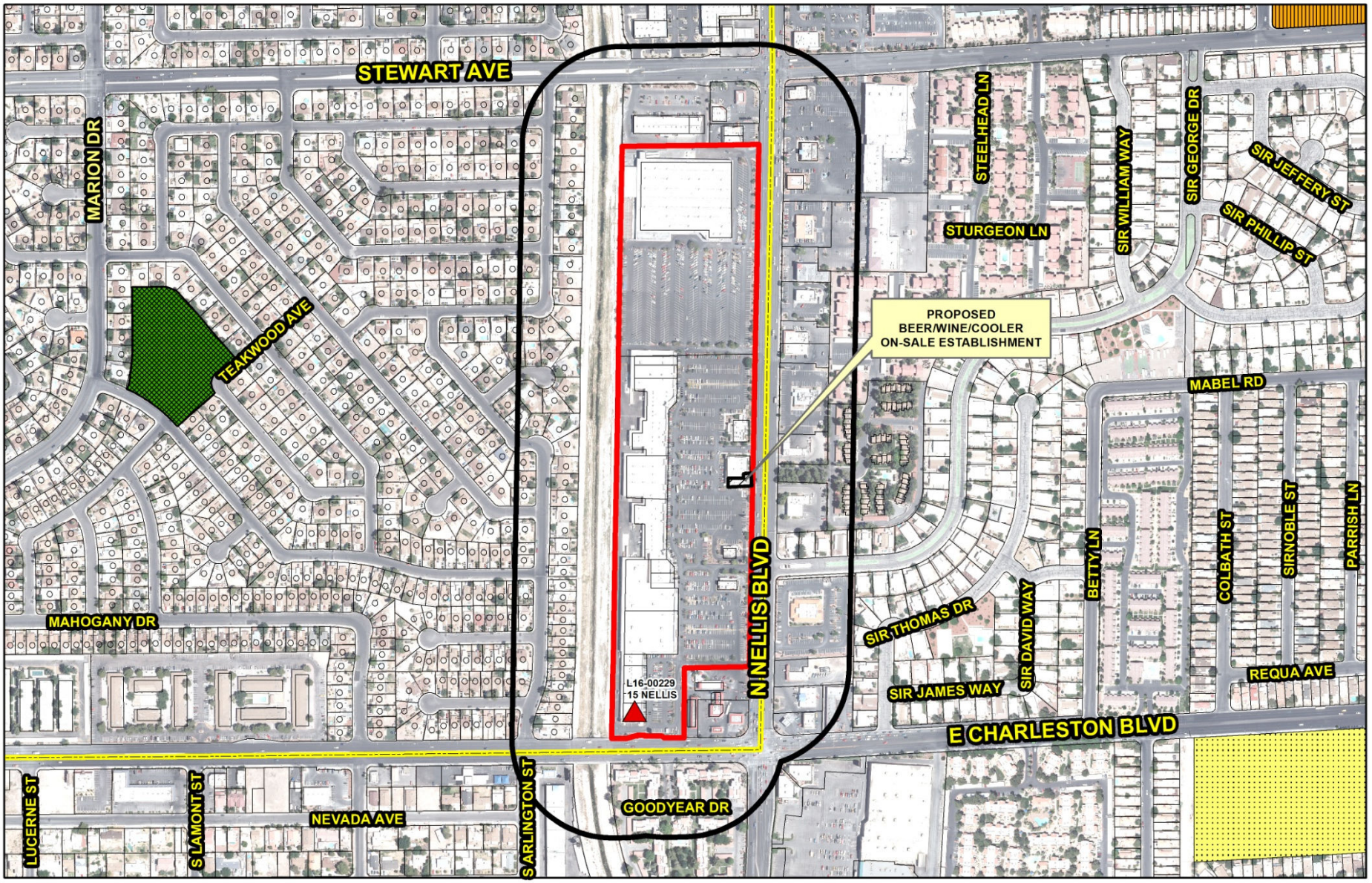

**CASE:** **SUP-53829 (PRJ-53735)**

**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

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# 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

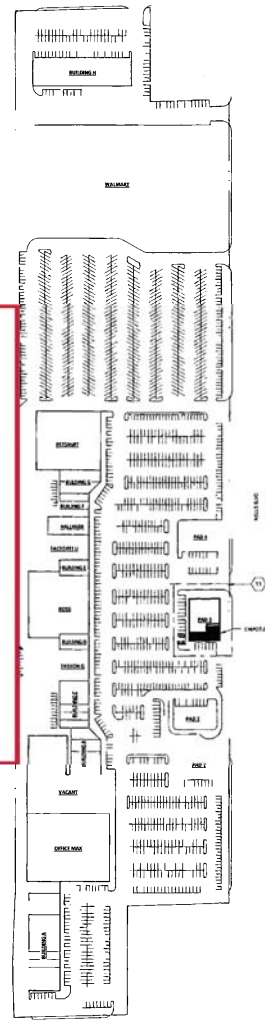
## SCHEDULE E

| 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 |

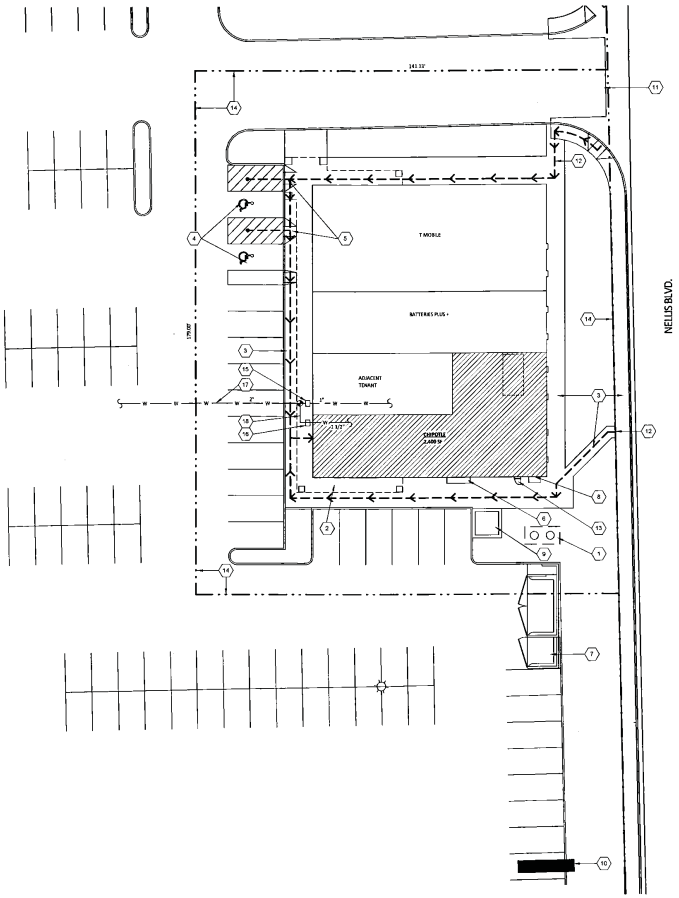
SUP-53829

PRJ-53735
04/23/14

PRJ-53735
04/23/14




EXPANDED SITE PLAN
1 : 1440




ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

## 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 A/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 TRAVEL
13. EXISTING ROOF LADDER
14. PROPERTY LINES
15. EXISTING WATER METER FOR SHELL BUILDING
16. NEW CHIPOTLE WATER METER
17. EXISTING PRIVATE 3" 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 | 68,080 SF | 273 SPACES |
| BUILDING B | 9,150 SF | 35 SPACES |
| BUILDING C | 9,572 SF | 69 SPACES |
| FASHION D | 10,000 SF | 80 SPACES |
| BUILDING D | 3,172 SF | 13 SPACES |
| BOSS | 25,000 SF | 100 SPACES |
| BUILDING E | 3,200 SF | 25 SPACES |
| FACTORY 2 U | 8,600 SF | 34 SPACES |
| WALLMART | 5,000 SF | 20 SPACES |
| BUILDING F | 4,772 SF | 20 SPACES |
| BUILDING G | 5,700 SF | 24 SPACES |
| PETSMART | 25,500 SF | 102 SPACES |
| WAL MART / EXPANSION | 136,975 SF | 548 SPACES |
| BUILDING H | 15,800 SF | 62 SPACES |
| PAD 1 | 5,000 SF | 76 SPACES |
| PAD 2 | 2,800 SF | 64 SPACES |
| PAD 3 (CHIPOTLE SHELL) | 8,000 SF | 32 SPACES |
| PAD 4 | 6,300 SF | 95 SPACES |
| TOTAL PARKING REQUIRED | | 1,776 SPACES |
| TOTAL PARKING PROVIDED | | 1,942 SPACES |

ACCESSIBLE PARKING SIGNAGE DETAIL
R.T.S.

Consultant

CHRIS J. KIEFER V

HARLAN P. KIEFER
BID DOCUMENTS ONLY
NOT FOR CONSTRUCTION
01/24/2014

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THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS SUCH PERSONAL THE PROPERTY OF CHIPOTLE MEXICAN GRILL, INC. REPRODUCTION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE OPERATED ONLY BY WRITTEN AGREEMENT WITH CHIPOTLE MEXICAN GRILL, INC.

CHIPOTLE MEXICAN GRILL

CHIPOTLE MEXICAN GRILL, INC.
1401 WYNKOOP STREET, SUITE 300
DENVER, COLORADO 80202
TELEPHONE: (303) 595-4000
FAX: (303) 595-4004
WEB SITE: WWW.CHIPOTLE.COM

STORE NO.: 27-2197

CHARLESTON COMMONS
111 N. NELLIS BOULEVARD, STE. 150
LAS VEGAS, NV 89110

Issue Record

| | |
|---|---|
| 04/30/2013 | PERMIT ISSUE |
| 01/24/2014 | BID SET |

Revisions

| | |
|---|---|
| 1 | 12/06/2013 HEALTH REVIEW COMMENTS |

| Drawn | Project Manager | Checked |
|---|---|---|
| AKT | BJF | SRT |

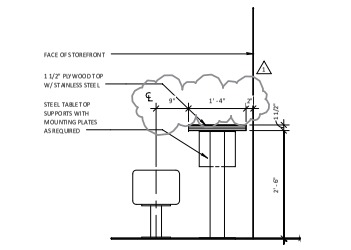
Project No.
040113

Contents
Architectural Site Plan

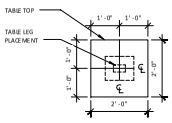
A100

Date of Last Print
01/24/2014

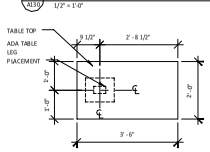
SUP-53829



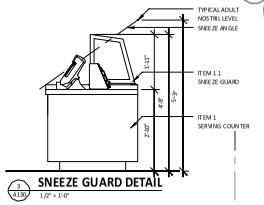

LOW COMMUNITY TABLE DETAIL (1C)



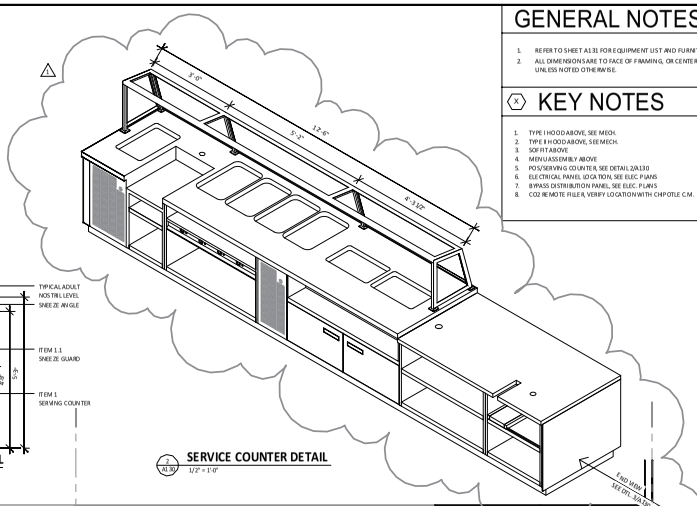

2-TOP SQUARE TABLE DETAIL (1B)



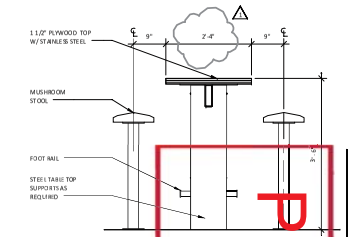

ACCESSIBLE 4-TOP TABLE DETAIL (1A)



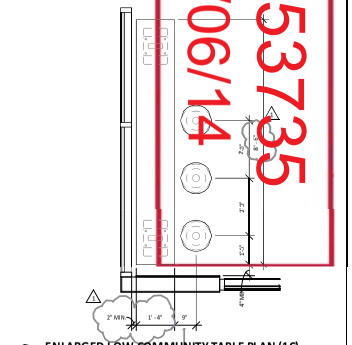

SNEEZE GUARD DETAIL



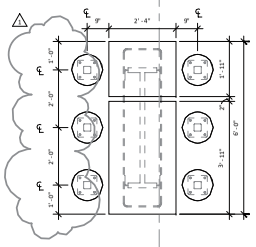
SERVICE COUNTER DETAIL



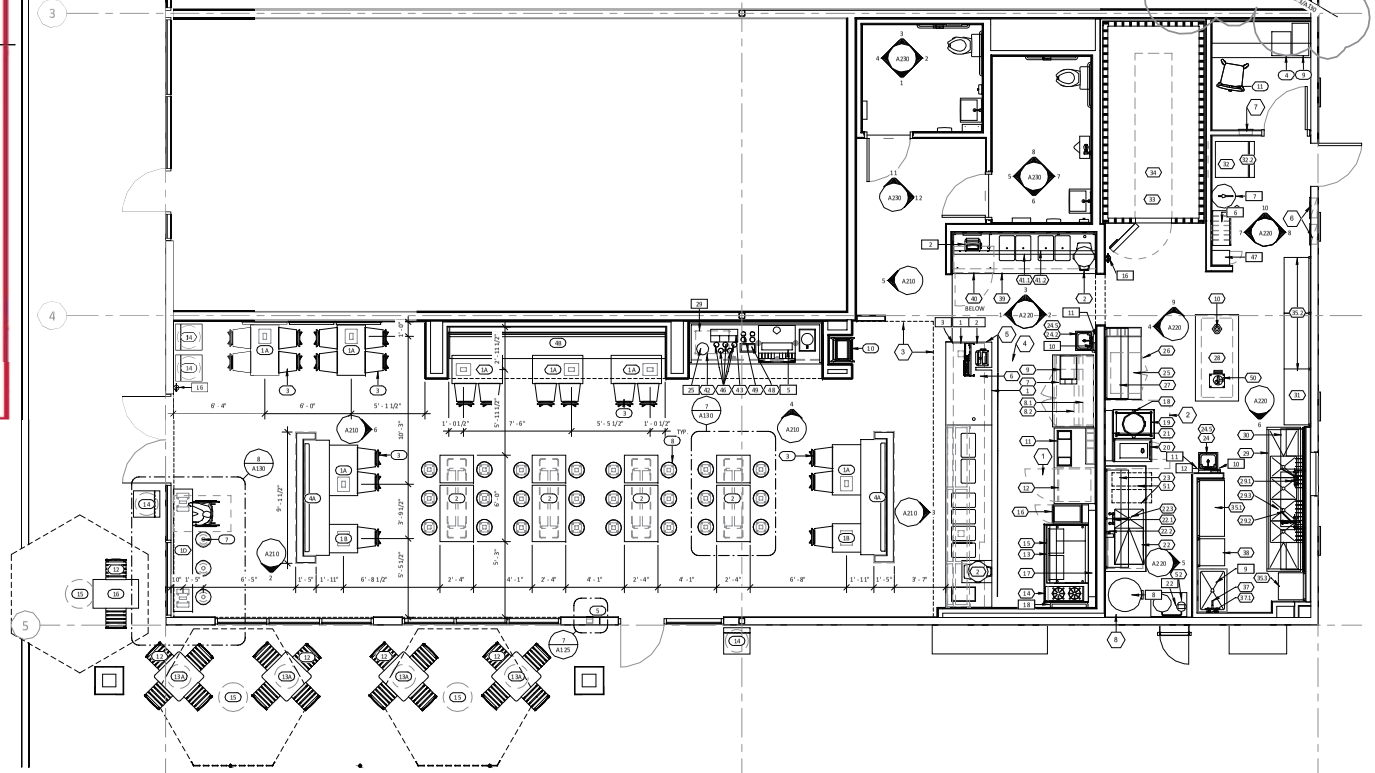

BAR HEIGHT COMMUNITY TABLE DETAIL (2)



ENLARGED LOW COMMUNITY TABLE PLAN (1C)



ENLARGED BAR HEIGHT COMMUNITY TABLE PLAN (2)



FURNITURE FIXTURE & EQUIPMENT PLAN

## 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. SOFIT 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.

PRJ-53735
05/06/14


Consultant:
CTEJKGEV
ARCHITECTURE + DESIGN
7575 VEGAS DRIVE, SUITE 150
LAS VEGAS, NEVADA 89128
(702) 562-3529
(702) 732-7135


HARLAN P. KISTLER — STATE OF NEVADA

BID DOCUMENTS ONLY
NOT FOR CONSTRUCTION

01/24/2014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CHIPOTLE MEXICAN GRILL


CHIPOTLE MEXICAN GRILL, INC.
3401 WYNKOOP STREET, SUITE 300
DENVER, COLORADO 80216
TELEPHONE: (303) 595-4000
FAX: (303) 595-4010
INTERNET: WWW.CHIPOTLE.COM


STORE NO.: 27-2197
CHARLESTON COMMONS
111 N. NELLIS BOULEVARD, STE. 150
LAS VEGAS, NV 89110

| Issue Record | |
|---|---|
| 08/30/2013 | PERMIT ISSUE |
| 01/24/2014 | BID SET |

| Revisions: | | |
|---|---|---|
| 1 | 09/10/2013 | DESIGN COORDINATION |

| Drawn: | Project Manager: | Checked: |
|---|---|---|
| AKT | BJF | SRT |

Project No.
040313

Contents:
Fixtures, Furniture & Equipment Plan

A130

Date of Last Print
01/24/2014

SUP-53829 - REVISED

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**<br>**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.: **55.**

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

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

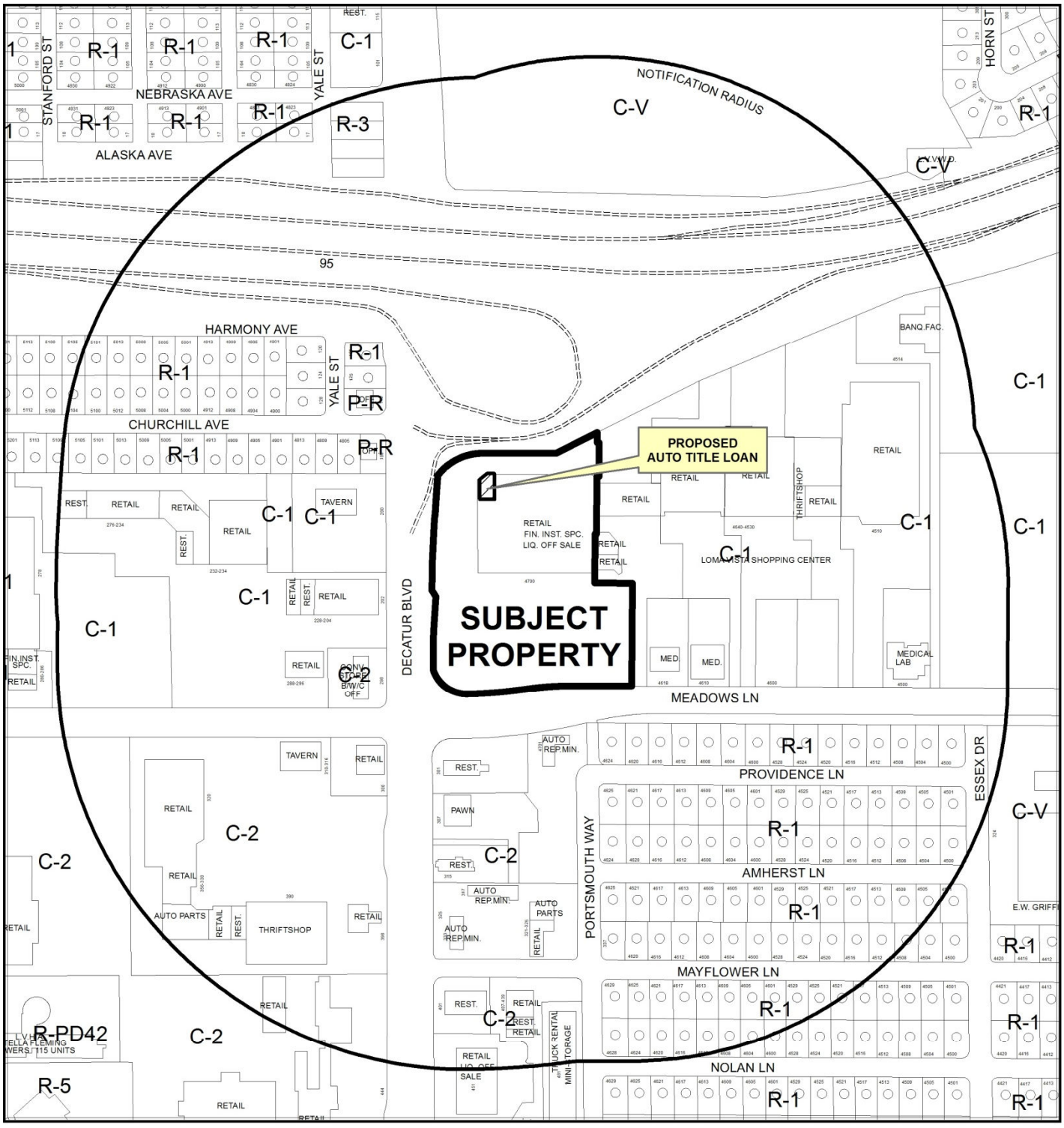
**SUBJECT:**
SUP-53863 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER - OWNER: LAMANZA, LLC - Request for a Special Use Permit FOR A PROPOSED 2,649 SQUARE-FOOT AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED 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



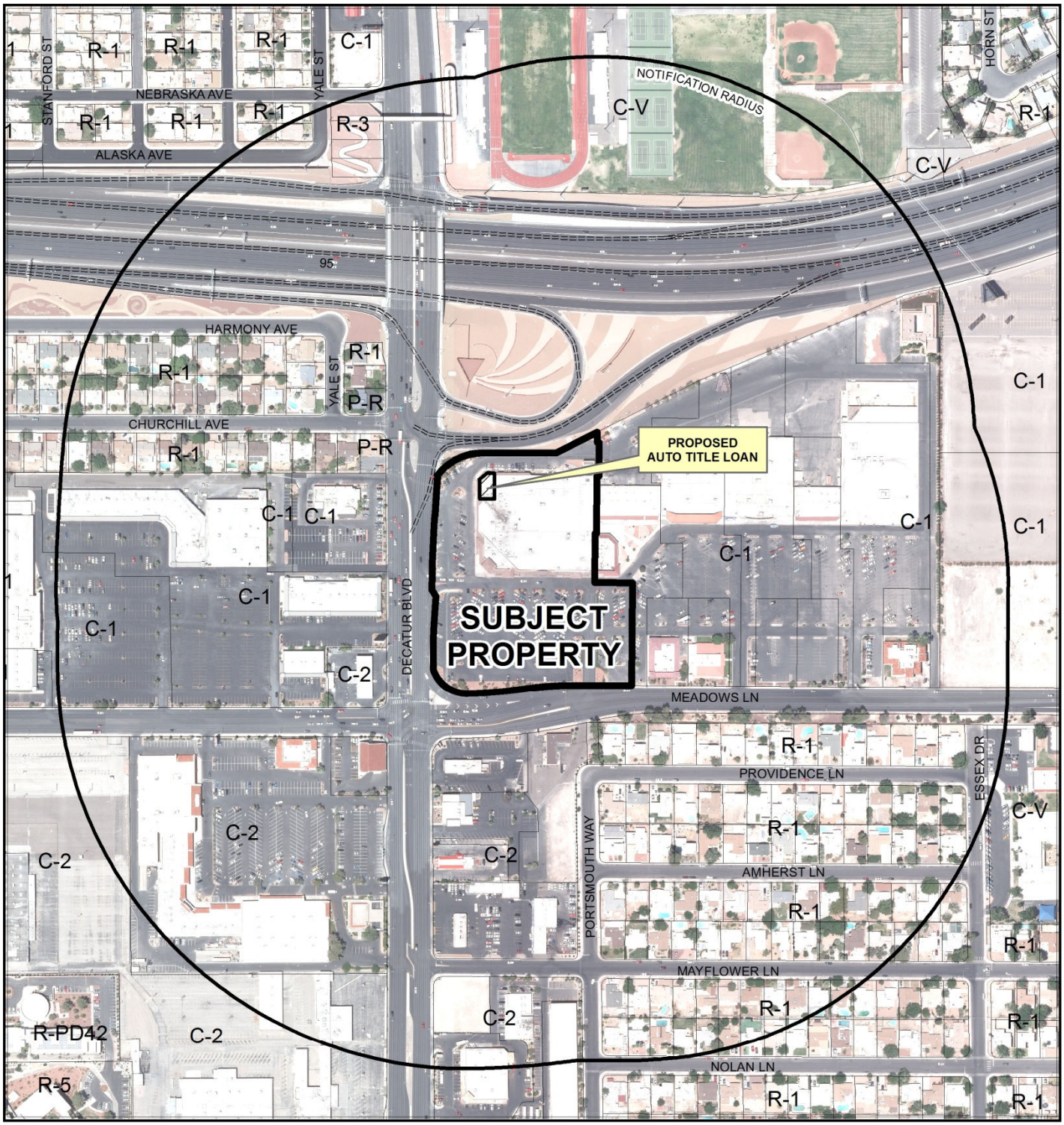

**CASE:** **SUP-53863 (PRJ-53728)**

**RADIUS:** 1000 FEET

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

0 300 600 Feet

N



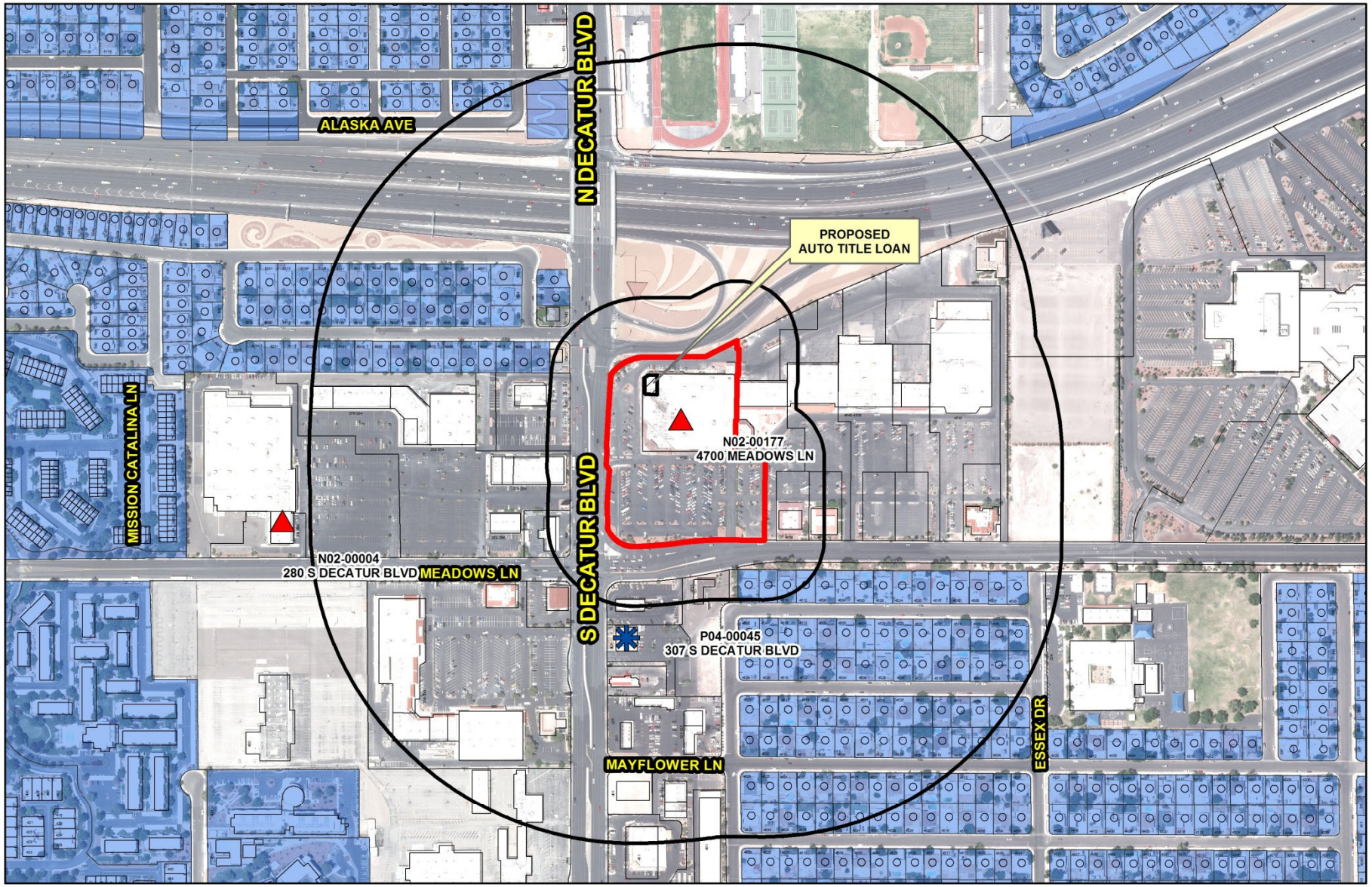

0 300 600 Feet

**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

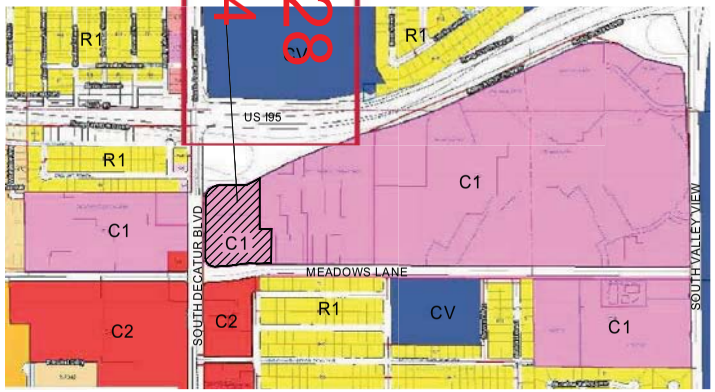
4700 MEADOWS LANE, SUITE 110, LAS VEGAS, NV 89107
APN: 139-31-111-001

PROJECT LOCATION

PRR-53728
04/24/14

| | |
|---|---|
| PARCEL NUMBER: | 139-31-111-001 |
| SITE ADDRESS: | 4700 MEADOWS LANE, SUITE 110<br>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 |

SUBJECT PROPERTY

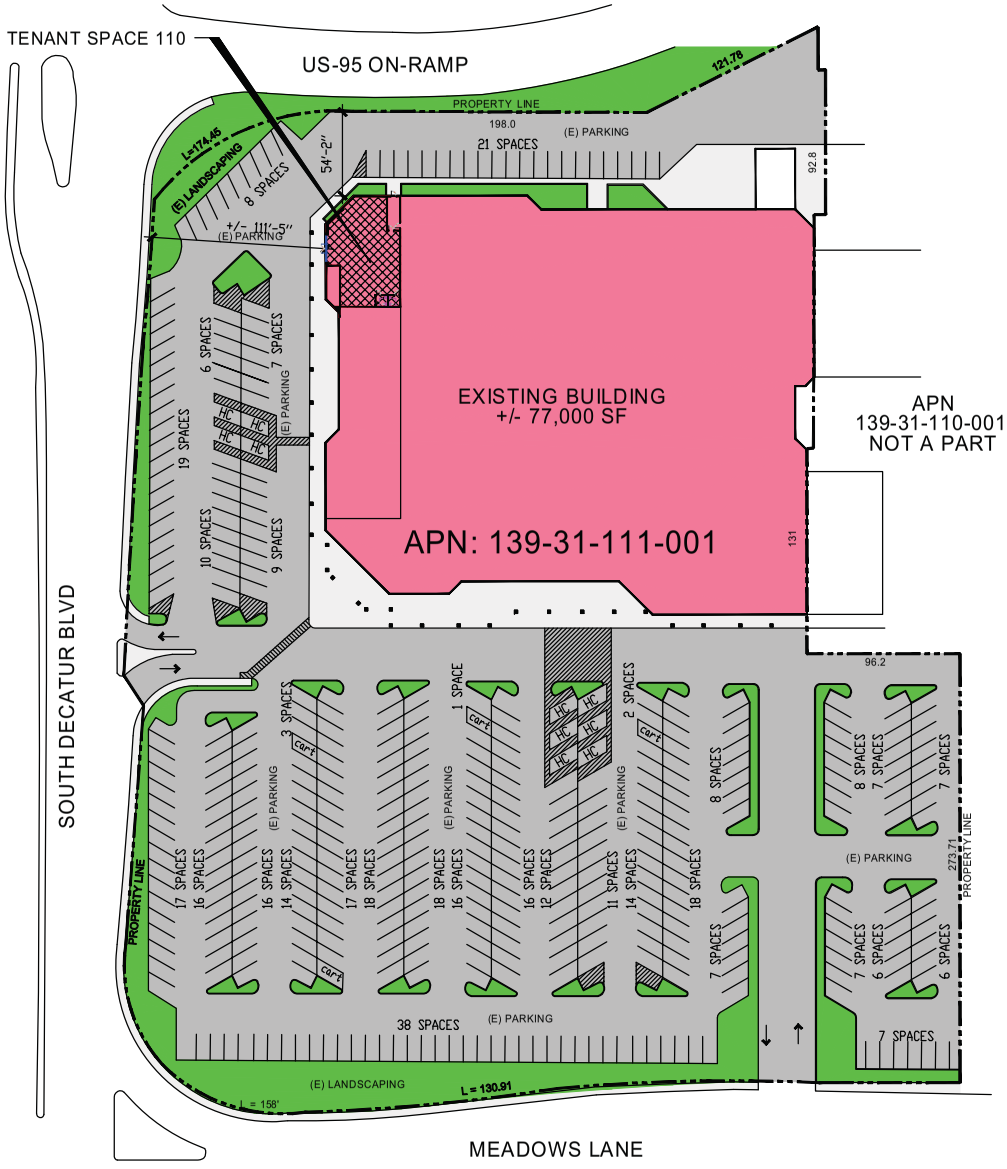



## Parking Analysis

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

ARCHITECT
KENNETH CHOW

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.

**SUP-53863**
PRJ-53728
05/06/14

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.: **56.**

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

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

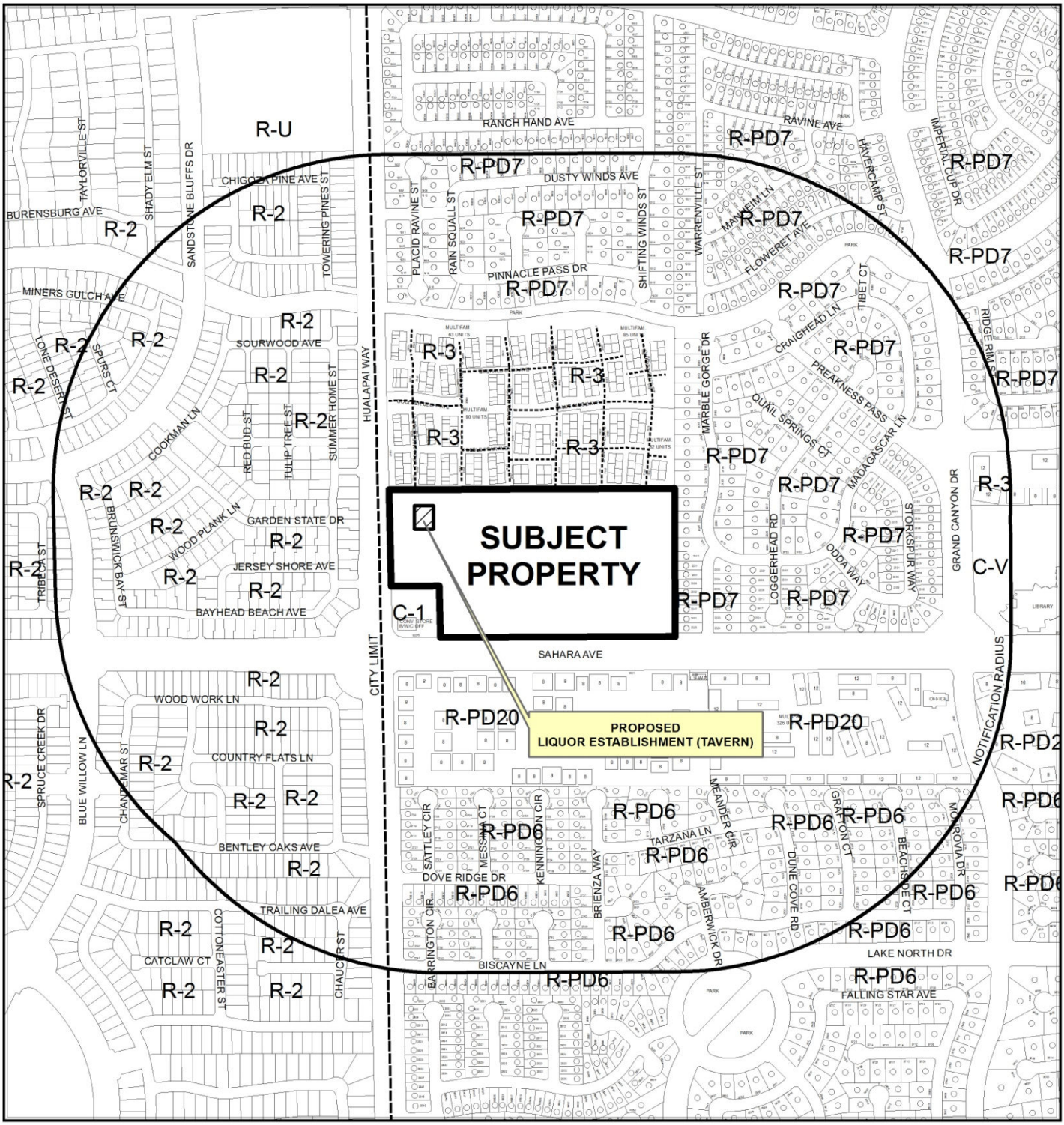
**SUBJECT:**
SUP-53907 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SAHARA CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,691 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) at 10000 West Sahara Avenue, Suite #100 (APN 163-06-416-006), C-1 (Limited Commercial)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

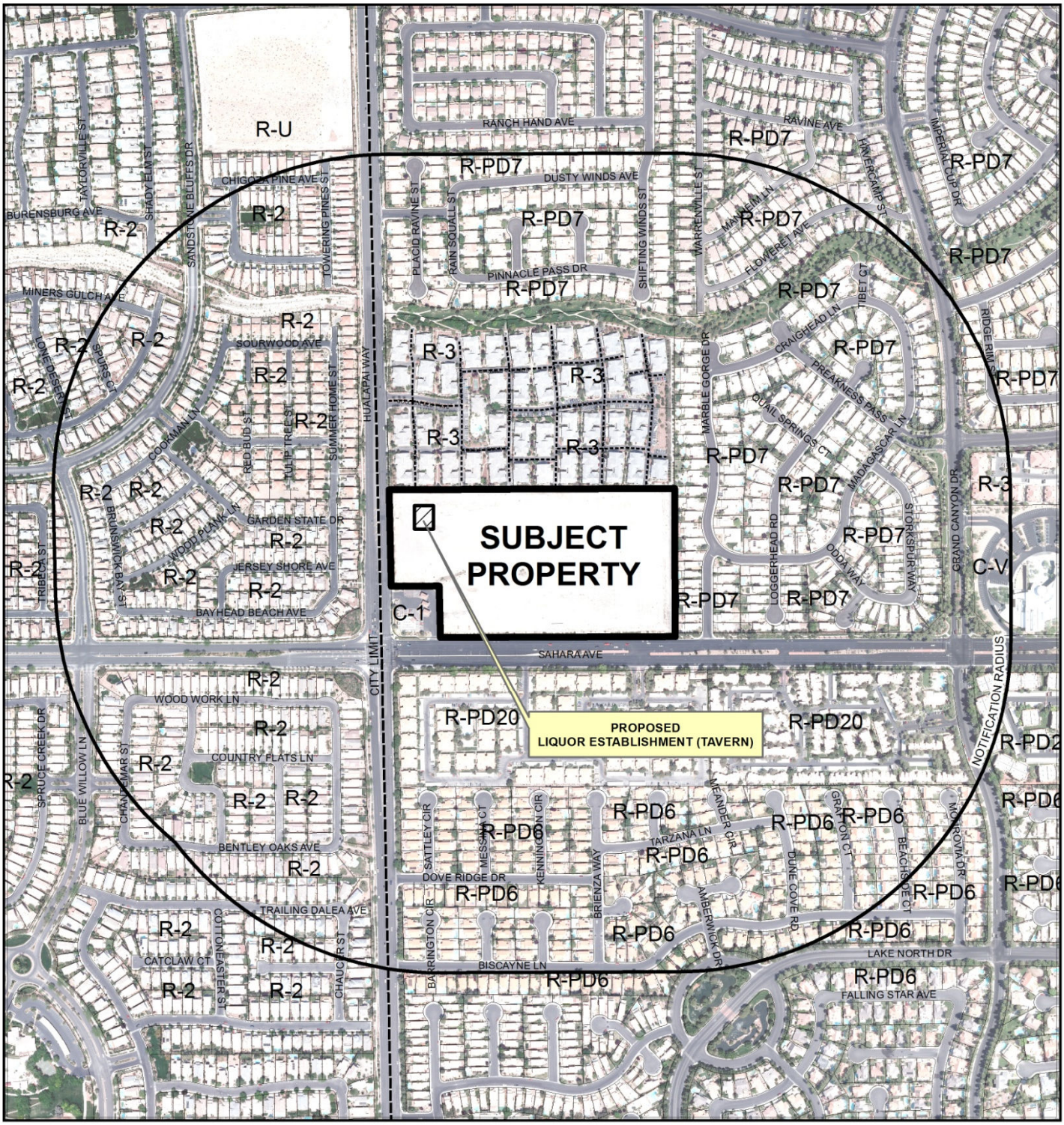
**BACKUP DOCUMENTATION:**
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**CASE:** **SUP-53907 (PRJ-53804)**

**RADIUS:** 1500 FEET

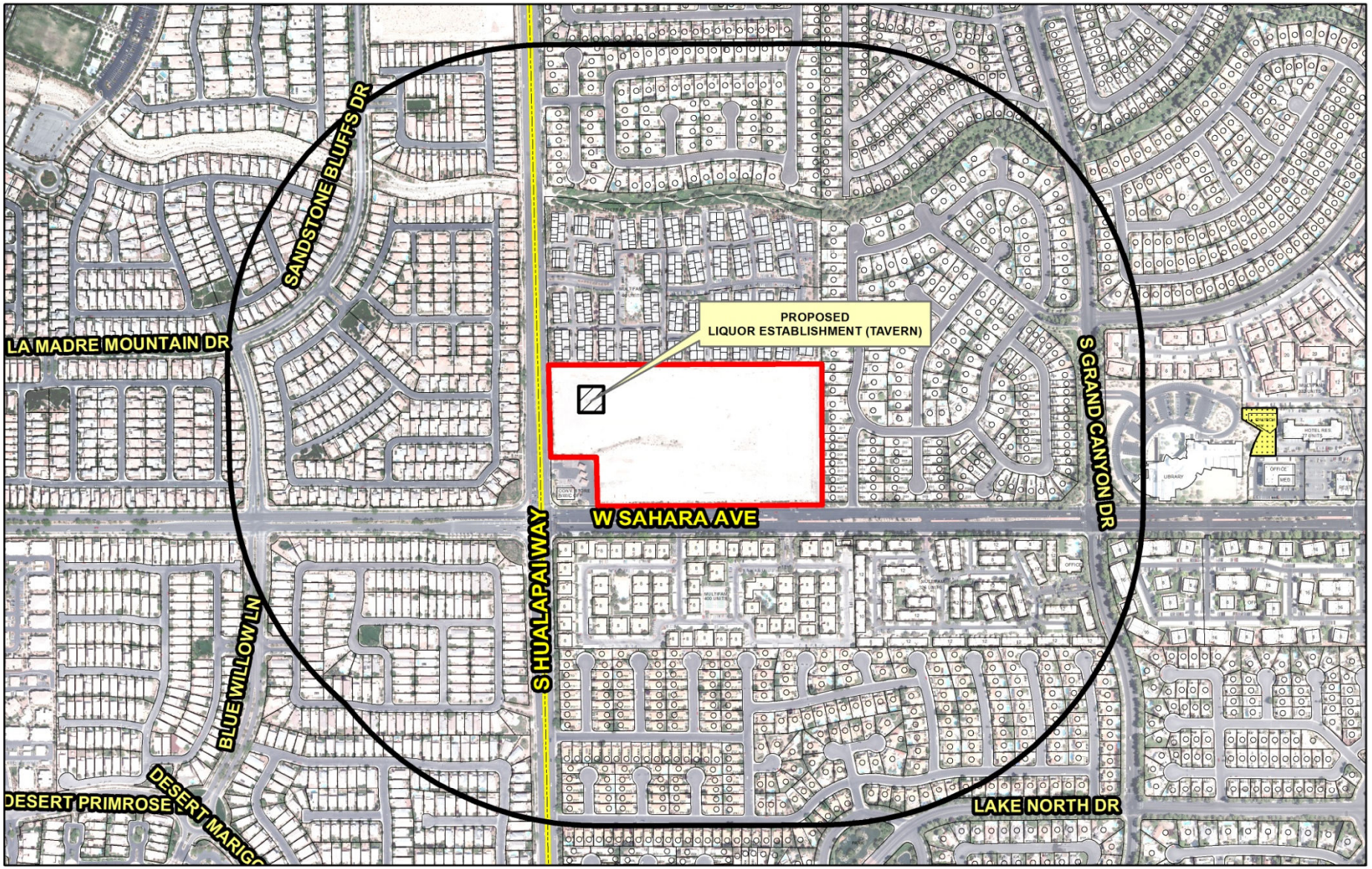
**ZONING OF SUBJECT PROPERTY:** C-1 (LIMITED COMMERCIAL)




**CASE:** **SUP-53907 (PRJ-53804)**

**RADIUS:** 1500 FEET

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




**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

Revised 10/27/08

***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

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.

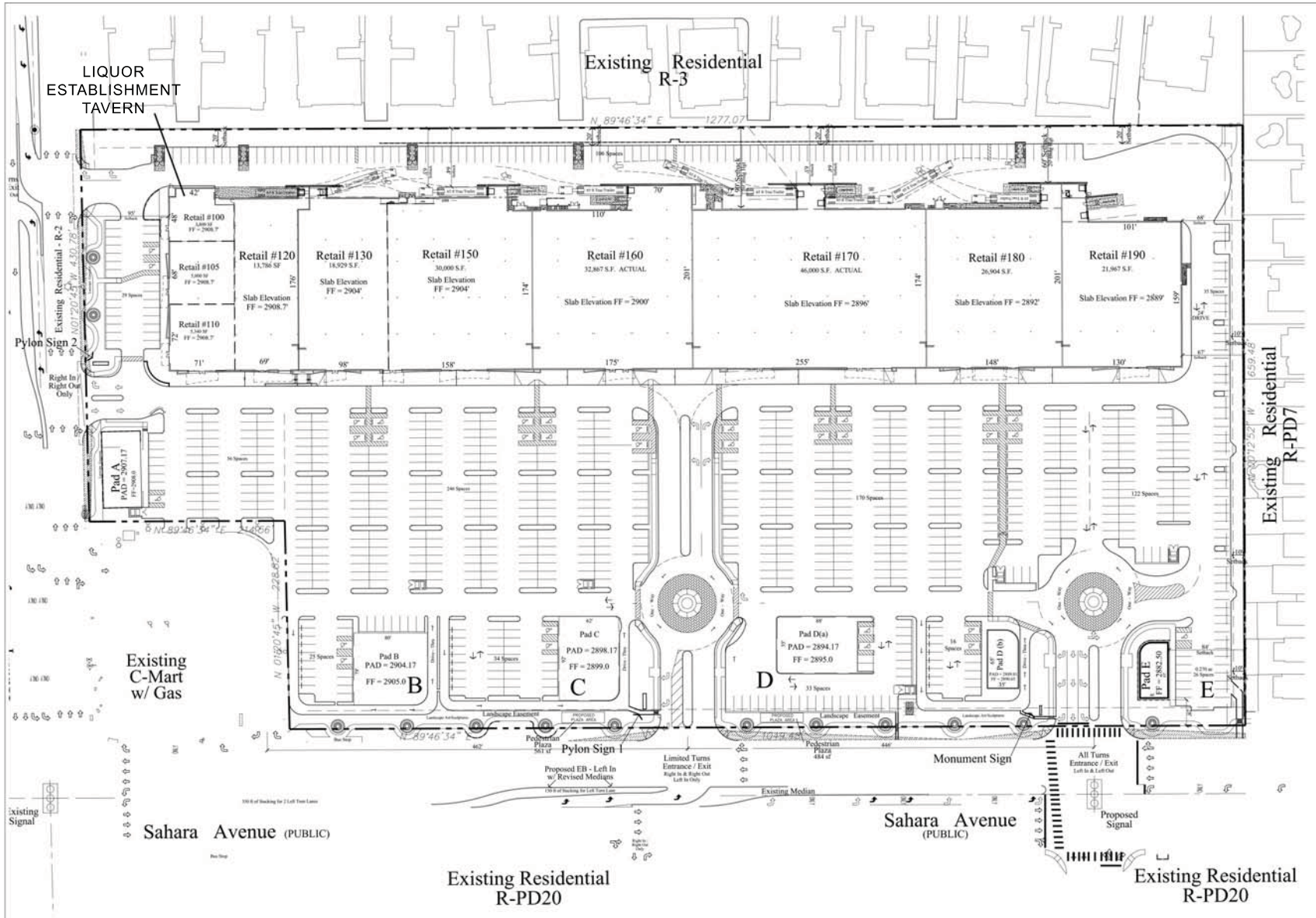
Cynthia Callegaro

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

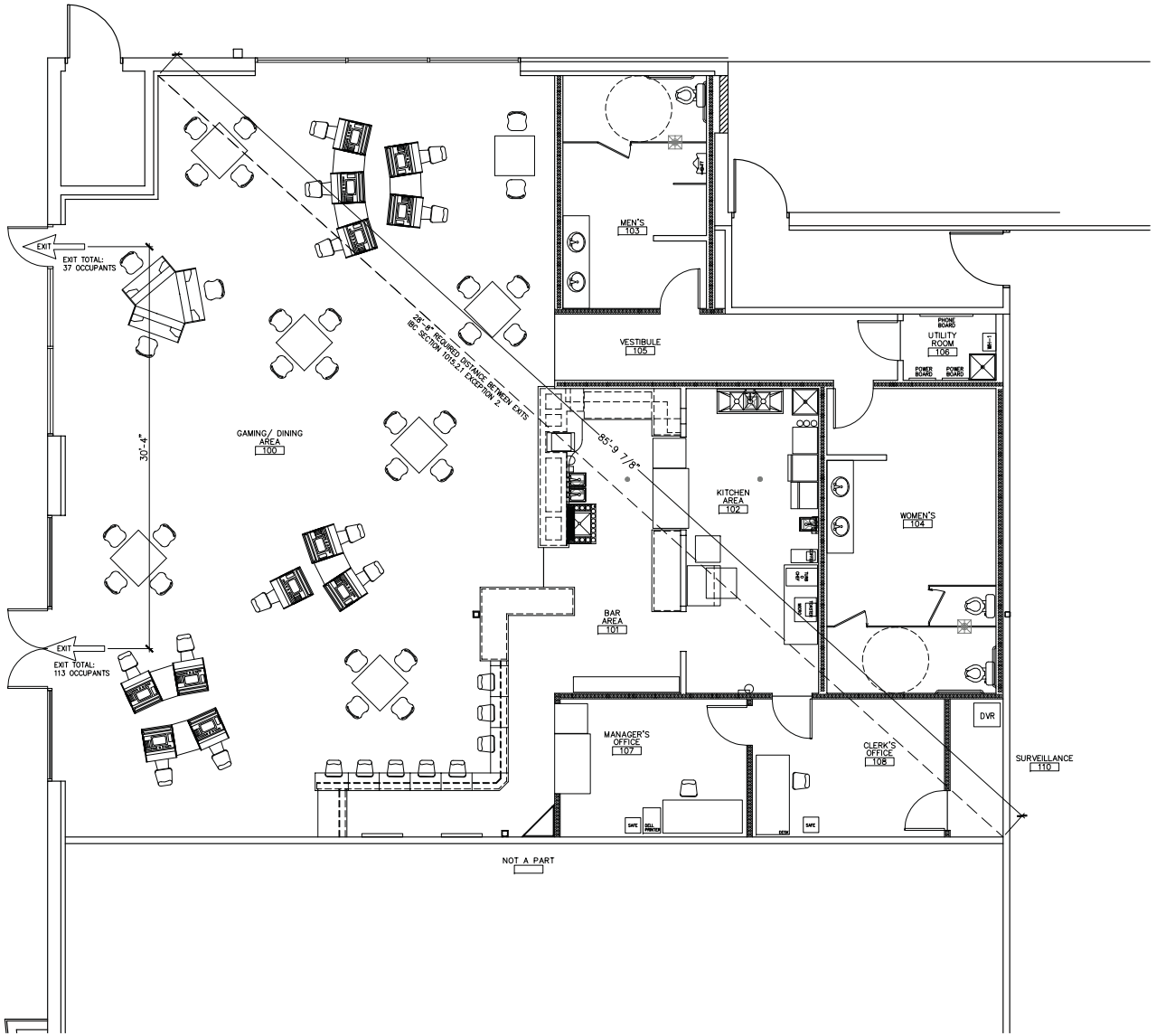
SH Northeast Land Company, LLC
9755 W. Charleston Blvd.
Las Vegas, Nevada 89117

Mark Colleton, Architect
MarkArchitects, 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"

NORTH

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<br>PROVIDED: 1 @ 72" & 1 @ 36"<br>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.: **57.**

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

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

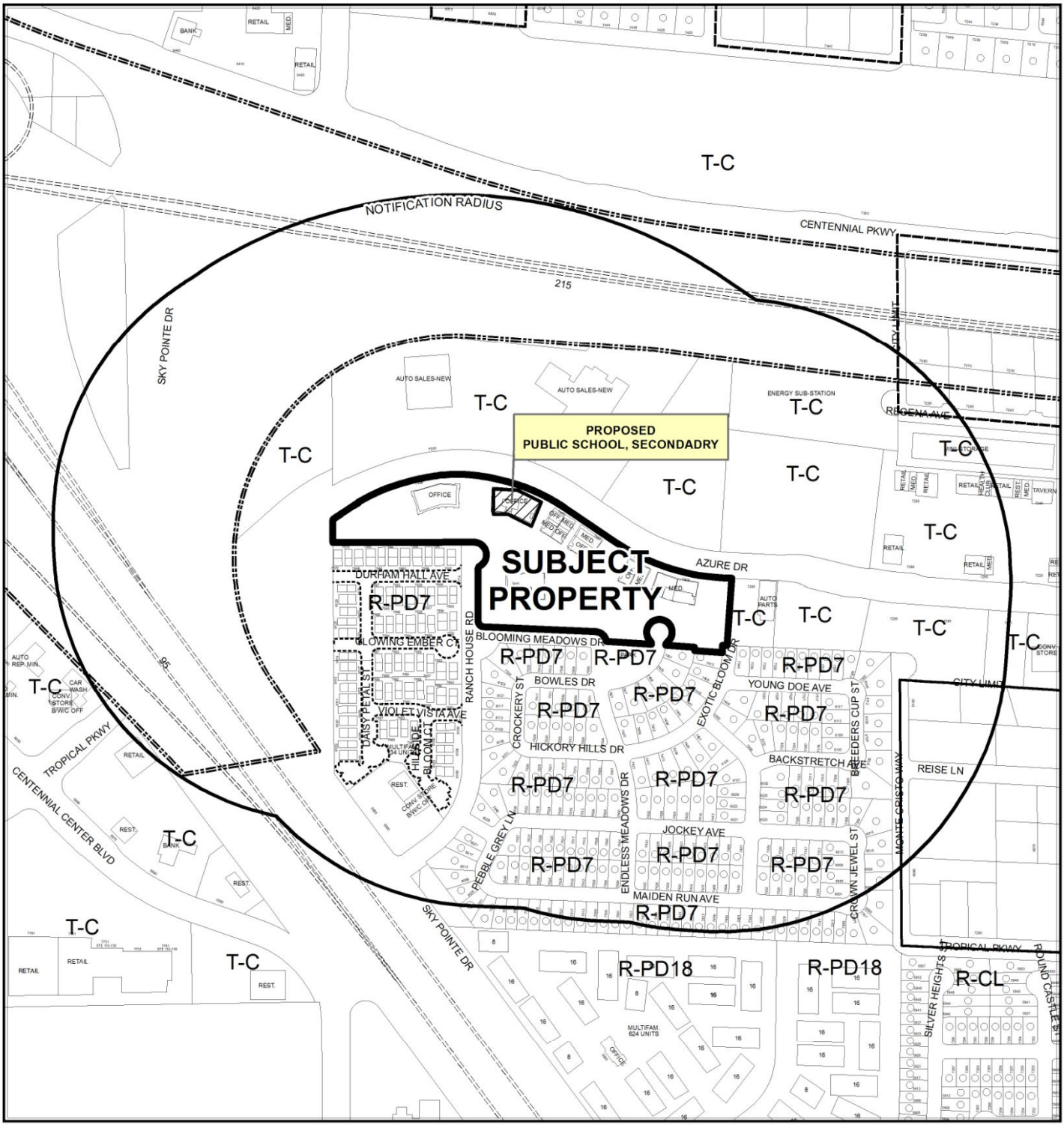
**SUBJECT:**
SUP-53970 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PUBLIC SCHOOL, SECONDARY USE at 7485 West Azure Drive (APN 125-27-114-023), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use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

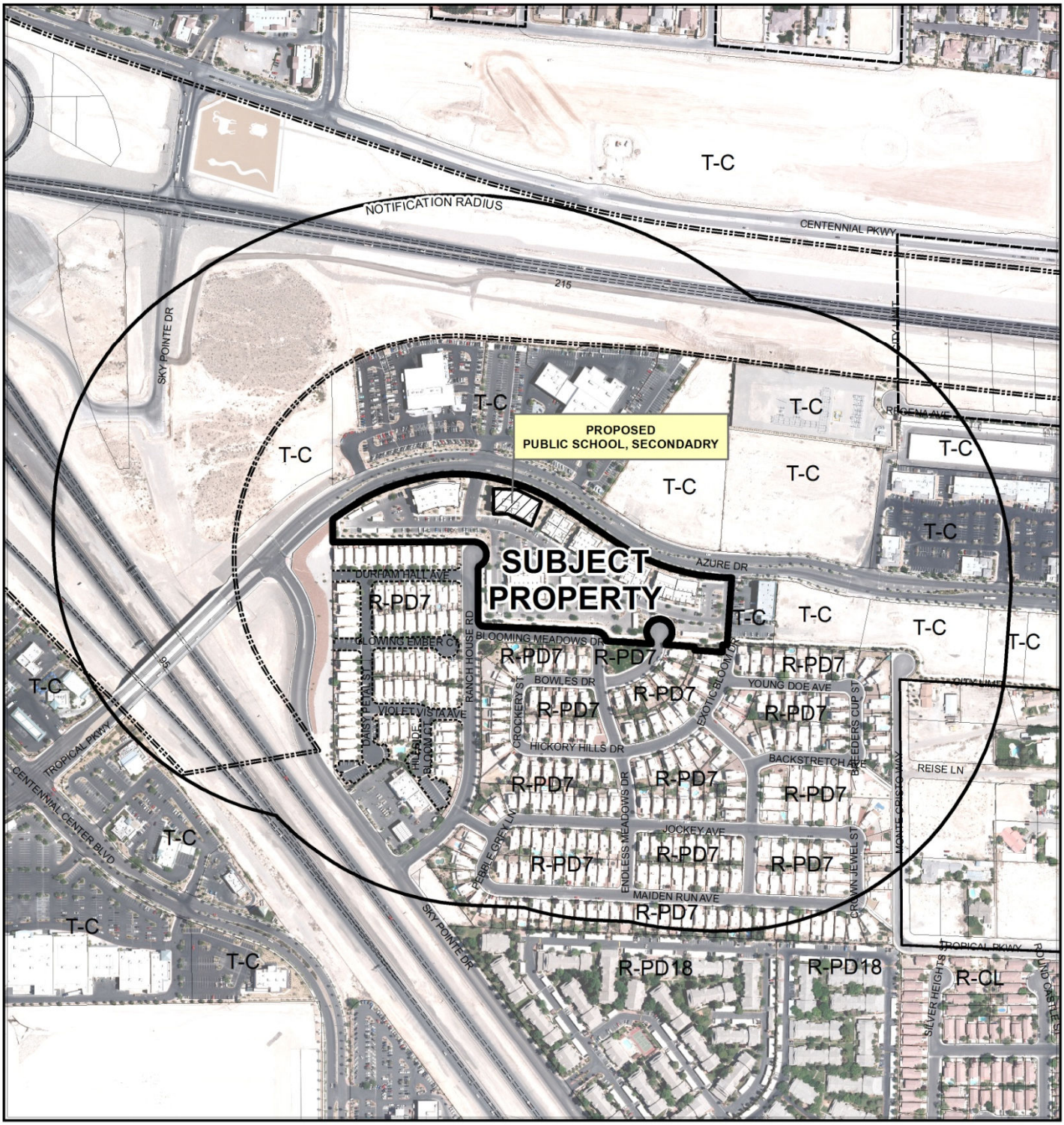
**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**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

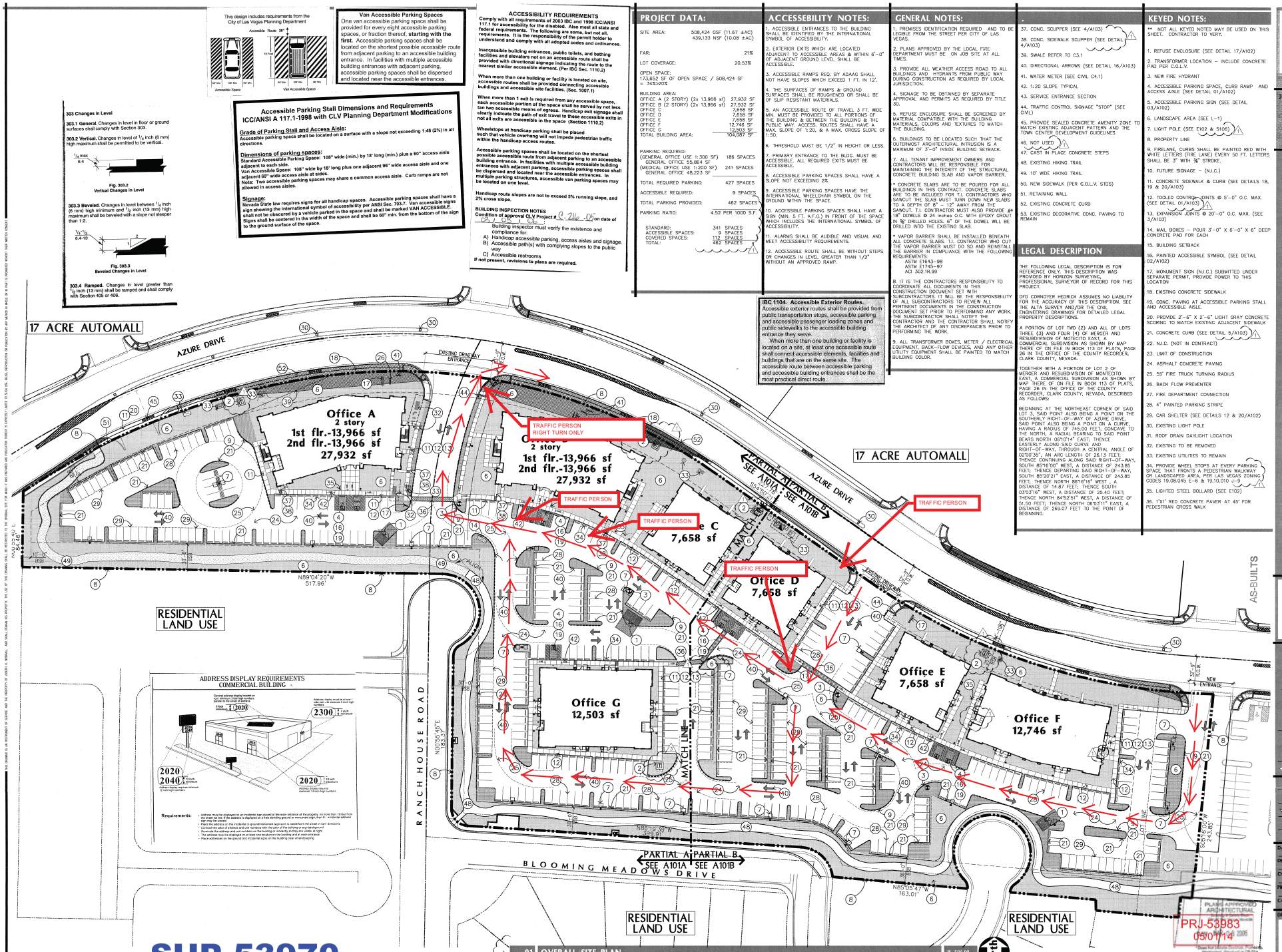
***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| 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

Accessible Route 36" ±

Accessible Space

Van Accessible Space

**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.
**Multiple parking spaces may share a common access aisle. Curb ramps are not allowed in access aisles.**
**Note: Two accessible parking spaces may share a common access aisle.**

**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** 12/20/05

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. 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 ⅝" 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
8. 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.

**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.

## GENERAL NOTES:

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


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

| | |
|---|---|
| 1 | 10 DEC 05 City Comments/Count. Change |
| 2 | 03 JAN 06 City Comments/Count. Change |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

- 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

PLANS APPROVED ARCHITECTURAL
PRJ-53983
05/01/14


THE DRAWINGS AS AN INSTRUMENT OF SERVICE ARE THE PROPERTY OF JOSEPH H. WORRALL, AIA. SHALL REMAIN WITH AUTHORITY, THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT


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 IN THE EXISTING EXTERIOR WALLS

5. R30 UNFACED FIBER GLASS BAT S TO BE INSTALLED ON SECOND FLOOR CEILING WITH DARK SKRIMS SHEET

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] 906.1.1

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) 550-2211
F: (702) 550-2211
www.sustainbuilders.com

Tenant Improvement For:

Quest Academy

7485 W. Azure Road Las Vegas, NV 89130

03/26/2014

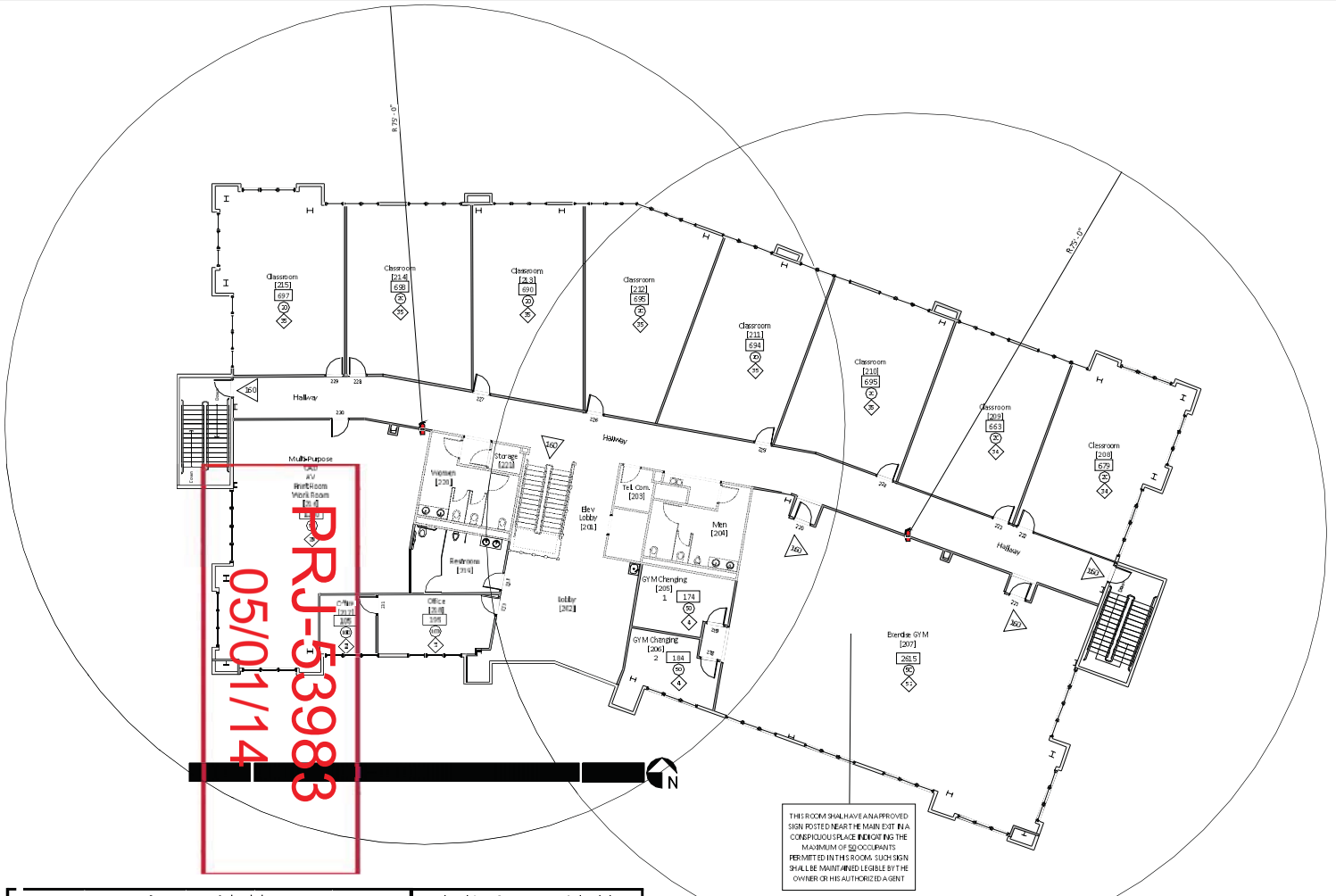
TEAM

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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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


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.: **58.**

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

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

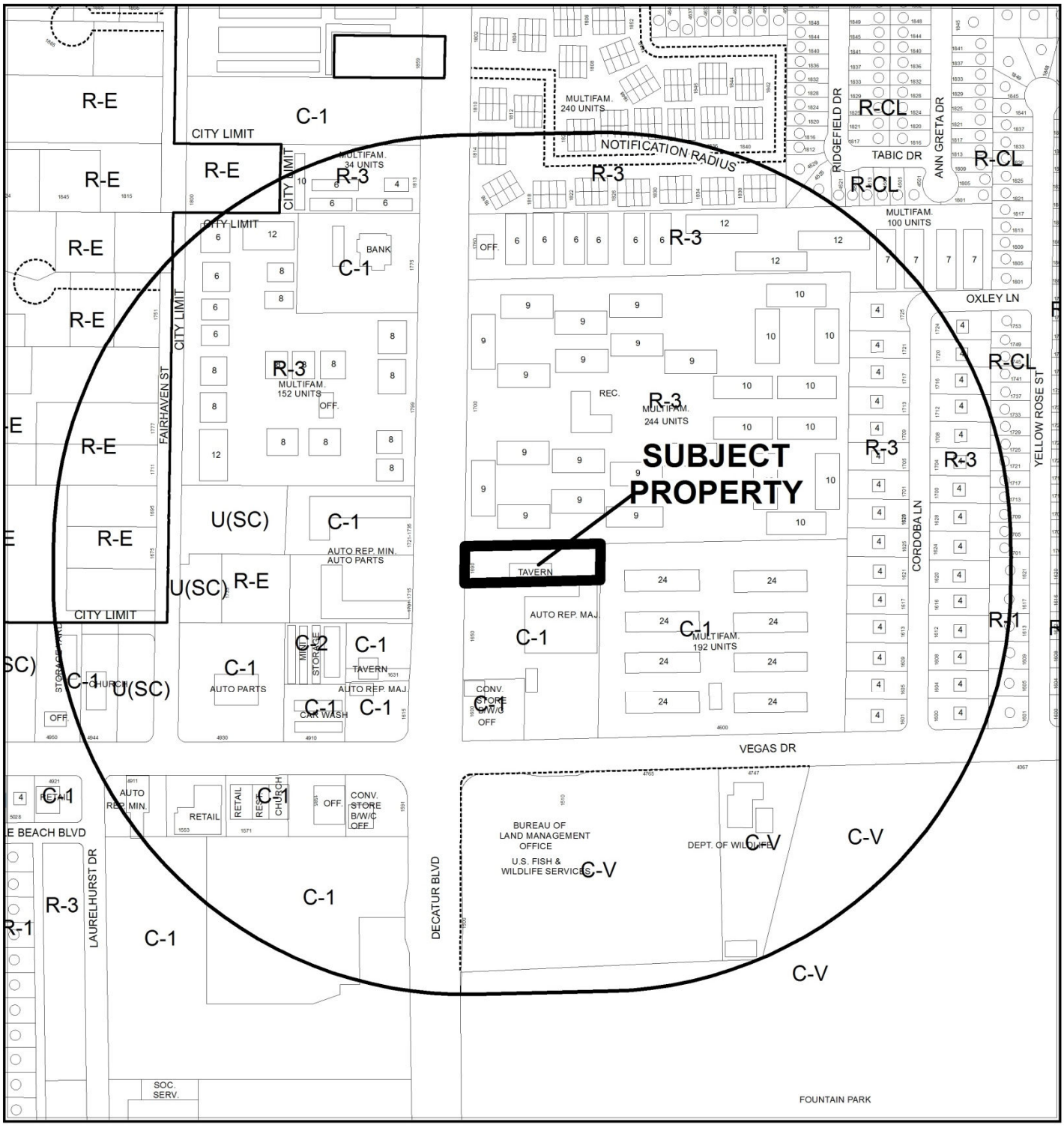
**SUBJECT:**
SDR-53752 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DOTTY"S #108 - OWNER: HUGHES FAMILY, LLC #3, ET AL - For possible action on a request for a Major Amendment to an approved Plot Plan Review (Z-0090-63) FOR THE PROPOSED 928 SQUARE-FOOT EXPANSION OF A 3,870 SQUARE-FOOT 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

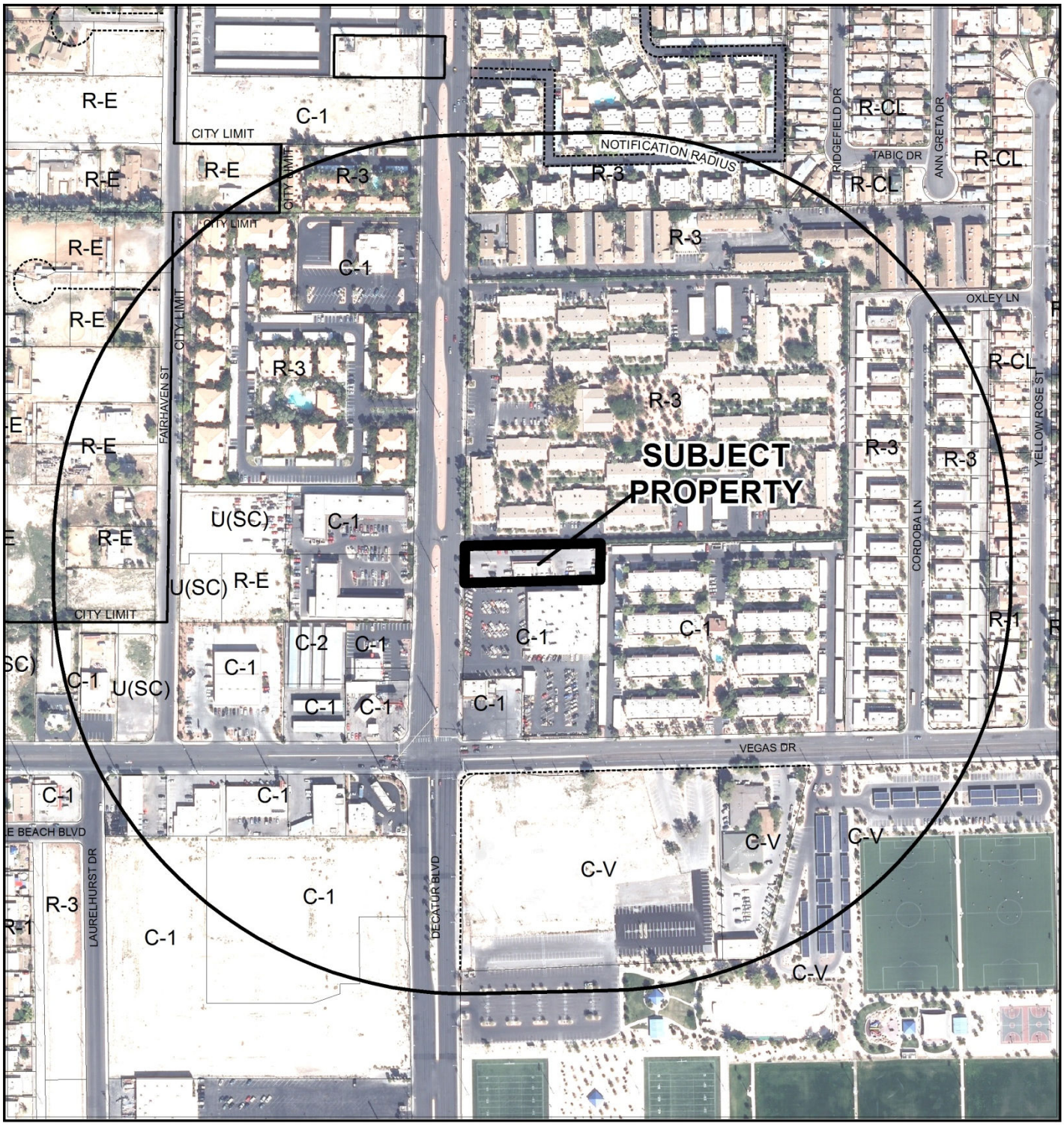
**BACKUP DOCUMENTATION:**
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**CASE:** **SDR-53752 (PRJ-53647)**

**RADIUS:** 1000 FEET

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



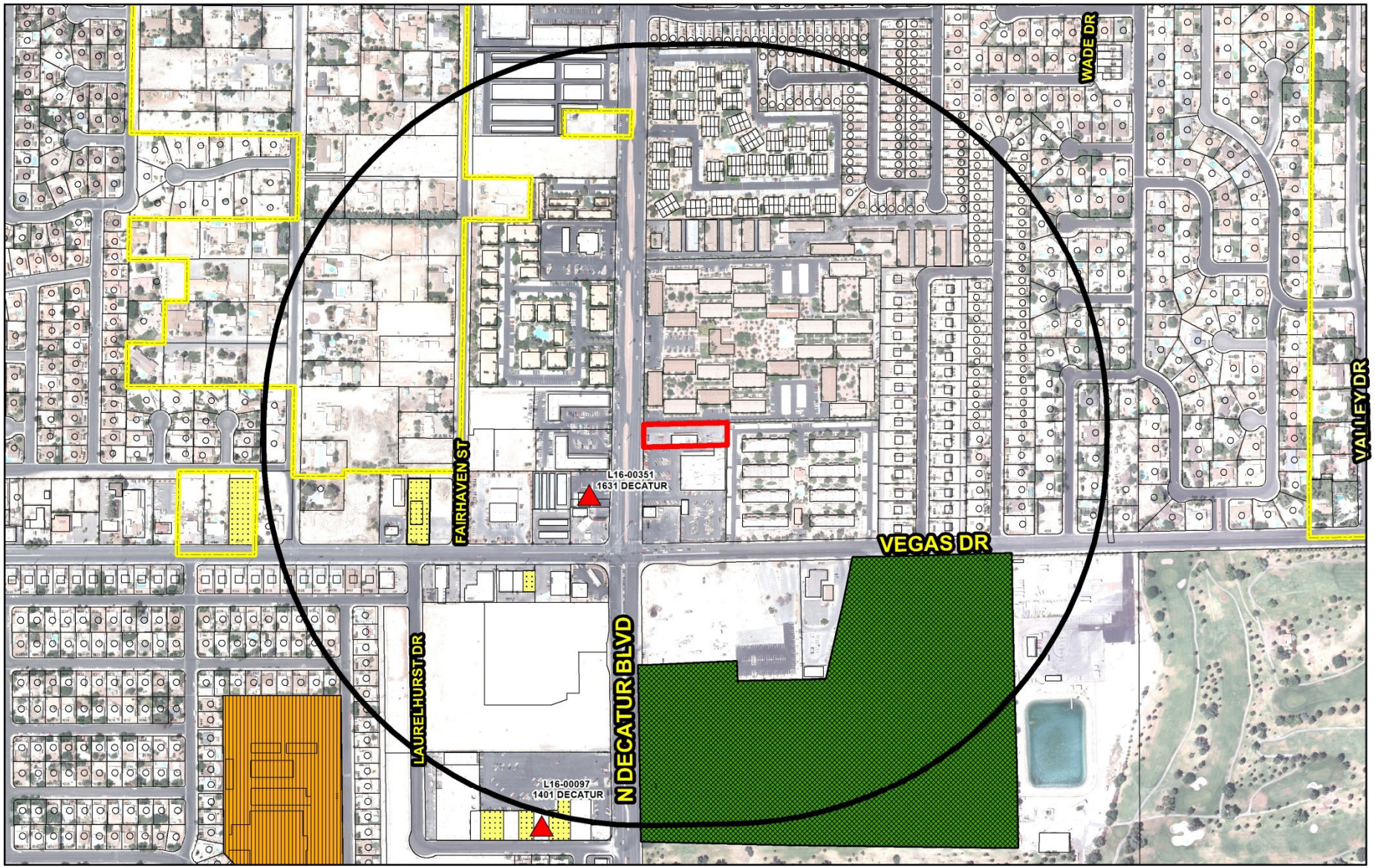

0 300 600 Feet

**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

P:\depot\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

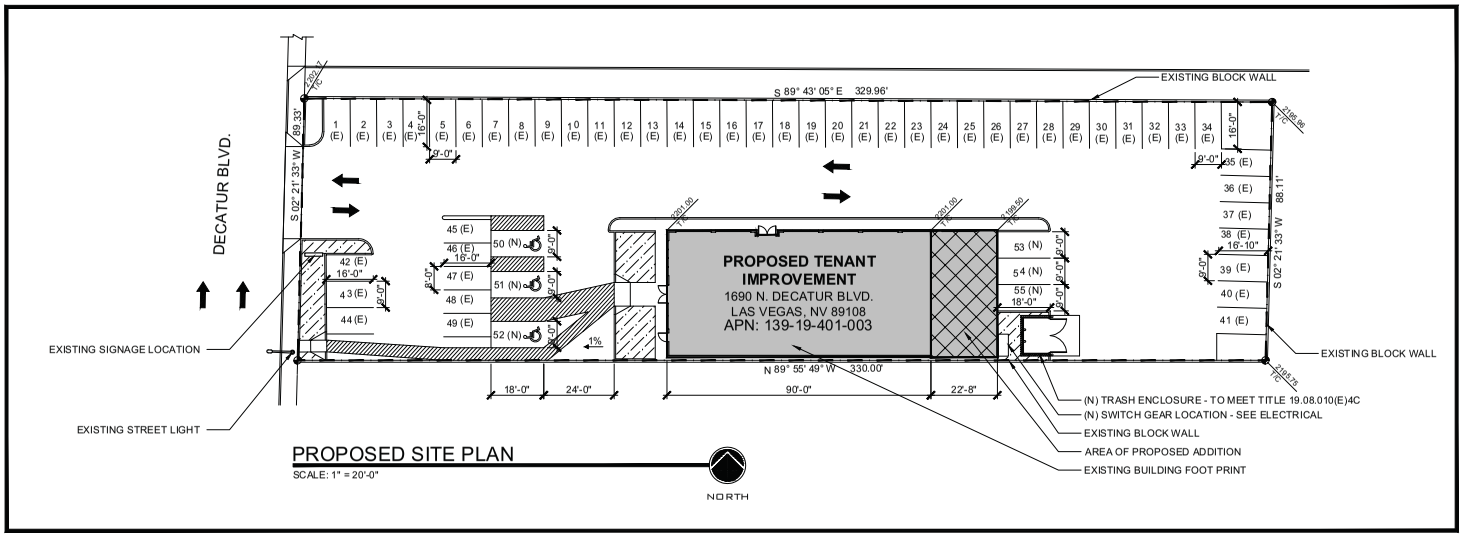
Revised 10/27/08

*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




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. |

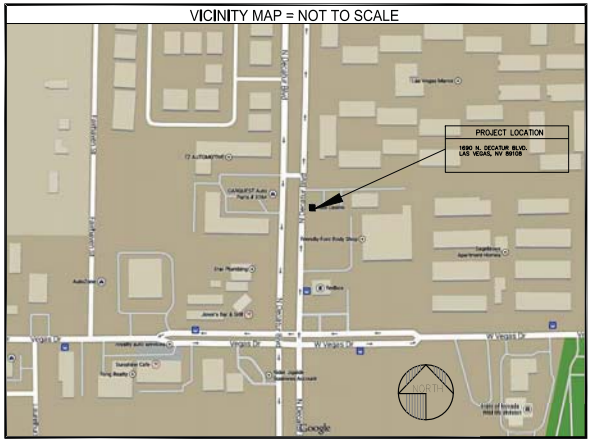
**LEGEND**

| 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

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A.C.E.
ARCHITECTS, INCORPORATED
TEL 775/379-5853 FAX 775/852-5859
7545 WHIMBLETON WAY, RENO, NEVADA 89511

SITE PLAN

DOTTY'S #108 ALIBI
TENANT IMPROVEMENT

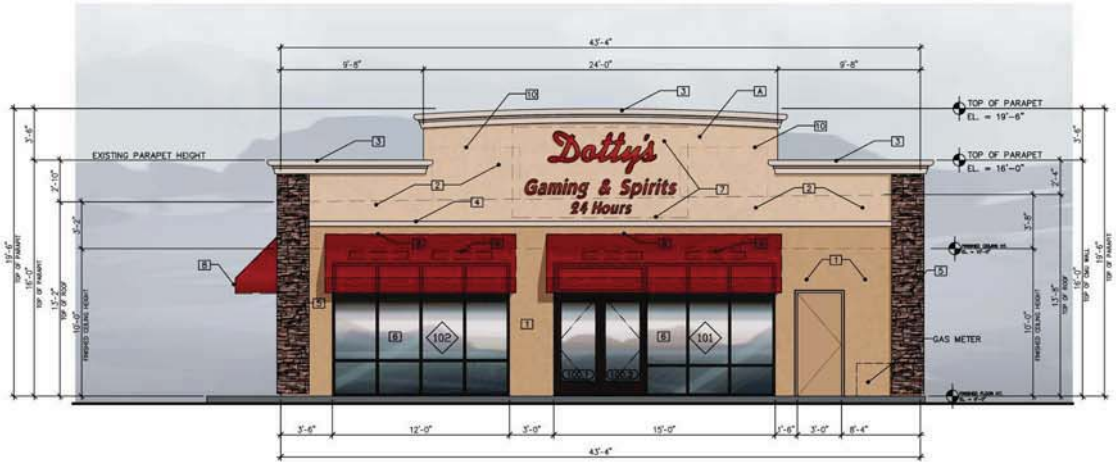
1690 N. Decatur Blvd.
Las Vegas NV, 89108
APN: 139-19-401-003

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 1263D 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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ELEVATIONS

DOTTY'S #108 ALIBI
TENANT IMPROVEMENT

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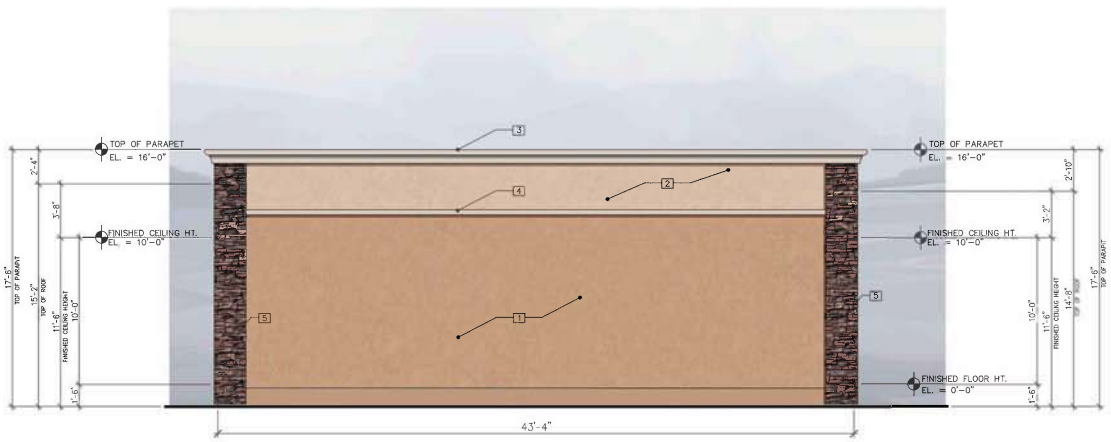
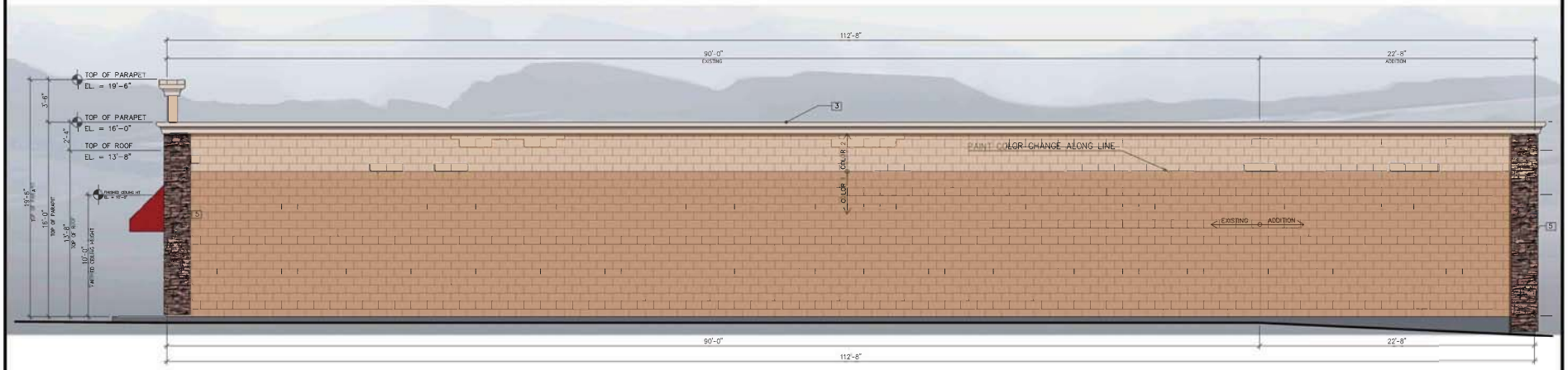
PRJ-53647
05/15/14

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.

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ELEVATIONS

DOTTY'S #108 ALIBI
TENANT IMPROVEMENT

1690 N. Decatur Blvd.
Las Vegas NV, 89108
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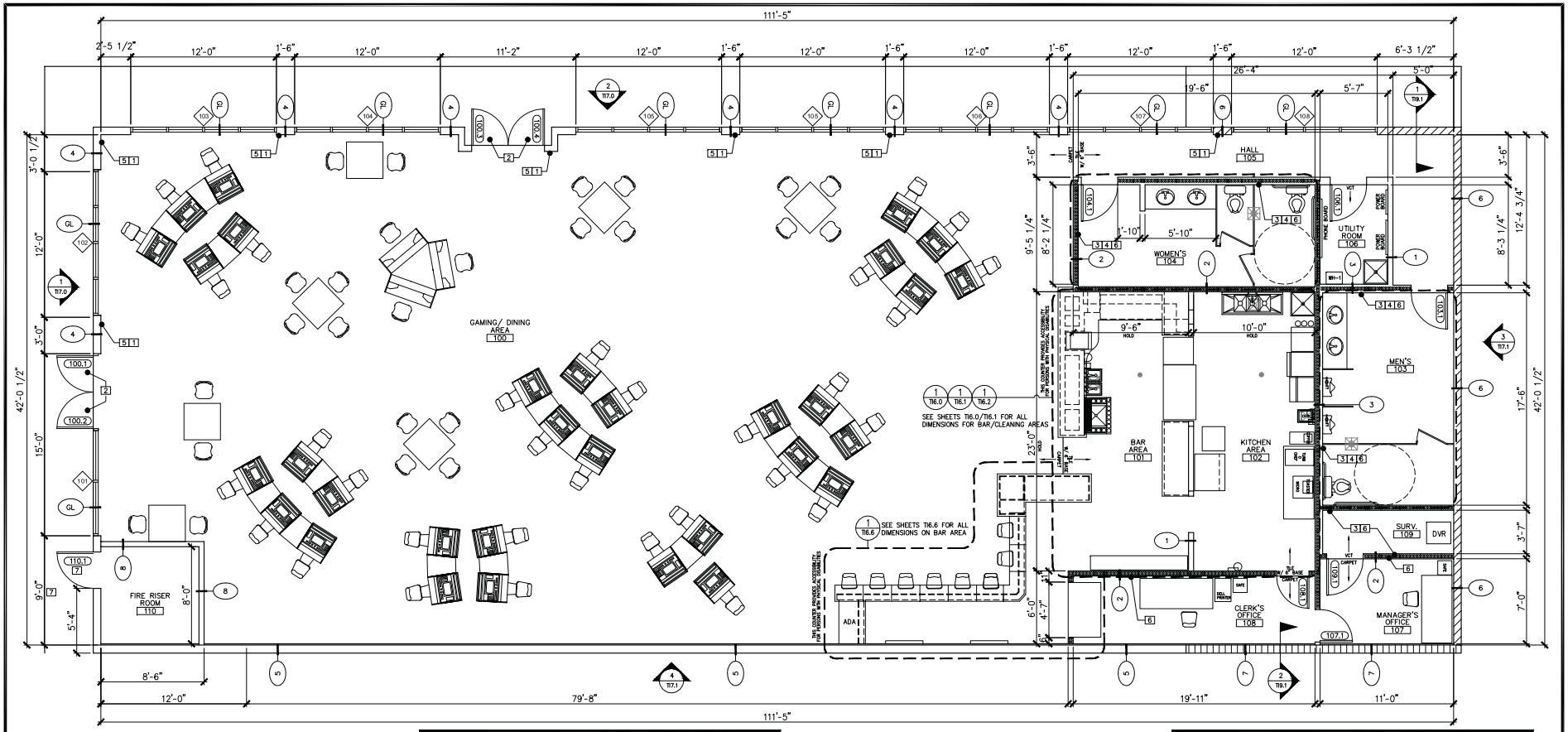
PRJ-53647
04/17/14

SDR-53752




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<br>3-5/8" 20 GA. METAL STUDS @ 16" O.C.<br>W/ 5/8" TYPE "X" GYP. BD. EACH SIDE (5/8" WR. BD. @ RESTROOMS AND WET WALLS). |
| 2 | INTERIOR INSULATED WALL<br>3-5/8" 20 GA. METAL STUDS @ 16" O.C.<br>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<br>6" 20 GA. METAL STUDS @ 16" O.C.<br>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<br>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<br>EXISTING 8" CMU WALL AND INSULATION SYSTEM TO REMAIN. PATCH AND REPAIR AS NECESSARY. |
| 6 | NEW 6" EXTERIOR WALL<br>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<br>NEW 8" CMU WALL. SEE STRUCTURAL. |
| 8 | 1 HOUR INTERIOR WALL – WP1206 – U425<br>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<br>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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FLOOR PLAN

DOTTY'S #108 ALIBI
TENANT IMPROVEMENT

1690 N. Decatur Blvd.
Las Vegas NV, 89108
APN: 139-19-401-003

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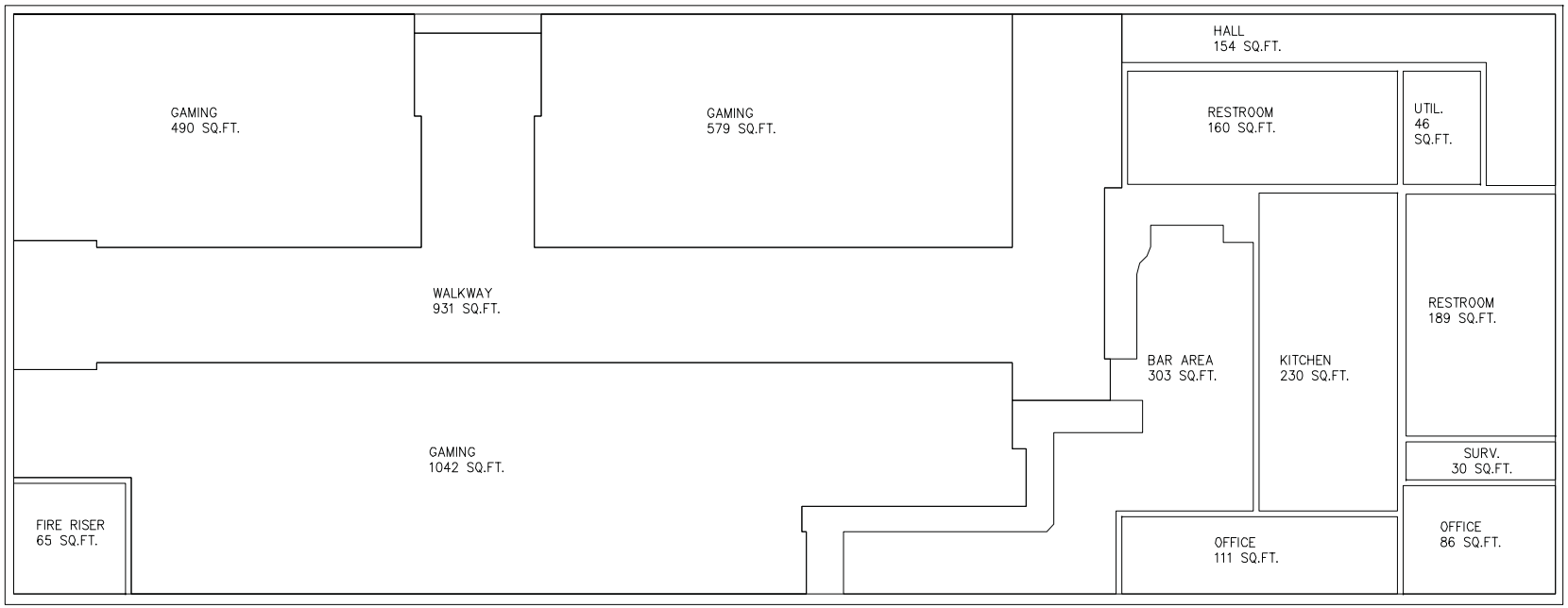
SDR-53752




1 / TI1.0A 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. | Total | | 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 A-2 | Occupant Load 198 | 40 | 4.95 | 2.95 | 2.00 |
| | | Lav. Calc. | WC Req'd. | Men's | Women's |
| Occupancy A-2 | Occupant Load 198 | 75 | 2.84 | 1.32 | 1.32 |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OCCUPANCY LOAD CALC SHEET

DOTTY'S #108 ALIBI
TENANT IMPROVEMENT

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Las Vegas NV, 89108
APN: 139-19-401-003

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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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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.: **59.**

## *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.: **60.**

## *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.: **61.**

## *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