



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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

July 8, 2014
6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM CHRYSTAL JACOBS, DEPARTMENT OF PLANNING, 333 NORTH RANCHO DRIVE, 3RD FLOOR, (702)-229-6301 OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

ACTIONS: ALL ACTIONS EXCEPT GENERAL PLAN AMENDMENTS, REZONINGS AND RELATED CASES THERETO ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN TEN DAYS AND PAYMENT OF THOSE COSTS SHALL BE MADE UPON FILING OF THE APPLICATION.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION AND AGREED TO BY THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

BUSINESS ITEMS:

1. CALL TO ORDER
2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW
3. ROLL CALL
4. PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED
5. FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JUNE 10, 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-54313 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL BB - APPLICANT: PN II, INC. - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 167-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 32.06 acres on the southwest corner of Desert Foothills Drive and Far Hills Avenue (APN 137-27-715-002), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-54167].
8. TMP-54314 - TENTATIVE MAP - STONEBRIDGE - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 19-POD MULTIPLE USE SUBDIVISION on 455.90 acres at the southwest corner of Alta Drive and Sky Vista Drive (APNs 137-33-801-001 and 164-03-111-002), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-54203].
9. ANX-54291 - ANNEXATION - APPLICANT/OWNER: GREYSTONE NEVADA, LLC - For possible action on a Petition to Annex 31.4 acres on the south side of Centennial Parkway at Hualapai Way (APNs 126-25-501-007 through 013; 125-30-101-001 and 002), Ward 6 (Ross) [PRJ-53967].
10. ANX-54293 - ANNEXATION - APPLICANT/OWNER: GREYSTONE NEVADA, LLC - For possible action on a Petition to Annex 10.0 acres on the south side of Centennial Parkway at Conquistador Street (APNs 125-30-101-004 and 005), Ward 6 (Ross) [PRJ-53965].

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.

PUBLIC HEARING ITEMS

11. GPA-54247 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: City of Las Vegas - For possible action a request for a General Plan Amendment FROM: GC (GENERAL COMMERCIAL) TO: PF(Public Facilities) on 4.51 acres at 9043 Ackerman Avenue (APN 125-08-401-004), Ward 6 (Ross) [PRJ-54208].
12. ZON-54249 - REZONING RELATED TO GPA-54247 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action a request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-V (Civic) on 4.51 at 9043 Ackerman Avenue (APN 125-08-401-004), Ward 6 (Ross) [PRJ-54249].
13. GPA-54270 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DANIEL TOUIZER - OWNER: AQUINO FAMILY TRUST - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 2.5 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Barlow) [PRJ-54163].
14. ZON-54271 - REZONING RELATED TO GPA-54270 - PUBLIC HEARING - APPLICANT: DANIEL TOUIZER - OWNER: AQUINO FAMILY TRUST - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 2.5 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Barlow) [PRJ-54163].
15. SDR-54272 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-54270 AND ZON-54271 - PUBLIC HEARING - APPLICANT: DANIEL TOUIZER - OWNER: AQUINO FAMILY TRUST - For possible action on a request for a Site Development Plan Review FOR TWO PROPOSED GENERAL RETAIL BUILDINGS TOTALING 16,305 SQUARE FEET AND A 2,203 SQUARE-FOOT RESTAURANT on 2.46 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Barlow) [PRJ-54163]
16. GPA-54321 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - Road Kill Grill

17. ZON-54322 - REZONING RELATED TO GPA-54321 - PUBLIC HEARING - Road Kill Grill
18. VAR-54323 - VARIANCE RELATED TO GPA-54321 AND ZON-54322 - PUBLIC HEARING - Road Kill Grill
19. VAR-54324 - VARIANCE RELATED TO GPA-54321, ZON-54322 AND VAR-54323 - PUBLIC HEARING - Road Kill Grill
20. SDR-54325 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-54321, ZON-54322, VAR-54323 AND VAR-54324 - PUBLIC HEARING - Road Kill Grill
21. VAR-54333 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TRINITY PARK III, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED FOR GARAGES on 10.25 acres at the southeast corner of Peak Drive and Buffalo Drive (APNs 138-15-310-034 and 035), C-PB (Planned Business Park District) Zone, Ward 1 (Tarkanian) [PRJ54137].
22. SUP-543334 - SPECIAL USE PERMIT RELATED TO VAR-54333 - PUBLIC HEARING - APPLICANT/OWNER: TRINITY PARK III, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED FOR GARAGES on 10.25 acres at the southeast corner of Peak Drive and Buffalo Drive (APNs 138-15-310-034 and 035), C-PB (Planned Business Park District) Zone, Ward 1 (Tarkanian) [PRJ54137].
23. SDR-54335 -SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-54333 AND SUP-54334- PUBLIC HEARING - APPLICANT/OWNER: TRINITY PARK III, LLC - For possible action on a request for a Site Development Plan Review FOR 110,798 SQUARE-FOOT MIXED USE DEVELOPMENT CONSISTING OF 8,000 SQUARE FEET OF COMMERCIAL RETAIL SPACE AND 300 RESIDENTIAL UNITS on 10.25 acres at the southeast corner of Peak Drive and Buffalo Drive (APNs 138-15-310-034 and 035), C-PB (Planned Business Park District) Zone, Ward 1 (Tarkanian) [PRJ54137].
24. VAR-53657 - VARIANCE - PUBLIC HEARING - APPLICANT: ERIK MARTONOVICH - OWNER: BCNV, LLC - For possible action on a request for a Variance TO ALLOW TWO EXISTING ACCESSORY STRUCTURES (CLASS II) TO BE 16 FEET AND 37 FEET IN HEIGHT WHERE TEN FEET, SIX INCHES IS THE MAXIMUM HEIGHT ALLOWED on 2.07 acres at 5636 Donald Road (APN 125-24-104-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-52356]. Staff recommends DENIAL.
25. VAR-54206 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LEONARD SMITH - For possible action on a request for a Variance TO ALLOW A 1,500 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WHERE 1,108 SQUARE FEET IS THE MAXIMUM FLOOR AREA ALLOWED on 0.48 acres at 1324 Jackson Avenue (APN 139-28-504-009), R-1 (Single Family Residential) Zone, Ward 5 (BARLOW) [PRJ-54172].
26. VAR-54317 - VARIANCE - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: DAN AND STEPHANY MARTINEZ - For possible action on a request for a Variance TO ALLOW AN SIX-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.38 acres at 727 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone, Ward 5 (Barlow).[PRJ-53263]
27. SDR-54316 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: DAN AND STEPHANY MARTINEZ - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TEMPORARY COMMERCIAL DEVELOPMENT AND PLAZA WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN SITE PLANNING, STREETSCAPE AND ARCHITECTURAL DESIGN STANDARDS on 1.38 acres at 727 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone, Ward 5 (Barlow).[PRJ-53263]
28. SUP-54300 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHREE GANESHA, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 200 SQUARE FEET OF OUTDOOR SEATING AREA on 0.82 acres at 700 Fremont Street (APNs 139-34-612-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54156].
29. SDR-54299 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-54300 - PUBLIC HEARING - APPLICANT:JVC ARCHITECTS - OWNER:SHREE GANESHA, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 6,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 200 SQUARE FEET OF OUTDOOR SEATING AREA on 0.82 acres at 700 Fremont Street (APNs 139-34-612-006), C-2

(General Commercial) Zone, Ward 3 (Coffin) [PRJ-54156].

30. SUP-54332 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: - OWNER: - For possible action on a request for a Special Use Permit FOR A PUBLIC SCHOOL, PRIMARY USE located at the northeast corner of Trinity Peak Avenue and Fire Mesa Street (APN 138-15-410-055), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-53932].
31. SDR-54330 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: - OWNER: - For possible action on a request for a Site Development Plan Review FOR A TWO STORY, 53,477 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY BUILDING on a portion of 8.39 acres at the northeast corner of Trinity Peak Avenue and Fire Mesa Street (APN 138-15-410-055), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-53932].
32. SUP-54331 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MALL ENTERTAINMENT, LLC - OWNER: SIMON CHELSEA L V DEV, LLC - for possible action on a request FOR A PROPOSED XXXXX SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 875 South Grand Central Parkway Kiosk XXX (APN 139-33-710-005), PD (Planned Development) Zone, Ward 1 (Tarkanian) [PRJ-54027].
33. SUP-54000 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OAK BROOK REALTY INVESTMENT II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 321 South Casino Center Boulevard, Suite #115 (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53703].
34. SUP-54204 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALEX MORENO - OWNER: FONG FAMILY TRUST, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 2017 East Charleston Boulevard (APN 139-35-803-021), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53968].
35. SUP-54235 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: Fire Rock Steak House - OWNER: Inland Diversified Las Vegas Centennial Cenrer, LLC - For possible action on a request for a Special Use Permit FOR A proposed 7,466 Liquor Establishment Tavern Use with 1,253 square-foot of outdoor seating area at 5990 Centennial Centre Boulevard (APN 125-28-610-005), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54145].
36. SUP-54292 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CILANTRO TACOS - OWNER: RAINBOW COMMERCIAL, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING/PROPOSED 2,000 SQUARE-FOOT RESTAURANT at 2300 North Rainbow Boulevard, Suite #108 (APN 138-23-110-041), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-53537].
37. SUP-54308 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: Design & Wine - OWNER: P K I Cheyenne Commons, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,319 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW AN 302-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 3175 Rainbow Boulevard (APN 138-15-502-006), C-1 (Limited Commercial), Ward 5 (Barlow) [PRJ-54193].
38. SUP-54326 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AT&T MOBILITY, LLC - OWNER: OXFORD TECHNOLOGY, INC. - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 164 West Cincinnati Avenue (APNs 162-04-813-067 through 069), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54026].
39. SDR-54240 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - OWNER/APPLICANT: DN CHARLESTON, LLC - For possible action on a request for a Site Development Plan Review FOR TWO PROPOSED COMMERCIAL BUILDINGS TOTALING 15,400 SQUARE FEET WITH WAIVERS TO ALLOW TEN-FOOT WIDE LANDSCAPE BUFFERS ALONG THE NORTH, SOUTH AND WEST PERIMETERS WHERE 15 FEET IS THE MINIMUM REQUIRED on 1.84 acres located at the northeast corner of Charleston Boulevard and Mohawk Street (APNs 138-36-803-001, 002, 015 and 016), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-54159].
40. SDR-54311 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHARTERED FOR EXCELLENCE FOUNDATION - OWNER: ROMAN CATHOLIC CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,320 SQUARE-FOOT EXPANSION TO AN EXISTING 16,000

SQUARE-FOOT BUILDING on 2.9 acres at 1300 East Bridger Avenue (APNs 139-35-410-005 and 021), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-54153].

41. SDR-54318 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-34172) FOR A PROPOSED 1,645 SQUARE-FOOT BUILDING TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 3.5 acres at 7801 West Alexander Road (APNs 138-09-501-003 and 004), C-V (Civic) Zone, Ward 4 (Anthony)[PRJ-54213]
42. SDR-54327 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: WAITT-MONTECITO REAL ESTATE, LLC - OWNER: WAITT-MONTECITO REAL ESTATE, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING GARAGE WITH WAIVERS OF THE TOWN CENTER COMMERCIAL DEVELOPMENT STANDARDS TO ALLOW A BUILDING HEIGHT OF 50 FEET WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED, TO ALLOW THE BUILD-TO-LINE TO BE 80% WHERE 60% IS THE MAXIMUM ALLOWED AND TO ALLOW A 12-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM ALLOWED on 0.85 acres at the northwest corner of Grand Montecito Parkway and Clark County 215 (APNs 125-20-803-002 and 009), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54191].
43. SDR-54329 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: STATE PUBLIC WORKS BOARD - OWNER: STATE OF NEVADA BUILDING & GROUNDS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40,353 SQUARE-FOOT GOVERNMENT FACILITY WITH A WAIVER TO ALLOW A BUILDING ORIENTATION TO BE AWAY FROM THE FRONT WHERE SUCH IS REQUIRED on 28.19 acres at 2621 East Sahara Avenue (APNs 162-01-402-003, 004, 006 & 008), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-54111].
44. MSP-54265 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: ABUNDANT GRACE CHURCH - OWNER: IWAMOTO PATRICIA EILEEN AND YEE SATEVAEN YEAT MUN - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-4388) TO ADD ONE FREESTANDING SIGN AND ONE WALL SIGN AT AN EXISTING CHURCH/HOUSE OF WORSHIP on 1.84 acres at 2690 North Decatur Boulevard, (APN 139-18-310-001), C-M (1 Commercial/Industrial) Zone, Ward 5 (Barlow)[PRJ-53726].
45. VAC-54112 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a Petition to Vacate Public Sewer Easements on property generally located at the southwest corner of Elkhorn Road and Sky Pointe Drive, Ward 6 (Ross) [PRJ-54040].

DIRECTOR'S BUSINESS:

46. TXT-54143 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend the Town Center Development Standards to reintroduce the EC-TC Land Use Designation.
47. DIR-54267 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action regarding the adoption of the Rafael Rivera Walkable Community Plan.

CITIZENS PARTICIPATION:

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

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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER



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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL



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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

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



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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING
COMMISSION MEETING OF JUN 10, 2014



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

TMP-54313 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL BB -
APPLICANT: PN II, INC. - OWNER: HOWARD HUGHES COMPANY, LLC - For possible
action on a request for a Tentative Map FOR A 167-LOT SINGLE FAMILY RESIDENTIAL
SUBDIVISION on 32.06 acres on the southwest corner of Desert Foothills Drive and Far Hills
Avenue (APN 137-27-715-002), P-C (Planned Community) Zone [SF3 (Single Family
Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-54167].

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☒ Consent ☐ Discussion

SUBJECT:

TMP-54314 - TENTATIVE MAP - STONEBRIDGE - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 19-POD MULTIPLE USE SUBDIVISION on 455.90 acres at the southwest corner of Alta Drive and Sky Vista Drive (APNs 137-33-801-001 and 164-03-111-002), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-54203].

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

ANX-54291 - ANNEXATION - APPLICANT/OWNER: GREYSTONE NEVADA, LLC - For possible action on a Petition to Annex 31.4 acres on the south side of Centennial Parkway at Hualapai Way (APNs 126-25-501-007 through 013; 125-30-101-001 and 002), Ward 6 (Ross) [PRJ-53967].

This Item Will be Forwarded to City Council In Ordinance Form 8/20/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-54291** APN: 125-30-101-001-002
126-25-501-007-013
Name of Property Owner: Grevstone Nevada LLC
Name of Applicant: Grevstone Nevada LLC
Name of Representative: TCE

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: 

Print Name: Robert Johnson

Subscribed and sworn before me

This 20th day of February, 20 14

Brooke Egan

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation
Project Address (Location) Centennial Parkway / Hualapai Way
Project Name Centennial / Hualapai Proposed Use R-1
Assessor's Parcel #(s) 12625501-007-013; 12530101-001-002 Ward #
General Plan: existing proposed Zoning: existing R-D proposed R-1
Commercial Square Footage Floor Area Ratio
Gross Acres 31.4 Lots/Units 84 Density
Additional Information

PROPERTY OWNER Greystone Nevada LLC Contact Paulo Chavez
Address 2490 Paseo Verde Parkway #120 Phone: 821-4614 Fax:
City Las Vegas State NV Zip 89074
E-mail Address paulo.chavez@lennar.com

APPLICANT Greystone Nevada LLC Contact Paulo Chavez
Address 2490 Paseo Verde Parkway #120 Phone: 821-4614 Fax:
City Las Vegas State NV Zip 89074
E-mail Address paulo.chavez@lennar.com

REPRESENTATIVE TCE Contact Sonia Macias
Address 7080 La Cienega Street #200 Phone: 932-6125 Fax: 932-6129
City Las Vegas State NV Zip 89119
E-mail Address smacias@tce-lv.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 Robert Johnson

Subscribed and sworn before me
This 20th day of February, 20 14
Brooke Egan

Notary Public in and for said County of Clark



Revised 10/27/08

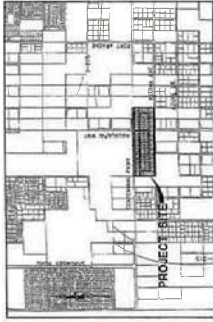
FOR DEPARTMENT USE ONLY

Case # **ANX-54291**
Meeting Date: **07/08/14** **PC**
Total Fee:
Date Received:
Received By:

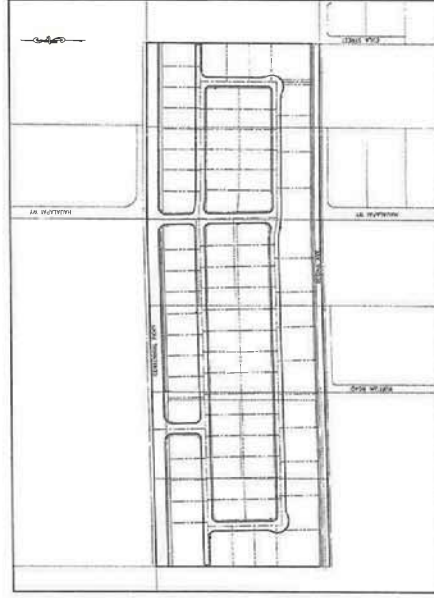
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PR-153967
05/22/14
f:\depot\Application Packet\Application Form.pdf

TENTATIVE MAP FOR
CENTENNIAL AND HUALAPAI
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
BY LENNAR
APN 126-25-501-011, 125-30-101-002, 125-30-101-001, 126-25-501-012
126-25-501-013, 126-25-501-010, 126-25-501-009, 126-25-501-008, 126-25-501-007
CLARK COUNTY, NEVADA
31.4+/- ACRES



VICINITY MAP
SEE SHEET 10



SITE PLAN

OWNER

OTA ROYAL LLC
570 MADISON AVENUE
PASADENA, CA 91105
TEL: (760) 658-7700 FAX: (760) 658-7700
DEVELOPER

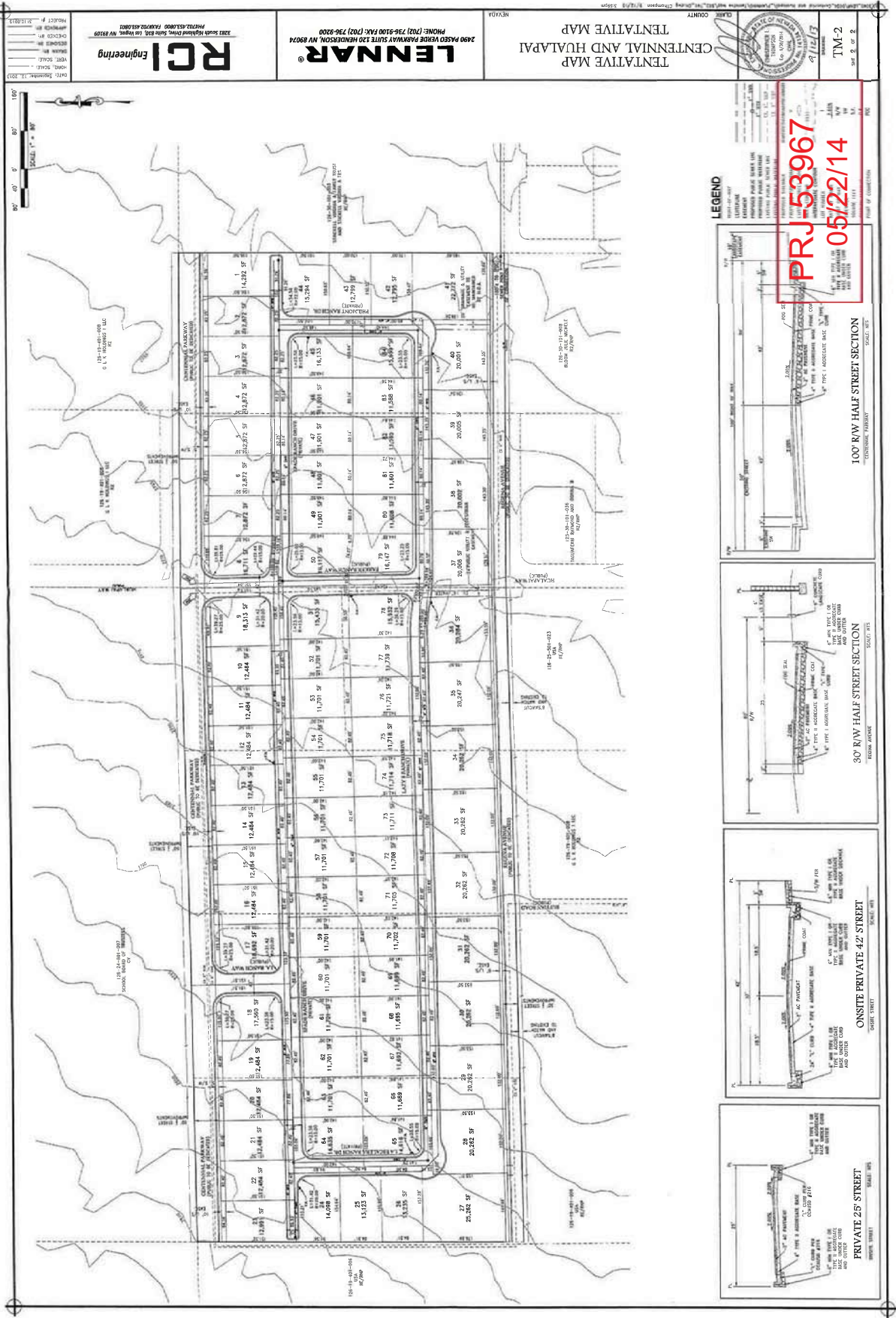
LENNAR
2000 SOUTH HENDERSON DRIVE, SUITE 100, LAS VEGAS, NV 89102
PHONE: (702) 458-7700 FAX: (702) 458-7700

DESIGN ENGINEER

RCI Engineering
2000 SOUTH HENDERSON DRIVE, SUITE 100, LAS VEGAS, NV 89102
PHONE: (702) 458-7700 FAX: (702) 458-7700

LEGAL DESCRIPTION

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 21



TENTATIVE MAP
 CENTENNIAL AND HUAPAI
 TENTATIVE MAP
 2400 PASSED VERDE PARKWAY SUITE 120 HENDERSON, NV 89074
 LENNAR®
 PHONE: (702) 736-9100 FAX: (702) 736-8200
 300 SOUTH HENDERSON DRIVE, SUITE 100, LAS VEGAS, NV 89109
 RCI Engineering
 DATE: 05/22/14
 SHEET: 1 OF 2

PRJ-53967
05/22/14

LEGEND

1" TYPE 1 AGGREGATE BASE
 2" TYPE 1 AGGREGATE BASE
 3" TYPE 1 AGGREGATE BASE
 4" TYPE 1 AGGREGATE BASE
 5" TYPE 1 AGGREGATE BASE
 6" TYPE 1 AGGREGATE BASE
 7" TYPE 1 AGGREGATE BASE
 8" TYPE 1 AGGREGATE BASE
 9" TYPE 1 AGGREGATE BASE
 10" TYPE 1 AGGREGATE BASE
 11" TYPE 1 AGGREGATE BASE
 12" TYPE 1 AGGREGATE BASE
 13" TYPE 1 AGGREGATE BASE
 14" TYPE 1 AGGREGATE BASE
 15" TYPE 1 AGGREGATE BASE
 16" TYPE 1 AGGREGATE BASE
 17" TYPE 1 AGGREGATE BASE
 18" TYPE 1 AGGREGATE BASE
 19" TYPE 1 AGGREGATE BASE
 20" TYPE 1 AGGREGATE BASE
 21" TYPE 1 AGGREGATE BASE
 22" TYPE 1 AGGREGATE BASE
 23" TYPE 1 AGGREGATE BASE
 24" TYPE 1 AGGREGATE BASE
 25" TYPE 1 AGGREGATE BASE
 26" TYPE 1 AGGREGATE BASE
 27" TYPE 1 AGGREGATE BASE
 28" TYPE 1 AGGREGATE BASE
 29" TYPE 1 AGGREGATE BASE
 30" TYPE 1 AGGREGATE BASE
 31" TYPE 1 AGGREGATE BASE
 32" TYPE 1 AGGREGATE BASE
 33" TYPE 1 AGGREGATE BASE
 34" TYPE 1 AGGREGATE BASE
 35" TYPE 1 AGGREGATE BASE
 36" TYPE 1 AGGREGATE BASE
 37" TYPE 1 AGGREGATE BASE
 38" TYPE 1 AGGREGATE BASE
 39" TYPE 1 AGGREGATE BASE
 40" TYPE 1 AGGREGATE BASE
 41" TYPE 1 AGGREGATE BASE
 42" TYPE 1 AGGREGATE BASE
 43" TYPE 1 AGGREGATE BASE
 44" TYPE 1 AGGREGATE BASE
 45" TYPE 1 AGGREGATE BASE
 46" TYPE 1 AGGREGATE BASE
 47" TYPE 1 AGGREGATE BASE
 48" TYPE 1 AGGREGATE BASE
 49" TYPE 1 AGGREGATE BASE
 50" TYPE 1 AGGREGATE BASE
 51" TYPE 1 AGGREGATE BASE
 52" TYPE 1 AGGREGATE BASE
 53" TYPE 1 AGGREGATE BASE
 54" TYPE 1 AGGREGATE BASE
 55" TYPE 1 AGGREGATE BASE
 56" TYPE 1 AGGREGATE BASE
 57" TYPE 1 AGGREGATE BASE
 58" TYPE 1 AGGREGATE BASE
 59" TYPE 1 AGGREGATE BASE
 60" TYPE 1 AGGREGATE BASE
 61" TYPE 1 AGGREGATE BASE
 62" TYPE 1 AGGREGATE BASE
 63" TYPE 1 AGGREGATE BASE
 64" TYPE 1 AGGREGATE BASE
 65" TYPE 1 AGGREGATE BASE
 66" TYPE 1 AGGREGATE BASE
 67" TYPE 1 AGGREGATE BASE
 68" TYPE 1 AGGREGATE BASE
 69" TYPE 1 AGGREGATE BASE
 70" TYPE 1 AGGREGATE BASE
 71" TYPE 1 AGGREGATE BASE
 72" TYPE 1 AGGREGATE BASE
 73" TYPE 1 AGGREGATE BASE
 74" TYPE 1 AGGREGATE BASE
 75" TYPE 1 AGGREGATE BASE
 76" TYPE 1 AGGREGATE BASE
 77" TYPE 1 AGGREGATE BASE
 78" TYPE 1 AGGREGATE BASE
 79" TYPE 1 AGGREGATE BASE
 80" TYPE 1 AGGREGATE BASE
 81" TYPE 1 AGGREGATE BASE
 82" TYPE 1 AGGREGATE BASE
 83" TYPE 1 AGGREGATE BASE
 84" TYPE 1 AGGREGATE BASE
 85" TYPE 1 AGGREGATE BASE
 86" TYPE 1 AGGREGATE BASE
 87" TYPE 1 AGGREGATE BASE
 88" TYPE 1 AGGREGATE BASE
 89" TYPE 1 AGGREGATE BASE
 90" TYPE 1 AGGREGATE BASE
 91" TYPE 1 AGGREGATE BASE
 92" TYPE 1 AGGREGATE BASE
 93" TYPE 1 AGGREGATE BASE
 94" TYPE 1 AGGREGATE BASE
 95" TYPE 1 AGGREGATE BASE
 96" TYPE 1 AGGREGATE BASE
 97" TYPE 1 AGGREGATE BASE
 98" TYPE 1 AGGREGATE BASE
 99" TYPE 1 AGGREGATE BASE
 100" TYPE 1 AGGREGATE BASE

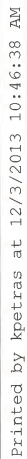
100' RAW HALF STREET SECTION

30' RAW HALF STREET SECTION

ONSITE PRIVATE 42' STREET

PRIVATE 25' STREET

ANX-54921



**WRITTEN CONSENT TO ACTION
BY SOLE MEMBER OF
GREYSTONE NEVADA, LLC**

SEPTEMBER 20, 2010

The undersigned, being the sole member of GREYSTONE NEVADA, LLC, a Delaware limited liability company (the "Company"), hereby consents, pursuant to the provisions of Section 18 of the Delaware Limited Liability Company Act, to the adoption of, and does hereby adopt, the following resolutions:

RESOLVED, that without limitation upon the power of the Sole Member by resolution to confer the same or similar authority upon other officers and individuals from time to time, and without limiting any authority otherwise conferred on the Sole Member, **Robert Johnson** shall have the power and authority in the name and on behalf of this Company to execute and deliver purchase and sale contracts between the Company and new home purchasers, deeds, settlement statements, affidavits, certificates, and any other necessary documents in connection with the Company's sale of homes to new homebuyers; and be it further

RESOLVED, that without limitation upon the power of the Sole Member by resolution to confer the same or similar authority upon other officers and individuals from time to time, and without limiting any authority otherwise conferred on the Sole Member, **Robert Johnson** shall have the power and authority in the name and on behalf of this Company to execute and deliver subdivision development agreements, purchase agreements, subcontractor agreements, bond agreements, utility agreements, permitting applications, and any other necessary documents in connection with the land development operations of the Company; and be it further

RESOLVED, that for the purpose of executing and delivering any and all instruments under the authority granted herein, **Robert Johnson** shall be and is hereby constituted an **Authorized Agent** of the Company and, any action taken or done pursuant to the authority herein granted shall be an act of the Company and binding upon it.

IN WITNESS WHEREOF, the undersigned has executed this Written Consent effective as of the date first written above.

SOLE MEMBER:

LENNAR PACIFIC PROPERTIES
MANAGEMENT, INC., a Delaware corporation

By: 
Mark Sustana, Vice President

ANX-54921

PRJ-53967
05/22/14



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director • Marci D. Henson, Assistant Director

NOTICE OF FINAL ACTION

November 15, 2013

CHRIS THOMPSON
RCI ENGINEERING
3281 S. HIGHLAND DR #810
LAS VEGAS, NV 89109

REFERENCE: TM-0160-13

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **November 6, 2013** and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current, and also provide a current contact name, address, and phone number to this Department at the above address. This information must be submitted in writing with the application number referenced.**

CONDITIONS:

Current Planning

- Subject to conditions of approval of ZC-2016-05;
- A minimum of 5 lots along Regena Avenue to be single story only;
- Landscaping along Regena Avenue to be 36 inch box trees, 30 feet apart including shrubs.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works – Development Review

- Grading plan to be as close to natural grade as possible;
- Artificial grade (fill) can only be created if required by the drainage study;
- No curb/gutter along Regena Avenue, only landscape curbs;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet for Centennial Parkway, 30 feet for Regena Avenue.

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman, LARRY BROWN, Vice-Chairman
SUSAN BRAGER - TOM COLLINS • CHRIS GIUNCHIOLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

ANX-54921

PRJ-53967
05/22/14



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director • Marci D. Henson, Assistant Director

Current Planning Division - Addressing

- Parker Ranch Way is on the same alignment as Hualapai Way and therefore shall have the same name;
- J.A. Ranch Way shall be JA Ranch Way;
- Lazy 8 Ranch Drive needs an approved street name that does not include a stand alone number.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this is a County island and sewer service is provided through an interlocal agreement with a different utility agency.

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman, LARRY BROWN, Vice-Chairman
SUSAN BRAGER - TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

ANX-54921

PRJ-53967
05/22/14

11/06/13 BCC AGENDA SHEET

CENTENNIAL AND HUALAPAI
(TITLE 30)

CENTENNIAL PKWY/HUALAPAI WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-0160-13 – GREYSTONE NEVADA, LLC:

TENTATIVE MAP consisting of 84 single family residential planned unit development lots. **DESIGN REVIEW** for a single family residential planned unit development on 31.4 acres in an R-D (Suburban Estates Residential) Zone, an R-E (Rural Estates Residential) Zone, and an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located between Centennial Parkway (alignment) and Regena Avenue (alignment), and the east and west sides of Hualapai Way (alignment) within Lone Mountain. LB/gc/ml (For possible action)

RELATED INFORMATION:

APN:

125-30-101-001 & 002; 126-25-501-007 thru 013

LAND USE PLAN:

LONE MOUNTAIN – RESIDENTIAL LOW (UP TO 3 DU/AC); RURAL NEIGHBORHOOD (UP TO 2 DU/AC); & RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 31.4
- Number of Lots: 84
- Density: 2.67 (overall)/3.4 (R-D zone)/2.4 (R-E zone)/2.0 (R-E (RNP-I) zone)
- Minimum/Maximum Lot Size: 11,701/18,692 (R-D zone) / 11,595/25,262 (R-E zone) / 11,588/22,712 (R-E (RNP-I) zone)
- Project Type: Single family residential planned unit development

The plans depict a single family residential planned unit development consisting of 84 residential lots at an overall density of 2.67 dwelling units per acre. The project components consist of the following:

1. 15.0 acres zoned R-D with 51 lots at a density of 3.4 dwelling units per acre, with a minimum lot size of 11,701 square feet and a maximum lot size of 18,692 square feet.
2. 7.5 acres zoned R-E with 18 lots at a density of 2.4 dwelling units per acre, with a minimum lot size of 11,595 square feet and a maximum lot size of 25,262 square feet.
3. 7.5 acres zoned R-E (RNP-I) with 15 lots at a density of 2.0 dwelling units per acre, with a minimum lot size of 11,588 square feet and a maximum lot size of 22,712 square feet.

11.3

ANX-54921

PRJ-53967
05/22/14

The lots will be served by 42 foot wide private streets with a sidewalk on 1 side of the street; and 25 foot wide private stub streets with no sidewalks. Access to the project will be from 2 ingress/egress points off Centennial Parkway. A 24 foot wide public utility and pedestrian access easement is provided from the subdivision along the Hualapai Way alignment to Regena Avenue. The plans show a 10 foot wide landscape easement along Centennial Parkway and a 6 foot wide landscape easement along Regena Avenue. Landscaping will be done in accordance with the plans approved under ZC-2016-05, where the landscape palette consisted of Shoestring Acacia trees, Chilean Mesquite trees, Purple Flowering Plum trees, Rio Grande Ash trees, and various shrubs.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0878-07 (ET-0246-09)	First extension of time for a power transmission line until September 20, 2014 to commence	Approved by PC	October 2009
UC-0878-07	Power transmission line along Centennial Parkway	Approved by PC	September 2007
VS-0390-07	Vacate and abandon government patent easements -- expired	Approved by BCC	July 2007
VS-0553-06	Vacate and abandon government patent easements along the Hualapai Way alignment -- expired	Approved by BCC	May 2006
VS-0543-06	Vacate and abandon a portion of right-of-way being Ruffian Road -- expired	Approved by BCC	May 2006
WS-0544-06	Increased block length -- expired	Approved by BCC	May 2006
TM-0020-06	Tentative map for 85 lots -- expired	Approved by BCC	May 2006
ZC-2016-05	Reclassified a 20.7 acre portion from R-U, R-E, & R-E (RNP-I) to R-E & R-D zoning and included a use permit for a single family residential planned unit development on the entire site	Approved by BCC	April 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3 du/ac) & City of Las Vegas	R-E (County), C-V (City), & U (PF) (City)	Undeveloped & Centennial High School
South	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-E & R-E (RNP-I)	Undeveloped, place of worship, and single family residences
East	Residential Low (up to 3 du/ac) & Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Residential Low (up to 3 du/ac) & Rural Neighborhood (up to 2 du/ac)	R-U	Undeveloped

Companion Applications

Application Number	Request
DR-0585-13	Design review for architectural plans for a single family residential planned unit development is a companion item on this agenda.
VS-0595-13	Vacate and abandon a portion of right-of-way being Ruffian Road and government patent easements is a companion item on this agenda.

Related Applications

Application Number	Request
WS-0589-13	Waiver for an over-length cul-de-sac for a single family residential planned unit development located at the southeast and southwest corners of Centennial Parkway & Conquistador Street (alignment) is a related item on this agenda.
TM-0163-13	Tentative map for 25 single family residential planned unit development lots located at the southeast and southwest corners of Centennial Parkway & Conquistador Street (alignment) is a related item on this agenda.
VS-0596-13	Vacate and abandon government patent easements near the southeast and southwest corners of Centennial Parkway & Conquistador Street (alignment) is a related item on this agenda.
WS-0580-13	Waiver for an over-length cul-de-sac for a single family residential planned unit development located at the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
TM-0158-13	Tentative map for 31 single family residential planned unit development lots located at the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
VS-0594-13	Vacate and abandon government patent easements near the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
WS-0600-13	Waiver for over-length cul-de-sacs for a single family residential planned unit development located along the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.
TM-0165-13	Tentative map for 32 single family residential planned unit development lots located along the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.
VS-0601-13	Vacate and abandon government patent easements near the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

Design Review

The single family residential planned unit development complies with the conditions imposed under ZC-2016-05. The project is designed with 3 different zoning categories while still providing for a unified and seamless transition throughout the entire project. The site design complies with Policy 2.3 of the Lone Mountain Land Use Plan which encourages a blending of residential parcel sizes that provides for a smooth transition from similar sized lots adjacent to RNP's to the higher density of the subject parcel when the parcels are located between an arterial street and an RNP designated area.

Fire Department

The proposal has been reviewed and does not conflict with Fire Code requirements.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet for Centennial Parkway, 30 feet for Regena Avenue.

Current Planning Division – Addressing

- Parker Ranch Way is on the same alignment as Hualapai Way and therefore shall have the same name;
- J.A. Ranch Way shall be JA Ranch Way;
- Lazy 8 Ranch Drive needs an approved street name that does not include a stand alone number.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this is a county island and sewer service is provided through an interlocal agreement with a different utility agency.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Lennar Homes

CONTACT: Chris Thompson, RCI Engineering, 3281 S. Highland Drive, Suite 810, Las Vegas, NV 89109

11.7

ANX-54921

PRJ-53967
05/22/14



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director • Marci D. Henson, Assistant Director

NOTICE OF FINAL ACTION

November 15, 2013

LENNAR HOMES
2490 PASEO VERDE PKWY #120
HENDERSON, NV 89074

REFERENCE: VS-0595-13

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **November 6, 2013** and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current, and also provide a current contact name, address, and phone number to this Department at the above address. This information must be submitted in writing with the application number referenced.**

CONDITIONS:

Current Planning

- Subject to conditions of approval of ZC-2016-05;
- Satisfy utility companies' requirements.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works – Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 50 feet for Centennial Parkway, 30 feet for Regena Avenue;
- Vacation to be recordable prior to permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and that for any sanitary sewer needs, applicant is advised to submit to either the Southern Nevada Health District concerning the use of an individual

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman, LARRY BROWN, Vice-Chairman
SUSAN BRAGER • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

ANX-54921

PRJ-53967
05/22/14



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director • Marci D. Henson, Assistant Director

disposal system, or to inquire with the City of Las Vegas to see if the City has any gravity
sanitary sewer lines located in the vicinity of the applicant's parcel.

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman, LARRY BROWN, Vice-Chairman
SUSAN BRAGER - TOM COLLINS • CHRIS GIUNCHIOLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

ANX-54921

PRJ-53967
05/22/14

11/06/13 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

CENTENNIAL PKWY/RUFFIAN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0595-13 – GREYSTONE NEVADA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Centennial Parkway (alignment) and Regena Avenue (alignment), and between Egan Crest Drive (alignment) and Eula Street (alignment); and a portion of right-of-way being Ruffian Road located between Centennial Parkway and Regena Avenue within Lone Mountain (description on file). LB/gc/ml (For possible action)

RELATED INFORMATION:

APN:

125-30-101-001 & 002; 126-25-501-007 thru 013

LAND USE PLAN:

LONE MOUNTAIN – RESIDENTIAL LOW (UP TO 3 DU/AC); RURAL NEIGHBORHOOD (UP TO 2 DU/AC); & RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements on the perimeter of all parcels excepting 50 feet for Centennial Parkway and 30 feet for Regena Avenue. The plans also depict the vacation and abandonment of a 30 foot wide portion of right-of-way being Ruffian Road located between Centennial Parkway and Regena Avenue. The applicant states that since the perimeter streets will be dedicated to full width with this development, there will not be any negative impacts to the adjacent parcels. Additionally, the request to vacate Ruffian Road complies with the conditions of approval for ZC-2016-05.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0878-07 (ET-0246-09)	First extension of time for a power transmission line until September 20, 2014 to commence	Approved by PC	October 2009
UC-0878-07	Power transmission line along Centennial Parkway	Approved by PC	September 2007
VS-0390-07	Vacate and abandon government patent easements – expired	Approved by BCC	July 2007
VS-0553-06	Vacate and abandon government patent easements along the Hualapai Way alignment – expired	Approved by BCC	May 2006
VS-0543-06	Vacate and abandon a portion of right-of-way being Ruffian Road – expired	Approved by BCC	May 2006

Application Number	Request	Action	Date
WS-0544-06	Increased block length – expired	Approved by BCC	May 2006
TM-0020-06	Tentative map for 85 lots – expired	Approved by BCC	May 2006
ZC-2016-05	Reclassified a 20.7 acre portion from R-U, R-E, & R-E (RNP-I) to R-E and R-D zoning and included a use permit for a single family residential planned unit development on the entire site	Approved by BCC	April 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3 du/ac) & City of Las Vegas	R-E (County), C-V (City), & U (PF) (City)	Undeveloped & Centennial High School
South	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-E & R-E (RNP-I)	Undeveloped, place of worship, & single family residences
East	Residential Low (up to 3 du/ac) & Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Residential Low (up to 3 du/ac) & Rural Neighborhood (up to 2 du/ac)	R-U	Undeveloped

Companion Applications

Application Number	Request
DR-0585-13	Design review for architectural plans for a single family residential planned unit development is a companion item on this agenda.
TM-0160-13	Tentative map for 84 single family residential planned unit development lots is a companion item on this agenda.

Related Applications

Application Number	Request
WS-0589-13	Waiver of development standards for an over-length cul-de-sac for a single family residential planned unit development located at the southeast and southwest corners of Centennial Parkway and Conquistador Street (alignment) is a related item on this agenda.
TM-0163-13	Tentative map for 25 single family residential planned unit development lots located at the southeast and southwest corners of Centennial Parkway and Conquistador Street (alignment) is a related item on this agenda.
VS-0596-13	Vacate and abandon government patent easements near the southeast and southwest corners of Centennial Parkway and Conquistador Street (alignment) is a related item on this agenda.

Application Number	Request
WS-0580-13	Waiver for an over-length cul-de-sac for a single family residential planned unit development located at the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
TM-0158-13	Tentative map for 31 single family residential planned unit development lots located at the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
VS-0594-13	Vacate and abandon government patent easements near the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
WS-0600-13	Waiver for over-length cul-de-sacs for a single family residential planned unit development located along the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.
TM-0165-13	Tentative map for 32 single family residential planned unit development lots located along the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.
VS-0601-13	Vacate and abandon government patent easements near the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works – Development Review

Staff has no objection to the vacation of easements and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works – Development Review

- Drainage study and compliance;

- Right-of-way dedication to include 50 feet for Centennial Parkway, 30 feet for Regena Avenue;
- Vacation to be recordable prior to permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and that for any sanitary sewer needs, applicant is advised to submit to either the Southern Nevada Health District concerning the use of an individual disposal system, or to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Lennar Homes

CONTACT: Chris Thompson, RCI Engineering, 3281 S. Highland Drive, Suite 810, Las Vegas, NV 89109



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director • Marcl D. Henson, Assistant Director

NOTICE OF FINAL ACTION

November 15, 2013

CHRIS THOMPSON
RCI ENGINEERING
3281 S. HIGHLAND DR #810
LAS VEGAS, NV 89109

REFERENCE: DR-0585-13

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of November 6, 2013 and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current, and also provide a current contact name, address, and phone number to this Department at the above address. This information must be submitted in writing with the application number referenced.**

CONDITIONS:

Current Planning

- Subject to conditions of approval of ZC-2016-05;
- Landscaping along Regena Avenue to be 36 inch box trees, 30 feet apart including shrubs;
- A minimum of 5 lots along Regena Avenue to be single story only;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Grading plan to be as close to natural grade as possible;
- Artificial grade (fill) can only be created if required by the drainage study;
- No curb/gutter along Regena Avenue, only landscape curbs;
- Traffic study and compliance;
- Full off-site improvements;

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman, LARRY BROWN, Vice-Chairman
SUSAN BRAGER - TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

ANX-54921

PRJ-53967
05/22/14



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director • Marci D. Henson, Assistant Director

Right-of-way dedication to include 50 feet for Centennial Parkway, 30 feet for Regena Avenue.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and that for any sanitary sewer needs, applicant is advised to submit to either the Southern Nevada Health District concerning the use of an individual disposal system, or to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman, LARRY BROWN, Vice-Chairman
SUSAN BRAGER • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

ANX-54921

PRJ-53967
05/22/14

11/06/13 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

CENTENNIAL PKWY/HUALAPAI WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-0585-13 – GREYSTONE NEVADA, LLC:

DESIGN REVIEW for architectural plans in conjunction with a single family residential planned unit development on 31.4 acres in an R-D (Suburban Estates Residential) Zone, an R-E (Rural Estates Residential) Zone, and an R-E (Rural Estates Residential) (RNP-I) Zone.

WAIVER OF CONDITIONS of a zone change (ZC-2016-05) requiring per subdivision layout presented at the Board of County Commissioners meeting.

Generally located between Centennial Parkway (alignment) and Regena Avenue (alignment), and the east and west sides of Hualapai Way (alignment) within Lone Mountain. LB/gc/ml (For possible action)

RELATED INFORMATION:

APN:

125-30-101-001 & 002; 126-25-501-007 thru 013

LAND USE PLAN:

LONE MOUNTAIN – RESIDENTIAL LOW (UP TO 3 DU/AC); RURAL NEIGHBORHOOD (UP TO 2 DU/AC); & RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 31.4
- Number of Lots: 84
- Density: 2.67 (overall)/3.4 (R-D zone)/2.4 (R-E zone)/2.0 (R-E (RNP-I) zone)
- Minimum/Maximum Lot Size: 11,701/18,692 (R-D zone)/11,595/25,262 (R-E zone)/11,588/22,712 (R-E (RNP-I) zone)
- Project Type: Single family residential planned unit development
- Number of Stories: 1 and 2
- Building Height: Up to 29 feet 2 inches
- Square Feet: 3,242 to 4,996

Site Plan

The plans depict a single family residential planned unit development consisting of 84 residential lots at an overall density of 2.67 dwelling units per acre. The project components consist of the following:

10.3

ANX-54921

PRJ-53967
05/22/14

1. 15.0 acres zoned R-D with 51 lots at a density of 3.4 dwelling units per acre, with a minimum lot size of 11,701 square feet and a maximum lot size of 18,692 square feet.
2. 7.5 acres zoned R-E with 18 lots at a density of 2.4 dwelling units per acre, with a minimum lot size of 11,595 square feet and a maximum lot size of 25,262 square feet.
3. 7.5 acres zoned R-E (RNP-1) with 15 lots at a density of 2.0 dwelling units per acre, with a minimum lot size of 11,588 square feet and a maximum lot size of 22,712 square feet.

The lots will be served by 42 foot wide private streets with a sidewalk on 1 side of the street; and 25 foot wide private stub streets with no sidewalks. Access to the project will be from 2 ingress/egress points off Centennial Parkway. A 24 foot wide public utility and pedestrian access easement is provided from the subdivision along the Hualapai Way alignment to Regena Avenue. The waiver of conditions is necessary since Hualapai Way no longer terminates at Spade Ranch Drive as on the previous plan, but now goes farther south to Lazy 8 Ranch Drive. Additionally, the cul-de-sacs on the western portion of the previous plan are eliminated, and Spade Ranch Drive and Lazy 8 Ranch Drive are now connected by a street on the western portion of the development.

Landscaping

The plans show a 10 foot wide landscape easement along Centennial Parkway and a 6 foot wide landscape easement along Regena Avenue. Landscaping will be done in accordance with the plans approved under ZC-2016-05, where the landscape palette consisted of Shoestring Acacia trees, Chilean Mesquite trees, Purple Flowering Plum trees, Rio Grande Ash trees, and various shrubs.

Elevations

The plans depict 1, one story model, and 3, two story models with 3 different elevation styles. The homes will be constructed of stucco and concrete tile roofing. Architectural enhancements will be provided on all 4 sides of the residences which include elements such as stone veneer, wrought iron, sconces, shutters, and foam pop-outs.

Floor Plans

The single story home is 4,029 square feet in size. The second story homes range from 3,242 square feet to 4,996 square feet in size. Each of the homes will have 3 car garages and 3 to 6 bedrooms.

Applicant's Justification

The applicant states that since the time of original approval, a 16 inch water line was constructed from Centennial Parkway to Regena Avenue within the Hualapai Way alignment. As a result, the site plan needed to be modified, which necessitates the waiver of conditions request. Setbacks will be in accordance with the approved planned unit development associated with the zone change.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0878-07 (ET-0246-09)	First extension of time for a power transmission line - until September 20, 2014 to commence	Approved by PC	October 2009

Application Number	Request	Action	Date
UC-0878-07	Power transmission line along Centennial Parkway	Approved by PC	September 2007
VS-0390-07	Vacate and abandon government patent easements – expired	Approved by BCC	July 2007
VS-0553-06	Vacate and abandon government patent easements along the Hualapai Way alignment – expired	Approved by BCC	May 2006
VS-0543-06	Vacate and abandon a portion of right-of-way being Ruffian Road – expired	Approved by BCC	May 2006
WS-0544-06	Increased block length – expired	Approved by BCC	May 2006
TM-0020-06	Tentative map for 85 lots – expired	Approved by BCC	May 2006
ZC-2016-05	Reclassified a 20.7 acre portion from R-U, R-E, & R-E (RNP-I) to R-E & R-D zoning and included a use permit for a single family residential planned unit development on the entire site	Approved by BCC	April 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3 du/ac) & City of Las Vegas	R-E (County), C-V (City), & U (PF) (City)	Undeveloped & Centennial High School
South	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-E & R-E (RNP-I)	Undeveloped, place of worship, & single family residences
East	Residential Low (up to 3 du/ac) & Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Residential Low (up to 3 du/ac) & Rural Neighborhood (up to 2 du/ac)	R-U	Undeveloped

Companion Applications

Application Number	Request
TM-0160-13	Tentative map for 84 single family residential planned unit development lots is a companion item on this agenda.
VS-0595-13	Vacate and abandon a portion of right-of-way being Ruffian Road and government patent easements is a companion item on this agenda.

Related Applications

Application Number	Request
WS-0589-13	Waiver of development standards for an over-length cul-de-sac for a single family residential planned unit development located at the southeast and southwest corners of Centennial Parkway and Conquistador Street (alignment) is a related item on this agenda.
TM-0163-13	Tentative map for 25 single family residential planned unit development lots located at the southeast and southwest corners of Centennial Parkway and Conquistador Street (alignment) is a related item on this agenda.
VS-0596-13	Vacate and abandon government patent easements near the southeast and southwest corners of Centennial Parkway and Conquistador Street (alignment) is a related item on this agenda.
WS-0580-13	Waiver for an over-length cul-de-sac for a single family residential planned unit development located at the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
TM-0158-13	Tentative map for 31 single family residential planned unit development lots located at the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
VS-0594-13	Vacate and abandon government patent easements near the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
WS-0600-13	Waiver for over-length cul-de-sacs for a single family residential planned unit development located along the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.
TM-0165-13	Tentative map for 32 single family residential planned unit development lots located along the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.
VS-0601-13	Vacate and abandon government patent easements near the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**Design Review

The single family residential planned unit development complies with the conditions imposed under ZC-2016-05. Architectural enhancements are provided on all sides of the proposed residences in compliance with Policy 4.8 of the Lone Mountain Land Use Plan which encourages articulated facades to provide visual interest.

Waiver of Conditions

Staff can support the proposed request since the previous plan depicts residential lots over the current location of the constructed water line along the Hualapai Way alignment. Furthermore, extending Hualapai Way farther south to Lazy 8 Ranch Drive eliminates the need for the previously approved waiver for increased block length. Additionally, eliminating the cul-de-sacs

on the western portion of the development and connecting Spade Ranch Drive and Lazy 8 Ranch Drive with a street complies with Policy 3.9 which states functional connectivity and accessibility should be a paramount design component within the site design of each development.

Fire Department

The proposal has been reviewed and does not conflict with Fire Code requirements.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet for Centennial Parkway, 30 feet for Regena Avenue.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and that for any sanitary sewer needs, applicant is advised to submit to either the Southern Nevada Health District concerning the use of an individual disposal system, or to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Lennar Homes

CONTACT: Chris Thompson, RCI Engineering, 3281 S. Highland Drive, Suite 810, Las Vegas, NV 89109

10.7



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • PO Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271
Barbara Ginoulias, Director

NOTICE OF FINAL ACTION

REVISED 6/29/06
March 30, 2006

SCOTT ANDERSON
6280 S. VALLEY VIEW #200
LAS VEGAS, NV 89118

REFERENCE: ZC-2019-05

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **March 22, 2006** and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval apply only to this specific application. A property may have several approved applications on it, each will have its own expiration date. It is the applicant's responsibility to keep each application current.

CONDITIONS:

Current Planning

1. No resolution of intent and staff preparing an ordinance to adopt the zoning;
2. Minimum 18,000 square foot (gross) for the lots on 2.5 acres south of Regena Avenue (APN: 125-30-502-013);
3. Single story homes on Lots ~~15, 16, 17, 21 thru 25~~ *23 thru 26* per site plan on file with a minimum rear setback of 20 feet, ~~to better integrate with adjacent, developed residences that have a minimum 30-foot rear setback;~~
4. All applicable standard conditions for this application type.
5. ~~For The two 5 acre parcels south of Regena Avenue (APN: 125-30-502-012 and APN: 125-30-601-007) will have a maximum of 9 lots with 20,000 square foot minimum lot sizes, with the proposed lot lines along the west property line of APN 125-30-502-012 will matching the lot lines of the adjacent subdivision to the west;~~
6. Maximum of 12 lots for the 5 acre parcel north of Regena Avenue (APN: 125-30-502-007);

Civil Engineering

1. Right-of-way dedication to include 60 feet for Azure Drive, 50 feet for Centennial Parkway, 30 to 60 feet for Tee Pee Lane, 30 to 60 feet for Regena Avenue, and 30 feet for Bright Angel Way;
2. If sidewalks are detached, dedicate right-of-way and grant easements in accordance with sidewalk requirements;

BOARD OF COUNTY COMMISSIONERS
RORY REID, Chairman • MYRNA WILLIAMS, Vice Chair
TOM COLLINS • YVONNE ATKINSON GATES • CHIP MAXFIELD • LYNETTE BOGGS McDONALD • BRUCE L. WOODBURY
THOM REILLY, County Manager

ANX-54921

PRJ-53967
05/22/14



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • PO Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Barbara Ginoullas, Director

3. If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnout and/or passenger loading/shelter area in accordance with Regional Transportation Commission standards;
4. Full off-sites on Centennial Parkway;
5. Drainage study and compliance;
6. Traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering approval;
7. Coordinate drainage and traffic study with ZC 2016-05 and ZC-2018-05;
8. Driveway lengths to be a minimum of 20 feet in length;
9. Interior streets to have a minimum of 37 feet to back of curb;
10. Streets less than 150 feet in length to have a minimum of 24 feet of drivable surface width with a maximum of 2 lots and post "No Parking" signs on both sides of the street;
11. If applicable all vacations to be recordable prior to building permit issuance and or applicable map submittal.
12. Paving curb and gutter on Regena Avenue, Azure Drive, and Bright Angel Way;
13. Non-urban standards on Tee Pee Lane;
14. Safety lighting at the intersections.

BOARD OF COUNTY COMMISSIONERS
RORY REID, Chairman • MYRNA WILLIAMS, Vice Chair
TOM COLLINS • YVONNE ATKINSON GATES • CHIP MAXFIELD • LYNETTE BOGGS McDONALD • BRUCE L. WOODSBURY
THOM REILLY, County Manager

ANX-54921

PRJ-53967
05/22/14

03/22/06 BCC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

UPDATE
CENTENNIAL PKWY/TEE PEE LN

PUBLIC HEARING **AS**
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-2019-05 - REGENA TEE PEE, LLC:

HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to R-D (Suburban Estates Residential) Zone.

USE PERMIT for a single family residential planned unit development on approximately 17.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone, R-E (Rural Estates Residential) Zone, and R-D (Suburban Estates Residential) Zone.

Generally located between Centennial Parkway and Bright Angel Way, and the east and west sides of Tee Pee Lane within Lone Mountain (description of file). CM/dg/ka

RELATED INFORMATION:

APN:
125-30-502-007, 012, & 013; 125-30-601-007

MASTER PLAN/LAND USE GUIDE:
LONE MOUNTAIN/CENTENNIAL HILLS - UP TO RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC) & RURAL ESTATES (UP TO 2.5 DU/AC) & RURAL DENSITY RESIDENTIAL (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The plans depict a single family planned unit development consisting of 39 lots on 17.6 acres for an overall density of 2.2 dwelling units per acre. The project components consist of the following:

1. 12.6 acres zoned R-E (RNP-I) with 25 lots for a density of 2.0 dwelling units per acre and a minimum lot size of 18,000 square feet (gross);
2. 2.5 acres zoned R-E with 6 lots for a density of 2.4 dwelling units per acre and a minimum lot size of 9,700 square feet (gross); and
3. 2.5 acres zoned R-D with 8 lots for a density of 3.2 dwelling units per acre and a minimum lot size of 7,200 square feet.

The zone boundary amendment only applies to the 2.5 acres immediately south of Centennial Parkway, while the use permit for the planned unit development covers the entire 17.6 acres. Access to the project is from various rights-of-way since several public streets bisect the overall project; however, the overall planned unit development is seamless and consistent throughout in regards to landscaping, decorative block wall, open space, streetscape, and housing type. The

33

ANX-54921

PRJ-53967
05/22/14

internal street network consists of 37 foot wide private streets with a 5 foot wide sidewalk on one side, which is compliant with the planned unit development provision. The project will provide a 10 foot wide landscape area along Centennial Parkway and a six foot wide landscape area along all other public streets. The project complies with all provisions for a planned unit development, including the overall open space requirement, which consists of private and common open space.

Through the planned unit development, the applicant is requesting the following setbacks: 20 foot front setback for all front loaded (facing) garages and 10 feet for side loaded garages and living areas, including accessory structures (casitas); 5 feet and 10 feet for side and side street setback, respectively, and 15 feet for rear setbacks. Additional setbacks for accessory structures (casitas) and patio covers are per the site development plan.

Surrounding Zoning and Land Use

The immediate area is a mixture of developed and undeveloped R-E and R-E (RNP-I) zoned properties. Additionally, to the northeast across Centennial Parkway is a developing R-1 zoned residential development. To the south of the project across Bright Angel Way is an existing elementary school (Darnell Marshall.)

Related Applications

ZC-2016-05 and ZC-2018-05 are related items on this agenda for a planned unit development that is oriented along Centennial Parkway, which is under the same ownership and requested by the same applicant. ZC-2017-05 was approved on March 8, 2006 by the BCC for this same development.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Boundary & Planned Unit Development

This request conforms to the area land use plan. A major portion of this site is planned for Rural Neighborhood Preservation (RNP) and zoned R-E (RNP-I) for a density not to exceed 2 dwelling units per acre. The site development plan, with corresponding densities, is consistent with the intent of the land use plan and developed residential development in the immediate area. The project complies with Policies LM4.2g and LM4.6g, which encourage vacant lots within existing RNP areas to develop at like densities and lot sizes, and encourage new residential developments adjacent to RNP areas to transition at appropriate densities and lot sizes. The applicant has designed a project with several density and lot size parameters while providing for a unified and seamless transition throughout the entire project. The project is also complying with Policy LM4.10g, which encourages block walls abutting RNP areas to incorporate landscaping in combination with the wall to soften the appearance of the wall facade.

The applicant is also requesting a special use permit for a planned unit development (PUD). A PUD is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use

33a

patterns. The proposed setbacks are consistent with other PUD requests throughout the Lone Mountain area that have subsequently developed or are developing with no known detrimental impacts to the respective areas. Therefore, staff finds the request is consistent and compatible with existing uses in the area, and is consistent with the Comprehensive Plan and Title 30 provisions for a PUD.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

1. No resolution of intent and staff preparing an ordinance to adopt the zoning;
2. Minimum 18,000 square foot (gross) lots on all lots south of Regena Avenue;
3. Single story homes on Lots 15, 16, 17, 21 thru 25 per site plan on file with a minimum rear setback of 20 feet, to better integrate with adjacent, developed residences that have a minimum 30 foot rear setback;
4. All applicable standard conditions for this application type.

Civil Engineering

1. Right-of-way dedication to include 60 feet for Azure Drive, 50 feet for Centennial Parkway, 30 to 60 feet for Tee Pee Lane, 30 to 60 feet for Regena Avenue, and 30 feet for Bright Angel Way;
2. If sidewalks are detached, dedicate right-of-way and grant easements in accordance with sidewalk requirements;
3. If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnout and/or passenger loading/shelter area in accordance with Regional Transportation Commission standards;
4. Full off-site;
5. Drainage study and compliance;
6. Traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering approval;
7. Coordinate drainage and traffic study with ZC 2016-05 and ZC-2018-05;
8. Driveway lengths to be a minimum of 20 feet in length;
9. Interior streets to have a minimum of 37 feet to back of curb;
10. Streets less than 150 feet in length to have a minimum of 24 feet of drivable surface width with a maximum of 2 lots and post "No Parking" signs on both sides of the street;
11. If applicable all vacations to be recordable prior to building permit issuance and or applicable map submittal.

TAB/CAC:
APPROVALS:
PROTESTS:

33b

ANX-54921

PRJ-53967
05/22/14

COUNTY COMMISSION ACTION: February 8, 2006 – HELD – 02/22/06 – per the applicant's attorney.

COUNTY COMMISSION ACTION: February 22, 2006 – HELD – To 03/08/06 – per the applicant.

COUNTY COMMISSION ACTION: March 8, 2006 – HELD – To 03/22/06 – per the applicant's attorney.

APPLICANT: Omega Vista, LLC

CONTACT: CVL Consultants, Scott Anderson, 6280 South Valley View Boulevard, Suite 200, Las Vegas, NV 89118

33c

ANX-54921

PRJ-53967
05/22/14

03/08/06 BCC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

CENTENNIAL PKWY/TEE PEE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-2019-05 - REGENA TEE PEE, LLC:

HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to R-D (Suburban Estates Residential) Zone.

USE PERMIT for a single family residential planned unit development on approximately 17.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone, R-E (Rural Estates Residential) Zone, and R-D (Suburban Estates Residential) Zone.

Generally located between Centennial Parkway and Bright Angel Way, and the east and west sides of Tee Pee Lane within Lone Mountain (description of file). CM/dg/ka

RELATED INFORMATION:

APN:

125-30-502-007, 012, & 013; 125-30-601-007

MASTER PLAN/LAND USE GUIDE:

LONE MOUNTAIN/CENTENNIAL HILLS - UP TO RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC) & RURAL ESTATES (UP TO 2.5 DU/AC) & RURAL DENSITY RESIDENTIAL (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The plans depict a single family planned unit development consisting of 39 lots on 17.6 acres for an overall density of 2.2 dwelling units per acre. The project components consist of the following:

1. 12.6 acres zoned R-E (RNP-I) with 25 lots for a density of 2.0 dwelling units per acre and a minimum lot size of 18,000 square feet (gross);
2. 2.5 acres zoned R-E with 6 lots for a density of 2.4 dwelling units per acre and a minimum lot size of 9,700 square feet (gross); and
3. 2.5 acres zoned R-D with 8 lots for a density of 3.2 dwelling units per acre and a minimum lot size of 7,200 square feet.

The zone boundary amendment only applies to the 2.5 acres immediately south of Centennial Parkway, while the use permit for the planned unit development covers the entire 17.6 acres. Access to the project is from various rights-of-way since several public streets bisect the overall project; however, the overall planned unit development is seamless and consistent throughout in regards to landscaping, decorative block wall, open space, streetscape, and housing type. The

internal street network consists of 37 foot wide private streets with a 5 foot wide sidewalk on one side, which is compliant with the planned unit development provision. The project will provide a 10 foot wide landscape area along Centennial Parkway and a six foot wide landscape area along all other public streets. The project complies with all provisions for a planned unit development, including the overall open space requirement, which consists of private and common open space.

Through the planned unit development, the applicant is requesting the following setbacks: 20 foot front setback for all front loaded (facing) garages and 10 feet for side loaded garages and living areas, including accessory structures (casitas); 5 feet and 10 feet for side and side street setback, respectively, and 15 feet for rear setbacks. Additional setbacks for accessory structures (casitas) and patio covers are per the site development plan.

Surrounding Zoning and Land Use

The immediate area is a mixture of developed and undeveloped R-E and R-E (RNP-I) zoned properties. Additionally, to the northeast across Centennial Parkway is a developing R-1 zoned residential development. To the south of the project across Bright Angel Way is an existing elementary school (Darnell Marshall).

Related Applications

ZC-2017-05 is a related item on this agenda for planned unit development that is oriented along Centennial Parkway and is under the same ownership and requested by the same applicant. ZC-2016-05 and ZC-2018-05 are related items scheduled for the March 22, 2006 Board of County Commissioners meeting for the same development, is under the same ownership, and requested by the same applicant.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Boundary & Planned Unit Development

This request conforms to the area land use plan. A major portion of this site is planned for Rural Neighborhood Preservation (RNP) and zoned R-E (RNP-I) for a density not to exceed 2 dwelling units per acre. The site development plan, with corresponding densities, is consistent with the intent of the land use plan and developed residential development in the immediate area. The project complies with Policies LM4.2g and LM4.6g, which encourage vacant lots within existing RNP areas to develop at like densities and lot sizes, and encourage new residential developments adjacent to RNP areas to transition at appropriate densities and lot sizes. The applicant has designed a project with several density and lot size parameters while providing for a unified and seamless transition throughout the entire project. The project is also complying with Policy LM4.10g, which encourages block walls abutting RNP areas to incorporate landscaping in combination with the wall to soften the appearance of the wall facade.

The applicant is also requesting a special use permit for a planned unit development (PUD). A PUD is intended to maximize flexibility and innovation in residential development by utilizing

18a

area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns. The proposed setbacks are consistent with other PUD requests throughout the Lone Mountain area that have subsequently developed or are developing with no known detrimental impacts to the respective areas. Therefore, staff finds the request is consistent and compatible with existing uses in the area, and is consistent with the Comprehensive Plan and Title 30 provisions for a PUD.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

1. No resolution of intent and staff preparing an ordinance to adopt the zoning;
2. Minimum 18,000 square foot (gross) lots on all lots south of Regena Avenue;
3. Single story homes on Lots 15, 16, 17, 21 thru 25 per site plan on file with a minimum rear setback of 20 feet, to better integrate with adjacent, developed residences that have a minimum 30 foot rear setback;
4. All applicable standard conditions for this application type.

Civil Engineering

1. Right-of-way dedication to include 60 feet for Azure Drive, 50 feet for Centennial Parkway, 30 to 60 feet for Tee Pee Lane, 30 to 60 feet for Regena Avenue, and 30 feet for Bright Angel Way;
2. If sidewalks are detached, dedicate right-of-way and grant easements in accordance with sidewalk requirements;
3. If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnout and/or passenger loading/shelter area in accordance with Regional Transportation Commission standards;
4. Full off-site;
5. Drainage study and compliance;
6. Traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering approval;
7. Coordinate drainage and traffic study with ZC 2016-05 and ZC-2018-05;
8. Driveway lengths to be a minimum of 20 feet in length;
9. Interior streets to have a minimum of 37 feet to back of curb;
10. Streets less than 150 feet in length to have a minimum of 24 feet of drivable surface width with a maximum of 2 lots and post "No Parking" signs on both sides of the street;
11. If applicable all vacations to be recordable prior to building permit issuance and or applicable map submittal.

18b

TAB/CAC:
APPROVALS:
PROTESTS:

COUNTY COMMISSION ACTION: February 8, 2006 – HELD – 02/22/06 – per the applicant's attorney.

COUNTY COMMISSION ACTION: February 22, 2006 – HELD – To 03/08/06 – per the applicant.

APPLICANT: Omega Vista, LLC

CONTACT: CVL Consultants, Scott Anderson, 6280 South Valley View Boulevard, Suite 200, Las Vegas, NV 89118

18c

ANX-54921

PRJ-53967
05/22/14



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • PO Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271
Barbara Glnoulas, Director

NOTICE OF FINAL ACTION

REVISED 06/21/06
April 13, 2006

SCOTT ANDERSON
6280 S. VALLEY VIEW BLVD. #200
LAS VEGAS, NV 89118

REFERENCE: ZC-2016-05

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of April 5, 2006 and was APPROVED subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval apply only to this specific application. A property may have several approved applications on it, each will have its own expiration date. It is the applicant's responsibility to keep each application current.

CONDITIONS:

Current Planning

1. No resolution of intent and staff preparing an ordinance to adopt the zoning;
2. ~~Minimum 18,000 square foot (gross) lots on all lots located within the Rural Neighborhood Preservation (RNP) area;~~ DELETED by staff
3. All applicable standard conditions for this application type.
4. A maximum of 85 lots;
5. A minimum lot size of 20,000 square feet along Regina Avenue;
6. A minimum lot size of 9,000 square feet for Lots 69 through 79 75 per plans;
7. All other lots to be a minimum of 10,000 square feet in size;
8. Ingress/egress via Centennial Parkway only;
9. Applicant to pursue the vacation of Egan Crest, Ruffian Road, Hualapai Way, Eula Street so they are not through streets from Centennial Parkway to Regina Avenue;
10. Setback for lots along Regina Avenue shall be a minimum of 20 feet for front, 10 foot sides and 15 feet for corner sides, and 30 feet for rear;
11. Remaining setbacks in the subdivision to be a minimum of 20 feet for front to facing garage, 15 feet for side loaded garage, 5 foot sides and 10 feet for corner sides, and 20 feet for rear;
12. No sidewalks or streetlights along Regina Avenue;
13. Applicant to provide public pedestrian access through the site from Centennial Parkway to Regina Avenue;
14. Low-level lighting within the development where absolutely needed;

BOARD OF COUNTY COMMISSIONERS
RORY REID, Chairman • MYRNA WILLIAMS, Vice Chair
TOM COLLINS • YVONNE ATKINSON GATES • CHIP MAXFIELD • LYNETTE BOGGS McDONALD • BRUCE L. WOODBURY
THOM REILLY, County Manager

ANX-54921

PRJ-53967
05/22/14



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • PO Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Barbara Ginoulas, Director

15. Six foot wide landscaping outside the boundary wall along Regina Avenue to include: box trees every 30 feet, with drought tolerate plants all within a landscaped curb to protect from flood water, and the area to be maintained by the Home Owner's Association;
16. Developer to provide disclosure to each purchaser regarding horses and livestock in the neighborhood;
17. Applicant to provide drainage plan review and explanation to the neighbors;
18. Design review as a public hearing on final architectural plans;
19. Tentative map as a design review before the Board of County Commissioners';
20. Per subdivision layout presented at the Board of County Commissioners meeting.

Civil Engineering

1. Right-of-way dedication to include ~~100 feet for Hualapai Way~~, 50 feet for Centennial Parkway, ~~30 feet for Ruffian Road~~, and 30 feet for Regina Avenue;
2. If sidewalk is detached, dedicate right-of-way and grant easements in accordance with sidewalk requirements;
3. Traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering approval;
4. Drainage study and compliance;
5. Coordinate drainage and traffic study with ZC-2019-05 and ZC-2018-05;
6. If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnout and/or passenger loading/shelter area in accordance with Regional Transportation Commission standards;
7. Driveway lengths to be a minimum of 20 feet in length;
8. Interior private streets to have a minimum of 37 feet to back of curb;
9. Streets less than 150 feet in length to have a minimum of 24 feet of drivable surface width with a maximum of 3 lots and post "No Parking" signs on both sides of the street;
10. Full off-sites on Centennial Parkway and ~~Hualapai Way~~;
11. All vacations to be recordable prior to building permit issuance and or applicable map submittal.
12. ~~Non-urban standards on Ruffian Road~~; DELETED by staff
13. Paving, curb, and gutter on Regina Avenue;
14. Safety lighting at intersections;
15. Vacate existing Ruffian Road.

BOARD OF COUNTY COMMISSIONERS
RORY REID, Chairman • MYRNA WILLIAMS, Vice Chair
TOM COLLINS • YVONNE ATKINSON GATES • CHIP MAXFIELD • LYNETTE BOGGS McDONALD • BRUCE L. WOODBURY
THOM REILLY, County Manager

ANX-54921

PRJ-53967
05/22/14

04/05/06 BCC AGENDA SHEET

AS

PLANNED UNIT DEVELOPMENT
(TITLE 30)

UPDATE
CENTENNIAL PKWY/HUALAPAI WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-2016-05 – REGENA TEE PEE, LLC:

HOLDOVER ZONE CHANGE to reclassify 20.7 acres from an R-U (Rural Open Land) Zone, R-E (Rural Estates Residential) Zone, and R-E (Rural Estates Residential) (RNP-I) Zone to R-E (Rural Estates Residential) Zone and R-D (Suburban Estates Residential) Zone.

USE PERMIT for a single family residential planned unit development on approximately 31.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone, R-E (Rural Estates Residential) Zone, and R-D (Suburban Estates Residential) Zone.

Generally located between Centennial Parkway and Regena Avenue, and the east and west sides of Hualapai Way within Lone Mountain (description of file). CM/dg/ka

RELATED INFORMATION:

APN:

126-25-501-007 thru 013; 125-30-101-001 & 002

MASTER PLAN/LAND USE GUIDE:

LONE MOUNTAIN/CENTENNIAL HILLS – UP TO RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC) & RURAL ESTATES (UP TO 2.5 DU/AC) & RURAL DENSITY RESIDENTIAL (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The plans depict a single family planned unit development consisting of 86 lots on 31.4 acres for an overall density of 2.7 dwelling units per acre. The project components consist of the following:

1. 7.4 acres zoned R-E (RNP-I) with 14 lots for a density of 1.9 dwelling units per acre and a minimum lot size of 18,000 square feet (gross);
2. 8.0 acres zoned R-E with 19 lots for a density of 2.4 dwelling units per acre and a minimum lot size of 12,400 square feet (gross); and
3. 16.0 acres zoned R-D with 53 lots for a density of 3.3 dwelling units per acre and a minimum lot size of 7,900 square feet.

The zone boundary amendment only applies to the 20.7 acres immediately south of Centennial Parkway, while the use permit for the planned unit development covers the entire 31.4 acres. Access to the project is from various rights-of-way since several public streets bisect the overall project; however, the overall planned unit development is seamless and consistent throughout in

regards to landscaping, decorative block wall, open space, streetscape, and housing type. The internal street network consists of 37 foot wide private streets with a 5 foot wide sidewalk on one side, which is compliant with the planned unit development provision. The project will provide a 10 foot wide landscape area along Centennial Parkway and Hualapai Way and a 6 foot wide landscape area along all other public streets. The project complies with all provisions for a planned unit development, including the overall open space requirement, which consists of private and common open space.

Through the planned unit development, the applicant is requesting the following setbacks: 20 foot front setback for all front loaded (facing) garages and 10 feet for side loaded garages and living areas, including accessory structures (casitas); 5 feet and 10 feet for side and side street setback, respectively, and 15 feet for rear setbacks. Additional setbacks for accessory structures (casitas) and patio covers are per the site development plan.

Surrounding Zoning and Land Use

The immediate area is a mixture of developed and undeveloped R-U, R-E, and R-E (RNP-I) zoned properties. Additionally, to the north across Centennial Parkway is an existing high school zoned P-F (Centennial). To the south of the project across Regina Avenue and east of Ruffian Road is an existing place of worship.

Related Applications

ZC-2018-05 and ZC-2019-05 are related items on this agenda for a planned unit development that is oriented along Centennial Parkway, which is under the same ownership and requested by the same applicant. ZC-2017-05 was approved on March 8, 2006 by the BCC for this same development.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Boundary & Planned Unit Development

This request conforms to the area land use plan. A portion of this site is planned for Rural Neighborhood Preservation (RNP) and zoned R-E (RNP-I) for a density not to exceed 2 dwelling units per acre. The site development plan, with corresponding densities, is consistent with the intent of the land use plan and developed residential development in the immediate area. The project complies with Policies LM4.2g and LM4.6g, which encourage vacant lots within existing RNP areas to develop at like densities and lot sizes, and encourage new residential developments adjacent to RNP areas to transition at appropriate densities and lot sizes. The applicant has designed a project with several density and lot size parameters while providing for a unified and seamless transition throughout the entire project. The project is also complying with Policy LM4.10g, which encourages block walls abutting RNP areas to incorporate landscaping in combination with the wall to soften the appearance of the wall facade.

The applicant is also requesting a use permit for a planned unit development (PUD). A PUD is intended to maximize flexibility and innovation in residential development by utilizing area

21a

sensitive site planning and design to achieve a desirable mixture of compatible land use patterns. The proposed setbacks are consistent with other PUD requests throughout the Lone Mountain area that have subsequently developed or are developing with no known detrimental impacts to the respective areas. Therefore, staff finds the request is consistent and compatible with existing uses in the area, and is consistent with the Comprehensive Plan and Title 30 provisions for a PUD.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

1. No resolution of intent and staff preparing an ordinance to adopt the zoning;
2. Minimum 18,000 square foot (gross) lots on all lots located within the Rural Neighborhood Preservation (RNP) area;
3. All applicable standard conditions for this application type.

Civil Engineering

1. Right-of-way dedication to include 100 feet for Hualapai Way, 50 feet for Centennial Parkway, 30 feet for Ruffian Road, and 30 feet for Regina Avenue;
2. If sidewalk is detached, dedicate right-of-way and grant easements in accordance with sidewalk requirements;
3. Traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering approval;
4. Drainage study and compliance;
5. Coordinate drainage and traffic study with ZC-2019-05 and ZC-2018-05;
6. If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnout and/or passenger loading/shelter area in accordance with Regional Transportation Commission standards;
7. Driveway lengths to be a minimum of 20 feet in length;
8. Interior private streets to have a minimum of 37 feet to back of curb;
9. Streets less than 150 feet in length to have a minimum of 24 feet of drivable surface width with a maximum of 3 lots and post "No Parking" signs on both sides of the street;
10. Full off-sites on Centennial Parkway and Hualapai Way;
11. All vacations to be recordable prior to building permit issuance and or applicable map submittal.
12. Non-urban standards on Ruffian Road;
13. Paving, curb, and gutter on Regina Avenue;
14. Safety lighting at intersections.



May 14, 2014

City of Las Vegas
Planning & Development
333 N. Rancho Drive
Las Vegas, NV 89106

**Reference: Centennial/Hualapai
Annexation
APN #126-25-501-007-013, 125-101-001-002**

On behalf of Greystone Nevada we respectfully request that you approve an annexation of 126-25-501-007-013, 125-101-001-002

The subject property is located at Centennial Parkway and Hualapai Way, which situates on 31.4 acres and is currently zoned R-D under Clark County Zoning. We are proposing an 84 lot single family residential development and requesting the R-1 zoning under City of Las Vegas.

The property meets the standards for annexation and requires connection to CLV sanitary sewer system. Annexation will not cause burden to existing services provided by CLV.

Setback Requirements

R-1 – City of Las Vegas		R-D -Clark County	
a. Minimum Front Yard Setback	20 feet	Minimum Front Yard Setback	30 feet
b. Minimum Side Yard Setback	5 feet	Minimum Side Yard Setback	10 feet
c. Minimum Corner Side Setback	15 feet	Minimum Corner Side Setback	15 feet
d. Minimum Rear Yard Setback	15 feet	Minimum Rear Yard Setback	25 feet

If you have any questions or need additional information, please call me at 932-6125 (office) or 336-4071 (cell).

Sincerely,

Sonia Macias
Project Coordinator

ANX-54291

7080 La Cienega Street #200
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

PRJ-53967
05/22/14

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: JULY 8, 2014

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☒ **Consent** ☐ **Discussion**

SUBJECT:

ANX-54293 - ANNEXATION - APPLICANT/OWNER: GREYSTONE NEVADA, LLC - For possible action on a Petition to Annex 10.0 acres on the south side of Centennial Parkway at Conquistador Street (APNs 125-30-101-004 and 005), Ward 6 (Ross) [PRJ-53965].

This Item Will be Forwarded to City Council In Ordinance Form 8/20/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-54293** APN: 125-30-101-004+005

Name of Property Owner: Grevstone Nevada LLC

Name of Applicant: Grevstone Nevada LLC

Name of Representative: TCE

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

☐ Yes

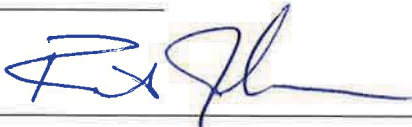
☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: 

Print Name: Robert Johnson

Subscribed and sworn before me

This 20th day of February 2014

Brooke Egan
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation

Project Address (Location) Conquistador Street/Regena Ave.

Project Name Centennial / Conquistador

Proposed Use RDR-2

Assessor's Parcel #(s) 125.30.101.004+005

Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing R-D proposed R-1

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 10.0 Lots/Units 25 Density _____

Additional Information _____

PROPERTY OWNER Greystone Nevada LLC **Contact** Paulo Chavez
Address 2490 Paseo Verde Parkway #120 **Phone:** 821-4614 **Fax:** _____
City Las Vegas **State** NV **Zip** 89074
E-mail Address paulo.chavez@lennar.com

APPLICANT Greystone Nevada LLC **Contact** Paulo Chavez
Address 2490 Paseo Verde Parkway #120 **Phone:** 821-4614 **Fax:** _____
City Las Vegas **State** NV **Zip** 89074
E-mail Address paulo.chavez@lennar.com

REPRESENTATIVE TCE **Contact** Sonia Macias
Address 7080 La Cienega Street #200 **Phone:** 932-6125 **Fax:** 932-6129
City Las Vegas **State** NV **Zip** 89119
E-mail Address smacias@tce-lv.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 Robert Johnson

Subscribed and sworn before me

This 20th day of February, 20 14.

Brooke Egan

Notary Public in and for said County and State: Notary Public, State of Nevada

Appointment No. 04-87138-1
My Appt. Expires Jun 15, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # ANX-54293
Meeting Date: 07/08/14 **PC**
Total Fee: _____
Date Received:* _____
Received By: _____

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

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

BY **LENNAR**[®]
APN 125-30-101-004, 125-30-101-005
CLARK COUNTY, NEVADA
10.0+/- ACRES

NOTA ROYAL L L C
C/O MILESTONE ASSET
4482 N. BOSCHER BLVD # 103
PASADENA, CA 91107
PHONE: (702) 458-7700 FAX
FAX: (702) 458-7708 FAX
DEVELOPER

LENNAR
2490 FASSED VERDE PARKWAY
SUITE 120 HENDERSON, NV 89074
PHONE: (702) 456-7700 FAX: (702) 456-7708

BCI
DESIGN ENGINEERS
Engineering

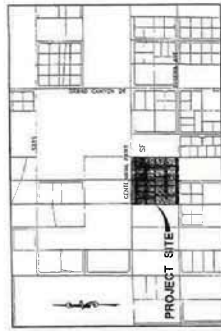
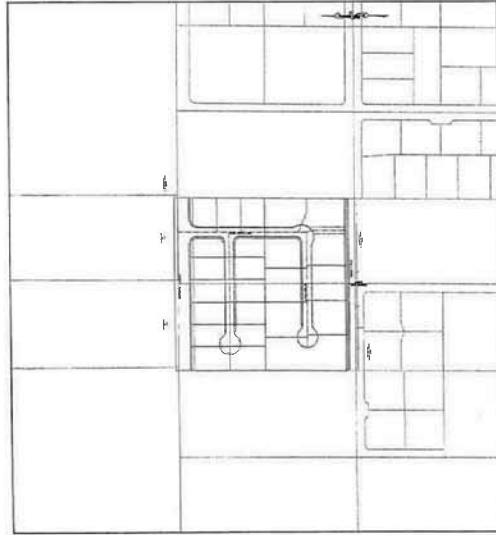
3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH 702-453-0000 FAX 702-453-0003

PART 10:
CONVEYANCE LOT FIVE (5), MORE PARTICULARLY DESCRIBED AS THE EAST HALF
(E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW
1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 19 SOUTH,

PARCEL 11:
THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION

CITY OF LAS VEGAS RYVET AND IRONING PLATE IN A CONCRETE CURBSTOP AT THE
NORTHWEST CORNER OF HUMAII WAY AND ALONE AVE.

NORTH 88°32'34" (EAST), BEING THE BLAVING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 11 S, RANGE 50 E, N.M.M. AS SHOWN IN FILE 114, PAGE 57 OF SURVEY'S ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

[illegible]VICINITY MAP
 MAP TO SITE

SITE PLAN

- [illegible]

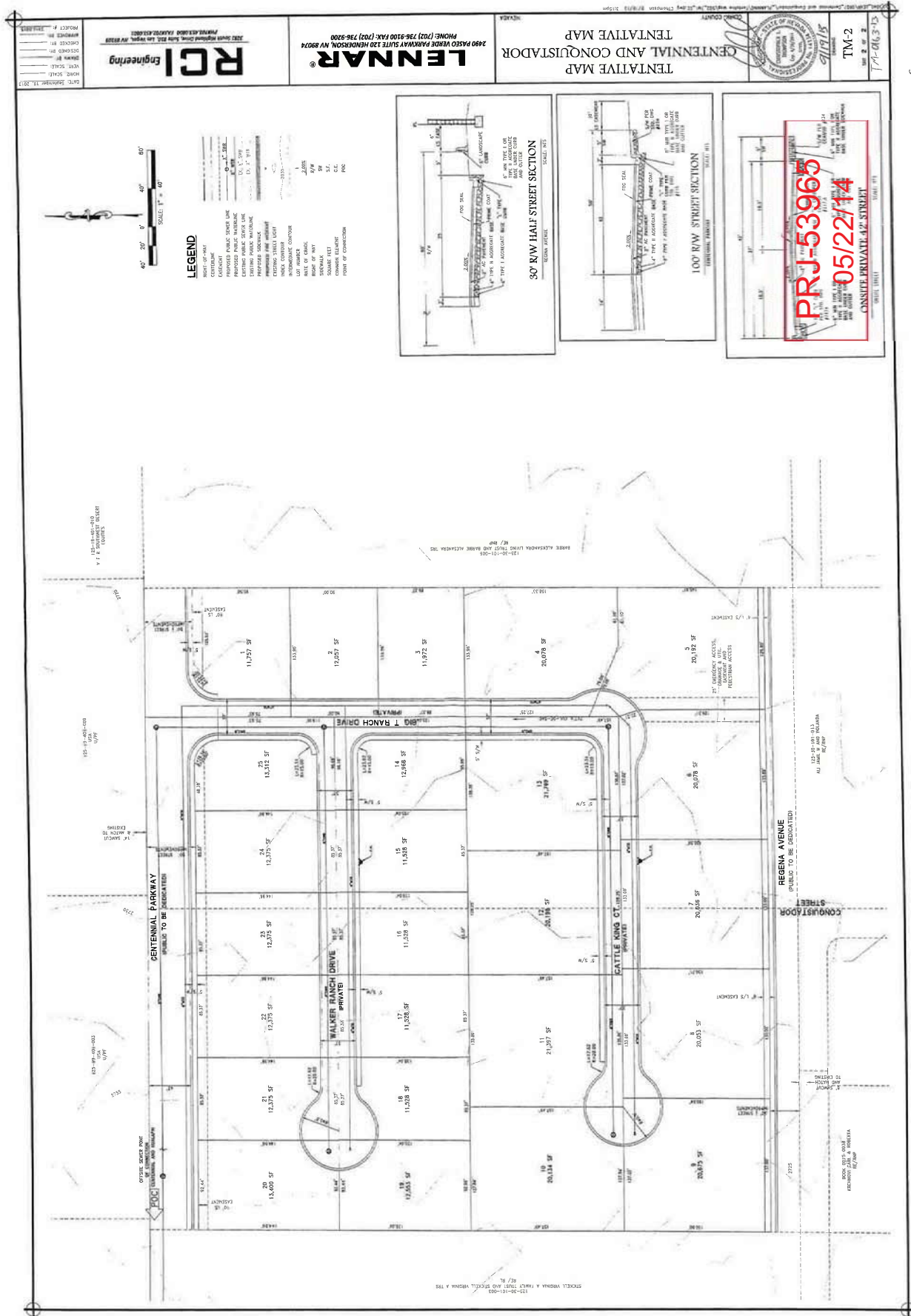
DISCLAIMER NOTE. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON UTILITIES NOT SHOWN IN THESE PLANS. THE ENGINEER IS NOT A LICENSED PROFESSIONAL ENGINEER OF ANY CATEGORY OR DISCIPLINE.

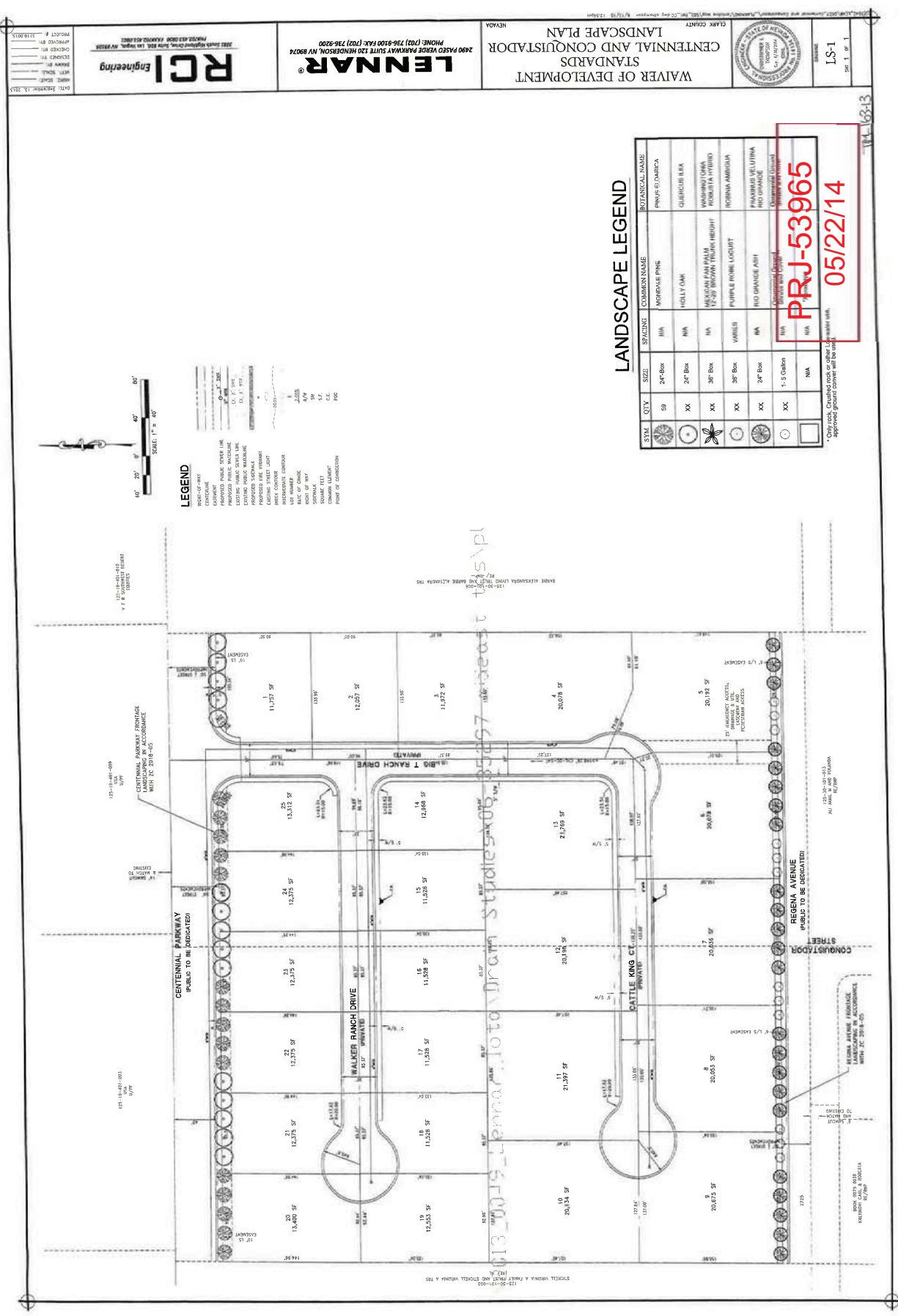
[illegible]

PRJ-53965

05/22/14

TM-163B Plan





RCI Engineering

2000 PASO VERDE PARKWAY SUITE 120 HENDERSON, NV 89074

PHONE: (702) 736-8100 FAX: (702) 736-9300

LENAR

2000 PASO VERDE PARKWAY SUITE 120 HENDERSON, NV 89074

PHONE: (702) 736-8100 FAX: (702) 736-9300

WAIVER OF DEVELOPMENT STANDARDS CENTENNIAL AND CONQUISTADOR LANDSCAPE PLAN

CLARK COUNTY

DATE: 05/22/14

PROJECT # 1118-015

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

SCALE: 1" = 40'

LS-1

SHEET 1 OF 1

05/22/14

PRJ-53965

ANX-54293

**WRITTEN CONSENT TO ACTION
BY SOLE MEMBER OF
GREYSTONE NEVADA, LLC**

SEPTEMBER 20, 2010

The undersigned, being the sole member of GREYSTONE NEVADA, LLC, a Delaware limited liability company (the "Company"), hereby consents, pursuant to the provisions of Section 18 of the Delaware Limited Liability Company Act, to the adoption of, and does hereby adopt, the following resolutions:

RESOLVED, that without limitation upon the power of the Sole Member by resolution to confer the same or similar authority upon other officers and individuals from time to time, and without limiting any authority otherwise conferred on the Sole Member, **Robert Johnson** shall have the power and authority in the name and on behalf of this Company to execute and deliver purchase and sale contracts between the Company and new home purchasers, deeds, settlement statements, affidavits, certificates, and any other necessary documents in connection with the Company's sale of homes to new homebuyers; and be it further

RESOLVED, that without limitation upon the power of the Sole Member by resolution to confer the same or similar authority upon other officers and individuals from time to time, and without limiting any authority otherwise conferred on the Sole Member, **Robert Johnson** shall have the power and authority in the name and on behalf of this Company to execute and deliver subdivision development agreements, purchase agreements, subcontractor agreements, bond agreements, utility agreements, permitting applications, and any other necessary documents in connection with the land development operations of the Company; and be it further

RESOLVED, that for the purpose of executing and delivering any and all instruments under the authority granted herein, **Robert Johnson** shall be and is hereby constituted an **Authorized Agent** of the Company and, any action taken or done pursuant to the authority herein granted shall be an act of the Company and binding upon it.

IN WITNESS WHEREOF, the undersigned has executed this Written Consent effective as of the date first written above.

SOLE MEMBER:

LENNAR PACIFIC PROPERTIES
MANAGEMENT, INC., a Delaware corporation

ANX-54293

By: _____

Mark Sustana, Vice President

PRJ-53965
05/22/14



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • PO Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Barbara Ginoulias, Director

NOTICE OF FINAL ACTION

REVISED
August 24, 2006

SCOTT ANDERSON
6280 VALLEY VIEW BLVD. #200
LAS VEGAS, NV 89118

REFERENCE: ZC-2018-05

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of April 5, 2006 and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval apply only to this specific application. A property may have several approved applications on it, each will have its own expiration date. It is the applicant's responsibility to keep each application current.

CONDITIONS:

Current Planning

- ~~No resolution of intent and staff preparing an ordinance to adopt the zoning;~~
DELETED by staff
- ~~Minimum 18,000 square foot (gross) lots on all lots located within the Rural Neighborhood Preservation (RNP) area;~~ **DELETED by staff**
- All applicable standard conditions for this application type.
- A maximum of 25 lots;
- Ingress/egress via Centennial Parkway only;
- A minimum lot size of 20,000 square feet within the southern half of the development and a minimum of 11,000 square foot lots within the northern half of the development;
- Setbacks for lots in the southern half of the subdivision to be a minimum 20 feet for front facing garages (except when adjacent to a cul-de-sac or street knuckle), 10 foot front setback for side loaded garages or casitas, 10 foot minimum side setbacks and 15 feet corner setbacks, 5 foot minimum side setbacks for corner lots on cul-de-sac, and 20 foot minimum rear setbacks;
- Setbacks for lots in the northern half of the subdivision to be a minimum of 20 feet for front facing garages (except when adjacent to a cul-de-sac), 10 foot front setback for side loaded garages or to casitas, 5 foot minimum side setbacks and total setback between any two residences to be 15 feet (except for lots on a cul-de-sac to be a

BOARD OF COUNTY COMMISSIONERS

RORY REID, Chairman • MYRNA WILLIAMS, Vice Chair
TOM COLLINS • YVONNE ATKINSON GATES • CHIP MAXFIELD • LYNETTE BOGGS McDONALD • BRUCE L. WOODBURY
THOM REILLY, County Manager

ANX-54293

PRJ-53965
05/22/14



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • PO Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Barbara Ginoulas, Director

- minimum of 5 foot setback on each side), 10 foot corner setbacks, and 20 foot minimum rear setbacks (except for lots on a cul-de-sac to be a minimum of 15 feet);
9. No sidewalks or streetlights along Regina Avenue;
 10. No street lighting within the RNP portion of the development;
 11. Low-level lighting within the northern most 5 acres only where needed;
 12. Six foot wide landscaping outside the boundary wall along Regina Avenue to include: box trees every 30 feet, with drought tolerate plants all within a landscaped curb to protect from flood water, and the area to be maintained by the Home Owner's Association;
 13. Applicant to provide public pedestrian access to site from Centennial Parkway to Regina Avenue;
 14. Developer to provide disclosure to each purchaser regarding horses and livestock in the neighborhood;
 15. Applicant to provide drainage plan review in explanation to the neighbors.
 16. Design review as a public hearing on final architectural plans;
 17. Tentative map as a design review before the Board of County Commissioners';
 18. Per subdivision layout presented at the Board of County Commissioner's meeting.
 19. *Applicant is advised that this application must commence within 2 years of approval date or it will expire.*

Civil Engineering

1. Right-of-way dedication to include 50 feet for Centennial Parkway and 30 feet for Regina Avenue;
 2. If sidewalk is detached, dedicate right-of-way and grant easements in accordance with sidewalk requirements;
 3. Traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering approval;
 4. Drainage study and compliance;
 5. Coordinate drainage and traffic studies with ZC-2016-05 and ZC-2019-05;
 6. If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnout and/or passenger loading shelter area in accordance with Regional Transportation Commission standards;
 7. Full off-sites on Centennial Parkway;
 8. Interior streets to have a minimum of 37 feet to back of curb;
 9. All driveways to be a minimum of 20 feet in length;
 10. All vacations to be recordable prior to building permit issuance and or applicable map submittal.
 11. Paving, curb, and gutter on Regina Avenue;
 12. ~~Non-urban standards on Conquistador Street~~; DELETED by staff
 13. Safety lighting at intersections.
 14. Full width paving on Centennial Parkway on the property west of this site.
- ZONE CHANGE WAS WITHDRAWN WITHOUT PREJUDICE.**

BOARD OF COUNTY COMMISSIONERS
RORY REID, Chairman • MYRNA WILLIAMS, Vice Chair
TOM COLLINS • YVONNE ATKINSON GATES • CHIP MAXFIELD • LYNETTE BOGGS McDONALD • BRUCE L. WOODBURY
THOM REILLY, County Manager

ANX-54293

PRJ-53965
05/22/14

04/05/06 BCC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

UPDATE
CENTENNIAL PKWY/CONQUISTADOR ST

AS
PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-2018-05 - REGENA TEE PEE, LLC:

HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to R-D (Suburban Estates Residential) Zone.

USE PERMIT for a single family residential planned unit development on approximately 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone and R-D (Suburban Estates Residential) Zone.

Generally located on the south side of Centennial Parkway and the east and west sides of Conquistador Street within Lone Mountain (description of file). CM/dg/ka

RELATED INFORMATION:

APN:
125-30-101-004 & 005

MASTER PLAN/LAND USE GUIDE:

LONE MOUNTAIN/CENTENNIAL HILLS - UP TO RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC) & RURAL DENSITY RESIDENTIAL (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The plans depict a single family planned unit development consisting of 26 lots on 10.2 acres for an overall density of 2.6 dwelling units per acre. The project components consist of the following:

1. 5.2 acres zoned R-E (RNP-I) with 10 lots for a density of 2.0 dwelling units per acre and a minimum lot size of 18,000 square feet (gross);
2. 5.0 acres zoned R-D with 16 lots for a density of 3.2 dwelling units per acre and a minimum lot size of 9,800 square feet.

The zone boundary amendment only applies to the north half of the project (5 acres) immediately south of Centennial Parkway, while the use permit for the planned unit development covers the entire 10 acres. Access to the project is on both sides of Conquistador Street, which bisects the project; however, the overall planned unit development is seamless and consistent throughout in regards to landscaping, decorative block wall, open space, streetscape, and housing type. The internal street network consists of 37 foot wide private streets with a 5 foot wide sidewalk on one side, which is compliant with the planned unit development provision. The project will provide

22

a 10 foot wide landscape area along Centennial Parkway and a six foot wide landscape area along all other public streets. The project complies with all provisions for a planned unit development, including the overall open space requirement, which consists of private and common open space.

Through the planned unit development, the applicant is requesting the following setbacks: 20 foot front setback for all front loaded (facing) garages and 10 feet for side loaded garages and living areas, including accessory structures (casitas); 5 feet and 10 feet for side and side street setback, respectively, and 15 feet for rear setbacks. Additional setbacks for accessory structures (casitas) and patio covers are per the site development plan.

Surrounding Zoning and Land Use

The immediate area is a mixture of developed and undeveloped R-E and R-E (RNP-I) zoned properties.

Related Applications

ZC-2016-05 and ZC-2019-05 are related items on this agenda for a planned unit development that is oriented along Centennial Parkway, which is under the same ownership and requested by the same applicant. ZC-2017-05 was approved on March 8, 2006 by the BCC for this same development.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Boundary & Planned Unit Development

This request conforms to the area land use plan. The south half of this site is planned for Rural Neighborhood Preservation (RNP) and zoned R-E (RNP-I) for a density not to exceed 2 dwelling units per acre. The site development plan, with corresponding densities, is consistent with the intent of the land use plan and developed residential development in the immediate area. The project complies with Policies LM4.2g and LM4.6g, which encourage vacant lots within existing RNP areas to develop at like densities and lot sizes, and encourage new residential developments adjacent to RNP areas to transition at appropriate densities and lot sizes. The applicant has designed a project with two density and lot size parameters while still providing for a unified and seamless transition throughout the entire project. The project is also complying with Policy LM4.10g, which encourages block walls abutting RNP areas to incorporate landscaping in combination with the wall to soften the appearance of the wall facade.

The applicant is also requesting a use permit for a planned unit development (PUD). A PUD is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns. The proposed setbacks are consistent with other PUD requests throughout the Lone Mountain area that have subsequently developed or are developing with no known detrimental impacts to the respective areas. Therefore, staff finds the request is consistent and compatible with existing

uses in the area, and is consistent with the Comprehensive Plan and Title 30 provisions for a PUD.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

1. No resolution of intent and staff preparing an ordinance to adopt the zoning;
2. Minimum 18,000 square foot (gross) lots on all lots located within the Rural Neighborhood Preservation (RNP) area;
3. All applicable standard conditions for this application type.

Civil Engineering

1. Right-of-way dedication to include 60 feet for Conquistador Street, 50 feet for Centennial Parkway, and 30 feet for Regina Avenue;
2. If sidewalk is detached, dedicate right-of-way and grant easements in accordance with sidewalk requirements;
3. Traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering approval;
4. Drainage study and compliance;
5. Coordinate drainage and traffic studies with ZC-2016-05 and ZC-2019-05;
6. If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnout and/or passenger loading shelter area in accordance with Regional Transportation Commission standards;
7. Full off-sites on Centennial Parkway;
8. Interior streets to have a minimum of 37 feet to back of curb;
9. All driveways to be a minimum of 20 feet in length;
10. All vacations to be recordable prior to building permit issuance and or applicable map submittal.
11. Paving, curb, and gutter on Regina Avenue;
12. Non urban standards on Conquistador Street;
13. Safety lighting at intersections.

TAB/CAC:
APPROVALS:
PROTESTS:

COUNTY COMMISSION ACTION: February 8, 2006 – HELD – To 02/22/06 – per the applicant's attorney.

COUNTY COMMISSION ACTION: February 22, 2006 – HELD – To 03/22/06 – per the applicant.

COUNTY COMMISSION ACTION: March 22, 2006 – HELD – To 04/05/06 – per Commissioner Maxfield

APPLICANT: Omega Vista, LLC

CONTACT: CVL Consultants, Scott Anderson, 6280 South Valley View Boulevard, Suite 200, Las Vegas, NV 89118

22c

ANX-54293

PRJ-53965
05/22/14



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • PO Box 551744 • Las Vegas NV 89155-1744

(702) 455-4314 • Fax (702) 455-3271

Barbara Ginoulas, Director

NOTICE OF FINAL ACTION

May 25, 2006

DARREN BENCH
CVL CONSULTANTS, INC.
6280 S. VALLEY VIEW 200
LAS VEGAS, NV 89118

REFERENCE: WS-0545-06.

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **May 17, 2006** and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval apply only to this specific application. A property may have several approved applications on it, each will have its own expiration date. It is the applicant's responsibility to keep each application current.

CONDITIONS:

Current Planning

- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

- Clark County Fire Department approval for over length cul-de-sac.

BOARD OF COUNTY COMMISSIONERS

RORY REID, Chairman • MYRNA WILLIAMS, Vice Chair
TOM COLLINS • YVONNE ATKINSON GATES • CHIP MAXFIELD • LYNETTE BOGGS McDONALD • BRUCE L. WOODBURY
THOM REILLY, County Manager

ANX-54293

PRJ-53965
05/22/14

05/17/06 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

CENTENNIAL PKWY/CONQUISTADOR ST

AS

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-0545-06 - REGENA TEE PEE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase cul-de-sac length for a private street in conjunction with a single family residential development on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone and an R-D (Suburban Estates Residential) Zone.

Generally located on the south side of Centennial Parkway (alignment) and the east and west sides of Conquistador Street (alignment) within Lone Mountain. CM/al/dr

RELATED INFORMATION:

APN:
125-30-101-004 & 005

WAIVER OF DEVELOPMENT STANDARDS:

Increase cul-de-sac length for a private street in conjunction with a single family residential development to approximately 700 feet where a maximum of 500 feet is allowed.

MASTER PLAN/LAND USE GUIDE:

LONE MOUNTAIN/CENTENNIAL HILLS - UP TO RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC) & RURAL DENSITY RESIDENTIAL (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

The plans depict a single family planned unit development consisting of 25 lots on 10.0 acres for an overall density of 2.5 dwelling units per acre. The plans depict a single access to this subdivision from Centennial Parkway along the north side of the site. Approximately 140 feet south of Centennial Parkway is a "T" intersection for a cul-de-sac. The plans indicate a total of 12 lots will be located along the north and south sides of this cul-de-sac. Approximately 300 feet to the south of the "T" intersection, the street makes a 90 degree turn to the west and the street end in a cul-de-sac about 400 feet west of the knuckle at the 90 degree turn. The plans indicate there will be 11 lots adjacent to this street south of the "T" intersection.

Prior Land Use Requests

The zoning for this site was approved by action of ZC-2018-05 in April 2006.

Surrounding Zoning and Land Use

The immediate area is a mixture of developed and undeveloped R-E and R-E (RNP-I) zoned properties.

Related Applications

TM-0019-06, a tentative map for this project is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

- Clark County Fire Department approval for over length cul-de-sac.

TAB/CAC:**APPROVALS:****PROTESTS:**

APPLICANT: Omega Vista, LLC

CONTACT: Darren Bench, CVL Consultants, Inc., 6280 South Valley View Boulevard, Suite 200, Las Vegas, NV 89118



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director • Marci D. Henson, Assistant Director

NOTICE OF FINAL ACTION

November 15, 2013

CHRIS THOMPSON
RCI ENGINEERING
3281 S. HIGHLAND DR #810
LAS VEGAS, NV 89109

REFERENCE: VS-0596-13

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **November 6, 2013** and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current, and also provide a current contact name, address, and phone number to this Department at the above address. This information must be submitted in writing with the application number referenced.**

CONDITIONS:

Current Planning

- Subject to conditions of approval of ZC-2018-05;
- Satisfy utility companies' requirements.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works – Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 50 feet for Centennial Parkway and 30 feet for Regena Avenue;
- Vacation to be recordable prior to permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and that for any sanitary sewer needs, applicant is advised to

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman, LARRY BROWN, Vice-Chairman
SUSAN BRAGER - TOM COLLINS • CHRIS GUINCHOLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

ANX-54293

PRJ-53965
05/22/14



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director • Marci D. Henson, Assistant Director

submit to either the Southern Nevada Health District concerning the use of an individual disposal system, or to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman, LARRY BROWN, Vice-Chairman
SUSAN BRAGER - TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

ANX-54293

PRJ-53965
05/22/14

11/06/13 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

CENTENNIAL PKWY/EULA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-0596-13 – GREYSTONE NEVADA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Centennial Parkway (alignment) and Regena Avenue (alignment), and between Eula Street (alignment) and Jensen Street (alignment) within Lone Mountain (description on file). LB/gc/ml (For possible action)

RELATED INFORMATION:

APN:
125-30-101-004 & 005

LAND USE PLAN:
LONE MOUNTAIN – RESIDENTIAL LOW (UP TO 3 DU/AC) & RURAL
NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements on the perimeter of both parcels excepting 50 feet for Centennial Parkway and 30 feet for Regena Avenue. The applicant states that since the perimeter streets will be dedicated to full width with this development, there will not be any negative impacts to the adjacent parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0388-07	Vacate and abandon government patent easements – expired	Approved by PC	June 2007
WS-0545-06	Increased cul-de-sac length – expired	Approved by BCC	May 2006
TM-0019-06	Tentative map for 25 lots – expired	Approved by BCC	May 2006
ZC-2018-05	Reclassified 5 acres from R-E (RNP-I) to R-D zoning and included a use permit for a single family residential planned unit development on the entire site	Approved by BCC	March 2006

12.3

ANX-54293

PRJ-53965
05/22/14

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	U (R)	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & single family residences
East & West	Residential Low (up to 3 du/ac) & Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Companion Applications

Application Number	Request
WS-0589-13	Waiver of development standards for an over-length cul-de-sac for a single family residential planned unit development is a companion item on this agenda.
TM-0163-13	Tentative map for 25 single family residential planned unit development lots is a companion item on this agenda.

Related Applications

Application Number	Request
WS-0580-13	Waiver for an over-length cul-de-sac for a single family residential planned unit development located at the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
TM-0158-13	Tentative map for 31 single family residential planned unit development lots located at the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
VS-0594-13	Vacate and abandon government patent easements near the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
DR-0585-13	Design review for architectural plans for a single family residential planned unit development located at the southeast and southwest corners of Centennial Parkway and Hualapai Way is a related item on this agenda.
TM-0160-13	Tentative map for 84 single family residential planned unit development lots located at the southeast and southwest corners of Centennial Parkway & Hualapai Way is a related item on this agenda.
VS-0595-13	Vacate and abandon a portion of right-of-way being Ruffian Road and government patent easements near the southeast and southwest corners of Centennial Parkway and Hualapai Way is a related item on this agenda.
WS-0600-13	Waiver for over-length cul-de-sacs for a single family residential planned unit development located along the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.
TM-0165-13	Tentative map for 32 single family residential planned unit development lots located along the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.
VS-0601-13	Vacate and abandon government patent easements near the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Public Works – Development Review**

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works – Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 50 feet for Centennial Parkway and 40 feet for Regena Avenue;
- Vacation to be recordable prior to permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and that for any sanitary sewer needs, applicant is advised to submit to either the Southern Nevada Health District concerning the use of an individual disposal system, or to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:**APPROVALS:****PROTESTS:**

APPLICANT: Lennar Homes

CONTACT: Chris Thompson, RCI Engineering, 3281 S. Highland Drive, Suite 810, Las Vegas, NV 89109

ANX-54293

PRJ-53965
05/22/14

PAGE INTENTIONALLY LEFT BLANK

12.1

ANX-54293

PRJ-53965
05/22/14

VS-0596-13



ANX-54293

PRJ-53965
05/22/14



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director • Marci D. Henson, Assistant Director

NOTICE OF FINAL ACTION

November 15, 2013

CHRIS THOMPSON
RCI ENGINEERING
3281 S. HIGHLAND DR #810
LAS VEGAS, NV 89109

REFERENCE: WS-0589-13

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **November 6, 2013** and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current, and also provide a current contact name, address, and phone number to this Department at the above address. This information must be submitted in writing with the application number referenced.**

CONDITIONS:

Current Planning

- Subject to conditions of approval of ZC-2018-05;
- A minimum 2 lots along Regena Avenue to be single story;
- Landscaping along Regena Avenue to be 36 inch box trees, 30 feet apart including shrubs;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Artificial grade (fill) can only be created if required by the drainage study;
- No curb/gutter along Regena Avenue, only landscape curbs;
- Drainage study and compliance;
- Traffic study and compliance, project may qualify for an exception to the traffic analysis with Public Works Development Review Division approval;
- Full off-site improvements along Centennial Parkway;

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman, LARRY BROWN, Vice-Chairman
SUSAN BRAGER - TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

ANX-54293

PRJ-53965
05/22/14



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director • Marci D. Henson, Assistant Director

Right-of-way dedication to include 50 feet for Centennial Parkway and 30 feet for Regena Avenue;

- Fire Department approval of the over-length cul-de-sac.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and that for any sanitary sewer needs, applicant is advised to submit to either the Southern Nevada Health District concerning the use of an individual disposal system, or to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

Fire Department

- Dead-end streets/cul-de-sacs in excess of 500 feet must have an approved fire department turn-around provided.

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman, LARRY BROWN, Vice-Chairman
SUSAN BRAGER • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

ANX-54293

PRJ-53965
05/22/14

11/06/13 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

CENTENNIAL PKWY/CONQUISTADOR ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-0589-13 – GREYSTONE NEVADA, LLC:

WAIVER OF DEVELOPMENT STANDARDS for an over-length cul-de-sac.

DESIGN REVIEW for architectural plans in conjunction with a single family residential planned unit development on 10.0 acres in an R-D (Suburban Estates Residential) Zone and an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Centennial Parkway (alignment), and the east and west sides of Conquistador Street (alignment) within Lone Mountain. LB/gc/ml (For possible action)

RELATED INFORMATION:

APN:

125-30-101-004 & 005

WAIVER OF DEVELOPMENT STANDARDS:

Increase the length of a cul-de-sac to 717 feet where a maximum of 500 feet is permitted (a 43.4% increase).

LAND USE PLAN:

LONE MOUNTAIN – RESIDENTIAL LOW (UP TO 3 DU/AC) & RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 10
- Number of Lots: 25
- Density: 2.5 (overall)/3.0 (R-D zone)/2.0 (R-E (RNP-I) zone)
- Minimum/Maximum Lot Size: 11,528/13,400 (R-D zone)/20,036/21,769 (R-E (RNP-I) zone)
- Project Type: Single family residential planned unit development
- Number of Stories: 1 and 2
- Building Height: Up to 29 feet 2 inches
- Square Feet: 3,242 to 4,996

Site Plan

The plans depict a single family residential planned unit development consisting of 25 residential lots at an overall density of 2.5 dwelling units per acre. The project components consist of the following:

13.3

ANX-54293

PRJ-53965
05/22/14

1. 5.0 acres zoned R-D with 15 lots at a density of 3.0 dwelling units per acre, with a minimum lot size of 11,528 square feet and a maximum lot size of 13,400 square feet.
2. 5.0 acres zoned R-E (RNP-I) with 10 lots at a density of 2.0 dwelling units per acre, with a minimum lot size of 20,036 square feet and a maximum lot size of 21,769 square feet.

The lots will be served by 42 foot wide private streets with a sidewalk on 1 side of the street. One of the cul-de-sacs is 717 feet in length which necessitates the waiver of development standards request. Access to the project will be from Centennial Parkway. A 25 foot wide emergency access, drainage/utility, and pedestrian access easement is provided from the subdivision to Regena Avenue.

Landscaping

The plans show a 10 foot wide landscape easement along Centennial Parkway and a 6 foot wide landscape easement along Regena Avenue. Landscaping will be done in accordance with the plans approved under ZC-2018-05, where the landscape palette consisted of Shoestring Acacia trees, Chilean Mesquite trees, Purple Flowering Plum trees, Rio Grande Ash trees, and various shrubs.

Elevations

The plans depict 1, one story model, and 3, two story models with 3 different elevation styles. The homes will be constructed of stucco and concrete tile roofing. Architectural enhancements will be provided on all 4 sides of the residences which include elements such as stone veneer, wrought iron, sconces, shutters, and foam pop-outs.

Floor Plans

The single story home is 4,029 square feet in size. The second story homes range from 3,242 square feet to 4,996 square feet in size. Each of the homes will have 3 car garages and 3 to 6 bedrooms.

Applicant's Justification

The applicant states that to conform to the previously approved zone change (ZC-2018-05) an over-length cul-de-sac is necessary. Setbacks will be in accordance with the approved planned unit development associated with the zone change.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0388-07	Vacate and abandon government patent easements – expired	Approved by PC	June 2007
WS-0545-06	Increased cul-de-sac length – expired	Approved by BCC	May 2006
TM-0019-06	Tentative map for 25 lots – expired	Approved by BCC	May 2006

Application Number	Request	Action	Date
ZC-2018-05	Reclassified 5 acres from R-E (RNP-I) to R-D zoning and included a use permit for a single family residential planned unit development on the entire site	Approved by BCC	March 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	U (R)	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & single family residences
East & West	Residential Low (up to 3 du/ac) & Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Companion Applications

Application Number	Request
TM-0163-13	Tentative map for 25 single family residential planned unit development lots is a companion item on this agenda.
VS-0596-13	Vacate and abandon government patent easements is a companion item on this agenda.

Related Applications

Application Number	Request
WS-0580-13	Waiver of development standards for an over-length cul-de-sac for a single family residential planned unit development located at the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
TM-0158-13	Tentative map for 31 single family residential planned unit development lots located at the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
VS-0594-13	Vacate and abandon government patent easements near the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
DR-0585-13	Design review for architectural plans for a single family residential planned unit development located at the southeast and southwest corners of Centennial Parkway and Hualapai Way is a related item on this agenda.
TM-0160-13	Tentative map for 84 single family residential planned unit development lots located at the southeast and southwest corners of Centennial Parkway and Hualapai Way is a related item on this agenda.
VS-0595-13	Vacate and abandon a portion of right-of-way being Ruffian Road and government patent easements near the southeast and southwest corners of Centennial Parkway and Hualapai Way is a related item on this agenda.

Application Number	Request
WS-0600-13	Waiver for over-length cul-de-sacs for a single family residential planned unit development located along the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.
TM-0165-13	Tentative map for 32 single family residential planned unit development lots located along the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.
VS-0601-13	Vacate and abandon government patent easements near the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Design Review

The single family residential planned unit development complies with the conditions imposed under ZC-2018-05. Architectural enhancements are provided on all sides of the proposed residences in compliance with Policy 4.8 of the Lone Mountain Land Use Plan which encourages articulated facades to provide visual interest.

Public Works – Development Review

Waiver of Development Standards

Staff has no objection to waiver of development standards for an over-length cul-de-sac, applicant must obtain approval from the Fire Department.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance, project may qualify for an exception to the traffic analysis with Public Works Development Review Division approval;

13.6

ANX-54293

PRJ-53965
05/22/14

- Full off-site improvements along Centennial Parkway;
- Right-of-way dedication to include 50 feet for Centennial Parkway and 40 feet for Regena Avenue;
- Fire Department approval of the over-length cul-de-sac.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and that for any sanitary sewer needs, applicant is advised to submit to either the Southern Nevada Health District concerning the use of an individual disposal system, or to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

Fire Department

- Dead-end streets/cul-de-sacs in excess of 500 feet must have an approved fire department turn-around provided.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Lennar Homes

CONTACT: Chris Thompson, RCI Engineering, 3281 S. Highland Drive, Suite 810, Las Vegas, NV 89109

PAGE INTENTIONALLY LEFT BLANK

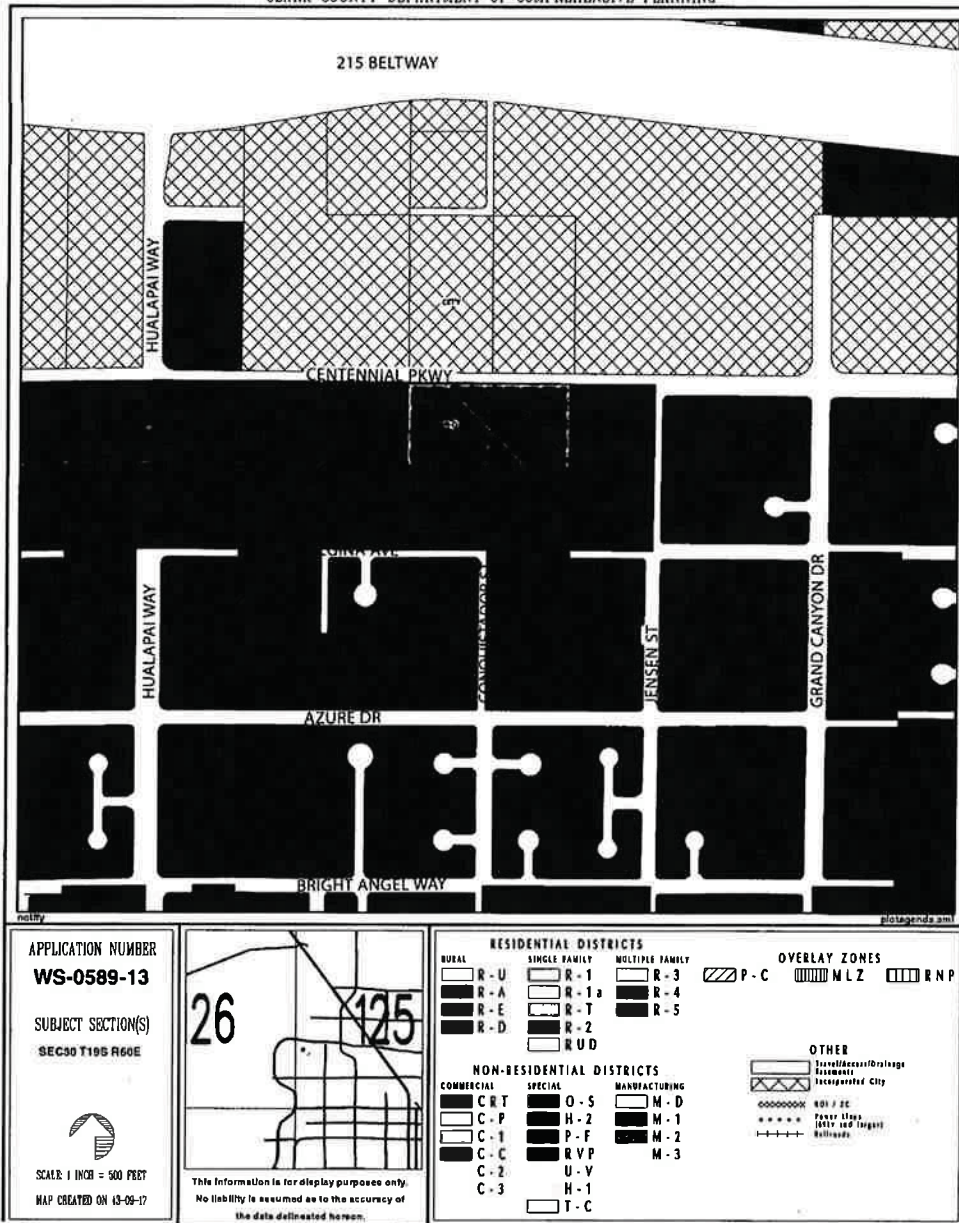
13.1

ANX-54293

PRJ-53965
05/22/14

COMMISSION AGENDA MAP
CLARK COUNTY DEPARTMENT OF COMPREHENSIVE PLANNING

WS-0589-13



13.2

ANX-54293

PRJ-53965
05/22/14



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director • Marci D. Henson, Assistant Director

NOTICE OF FINAL ACTION

November 15, 2013

CHRIS THOMPSON
3281 S. HIGHLAND DR #810
LAS VEGAS, NV 89109

REFERENCE: TM-0163-13

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **November 6, 2013** and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current, and also provide a current contact name, address, and phone number to this Department at the above address. This information must be submitted in writing with the application number referenced.**

CONDITIONS:

Current Planning

- Subject to conditions of approval of ZC-2018-05;
- A minimum 2 lots along Regena Avenue to be single story;
- Landscaping along Regena Avenue to be 36 inch box trees, 30 feet apart including shrubs.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works – Development Review

- Artificial grade (fill) can only be created if required by the drainage study;
- No curb/gutter along Regena Avenue, only landscape curbs;
- Drainage study and compliance;
- Traffic study and compliance, project may qualify for an exception to the traffic analysis with Public Works Development Review Division approval;
- Full off-site improvements along Centennial Parkway;
- Right-of-way dedication to include 50 feet for Centennial Parkway and 30 feet for Regena Avenue;
- Fire Department approval of the over length cul-de-sac.

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman, LARRY BROWN, Vice-Chairman
SUSAN BRAGER - TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

ANX-54293

PRJ-53965
05/22/14



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director • Marci D. Henson, Assistant Director

Current Planning Division - Addressing

- **Walker Ranch Drive shall be Walker Ranch Court.**
- Fire Department**
- **Dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.**
- Clark County Water Reclamation District (CCWRD)**
- **Applicant is advised that this is a County island and sewer service is provided through an interlocal agreement with a different utility agency.**

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman, LARRY BROWN, Vice-Chairman
SUSAN BRAGER - TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

ANX-54293

PRJ-53965
05/22/14

11/06/13 BCC AGENDA SHEET

CENTENNIAL AND CONQUISTADOR CENTENNIAL PKWY/CONQUISTADOR ST
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-0163-13 – GREYSTONE NEVADA, LLC:

TENTATIVE MAP consisting of 25 single family residential planned unit development lots.
DESIGN REVIEW for a single family residential planned unit development on 10.0 acres in an R-D (Suburban Estates Residential) Zone and an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Centennial Parkway (alignment), and the east and west sides of Conquistador Street (alignment) within Lone Mountain. LB/gc/ml (For possible action)

RELATED INFORMATION:

APN:
125-30-101-004 & 005

LAND USE PLAN:
LONE MOUNTAIN – RESIDENTIAL LOW (UP TO 3 DU/AC) & RURAL
NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 10
- Number of Lots: 25
- Density: 2.5 (overall)/3.0 (R-D zone)/2.0 (R-E (RNP-I) zone)
- Minimum/Maximum Lot Size: 11,528/13,400 (R-D zone)/20,036/21,769 (R-E (RNP-I) zone)
- Project Type: Single family residential planned unit development

The plans depict a single family residential planned unit development consisting of 25 residential lots at an overall density of 2.5 dwelling units per acre. The project components consist of the following:

1. 5.0 acres zoned R-D with 15 lots at a density of 3.0 dwelling units per acre, with a minimum lot size of 11,528 square feet and a maximum lot size of 13,400 square feet.
2. 5.0 acres zoned R-E (RNP-I) with 10 lots at a density of 2.0 dwelling units per acre, with a minimum lot size of 20,036 square feet and a maximum lot size of 21,769 square feet.

The lots will be served by 42 foot wide private streets with a sidewalk on 1 side of the street. Access to the project will be from Centennial Parkway. A 25 foot wide emergency access, drainage/utility, and pedestrian access easement is provided from the subdivision to Regena

14.3

Avenue. The plans show a 10 foot wide landscape easement along Centennial Parkway and a 6 foot wide landscape easement along Regena Avenue. Landscaping will be done in accordance with the plans approved under ZC-2018-05, where the landscape palette consisted of Shoestring Acacia trees, Chilean Mesquite trees, Purple Flowering Plum trees, Rio Grande Ash trees, and various shrubs.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0388-07	Vacate and abandon government patent easements – expired	Approved by PC	June 2007
WS-0545-06	Increased cul-de-sac length – expired	Approved by BCC	May 2006
TM-0019-06	Tentative map for 25 lots – expired	Approved by BCC	May 2006
ZC-2018-05	Reclassified 5 acres from R-E (RNP-I) to R-D zoning and included a use permit for a single family residential planned unit development on the entire site	Approved by BCC	March 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	U (R)	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & single family residences
East & West	Residential Low (up to 3 du/ac) & Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Companion Applications

Application Number	Request
WS-0589-13	Waiver of development standards for an over-length cul-de-sac for a single family residential planned unit development is a companion item on this agenda.
VS-0596-13	Vacate and abandon government patent easements is a companion item on this agenda.

Related Applications

Application Number	Request
WS-0580-13	Waiver for an over-length cul-de-sac for a single family residential planned unit development located at the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
TM-0158-13	Tentative map for 31 single family residential planned unit development lots located at the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.

Application Number	Request
VS-0594-13	Vacate and abandon government patent easements near the southwest corner of Centennial Parkway (alignment) and Alpine Ridge Way is a related item on this agenda.
DR-0585-13	Design review for architectural plans for a single family residential planned unit development located at the southeast and southwest corners of Centennial Parkway and Hualapai Way is a related item on this agenda.
TM-0160-13	Tentative map for 84 single family residential planned unit development lots located at the southeast and southwest corners of Centennial Parkway and Hualapai Way is a related item on this agenda.
VS-0595-13	Vacate and abandon a portion of right-of-way being Ruffian Road and government patent easements near the southeast and southwest corners of Centennial Parkway and Hualapai Way is a related item on this agenda.
WS-0600-13	Waiver for over-length cul-de-sacs for a single family residential planned unit development located along the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.
TM-0165-13	Tentative map for 32 single family residential planned unit development lots located along the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.
VS-0601-13	Vacate and abandon government patent easements near the east and west sides of Tee Pee Lane, south of Centennial Parkway is a related item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

Design Review

The single family residential planned unit development complies with the conditions imposed under ZC-2018-05. The project is designed with 2 different zoning categories while still providing for a unified and seamless transition throughout the entire project. The site design complies with Policy 2.3 of the Lone Mountain Land Use Plan which encourages a blending of residential parcel sizes that provides for a smooth transition from similar sized lots adjacent to RNP's to the higher density of the subject parcel when the parcels are located between an arterial street and an RNP designated area.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance, project may qualify for an exception to the traffic analysis with Public Works Development Review Division approval;
- Full off-site improvements along Centennial Parkway;
- Right-of-way dedication to include 50 feet for Centennial Parkway and 40 feet for Regena Avenue;
- Fire Department approval of the over length cul-de-sac.

Current Planning Division – Addressing

- Walker Ranch Drive shall be Walker Ranch Court.

Fire Department

- Dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this is a County island and sewer service is provided through an interlocal agreement with a different utility agency.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Lennar Homes

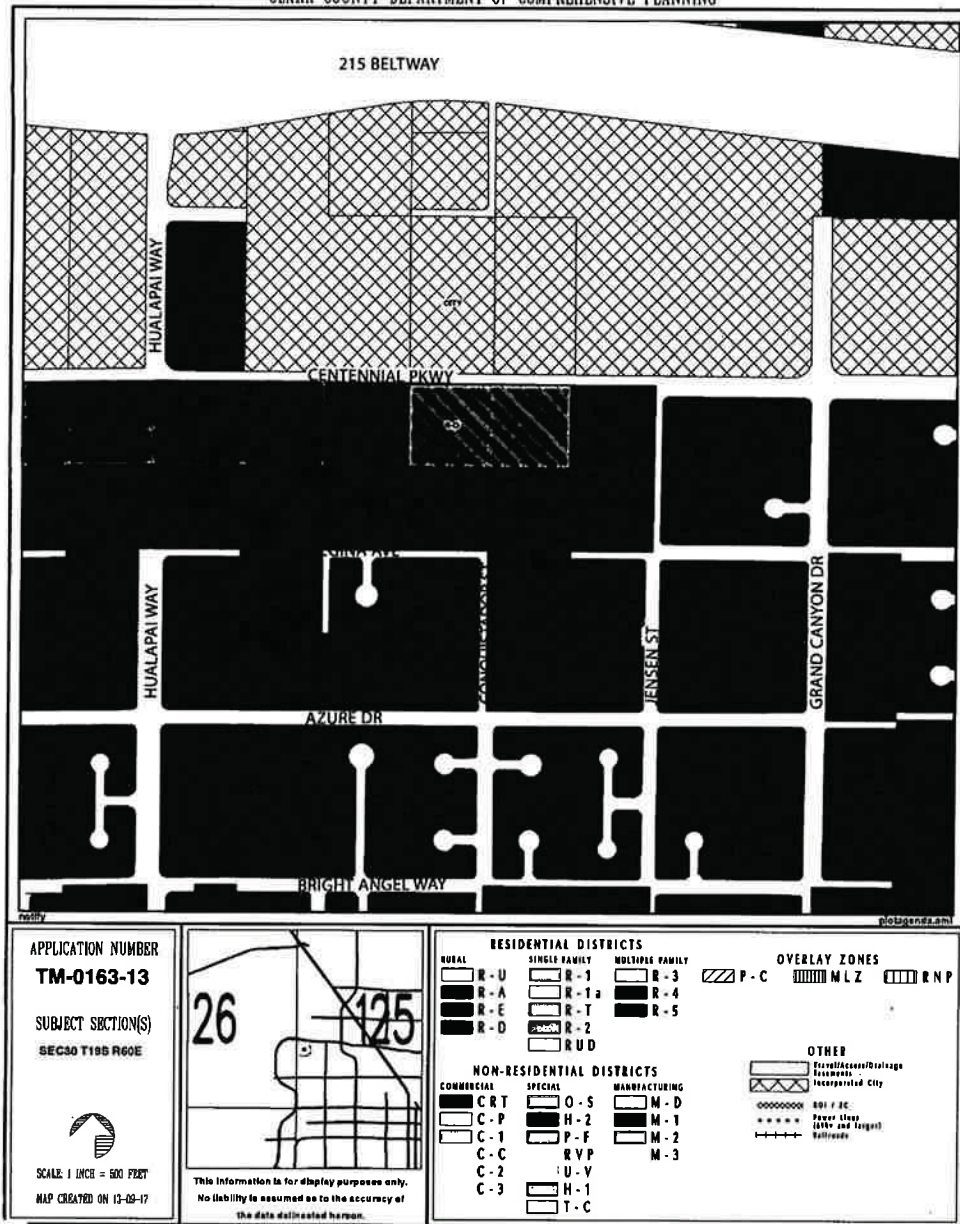
CONTACT: Chris Thompson, RCI Engineering, 3281 S. Highland Drive, Suite 810, Las Vegas, NV 89109

PAGE INTENTIONALLY LEFT BLANK

14.1

COMMISSION AGENDA MAP
CLARK COUNTY DEPARTMENT OF COMPREHENSIVE PLANNING

TM-0163-13



14.2

ANX-54293

PRJ-53965
05/22/14

T ☐ THOMASON
C ☐ CONSULTING
E ☐ ENGINEERS

City of Las Vegas
Planning & Development
333 N. Rancho Drive
Las Vegas, NV 89106

**Reference: Centennial/Conquistador
Annexation
APN #125-30-101-004 & 005**

On behalf of Greystone Nevada we respectfully request that you approve an annexation of 125-30-101-004 & 005

The subject property is located at Conquistador Street and Regena Ave., which situates on 10 acres and is currently zoned R-D under Clark County Zoning. We are proposing an 25 lot single family residential development and requesting the R-1 zoning under City of Las Vegas.

The property meets the standards for annexation and requires connection to CLV sanitary sewer system. Annexation will not cause burden to existing services provided by CLV.

Setback Requirements

R-1 – City of Las Vegas		R-D -Clark County	
a.	Minimum Front Yard Setback 20 feet	Minimum Front Yard Setback	30 feet
b.	Minimum Side Yard Setback 5 feet	Minimum Side Yard Setback	10 feet
c.	Minimum Corner Side Setback 15 feet	Minimum Corner Side Setback	15 feet
d.	Minimum Rear Yard Setback 15 feet	Minimum Rear Yard Setback	25 feet

If you have any questions or need additional information, please call me at 932-6125 (office) or 336-4071 (cell).

Sincerely,



Sonia Macias
Project Coordinator

ANX-54293

7080 La Cienega Street #200
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

PRJ-53965
05/22/14

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

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

GPA-54247 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -

APPLICANT/OWNER: City of Las Vegas - For possible action a request for a General Plan Amendment FROM: GC (GENERAL COMMERCIAL) TO: PF(Public Facilities) on 4.51 acres at 9043 Ackerman Avenue (APN 125-08-401-004), Ward 6 (Ross) [PRJ-54208].

C.C.: 8/20/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - GPA-54247 and ZON-54249 [PRJ-54208]
2. Conditions and Staff Report - GPA-54247 and ZON-54249 [PRJ-54208]
3. Supporting Documentation - GPA-54247 and ZON-54249 [PRJ-54208]
4. Photos - GPA-54247 and ZON-54249 [PRJ-54208]
5. Justification Letter - GPA-54247 and ZON-54249 [PRJ-54208]

CLV Planning - Application Form

Application Number:	PRJ-54208
Application/Petition For:	GPA & ZON
ProjectAddress (Location):	9043 ACKERMAN
Project Name	GPA & ZON FOR FIRE STATION 141
Assessors Parcel #(s):	12508401004
Ward #:	WARD 6 (STEVEN D. ROSS)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	PF
Zoning District: Proposed:	C-V - Civic
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	City of Las Vegas
Applicant Last Name:	Department of Planning
Applicant Address:	333 N. Rancho
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89131
Applicant Phone:	
Applicant Fax:	
Applicant Email:	cityoflasvegasplanning@gmail.com
Rep First Name:	City of Las Vegas
Rep Last Name:	Department of Planning
Rep Address:	333 N. Rancho
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89131
Rep Phone:	
Rep Fax:	
Rep Email:	cityoflasvegasplanning@gmail.com

GPA-54247 & ZON-54249

PRJ-54208
05/21/14

CLV Planning - Application Form

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
CITY OF LAS VEGAS	333 N RANCHO DR 8TH FL	LAS VEGAS, NV 89106-3703

CLVEPLAN Applicant	Company	Title	Email
Douglas Rankin	City of Las Vegas	Manager	cityoflasvegasplanning@gmail.com

GPA-54247 & ZON-54249

PRJ-54208
05/21/14

Memorandum

City of Las Vegas

To: Flinn Fagg, Director of the Planning Department

From: Doug Rankin, Planning Manager

CC:

Date: May 21, 2014

Re: Fire Station 141

The City of Las Vegas is requesting to amend the General Plan and Rezone 9043 Ackerman the current location of Fire Station 141 from GC (General Commercial) to PF (Public Facilities) and rezone the location from C-2 (General Commercial) to CV (Civic). This application will bring the subject site into alignment with the 2020 Master Plan for public buildings.

GPA-54247 & ZON-54249

Confidential

PRJ-54208
05/21/14

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

ZON-54249 - REZONING RELATED TO GPA-54247 - PUBLIC HEARING -

APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action a request for a Rezoning

FROM: C-2 (GENERAL COMMERCIAL) TO: C-V (Civic) on 4.51 at 9043 Ackerman Avenue
(APN 125-08-401-004), Ward 6 (Ross) [PRJ-54249].

C.C.: 8/20/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

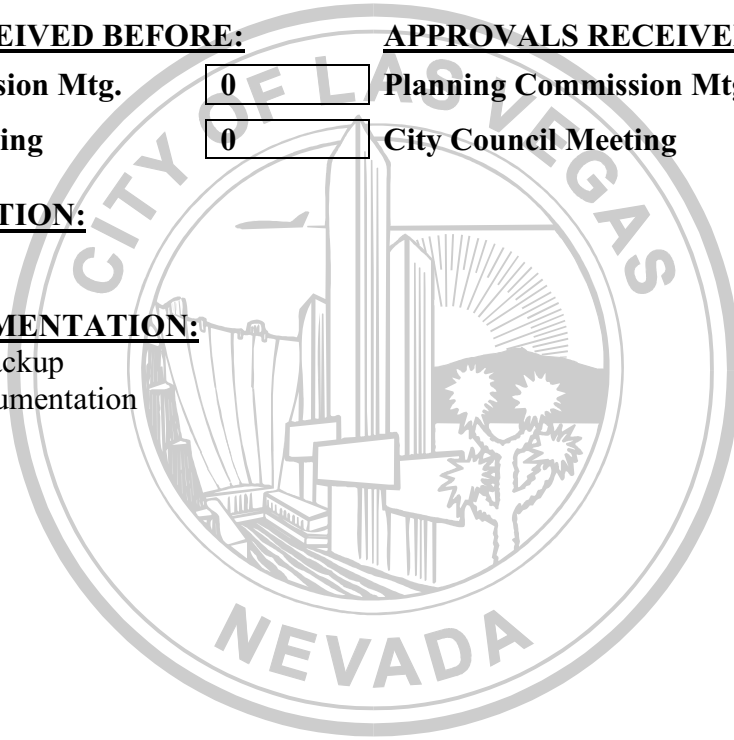
0

RECOMMENDATION:

None

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.

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

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

GPA-54270 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT:
DANIEL TOUIZER - OWNER: AQUINO FAMILY TRUST - For possible action on a request
for a General Plan Amendment FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO:
SC (SERVICE COMMERCIAL) on 2.5 acres at the northwest corner of Smoke Ranch Road and
Michael Way (APN 138-13-403-001), Ward 5 (Barlow) [PRJ-54163].

C.C.: 8/20/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - GPA-54270, ZON-54271 and SDR-54272 [PRJ-54163]
2. Conditions and Staff Report - GPA-54270, ZON-54271 and SDR-54272 [PRJ-54163]
3. Supporting Documentation - GPA-54270, ZON-54271 and SDR-54272 [PRJ-54163]
4. Photos - GPA-54270, ZON-54271 and SDR-54272 [PRJ-54163]
5. Justification Letter - GPA-54270, ZON-54271 and SDR-54272 [PRJ-54163]

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

ZON-54271 - REZONING RELATED TO GPA-54270 - PUBLIC HEARING - APPLICANT: DANIEL TOUIZER - OWNER: AQUINO FAMILY TRUST - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 2.5 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Barlow) [PRJ-54163].

C.C.: 8/20/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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.

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-54272 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-54270 AND ZON-54271 - PUBLIC HEARING - APPLICANT: DANIEL TOUIZER - OWNER: AQUINO FAMILY TRUST - For possible action on a request for a Site Development Plan Review FOR TWO PROPOSED GENERAL RETAIL BUILDINGS TOTALING 16,305 SQUARE FEET AND A 2,203 SQUARE-FOOT RESTAURANT on 2.46 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Barlow) [PRJ-54163]

C.C.: 8/20/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

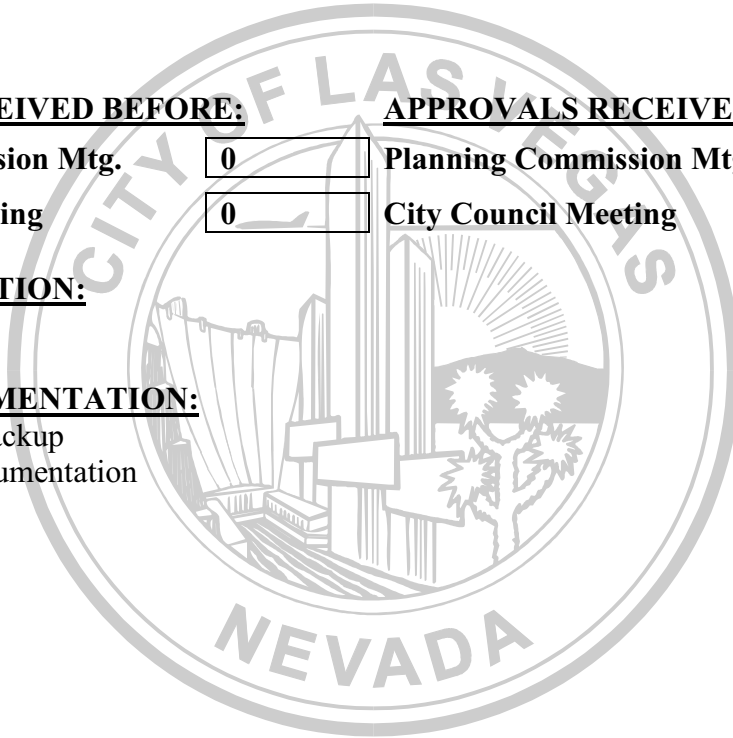
0

RECOMMENDATION:

None

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.

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

GPA-54321 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - Road Kill Grill

C.C.: 8/20/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - GPA-54321, ZON-54322, VAR-54323, VAR-54324 and SDR-54325 [PRJ-53789]
2. Conditions and Staff Report - GPA-54321, ZON-54322, VAR-54323, VAR-54324 and SDR-54325 [PRJ-53789]
3. Supporting Documentation - GPA-54321, ZON-54322, VAR-54323, VAR-54324 and SDR-54325 [PRJ-53789]
4. Photos - GPA-54321, ZON-54322, VAR-54323, VAR-54324 and SDR-54325 [PRJ-53789]
5. Justification Letter - GPA-54321, ZON-54322, VAR-54323, VAR-54324 and SDR-54325 [PRJ-53789]

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

ZON-54322 - REZONING RELATED TO GPA-54321 - PUBLIC HEARING - Road Kill Grill

C.C.: 8/20/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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.

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-54323 - VARIANCE RELATED TO GPA-54321 AND ZON-54322 - PUBLIC
HEARING - Road Kill Grill

C.C.: 8/20/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

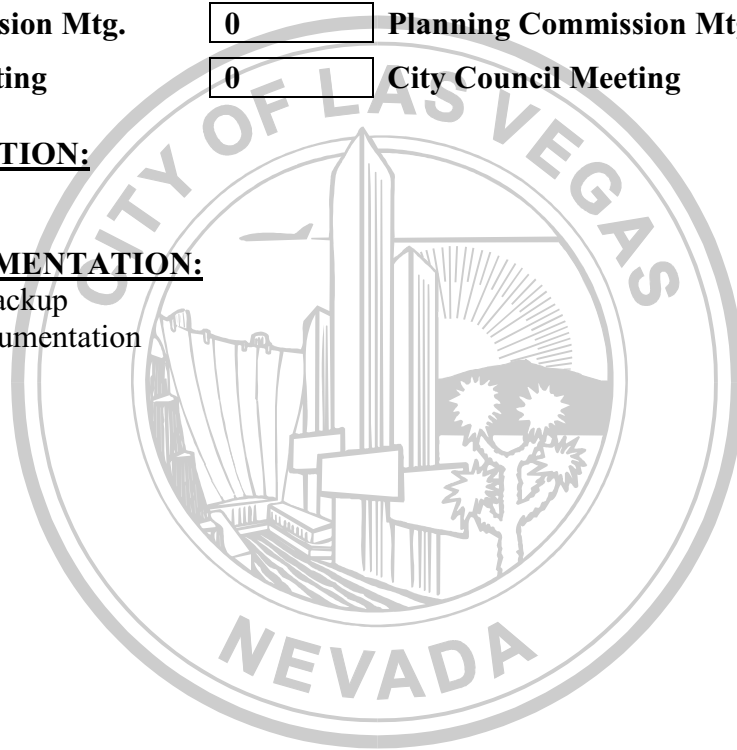
0

RECOMMENDATION:

None

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.

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-54324 - VARIANCE RELATED TO GPA-54321, ZON-54322 AND VAR-54323 -
PUBLIC HEARING - Road Kill Grill

C.C.: 8/20/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

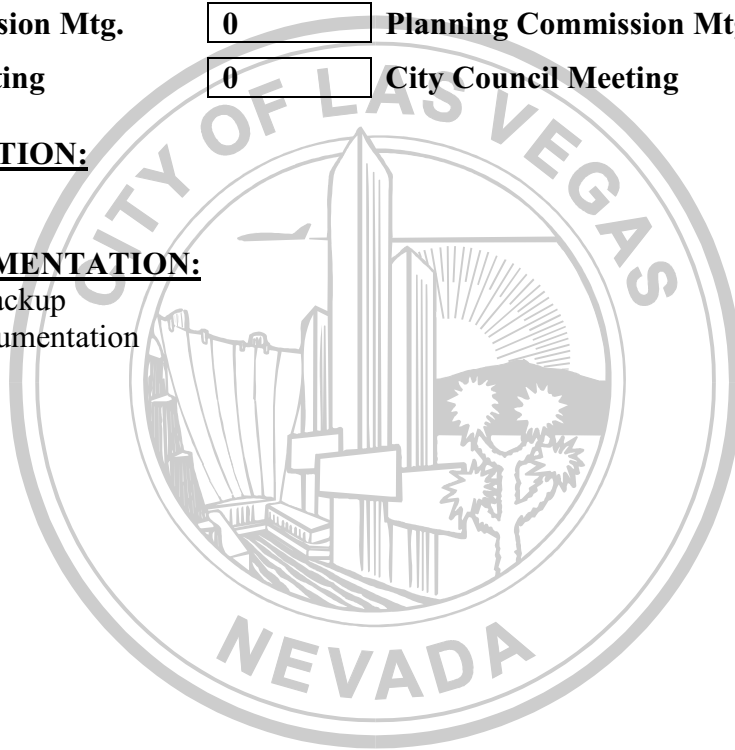
0

RECOMMENDATION:

None

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.

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-54325 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-54321, ZON-54322, VAR-54323 AND VAR-54324 - PUBLIC HEARING - Road Kill Grill

C.C.: 8/20/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

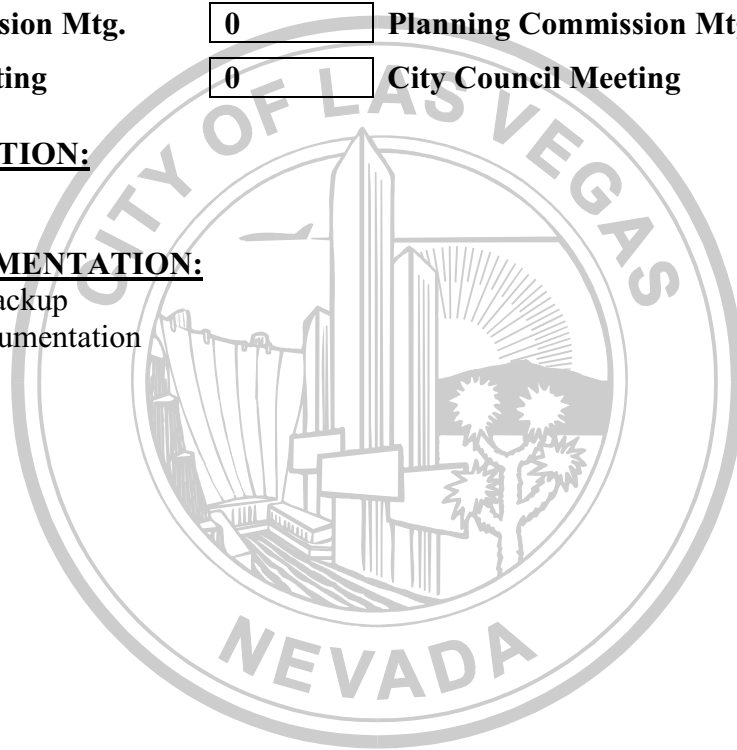
0

RECOMMENDATION:

None

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.

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-54333 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TRINITY PARK III, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED FOR GARAGES on 10.25 acres at the southeast corner of Peak Drive and Buffalo Drive (APNs 138-15-310-034 and 035), C-PB (Planned Business Park District) Zone, Ward 1 (Tarkanian) [PRJ54137].

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-54333, SUP-54334 and SDR-54335 [PRJ-54137]
2. Conditions and Staff Report - VAR-54333, SUP-54334 and SDR-54335 [PRJ-54137]
3. Supporting Documentation - VAR-54333, SUP-54334 and SDR-54335 [PRJ-54137]
4. Photos - VAR-54333, SUP-54334 and SDR-54335 [PRJ-54137]
5. Justification Letter - VAR-54333, SUP-54334 and SDR-54335 [PRJ-54137]

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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

RENO OFFICE
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

May 22, 2014

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

**Re: Justification Letter – Ovation
Special Use Permit & Site Plan Review
APN: 138-15-310-034 & 035 (the “Property”)**

To Whom It May Concern:

Please be advised this office represents Ovation (the “Applicant”) in the above referenced matter. The Applicant is requesting a special use permit to allow a mixed use development, site plan review for a proposed multi-family and retail project, and a waiver to allow businesses to have indirect sidewalk access where direct sidewalk access is required, generally located on the southeast corner of Buffalo Drive and Peak Drive. The Site is approximately 10.25 net acres.

Special Use Permit & Site Plan Review

The Site is zoned Planned Business Park District (“C-PB”). A mixed use development is an allowable use in a C-PB zoned district subject to special use permit approval. Here, the Applicant is proposing a mixed use development consisting of retail, office and residential uses. The Property is accessible from Buffalo Drive. Along the Buffalo Drive frontage, the Applicant is proposing two (2) two (2) story buildings with a vertical mixed use consisting of commercial/office/retail and residential uses. On the first floor of these buildings, the proposed uses are a yoga studio, pet wash and leasing offices. The commercial/office/retail uses are open to the public. On the second floor, the Applicant is proposing a total of six (6) one (1) bedroom residential units.

Additionally, the Applicant is proposing two (2) four (4) story multi-family residential buildings with a total of 294 units consisting of 130 one (1) bedroom units and 164 two (2) bedroom units. The total net density is 29.27 units per acre. The development is offering amenities such as conference rooms, computers rooms, a great room, game room and a pool and spa area. The development is providing 47,600 square feet of open space. The development is exceeding the required parking requirements and is providing 510 spaces where only 458 are required. Of the 510 parking spaces, 134 parking spaces are located in detached garage buildings. The Applicant is meeting all landscaping requirements.

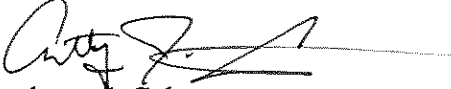
VAR-54333, SUP-54334 & SDR-54335

PRJ-54137
05/22/14

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

Sincerely,

KAEMPFER CROWELL


Anthony J. Celeste

AJC/

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-543334 - SPECIAL USE PERMIT RELATED TO VAR-54333 - PUBLIC HEARING -
APPLICANT/OWNER: TRINITY PARK III, LLC - For possible action on a request for a
Variance TO ALLOW AN EIGHT-FOOT SIDE YARD SETBACK WHERE TEN FEET IS
REQUIRED FOR GARAGES on 10.25 acres at the southeast corner of Peak Drive and Buffalo
Drive (APNs 138-15-310-034 and 035), C-PB (Planned Business Park District) Zone, Ward 1
(Tarkanian) [PRJ54137].

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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.



STATEMENT OF FINANCIAL INTEREST

Name of Representative: Kaempfer Crowell

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): _____

APN: _____

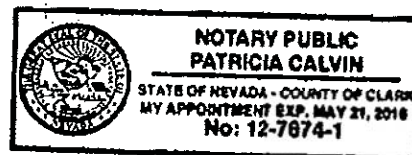
Signature of Property Owner: _____

Print Name: Thomas A. Thomas
Manager

Subscribed and sworn before me

This 20 day of May, 2014

Arthur Palmer
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit
 Project Address (Location) Buffalo & Peak
 Project Name Buffalo Peak Proposed Use Mixed use
 Assessor's Parcel #(s) 138-15-310-034 & 035 Ward # 1
 General Plan: existing _____ proposed _____ Zoning: existing C-PB proposed n/a
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Trinity Peak III Contact n/a
 Address 2300 W. Sahara Ave., #520 Phone: n/a Fax: n/a
 City Las Vegas State NV Zip 89102
 E-mail Address n/a

APPLICANT Ovallon Development Contact Jan Goyer
 Address 6021 S. Fort Apache, Suite 100 Phone: 702-990-2325 Fax: _____
 City Las Vegas State NV Zip 89148
 E-mail Address jang@ovallondevel.com

REPRESENTATIVE Kaempfer Crowell Contact Tabitha Fiddymont
 Address 8345 W. Sunset Road, Suite 250 Phone: 702-792-7000 Fax: 702-796-7181
 City Las Vegas State NV Zip 89113
 E-mail Address tdf@kcnylaw.com

Property Owner Signature _____

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

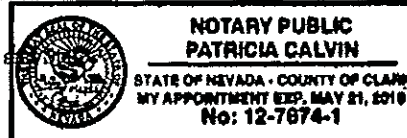
Print Name Thomas A. Thomas
 Manager

Subscribed and sworn before me

This 20th day of May, 20 14

Patricia Calvin

Notary Public in and for said County



Revised 10/27/03

FOR DEPARTMENT USE ONLY

Case # **SUP-54334**

Meeting Date: **07/08/14 PC**

Total Fee:

Date Received: *

Received By:

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

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

05/22/14

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-54335 -SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-54333 AND SUP-54334- PUBLIC HEARING - APPLICANT/OWNER: TRINITY PARK III, LLC - For possible action on a request for a Site Development Plan Review FOR 110,798 SQUARE-FOOT MIXED USE DEVELOPMENT CONSISTING OF 8,000 SQUARE FEET OF COMMERCIAL RETAIL SPACE AND 300 RESIDENTIAL UNITS on 10.25 acres at the southeast corner of Peak Drive and Buffalo Drive (APNs 138-15-310-034 and 035), C-PB (Planned Business Park District) Zone, Ward 1 (Tarkanian) [PRJ54137].

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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.



STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-54335** APN: 138-15-310-034 & 035

Name of Property Owner: Tridilly Peak III.

Name of Applicant: Ovallon Development

Name of Representative: Kaempfer Crowell

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

Yes

☒ No

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

City Official: n/a

Partner(s):

APN:

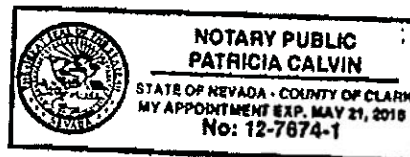
Signature of Property Owner: _____

Print Name: Thomas A. Thomas
Manager

Subscribed and sworn before me

This 20 day of may, 2014

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Plan Review
 Project Address (Location) Buffalo & Peak
 Project Name Buffalo Peak Proposed Use Mixed use
 Assessor's Parcel #(s) 138-15-310-034 & 035 Ward # 1
 General Plan: existing _____ proposed _____ Zoning: existing C-PB proposed n/a
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Trinity Peak III Contact n/a
 Address 2300 W. Sahara Ave., #520 Phone: n/a Fax: n/a
 City Las Vegas State NV Zip 89102
 E-mail Address n/a

APPLICANT Ovation Development Contact Jan Goyer
 Address 6021 S. Fort Apache, Suite 100 Phone: 702-990-2325 Fax: _____
 City Las Vegas State NV Zip 89148
 E-mail Address jang@ovaliondev.com

REPRESENTATIVE Kaempfer Crowell Contact Tabitha Fiddymont
 Address 8345 W. Sunset Road, Suite 260 Phone: 702-792-7000 Fax: 702-796-7181
 City Las Vegas State NV Zip 89113
 E-mail Address tdf@kcnylaw.com

Property Owner Signature _____

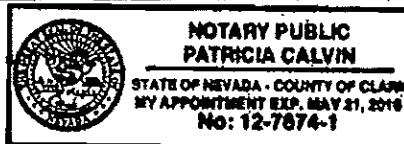
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Thomas A. Thomas
 Manager

Subscribed and sworn before me

This 20th day of may, 20 14
Patricia Calvin

Notary Public in and for said County



Revised 10/27/03

FOR DEPARTMENT USE ONLY

Case # **SDR-54335**
 Meeting Date: **07/08/14 PC**
 Total Fee: _____
 Date Received: * _____
 Received By: _____

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

Metrop Application Packet Application Form.pdf

05/22/14

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

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

MAY GO TO CITY COUNCIL ON 7/16/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

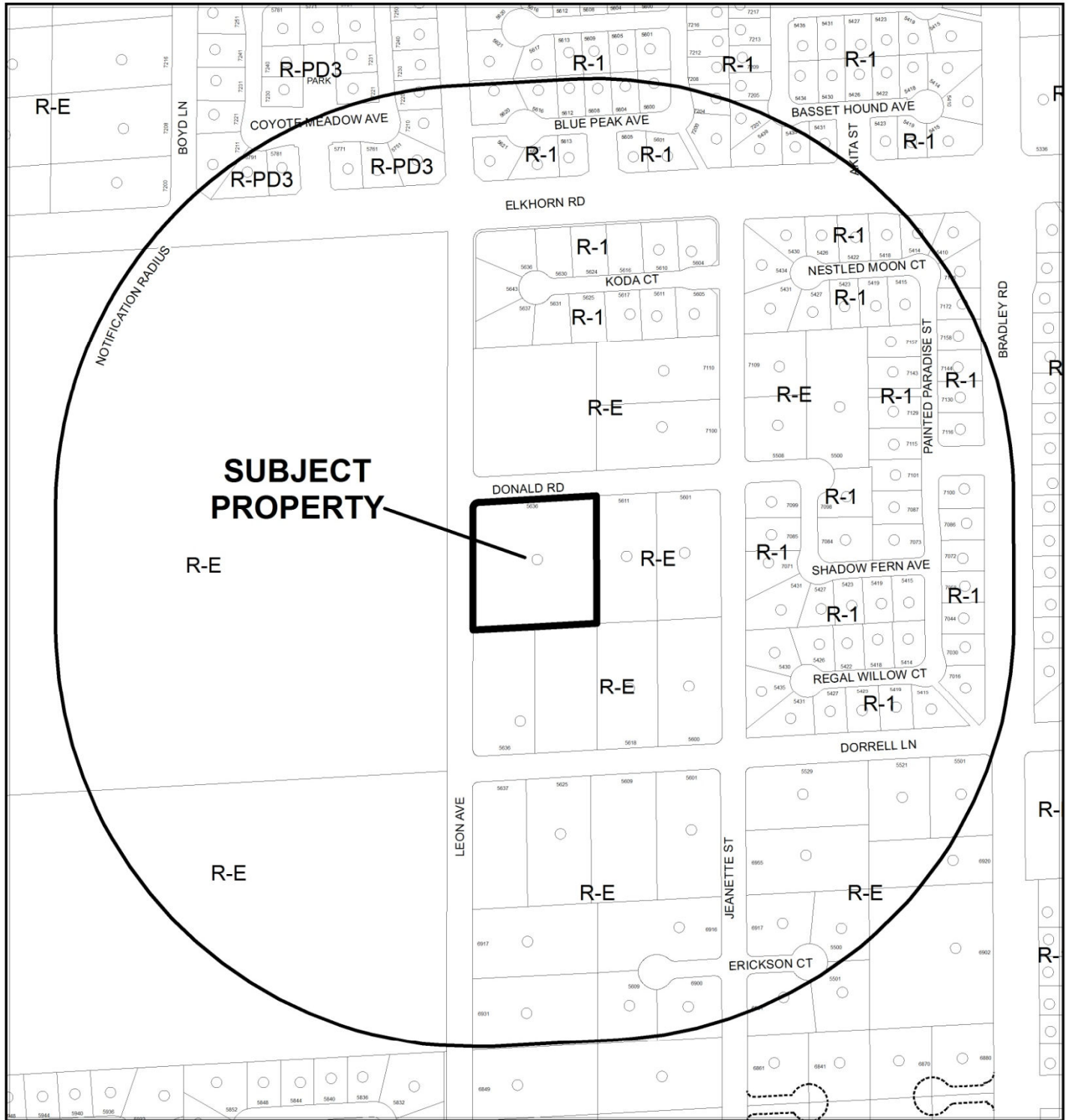
0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

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

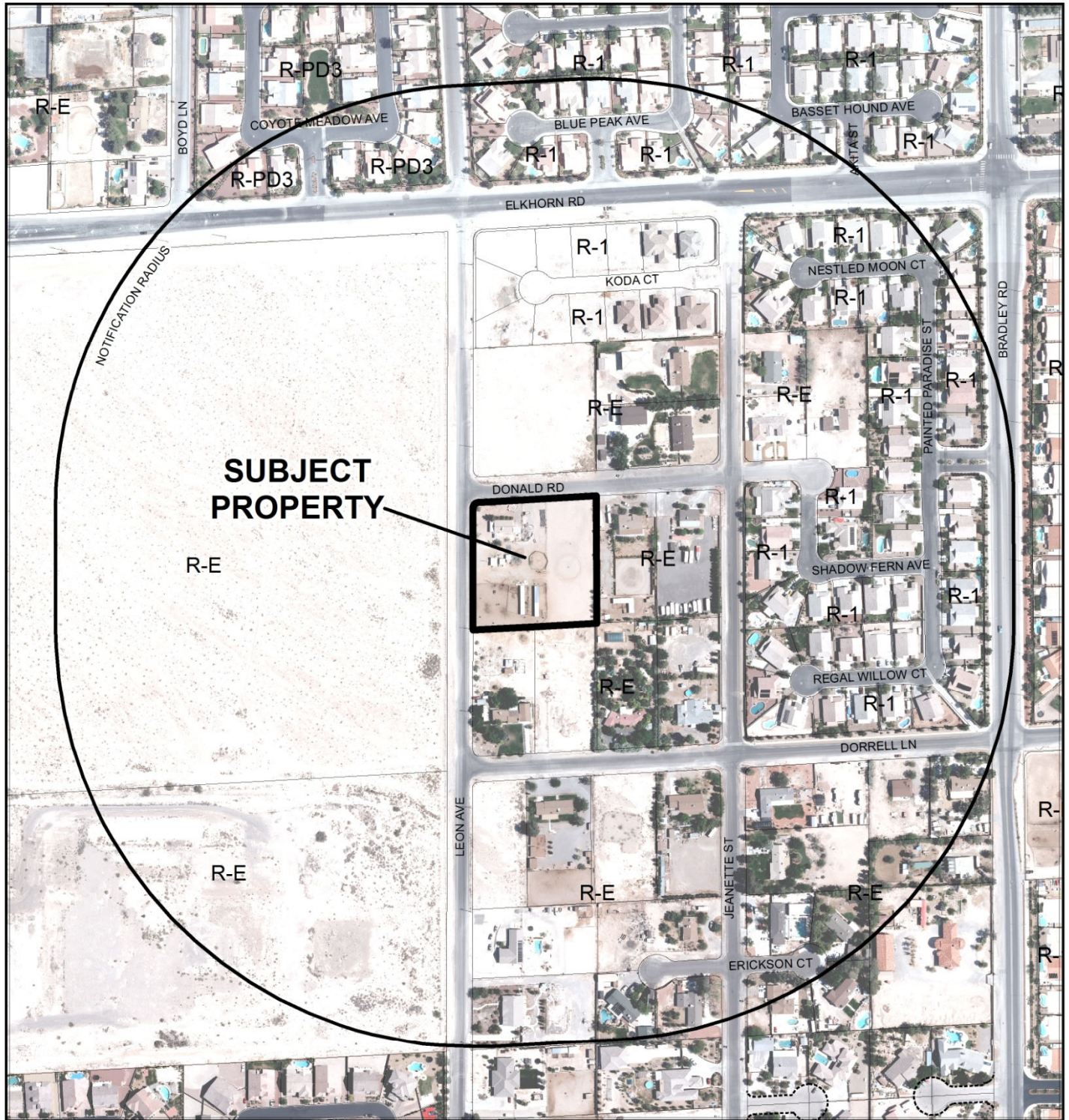


CASE: VAR-53657 (PRJ-52356)

RADIUS: 1000 FEET

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

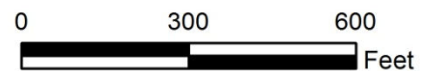




CASE: VAR-53657 (PRJ-52356)

RADIUS: 1000 FEET

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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-53657

Case Number: PRJ-52356 APN: 125-24-104-001

Name of Property Owner: BCNV, LLC

Name of Applicant: Erik Martonovich

Name of Representative: Erik Martonovich

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

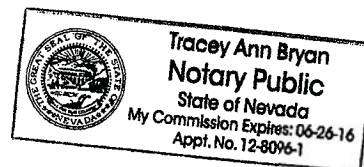
Signature of Property Owner: James Childress

Print Name: James Childress

Subscribed and sworn before me

This 13th day of February 2014

Tracey Bryan
Notary Public in and for said County and State



PRJ-52356
04/14/14



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance
 Project Address (Location) 5636 Donald Rd Las Vegas NV 89131
 Project Name Accessory Structure (Class2) ^{Height} Variance Proposed Use No change
 Assessor's Parcel #(s) 125-24-104-001 Ward # 6-Ross
 General Plan: existing L proposed - Zoning: existing R-E proposed -
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 2.07 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER BCNV, LLC Contact Bruce Childress
 Address 4201 Jory Trail Phone 644-1819 Fax: 651-6358
 City Las Vegas State NV Zip 89108
 E-mail Address bruce@hitchinposttv.com

APPLICANT Erik Martonovich Contact _____
 Address 5636 Donald Rd Phone: 303-829-6448 Fax: _____
 City Las Vegas State NV Zip 89131
 E-mail Address bighorsepro@aol.com

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

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

Property Owner Signature* James Childress

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

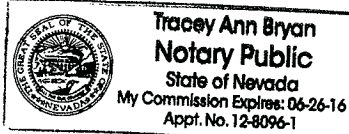
Print Name James Childress

Subscribed and sworn before me

This 13th day of February, 20 14.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	VAR-53657
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.



Google earth

feet 200
meters 70



PRJ-52356
04/14/14

VAR-53657

PRJ-52356
04/14/14

VAR-53657

34

16



VAR-53657 [PRJ-52356] - VARIANCE - APPLICANT: ERIK MARTONOVICH - OWNER: B C N V, LLC
5636 DONALD ROAD

05/01/14



VAR-53657 [PRJ-52356] - VARIANCE - APPLICANT: ERIK MARTONOVICH - OWNER: B C N V, LLC
5636 DONALD ROAD

05/01/14



VAR-53657 [PRJ-52356] - VARIANCE - APPLICANT: ERIK MARTONOVICH - OWNER: B C N V, LLC
5636 DONALD ROAD

05/01/14



VAR-53657 [PRJ-52356] - VARIANCE - APPLICANT: ERIK MARTONOVICH - OWNER: B C N V, LLC
5636 DONALD ROAD

05/01/14

January 2, 2014

Las Vegas City

To Whom it May Concern,

We would like to apply for a Variance to allow a 16-foot and 37-foot tall accessory structure where Title 19.06.060 limits the height to that of the main dwelling unit.

The purpose of our variance 'Backyard Toys'. We use our 37' apparatus for training purposes with our horses. This allows us to safely train for the trick riding we do. This is intended for personal use and there will be no public event taking place at this property where we invite people to watch at any time.

We believe the variance should be approved because it is not affecting anyone in a negative way. It is not obstructing any view, as most of the surrounding properties are vacant lots. There are already 6 telephone poles of similar height existing on the property that were put up by NV Energy. Several of our neighbors also have light poles that exceed the height of their homes as well. There is no reason we should be treated differently. The apparatus is over 100' from the house and over 50' from the closest property line. This ensures it has no way of causing any damage to any structure on the property. We have collected 44 signatures from our closest neighbors stating that they are not effected by these apparatuses in any negative way. In addition to that, we speak to many of them on a daily basis and they enjoy walking by and seeing us train our horses.

Sincerely,

Erik Martonovich

A handwritten signature in black ink, appearing to read 'Erik Martonovich', with a long horizontal line extending to the right.

VAR-53657

PRJ-52356
04/14/14

To Whom it May Concern,

We would like to apply for a Variance to allow a 16-foot and 37-foot tall accessory structure where Title 19.06.060 limits the height to that of the main dwelling unit.

The purpose of our variance 'Backyard Toys'. We use our 37' apparatus for training purposes with our horses. This allows us to safely train for the trick riding we do. This is intended for personal use and there will be no public event taking place at this property where we invite people to watch at any time. There is also a 10' tall structure, which is a seating structure for us to watch the training. There is also a 20' structure, which is a pole with a light on it (the light does not work or have power to it).

We believe the variance should be approved because it is not affecting anyone in a negative way. It is not obstructing any view, as most of the surrounding properties are vacant lots. There are already 6 telephone poles of similar height existing on the property that were put up by NV Energy. Several of our neighbors also have light poles that exceed the height of their homes as well. There is no reason we should be treated differently. The apparatus is over 100' from the house and over 50' from the closest property line. This ensures it has no way of causing any damage to any structure on the property. We have collected 44 signatures from our closest neighbors stating that they are not effected by these apparatuses in any negative way. In addition to that, we speak to many of them on a daily basis and they enjoy walking by and seeing us train our horses.

Sincerely, Erik Martonovich

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-54206 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LEONARD SMITH - For possible action on a request for a Variance TO ALLOW A 1,500 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WHERE 1,108 SQUARE FEET IS THE MAXIMUM FLOOR AREA ALLOWED on 0.48 acres at 1324 Jackson Avenue (APN 139-28-504-009), R-1 (Single Family Residential) Zone, Ward 5 (BARLOW) [PRJ-54172].

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-54206** APN: 139-28-504-009
Name of Property Owner: Leonard S. Smith
Name of Applicant: Leonard S. Smith
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: Leonard S. Smith

Print Name: LEONARD S SMITH

Subscribed and sworn before me

This 20th day of MAY, 2014

Kathy M. Jackson
Notary Public in and for said County and State



RECEIVED
MAY 20 2014
Dept of Planning
City of Las Vegas



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Personal Two (2) car garage
 Project Address (Location) 1324 JACKSON AVE. LV NV 89106
 Project Name LEONARD S-SMITH Proposed Use Personal
 Assessor's Parcel #(s) 139-28-504-009 Ward # 5
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Personal Home would like Unattached garage.

PROPERTY OWNER LEONARD S-SMITH Contact _____
 Address 1324 JACKSON AVE Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89106
 E-mail Address N/A

APPLICANT LEONARD S. SMITH Contact _____
 Address 1324 JACKSON AVE Phone: (702) 340-1030 Fax: _____
 City LAS VEGAS State NV Zip 89106
 E-mail Address _____

REPRESENTATIVE _____ Contact _____
 Address N/A Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

RECEIVED
 MAY 20 2014
 Dept of Planning
 City of Las Vegas

Property Owner Signature* Leonard S. Smith

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

Print Name LEONARD S SMITH

Subscribed and sworn before me

This 20th day of MAY, 20 14.

Kathy M. Jackson

Notary Public in and for said County and State



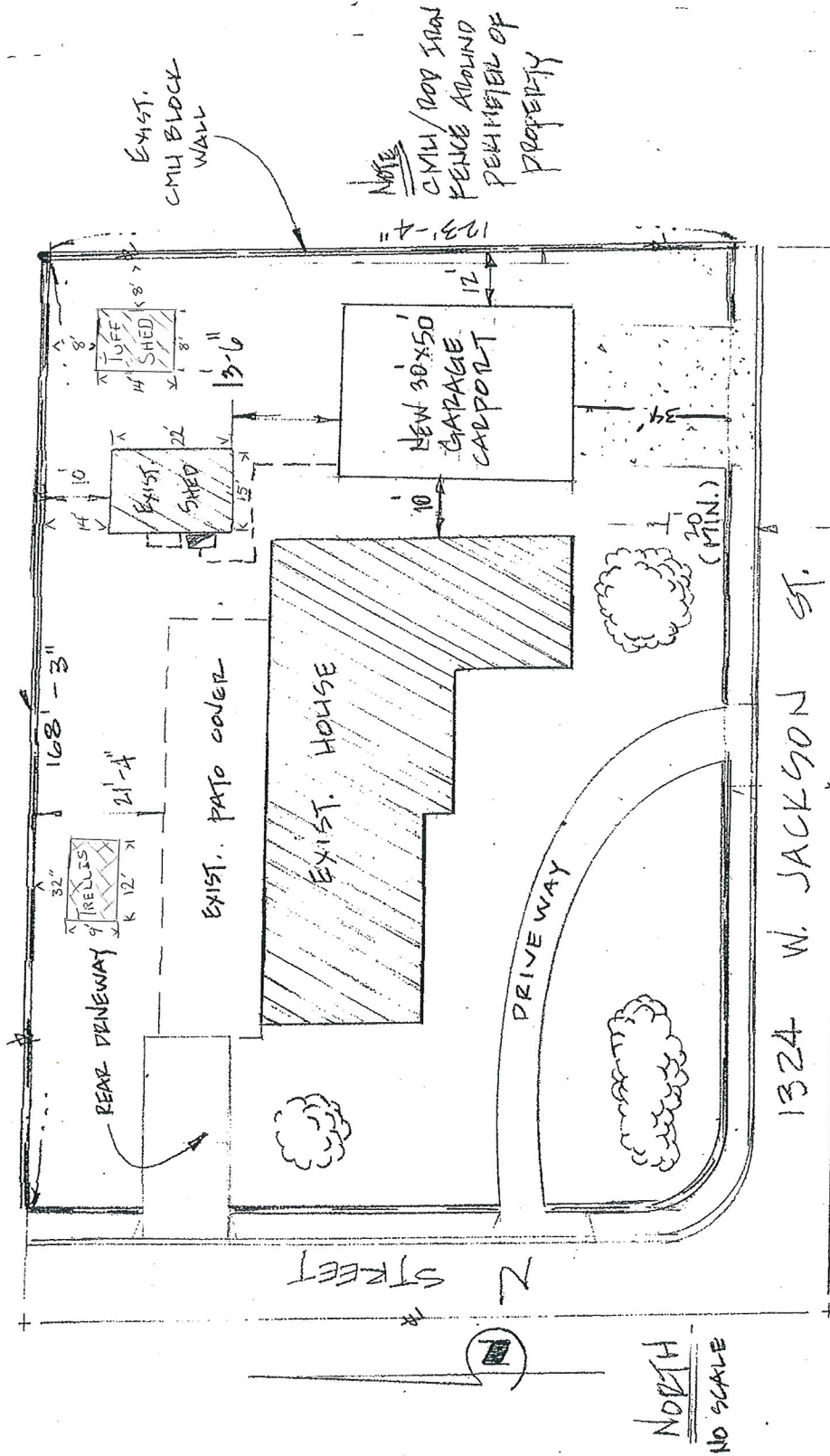
FOR DEPARTMENT USE ONLY

Case #	<u>VAR-54206</u>
Meeting Date:	<u>7-8-14</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>5-20-14</u>
Received By:	<u>[Signature]</u>

*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.

1324 JACKSON AVE

EXISTING
CMU BLOCK WALL -



NOTE
CMU/DOOR IRON
FENCE AROUND
PERIMETER OF
PROPERTY

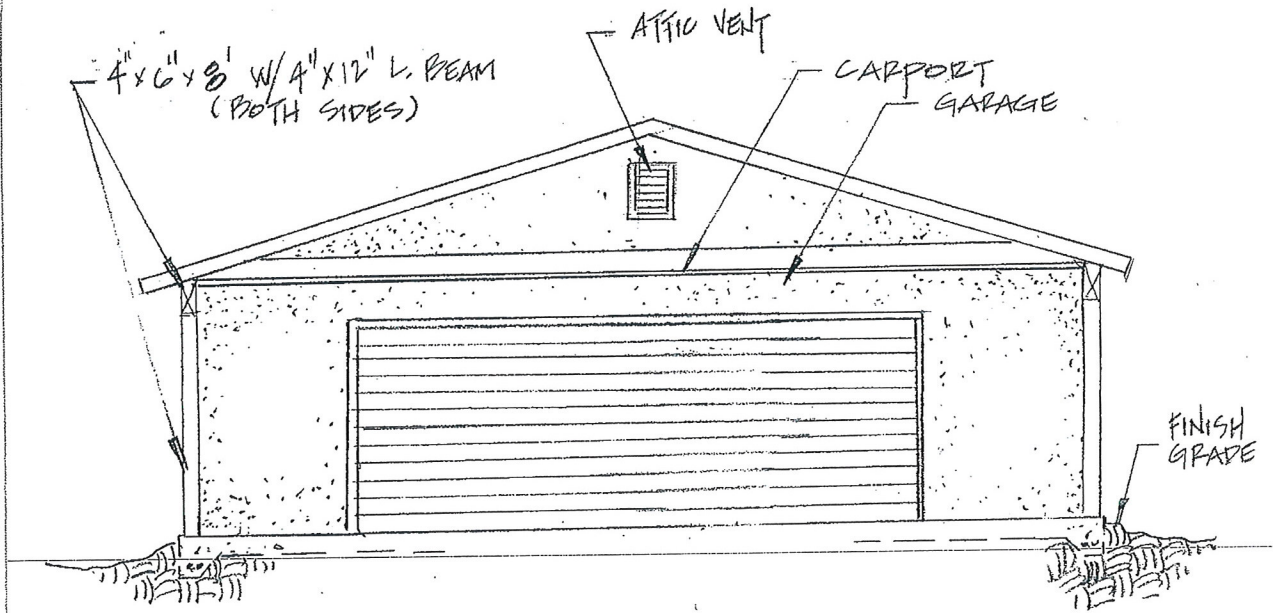
Leonard L. Smith

SITE PLAN
NO SCALE

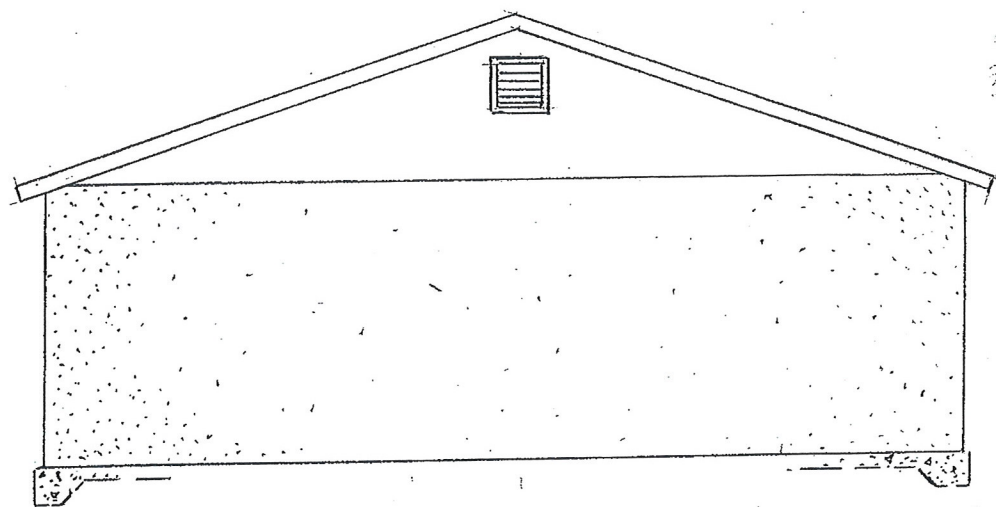
RECEIVED
MAY 20 2014
Dept of Planning
City of Las Vegas

VAR-54206

W/E WILL MATCH
AESTHETICALLY COMPATIBLE
DEWELLING.



SOUTH ELEVATION
NO SCALE

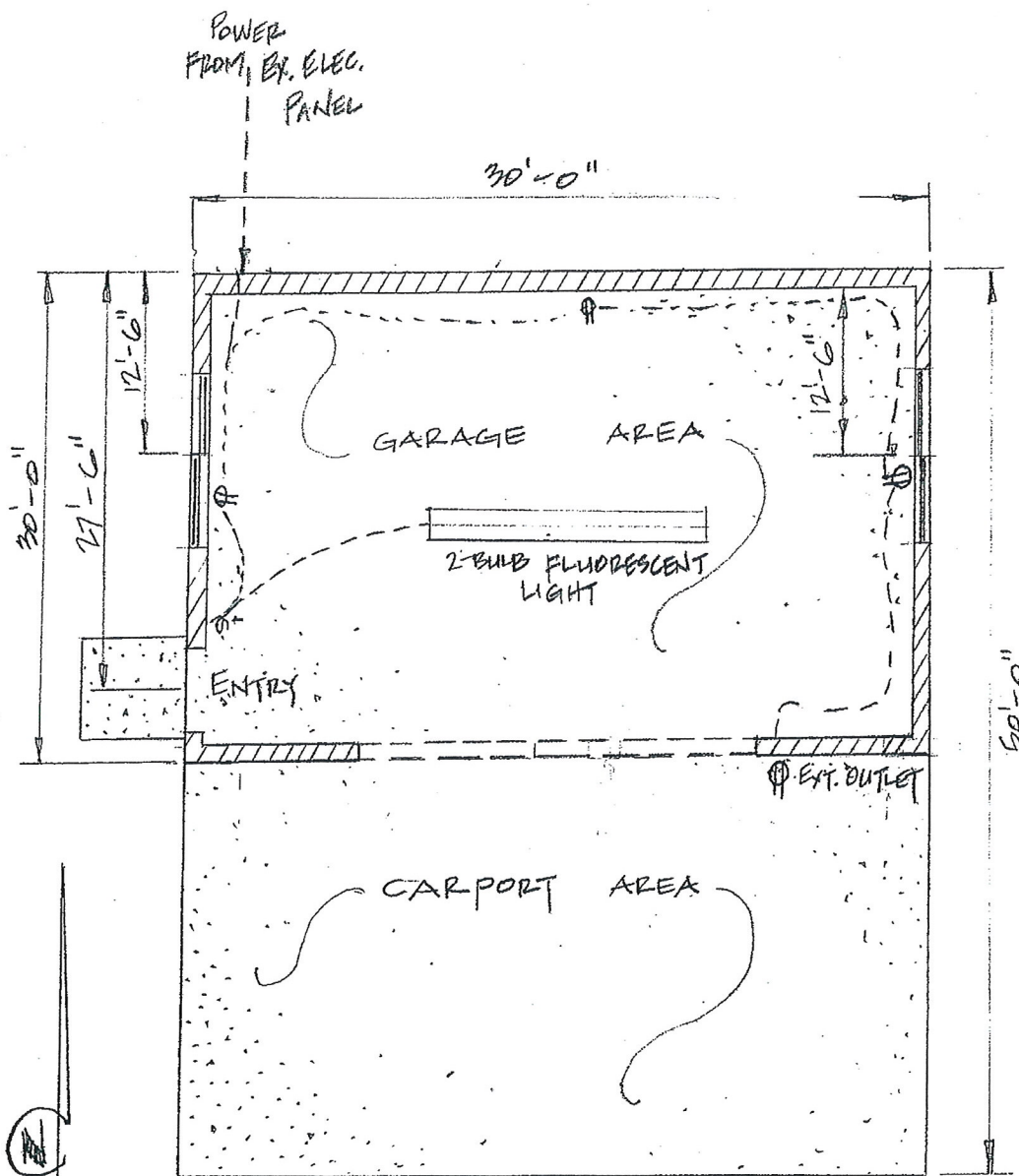


NORTH ELEVATION
NO SCALE

Leonard S Smith

RECEIVED
MAY 20 2014
Dept of Planning
City of Las Vegas

VAR-54206



NORTH
NO SCALE

FLOOR PLAN
NO SCALE

Leonard S. Smith

RECEIVED

MAY 20 2014

Dept of Planning
City of Las Vegas

VAR-54206

JUSTIFICATION LETTER (5-19-14)

I AM LEONARD S SMITH
1324 JACKSON AVE
LAS, VEGAS NEVADA 89106

MY PROJECT IS TO BUILD A GARAGE
I HAVE CLASSIC CAR'S AND TRUCK'S
PARK AROUND MY PROPERTY THE NEED
FOR THIS GARAGE IS NECESSARY.
BECAUSE I DID EVERY THING THAT
WAS ASK I STAND BEFOR YOU TODAY
AS A TAX PAYING SENIOR WITH A NEED
TO KNOW CAN I FINISH MY PROJECT

PLEASE !!!

Leonard S Smith

RECEIVED

RECEIVED

MAY 20 2014

Dept of Planning
City of Las Vegas

VAR-54206

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAR-54317 - VARIANCE - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: DAN AND STEPHANY MARTINEZ - For possible action on a request for a Variance TO ALLOW AN SIX-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.38 acres at 727 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone, Ward 5 (Barlow).[PRJ-53263]

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-54317 and SDR-54316 [PRJ-53263]
2. Conditions and Staff Report - VAR-54317 and SDR-54316 [PRJ-53263]
3. Supporting Documentation - VAR-54317 and SDR-54316 [PRJ-53263]
4. Photos - VAR-54317 and SDR-54316 [PRJ-53263]
5. Justification Letter - VAR-54317 and SDR-54316 [PRJ-53263]

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-54316 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: DAN AND STEPHANY MARTINEZ - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TEMPORARY COMMERCIAL DEVELOPMENT AND PLAZA WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN SITE PLANNING, STREETScape AND ARCHITECTURAL DESIGN STANDARDS on 1.38 acres at 727 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone, Ward 5 (Barlow).[PRJ-53263]

MAY GO TO CITY COUNCIL ON 8/20/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-54300 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHREE GANESHA, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 200 SQUARE FEET OF OUTDOOR SEATING AREA on 0.82 acres at 700 Fremont Street (APNs 139-34-612-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54156].

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-54300 and SDR-54299 {PRJ-54156}
2. Conditions and Staff Report - SUP-54300 and SDR-54299 {PRJ-54156}
3. Supporting Documentation - SUP-54300 and SDR-54299 {PRJ-54156}
4. Photos - SUP-54300 and SDR-54299 {PRJ-54156}
5. Justification Letter - SUP-54300 and SDR-54299 {PRJ-54156}



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-54300** APN: 139-34-612-006

Name of Property Owner: Shree Ganesha Inc.

Name of Applicant: _____

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

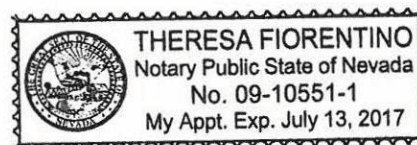
Print Name: Rajesh Patel

Subscribed and sworn before me

This 22 day of May, 2014

Theresa Fiorentino

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR / SUP
Project Address (Location): 700 E. Fremont St. Las Vegas NV 89101
Project Name: Kama Restaurant & BAR Proposed Use: Tavern Limited
Assessor's Parcel #(s): 139-34-612-006 Ward #: _____
General Plan: existing _____ proposed X Zoning: existing _____ proposed X
Commercial Square Footage: 6000 Floor Area Ratio: N/A
Gross Acres: 1140.82 Lots/Units: _____ Density: _____
Additional Information: _____

PROPERTY OWNER: Shree Ganesh duc Contact: Rajesh Patel
Address: 700 E. Fremont St Phone: 702-350-8226 Fax: _____
City: Las Vegas State: NV Zip: 89101
E-mail Address: SaffronLV@gmail.com

APPLICANT: JVC ARCHITECTS Contact: ROY BURSON, AIA
Address: 5385 S. CAMERON, #15 Phone: 702-871-3416 Fax: N/A
City: LAS VEGAS State: NV Zip: 89148
E-mail Address: rburson@jvcarchitects.net

REPRESENTATIVE: SAME AS APPLICANT Contact: _____
Address: _____ Phone: _____ Fax: _____
City: _____ State: _____ Zip: _____
E-mail Address: _____

Property Owner Signature: Rajesh Patel

An authorized agent, sign in lieu of the property owner for the following project: _____

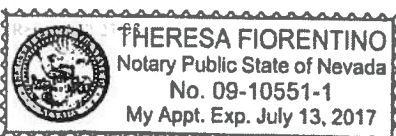
Print Name: Rajesh Patel

Subscribed and sworn before me

This 22 day of May, 2014

Theresa Fiorentino

Notary Public in and for said County and State



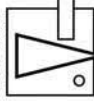
FOR DEPARTMENT USE ONLY

Case #: **SUP-54300**
Meeting Date: **07/08/14 PC**
Total Fee: _____
Date Received: _____
Received By: _____

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

1. Report Application Packet & Application Form.pdf

PRJ-54156
05/22/14

JVC
ARCHITECTS

JVC ARCHITECTS
5385 CAMERON ST., STE 15
LAS VEGAS, NV 89118
PH 702.871.3418
WWW.JVCARCHITECTS.NET

JIM VAN COMPIENHOLLE
ARCHITECT

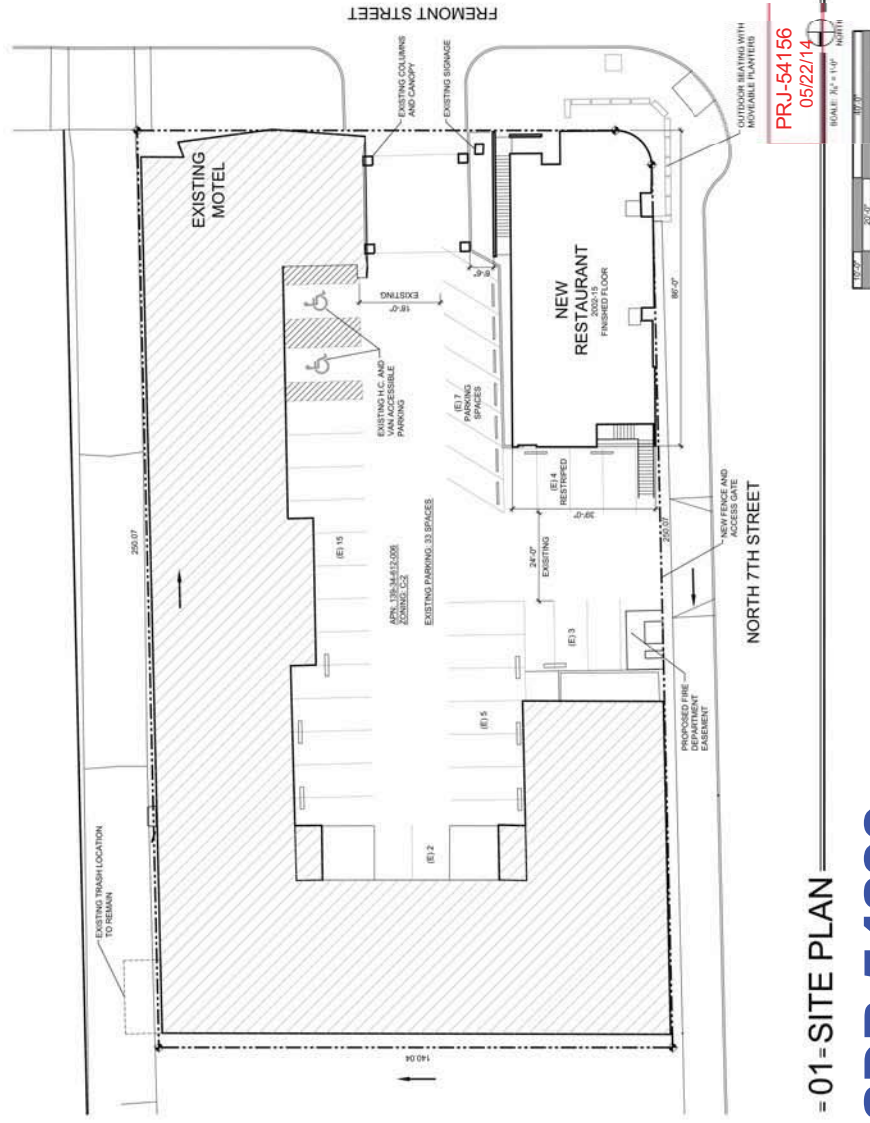
SAFFRON
RESTAURANT AND BAR

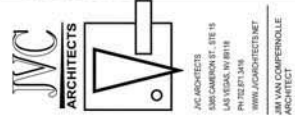
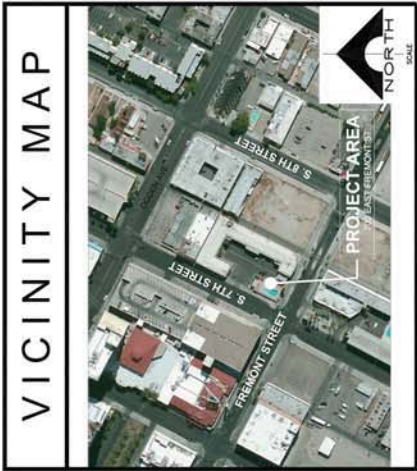
☐ 1409-SAF
☐ 05.21.14
☐

☐ SITE PLAN
☐ PRJ54156_SP00
☐ DESIGN
NEVER ORMENT

=01=SITE PLAN

SUP-54300 & SDR-54299

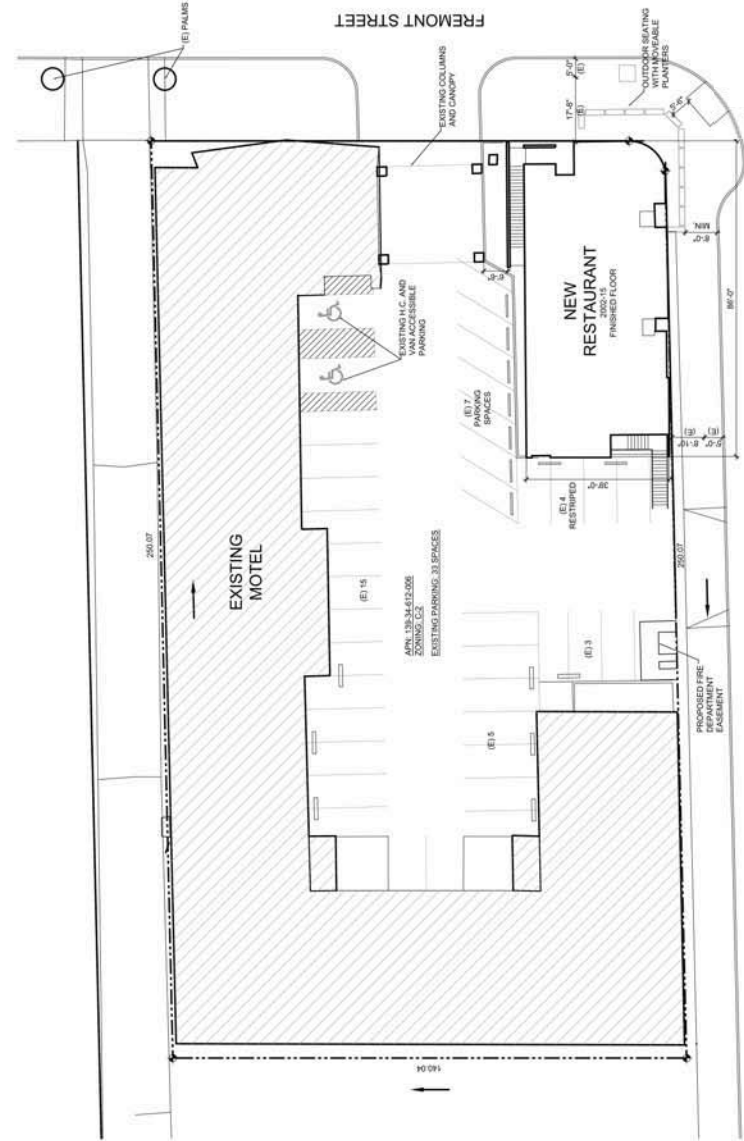




SAFFRON
RESTAURANT AND BAR
FREMONT AND 7TH STREET
LAS VEGAS, NV

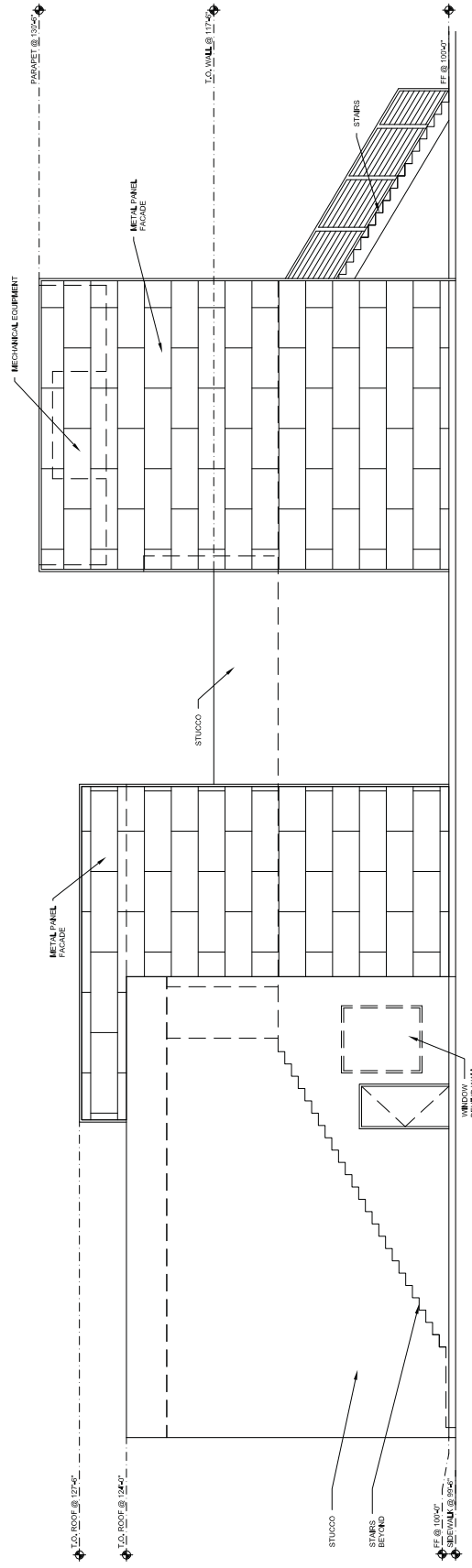
☐ 1409-SAF
☐ 05.21.14
☐

☐ LANDSCAPE
PLAN
☐ PRJ-54156 LP001
☐ DESIGN
REVIEW COMMENTS

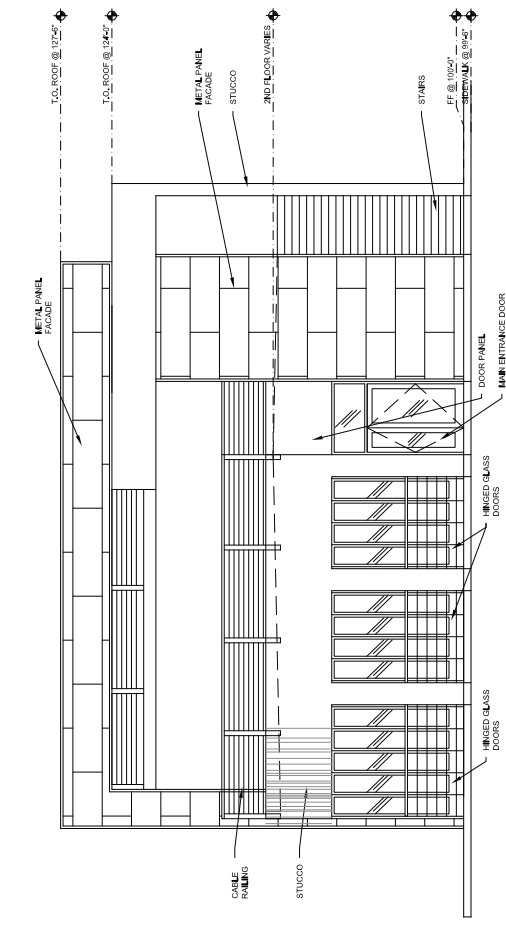


PRJ-54156
05/22/14
SCALE: 1/8" = 1'-0"
NORTH

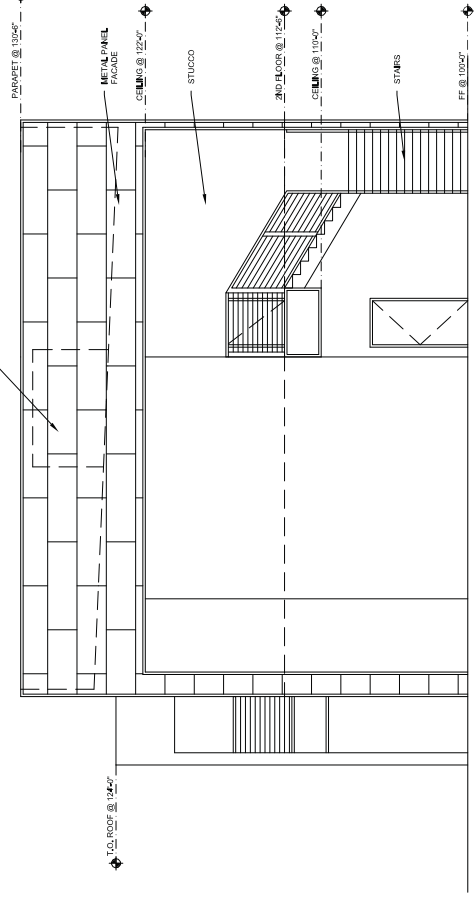
= 01- LANDSCAPE PLAN
SUP-54300 & SDR-54299



= 01 = EAST ELEVATION



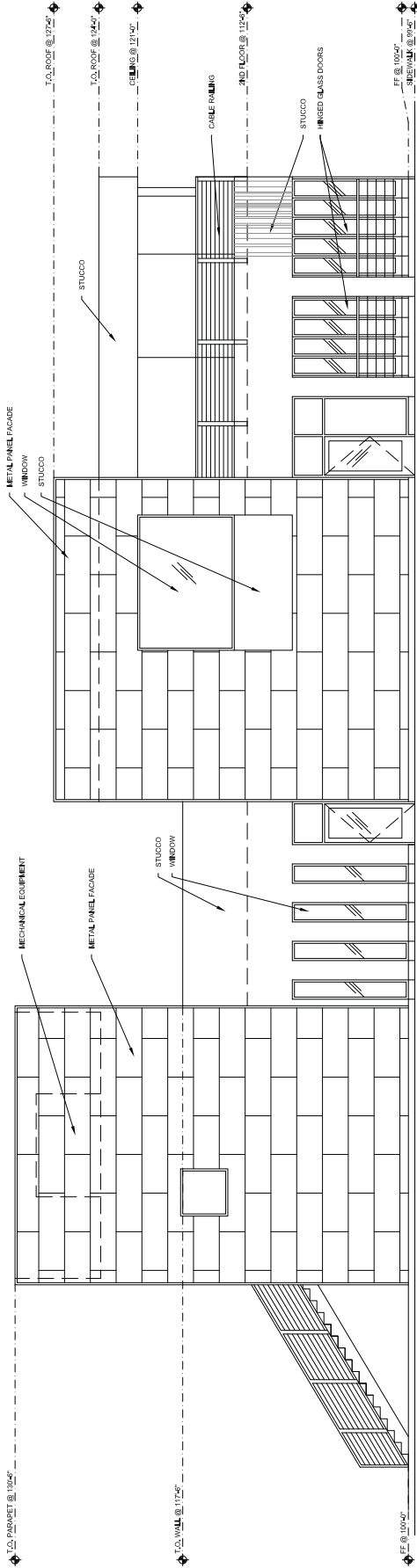
= 01 = SOUTH ELEVATION



= 01 = NORTH ELEVATION

SUP-54300 & SDR-54299

= 01 - WEST ELEVATION



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

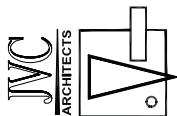
PRJ-54156
05/22/14

- ☐ EXTERIOR ELEVATIONS
- ☐ PRJ54156_E1002
- ☐ DESIGN
- ☐ DEVELOPMENT

SAFFRON
RESTAURANT AND BAR
LAS VEGAS, NV
FREMONT AND 7TH STREET

- ☐ 1409-SAF
- ☐ 05.21.14
- ☐

SQUARE FOOTAGES	
1ST FLOOR	3,300
OUTDOOR SEATING	300
COVERED EXTERIOR	300
TOTAL	3,900 SQ. FT.



JVC ARCHITECTS
5885 CAMELIA ST., STE 19
LAS VEGAS, NV 89118
PH: 702.727.1486
WWW.JVCARCHITECTS.NET
JIM VAN CAMPENILLE
ARCHITECT

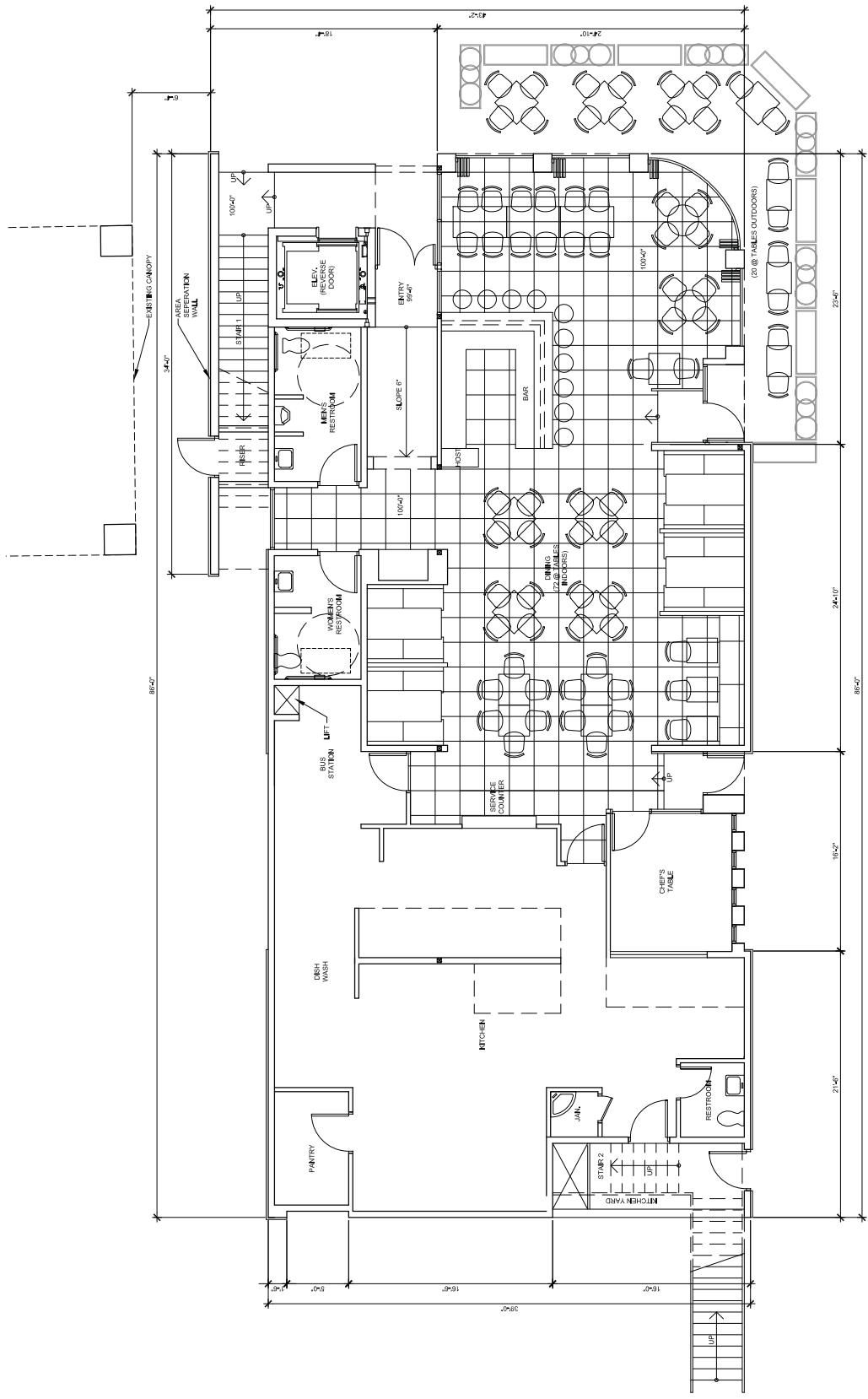
SAFFRON

RESTAURANT AND BAR

FREMONT AND 7TH STREET
LAS VEGAS, NV

- ☐ 1409-SAF
- ☐ 05.21.14
- ☐

- ☐ FLOOR PLAN
- ☐ DIMENSIONS
- ☐ PRJ54156_SP002
- ☐ DESIGN
- ☐ DEVELOPMENT



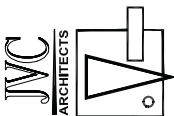
= 01 = FLOOR PLAN - LEVEL ONE

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

SUP-54300 & SDR-54299

05/22/14

SQUARE FOOTAGES	
2ND FLOOR	753
STAIRS	2380
OUTDOOR SPACE	
TOTAL	3,080 SQ. FT.

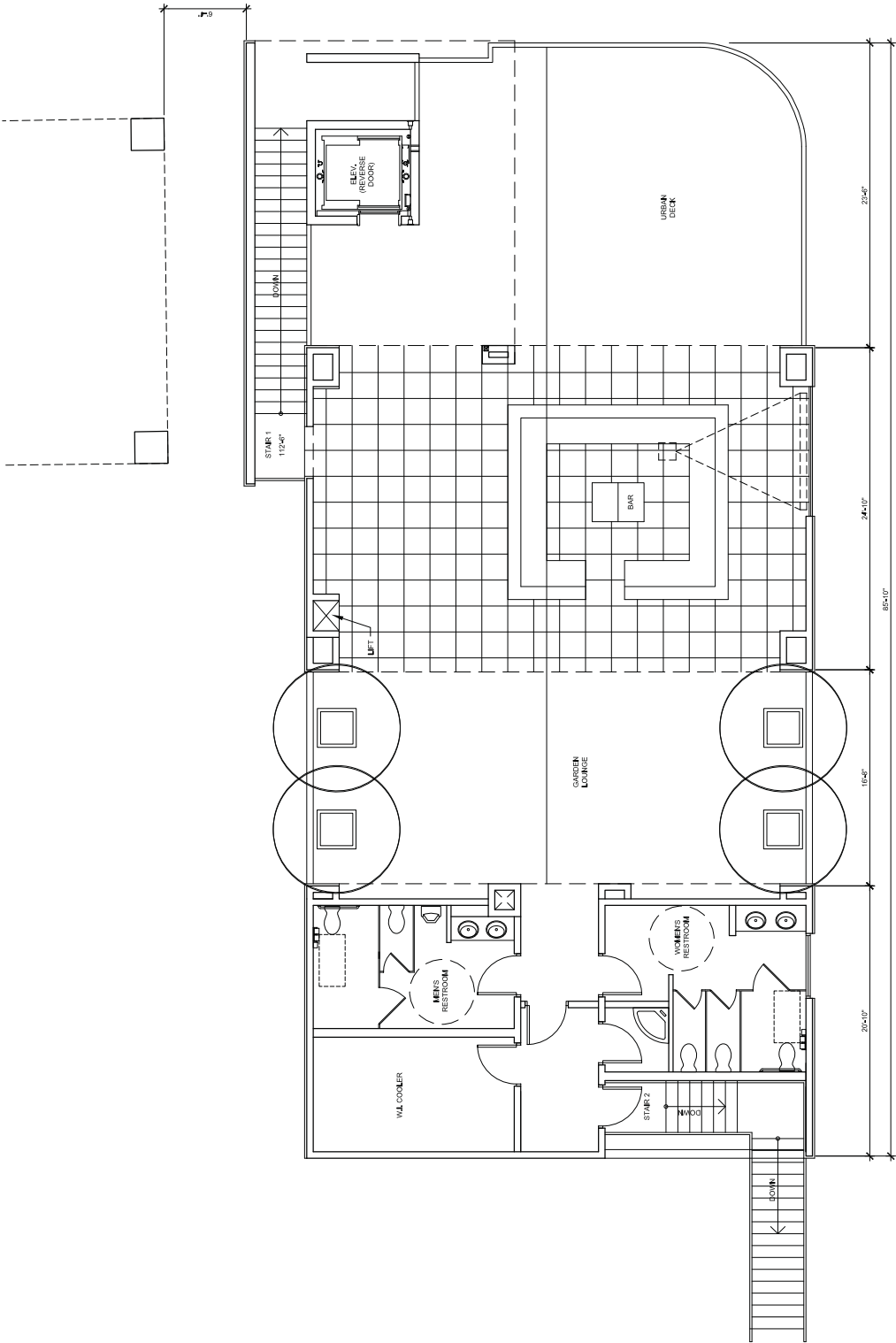


JVC ARCHITECTS
 5385 CAMELIA ST., STE 13
 LAS VEGAS, NV 89118
 PH: 702.771.1490
 WWW.JVCARCHITECTS.NET
 JIM VAN COTTENHILLE
 ARCHITECT

SAFFRON
 RESTAURANT AND BAR
 FREMONT AND 7TH STREET
 LAS VEGAS, NV

- ☐ 1409-SAF
- ☐ 05.21.14
- ☐

- ☐ FLOOR PLAN
- ☐ DIMENSIONS
- ☐ PRJ-54156_SP003
- ☐ DESIGN
- ☐ DEVELOPMENT



= 01 = FLOOR PLAN - LEVEL TWO

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



PRJ-54156
 05/22/14

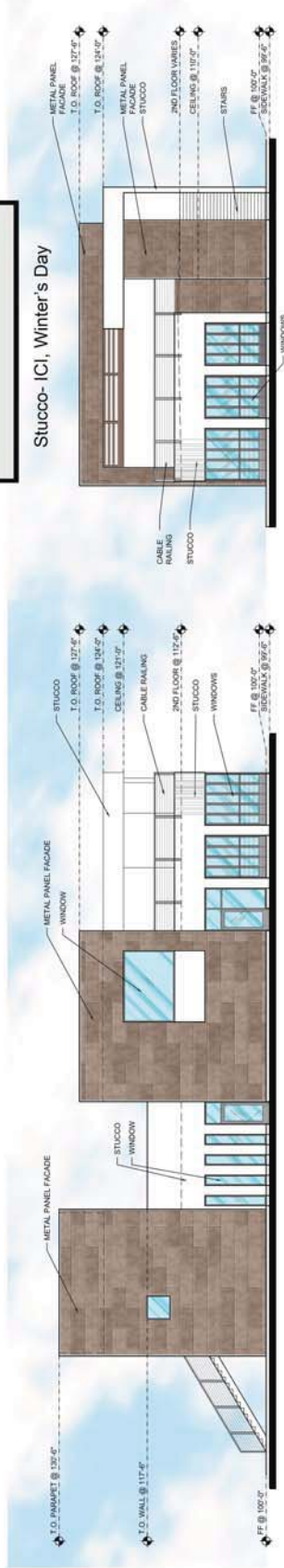
SUP-54300 & SDR-54299



Metal panel facade

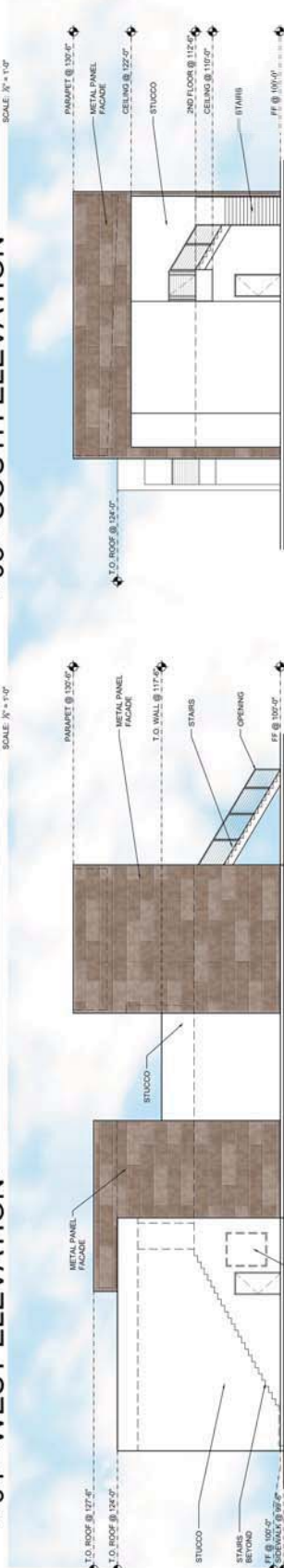


Stucco- ICI, Winter's Day



= 04 = WEST ELEVATION

= 03 = SOUTH ELEVATION



= 02 = EAST ELEVATION

= 01 = NORTH ELEVATION

May 8, 2014



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

Re: Indian Restaurant / Bar
700 E. Fremont
Design Review Application

To Whom It May Concern,

This Design Review application consists of a new two story 6,000 square foot Restaurant located at 700 Fremont Street. The restaurant will consist of 3,000 square feet of restaurant space at the first floor and a 3,000 square foot bar on the second floor.

This is an Indian themed restaurant and bar. The first floor will be an Indian restaurant and bar with various Indian arts throughout the restaurant. The menu will be primarily be Northern Indian (Punjab) food. The serving staff will be in Indian attire as well. The second floor bar/lounge will take on a 'Kamasutra' style with live entertainment at least three nights a week. Entertainment will be various events from DJ's to live dancing and singing performances, but not limited to. Our intent is to provide a dining experience that will allow you to better understand the Indian culture, food, and art more than when you first arrive.

The project is in conformance with the current zoning C-2. The design complies with all applicable provisions of the Development Code unless noted otherwise in this submittal. The applicant believes the proposed use is compatible with the adjacent uses and will implement 4-sided architecture. We have indicated that all rooftop equipment will be shielded from view by the use of parapet walls. The articulated roof line includes, within the 86'-0" total building length, variations from 16'-6" top of rail and 17'-6" top of planters at second floor balcony, and roof heights of 27'-6" and 30'-6". The materials and walls have been articulated with materials and steps to avoid "expressionless walls". We are taking advantage of the zero lot line to build the new restaurant to the property line due to the limited space on site and to maintain as much parking for the motel as possible. Therefore, awnings cannot be used. We respectfully request a waiver of design standards for this item. As the elevations indicate, the building's entrance on Fremont street is covered and recessed to meet the requirements.

The Landscape plan indicates current conditions and will require a Covenant Running with Land to obtain property owner's consent for future improvements.

The current plan indicates approximately 20 outdoor seats on the sidewalk on the corner of Fremont and 7th Street. We respectfully request an encroachment agreement for this item.

The location of the trash is proposed to remain in the current location - in the alley east of site. Please see attached for information on this item from Republic Services. Republic Services cannot access a new trash enclosure on site due to the circulation limitations of the existing parking area.



We respectfully request your approval of this project. Please contact our office should you have any questions or comments.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roy Burson", on a light yellow rectangular background.

Roy Burson, AIA

JVC Architects

SITE LOCATION			
SITE NAME	City Center Motel-Restaurant		
ADDRESS	700 Fremont St		
CITY	Las Vegas	STATE	NV
ZIP CODE	89101		
TEL. NO.	350-8226	FAX NO.	
AUTHORIZED BY	Rajesh Patel	TITLE	
CONTACT	Rajesh Patel	TITLE	

Custor
AGREEMENT
NUMBER

ACCOUNT NUMBER

REPUBLIC SILVER STATE DISPOSAL, INC. DBA REPUBLIC SERVICES OF SOUTHERN NEVADA
HEREINAFTER REFERRED TO AS THE "COMPANY"

BY  TITLE Sales Rep

BY  AUTHORIZED SIGNATURE

CUSTOMER NAME (PLEASE PRINT)

COMMENTS												
NEW TRASH SERVICE-1-2 yard-7x												
***OK to place 2yd trash in alley next to existing trash 3 yard**												
***ADD 1-3 yard-2x recycling**												
										Rate based on		lbs/Yrd
★ FOR OFFICE USE ONLY												
DOES FACILITY HAVE A HAZARDOUS WASTE GENERATOR I.D. NUMBER?												
I.D. NUMBER										YES		☒ NO
ACCOUNT NUMBER				CUSTOMER CATE.		CASH TOLRANCE	TOWNSHIP	CREDIT ANALYST				
				COMM			☒	EGGINKE				
DATE NUMBER	SPECIAL TRUCKS (MT)	TERM	REWORK DATE	C.F.C.	☒	PURCHASE ORDER NUMBER				S.I.D.		
1			08/01/2016		☒					0069		
TERMINOLOGY		SALES REPRESENTATIVE		TRAZ CODE	OFFICIAL EMPLOYEE NUMBER		TRAILER CODE		MATERIAL CODE	DUMP FEE CODE		
101		009104753		3000			01		01	na		
HOLDING		CREDIT APPROVAL		CREDIT LIMIT		CONTRACT RENEWAL		ENTERED BY		DATE		

The undersigned individual signing this Agreement on behalf of Customer acknowledges that Agreement and that he or she had the authority to sign the Agreement on behalf of Customer.

SERVICES. Customer grants to Company the exclusive non-hazardous solid waste materials (including recyclables) agrees to furnish such services.

WASTE MATERIALS. The Waste Materials shall not include: (a) flammable, volatile, or explosive substances; toxic substances, wastes or pollutants; contaminated soils; asbestos; lead-based paint; radioactive wastes (collectively, "Excluded Waste Materials"); or (b) any wastes or materials prohibited by any applicable federal, state, or local laws or regulations (collectively, "Applicable Laws"). The Company shall indemnify and hold the harmless Company from and against any and all claims, damages, losses, costs, and liabilities (including court costs and reasonable attorneys' fees) incurred by the Company as a result of or from the inclusion of Excluded Waste in the Waste Materials.

TITLE. Company shall acquire title to Waste Materials with
to and liability for any Excluded Waste shall remain with C

PRJ-54156
05/22/14

SLS 014 (620)NV Franc

FILE COPY

SUP-54300 & SDR-54299

SITE LOCATION	
SITE NAME	City Center Motel-Restaurant
ADDRESS	700 Fremont St
CITY	Las Vegas STATE LV
ZIP CODE	89101
TEL. NO.	350-8226 FAX NO. 384-8471
AUTHORIZED BY	Rajesh Patel TITLE
CONTACT	Rajesh Patel TITLE



Custor

AGREEMENT
NUMBER

ACCOUNT NUMBER

REPUBLIC SILVER STATE DISPOSAL, INC. DBA REPUBLIC SERVICES OF SOUTHERN NEVADA

BY [Signature] TITLE Sales Rep X BY _____ (AUTHORIZED SIGNATURE) _____
(AUTHORIZED SIGNATURE) CUSTOMER NAME (PLEASE PRINT) _____

COMMENTS	
NEW RECYCLING-1-3 yard xxx	
**OK to place in alley next to existing 3 yard trash already here*	
Plus fuel recovery fee.	Rate based on _____ lbs/yd
FOR OFFICE USE ONLY	
DOES FACILITY HAVE A HAZARDOUS WASTE GENERATOR I.D. NUMBER?	
I.D. NUMBER	☐ YES ☒ NO
NATURAL GAS METER NUMBER	CUSTOMER CREDIT
CUSTOMER CREDIT	CASH TOLERANCE
CASH TOLERANCE	SIGNATURE
SIGNATURE	CREDIT ANALYST
EGGINKE	
SITE NUMBER	INVENTORY SPRINKLER DATE
TERMINAL	RECEIPT DATE
COMM	CPL / OTHER RATE
PURCHASE ORDER NUMBER	S.I.C.
TERRITORY	SALES REPRESENTATIVE
DAY CODE	DAY EXEMPTION NUMBER
TRADE CODE	WASTING CODE
COMP. PERM. CODE	
REVIEW	MFG.
CREDIT APPROVAL	CREDIT EVAL
CONTRACT APPROVAL	SUBMITTED BY
DATE	DATE

TERMS AND CON

SERVICES. Customer grants to Company the exclusive right to solid waste materials (including recyclables) (collectively, "Waste Services").

TERM. The initial term of this agreement shall start on the date of execution. This agreement shall automatically renew for successive 36 month periods unless termination by either party is made in writing and delivered to the other at least 60 days before the end of the term. Termination of this agreement by customer shall be void unless sent via certified mail to the company.

WASTE MATERIALS. The Waste Materials shall not contain substances, wastes or pollutants; contaminants; pollutants; inf (collectively, "Excluded Waste"), each as defined by applicable "Applicable Laws". Customer shall indemnify, defend and hold damages, *suits*, penalties, fines, remediation costs, and liabilities (collectively, "Losses") resulting from the inclusion of Excluded

TITLE. Company shall acquire title to Waste Materials when the
for any Excluded Waste shall remain with Customer and shall a

PRJ-54156
05/22/14

SLS 014 (620)NV Commnet

FILE COP

SUP-54300 & SDR-54299

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-54299 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-54300 - PUBLIC HEARING - APPLICANT:JVC ARCHITECTS - OWNER:SHREE GANESHA, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 6,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 200 SQUARE FEET OF OUTDOOR SEATING AREA on 0.82 acres at 700 Fremont Street (APNs 139-34-612-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54156].

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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-54299** APN: 139-34-612-006

Name of Property Owner: Shree Ganesha Inc.

Name of Applicant: _____

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

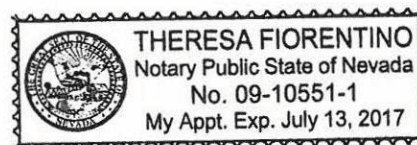
Print Name: Rajesh Patel

Subscribed and sworn before me

This 22 day of May, 2014

Theresa Fiorentino

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR / SUP
Project Address (Location): 700 E. Fremont St. Las Vegas NV 89101
Project Name: Kama Restaurant & BAR Proposed Use: Tavern Limited
Assessor's Parcel #(s): 139-34-612-006 Ward #: _____
General Plan: existing _____ proposed X Zoning: existing _____ proposed X
Commercial Square Footage: 6000 Floor Area Ratio: N/A
Gross Acres: 1140.82 Lots/Units: _____ Density: _____
Additional Information: _____

PROPERTY OWNER: Shree Ganesh duc Contact: Rajesh Patel
Address: 700 E. Fremont St Phone: 702-350-8226 Fax: _____
City: Las Vegas State: NV Zip: 89101
E-mail Address: SaffronLV@gmail.com

APPLICANT: JVC ARCHITECTS Contact: ROY BURSON, AIA
Address: 5385 S. CAMERON, #15 Phone: 702-871-3416 Fax: N/A
City: LAS VEGAS State: NV Zip: 89148
E-mail Address: rburson@jvcarchitects.net

REPRESENTATIVE: SAME AS APPLICANT Contact: _____
Address: _____ Phone: _____ Fax: _____
City: _____ State: _____ Zip: _____
E-mail Address: _____

Property Owner Signature: Rajesh Patel

An owner of legal title to the property covered by this application must sign this form.

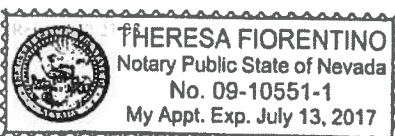
Print Name: Rajesh Patel

Subscribed and sworn before me

This 22 day of May, 2014

Theresa Fiorentino

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #: **SDR-54299**
Meeting Date: **07/08/14 PC**
Total Fee: _____
Date Received: _____
Received By: _____

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

1. Report Application Packet & Application Form.pdf

PRJ-54156
05/22/14

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

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

SUP-54332 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: - OWNER: - For possible action on a request for a Special Use Permit FOR A PUBLIC SCHOOL, PRIMARY USE located at the northeast corner of Trinity Peak Avenue and Fire Mesa Street (APN 138-15-410-055), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-53932].

MAY GO TO CITY COUNCIL ON 8/20/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

None

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-54332 and SDR-54330 [PRJ-53932]
2. Conditions and Staff Report - SUP-54332 and SDR-54330 [PRJ-53932]
3. Supporting Documentation - SUP-54332 and SDR-54330 [PRJ-53932]
4. Photos - SUP-54332 and SDR-54330 [PRJ-53932]
5. Justification Letter - SUP-54332 and SDR-54330 [PRJ-53932]

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-54330 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: -
OWNER: - For possible action on a request for a Site Development Plan Review FOR A TWO
STORY, 53,477 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY BUILDING on a portion of
8.39 acres at the northeast corner of Trinity Peak Avenue and Fire Mesa Street (APN 138-15-
410-055), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-53932].

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

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.

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-54331 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MALL ENTERTAINMENT, LLC - OWNER: SIMON CHELSEA L V DEV, LLC - for possible action on a request FOR A PROPOSED XXXXX SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 875 South Grand Central Parkway Kiosk XXX (APN 139-33-710-005), PD (Planned Development) Zone, Ward 1 (Tarkanian) [PRJ-54027].

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

none

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-54000 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OAK BROOK REALTY INVESTMENT II, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 321 South Casino Center Boulevard, Suite #115 (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53703].

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-54000** APN: 139-34-201-020
Name of Property Owner: OAK BROOK REALTY & INVESTMENTS II, LLC
Name of Applicant: OAK BROOK REALTY & INVESTMENTS II, LLC
Name of Representative: KEVIN PLENCNER

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: _____

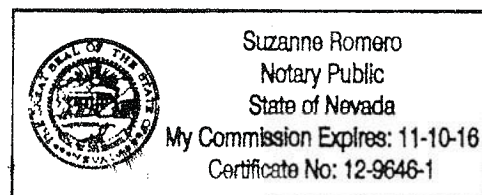
Signature of Property Owner: _____

Print Name: K. M. PLENCNER

Subscribed and sworn before me

This 24 day of March, 2014.

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: BAIL BONDS SPECIAL USE
 Project Address (Location) 321 S. CASINO CENTER #115
 Project Name BAIL BONDS SUITE 115 Proposed Use BAIL BOND
 Assessor's Parcel #(s) 139-34-201-020 Ward # 3
 General Plan: existing 1-A proposed 1-A Zoning: existing C-2 proposed C-2-1
 Commercial Square Footage 258 Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER OAK BROOK REALTY & INVESTMENT LLC Contact KEVIN
 Address 1000 ROYCE BLVD. Phone: 847-609-7663 Fax: 702-366-1621
 City LAS VEGAS, NV State NV Zip 89101
 E-mail Address KVPLNCN@AOL.COM

APPLICANT OAK BROOK REALTY & INVESTMENT LLC Contact KEVIN
 Address 1000 ROYCE Phone: 847-609-7663 Fax: 702-366-1621
 City OAK BROOK TENNESSEE State IL Zip 60181
 E-mail Address KVPLNCN@AOL.COM

REPRESENTATIVE KEVIN PLANCHEN Contact KEVIN
 Address 321 S. CASINO CENTER #100 Phone: 847-609-7663 Fax: 702-366-1621
 City LAS VEGAS State NV Zip 89101
 E-mail Address KVPLNCN@AOL.COM

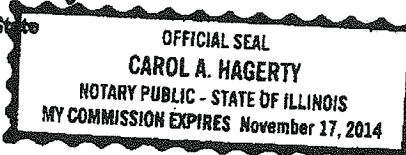
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information provided, and that inaccuracies, false information or incomplete applications 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 owner 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 Kim M. Planchen

Subscribed and sworn before me
 This 21st day of March, 20 14.
[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # 300 - **SUP-54000**
 Meeting Date: **07/08/14 PC**
 Total Fee: _____
 Date Received: _____
 Received By: _____

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

Depot Application Packet Application Form.pdf
 05/05/14

CODE ANALYSIS

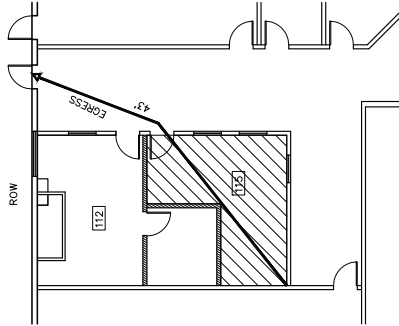
CODE USED - 2009 IBC, 2009 UMC, 2009 UFC, 2009 IFC
2008 NEC & ANSI 2003
JURISDICTION: CITY OF LAS VEGAS
OCCUPANCY: B
TYPE OF CONSTRUCTION: I-A (EXISTING BUILDING)
FIRE PROTECTION: FIRE SPRINKLERS PROVIDED
TOTAL FLOOR AREA: 258 SQ.FT
LOT SIZE: 0.56 AC

OCCUPANT LOAD COMPUTATION

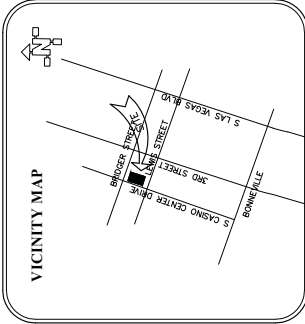
LOCATION/SPACE	AREA (S.F.)	OCC. LOAD FACTOR	OCC. LOAD
OFFICE SPACE 115	258	100	3
TOTAL	258 S.F.		3

EXIT ANALYSIS
NUMBER OF EXITS REQUIRED = 1
NUMBER OF EXITS PROVIDED = 1
OCCUPANT LOAD 3-49

EXIT ANALYSIS



PROPOSED BAIL BOND SUITE #115
OAK BROOK REALTY



SHEET INDEX
A0 SITE PLAN
A1 FLOOR PLAN

PROJECT/PROPERTY
INFORMATION:

PROPERTY ADDRESS: 3241 S CASINO CENTER BLVD SUITE #115
LAS VEGAS NV 89101
OWNER: OAK BROOK REALTY & INVESTMENTS LLC
3241 S CASINO CENTER BLVD #100
LAS VEGAS NV 89101
CONTACT: KEVIN MUEHLNER
TEL: (702) 695-4625

CV

C2

C2

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

PROPOSED BAIL BOND SUITE #115			
OAK BROOK REALTY			
CONTRACTOR	DATE	DATE	DATE
PROJECT NAME	SITE PLAN		
DRAWN BY: RVN	TEL: (702) 345-8800	REVISIONS: A0	

SUP-54000

CODE ANALYSIS

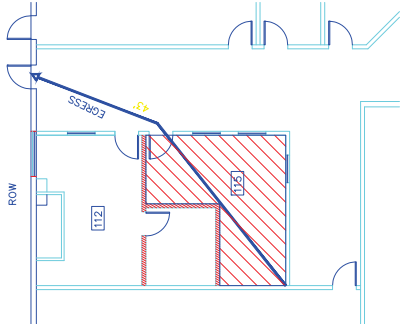
CODE USED - 2009 IBC, 2009 UMC, 2009 UPC, 2009 IFC
2008 NEC & ANSI 2003
JURISDICTION: CITY OF LAS VEGAS
OCCUPANCY: B
TYPE OF CONSTRUCTION: I-A (EXISTING BUILDING)
FIRE PROTECTION: FIRE SPRINKLERS PROVIDED
TOTAL FLOOR AREA: 258 SQ.FT
LOT SIZE: 0.56 AC

OCCUPANT LOAD COMPUTATION

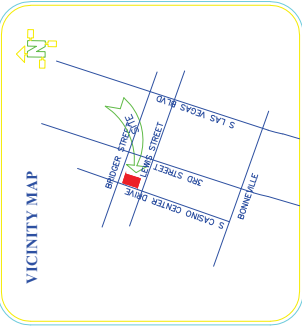
LOCATION/SPACE	AREA (S.F.)	OCC. LOAD FACTOR	OCC. LOAD
OFFICE SPACE 115	258	100	3
TOTAL	258 S.F.		3

EXIT ANALYSIS
NUMBER OF EXITS REQUIRED = 1
NUMBER OF EXITS PROVIDED = 1
OCCUPANT LOAD 3-449

EXIT ANALYSIS



PROPOSED BAIL BOND SUITE #115
OAK BROOK REALTY

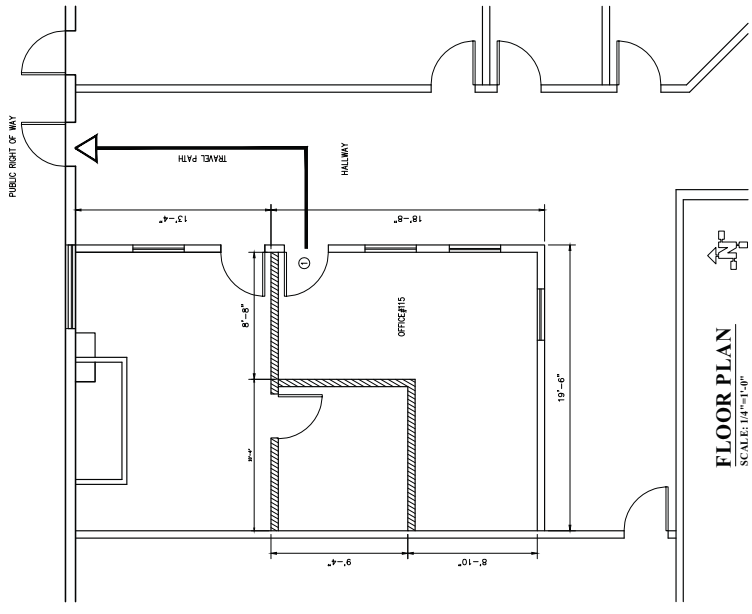


SHEET INDEX
A0 SITE PLAN
A1 FLOOR PLAN

PROJECT/PROPERTY INFORMATION:
PROPERTY ADDRESS: 3247 S CASINO CENTER BLVD SUITE #115
LAS VEGAS NV 89101
OWNER: OAK BROOK REALTY & INVESTMENTS LLC
3247 S CASINO CENTER BLVD #100
LAS VEGAS NV 89101
CONTACT: ALISON MUELENBERGER
TELE: (847) 625-4625

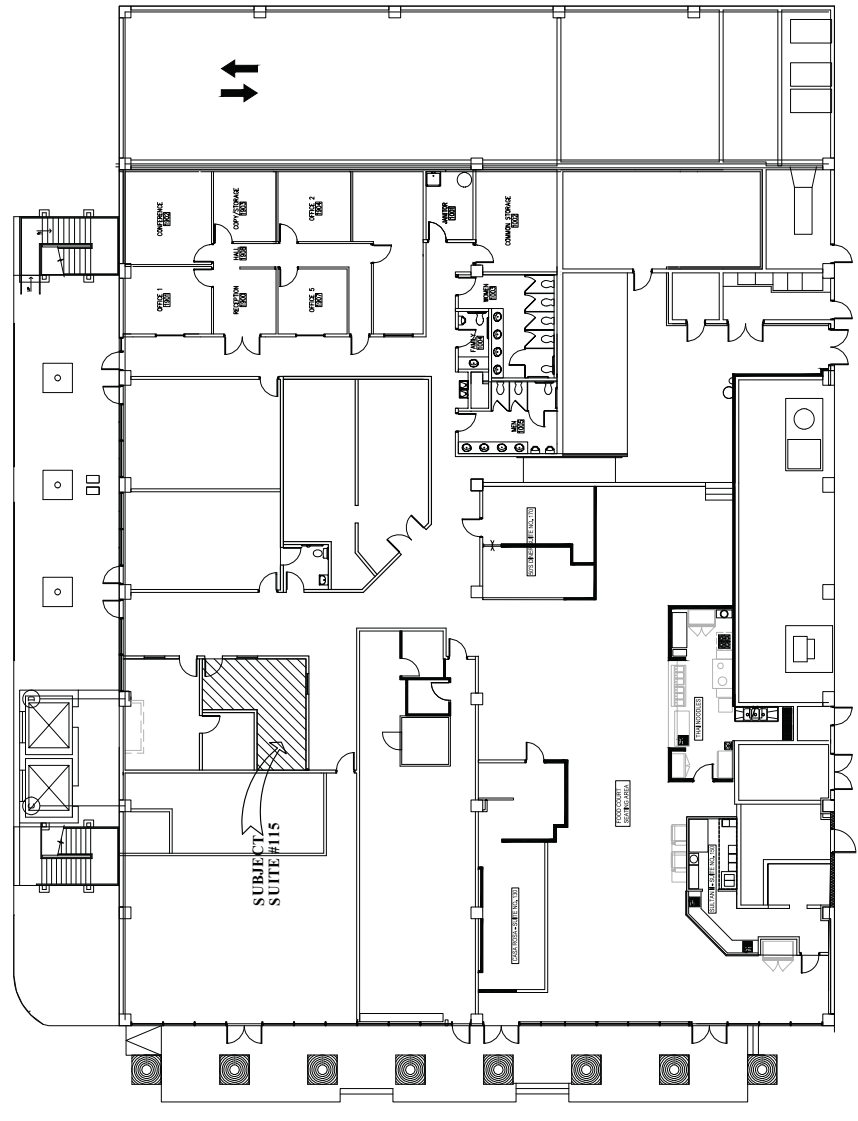
SITE PLAN
SCALE: 1"=20'-0"

PROPOSED BAIL BOND SUITE #115	
OAK BROOK REALTY	
CONTRACTOR	DATE: 05/07/2014
DATE: 05/05/14	
DRAWN BY: RVN	SITE PLAN
DATE: 05/05/14	
REVISION: A0	



FLOOR PLAN

SCALE: 1/4"=1'-0"
FLOOR AREA UNIT #115 = 258 S.F.



BUILDING PLAN

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

PROPOSED RAIL ROAD SUITE #115	
OAK BROOK REALTY	
CONTRACTOR	PRJ-55708
DATE	05/05/14
FLOOR PLAN, DOOR SCHEDULE & INTERIOR ELEVATIONS	
BY: W. B. W. W.	DATE: 05/05/14
SCALE: 1/4"=1'-0"	AL

SUP-54000

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-54204 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALEX MORENO
- OWNER: FONG FAMILY TRUST, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 2017 East Charleston Boulevard (APN 139-35-803-021), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53968].

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-54235 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: Fire Rock Steak House - OWNER: Inland Diversified Las Vegas Centennial Center, LLC - For possible action on a request for a Special Use Permit FOR A proposed 7,466 Liquor Establishment Tavern Use with 1,253 square-foot of outdoor seating area at 5990 Centennial Centre Boulevard (APN 125-28-610-005), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54145].

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-54235** APN: 125-28-610-005

Name of Property Owner: Inland Diversified Las Vegas Centennial Center, LLC

Name of Applicant: Johnson Restaurant Group

Name of Representative: Jennifer Lazovich

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: _____

Subscribed and sworn before me

This 1st day of May, 2014

Susan M. Lingle
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Use Permit for a Tavern
 Project Address (Location): 5990 Centennial Center Blvd
 Project Name: Fire Rock Steak House Proposed Use: Tavern
 Assessor's Parcel #(s): 125-28-610-005 Ward #: 6
 General Plan: existing TC proposed n/a Zoning: existing TC proposed n/a
 Commercial Square Footage: _____ Floor Area Ratio: _____
 Gross Acres: 4.14± Lots/Units: 1 Density: _____
 Additional Information: _____

PROPERTY OWNER Inland Diversified Las Vegas Centennial Center, LLC Contact: n/a
 Address: 2901 Butterfield Road Phone: n/a Fax: n/a
 City: Oak Brook State: IL Zip: 60523
 E-mail Address: n/a

APPLICANT: Johnson Restaurant Group Contact: John Johnson
 Address: 229 E. 2nd Street, Suite 200 Phone: 302-265-3029 Fax: 307-473-2909
 City: Casper State: WY Zip: 82601
 E-mail Address: john@jrgrestaurants.com

REPRESENTATIVE: Kaempfer Crowell Contact: Jennifer Lazovich
 Address: 8345 W. Sunset Road, Suite 250 Phone: 702-792-7000 Fax: 702-716-7181
 City: Las Vegas State: NV Zip: 89113
 E-mail Address: jlazovich@kcwvlaw.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] Pres. of Sale member

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

Print Name: Barry L. Lazarus

Subscribed and sworn before me

This 1st day of May, 2014

Susan M. Lingle

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **SUP-54235**
 Meeting Date: **07/08/14 PC**

Total Fee:

Date Received: *

Received By:

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

File Dept Application to Planning Form.pdf

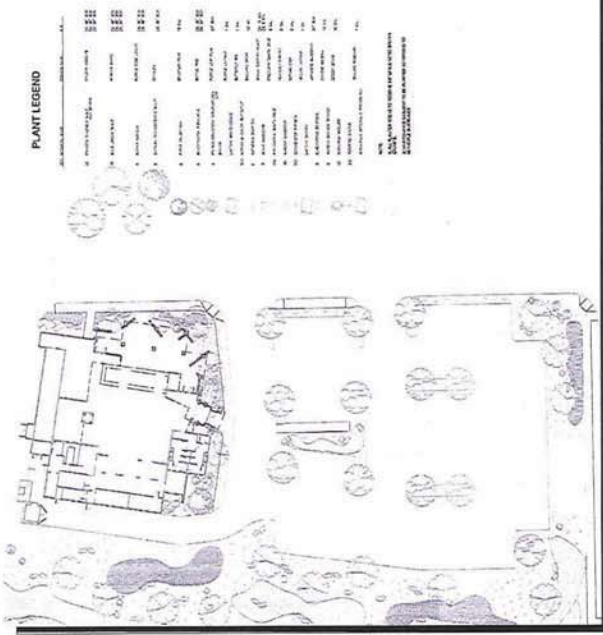
05/21/14

11/21/2014



05/13/2014

GENERAL LANDSCAPING NOTES:
1. EXISTING LANDSCAPING AT EXISTING PARKING AREAS TO BE REMOVED AND REPLACED WITH TOWN CENTER DEVELOPMENT STANDARD LANDSCAPING REQUIREMENTS.



PARKING ANALYSIS

PLANT LEGEND
1. 10' TALL PALM TREE
2. 8' TALL PALM TREE
3. 6' TALL PALM TREE
4. 4' TALL PALM TREE
5. 2' TALL PALM TREE
6. 1' TALL PALM TREE
7. 10' TALL PALM TREE
8. 8' TALL PALM TREE
9. 6' TALL PALM TREE
10. 4' TALL PALM TREE
11. 2' TALL PALM TREE
12. 1' TALL PALM TREE
13. 10' TALL PALM TREE
14. 8' TALL PALM TREE
15. 6' TALL PALM TREE
16. 4' TALL PALM TREE
17. 2' TALL PALM TREE
18. 1' TALL PALM TREE
19. 10' TALL PALM TREE
20. 8' TALL PALM TREE
21. 6' TALL PALM TREE
22. 4' TALL PALM TREE
23. 2' TALL PALM TREE
24. 1' TALL PALM TREE



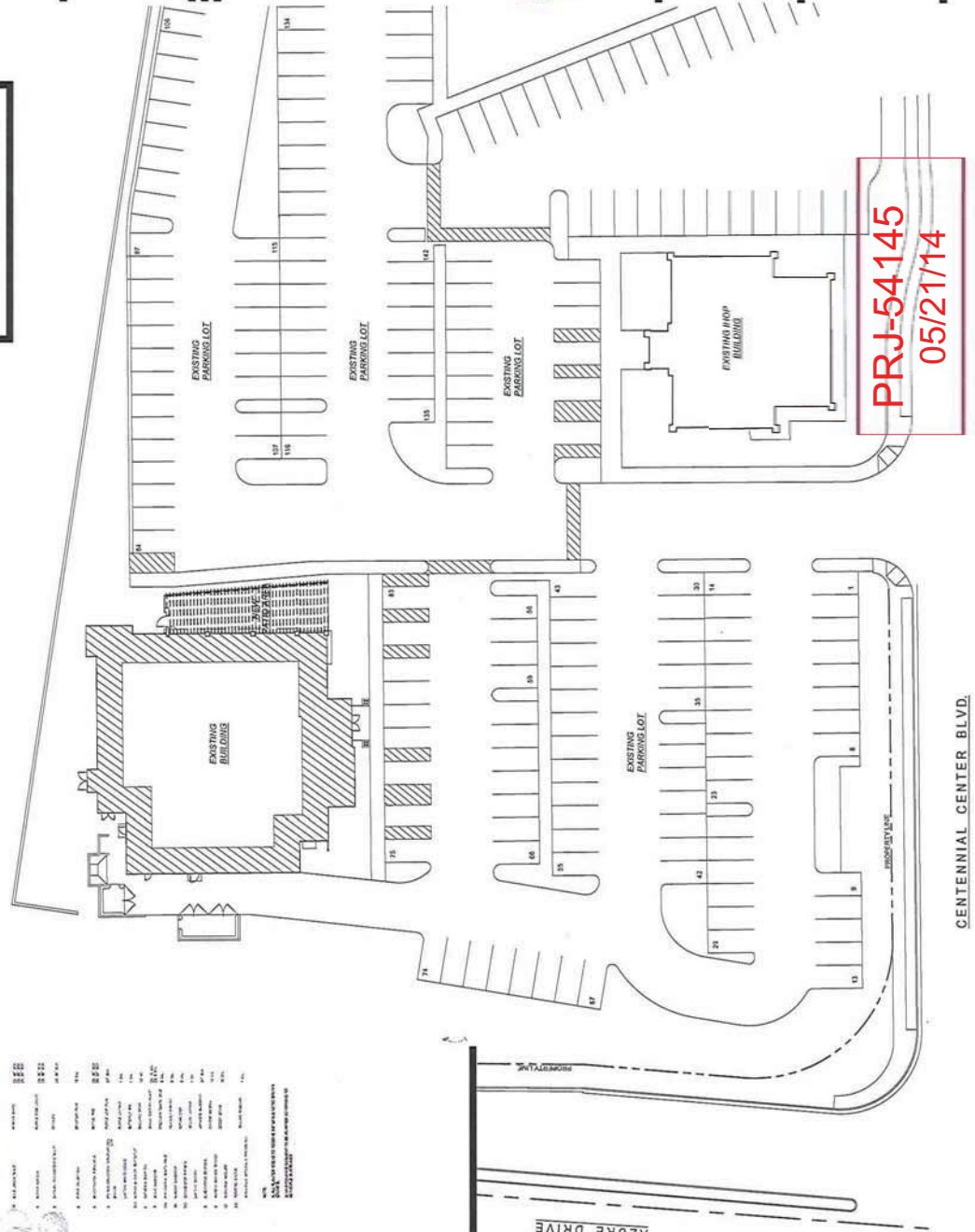
05/13/2014

Renovation for
Fire Rock Steak House
3000 Centennial
Center Blvd.
Las Vegas, Nevada

Architectural
Site Plan

214037

AS1.0



EXISTING LANDSCAPING PLAN (REFERENCE ONLY)

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

11/21/2014

SUP-54235

SUP-54235

2/14/2014



Drawn By: RJS
Date: 05/13/2014

Sheet No.: 214037
Project No.: 54145
Drawing Title: EXTERIOR ELEVATIONS

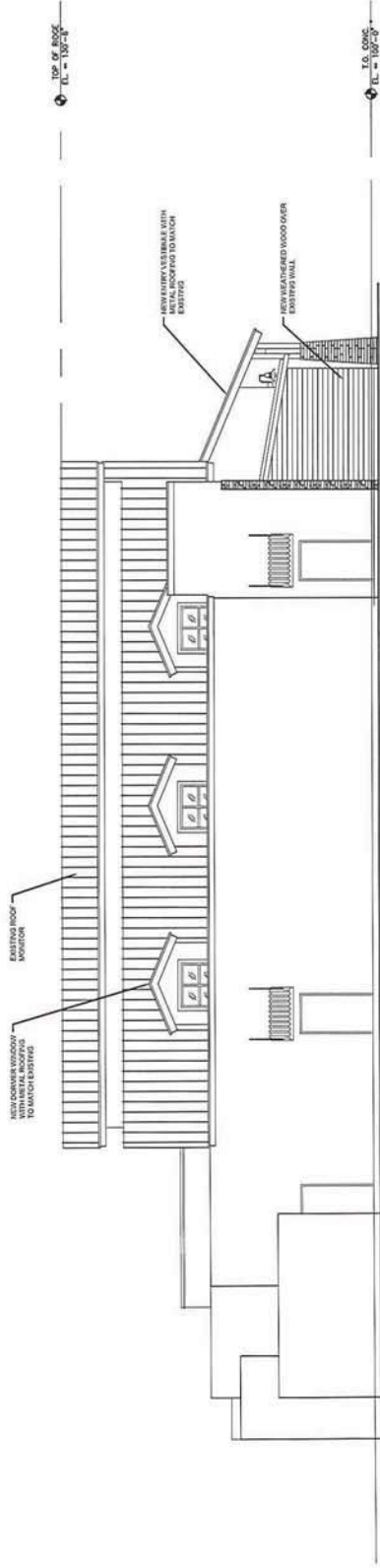


Renovation for:
Fire Rock Steak House
3000 Las Vegas Blvd. S.
Center Blvd.
Las Vegas, Nevada

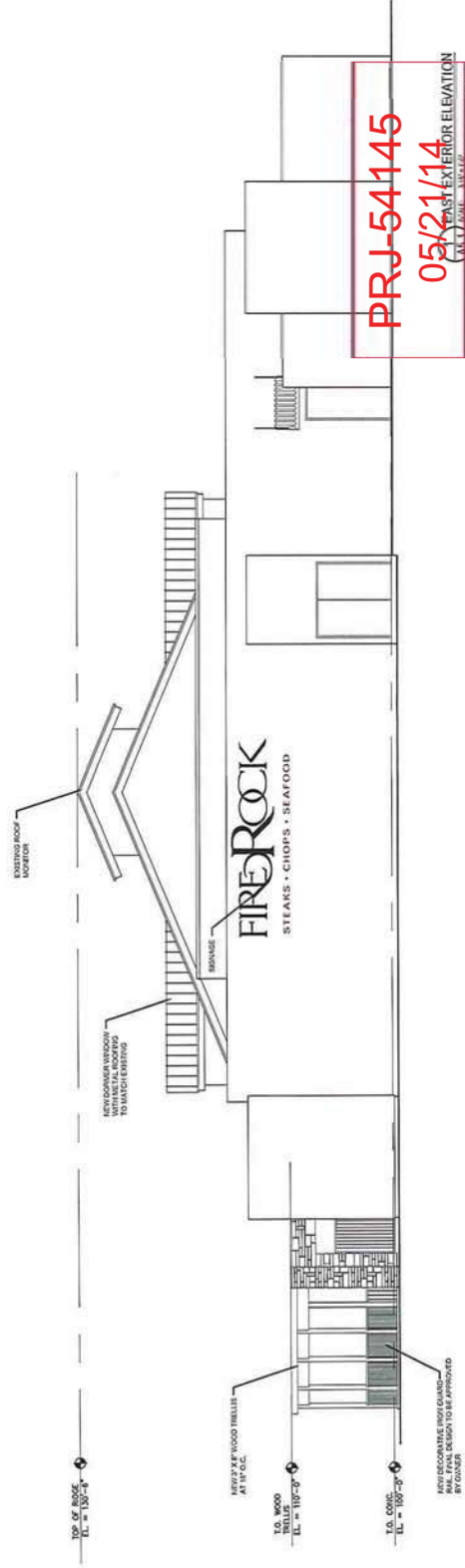
Project No.: 54145
Drawing Title: EXTERIOR ELEVATIONS

Sheet No.: 214037
Project No.: 54145

Scale: A5.1



2 NORTH EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



SUP-54235



Issue and For:	Date:
Rebate	05.13.2014
Rebate	05.14.2014
Rebate	05.16.2014
Rebate	05.23.2014

Draw	8.00
Credit	8.00
Approved	8.00

GENERAL NOTES

1. ALL DIMENSIONS ON THIS PLAN ARE TO TAKE DIMENSIONS OVER AN EXISTING CONCRETE WALL. VERIFY ALL CLEAR DIMENSIONS PRIOR TO ERECTION OF WALL OF FINISH.
2. ALL DIMENSIONS ON THIS PLAN ARE TO TAKE DIMENSIONS OVER AN EXISTING CONCRETE WALL. VERIFY ALL CLEAR DIMENSIONS PRIOR TO ERECTION OF WALL OF FINISH.
3. VERIFY EXISTING FIRE SUPPRESSION SYSTEM FOR LOCAL FIRE MARSHAL REQUIREMENTS.
4. VERIFY EXISTING FIRE SUPPRESSION SYSTEM FOR LOCAL FIRE MARSHAL REQUIREMENTS.
5. COORDINATE AND VERIFY ALL OVERALL DIMENSIONS WITH THE WORD VENTURY AREAS WHERE POTENTIAL DISCREPANCY CAN BE DETECTED.
6. "CLEAR" DIMENSIONS NEED TO BE VERIFIED PRIOR TO CONSTRUCTION OF DIMENSION FROM EXISTING WALL.

WALL LEGEND

 RIGID METAL STUD WALL
 EXISTING PARTITION WALL
 NEW METAL STUD WALL - SEE WALL TYPE



8031 Las Vegas Blvd. S., Suite 150
Las Vegas, Nevada 89123
P (702) 835-7200
F (702) 835-7051

Renovation for:
Fire Rock Steak House
5990 Centennial
Center Blvd.
Las Vegas, Nevada

© 2000 Blackwell Publishers Ltd. *Journal of Internal Medicine* 247: 113–121

Floor Plan

Product Name: _____

214037

Speed of Motion

A1.0

FLOOR PLAN
SCALE 3/16" = 1'-0"

PRJ-54145
05/21/14

SUP-54235

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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

RENO OFFICE
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

May 20, 2014

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: *Justification Letter – Johnson Restaurant Group S.W., LLC*
Special Use Permit to Allow a Liquor Establishment (Tavern) and Site Plan Review
APN: 125-28-610-005 (the “Property”)

To Whom It May Concern:

Please be advised this office represents the Johnson Restaurant Group S.W., LLC (the “Applicant”) in the above referenced matter. The Applicant is requesting a restaurant and tavern with a restricted gaming use called “Fire Rock Steakhouse” (the “Establishment”) on the Property. The Property is located on the south side of Centennial Center Boulevard and adjacent to the west side of US Highway 95.

Site Plan Review

The Establishment will be located in an existing restaurant and tavern building on the Property. The Applicant is proposing some remodeling to the existing building including a new entry vestibule with a metal roofing to match the existing roofing, a new patio area, a new decorative iron guard rail, a new wood trellis and new dormer windows with metal roofing to match the existing roofing. The Property is accessible from Centennial Center Boulevard.

Special Use Permit For A Tavern

A tavern is a permitted use, with approval of a special use permit, in the General Commercial (GC-TC) land use designation and Town Center (TC) zoning district. Here, the Property is zoned Town Center (TC) with a land use designation of General Commercial (GC-TC). Additionally, the Property exceeds the minimum distance separation requirements between a tavern use and churches, schools and parks. The Establishment is also located in a commercial corridor, Centennial Center Boulevard, capable of handling traffic generated by the use. Previously, two (2) different taverns have operated on the Property. Therefore, the proposed tavern use on the Property is suitable and compatible with the other uses and the existing land use and zoning designations.

SUP-54235

PRJ-54145
05/21/14

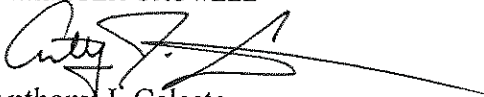


City of Las Vegas
PLANNING & DEVELOPMENT
DEPARTMENT
May 20, 2014
Page 2

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

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/

SUP-54235

PRJ-54145
05/21/14

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-54292 - SPECIAL USE PERMIT- PUBLIC HEARING - APPLICANT: CILANTRO TACOS - OWNER: RAINBOW COMMERCIAL, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING/PROPOSED 2,000 SQUARE-FOOT RESTAURANT at 2300 North Rainbow Boulevard, Suite #108 (APN 138-23-110-041), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-53537].

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-54292

Case Number: 5353+ APN: 138-23-110-0411

Name of Property Owner: _____

Name of Applicant: Joan M. Barrera

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: _____

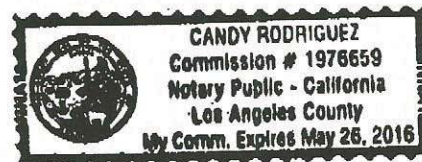
Signature of Property Owner: _____

Print Name: FRED SHAKIB

Subscribed and sworn before me

This 20th day of MAY, 2014

Candy Rodriguez
Notary Public in and for said County and State



PRJ-53532
05/22/14

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special use permit
 Project Address (Location) 2300 W Rainbow Blvd Las Vegas, NV. 89108
 Project Name Beer and wine lounge Proposed Use _____
 Assessor's Parcel #(s) 138-23-110-0411 Ward # _____
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER FRED SHAKIS Contact (818) 385-1777
 Address 16461 SHERMAN WAY Phone (818) 385-1777 Fax (818) 385-1411
 City VAN NUYS State CA Zip 91406
 E-mail Address fred@canyon-center.com

APPLICANT Jim M. Barrera Contact (944) 338-6511
 Address 1728 Cedar Hills way Phone: _____ Fax: _____
 City Las Vegas, NV. State NV. Zip 89128
 E-mail Address eviantrstalos@live.com

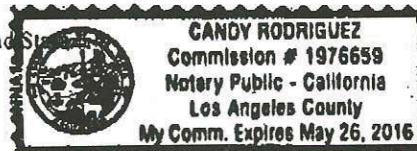
REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

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

Property Owner Signature* [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name FRED SHAKIS

Subscribed and sworn before me
 This 20th day of MAY, 20 14.
[Signature]

Notary Public in and for said County and State



Revised 10/27/08

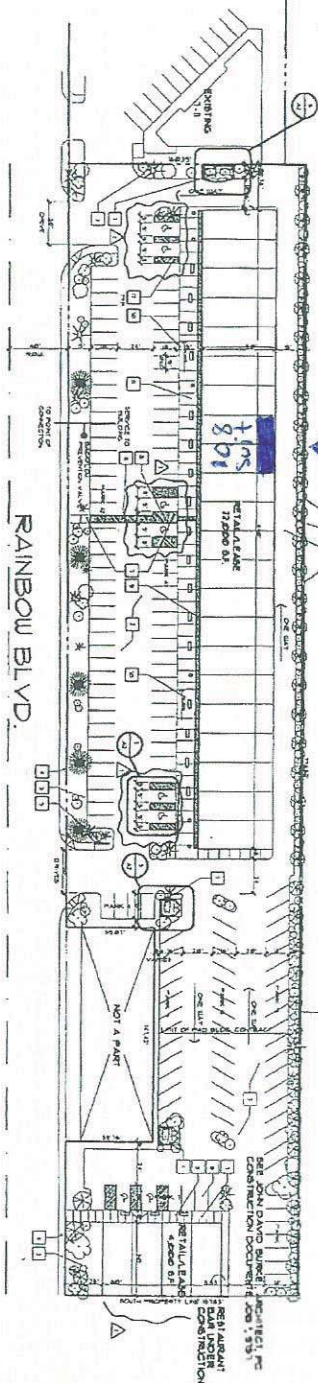
FOR DEPARTMENT USE ONLY

Case # **SUP-54292**
 Meeting Date: **07/08/14 PC**
 Total Fee: _____
 Date Received: * _____
 Received By: _____

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

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

1 SITE PLAN / LANDSCAPING PLAN
SCALE: 1" = 30'-0"



Handwritten notes:
801 # 115
parking
133
Handwritten 'T' symbol

NOTES:
1. ALL ACCESSORY BUILDINGS, LANDSCAPE, FURNITURE, AND OTHER ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS LANDSCAPE DESIGN STANDARDS.
2. ACCESSORY BUILDINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS LANDSCAPE DESIGN STANDARDS.
3. ACCESSORY BUILDINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS LANDSCAPE DESIGN STANDARDS.

PR-53537
05/22/14

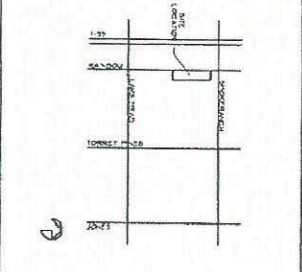
KEYNOTES

1	GRASS (100%)
2	GRASS (50%) / ASPHALT (50%)
3	GRASS (50%) / ASPHALT (50%)
4	GRASS (50%) / ASPHALT (50%)
5	GRASS (50%) / ASPHALT (50%)
6	GRASS (50%) / ASPHALT (50%)
7	GRASS (50%) / ASPHALT (50%)
8	GRASS (50%) / ASPHALT (50%)
9	GRASS (50%) / ASPHALT (50%)
10	GRASS (50%) / ASPHALT (50%)
11	GRASS (50%) / ASPHALT (50%)
12	GRASS (50%) / ASPHALT (50%)
13	GRASS (50%) / ASPHALT (50%)
14	GRASS (50%) / ASPHALT (50%)
15	GRASS (50%) / ASPHALT (50%)
16	GRASS (50%) / ASPHALT (50%)
17	GRASS (50%) / ASPHALT (50%)
18	GRASS (50%) / ASPHALT (50%)
19	GRASS (50%) / ASPHALT (50%)
20	GRASS (50%) / ASPHALT (50%)
21	GRASS (50%) / ASPHALT (50%)
22	GRASS (50%) / ASPHALT (50%)
23	GRASS (50%) / ASPHALT (50%)
24	GRASS (50%) / ASPHALT (50%)
25	GRASS (50%) / ASPHALT (50%)
26	GRASS (50%) / ASPHALT (50%)
27	GRASS (50%) / ASPHALT (50%)
28	GRASS (50%) / ASPHALT (50%)
29	GRASS (50%) / ASPHALT (50%)
30	GRASS (50%) / ASPHALT (50%)
31	GRASS (50%) / ASPHALT (50%)
32	GRASS (50%) / ASPHALT (50%)
33	GRASS (50%) / ASPHALT (50%)
34	GRASS (50%) / ASPHALT (50%)
35	GRASS (50%) / ASPHALT (50%)
36	GRASS (50%) / ASPHALT (50%)
37	GRASS (50%) / ASPHALT (50%)
38	GRASS (50%) / ASPHALT (50%)
39	GRASS (50%) / ASPHALT (50%)
40	GRASS (50%) / ASPHALT (50%)
41	GRASS (50%) / ASPHALT (50%)
42	GRASS (50%) / ASPHALT (50%)
43	GRASS (50%) / ASPHALT (50%)
44	GRASS (50%) / ASPHALT (50%)
45	GRASS (50%) / ASPHALT (50%)
46	GRASS (50%) / ASPHALT (50%)
47	GRASS (50%) / ASPHALT (50%)
48	GRASS (50%) / ASPHALT (50%)
49	GRASS (50%) / ASPHALT (50%)
50	GRASS (50%) / ASPHALT (50%)
51	GRASS (50%) / ASPHALT (50%)
52	GRASS (50%) / ASPHALT (50%)
53	GRASS (50%) / ASPHALT (50%)
54	GRASS (50%) / ASPHALT (50%)
55	GRASS (50%) / ASPHALT (50%)
56	GRASS (50%) / ASPHALT (50%)
57	GRASS (50%) / ASPHALT (50%)
58	GRASS (50%) / ASPHALT (50%)
59	GRASS (50%) / ASPHALT (50%)
60	GRASS (50%) / ASPHALT (50%)
61	GRASS (50%) / ASPHALT (50%)
62	GRASS (50%) / ASPHALT (50%)
63	GRASS (50%) / ASPHALT (50%)
64	GRASS (50%) / ASPHALT (50%)
65	GRASS (50%) / ASPHALT (50%)
66	GRASS (50%) / ASPHALT (50%)
67	GRASS (50%) / ASPHALT (50%)
68	GRASS (50%) / ASPHALT (50%)
69	GRASS (50%) / ASPHALT (50%)
70	GRASS (50%) / ASPHALT (50%)
71	GRASS (50%) / ASPHALT (50%)
72	GRASS (50%) / ASPHALT (50%)
73	GRASS (50%) / ASPHALT (50%)
74	GRASS (50%) / ASPHALT (50%)
75	GRASS (50%) / ASPHALT (50%)
76	GRASS (50%) / ASPHALT (50%)
77	GRASS (50%) / ASPHALT (50%)
78	GRASS (50%) / ASPHALT (50%)
79	GRASS (50%) / ASPHALT (50%)
80	GRASS (50%) / ASPHALT (50%)
81	GRASS (50%) / ASPHALT (50%)
82	GRASS (50%) / ASPHALT (50%)
83	GRASS (50%) / ASPHALT (50%)
84	GRASS (50%) / ASPHALT (50%)
85	GRASS (50%) / ASPHALT (50%)
86	GRASS (50%) / ASPHALT (50%)
87	GRASS (50%) / ASPHALT (50%)
88	GRASS (50%) / ASPHALT (50%)
89	GRASS (50%) / ASPHALT (50%)
90	GRASS (50%) / ASPHALT (50%)
91	GRASS (50%) / ASPHALT (50%)
92	GRASS (50%) / ASPHALT (50%)
93	GRASS (50%) / ASPHALT (50%)
94	GRASS (50%) / ASPHALT (50%)
95	GRASS (50%) / ASPHALT (50%)
96	GRASS (50%) / ASPHALT (50%)
97	GRASS (50%) / ASPHALT (50%)
98	GRASS (50%) / ASPHALT (50%)
99	GRASS (50%) / ASPHALT (50%)
100	GRASS (50%) / ASPHALT (50%)

LANDSCAPE LEGEND

1	GRASS (100%)
2	GRASS (50%) / ASPHALT (50%)
3	GRASS (50%) / ASPHALT (50%)
4	GRASS (50%) / ASPHALT (50%)
5	GRASS (50%) / ASPHALT (50%)
6	GRASS (50%) / ASPHALT (50%)
7	GRASS (50%) / ASPHALT (50%)
8	GRASS (50%) / ASPHALT (50%)
9	GRASS (50%) / ASPHALT (50%)
10	GRASS (50%) / ASPHALT (50%)
11	GRASS (50%) / ASPHALT (50%)
12	GRASS (50%) / ASPHALT (50%)
13	GRASS (50%) / ASPHALT (50%)
14	GRASS (50%) / ASPHALT (50%)
15	GRASS (50%) / ASPHALT (50%)
16	GRASS (50%) / ASPHALT (50%)
17	GRASS (50%) / ASPHALT (50%)
18	GRASS (50%) / ASPHALT (50%)
19	GRASS (50%) / ASPHALT (50%)
20	GRASS (50%) / ASPHALT (50%)
21	GRASS (50%) / ASPHALT (50%)
22	GRASS (50%) / ASPHALT (50%)
23	GRASS (50%) / ASPHALT (50%)
24	GRASS (50%) / ASPHALT (50%)
25	GRASS (50%) / ASPHALT (50%)
26	GRASS (50%) / ASPHALT (50%)
27	GRASS (50%) / ASPHALT (50%)
28	GRASS (50%) / ASPHALT (50%)
29	GRASS (50%) / ASPHALT (50%)
30	GRASS (50%) / ASPHALT (50%)
31	GRASS (50%) / ASPHALT (50%)
32	GRASS (50%) / ASPHALT (50%)
33	GRASS (50%) / ASPHALT (50%)
34	GRASS (50%) / ASPHALT (50%)
35	GRASS (50%) / ASPHALT (50%)
36	GRASS (50%) / ASPHALT (50%)
37	GRASS (50%) / ASPHALT (50%)
38	GRASS (50%) / ASPHALT (50%)
39	GRASS (50%) / ASPHALT (50%)
40	GRASS (50%) / ASPHALT (50%)
41	GRASS (50%) / ASPHALT (50%)
42	GRASS (50%) / ASPHALT (50%)
43	GRASS (50%) / ASPHALT (50%)
44	GRASS (50%) / ASPHALT (50%)
45	GRASS (50%) / ASPHALT (50%)
46	GRASS (50%) / ASPHALT (50%)
47	GRASS (50%) / ASPHALT (50%)
48	GRASS (50%) / ASPHALT (50%)
49	GRASS (50%) / ASPHALT (50%)
50	GRASS (50%) / ASPHALT (50%)
51	GRASS (50%) / ASPHALT (50%)
52	GRASS (50%) / ASPHALT (50%)
53	GRASS (50%) / ASPHALT (50%)
54	GRASS (50%) / ASPHALT (50%)
55	GRASS (50%) / ASPHALT (50%)
56	GRASS (50%) / ASPHALT (50%)
57	GRASS (50%) / ASPHALT (50%)
58	GRASS (50%) / ASPHALT (50%)
59	GRASS (50%) / ASPHALT (50%)
60	GRASS (50%) / ASPHALT (50%)
61	GRASS (50%) / ASPHALT (50%)
62	GRASS (50%) / ASPHALT (50%)
63	GRASS (50%) / ASPHALT (50%)
64	GRASS (50%) / ASPHALT (50%)
65	GRASS (50%) / ASPHALT (50%)
66	GRASS (50%) / ASPHALT (50%)
67	GRASS (50%) / ASPHALT (50%)
68	GRASS (50%) / ASPHALT (50%)
69	GRASS (50%) / ASPHALT (50%)
70	GRASS (50%) / ASPHALT (50%)
71	GRASS (50%) / ASPHALT (50%)
72	GRASS (50%) / ASPHALT (50%)
73	GRASS (50%) / ASPHALT (50%)
74	GRASS (50%) / ASPHALT (50%)
75	GRASS (50%) / ASPHALT (50%)
76	GRASS (50%) / ASPHALT (50%)
77	GRASS (50%) / ASPHALT (50%)
78	GRASS (50%) / ASPHALT (50%)
79	GRASS (50%) / ASPHALT (50%)
80	GRASS (50%) / ASPHALT (50%)
81	GRASS (50%) / ASPHALT (50%)
82	GRASS (50%) / ASPHALT (50%)
83	GRASS (50%) / ASPHALT (50%)
84	GRASS (50%) / ASPHALT (50%)
85	GRASS (50%) / ASPHALT (50%)
86	GRASS (50%) / ASPHALT (50%)
87	GRASS (50%) / ASPHALT (50%)
88	GRASS (50%) / ASPHALT (50%)
89	GRASS (50%) / ASPHALT (50%)
90	GRASS (50%) / ASPHALT (50%)
91	GRASS (50%) / ASPHALT (50%)
92	GRASS (50%) / ASPHALT (50%)
93	GRASS (50%) / ASPHALT (50%)
94	GRASS (50%) / ASPHALT (50%)
95	GRASS (50%) / ASPHALT (50%)
96	GRASS (50%) / ASPHALT (50%)
97	GRASS (50%) / ASPHALT (50%)
98	GRASS (50%) / ASPHALT (50%)
99	GRASS (50%) / ASPHALT (50%)
100	GRASS (50%) / ASPHALT (50%)

LOCATION



ALANO PLAZA
77000 SF. RETAIL/LEASE
FOR TERRAFLOR REALTY
& DEVELOPMENT
CITY OF LAS VEGAS NEVADA

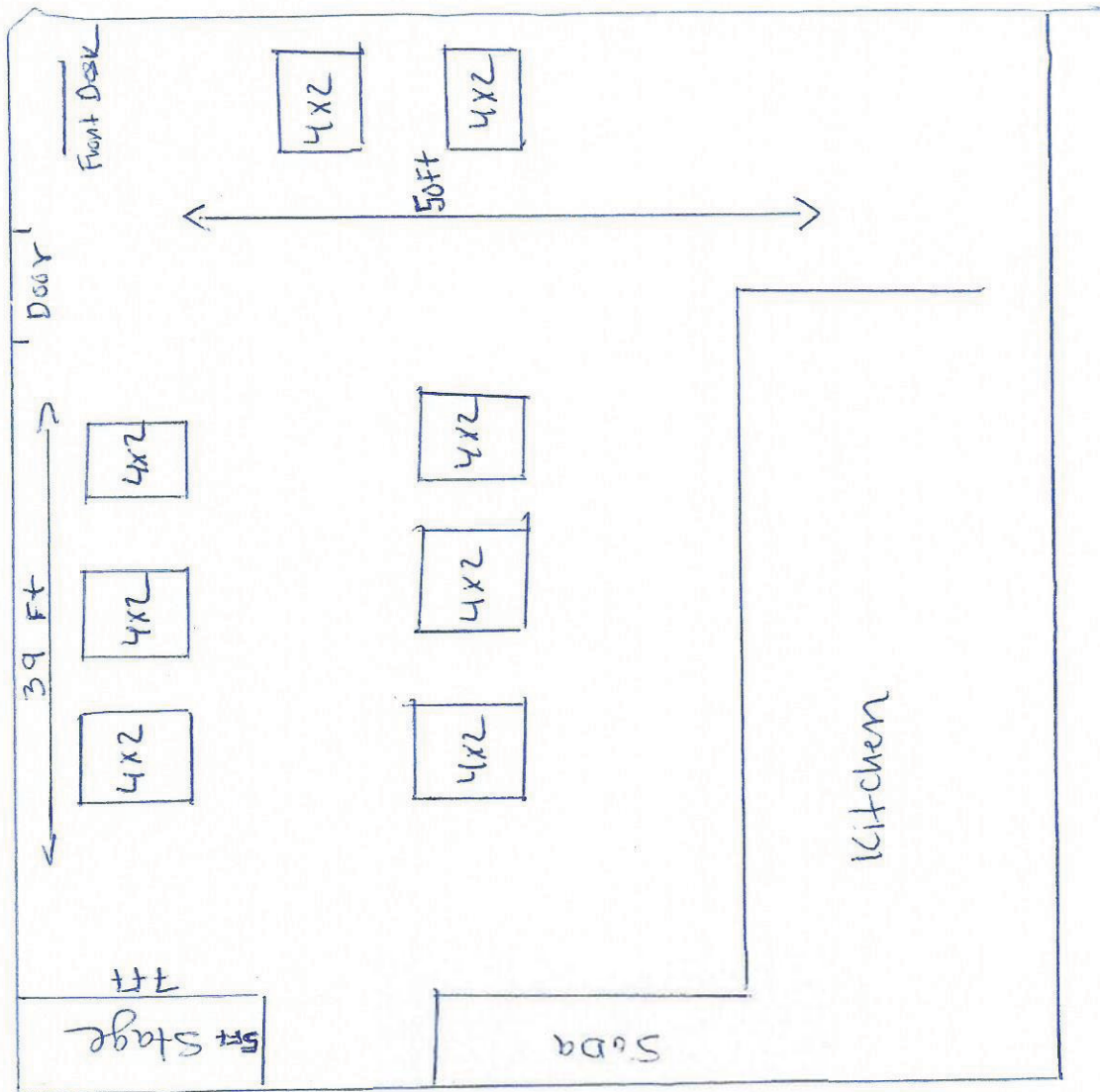
sheet no. A1
date: 11/17/2003
proj. no. 709S30-8
drawn by: [signature]
chkd. by: [signature]

CONTRACTOR AND OWNER REQUESTED CORRECTIONS TO PREVIOUS SUBMISSIONS AND ALL SUBCONTRACTORS TO VERIFY WITH THE OWNER AND ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET PRIOR TO THE CONTRACT SIGNATURE AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS.

John
dunn
burthe. architect

revisions
1. 11/17/2003
2. 11/17/2003
3. 11/17/2003
4. 11/17/2003
5. 11/17/2003
6. 11/17/2003
7. 11/17/2003
8. 11/17/2003
9. 11/17/2003
10. 11/17/2003
11. 11/17/2003
12. 11/17/2003
13. 11/17/2003
14. 11/17/2003
15. 11/17/2003
16. 11/17/2003
17. 11/17/2003
18. 11/17/2003
19. 11/17/2003
20. 11/17/2003
21. 11/17/2003
22. 11/17/2003
23. 11/17/2003
24. 11/17/2003
25. 11/17/2003
26. 11/17/2003
27. 11/17/2003
28. 11/17/2003
29. 11/17/2003
30. 11/17/2003
31. 11/17/2003
32. 11/17/2003
33. 11/17/2003
34. 11/17/2003
35. 11/17/2003
36. 11/17/2003
37. 11/17/2003
38. 11/17/2003
39. 11/17/2003
40. 11/17/2003
41. 11/17/2003
42. 11/17/2003
43. 11/17/2003
44. 11/17/2003
45. 11/17/2003
46. 11/17/2003
47. 11/17/2003
48. 11/17/2003
49. 11/17/2003
50. 11/17/2003
51. 11/17/2003
52. 11/17/2003
53. 11/17/2003
54. 11/17/2003
55. 11/17/2003
56. 11/17/2003
57. 11/17/2003
58. 11/17/2003
59. 11/17/2003
60. 11/17/2003
61. 11/17/2003
62. 11/17/2003
63. 11/17/2003
64. 11/17/2003
65. 11/17/2003
66. 11/17/2003
67. 11/17/2003
68. 11/17/2003
69. 11/17/2003
70. 11/17/2003
71. 11/17/2003
72. 11/17/2003
73. 11/17/2003
74. 11/17/2003
75. 11/17/2003
76. 11/17/2003
77. 11/17/2003
78. 11/17/2003
79. 11/17/2003
80. 11/17/2003
81. 11/17/2003
82. 11/17/2003
83. 11/17/2003
84. 11/17/2003
85. 11/17/2003
86. 11/17/2003
87. 11/17/2003
88. 11/17/2003
89. 11/17/2003
90. 11/17/2003
91. 11/17/2003
92. 11/17/2003
93. 11/17/2003
94. 11/17/2003
95. 11/17/2003
96. 11/17/2003
97. 11/17/2003
98. 11/17/2003
99. 11/17/2003
100. 11/17/2003

Front Restaurant #108



PRJ-53537
05/22/14

SUP-54292

**Cilantro Tacos
2300 N. Rainbow Blvd
#108, Las Vegas, NV, 89108**

Dear to whom it may concern,

We, Cilantro Tacos, intend to sell wine and beer in our Restaurant with our food entrees. We are a mexican Restaurant new to Las Vegas, we intend to entertain our guest by providing traditional Mexican dishes and taco flair. Our clientele is based mostly on families and young adults

We will also provide karaoke entertainment from Thursday till Sunday, Starting at 6PM TILL 9PM, serving food with beer and wine. Our food will be based on tacos, fried foods, and appetizers, so our guest will be able to enjoy beer and wine at our location.

Our goal is to maintain a family owned and operated restaurant, so our guest can enjoy the ambience and atmosphere at Cilantro Tacos. Our guest will consume beer and wine with food only

**Signed,
Juan M. Barrera
Owner of Cilantro Tacos**

SUP-54292

**PRJ-53537
05/22/14**

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-54308 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: Design & Wine - OWNERP K I Cheyenne Commons, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,319 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW AN 302-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 3175 Rainbow Boulevard (APN 138-15-502-006), C-1 (Limited Commercial), Ward 5 (Barlow) [PRJ-54193].

MAY GO TO CITY COUNCIL ON 8/20/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-54326 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AT&T MOBILITY, LLC - OWNER: OXFORD TECHNOLOGY, INC. - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 164 West Cincinnati Avenue (APNs 162-04-813-067 through 069), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54026].

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-54240 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -

OWNER/APPLICANT: DN CHARLESTON, LLC - For possible action on a request for a Site Development Plan Review FOR TWO PROPOSED COMMERCIAL BUILDINGS TOTALING 15,400 SQUARE FEET WITH WAIVERS TO ALLOW TEN-FOOT WIDE LANDSCAPE BUFFERS ALONG THE NORTH, SOUTH AND WEST PERIMETERS WHERE 15 FEET IS THE MINIMUM REQUIRED on 1.84 acres located at the northeast corner of Charleston Boulevard and Mohawk Street (APNs 138-36-803-001, 002, 015 and 016), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-54159].

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-54311 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHARTERED FOR EXCELLENCE FOUNDATION - OWNER: ROMAN CATHOLIC CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,320 SQUARE-FOOT EXPANSION TO AN EXISTING 16,000 SQUARE-FOOT BUILDING on 2.9 acres at 1300 East Bridger Avenue (APNs 139-35-410-005 and 021), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-54153].

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-54318 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL -
Request for a Major Amendment to a previously approved Site Development Plan Review
(SDR-34172) FOR A PROPOSED 1,645 SQUARE-FOOT BUILDING TO AN EXISTING
CHURCH/HOUSE OF WORSHIP on 3.5 acres at 7801 West Alexander Road (APNs 138-09-
501-003 and 004), C-V (Civic) Zone, Ward 4 (Anthony)[PRJ-54213]

MAY GO TO CITY COUNCIL ON 8/20/2014

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-54318** APN: 138-09-501-003; 004

Name of Property Owner: Church of the Foursquare Gospel Intl.

Name of Applicant: Meadows Fellowship Church

Name of Representative: Kevin Ward - ethos|three ARCHITECTURE

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

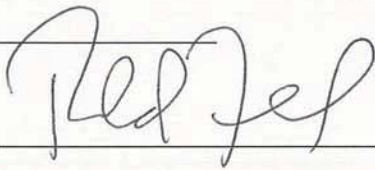
☒ No

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): _____

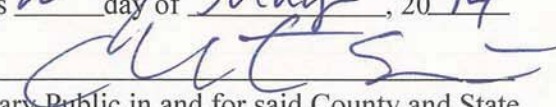
APN: _____

Signature of Property Owner: 

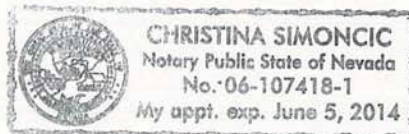
Print Name: Ronald Flores

Subscribed and sworn before me

This 22nd day of May, 20 14


Notary Public in and for said County and State

State of Nevada
County of Clark





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 Project Address (Location) 7801 Alexander, Las Vegas, NV
 Project Name Meadows Fellowship Church Proposed Use Church/House of Worship
 Assessor's Parcel #(s) 138-09-501-004 & 138-09-501-003 Ward # 4
 General Plan: existing PF proposed n/a Zoning: existing C-V proposed n/a
 Commercial Square Footage 12,461 total Floor Area Ratio 8.2%
 Gross Acres 3.5 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Intl. Church Foursquare Gospel Contact Rev. Ronald Flores
 Address 7801 Alexander Phone: (702) 254-1725 Fax: (702) 254-1725
 City Las Vegas State NV Zip _____
 E-mail Address rjflores@meadowsfellowship.org

APPLICANT Meadows Fellowship Church Contact Rev. Ronald Flores
 Address 7801 Alexander Phone: (702) 254-1725 Fax: (702) 254-1725
 City Las Vegas State NV Zip _____
 E-mail Address rjflores@meadowsfellowship.org

REPRESENTATIVE ethos|three ARCHITECTURE Contact Kevin Ward
 Address 8985 South Eastern, Suite 220 Phone: (702) 456-1070 Fax: (702) 456-7020
 City Las Vegas State NV Zip 89123
 E-mail Address kward@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* [Signature]

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

Print Name Ronald Flores

Subscribed and sworn before me

This 22nd day of May, 20 14.

Notary Public in and for said County and State

State of Nevada

Revised 10/27/08

County of Clark



CHRISTINA SIMONCIC
 Notary Public State of Nevada
 No. 06-107418-1
 My appl. exp. June 5, 2014

FOR DEPARTMENT USE ONLY

Case # **SDR-54318**

Meeting Date: **07/08/14 PC**

Total Fee:

Date Received:*

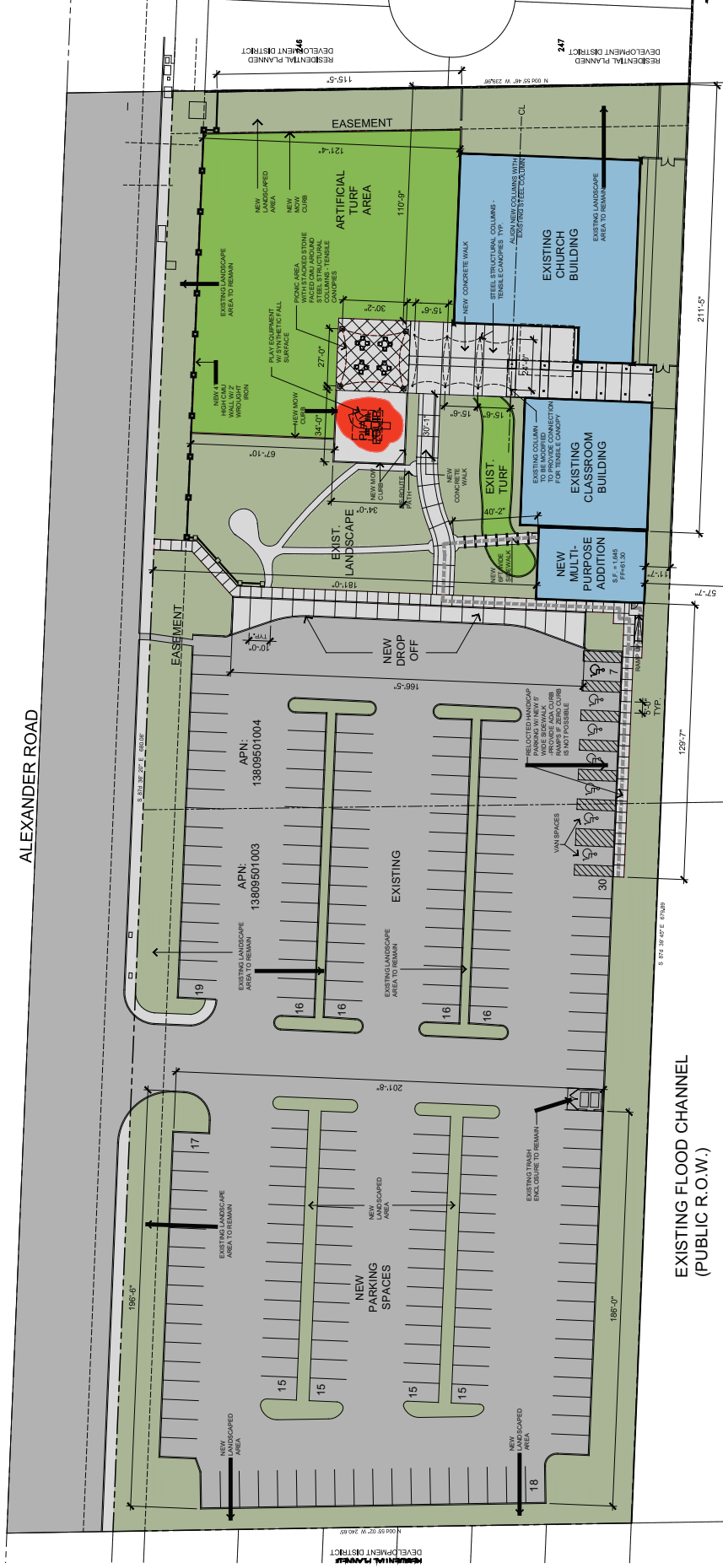
Received By:

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

f:\depot\Application Packet\Application Form.pdf
 05/22/14

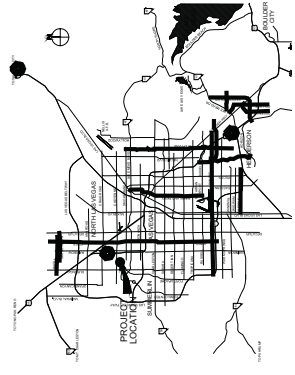
8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.4070
f 702.456.7020

ALEXANDER ROAD



EXISTING FLOOD CHANNEL
(PUBLIC R.O.W.)

VICINITY MAP



SITE DATA

SITE DATA	
SITE AREA	3.5 AC
A.P.N. NUMBER	138-09-501-004, 138-09-501-003
JURISDICTION	CITY OF LAS VEGAS
CURRENT ZONING	C-V
BUILDING AREA	10,816 SF
EXISTING AREA:	1,645 SF
NEW AREA:	12,461 SF
TOTAL AREA:	12,461 SF
COVERAGE	8.2%

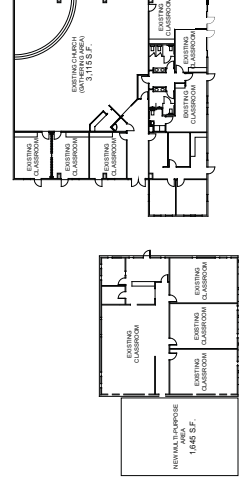
SITE LEGEND

PATH OF ACCESSIBILITY

PARKING

PARKING ANALYSIS (PER TITLE 19)	
EXISTING CHURCH: 3,115 sf (1 sp / 100 sf GATHERING)	31.15
10 EXISTING CLASSROOMS (1 sp / 100 sf GATHERING)	30.00
NEW MULTIPURPOSE: 1,645 sf (1 sp / 100 sf GATHERING)	16.65
TOTAL PARKING REQUIRED:	77.80
TOTAL PARKING PROVIDED:	186
HANDICAP ACCESSIBLE PARKING REQUIRED	6
PROVIDED	7

SITE PLAN



MEADOWS FELLOWSHIP SITE PLAN

SCALE : 1"=20'-0"

SDR-54318

PRJ-54213
05/22/14

05-22-14

0 10 20 40

SHT A0.3

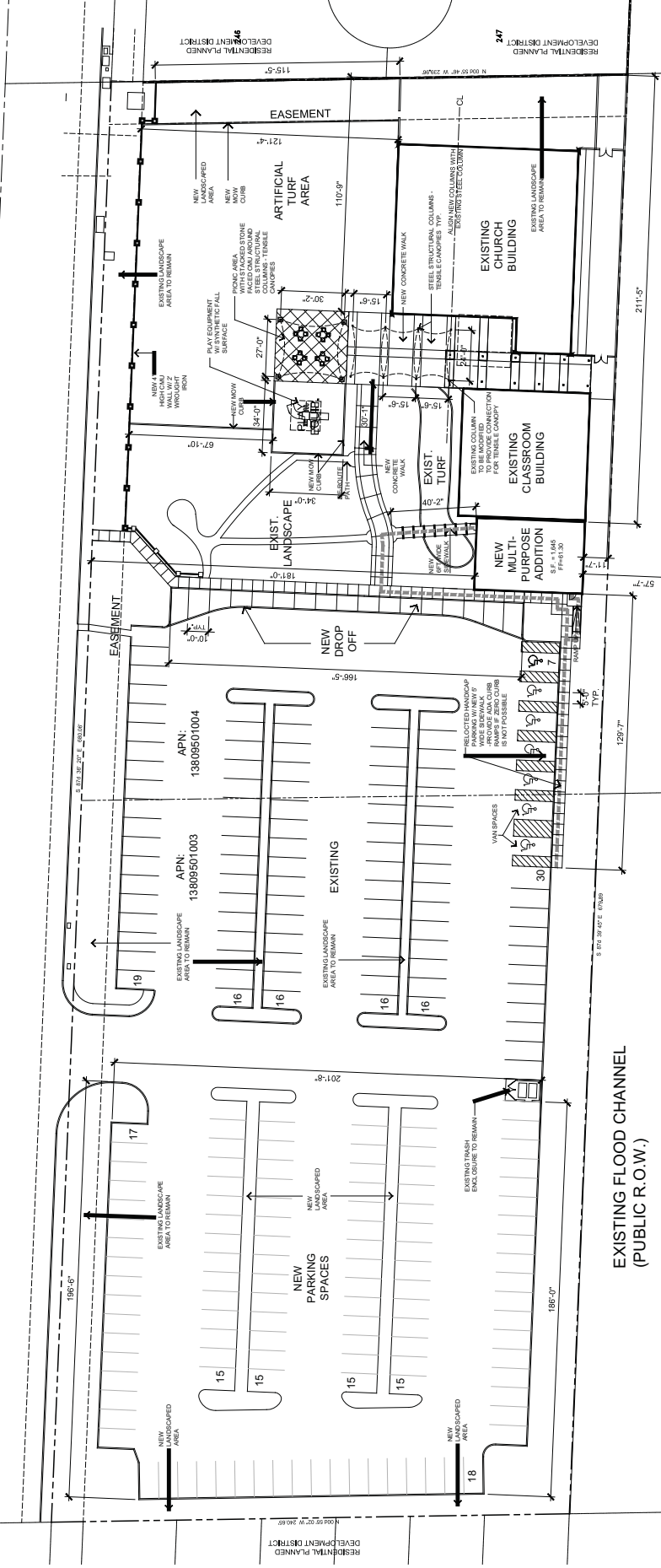
MEADOWS FELLOWSHIP
7801 ALEXANDER

ethos three
architecture

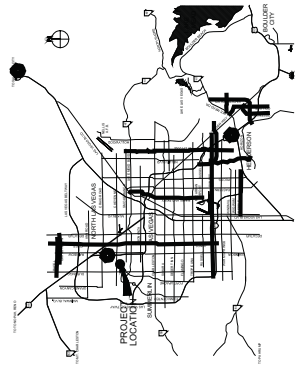
DRAWING APPROVED: _____
DATE: _____

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.4070
f 702.456.7020

ALEXANDER ROAD



VICINITY MAP



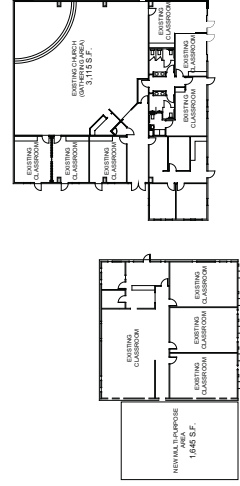
SITE DATA

SITE DATA	
SITE AREA	3.5 AC
A.P.N. NUMBER	138-09-501-004, 138-09-501-1003
JURISDICTION	CITY OF LAS VEGAS
CURRENT ZONING	C-V
BUILDING AREA	10,816 SF
EXISTING AREA:	1,645 SF
NEW AREA:	12,461 SF
COVERAGE	8.2%
SITE LEGEND	
PATH OF ACCESSIBILITY	

PARKING

PARKING ANALYSIS (PER TITLE 19)	
EXISTING CHURCH: 3,115 sf (1 sp / 100 sf GATHERING)	31.15
10 EXISTING CLASSROOMS: 3,115 sf (1 sp / 100 sf GATHERING)	31.15
NEW MULTIPURPOSE: 1,645 sf (1 sp / 100 sf GATHERING)	16.45
TOTAL PARKING REQUIRED:	77.60
TOTAL PARKING PROVIDED:	186
HANDICAP ACCESSIBLE PARKING REQUIRED	6
PROVIDED	7

SITE PLAN



MEADOWS FELLOWSHIP SITE PLAN

SCALE : 1"=20'-0"

SDR-54318

PRJ-54213
05/22/14

05-22-14

SHT A0.3

8085 S. Eastern
Suite 220
Las Vegas, NV 89123
P: 702.466.7020
F: 702.466.7020

DRAWING APPROVED:
DATE:



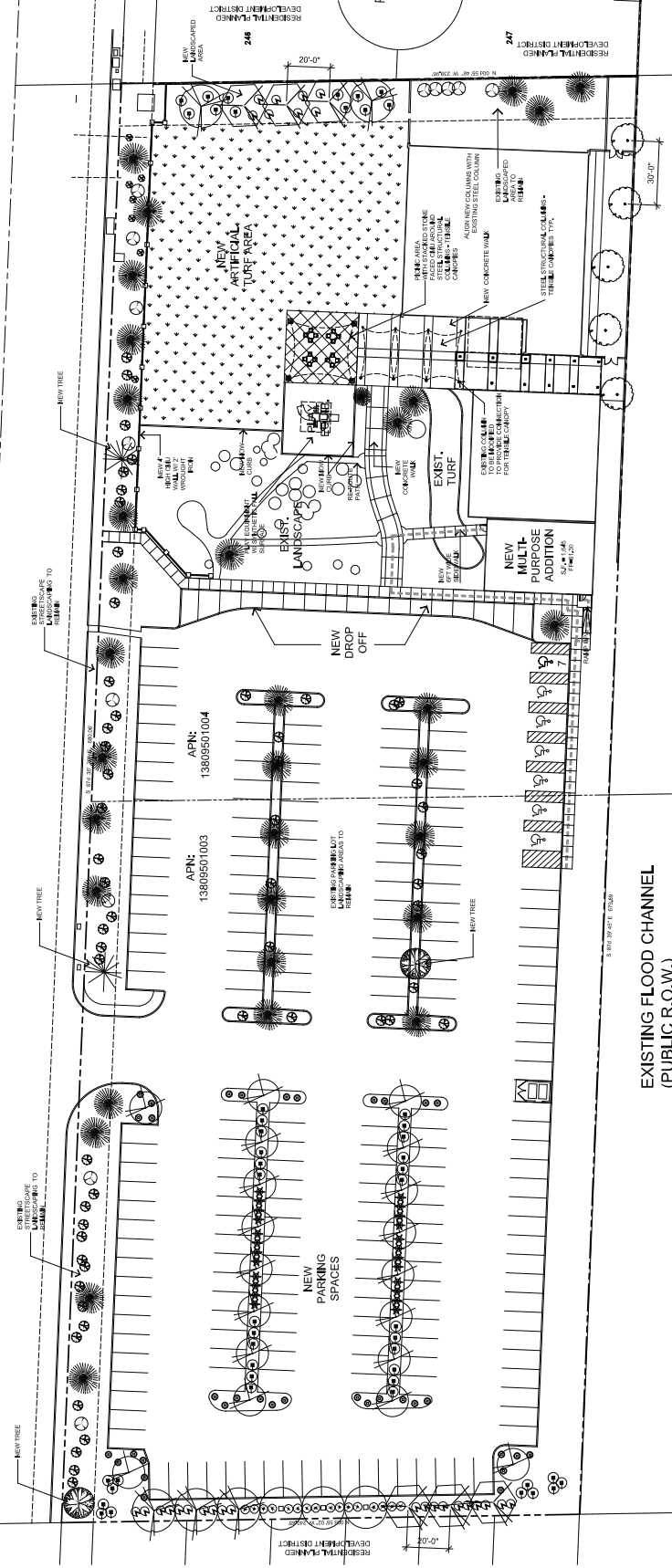
MEADOWS FELLOWSHIP
7801 ALEXANDER

SITE PLAN

PRJ: 54318
05/22/14
Design

SHT L10

ALEXANDER ROAD
(PUBLIC)



LANDSCAPE SCHEDULE

All tree sizes to meet or exceed Arborvitae Association (AAA) Specifications

Tree Item	Size	Quantity	Comments
Chilodactylus	24" Box	3	
Fraxinus velutina 'Rio Grande'	24" Box	5	
Platanus	24" Box	19	
Platanus	24" Box	6	
Platanus	24" Box	2	
Platanus	24" Box	2	
Platanus	24" Box	5	

Shrub and Accent Item	Size	Quantity	Comments
Desert Sage	5 gal.	24	
Desert Sage	5 gal.	40	
Desert Sage	5 gal.	16	
Desert Sage	5 gal.	35	
Desert Sage	5 gal.	28	

Material Item	Quantity	Size	Comments
Decomposed granite - Color to match existing	7,654 s.f.		
Artificial Turf - 1/2" thick, 100% polypropylene	14,419 s.f.		

NOTES:
1. Tree no closer than 10' from adjacent building.
2. All trees to be planted in accordance with the City of Las Vegas Tree Ordinance.
3. All trees to be planted in accordance with the City of Las Vegas Tree Ordinance.
4. All trees to be planted in accordance with the City of Las Vegas Tree Ordinance.

MEADOWS FELLOWSHIP LANDSCAPE PLAN

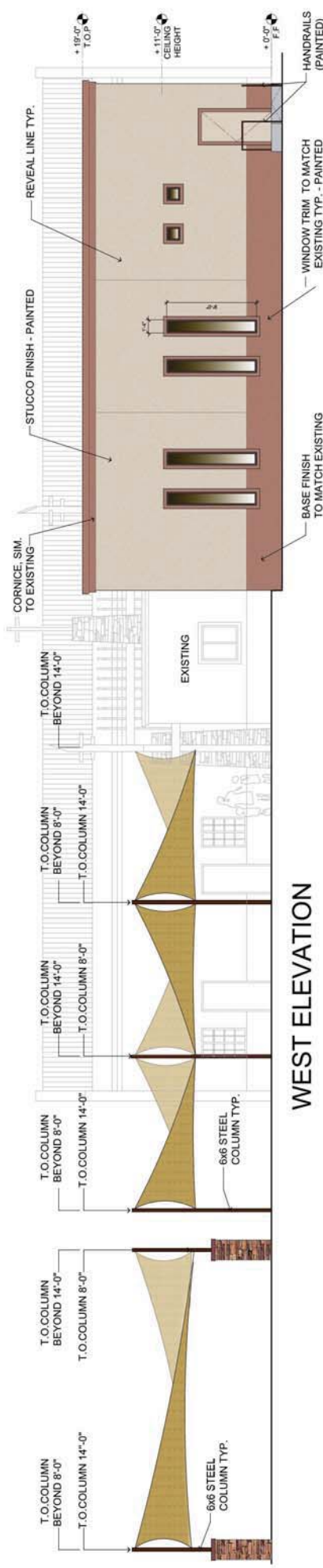
SCALE: 1"=20'-0"

SDR-54318

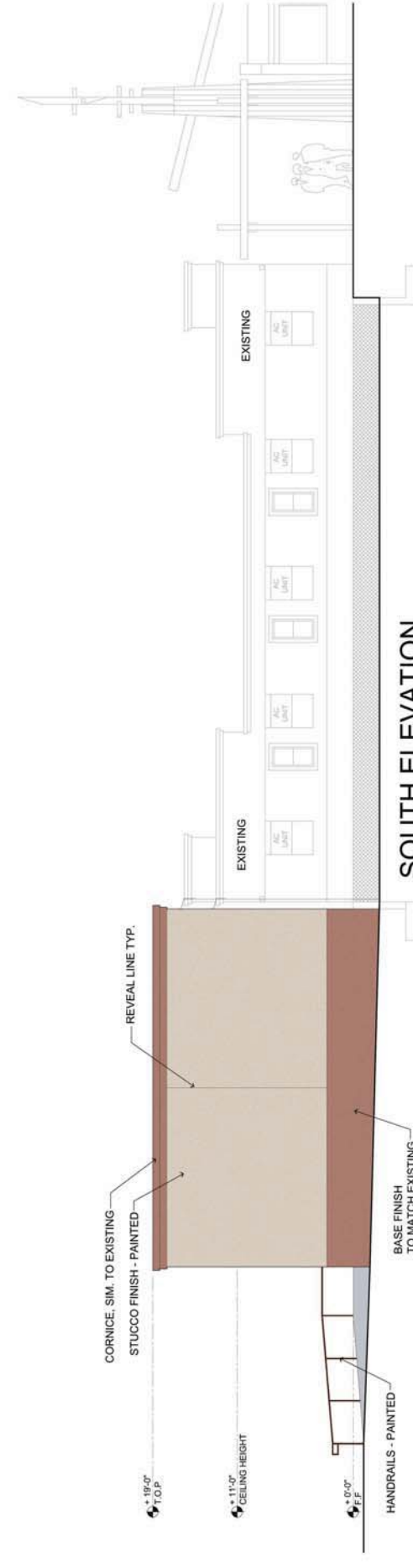
0 10 20 40



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

MEADOWS FELLOWSHIP EXTERIOR ELEVATIONS 1

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

SDR-54318

05-22-14

SHT A5.0

MEADOWS FELLOWSHIP
7801 ALEXANDER

EXTERIOR
ELEVATIONS 1

PRJ-54213
05/22/14

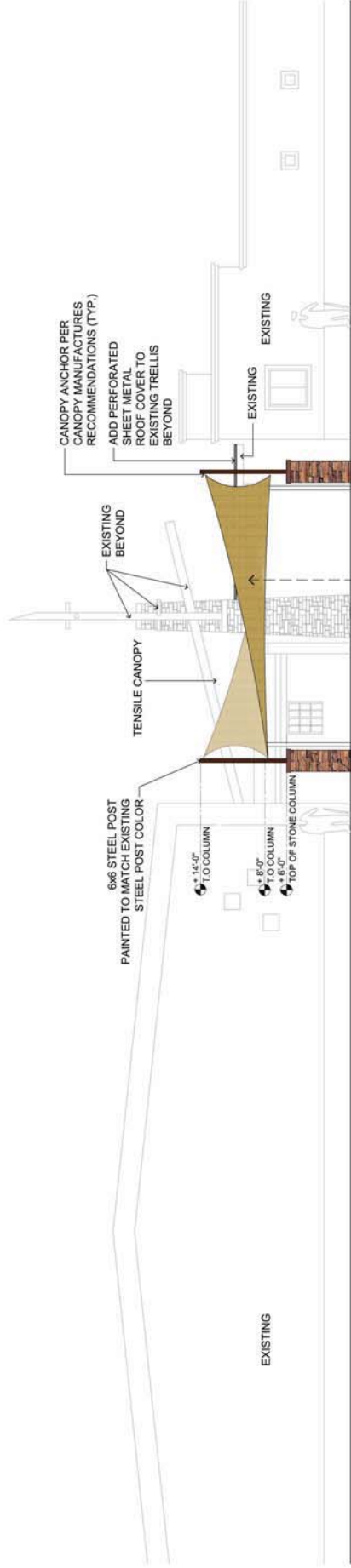
ethos three
ARCHITECTURE

8985 s. eastern
las vegas, nv 89123
702.456.1070
702.456.7020

DRAWING APPROVED:
DATE:

8985 s. eastern
suite 220 89123
las vegas nv 89123
1 702 456 1070
1 702 456 7020

DRAWING APPROVED:
DATE:



EXISTING BUILDING



TENSILE CANOPY TO BE NON-COMBUSTIBLE. STYLE TO BE SIMILAR TO PHOTO TO THE RIGHT CANOPY (COLOR TO BE WHITE)

NORTH ELEVATION



EXTERIOR 2
ELEVATIONS 2
MEADOWS FELLOWSHIP
7801 ALEXANDER

PRJ-54213
05/22/14

05-22-14
SHT A5.1

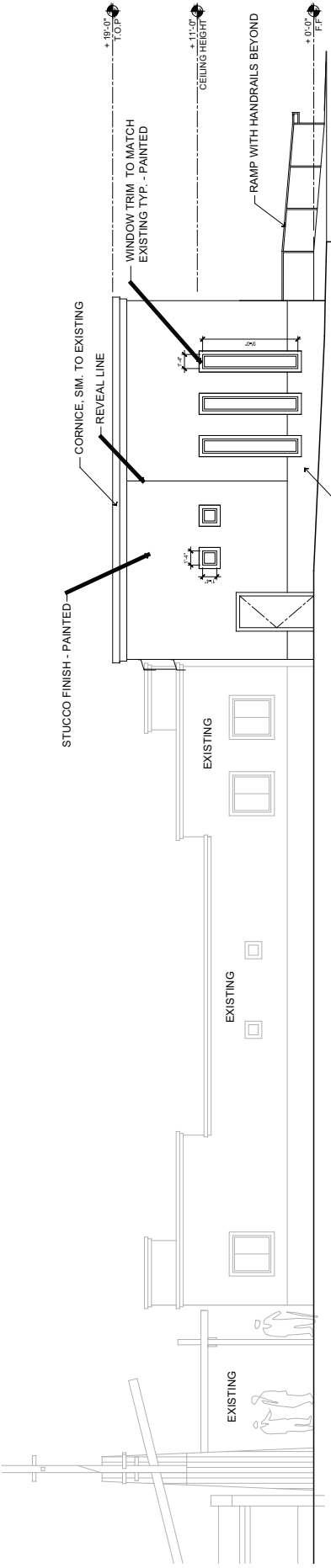
MEADOWS FELLOWSHIP EXTERIOR ELEVATIONS 2

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

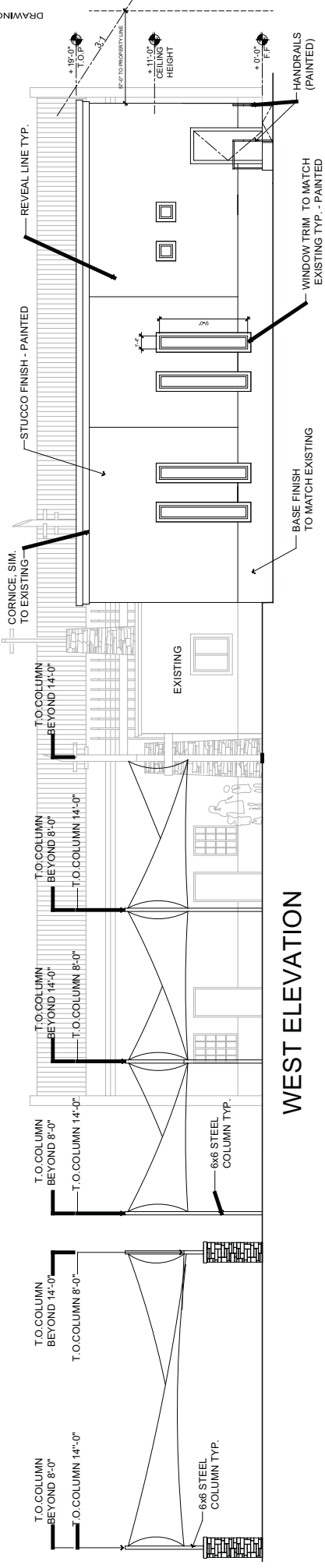
SDR-54318

EXTERIOR ELEVATIONS 1

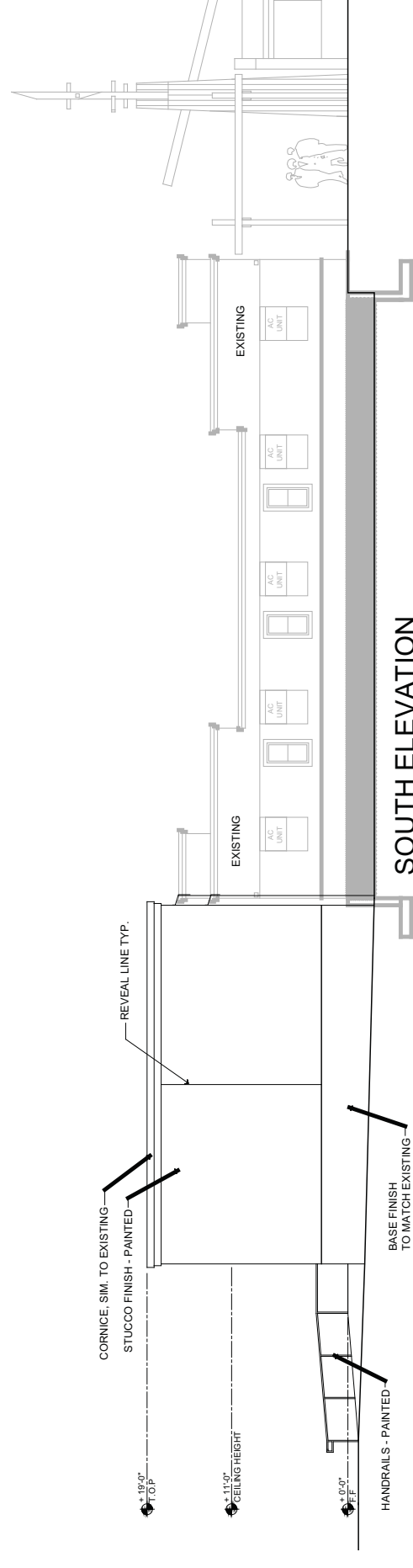
PRJ-54213
05/22/14



NORTH ELEVATION



WEST ELEVATION



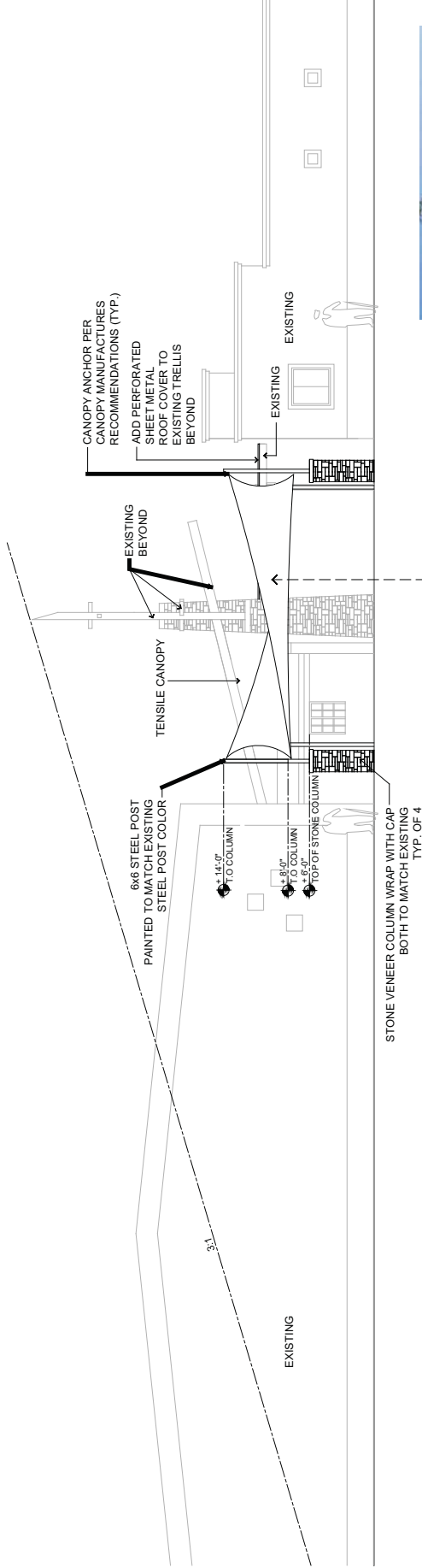
SOUTH ELEVATION

MEADOWS FELLOWSHIP EXTERIOR ELEVATIONS 1

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

8985 s. eastern
suite 220
las vegas, nv 89123
702.456.1070
f 702.456.7029

DRAWING APPROVED: _____
DATE: _____



NORTH ELEVATION



TENSILE CANOPY TO BE
NON-COMBUSTIBLE. STYLE TO BE
SIMILAR TO PHOTO TO THE RIGHT
CANOPY (COLOR TO BE WHITE)

MEADOWS FELLOWSHIP
7801 ALEXANDER
ELEVATIONS 2

PRJ-54213
05/22/14

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

MEADOWS FELLOWSHIP EXTERIOR ELEVATIONS 2

SDR-54318

05-22-14

SHT A5.1

SDR-54318



ethos three
ARCHITECTURE

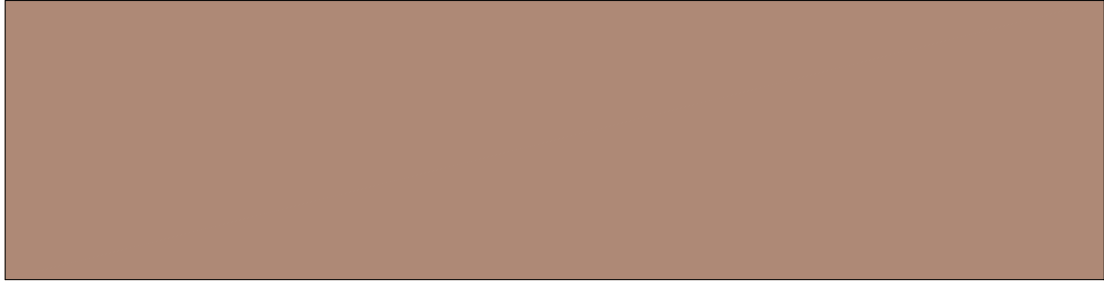
Meadows Fellowship - Addition

7801 Alexander, Las Vegas, NV



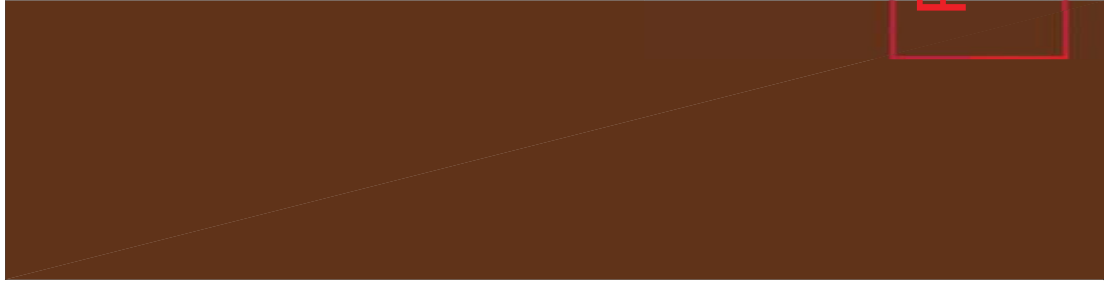
FIELD 1

Fraze
2652W - Love Bond



ACCENT 1

Fraze
2594D - Hickory Nut



ACCENT 2

Fraze
2597N - Log Jam



STONE COLOR

Honey Ledge Carmel MT.
Cultured Stone Owens Corning



WINDOW FRAME

Arcadia
Dark Bronze

colors and materials



PRJ-54213
05/22/14

SHADE STRUCTURE
CANOPY COLOR

Non-Combustible

Comtex

Color: Cappuccino

SDR-54318



May 22, 2014

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

RE:

Justification Letter –Site Development Plan Review
Meadows Fellowship
7801 Alexander, Las Vegas, NV
APN: 138-09-501-004 & 138-09-501-003
Zoning: C-V (Zoned Civic District)

We are requesting a Site Development Plan Review to allow a new 1,645 SF Multi-Purpose building (with fire sprinklers) adjacent to an existing modular classroom building. Improvements to the site also includes a new playground and outdoor canopy shade structures; new hardscape, turf area, landscaping, site wall with wrought iron and an expansion of the existing parking lot with a new drop off area. The improvement to the site includes work on both parcels referenced above.

The existing developed site includes an existing church building, modular classroom building and outdoor covered shade structure between the two. There is existing parking, hardscape and landscape.

The total occupancy load for the Multi-Purpose building is 238, and 394 total when including the existing connected modular classroom building.

The site is adjacent to existing residential developments to the east and west with Alexander Road to the north with residential developments across the street. To the south there is an existing Gowan North Flood Channel. It is our understanding that there has been a waiver that allows for an exclusion of a landscaping buffer adjacent to the flood channel.

Traffic will enter the site from Alexander Road. Handicap parking has been relocated to a close proximity to the new Multi-Purpose building.

The project will implement sustainable strategies. Some of these strategies include energy-efficient mechanical systems, occupancy lighting sensors, and drought resistant landscape planting.

We are requested an exception to the required landscape fingers in the parking lot because we would prefer that the design is consistent with the existing parking lot design. However, we have added additional trees at the parameter that provide the required amount of trees that would be provided if such fingers were to be installed. Additional Trees and shrubs missing from the exiting landscape buffer will be planted. The 5 trees from SDR-34172#1 conditions of approval will be planted.

This proposed project improves community services and parking capacity to the existing congregation.

Sincerely, John Lopeman, AIA

SDR-54318

PRJ-54213
05/22/14

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-54327 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: WAITT-MONTECITO REAL ESTATE, LLC - OWNER: WAITT-MONTECITO REAL ESTATE, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING GARAGE WITH WAIVERS OF THE TOWN CENTER COMMERCIAL DEVELOPMENT STANDARDS TO ALLOW A BUILDING HEIGHT OF 50 FEET WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED, TO ALLOW THE BUILD-TO-LINE TO BE 80% WHERE 60% IS THE MAXIMUM ALLOWED AND TO ALLOW A 12-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM ALLOWED on 0.85 acres at the northwest corner of Grand Montecito Parkway and Clark County 215 (APNs 125-20-803-002 and 009), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54191].

MAY GO TO CITY COUNCIL ON 8/20/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-54327

Case Number: TBD APN: 125-20-803-009 / 125-20-810-002

Name of Property Owner: Waitt-Montecito Real Estate, LLC

Name of Applicant: Waitt-Montecito Real Estate, LLC

Name of Representative: Lionel Sawyer & Collins, Attn: Jennifer Roberts

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: *Mark H. Robinson*

Print Name: Mark H. Robinson

Subscribed and sworn before me

This 20th day of May, 2014

Vickey Montez
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
Project Address (Location) Grand Montecito Pkwy/I-215
Project Name Montecito Town Center South Proposed Use Parking Garage
Assessor's Parcel #(s) 125-20-803-009 / 125-20-810-002 Ward # 6
General Plan: existing -- proposed -- Zoning: existing T-C proposed T-C
Commercial Square Footage N/A Floor Area Ratio N/A
Gross Acres 0.91 Lots/Units N/A Density N/A
Additional Information Undeveloped parcel requiring site development review for parking garage for use by tenants of commercial complex at adjacent parcel

PROPERTY OWNER Waitt-Montecito Real Estate, LLC Contact Mark Robinson
Address 12790 El Camino Real, Suite 150 Phone: (858) 480-2900 Fax: (702) 383-8845
City San Diego State CA Zip 92130
E-mail Address mrobinson@swvp.com

APPLICANT Waitt-Montecito Real Estate, LLC Contact Mark Robinson
Address 12790 El Camino Real, Suite 150 Phone: (858) 480-2900 Fax: (702) 383-8845
City San Diego State CA Zip 92130
E-mail Address mrobinson@swvp.com

REPRESENTATIVE Lionel Sawyer & Collins Contact Jennifer Roberts
Address 300 South Fourth Street #1700 Phone: (702) 383-8946 Fax: (702) 383-8845
City Las Vegas State NV Zip 89101
E-mail Address jroberts@lionelsawyer.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 Mark H. Robinson

Subscribed and sworn before me

This 20th day of May, 2014

Notary Public in and for said County and State of California

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	SDR-54327
Meeting Date:	07/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

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

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

PRJ-54191
05/22/14

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

300 SOUTH FOURTH STREET

SUITE 1700

LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845

lsc@lionelsawyer.com

www.lionelsawyer.com

May 22, 2014

SAMUEL S. LIONEL
GRANT SAWYER
(1918-1996)
JON R. COLLINS
(1923-1987)
RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
A. WILLIAM MAUPIN
DAVID N. FREDERICK
RODNEY M. JEAN
TODD TOUTON
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH

DAN R. REASER
ALLEN J. WILT
LYNN S. FULSTONE
RORY J. REID
DAN C. MCGUIRE
JOHN E. DAWSON
CHARLES H. MCCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
JOHN M. NAYLOR
WILLIAM J. MCKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER

DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III
ERIN FLYNN
JENNIFER ROBERTS
MARK A. CLAYTON
MATTHEW R. POLICASTRO
CHRISTOPHER MATHEWS
PEARL L. GALLAGHER
JENNIFER J. GAYNOR
CHRISTOPHER WALTHER
KEVIN J. HEJMANOWSKI

OF COUNSEL
RICHARD J. MORGAN*
PAUL D. BANCROFT

*ADMITTED IN CA ONLY

KETAN D. BHIRUD
ROBERT W. HERNQUIST
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MARK J. GARDBERG
JAMES B. GIBSON
GREG J. CARLSON
JOHN D. TENNERT
STEVEN C. ANDERSON
KATHERINE L. HOFFMAN
VAR LORDAHL, JR.
PHILLIP C. THOMPSON
AMY L. BAKER
JORDAN A. DAVIS
KENDAL L. DAVIS
CHANDANI K. GILL

WRITER'S DIRECT DIAL NUMBER
(702)-383-8924
JROBERTS@LIONELSAWYER.COM

VIA CLV-EPLAN

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

RE: *Applications for Site Development Review and Waivers*

To Whom It May Concern:

I am writing in conjunction with Barrett Powley, AIA LEED AP, Principal of Encompass Studio, on behalf of Waitt-Montecito Real Estate, LLC ("Applicant") in support of applications for a site development review for a parking garage located on parcel #125-20-803-009, which is currently zoned T-C(MS); to amend the site development review of the adjacent parcel #125-20-810-002, which is also owned by the Applicant, as necessary; and for waivers to allow for a height increase to 50 feet where 35 feet is required; to reduce the rear setback from 20' to 12'; and to increase the build to property line percentage from 60% to 80%.

The parcel was previously approved for a surface parking lot, pursuant to SDR-43790, to support the 180,000 square foot constructed, unoccupied office complex on the adjacent parcel. However, the Applicant has entered into serious negotiations with a tenant that would occupy a majority of the building and it is expected that the parking demands for employees and customers of the proposed tenant would be greater satisfied by having a parking garage, rather than a surface parking lot. Accordingly, the Applicant seeks approval for a site development review for the parking garage.

The parking garage is an approved use in the T-C(MS) zoning area with the Edge Zone overlay. The proposed parking garage will hold 391 cars on 3.5 levels and will not adversely affect surrounding properties since it will supplement the existing six-story office building on the adjacent parcel. The parking garage is compatible to the existing use on the adjacent parcel,

Planning Department
May 22, 2014
Page 2

abuts the I-215 and Grand Montecito Parkway, and is also located next to an undeveloped parcel. Therefore, the proposed parking garage use would not increase the intensity of any use, but would simply compliment all permitted uses in the area. The site development review would be appropriate for the parcel at issue.

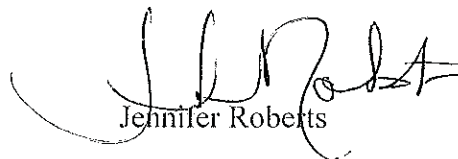
Please note that the Applicant will be working to combine this parcel with the parcel to the north in order to remove the parcel line. Moreover, the Applicant will be reconstructing a portion of the existing parking on the adjacent parcel to accommodate the parking garage. To that extent, an amendment to the site development review for that parcel is hereby requested, as necessary.

In addition to the site development review, the Applicant seeks certain waivers that would best accommodate a parking garage. First, the Applicant requests a height increase to 50 feet for the parking garage. Second, the Applicant would like a reduction in the rear setback from 20' to 12'. Lastly, the Applicant is asking for an increase in the build to property line percentage from 60% to 80%.

The Applicant will propose landscaping to comply with current City code standards, while the exterior materials will match the existing office building stone and metal colors. The parking garage will also be constructed with precast concrete columns, beams, and wall panels. There is adequate access to the parcel and the parking garage complements the use on the adjacent parcel. Aside from the requested waivers, the proposed site development meets other code standards, and is in accordance with the City of Las Vegas policies, plans, and standards.

Please call me if you have any questions or need additional information.

Sincerely,



Jennifer Roberts

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SDR-54329 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: STATE PUBLIC WORKS BOARD - OWNER: STATE OF NEVADA BUILDING & GROUNDS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40,353 SQUARE-FOOT GOVERNMENT FACILITY WITH A WAIVER TO ALLOW A BUILDING ORIENTATION TO BE AWAY FROM THE FRONT WHERE SUCH IS REQUIRED on 28.19 acres at 2621 East Sahara Avenue (APNs 162-01-402-003, 004, 006 & 008), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-54111].

MAY GO TO CITY COUNCIL ON 8/20/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

MSP-54265 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: ABUNDANT GRACE CHURCH - OWNER: IWAMOTO PATRICIA EILEEN AND YEE SATEVAEN YEAT MUN - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-4388) TO ADD ONE FREESTANDING SIGN AND ONE WALL SIGN AT AN EXISTING CHURCH/HOUSE OF WORSHIP on 1.84 acres at 2690 North Decatur Boulevard, (APN 139-18-310-001), C-M (I Commercial/Industrial) Zone, Ward 5 (Barlow)[PRJ-53726].

MAY GO TO CITY COUNCIL ON 8/20/2014
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

VAC-54112 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a Petition to Vacate Public Sewer Easements on property generally located at the southwest corner of Elkhorn Road and Sky Pointe Drive, Ward 6 (Ross) [PRJ-54040].

C.C.: 8/20/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

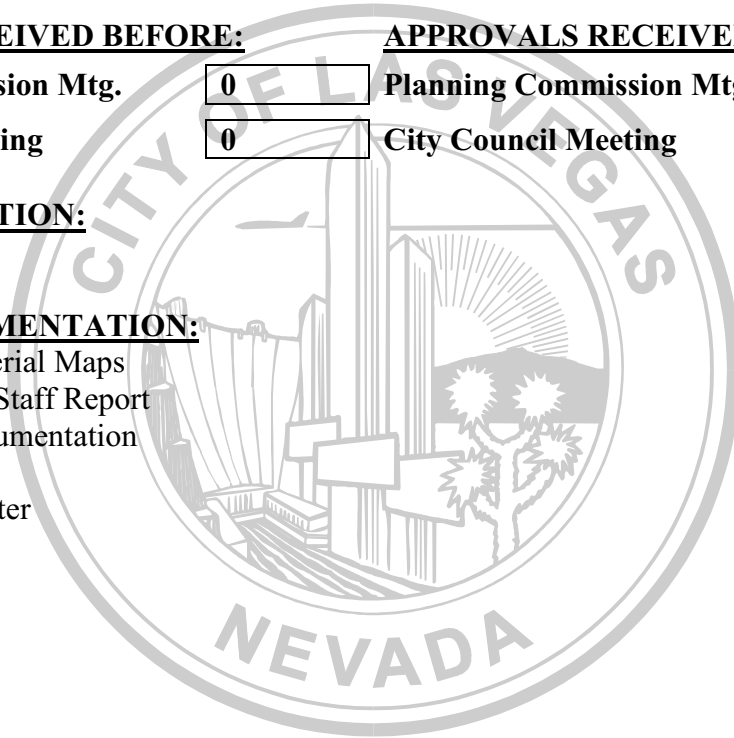
0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

TXT-54143 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend the Town Center Development Standards to reintroduce the EC-TC Land Use Designation.

This Item Will be Forwarded to City Council In Ordinance Form

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

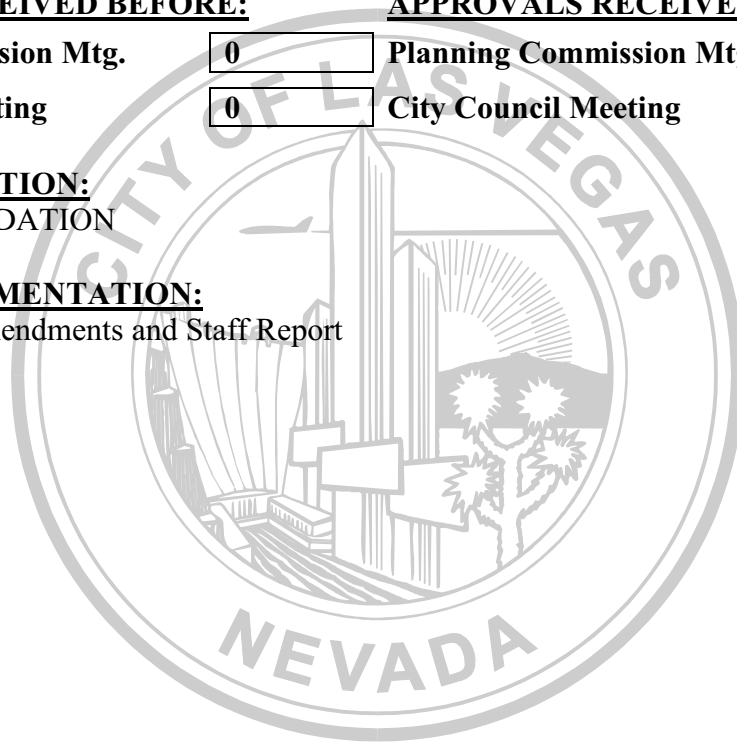
0

RECOMMENDATION:

NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. 1. Proposed Amendments and Staff Report
- 2.



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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

DIR-54267 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action regarding the adoption of the Rafael Rivera Walkable Community Plan.

No Action

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

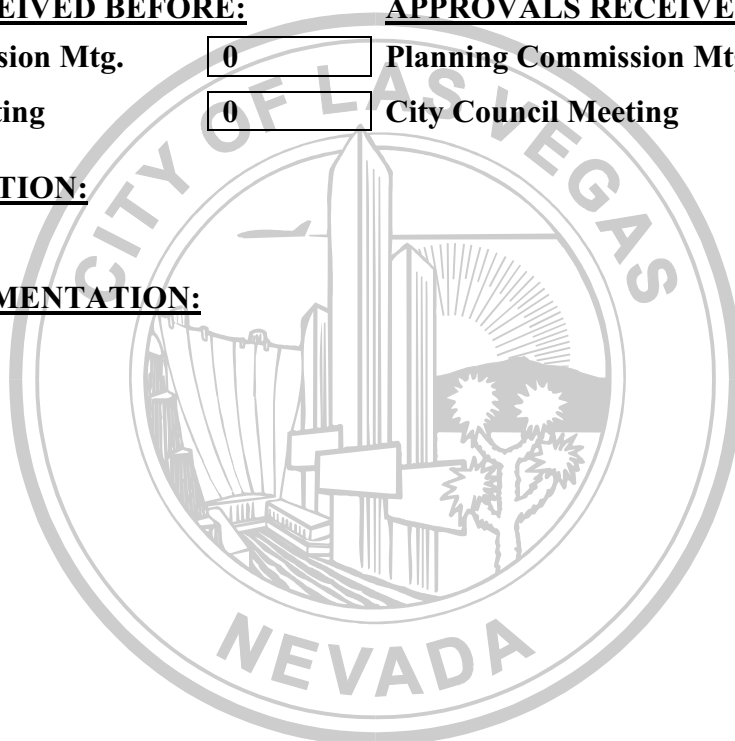
0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

None



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

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

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

