



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 acres at 9043 Ackerman Avenue (APN 125-08-401-004), Ward 6 (Ross) [PRJ-54208].
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 2.5 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 - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a General Plan Amendment FROM: DR (DESERT

RURAL DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), Ward 5 (Barlow) [PRJ-53789].

17. ZON-54322 - REZONING RELATED TO GPA-54321 - PUBLIC HEARING - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), Ward 5 (Barlow) [PRJ-53789].
18. VAR-54323 - VARIANCE RELATED TO GPA-54321 AND ZON-54322 - PUBLIC HEARING - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a Variance TO ALLOW NO ADDITIONAL OFFSITE IMPROVEMENTS WHERE COMPLETE STREETS STANDARDS REQUIRE PROVISION OF A FIVE-FOOT SIDEWALK, A FIVE-FOOT AMENITY ZONE AND OTHER AMENITIES on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Barlow) [PRJ-53789].
19. VAR-54324 - VARIANCE RELATED TO GPA-54321, ZON-54322 AND VAR-54323 - PUBLIC HEARING - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a Variance TO ALLOW PARKING ON AN UNPAVED SURFACE WHERE SUCH IS NOT ALLOWED on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Barlow) [PRJ-53789].
20. SDR-54325 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-54321, ZON-54322, VAR-54323 AND VAR-54324 - PUBLIC HEARING - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a Site Development Plan Review FOR AN EXISTING FOOD PROCESSING FACILITY AND RESTAURANT WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE NORTH, SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Barlow) [PRJ-53789].
21. 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]
22. 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]
23. 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.
24. 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].
25. VAR-54353 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHARON WILLIAMS - For possible action on a request for a Variance TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND TO ALLOW A 12-FOOT TALL SIDE WALL (FENCE) WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.15 acres at 4420 Mark Avenue (APN 139-19-112-034), R-1 (Single Family Residential) Zone, Ward 5 (Barlow) [PRJ-54096].
26. 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].

27. 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].
28. SUP-54332 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LVCS D SADDLE, LLC - OWNER: TRINITY PEAK III, LLC - 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].
29. SDR-54330 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LVCS D SADDLE, LLC - OWNER: TRINITY PEAK III, LLC - 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].
30. SUP-54334 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TRINITY PEAK III, LLC - For possible action on a request for a Special Use Permit TO ALLOW A MIXED USE DEVELOPMENT on 10.25 acres at 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) [PRJ-54137].
31. SDR-54335 - SITE DEVELOPMENT PLAN REVIEW RELATED TO 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) [PRJ-54137].
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 - 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 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].
36. SUP-54292 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JUAN M. BERRERA - 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 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 (APN 162-04-813-069), 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 BISHOP OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,305 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 request for 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].
46. HPC-53611 - PUBLIC HEARING - For possible action regarding the draft nomination of the Harrison House to the Nevada State Register of Historic Places and the National Register of Historic Places, located at 1001 "F" Street (APN

139-27-210-091), R-3 (Medium Density Residential) Zone, Ward 5 (Barlow).

DIRECTOR'S BUSINESS:

- 47. 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.
- 48. 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:

- 49. 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



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DEPARTMENT: PLANNING
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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



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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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-54313** APN: 137-27-715-002

Name of Property Owner: The Howard Hughes Company, LLC

Name of Applicant: The Howard Hughes Company, LLC

Name of Representative: Kevin T. Orrock

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

☐ Yes

☐ No

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

City Official: _____

Partner(s): _____

APN: _____

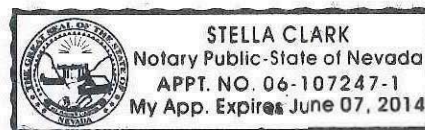
Signature of Property Owner: _____

Print Name: KEVIN T. ORROCK

Subscribed and sworn before me

This 2nd day of May, 2014

Stella Clark
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
 Project Address (Location) Antelope Ridge and Fox Hill
 Project Name Summerlin Village 23B - BB Proposed Use Residential
 Assessor's Parcel #(s) 137-27-715-002 Ward # 2-Beers
 General Plan: existing _____ proposed _____ Zoning: existing PC proposed PC
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 32 Lots/Units 167 Density _____
 Additional Information _____

PROPERTY OWNER The Howard Hughes Company, H Contact Chris Anderson
 Address 10801 West Charleston - 3rd Floor Phone: 791-4336 Fax: 791-4385
 City Las Vegas State Nevada Zip 89135
 E-mail Address chris.anderson@howardhughes.com

APPLICANT PN II, Inc. Contact Quincy Edwards
 Address 8345 West Sunset Road Phone: 914-4800 Fax: 914-4997
 City Las Vegas State Nevada Zip 89113
 E-mail Address quincy.edwards@pultegroup.com

REPRESENTATIVE G. C. Wallace, Inc. Contact Cindie Gee
 Address 1555 South Rainbow Phone: 804-2107 Fax: 804-2299
 City Las Vegas State Nevada Zip 89146
 E-mail Address cgee@gcwallace.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 Kevin T. Orrock

Subscribed and sworn before me

This 2nd day of May, 20 14

Stella Clark

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **TMP-54313**

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

SITE DATA

LOTING SUMMARY
40' x 100' - 91 UNITS
MINIMUM LOT AREA - 4,057 SF
MAXIMUM LOT AREA - 10,000 SF
TOTAL LOT AREA - 167 UNITS
MINIMUM LOT AREA - 4,057 SF
MAXIMUM LOT AREA - 10,000 SF
AVERAGE LOT AREA - 6,395 SF
COMMON ELEMENT - 8 LOTS
DENSITY - 1.12 UNITS/AC
GROSS DENSITY - 32.08 AC
GROSS DENSITY - 4.21 UNIT/AC

ZONING
LAND USED: M2 (MEDIUM DENSITY MULTI-FAMILY)

CONNECTIVITY
CONNECTION RATIO: 14.5/1
ACCESS TO DALLAS SERVER DISTRIBUTIONS
0-1451 M2

OWNER

THE WALLACE COMPANY, LLC
1900 WEST CHARLESTON BLVD 3RD FL
LAS VEGAS NV 89135-1200

DEVELOPER

PULTE HOMES
8340 WEST SUNSET
LAS VEGAS NV 89135-1200

ENGINEER

G.C. WALLACE INC.
1900 WEST CHARLESTON BLVD 3RD FL
LAS VEGAS, NEVADA 89146
(702) 894-2289
(702) 894-2289 FAX

UTILITY SERVICES

LAS VEGAS VALLEY WATER DISTRICT - WATER
CLARK COUNTY PUBLIC UTILITY DISTRICT - SEWER
REPUBLIC SERVICES - DISPOSAL
SOUTHWEST GAS CORPORATION - GAS
CENTURY LINK - TELEPHONE
COX COMMUNICATION - CABLE

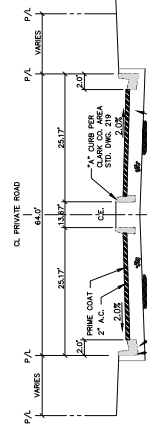
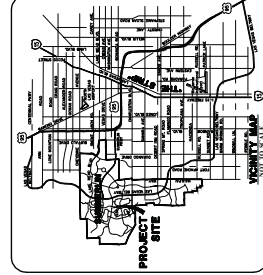
LEGEND

- MODELS**
M
P
1
5,175 SF
FIRE HYDRANT
STREET CENTERLINE
PHASE LINE
PROPOSED CURB
EXISTING CURB
PROPOSED LOT LINE
EXISTING LOT LINE
SEWER LINE
WATER LINE

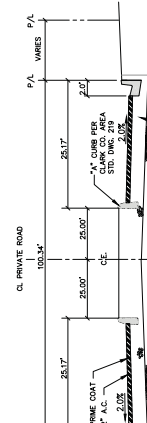
LEGAL DESCRIPTION

SUMMERLIN VILLAGE 23B UNIT #3.
BOOK 0145, PAGE 0055

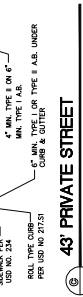
TENTATIVE MAP
FOR
SUMMERLIN
VILLAGE 23B PARCEL BB
APN # 137-27-715-002



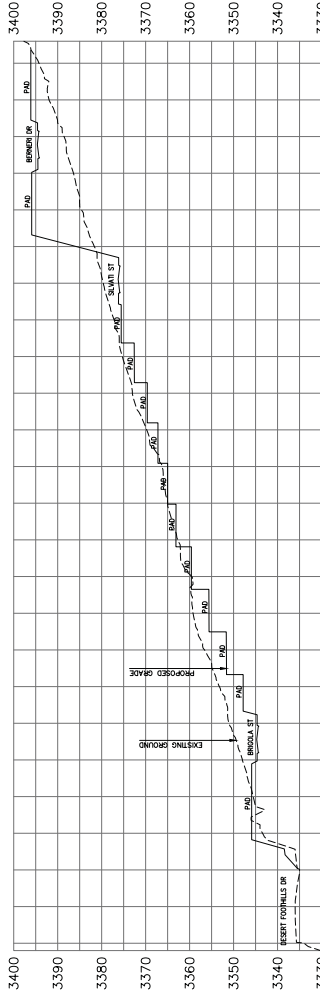
640' PRIVATE ENTRY
SCALE: NTS



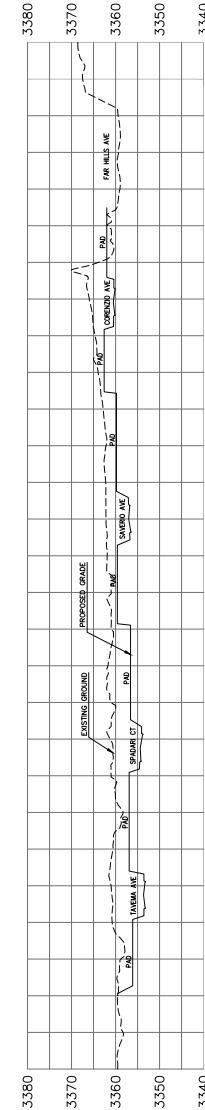
100.34' PRIVATE ENTRY
SCALE: NTS



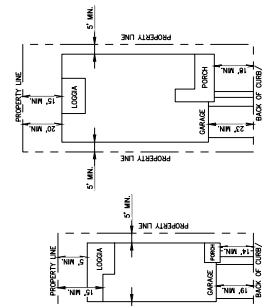
43' PRIVATE STREET
SCALE: NTS



SECTION
SCALE: NTS



SECTION
SCALE: NTS



TYPICAL PLOT PLANS

SUMMERLIN DESIGN REVIEW COMMITTEE

PRJ-54167

05/27/14

JULIE CLENER

DATE

DRAWING

TMI

1 OF 2 SHITS

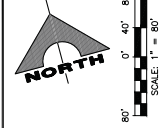
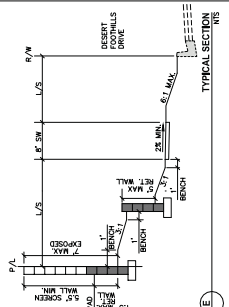
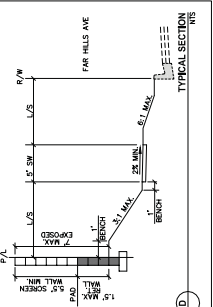
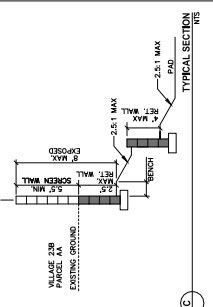
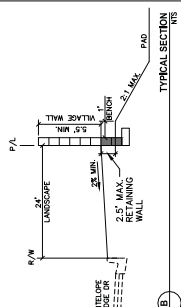
TMP-54313

PULTE HOMES
SUMMERLIN VILLAGE 238 PARCEL BB
TENTATIVE MAP II

G.C. WALLACE COMPANIES
ENGINEERS & ARCHITECTS
1100 N. JEFFERSON
SUITE 100
ARLINGTON, VA 22201
TEL: 703.241.1100
FAX: 703.241.1101
WWW.GCWALLACE.COM

PROJECT NO.
764-A123

DATE	DESCRIPTION	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE



764-A122-001

May 7, 2014

Peter Lowenstein, AICP
Department of Planning
City of Las Vegas
Las Vegas, NV 89106

Regarding: Justification Letter for Summerlin Village 23B Parcel BB Tentative Map

Dear Mr. Lowenstein:

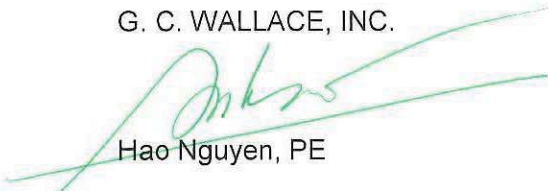
On behalf of our client, Pulte Homes, we respectfully request your acceptance and review of our tentative map application. We are proposing 167 residential lots on 32 acres of undeveloped land located in Summerlin Village 23B. The site is located in the southwest corner of Desert Foothills and Far Hills. The tentative map has been presented to the Summerlin Design Review Committee. There will be 2 product types: 40' x 100' lots, and 55' x 118' lots.

The proposed development is consistent with the current Summerlin Master Plan, and we do not anticipate the need for any waivers at this time.

Please contact me, at 702-804-2087, with any questions or comments you may have regarding this application. Thank you for your time and consideration in this matter.

Cordially,

G. C. WALLACE, INC.


Hao Nguyen, PE

TMP-54313

PRJ-54167
05/22/14

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

NOR 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: **TMP-54314** APN: 137-33-801-001; 164-03-111-002 etal

Name of Property Owner: The Howard Hughes Company, LLC

Name of Applicant: The Howard Hughes Company, LLC

Name of Representative: Kevin Orrock

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

☐ Yes

☐ No

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

City Official: _____

Partner(s): _____

APN: _____

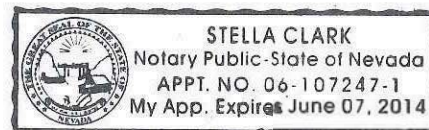
Signature of Property Owner: _____

Print Name: KEVIN T. ORROCK

Subscribed and sworn before me

This 2nd day of May, 20 14

Stella Clark
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
 Project Address (Location) Charleston and Sky Vista
 Project Name Summerlin Village 24 Proposed Use Residential
 Assessor's Parcel #(s) 137-33-801-001; 164-03-111-002 Ward # 2-Beers
 General Plan: existing _____ proposed _____ Zoning: existing PC proposed PC
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 502.12 Lots/Units 1655 Density _____
 Additional Information 137-34-416-001 thru 096; 164-03-112-001 through 141

PROPERTY OWNER The Howard Hughes Company, H Contact Julie Cleaver
 Address 10801 West Charleston - 3rd Floor Phone: 791-4388 Fax: 791-4385
 City Las Vegas State Nevada Zip 89135
 E-mail Address julia.cleaver@howardhughes.com

APPLICANT The Howard Hughes Company, LLC Contact Julie Cleaver
 Address 10801 West Charleston - 3rd Floor Phone: 791-4388 Fax: 791-4385
 City Las Vegas State Nevada Zip 89135
 E-mail Address julia.cleaver@howardhughes.com

REPRESENTATIVE G. C. Wallace, Inc. Contact Cindie Gee
 Address 1555 South Rainbow Phone: 804-2107 Fax: 804-2299
 City Las Vegas State Nevada Zip 89146
 E-mail Address cgee@gcwallace.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 KEVIN T. CROCK

Subscribed and sworn before me

This 2nd day of May, 20 14
Stella Clark

Notary Public in and for said County and State Stella Clark
 Notary Public-State of Nevada
 APPT. NO. 06-107247-1
 My App. Expires June 07, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **TMP-54314**

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

Total Fee:

Date Received:*

Received By:

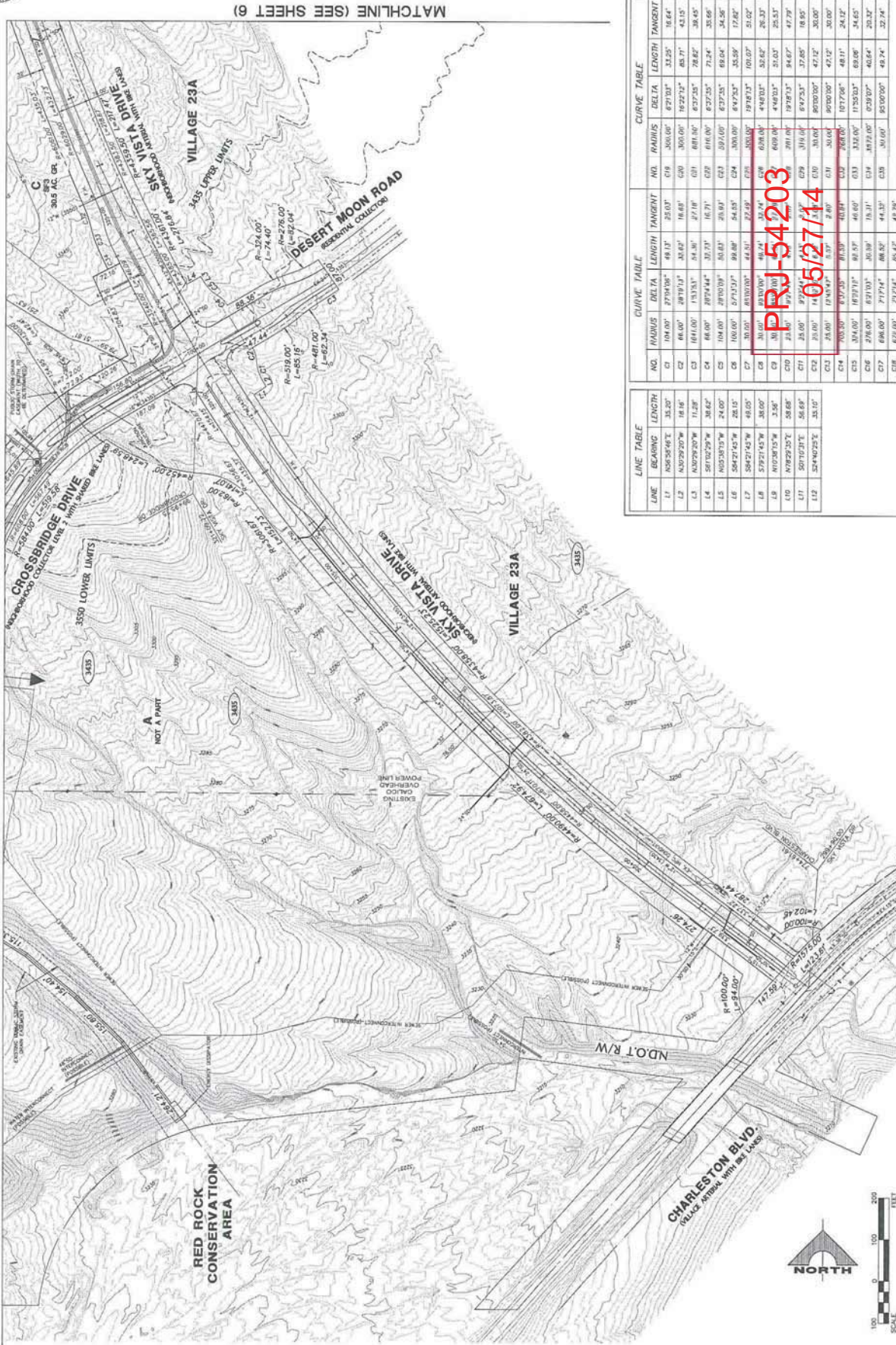
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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MATCHLINE (SEE SHEET 3)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N56°54'46"E	33.20'
L2	N43°29'20"W	18.16'
L3	N40°29'20"W	11.28'
L4	N50°12'29"W	38.62'
L5	N05°38'15"E	24.00'
L6	S64°27'43"W	26.15'
L7	S64°27'43"W	49.05'
L8	S79°21'43"W	38.00'
L9	N10°38'15"W	3.56'
L10	N98°29'35"E	58.68'
L11	S07°10'31"E	56.69'
L12	S24°40'29"E	33.10'

CURVE TABLE				
NO.	HAULING DISTANCE	DELTA LENGTH	PAVING	
	100.00'	275.00'	49.13'	20.03'
C1	100.00'	275.00'	49.13'	20.03'
C2	66.00'	207.00'	39.13'	16.68'
C3	66.00'	139.33'	34.36'	12.71'
C4	66.00'	207.00'	32.31'	16.21'
C5	100.00'	207.00'	50.81'	20.93'
C6	100.00'	275.00'	39.86'	54.35'
C7	30.00'	603.00'	48.71'	22.49'
C8	30.00'	303.00'	48.71'	34.74'
C9	30.00'	303.00'	48.71'	34.74'
C10	23.00'	97.00'	12.00'	1.00'
C11	25.00'	97.00'	12.00'	1.00'
C12	25.00'	100.00'	12.00'	1.00'
C13	25.00'	139.33'	12.00'	1.00'
C14	70.00'	307.33'	33.33'	2.00'
C15	32.00'	167.33'	60.59'	40.69'
C16	276.00'	671.00'	30.30'	16.31'
C17	606.00'	777.44'	66.92'	44.33'
C18	620.00'	777.44'	66.92'	48.26'

CURVE TABLE				
NO.	RADIUS DELTA	LENGTH TANGENT	DELTA	TANGENT
C16	300.00'	331.00'	33.25°	16.64'
C17	300.00'	197.22'	48.71°	43.15'
C18	300.00'	197.22'	70.88°	38.45'
C19	300.00'	197.22'	70.88°	38.45'
C20	300.00'	197.22'	70.88°	38.45'
C21	300.00'	197.22'	70.88°	38.45'
C22	300.00'	197.22'	70.88°	38.45'
C23	300.00'	197.22'	70.88°	38.45'
C24	300.00'	197.22'	70.88°	38.45'
C25	300.00'	197.22'	70.88°	38.45'
C26	300.00'	197.22'	70.88°	38.45'
C27	300.00'	197.22'	70.88°	38.45'
C28	300.00'	197.22'	70.88°	38.45'
C29	300.00'	197.22'	70.88°	38.45'
C30	300.00'	197.22'	70.88°	38.45'
C31	300.00'	197.22'	70.88°	38.45'
C32	300.00'	197.22'	70.88°	38.45'
C33	300.00'	197.22'	70.88°	38.45'
C34	300.00'	197.22'	70.88°	38.45'
C35	300.00'	197.22'	70.88°	38.45'
C36	300.00'	197.22'	70.88°	38.45'
C37	300.00'	197.22'	70.88°	38.45'
C38	300.00'	197.22'	70.88°	38.45'
C39	300.00'	197.22'	70.88°	38.45'
C40	300.00'	197.22'	70.88°	38.45'
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C42	300.00'	197.22'	70.88°	38.45'
C43	300.00'	197.22'	70.88°	38.45'
C44	300.00'	197.22'	70.88°	38.45'
C45	300.00'	197.22'	70.88°	38.45'
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C48	300.00'	197.22'	70.88°	38.45'
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C54	300.00'	197.22'	70.88°	38.45'
C55	300.00'	197.22'	70.88°	38.45'
C56	300.00'	197.22'	70.88°	38.45'
C57	300.00'	197.22'	70.88°	38.45'
C58	300.00'	197.22'	70.88°	38.45'
C59	300.00'	197.22'	70.88°	38.45'
C60	300.00'	197.22'	70.88°	38.45'
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C69	300.00'	197.22'	70.88°	38.45'
C70	300.00'	197.22'	70.88°	38.45'
C71	300.00'	197.22'	70.88°	38.45'
C72	300.00'	197.22'	70.88°	38.45'
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C79	300.00'	197.22'	70.88°	38.45'
C80	300.00'	197.22'	70.88°	38.45'
C81	300.00'	197.22'	70.88°	38.45'
C82	300.00'	197.22'	70.88°	38.45'
C83	300.00'	197.22'	70.88°	38.45'
C84	300.00'	197.22'	70.88°	38.45'
C85	300.00'	197.22'	70.88°	38.45'
C86	300.00'	197.22'	70.88°	38.45'
C87	300.00'	197.22'	70.88°	38.45'
C88	300.00'	197.22'	70.88°	38.45'
C89	300.00'	197.22'	70.88°	38.45'
C90	300.00'	197.22'	70.88°	38.45'
C91	300.00'	197.22'	70.88°	38.45'
C92	300.00'	197.22'	70.88°	38.45'
C93	300.00'	197.22'	70.88°	38.45'
C94	300.00'	197.22'	70.88°	38.45'
C95	300.00'	197.22'	70.88°	38.45'
C96	300.00'	197.22'	70.88°	38.45'
C97	300.00'	197.22'	70.88°	38.45'
C98	300.00'	197.22'	70.88°	38.45'
C99	300.00'	197.22'	70.88°	38.45'
C100	300.00'	197.22'	70.88°	38.45'

RJ-54203



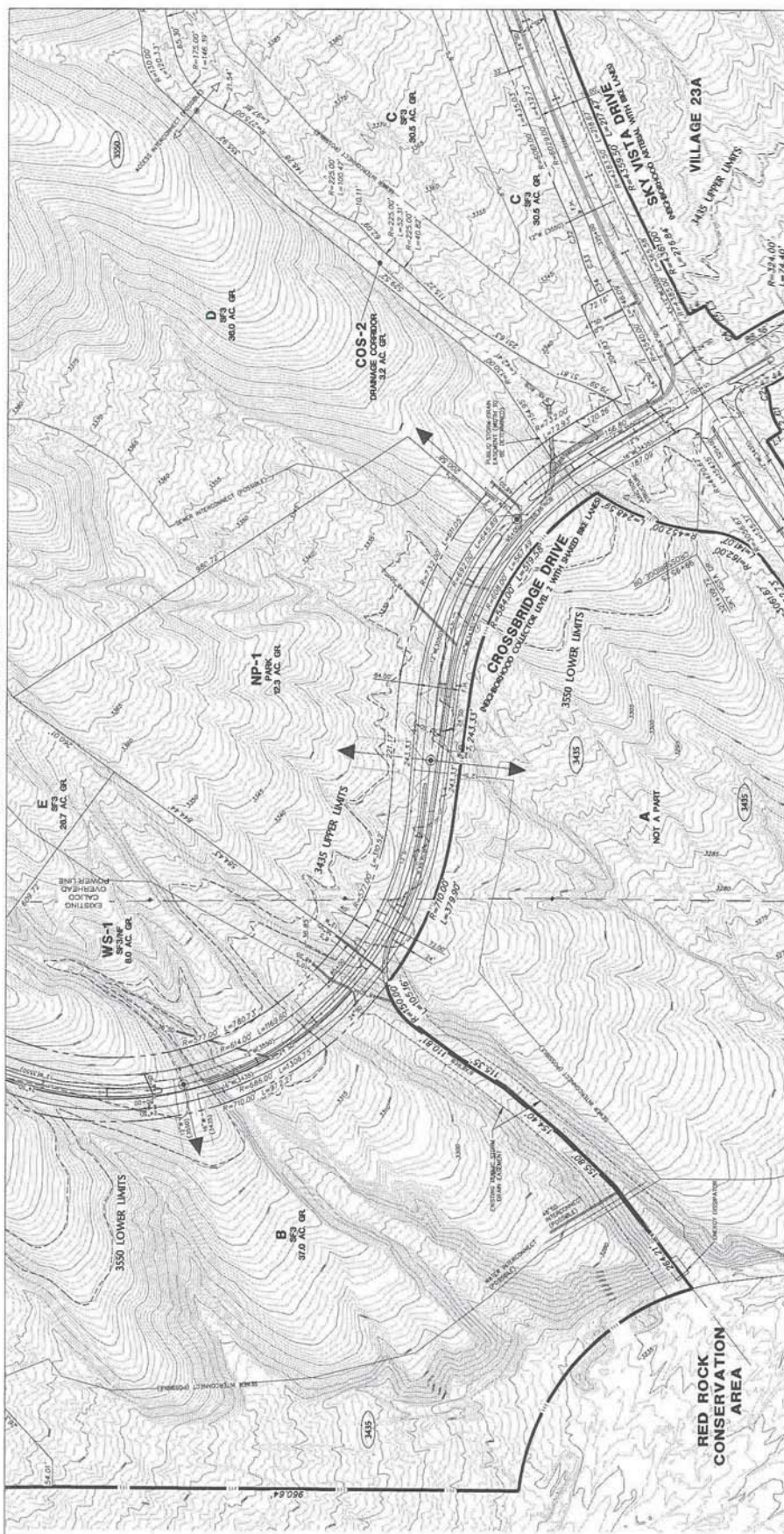
TMP-54314

SUMMERLIN
VILLAGE 24
TENTATIVE MAP

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1330 SOUTH KANAWHA BLVD./LAS VEGAS, NEVADA 89118
TELEPHONE: (702) 864-2000 • FAX: (702) 864-2288

ISSUE DATE: 04/29/14 ISSUE FOR AGENCY REVIEW

MATCHLINE (SEE SHEET 6 AND 7)



MATCHLINE (SEE SHEET 4)

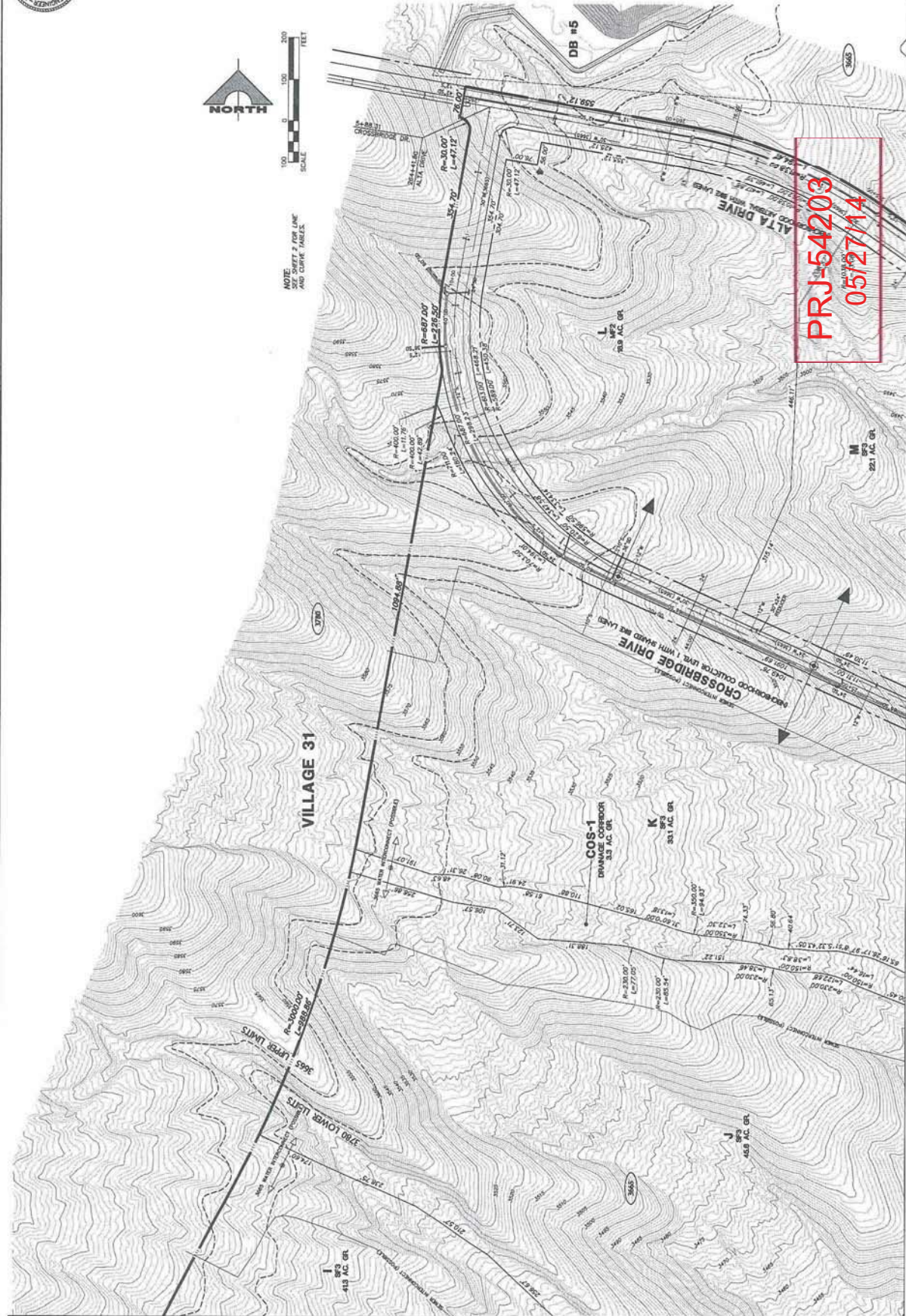
MATCHLINE (SEE SHEET 2)



PRJ-54203
05/27/14

NOTE:
SEE SHEET 2 FOR LINE
AND CURVE TABLES.

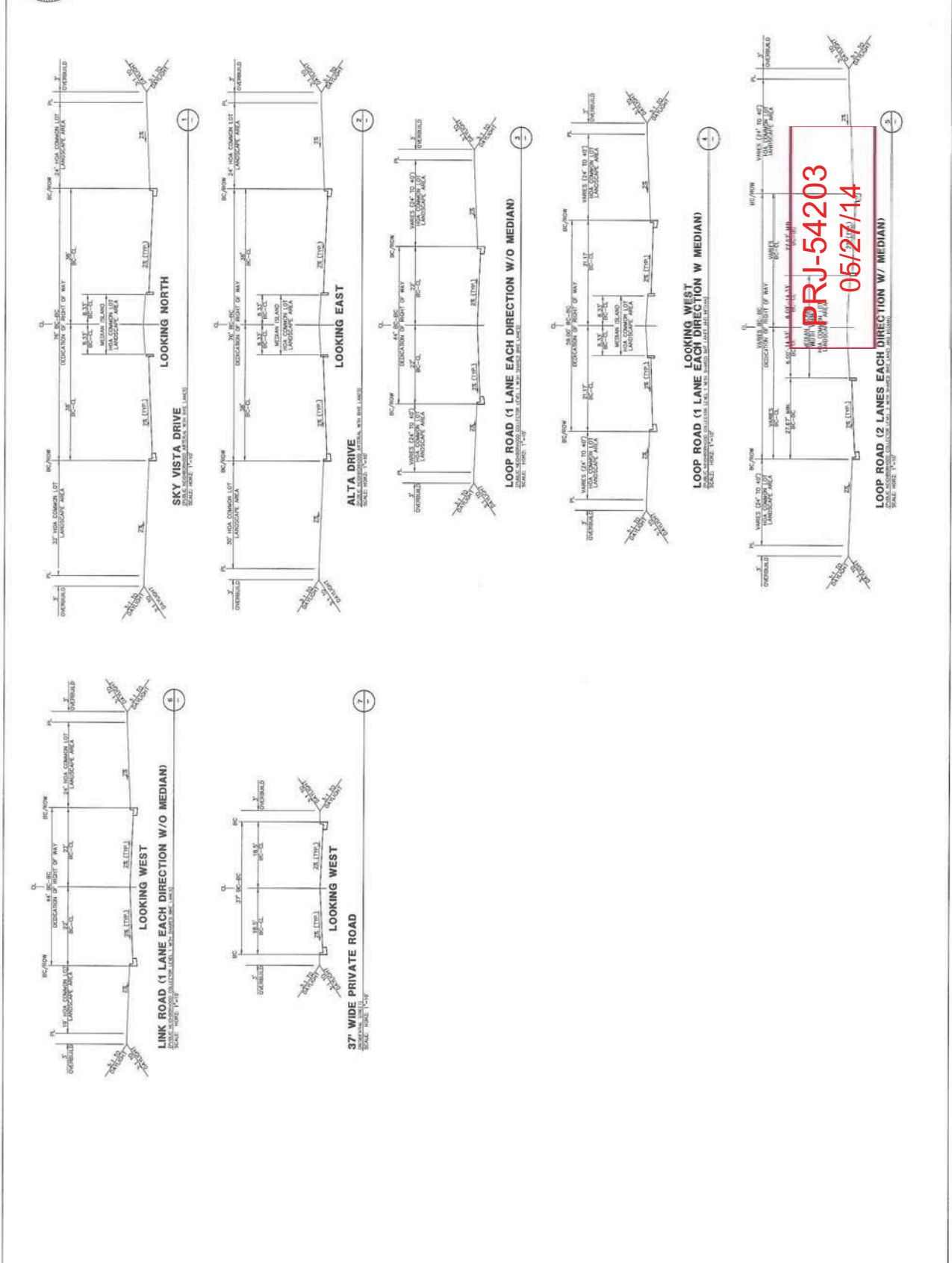
TMP-54314



MATCHLINE (SEE SHEET 7)

TMP-54314

MATCHLINE (SEE SHEET 4 AND 5)



62024-122

May 8, 2014

Peter Lowenstein, AICP
Department of Planning
City of Las Vegas
Las Vegas, NV 89106

Regarding: Justification Letter for Summerlin Village 24 Tentative Map

Dear Mr. Lowenstein:

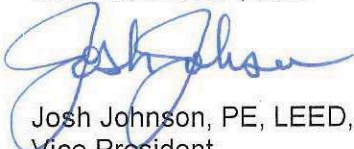
On behalf of our client, The Howard Hughes Company, LLC, we respectfully request your acceptance and review of our tentative map application. We are proposing 502 acres consisting of 20 large pod parcels with maximum capacity of 4,932 lots. The location is at Charleston Boulevard and Sky Vista Drive. The site will include a park, worship center, school site, and several residential ranging from multi-family to half acre custom lots. The large pod lot parcels will be sold to development parcel home builders for future development with their product line.

The proposed development is consistent with the current Summerlin Master Plan, and we do not anticipate the need for any waivers at this time.

Please contact me, at 702-804-2157, with any questions or comments you may have regarding this application. Thank you for your time and consideration in this matter.

Cordially,

G. C. WALLACE, INC.



Josh Johnson, PE, LEED, AP
Vice President

cc: Julie Cleaver, THHC
Chris Anderson, THHC
Tim McCoy, GCW
Vicki Marjerrison, GCW
Jen Veras, GCW

TMP-54314

PRJ-54203
05/22/14

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

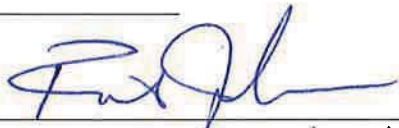
☒ No

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) 12625.501-007-013; 125.30101-001-002 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



FOR DEPARTMENT USE ONLY

Case # **ANX-54291**

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

Total Fee:

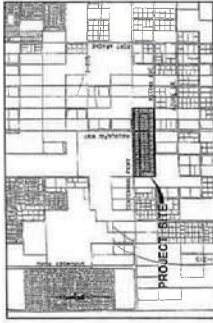
Date Received:

Received By:

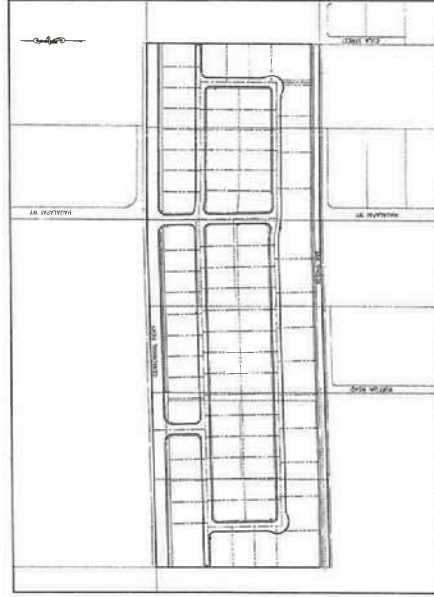
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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
NOT TO SCALE



SITE PLAN

OWNER

OTA ROYAL LLC
510 WESTINGHOUSE AVENUE
PASADENA, CA 91107 P 810
FAX (760) 658-7708 FAX
DEVELOPER

LENNAR
300 SOUTH HENDERSON DRIVE, SUITE 100, LAS VEGAS, NV 89024
PHONE (702) 438-9889 FAX (702) 438-9889
DESIGN ENGINEER

LEGAL DESCRIPTION

RCI Engineering
300 SOUTH HENDERSON DRIVE, SUITE 100, LAS VEGAS, NV 89024
PHONE (702) 438-9889 FAX (702) 438-9889

LEGAL DESCRIPTION

PARCELS 11: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 12: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 13: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 14: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 15: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 16: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

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PARCELS 18: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 19: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 20: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 21: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 22: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 23: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 24: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 25: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 26: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 27: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 28: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 29: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 30: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 31: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 32: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 33: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 34: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 35: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 36: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

PARCELS 37: THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 29 EAST, N.E. 1/4.

CLARK COUNTY
NEVADA
9/12/15
TM-1
TM-10013

LENNAR
300 SOUTH HENDERSON DRIVE, SUITE 100, LAS VEGAS, NV 89024
PHONE (702) 438-9889 FAX (702) 438-9889

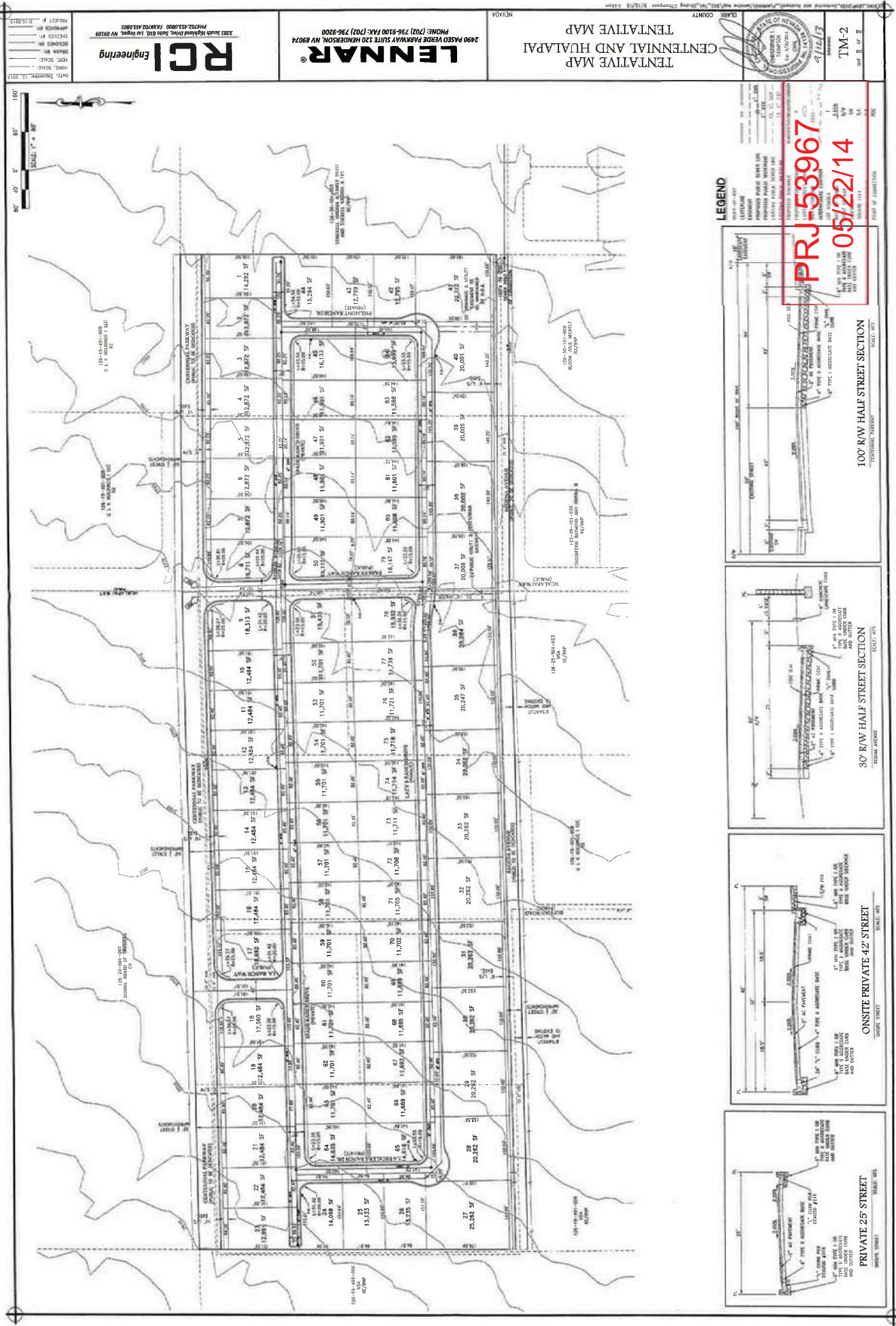
RCI Engineering
300 SOUTH HENDERSON DRIVE, SUITE 100, LAS VEGAS, NV 89024
PHONE (702) 438-9889 FAX (702) 438-9889

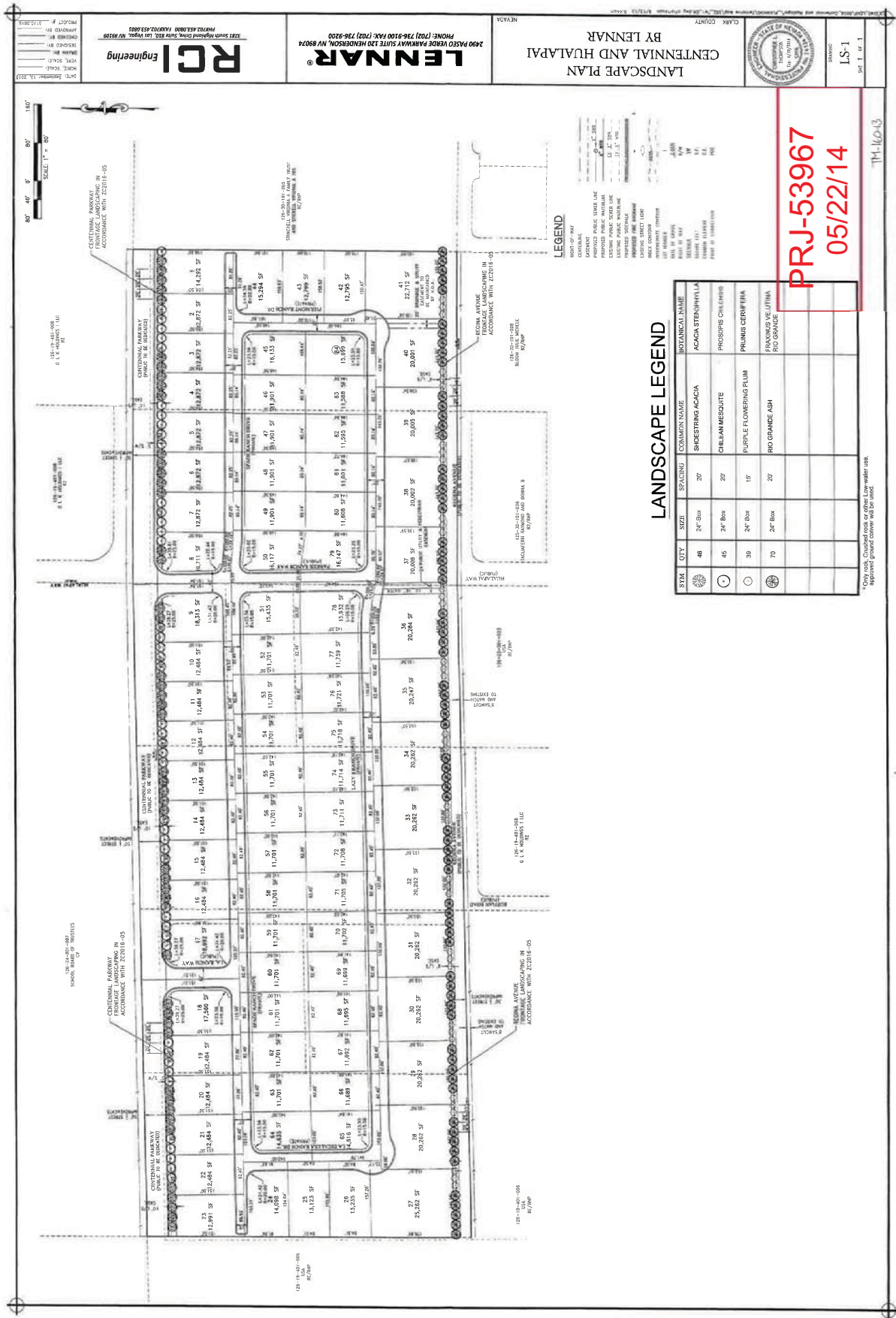
TENTATIVE MAP
BY LENNAR
CENTENNIAL AND HUALAPAI

DISCLAIMER NOTE
THIS TENTATIVE MAP IS PREPARED BY THE DESIGNER FOR THE PURPOSES OF THE SUBDIVISION. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE DESIGNER MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE OF ANY KIND, EXPRESS OR IMPLIED, REGARDING THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS MAP.

LAND USE INFORMATION
The land use information shown on this map is based on the following:
1. Aerial photography from 2014.
2. Field inspection of the site.
3. Information provided by the owner.
4. Information provided by the Clark County Planning Department.
5. Information provided by the Clark County Assessor's Office.
6. Information provided by the Clark County Engineering Department.
7. Information provided by the Clark County Health Department.
8. Information provided by the Clark County Fire Department.
9. Information provided by the Clark County Police Department.
10. Information provided by the Clark County Sheriff's Office.
11. Information provided by the Clark County Department of Public Works.
12. Information provided by the Clark County Department of Transportation.
13. Information provided by the Clark County Department of Public Safety.
14. Information provided by the Clark County Department of Social Services.
15. Information provided by the Clark County Department of Human Services.
16. Information provided by the Clark County Department of Parks and Recreation.
17. Information provided by the Clark County Department of Cultural Affairs.
18. Information provided by the Clark County Department of Economic Development.
19. Information provided by the Clark County Department of Planning and Community Development.
20. Information provided by the Clark County Department of Public Health.

GENERAL NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. THE DESIGNER HAS REVIEWED THE RECORD MAPS AND PLATS FOR THE PROJECT AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.
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RCI Engineering
2490 PASSO VERDE PARKWAY, SUITE 120, HENDERSON, NV 89024
PHONE: (702) 796-9100 FAX: (702) 796-9200

LANDSCAPE PLAN
CENTENNIAL AND HUALAPAI
BY LENNAR

CLARK COUNTY
RECORDING
LS-1
SHEET 1 OF 1



PRJ-53967
05/22/14

TH-10-03

LANDSCAPE LEGEND

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
48	24" Box	20'	20'	BROOKING ACACIA	ACACIA STENOHYLLA
45	24" Box	20'	20'	CHILEAN MESQUITE	PROSOPIS CHILENSIS
30	24" Box	15'	15'	PURPLE FLOWERING PLUM	PRUNUS CERIFERA
70	24" Box	20'	20'	RIO GRANDE ASH	FRAXINUS VELUTINA

*Only used, Crunched rock or other Low water units.
Approved ground cover will be used.

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 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

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

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05/22/14



Department of Comprehensive Planning Land Use Planning

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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

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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.

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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



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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;

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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.

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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:

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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



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

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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. WOODBURY
THOM REILLY, County Manager

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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

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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

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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:

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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

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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

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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.

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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

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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

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Department of Comprehensive Planning Land Use Planning

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(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

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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

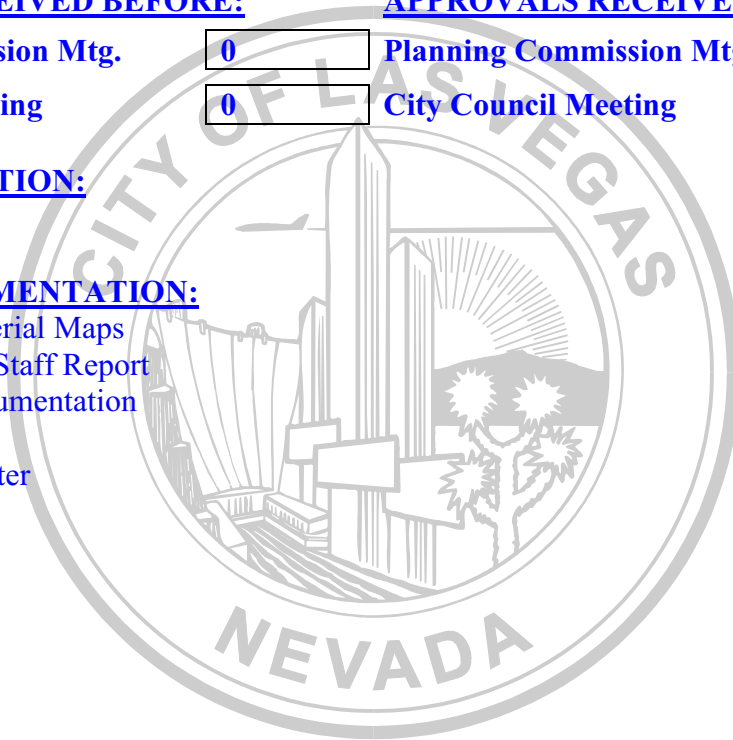
0

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

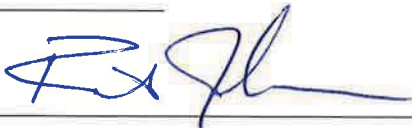
☒ No

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

BROOKE EGAN
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

[illegible][illegible]

Variable	Unit	Mean	SD	Min	Max
Age	yr	35.6	10.1	18	65
Sex					
Male		121			
Female		104			
Marital status					
Married		121			
Single		104			
Education	yr	12.1	1.2	8	16
Occupation					
Professional		121			
Semi-professional		104			
Unemployed		121			
Retired		104			
Student		121			
Homemaker		104			
Other		121			
Income	\$/yr	12,100	10,000	0	50,000
Health status					
Excellent		121			
Good		104			
Fair		121			
Poor		104			
Very poor		121			
Unknown		104			
Smoking status					
Smoker		121			
Nonsmoker		104			
Alcohol consumption	drinks/week	1.2	1.0	0	5
Exercise	times/week	1.2	1.0	0	5
Stress	level	1.2	1.0	0	5
Depression	level	1.2	1.0	0	5
Anger	level	1.2	1.0	0	5
Loneliness	level	1.2	1.0	0	5
Life satisfaction	level	1.2	1.0	0	5
Overall health	level	1.2	1.0	0	5

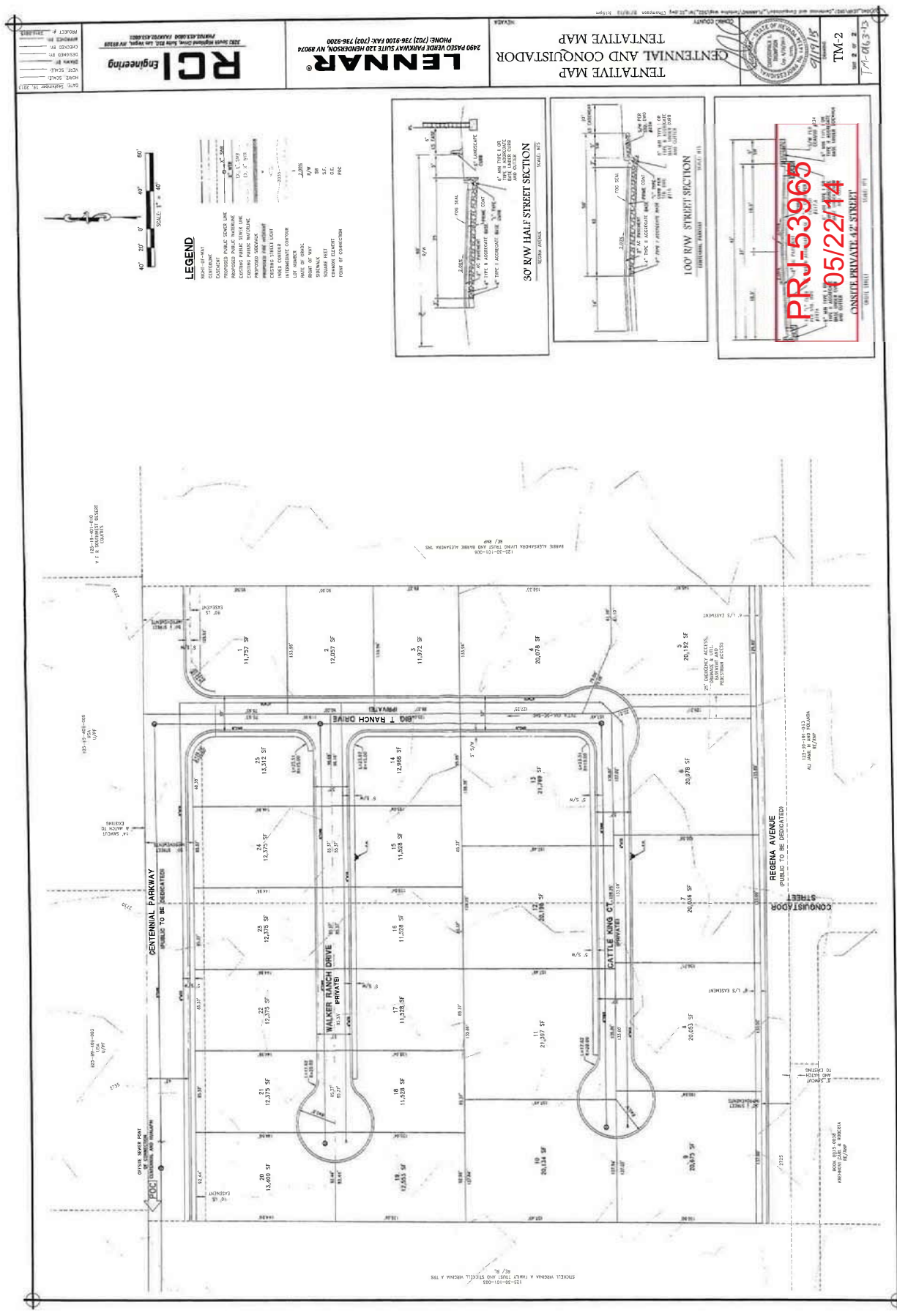
05/22/14

RCI Engineering
1281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH 702.453.0800 FAX 702.453.0801

SITE PLAN
1"=200'

ANX-54293

TM-163-B Plan



RCI Engineering

2400 PASO VERDE PARKWAY SUITE 120 HENDERSON, NV 89024

PHONE: (702) 736-9100 FAX: (702) 736-9200

TENTATIVE MAP

CENTENNIAL AND CONQUISTADOR

TENTATIVE MAP

DATE: September 19, 2013

PROJECT # 13-000000

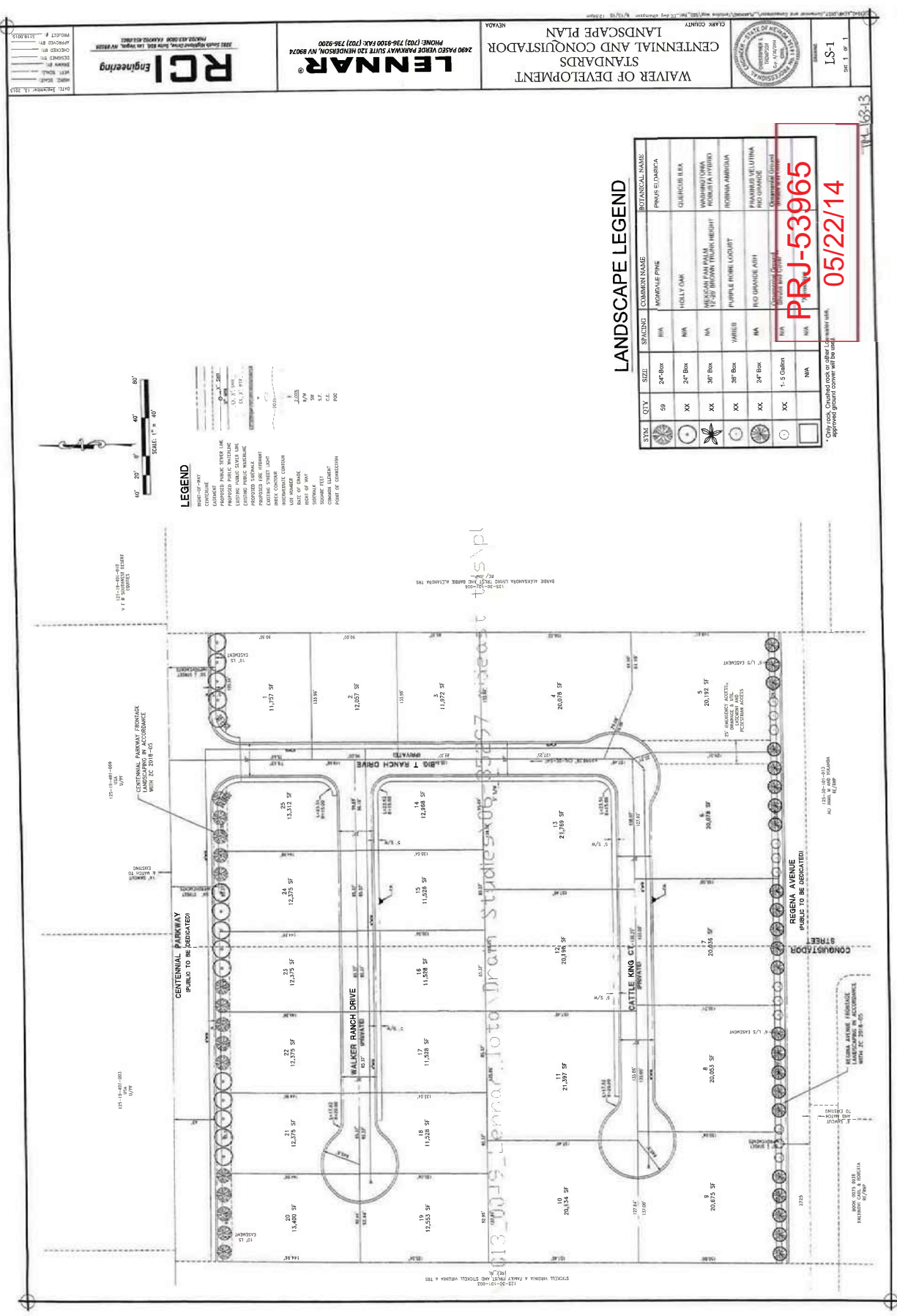
APPROVED BY: [Signature]

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

SCALE: 1" = 40'



RCI Engineering
2000 PASEO VERDE PARKWAY SUITE 120 HENDERSON, NV 89074
PHONE: (702) 736-8100 FAX: (702) 736-9200

LENAR
2000 PASEO VERDE PARKWAY SUITE 120 HENDERSON, NV 89074
PHONE: (702) 736-8100 FAX: (702) 736-9200

WAIVER OF DEVELOPMENT STANDARDS CENTENNIAL AND CONQUISTADOR LANDSCAPE PLAN
CLARK COUNTY
REVISION 1.0

LS-1
SHEET 1 OF 1

LANDSCAPE LEGEND

SYMBOL	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	59	24" Box	N/A	WINDYBELL PINE	PINUS ELOAGATA
	XX	24" Box	N/A	HOLLY OAK	QUERCUS ELA
	XX	36" Box	N/A	MEXICAN PINK PALM	CAESALPINIA
	XX	36" Box	N/A	14-SP BRISTLE THISTLE	MOHRBIA HYPER
	XX	36" Box	N/A	PURPLE PINK LOCUST	ROBINIA AMERICANA
	XX	24" Box	N/A	RED ORANGE ASH	FRAXINUS VELUTINA
	XX	1.5 Gallon	N/A	RED ORANGE ASH	FRAXINUS VELUTINA
	XX	N/A	N/A	N/A	N/A

* Only rock, covered rock or other low water use, approved ground cover will be used.

PRJ-53965
05/22/14

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

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
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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

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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.

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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

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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

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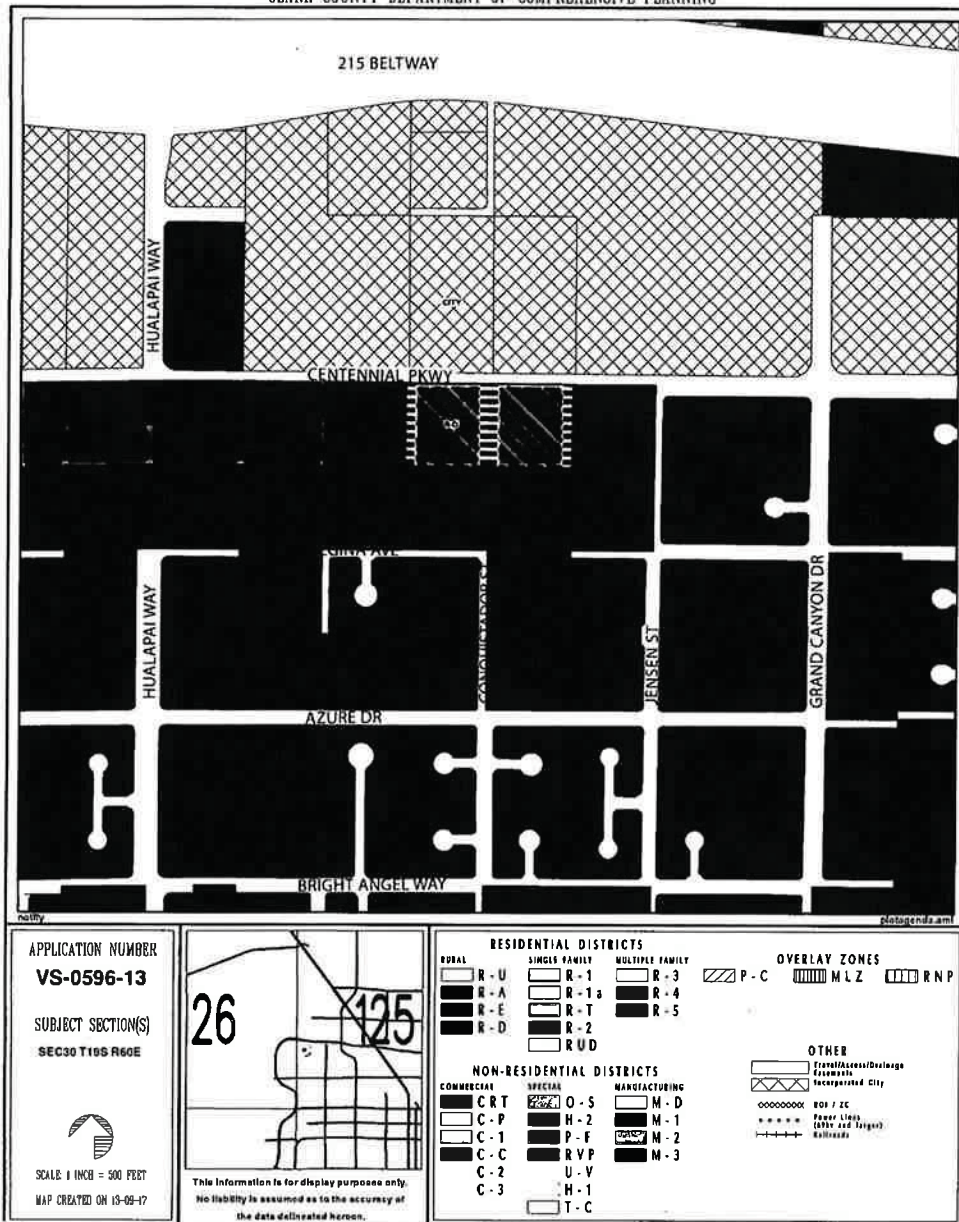
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COMMISSION AGENDA MAP
CLARK COUNTY DEPARTMENT OF COMPREHENSIVE PLANNING

VS-0596-13



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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;

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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.

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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:

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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;

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- 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

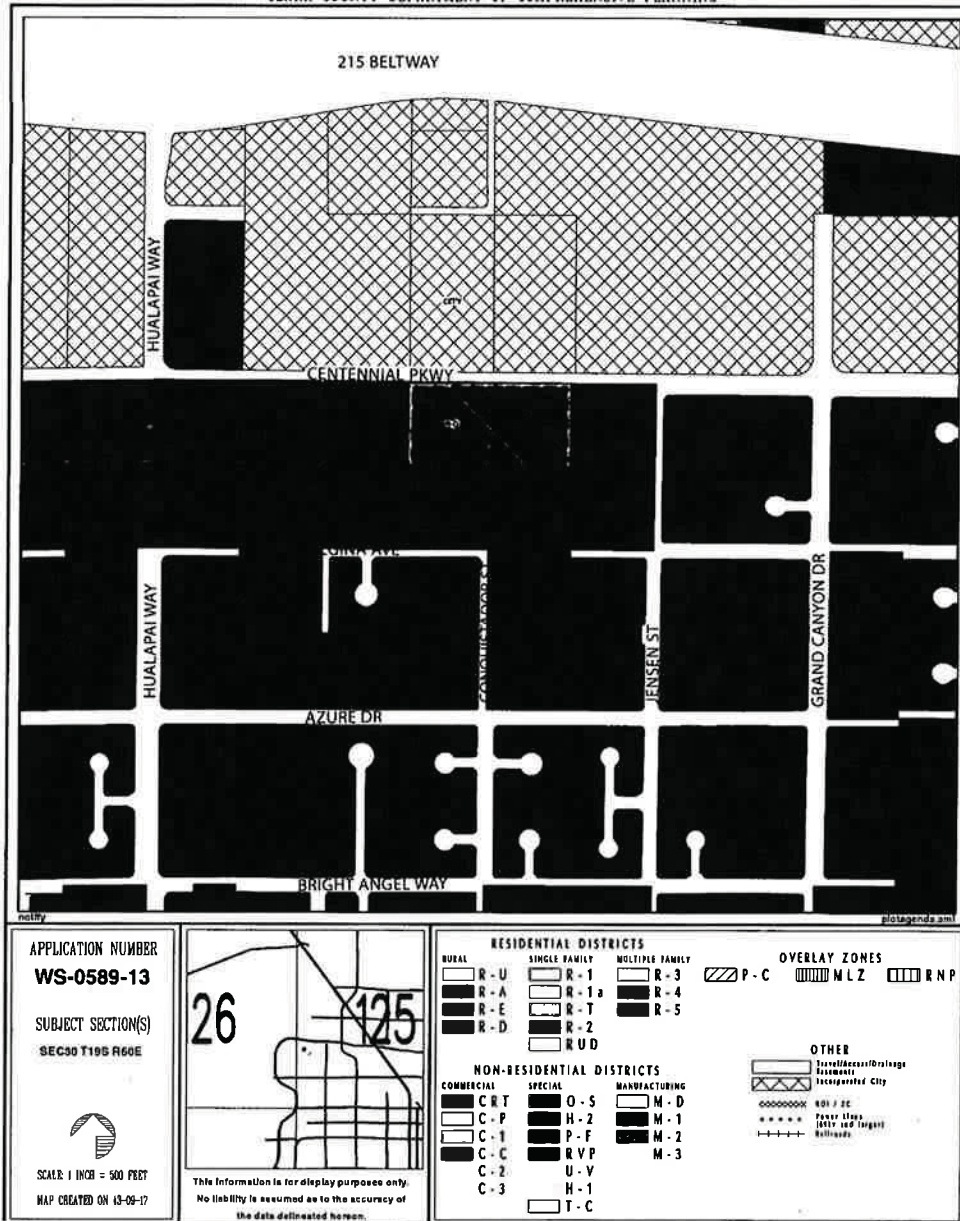
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NOTICE OF FINAL ACTION

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
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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

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14.1

TM-0163-13



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.

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-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 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.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

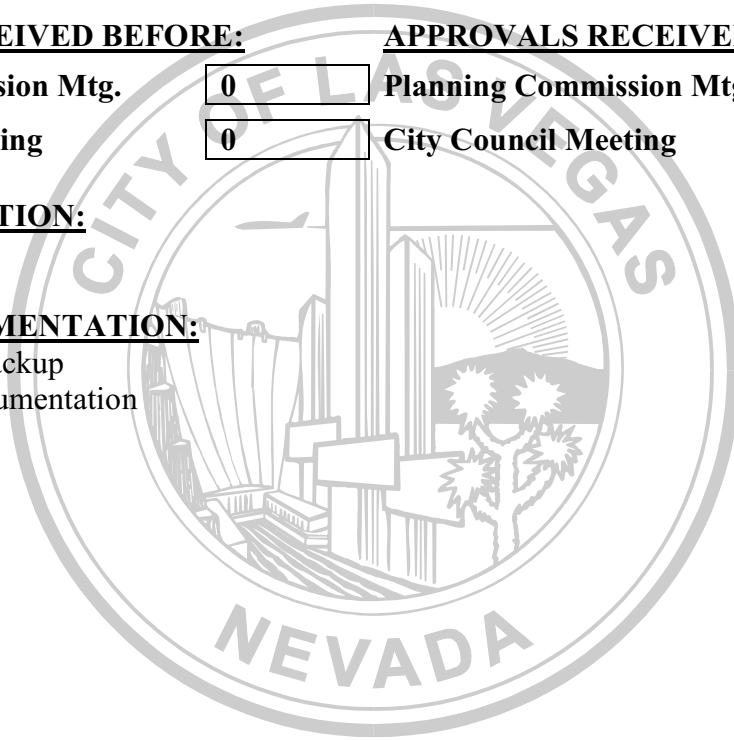
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RECOMMENDATION:

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]



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-54270** APN: 138-13-403-001

Name of Property Owner: The Aquino Family Trust

Name of Applicant: Daniel Touizer

Name of Representative: Sue Marshall

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): _____

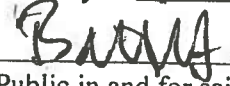
APN: _____

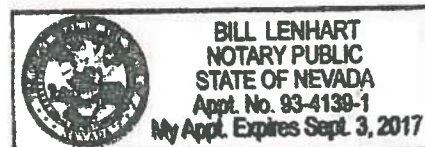
Signature of Property Owner: 

Print Name: BENITO J. AQUINO

Subscribed and sworn before me

This 8 day of MAY, 20 14


Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment
 Project Address (Location) 2400 N. Michael Way
 Project Name Retail Center at Smoke Ranch and N. Michael # 4 Proposed Use Retail
 Assessor's Parcel #(s) 138-13-403-001 Ward # 5
 General Plan: existing ML proposed SC Zoning: existing R-E proposed C-1
 Commercial Square Footage 18,508 Floor Area Ratio 16
 Gross Acres 2.5 Lots/Units N/A Density N/A
 Additional Information _____

PROPERTY OWNER <u>The Aquino Family Trust</u>	Contact _____
Address <u>5109 Rancher Ave.</u>	Phone: _____ Fax: _____
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89109</u>
E-mail Address _____	

APPLICANT <u>Daniel Touizer</u>	Contact <u>Nick Azouz</u>
Address <u>8255 Las Vegas Blvd. #704</u>	Phone: <u>(702) 768-4201</u> Fax: _____
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89123</u>
E-mail Address <u>nickazouz7@yahoo.com</u>	

REPRESENTATIVE <u>VTN Nevada</u>	Contact <u>Sue Marshall</u>
Address <u>2727 S. Rainbow Blvd.</u>	Phone: <u>(702) 873-7550</u> Fax: <u>(702) 362-2597</u>
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89146</u>
E-mail Address <u>suem@vtnnv.com</u>	

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 BENITO J. AQUINO

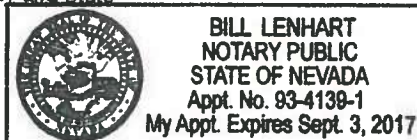
Subscribed and sworn before me

This 8 day of MAY, 20 14

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **GPA-54270**

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

Total Fee:

Date Received:*

Received By:

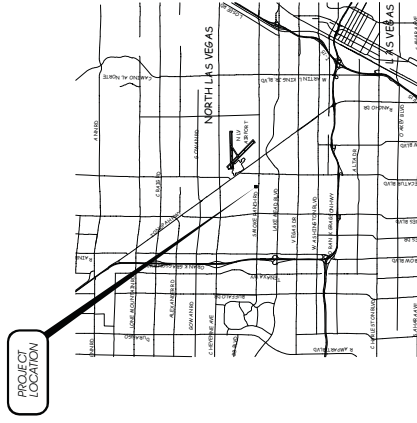
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

Site Data: East side

ASSessor's PARCEL NUMBER (APN) 18-13403-001
 (A.E.) RESIDENCE ESTABLISHMENT
 PROPOSED ZONING (C-1) LIMITED COMMERCIAL
 PARCEL AREA +/- 2.50 ACRES GROSS 108,900 S.F.
 SITE GROSS +/- 18,508 S.F.
 BUILDING AREA GROSS 1/50 S.F. 16 SPACES
 PARKING REQUIRED 1/200 S.F. 8 SPACES
 RESTAURANT (1,469 S.F.) remaining gross 1/175 S.F. 94 SPACES
 RETAIL (16,305 S.F.) TOTAL PARKING REQUIRED 118 SPACES
 PROVIDED 64/1000 S.F. 119 SPACES
 (5) ACCESSIBLE STALLS & (6) COMPACT STALLS

Vicinity Map:



Owner/Developer:

CONTACT: NICK AZOUZ
 703.766.4201

PRJ-54163

05/22/14

Project No.



May 22, 2014

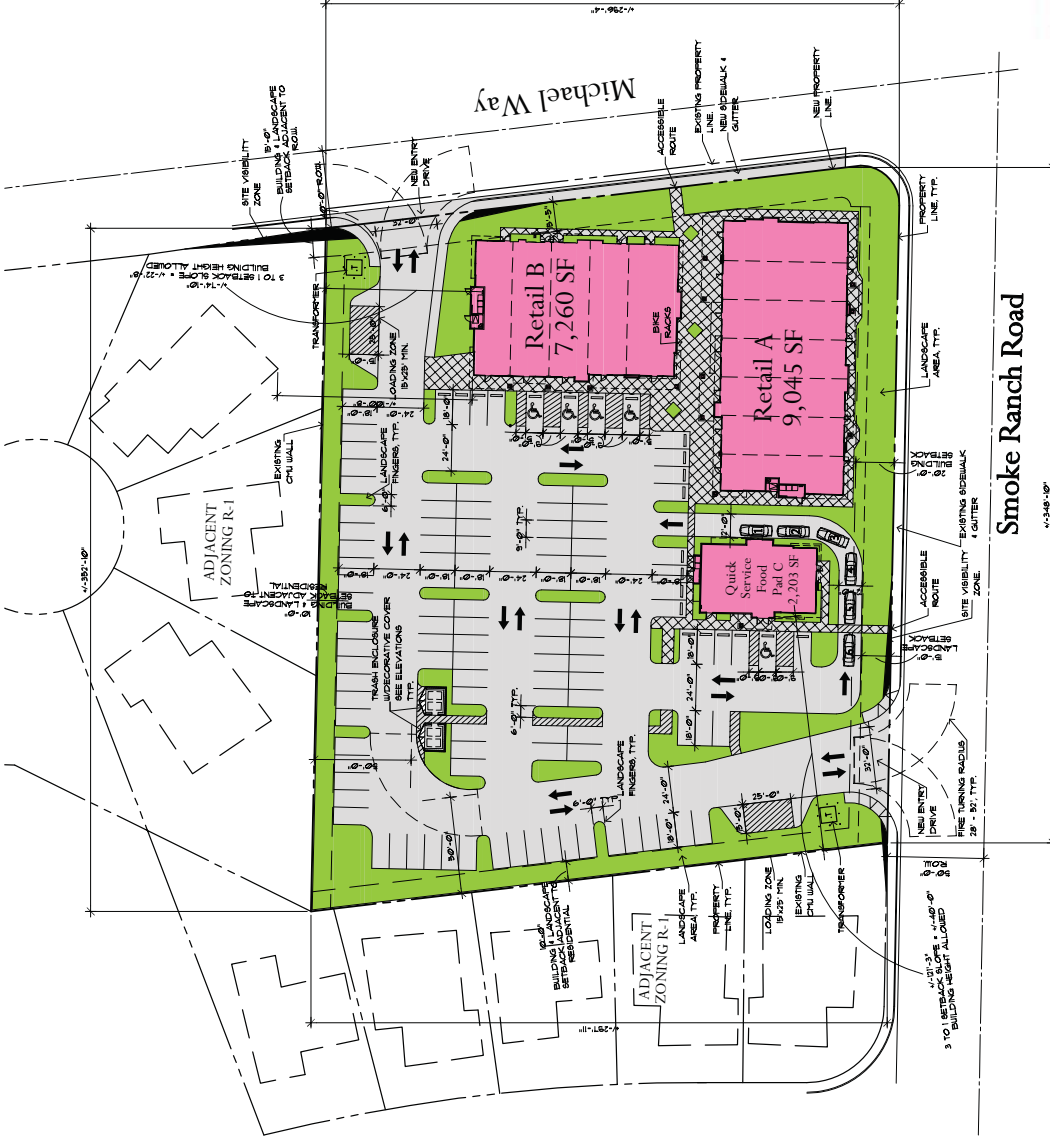
Retail Center @ Smoke Ranch Road & North Michael Way

Las Vegas, Nevada

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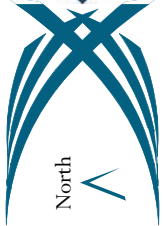
This design is conceptual in nature and no guarantee of its accuracy is implied.

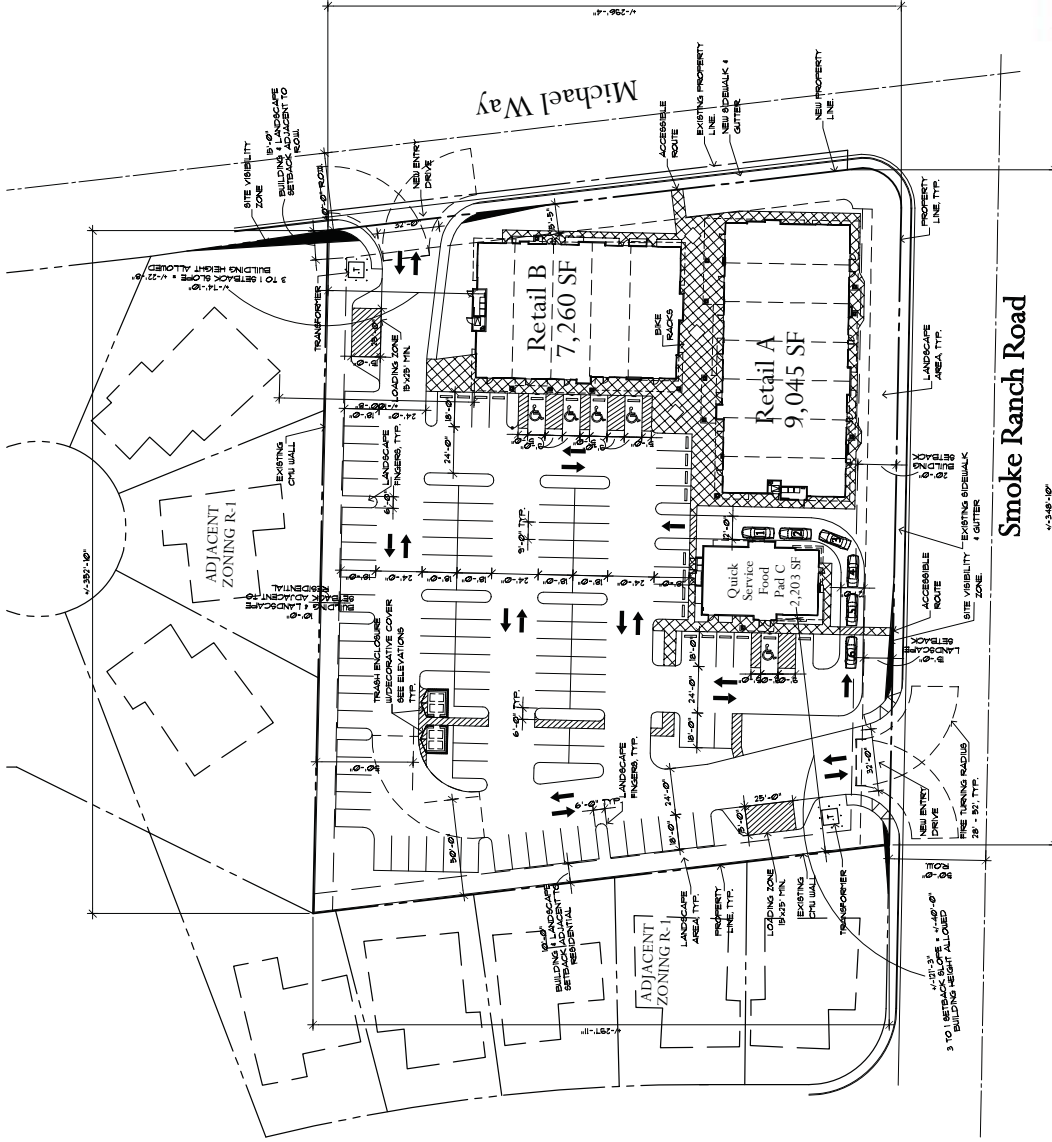
GPA-54270, ZON-54271 & SDR-54272



Site Plan

Scale: 1" = 30'-0"





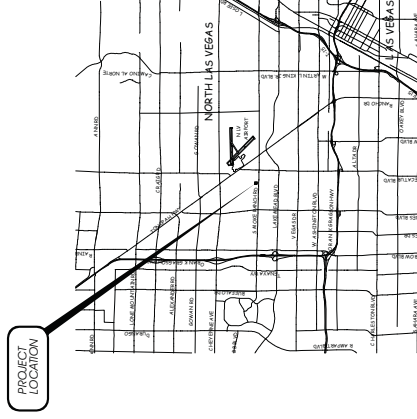
Site Plan

Scale: 1" = 30'-0"

Site Data: East side

ASSASSORS PARCEL NUMBER (APN)	18-13403-001
PROPOSED ZONING	(A-E) RESIDENCE EST. (C-1) LIMITED COMMERCIAL
PARCEL AREA	18.15 ACRES
SITE GROSS	+/- 2.50 ACRES GROSS 108,900 S.F.
BUILDING AREA GROSS	+/- 18,508 S.F.
PARKING REQUIRED	1/50S F. 16 SPACES
RESTAURANT (800 S.F.) public seating	1/200 S.F. 8 SPACES
RETAIL (16,805 S.F.) remaining gross	1/175 S.F. 94 SPACES
TOTAL PARKING REQUIRED	118 SPACES
PROVIDED	64,1000 S.F. 118 SPACES
(5) ACCESSIBLE STALLS & (6) COMPACT STALLS	

Vicinity Map:



Owner/Developer:

CONTACT: NICK AZOUZ

PRJ-54163

05/22/14

Project No.



Retail Center @
Smoke Ranch Road & North Michael Way

Las Vegas, Nevada

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May 22, 2014

North



GPA-54270, ZON-54271 & SDR-54272

This design is conceptual in nature and no guarantee of its accuracy is implied.

Tree Legend: West side

SYMBOL	BOTANICAL COMMON NAME	SIZE	QUANTITY	SPACING
	F. VELUTINA MODERATO/MODERATO ASH	24" BOX	36	AS SHOWN ON PLAN
	CECIDIUM FLORIDUM CEMENT PALM TREES	24" BOX	41	AS SHOWN ON PLAN
	WASHINGTON ROBERTA MEXICAN PAN PALM	10"-5"	18	AS SHOWN ON PLAN

Landscape Area

2.44:1 IF LANDSCAPE AREA PROVIDED

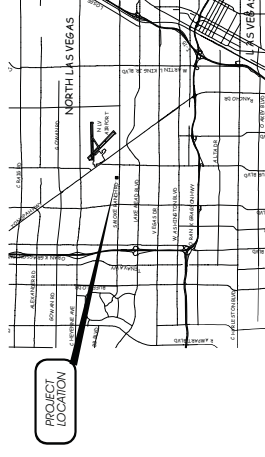
Suggested Shrub List

BOTANICAL COMMON NAME	SIZE	SPACING
ADONIS MEXICANA CEMENT PALM - CEMENT PALM	1.5 GAL. PK	
ADONIS MEXICANA CEMENT PALM - CEMENT PALM	1.5 GAL. PK	
ADONIS MEXICANA CEMENT PALM - CEMENT PALM	1.5 GAL. PK	
ADONIS MEXICANA CEMENT PALM - CEMENT PALM	1.5 GAL. PK	
ADONIS MEXICANA CEMENT PALM - CEMENT PALM	1.5 GAL. PK	
ADONIS MEXICANA CEMENT PALM - CEMENT PALM	1.5 GAL. PK	
ADONIS MEXICANA CEMENT PALM - CEMENT PALM	1.5 GAL. PK	
ADONIS MEXICANA CEMENT PALM - CEMENT PALM	1.5 GAL. PK	
ADONIS MEXICANA CEMENT PALM - CEMENT PALM	1.5 GAL. PK	
ADONIS MEXICANA CEMENT PALM - CEMENT PALM	1.5 GAL. PK	

Ground Cover

DISCONTINUED GROUND COVER (10' MIN.)
UNDER ALL TREES AND AROUND BUILDINGS

Vicinity Map:



Owner / Developer:

CONTACT: NICK AZOUZ

703.766.4201

PRJ-54163

05/22/14

Project No.

05/22/14



May 22, 2014

Retail Center @
Smoke Ranch Road & North Michael Way

Las Vegas, Nevada

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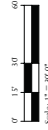
This design is conceptual in nature and no
guarantee of its accuracy is implied.

GPA-54270, ZON-54271 & SDR-54272



Landscape Plan

Scale: 1" = 30' 0"



Tree Legend: West side

SYMBOL	BOTANICAL COMMON NAME	SIZE	QUANTITY	SPACING
	F. VELUTINA	24" BOX	36	AS SHOWN ON PLAN
	CERCIDIP FLORIDUS	24" BOX	47	AS SHOWN ON PLAN
	WASHINGTONIA ROBUSTA	18" B"	16	AS SHOWN ON PLAN

Landscape Area

24,461 SF LANDSCAPE AREA PROVIDED

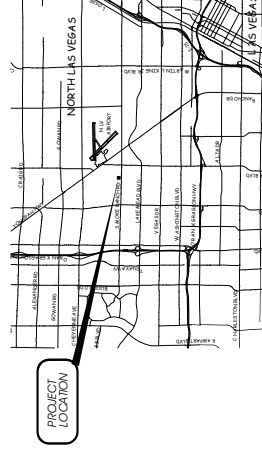
Suggested Shrub List

BOTANICAL COMMON NAME	SIZE	SPACING
ADONIS NEOBOLIA 'DREAM' CAMEL - DREAM CAMEL CACTUS	18 GAL HX	
ADONIS NEOBOLIA 'DREAM' CAMEL - DREAM CAMEL CACTUS	18 GAL HX	
ADONIS NEOBOLIA 'DREAM' CAMEL - DREAM CAMEL CACTUS	18 GAL HX	
ADONIS NEOBOLIA 'DREAM' CAMEL - DREAM CAMEL CACTUS	18 GAL HX	
ADONIS NEOBOLIA 'DREAM' CAMEL - DREAM CAMEL CACTUS	18 GAL HX	
ADONIS NEOBOLIA 'DREAM' CAMEL - DREAM CAMEL CACTUS	18 GAL HX	
ADONIS NEOBOLIA 'DREAM' CAMEL - DREAM CAMEL CACTUS	18 GAL HX	
ADONIS NEOBOLIA 'DREAM' CAMEL - DREAM CAMEL CACTUS	18 GAL HX	
ADONIS NEOBOLIA 'DREAM' CAMEL - DREAM CAMEL CACTUS	18 GAL HX	
ADONIS NEOBOLIA 'DREAM' CAMEL - DREAM CAMEL CACTUS	18 GAL HX	

Ground Cover

DISCONTINUED GARMENT (10' HX 14')

Vicinity Map:



Owner/Developer:

CONTACT: NICK AZOUZ

703-268-4201

PRJ-54163

05/22/14

Project No.



(703) 776-7774

Retail Center @ Smoke Ranch Road & North Michael Way

Las Vegas, Nevada

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May 22, 2014

GPA-54270, ZON-54271 & SDR-54272

North

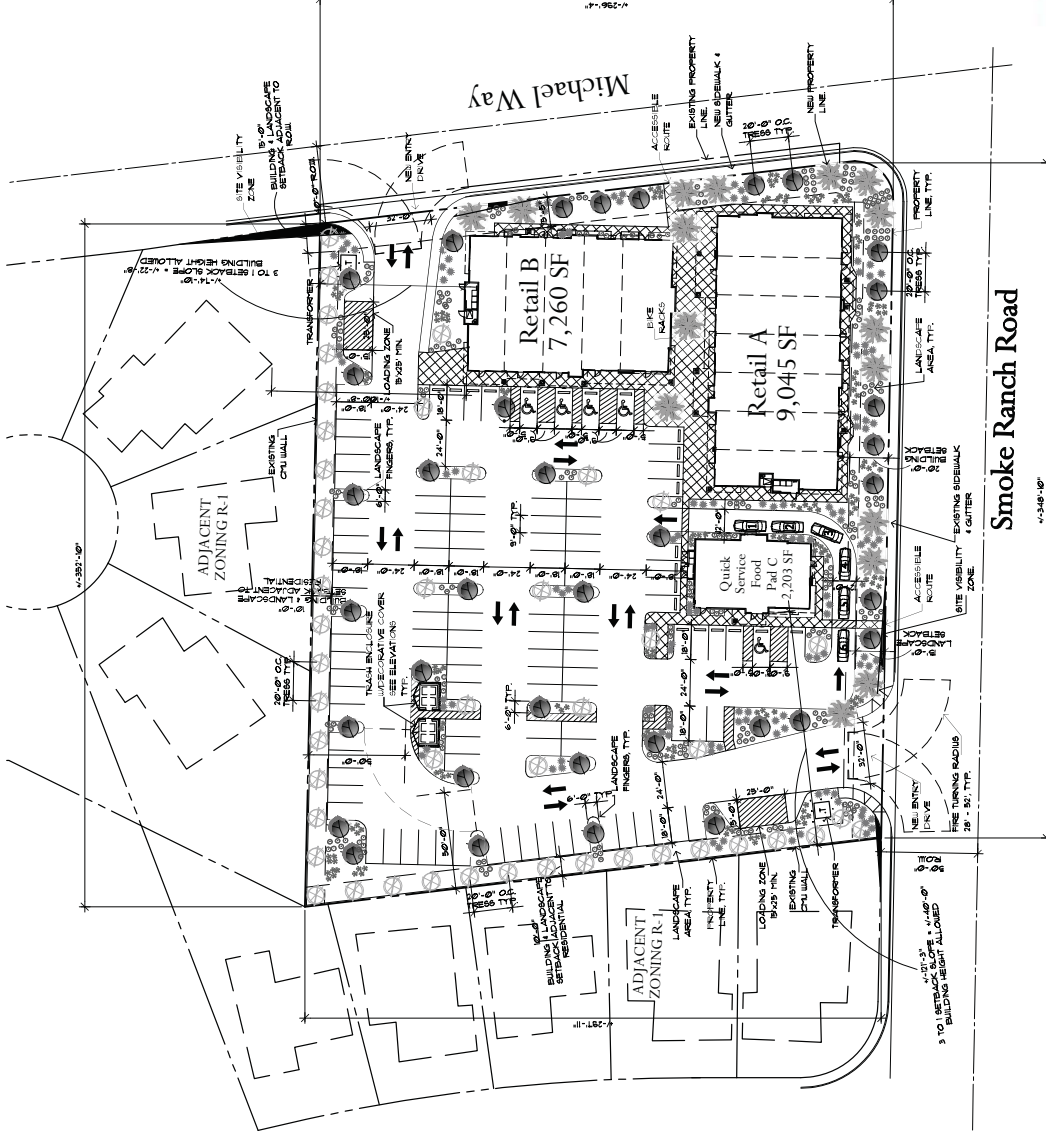


Landscape Plan

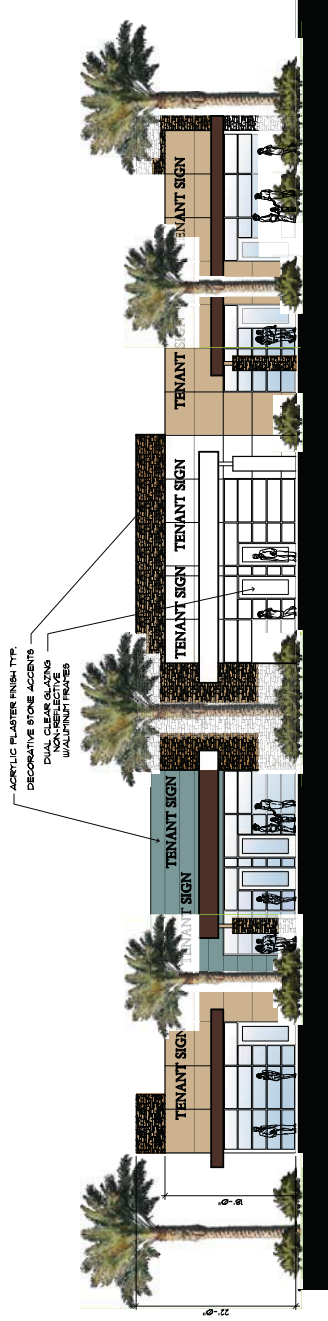
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Scale: 1" = 30' 0"

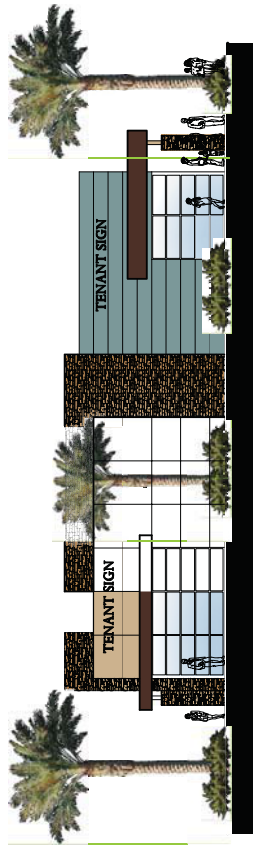


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West Elevation Pad A (Smoke Ranch View)

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



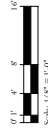
South Elevation Pad A (Michael Way View)

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



East Elevation Pad A

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



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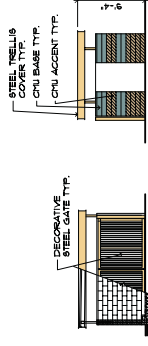
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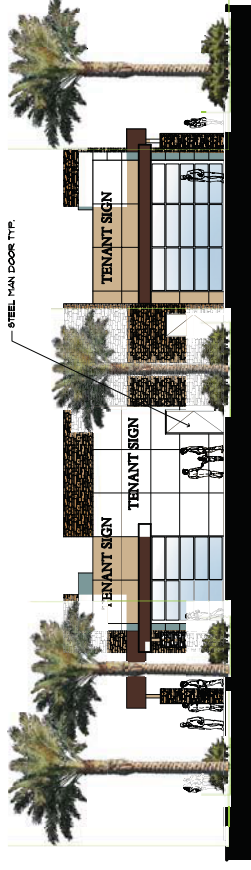
(703) 776-7774

PRJ-54163
05/22/14
Project No.



Trash Enclosure Typ. Elevation

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



North Elevation Pad A

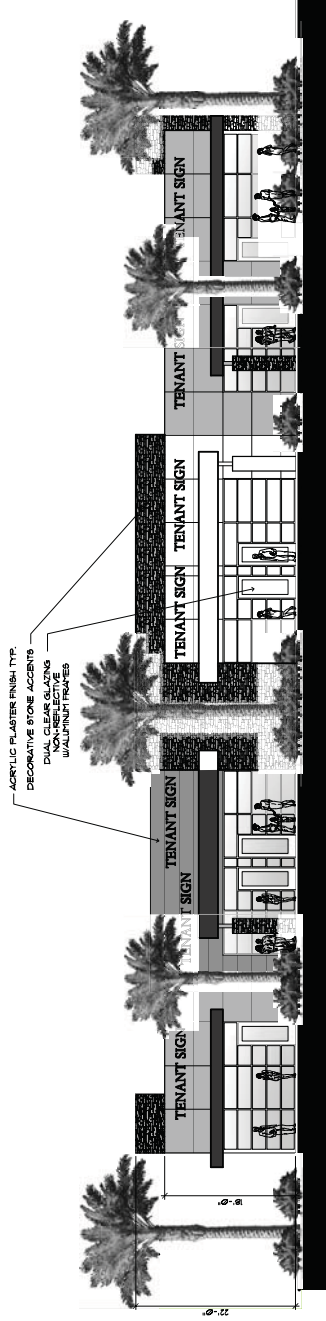
Scale: 1/8" = 1'-0"

- FRAZEE CL 2743M POCO
- FRAZEE CL 2637N ANTHILL
- FRAZEE CL 3084M IN BETWEEN
- ELDORADO STONE
STACKED STONE
COLOR: DESERT SHADOW

Owner/Developer:

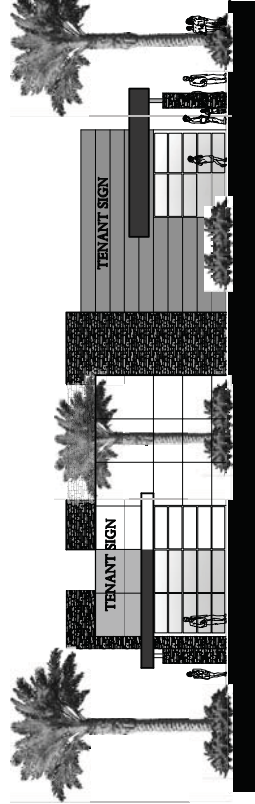
CONTACT: NICK AZOUZ
702-768-4201

GPA-54270, ZON-54271 & SDR-54272



West Elevation Pad A (Smoke Ranch View)

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



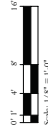
South Elevation Pad A (Michael Way View)

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



East Elevation Pad A

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



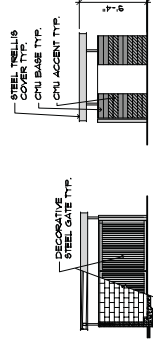
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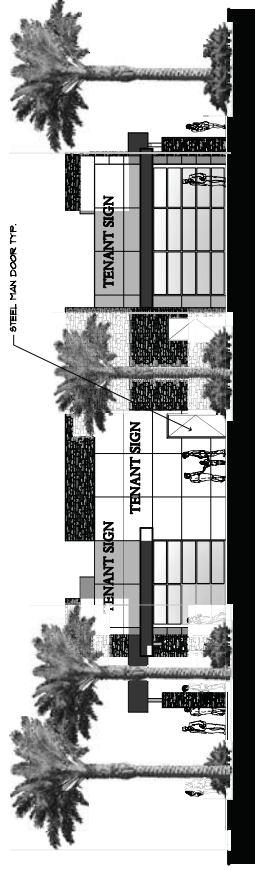
May 22, 2014

GPA-54270, ZON-54271 & SDR-54272



Trash Enclosure Typ. Elevation

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



North Elevation Pad A

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

- FRAZEE CL 2743M POCO
- FRAZEE CL 2637N ANTHILL
- FRAZEE CL 3084M IN BETWEEN
- ELDORADO STONE
STACKED STONE
COLOR: DESERT SHADOW

Owner/Developer:

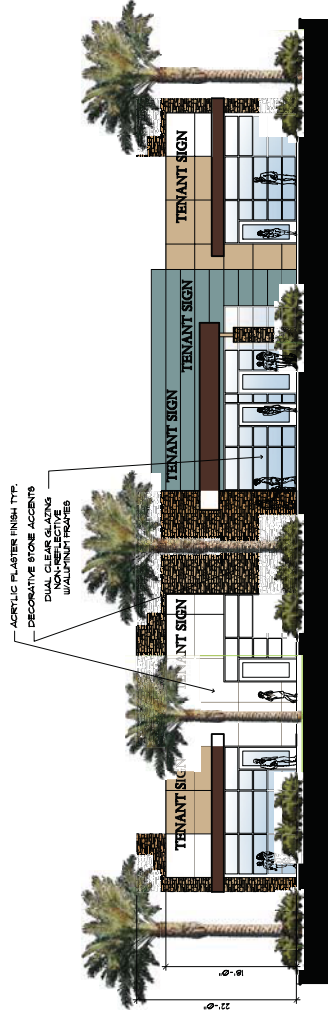
CONTACT: NICK AZOUZ
702-768-4201

PRJ-54163

05/22/14

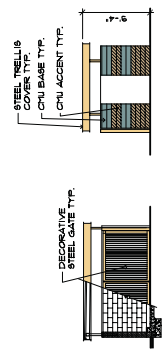
Project No.





South Elevation Pad B (Michael Way View)

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



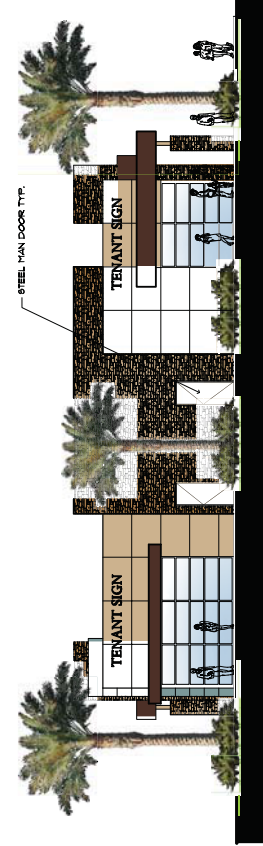
Trash Enclosure Typ. Elevation

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



West Elevation Pad B

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



East Elevation Pad B

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

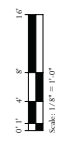


North Elevation Pad B

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

- FRAZEE CL 2743M POCO
- FRAZEE CL 2637N ANTIHILL
- FRAZEE CL 3094M IN BETWEEN
- ELDORADO STONE
- STACKED STONE
- COLOR: DESERT SHADOW

Owner /Developer:
CONTACT: NICK AZOUZ
702-768-4201



PRJ-54163
05/22/14
Project No.

Retail Center @
Smoke Ranch Road & North Michael Way Way

Las Vegas, Nevada

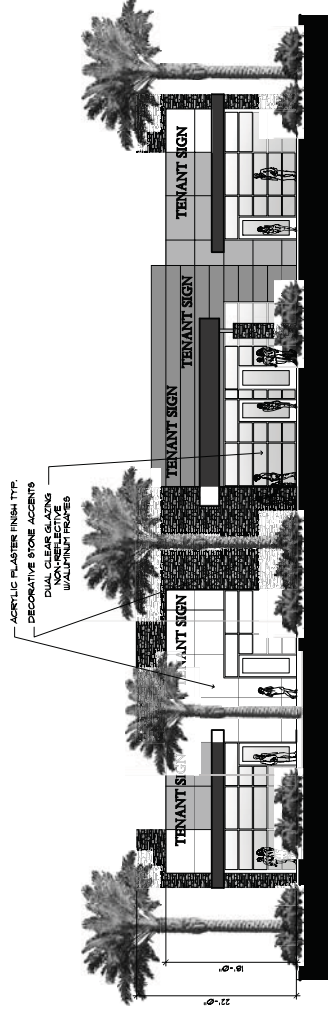
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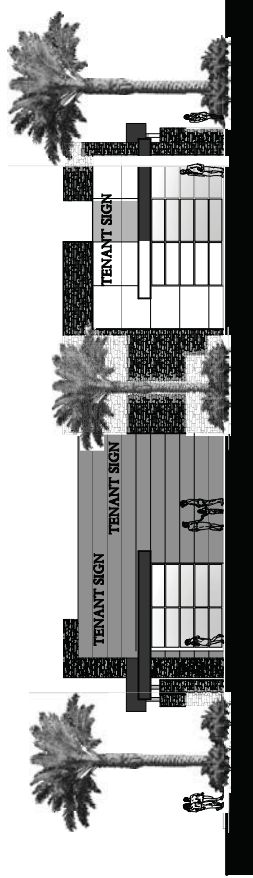
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GPA-54270, ZON-54271 & SDR-54272



South Elevation Pad B (Michael Way View)

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

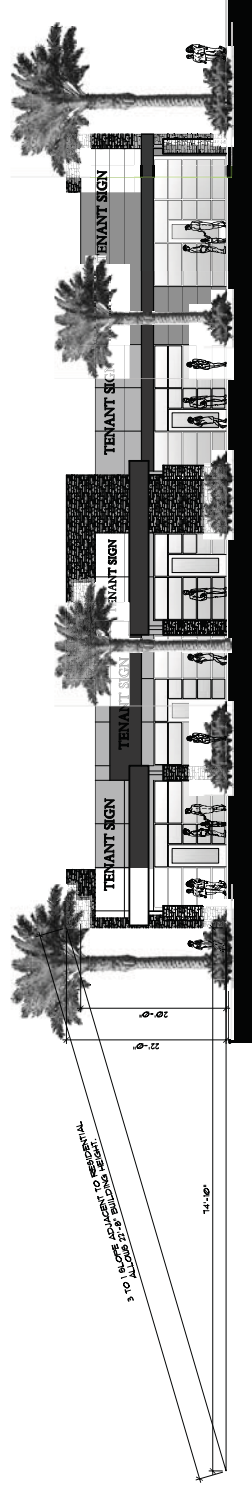


West Elevation Pad B

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

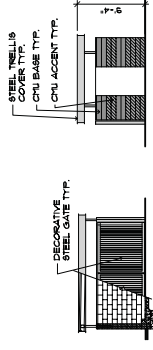
East Elevation Pad B

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



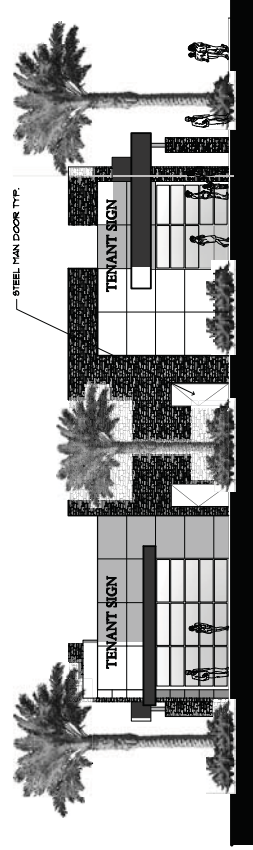
North Elevation Pad B

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



Trash Enclosure Typ. Elevation

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



- FRAZEE CL 2743M POCO
- FRAZEE CL 2637N ANTIHILL
- FRAZEE CL 3084M IN BETWEEN
- ELDORADO STONE
- STACKED STONE
- COLOR: DESERT SHADOW

Owner/Developer:

CONTACT: NICK AZOUZ
702-768-4201

PRJ-54163
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Project No.



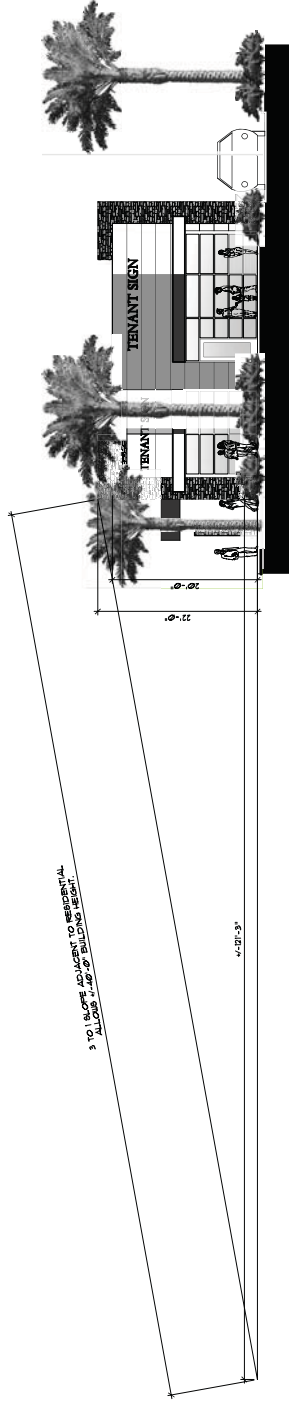
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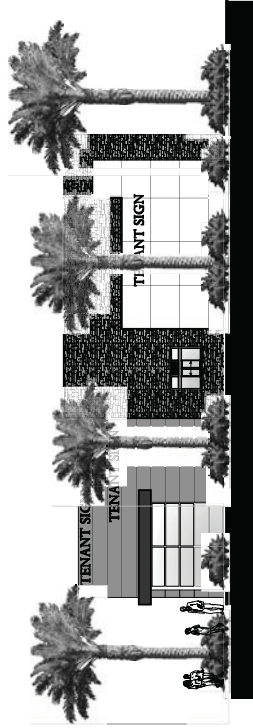
May 22, 2014

GPA-54270, ZON-54271 & SDR-54272



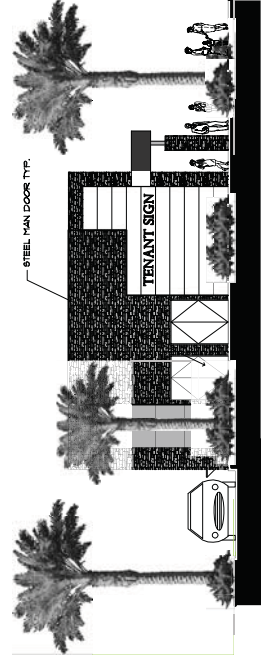
West Elevation Pad C (Smoke Ranch View)

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



South Elevation Pad C

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



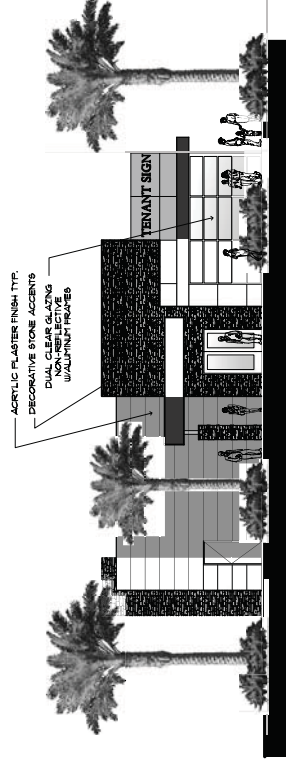
East Elevation Pad C

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



North Elevation Pad C

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



- FRAZEE CL. 2743M POCO
- FRAZEE CL. 2637N ANTHILL
- FRAZEE CL. 3084M IN BETWEEN
- ELDORADO STONE
- STACKED STONE
- COLOR: DESERT SHADOW

Owner/Developer:

CONTACT: NICK AZOUZ
702-768-4201

PRJ-54163

05/22/14

Project No.

Retail Center @

Smoke Ranch Road & North Michael Way Way

Las Vegas, Nevada

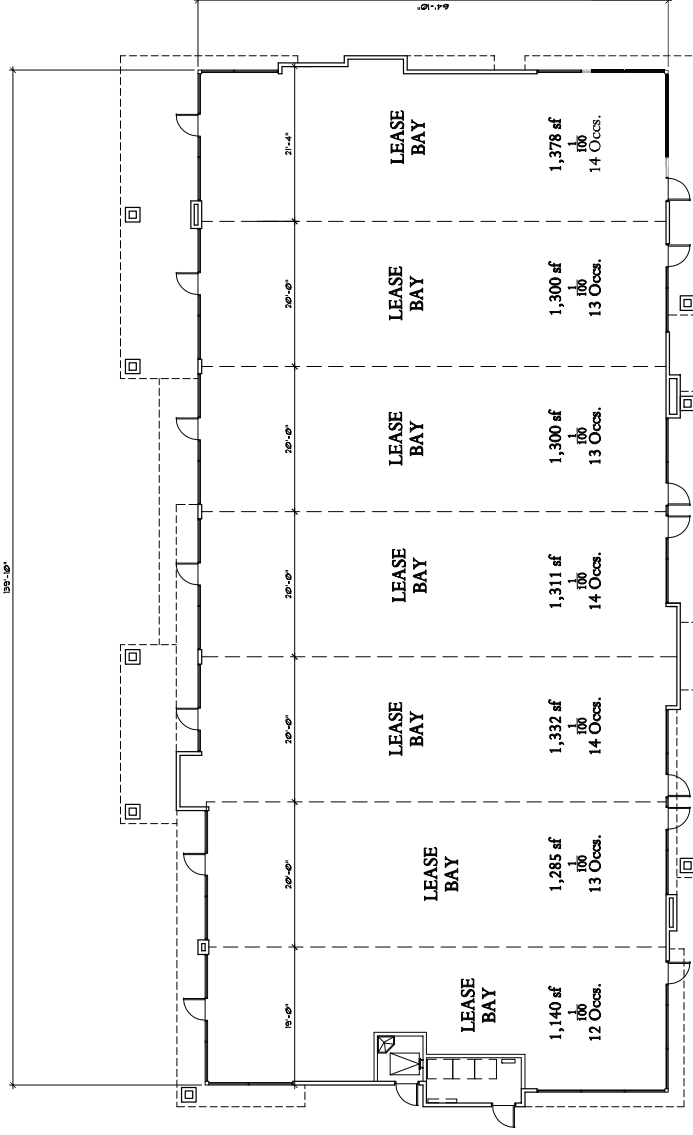
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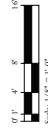


May 22, 2014

GPA-54270, ZON-54271 & SDR-54272



Floor Plan Pad A



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

Owner/Developer:
CONTACT: NICK AZOUZ
702-768-4201

PRJ-54163
05/22/14
Project No.

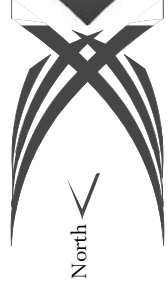


May 22, 2014

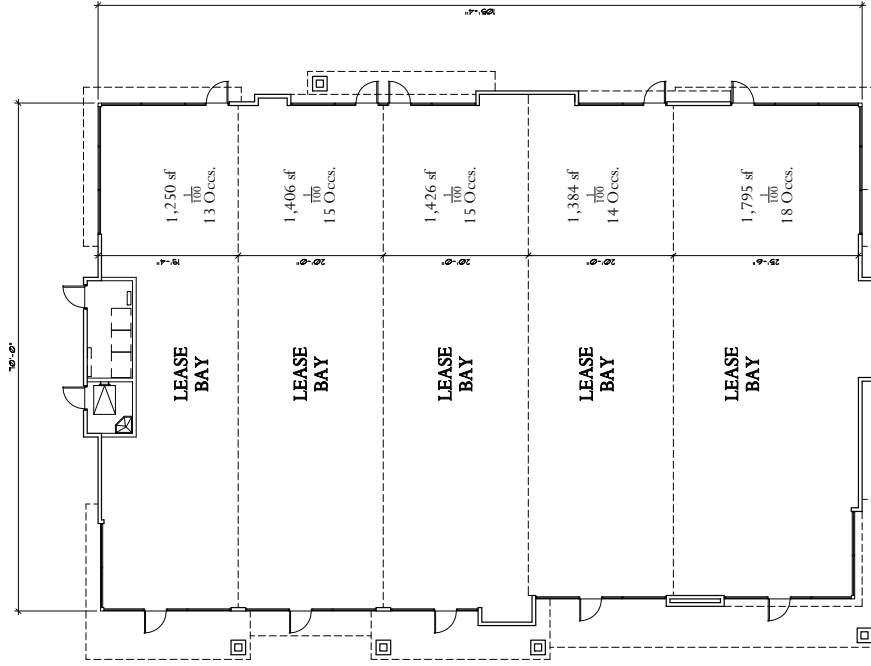
Retail Center @
Smoke Ranch Road & North Michael Way

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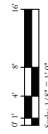


GPA-54270, ZON-54271 & SDR-54272



Floor Plan Pad B

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



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May 22, 2014

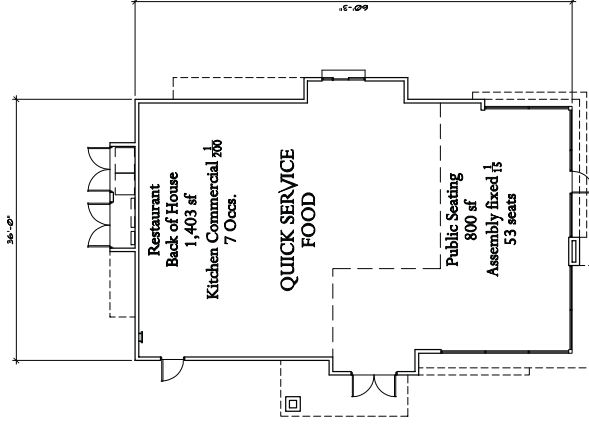
Owner/Developer:
CONTACT: NICK AZOUZ
702-768-4201

PRJ-54163

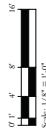
05/22/14

Project No.

GPA-54270, ZON-54271 & SDR-54272



Floor Plan Pad C



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

Owner/Developer:
CONTACT: NICK AZOUZ
702-768-4201

PRJ-54163
05/22/14
Project No.

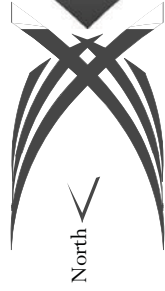


May 22, 2014

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GPA-54270, ZON-54271 & SDR-54272



WO 7647

May 12, 2014

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

JUSTIFICATION LETTER FOR GENERAL PLAN AMENDMENT, REZONING AND SITE DEVELOPMENT PLAN REVIEW

On behalf of our client, Nick Azouz, VTN Nevada is pleased to submit the following applications:

1. General Plan Amendment from ML (Medium Low Density Residential) to SC (Service Commercial);
2. Rezoning request from R-E (Residence Estates) to C-1 (Limited Commercial);
3. Site Development Plan Review to develop the site with two retail buildings and one fast food restaurant with a drive through.

The site is 2.50 acres and is located at the northeast corner of Smoke Ranch Road and North Michael Way. The applicant is proposing to build two (2) new retail buildings and one (1) fast food restaurant with drive through service. One retail building is proposed to be 7,260 square feet and the one retail building is proposed to be 9,045 square feet and the fast food restaurant is proposed to be 2,203 square feet for a total of 18,508 square feet. The site has access from Smoke Ranch Road and from Michael Way. The site is required to provide 118 parking stalls; the site plan provides 119 parking stalls. The site provides two (2) loading zones as well as two (2) trash enclosures. The trash enclosures provide the code required decorative covers. The buildings front Smoke Ranch Road and will provide parking to the side and to the rear of the buildings.

The buildings have been designed to meet the residential adjacency requirements. Retail Pad B is located 74'10" from the north property line, the height of Retail Pad B is 22 feet therefore the retail building exceeds the residential adjacency requirements. Fast Food Restaurant Pad C is located 121'3" from the west property line, the height of Pad C is 22 feet therefore the retail building exceeds the residential adjacency requirements.

The site provides a 10 foot landscape buffer adjacent to the west property line and a 10 foot landscape buffer adjacent to the north property line, a 15 foot landscape buffer adjacent to Michael Way and a 15 foot landscape buffer adjacent to Smoke Ranch Road. All landscape buffers meet code requirements.

In reviewing a proposed General Plan Amendment the Development Code Section 19.16.030.3.b. states that the following information is to be provided.

Reasons for request:

The request to change the General Plan Land Use designation from residential to commercial is being made because the site is not a viable multi-family site as demonstrated by the lack of

PRJ-54163

Corporate Office • 2727 South Rainbow Blvd, Las Vegas, NV 89146-5148 • Office 702.873.7550 • fax 702.362.2597 • www.vtnnv.com

consulting engineers • planners • surveyors

GPA-54270, ZON-54271 & SDR-54272

development. This area developed in the 1980's and 1990's but this parcel has remained vacant and undeveloped. The homes to the north and west of this site were built in 1980; the homes to the south and southeast were built in 1984 and 1986. The condominiums to the south were built in 1984 and the condominiums to the east were built in 1996. If this was a viable site for multi-family it would have been developed as the community developed but due to the lack of development it clearly is not a viable multi-family site.

Why proposed amendment works to promote the public health, safety and general welfare of the community.

The proposed amendment to Service Commercial Land Use designation will provide neighborhood commercial uses for the existing community. The closest neighborhood commercial uses are located at the corner of Smoke Ranch Road and Jones Blvd. which is approximately 2,000 feet from the site. There are also existing commercial uses at the corner of Smoke Ranch Road and Decatur Blvd. which is approximately 2,500 feet from the site. This proposed amendment will promote the general welfare of the community by providing more options for neighborhood commercial uses in the community.

- i. Whether there has been unanticipated growth and development of the community in the area surrounding the application site or growth and development not specifically considered when the General Plan was adopted;

This site is located within the Las Vegas 2020 Master Plan and Southwest Sector. There has been development in the area that was not anticipated when the General Plan was updated. This growth and development of the area has continued but has not included the subject parcel. It is our opinion that this parcel has not developed because it is not a viable multi-family parcel and is more appropriate as a neighborhood commercial parcel.

- ii. Whether the proposed amendment to the General Plan will allow a zoning classification which imposes burdens similar to the burdens imposed by the classification currently provided for under the General Plan.

The General Plan currently designates the parcel as ML (Medium Low Density Residential) the proposed designation of SC (Service Commercial) will impose similar burdens as the existing designation. The SC designation is designed to provide for neighborhood commercial uses which will benefit the local community by providing more choices and opportunities to purchase needed services and products. The intensity of the proposed SC designation is similar to the intensity allowed in the existing multi-family designation.

- iii. Whether the amendment to the General Plan continues to promote the objectives of the General Plan as designated in NRS 278.

The intent of the General Plan is to provide a broad and comprehensive level of policy direction for future land use decisions. NRS 278.230 states the master plan will serve as "a pattern and guide for that kind of orderly physical growth and development of the city or county which will cause the least amount of natural resources impairment and will conform to the adopted population plan, where required; and ensure an adequate supply of housing, including affordable housing; and a basis for the efficient expenditure of funds thereof relating to the elements of the master plan". The proposed amendment to the General Plan

PRJ-54163
05/22/14

continues to promote the orderly physical growth and development of the city. The amendment will provide a benefit to the local community by providing more options for the residents to obtain needed services and products.

In reviewing a proposed Rezoning the Development Code Section 19.16.090.L. states that the following determination must be made to approve the request:

1. The proposal conforms to the General Plan.

Concurrently with this application an application to change the General Plan land use designation has been submitted. The proposed zoning will conform to the proposed General Plan land use designation of SC (Service Commercial).

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The proposed rezoning of the site to C-1 will allow a variety of neighborhood commercial uses. The proposed commercial uses will be compatible with the adjacent residential uses due to the site design, buffer landscaping and the neighborhood commercial uses. The requested C-1 zoning will limit the types of commercial uses to uses that will be a benefit to the neighborhood and will provide the residents needed services and products.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

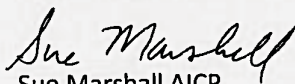
The community around this site developed in the 1980's and 1990's with single family homes and multi-family residences. The lack of development on this site clearly shows that the site is not appropriate for multi-family development and that it is more appropriate as a neighborhood commercial site.

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

Smoke Ranch Road provides access to the site and it is a 100 foot right of way major thoroughfare street, Michael Way will provide secondary access and is an 80 foot wide secondary thoroughfare.

In conclusion we believe this proposed development will be a benefit to the local community by providing additional options for the residents to obtain needed services and products. The site is not viable as a multi-family site and it is more appropriate that this site be designated and developed as a neighborhood commercial parcel. Please contact this office at 702-873-7550 if you have any questions.

Respectfully submitted,
VTN Nevada


Sue Marshall AICP
Planner

PRJ-54163
05/22/14

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

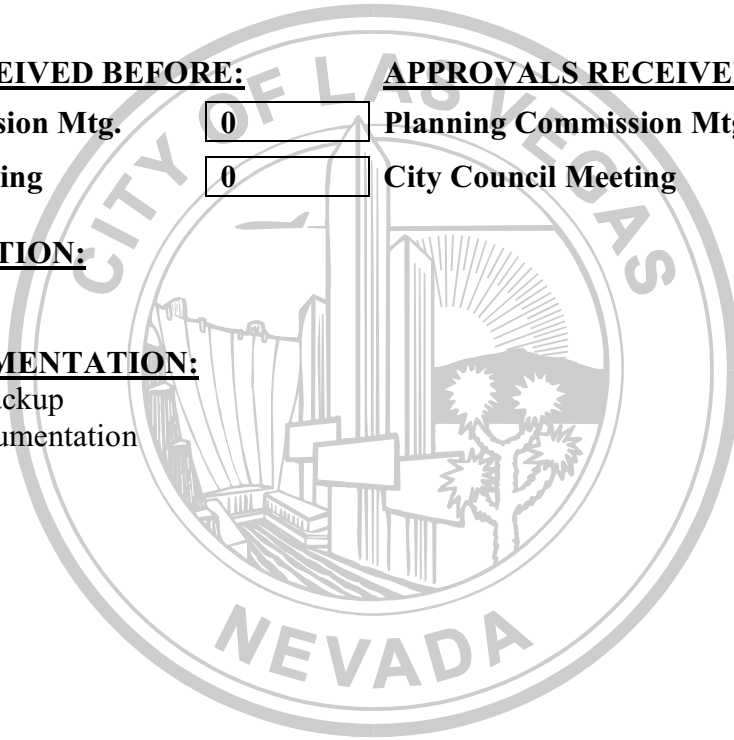
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RECOMMENDATION:

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: **ZON-54271** APN: 138-13-403-001

Name of Property Owner: The Aquino Family Trust

Name of Applicant: Daniel Touizer

Name of Representative: Sue Marshall

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: _____

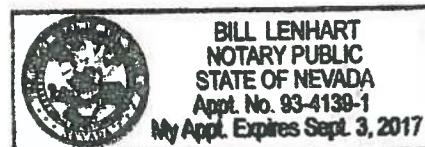
Signature of Property Owner: _____

Print Name: BENITO J. AQUINO

Subscribed and sworn before me

This 8 day of MAY, 20 14

B. A. M. A.
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
 Project Address (Location) 2400 N. Michael Way
 Project Name Retail Center at Smoke Ranch and N. Michael Proposed Use Retail
 Assessor's Parcel #(s) 138-13-403-001 Ward # 5
 General Plan: existing ML proposed SC Zoning: existing R-E proposed C-1
 Commercial Square Footage 18,508 Floor Area Ratio 16
 Gross Acres 2.5 Lots/Units N/A Density N/A
 Additional Information _____

PROPERTY OWNER The Aquino Family Trust Contact _____
 Address 5109 Rancher Ave. Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89109
 E-mail Address _____

APPLICANT Daniel Touizer Contact Nick Azouz
 Address 8255 Las Vegas Blvd. #704 Phone: (702) 768-4201 Fax: _____
 City Las Vegas State NV Zip 89123
 E-mail Address nickazouz7@yahoo.com

REPRESENTATIVE VTN Nevada Contact Sue Marshall
 Address 2727 S. Rainbow Blvd. Phone: (702) 873-7550 Fax: (702) 362-2597
 City Las Vegas State NV Zip 89146
 E-mail Address suem@vtnnv.com

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

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

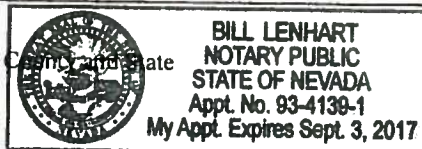
Print Name BENITO J. AQUINO

Subscribed and sworn before me

This 8 day of MAY, 20 14

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **ZON-54271**

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.

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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 2.5 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.

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City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

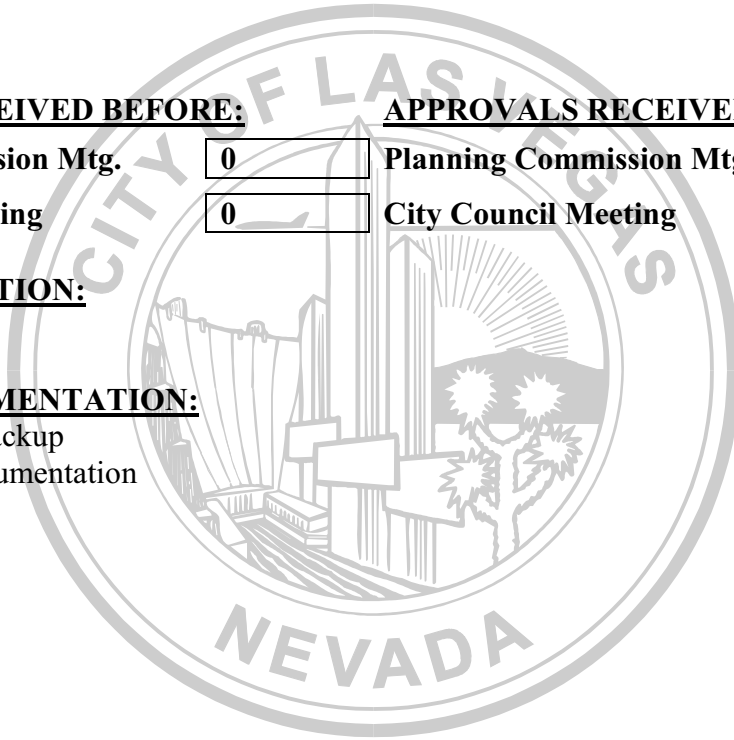
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RECOMMENDATION:

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-54272** APN: 138-13-403-001

Name of Property Owner: The Aquino Family Trust

Name of Applicant: Daniel Touizer

Name of Representative: Sue Marshall

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: _____

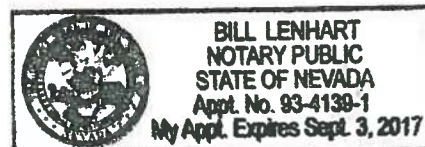
Signature of Property Owner: BENITO J. AQUINO

Print Name: BENITO J. AQUINO

Subscribed and sworn before me

This 8 day of MAY, 20 14

B. L. HART
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
Project Address (Location) 2400 N. Michael Way
Project Name Retail Center at Smoke Ranch and N. Michael Proposed Use Retail
Assessor's Parcel #(s) 138-13-403-001 Ward # 5
General Plan: existing ML proposed SC Zoning: existing R-E proposed C-1
Commercial Square Footage 18,508 Floor Area Ratio 16
Gross Acres 2.5 Lots/Units N/A Density N/A
Additional Information _____

PROPERTY OWNER The Aquino Family Trust Contact _____
Address 5109 Rancher Ave. Phone: _____ Fax: _____
City Las Vegas State NV Zip 89109
E-mail Address _____

APPLICANT Daniel Touizer Contact Nick Azouz
Address 8255 Las Vegas Blvd. #704 Phone: (702) 768-4201 Fax: _____
City Las Vegas State NV Zip 89123
E-mail Address nickazouz7@yahoo.com

REPRESENTATIVE VTN Nevada Contact Sue Marshall
Address 2727 S. Rainbow Blvd. Phone: (702) 873-7550 Fax: (702) 362-2597
City Las Vegas State NV Zip 89146
E-mail Address suem@vtnnv.com

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

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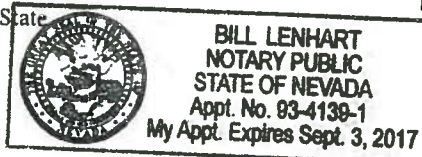
Print Name BENITO J. AQUINO

Subscribed and sworn before me

This 8 day of MAY, 20 14
BALAT

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **SDR-54272**

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

Total Fee:

Date Received:*

Received By:

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

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 -
APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible
action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY
RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 1.83 acres at 3730 Thom Boulevard
(APN 138-12-601-006), Ward 5 (Barlow) [PRJ-53789].

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]



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-54321** APN: 138-12-601-006

Name of Property Owner: John C. and Debbie A. Frommer

Name of Applicant: John C. and Debbie A. Frommer

Name of Representative: L.R. Nelson Consulting Engineers, Inc.

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

☐ Yes

☐ No

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

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Partner(s): _____

APN: _____

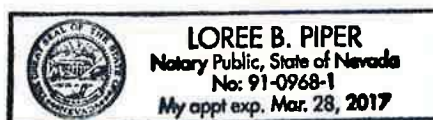
Signature of Property Owner: 

Print Name: JOHN C. FROMMER

Subscribed and sworn before me

This 13th day of May, 2014

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) 3730 Thom Boulevard

Project Name Roadkill Grill

Proposed Use _____

Assessor's Parcel #(s) 38-12-601-006

Ward # 5

General Plan: existing DR proposed GC Zoning: existing R-E proposed C-2

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 1.83

Lots/Units 1

Density _____

Additional Information See the attached justification letter

PROPERTY OWNER John C. & Debbie A. Frommer

Contact _____

Address 3730 Thom Boulevard

Phone: _____

Fax: _____

City Las Vegas

State NV

Zip 89130

E-mail Address _____

APPLICANT Same as above

Contact _____

Address _____

Phone: _____

Fax: _____

City _____

State _____

Zip _____

E-mail Address _____

REPRESENTATIVE L.R. Nelson Engineers

Contact Mark Bangan

Address 6765 W. Russell Rd., #200

Phone: (702) 798-7978

Fax: (702) 451-2296

City Las Vegas

State NV

Zip 89118

E-mail Address mark.bangan@lrneng.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.

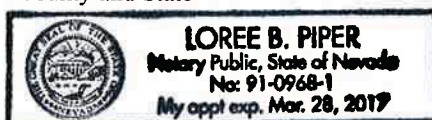
Print Name JOHN C. FROMMER

Subscribed and sworn before me

This 13th day of May, 20 14.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **GPA-54321**

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

Total Fee: _____

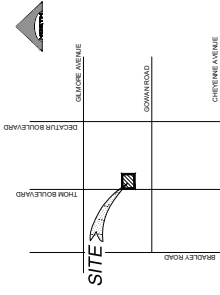
Date Received:*

Received By: _____

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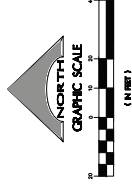
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ROADKILL GRILL



VICINITY MAP

NO SCALE



OWNER/DEVELOPER

APR 13812-001-008
APR 13812-001-008
2701 THOM BOULEVARD
LAS VEGAS, NEVADA 89103

PROJECT DATA

SITE AREA GROSS 1.8 ACRES
A.P.N. 13812-001-008
ZONING (EXISTING) C-2
ZONING (PROPOSED) C-2

LEGAL DESCRIPTION

SE 1/4 OF THE SOUTH HALF (S1/4) OF THE NORTH EAST QUARTER (NE 1/4) OF THE SOUTH HALF (S1/4) OF THE NORTH EAST QUARTER (NE 1/4) OF SECTION 12, T. 29 S. R. 90 E. M.D.M. CLARK COUNTY, NEVADA.

BUILDING TABULATION

BUILDING DATA
FOOD PROCESSING = 3,372 S.F.
RESTAURANT FRONT OF HOUSE = 288 S.F.
RESTAURANT BACK OF HOUSE = 3,400 S.F.
TOTAL GROSS BUILDING AREA = 8,558 S.F.
BUILDING COVERAGE = 10.4 %

PARKING TABULATION

REQUIRED PARKING
FOOD PROCESSING = 171 P.
RESTAURANT FRONT OF HOUSE = 10 P.
RESTAURANT BACK OF HOUSE = 10 P.
TOTAL REQUIRED = 191 P.
PROVIDED PARKING: 191 P.
TOTAL PROVIDED = 191 P.

PRJ-53789
05/23/14
5 SHEETS

CONCEPTUAL LAYOUT #201

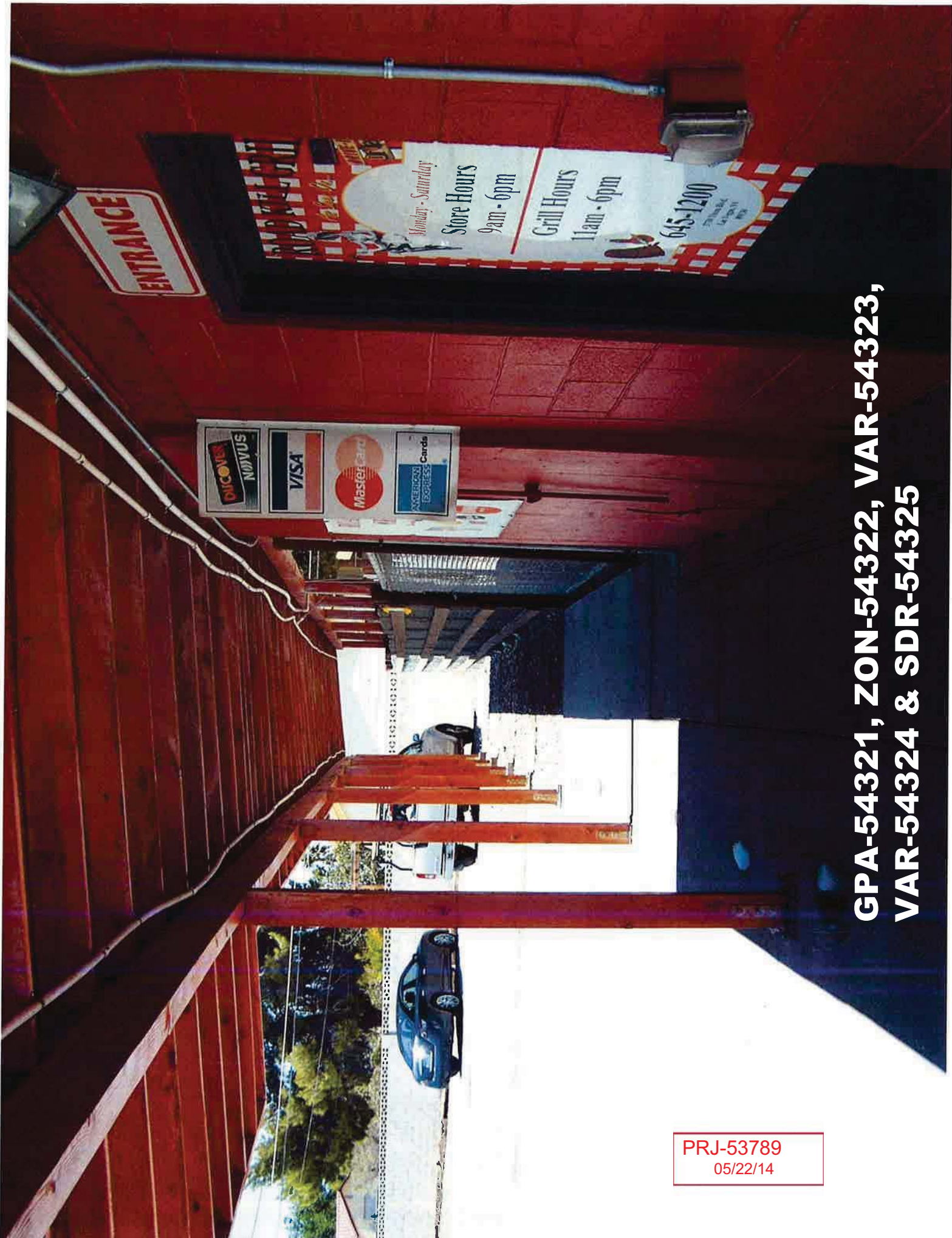


GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



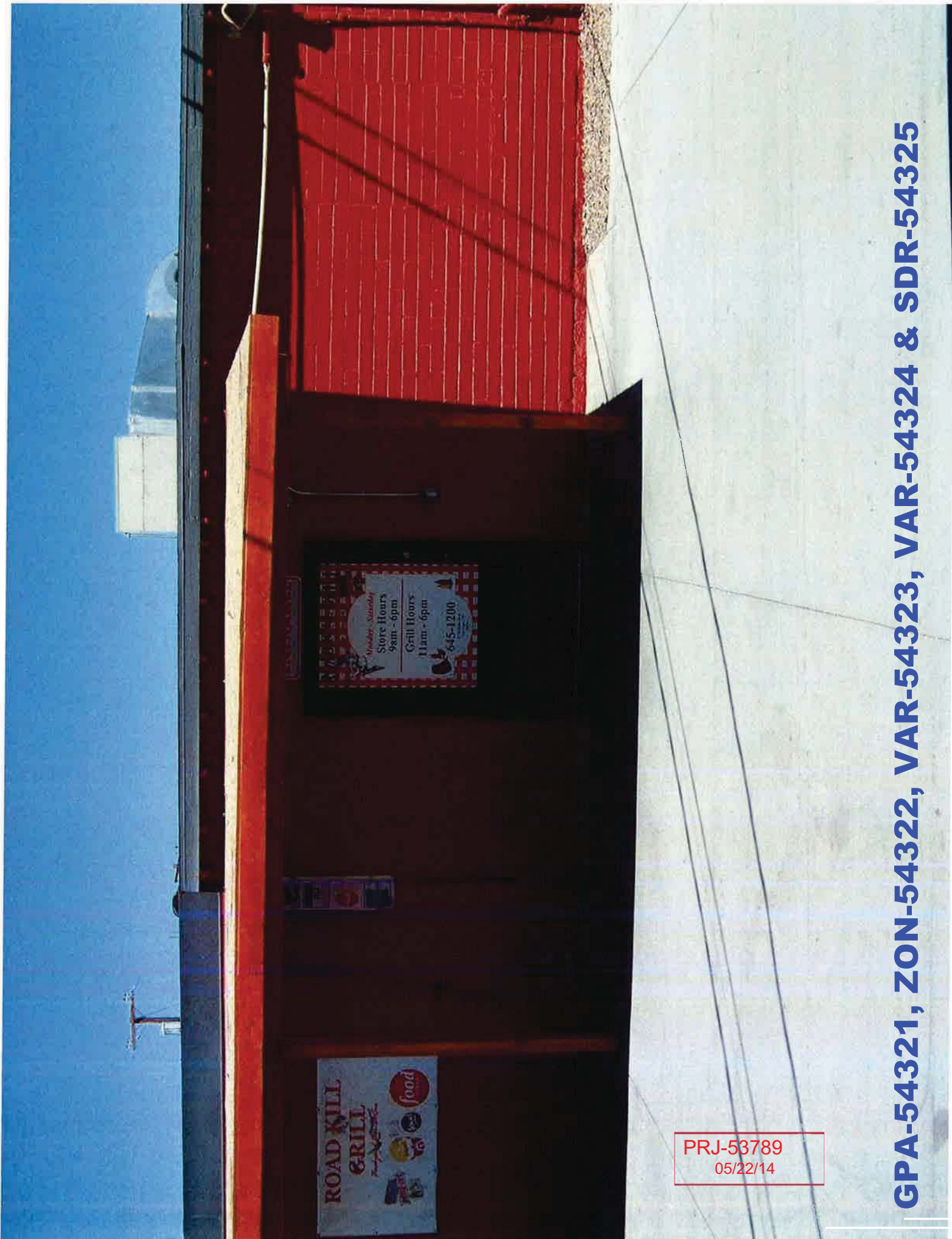
PRJ-53789
05/22/14

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325

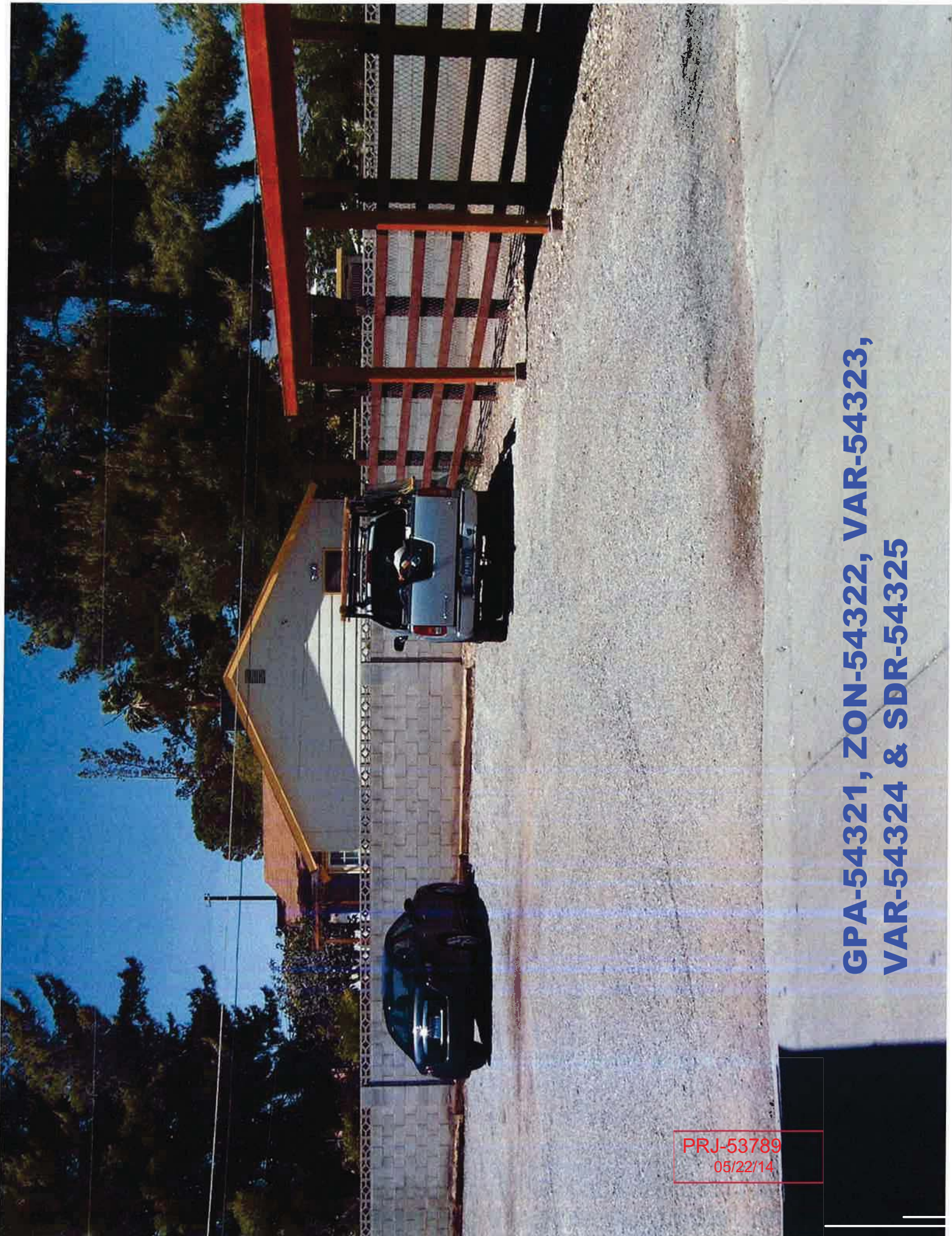


**GPA-54321, ZON-54322, VAR-54323,
VAR-54324 & SDR-54325**

PRJ-53789
05/22/14



GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



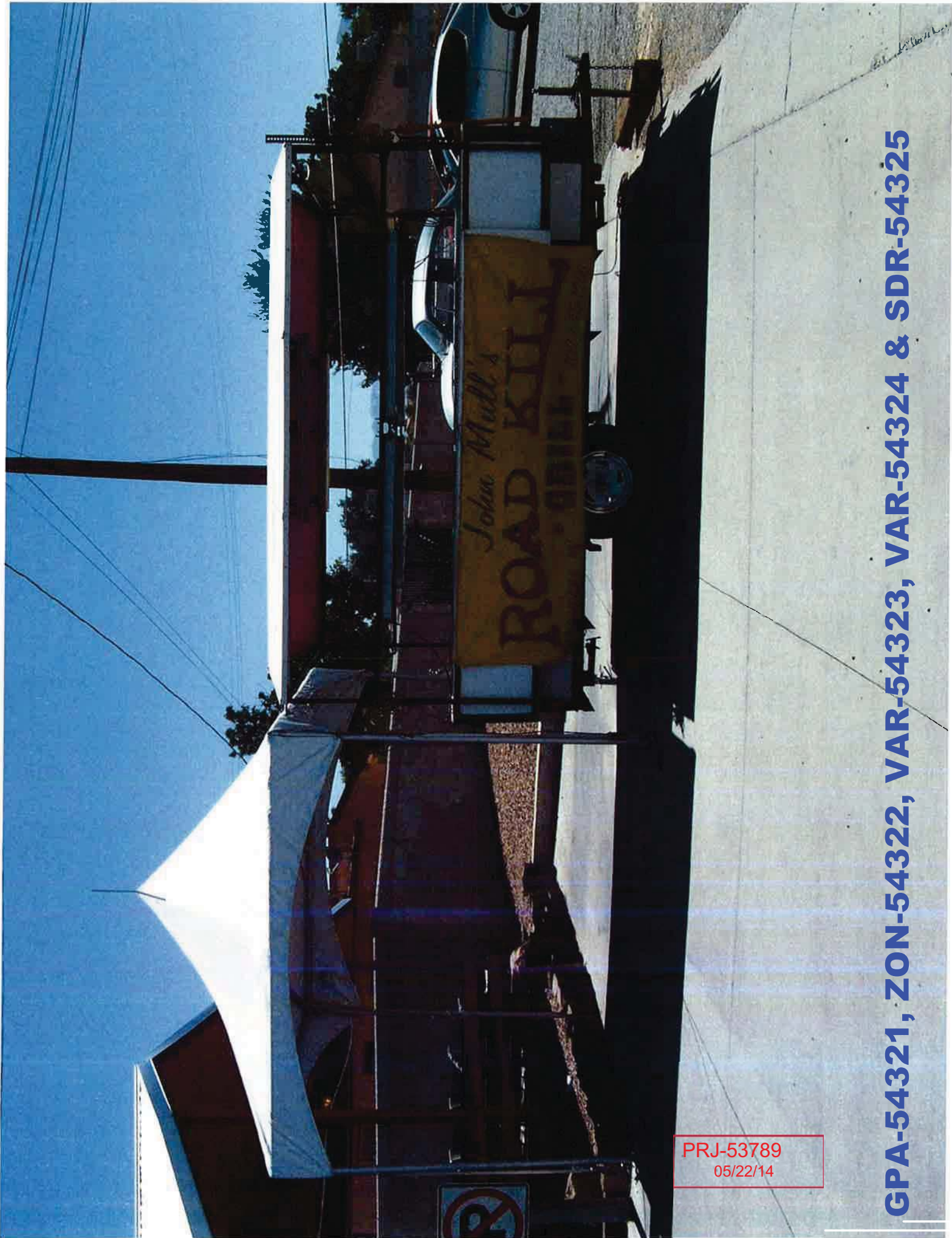
**GPA-54321, ZON-54322, VAR-54323,
VAR-54324 & SDR-54325**

PRJ-53789
05/22/14



PRJ-53789
05/22/14

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



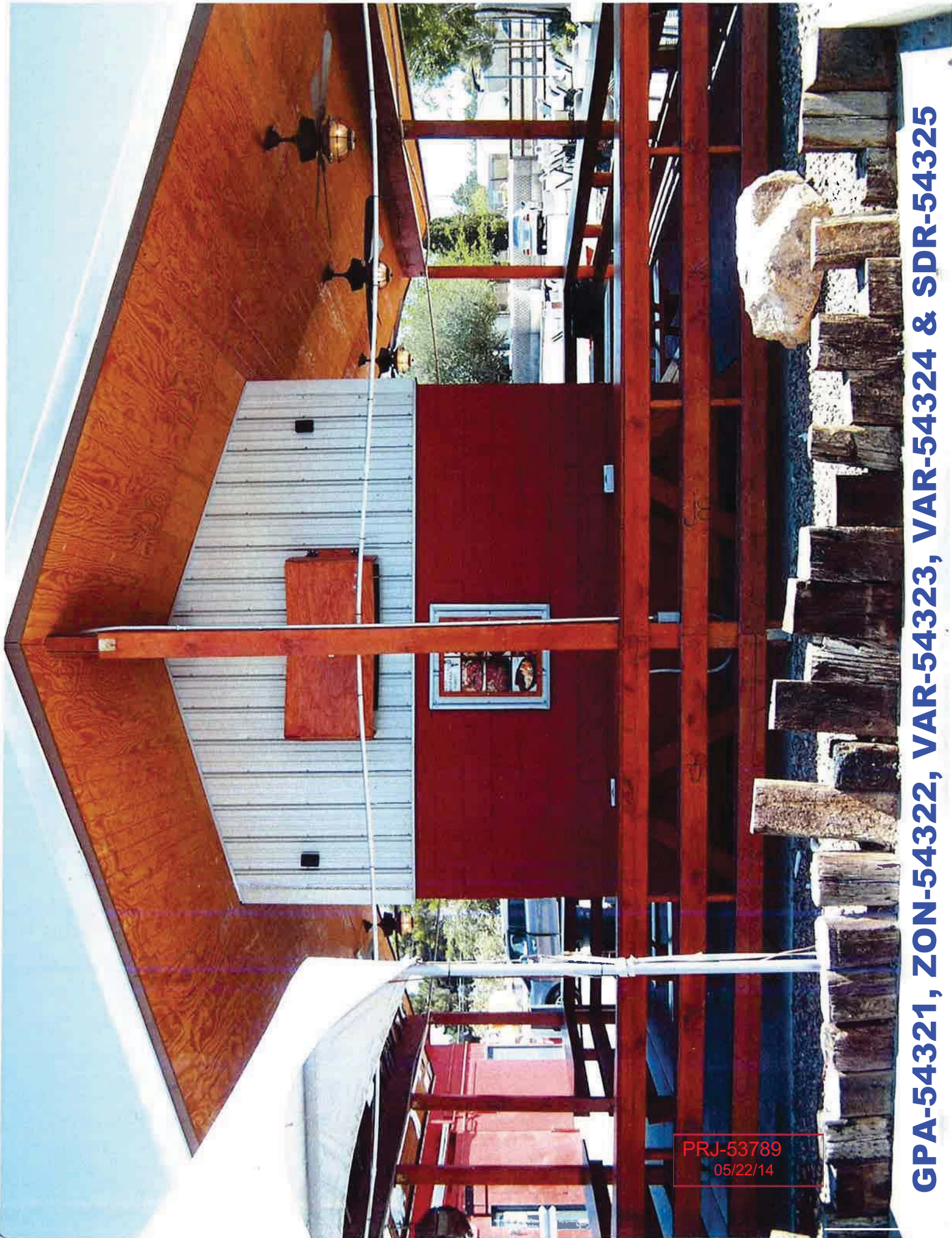
PRJ-53789
05/22/14

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



PRJ-53789
05/22/14

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



PRJ-53789
05/22/14

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



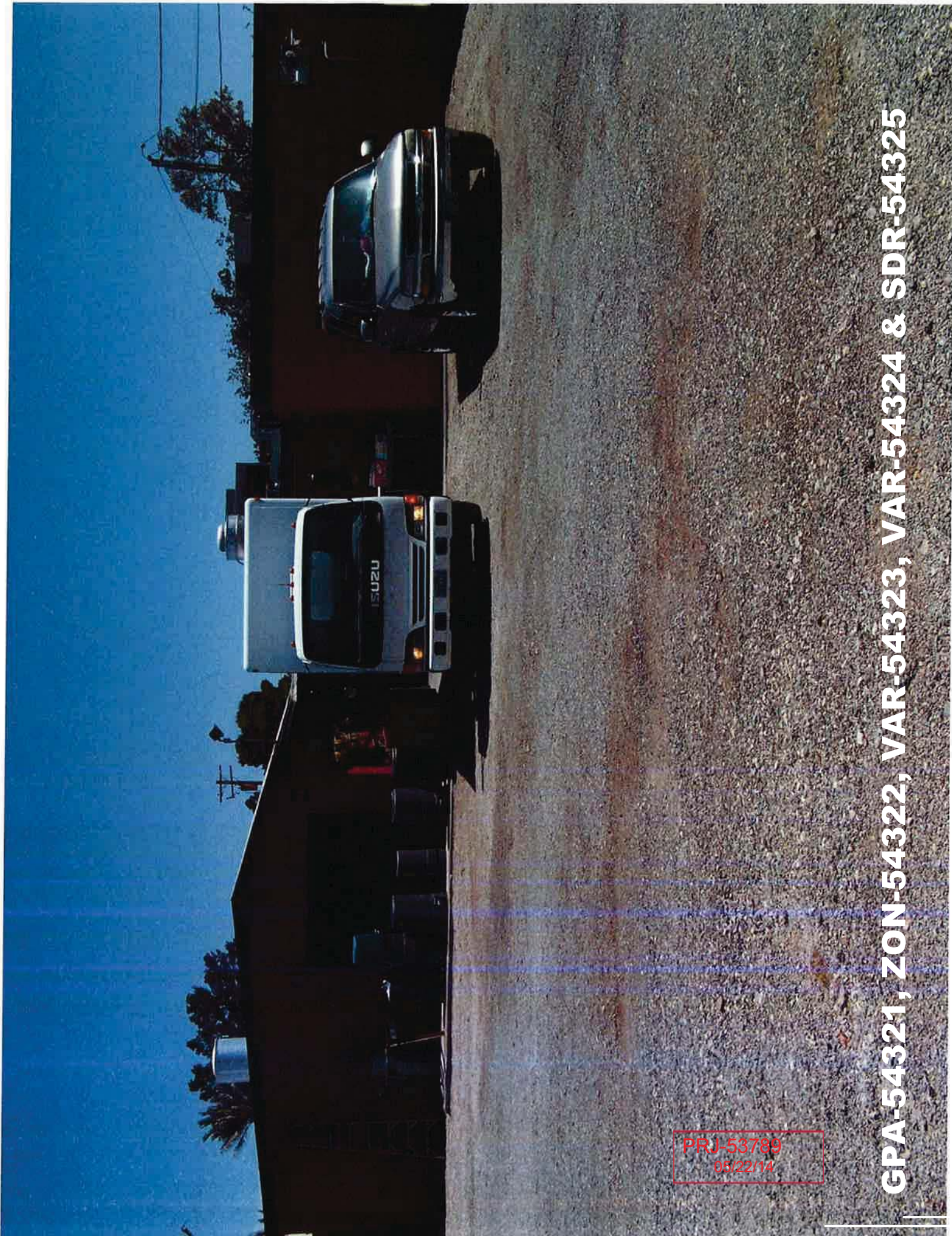
PRJ-53789
05/22/14

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



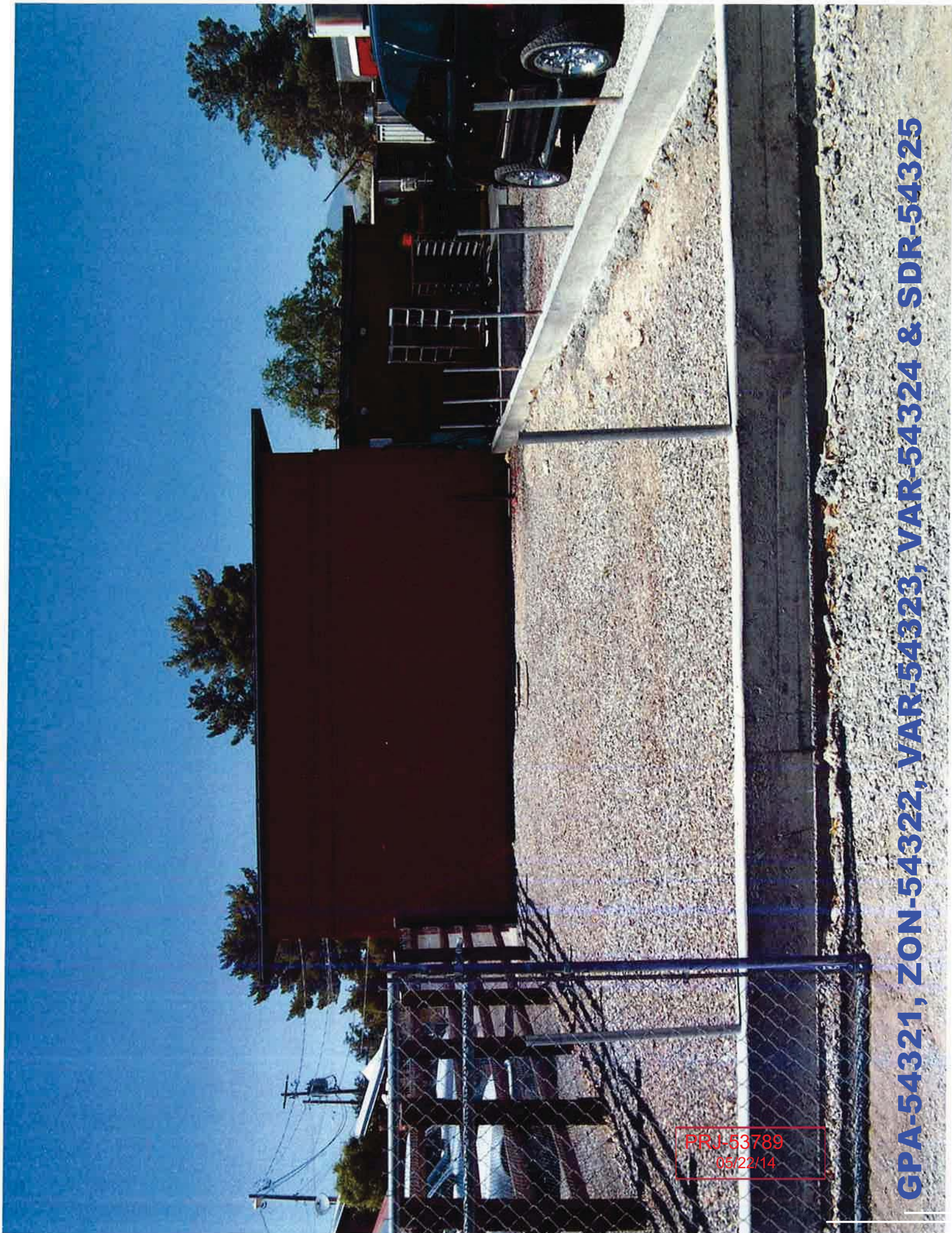
PRJ-53789
05/22/14

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



PRJ-53789
05/22/14

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325



PRJ-53789
05/22/14

GPA-54321, ZON-54322, VAR-54323, VAR-54324 & SDR-54325

LARRY R. NELSON, P.E.
President

Project #: 1890-001-141

May 22, 2014

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

City of Las Vegas Current Planning
333 N. Rancho Drive
Las Vegas, NV 89106
Attn: Doug Rankin

**Re: Road Kill Grill (3730 Thom Blvd.)
General Plan Amendment, Zone Change, Site Development Plan
Review and Variance Request Justification Letter
APN# 138-12-601-006**

Dear Doug,

On behalf of our client John Frommer, we are pleased to submit this justification letter for a General Plan Amendment, Zone Change, Site Development Plan Review & Variance for an existing meat processing plant in conjunction with a restaurant known respectively as John Mull's Meats and Road Kill Grill. John Mulls Meats was established in 1943 and has been operating at this location ever since. Road Kill Grill was established in June of 2013 and has been featured on Diners, Drive-in and Dives on the Food Network. John "Chuck" Frommer has spent his whole life working in or around this business and has seen the neighborhood grow with his business, and is well respected and loved by the neighborhood. John Mulls Meats is also very highly respected amongst sportsman and outdoor enthusiasts. Ever since Road Kill Grill was opened and featured on the Food Network, people have been flying in from around the world to dine at this establishment. Once people arrive at this little eclectic restaurant located within a residential area, they soon realize they are at a neighbor's outdoor barbeque. This is precisely why this business is thriving, great food, outdoor "backyard" setting, and down home charm of the existing buildings along with an extremely friendly staff "who knows your name". This truly is a neighborhood restaurant.

We are proposing to rezone the property to C-2 from R-E to allow the continued use of the existing restaurant. This rezoning request will also require a General Plan Amendment and Site Development Plan Review. We are also requesting a Variance to allow parking on a non-paved surface, and to eliminate the required landscaping and to waive the off-site improvement requirements. We would like to maintain the rural aesthetics of the property. As you can see in the provided photos the existing onsite buildings are all one-story in height at a maximum of 12'-0" with the exception of the "Grub Shack" which is a newly constructed gazebo that is 15'-0" in height. The buildings are painted wood frame and concrete block construction. The site consists of covered walkways, covered and uncovered outdoor eating areas and

NEVADA

**L. R. NELSON
CONSULTING ENGINEERS, INC.**

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1885

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

**L. R. NELSON
CONSULTING ENGINEERS, L.L.C.**

51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

**GPA-54321, ZON-54322, VAR-54323,
VAR-54324 & SDR-54325**

PRJ-53789
05/22/14

a gravel parking lot that can hold up to 60 cars in the front and 30 cars for employees in the back.

With these thoughts in mind, we respectfully request Staff's recommendation for approval for all four of our applications, the General Plan Amendment, Zone Change, Site Development Plan Review and Variance.

If you have any questions or comments, please feel free to contact me at your earliest convenience.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.



Mark Bangan
Planning Manager

**GPA-54321, ZON-54322, VAR-54323,
VAR-54324 & SDR-54325**

PRJ-53789
05/22/14

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 -
APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible
action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL
COMMERCIAL) on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), Ward 5
(Barlow) [PRJ-53789].

C.C.: 8/20/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

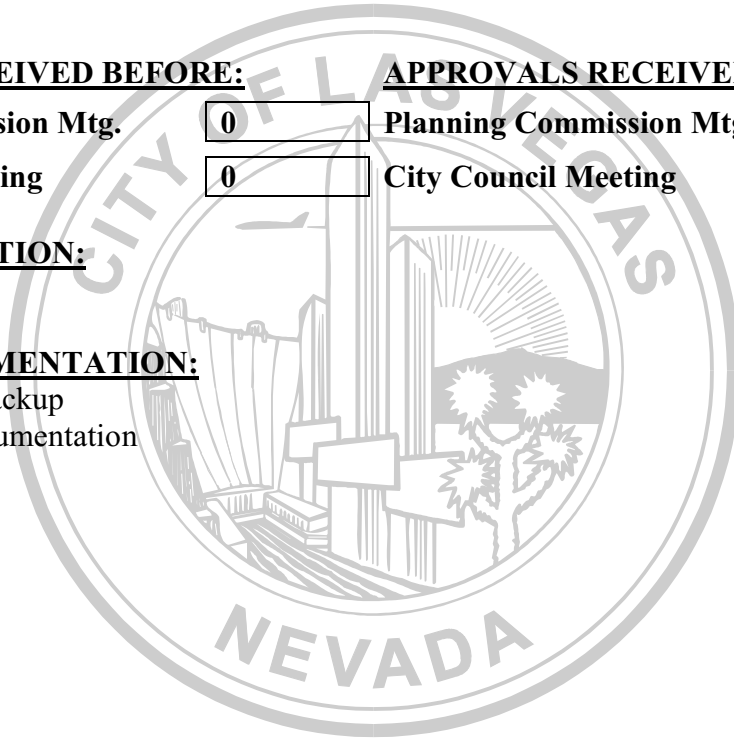
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RECOMMENDATION:

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: **ZON-54322** APN: 138-12-601-006

Name of Property Owner: John C. and Debbie A. Frommer

Name of Applicant: John C. and Debbie A. Frommer

Name of Representative: L.R. Nelson Consulting Engineers, Inc.

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

☐ Yes

☐ No

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

City Official: _____

Partner(s): _____

APN: _____

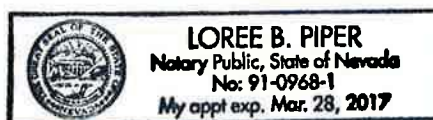
Signature of Property Owner: 

Print Name: JOHN C. FROMMER

Subscribed and sworn before me

This 13th day of May, 2014

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
 Project Address (Location) 3730 Thom Boulevard
 Project Name Roadkill Grill Proposed Use _____
 Assessor's Parcel #(s) 138-12-601-006 Ward # 5
 General Plan: existing DR proposed GC Zoning: existing R-E proposed C-2
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.83 Lots/Units 1 Density _____
 Additional Information See the attached justification letter

PROPERTY OWNER John C. & Debbie A. Frommer Contact _____
 Address 3730 Thom Boulevard Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89130
 E-mail Address _____

APPLICANT Same as above Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE L.R. Nelson Engineers Contact Mark Bangan
 Address 6765 W. Russell Rd., #200 Phone: (702) 798-7978 Fax: (702) 451-2296
 City Las Vegas State NV Zip 89118
 E-mail Address mark.bangan@lneng.com

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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 JOHN C. FROMMER

Subscribed and sworn before me

This 13th day of May, 20 14

[Signature: Loree B. Piper]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **ZON-54322**

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

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 - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a Variance TO ALLOW NO ADDITIONAL OFFSITE IMPROVEMENTS WHERE COMPLETE STREETS STANDARDS REQUIRE PROVISION OF A FIVE-FOOT SIDEWALK, A FIVE-FOOT AMENITY ZONE AND OTHER AMENITIES on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Barlow) [PRJ-53789].

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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-54323** APN: 138-12-601-006

Name of Property Owner: John C. and Debbie A. Frommer

Name of Applicant: John C. and Debbie A. Frommer

Name of Representative: L.R. Nelson Consulting Engineers, Inc.

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

☐ Yes

☐ No

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

City Official: _____

Partner(s): _____

APN: _____

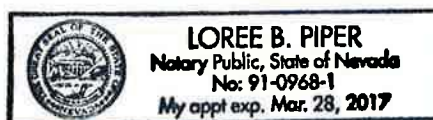
Signature of Property Owner: 

Print Name: JOHN C. FROMMER

Subscribed and sworn before me

This 13th day of May, 2014

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance for parking on gravel
 Project Address (Location) 3730 Thom Boulevard
 Project Name Roadkill Grill Proposed Use _____
 Assessor's Parcel #(s) 138-12-601-006 Ward # 5
 General Plan: existing DR proposed GC Zoning: existing R-E proposed C-2
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.83 Lots/Units 1 Density _____
 Additional Information See the attached justification letter

PROPERTY OWNER John C. & Debbie A. Frommer Contact _____
 Address 3730 Thom Boulevard Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89130
 E-mail Address _____

APPLICANT Same as above Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE L.R. Nelson Engineers Contact Mark Bangan
 Address 6765 W. Russell Rd., #200 Phone: (702) 798-7978 Fax: (702) 451-2296
 City Las Vegas State NV Zip 89118
 E-mail Address mark.bangan@lrneng.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.

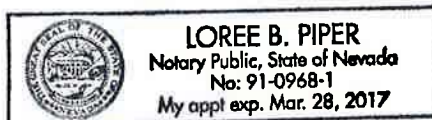
Print Name OWNER

Subscribed and sworn before me

This 13th day of May, 20 14
[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **VAR-54323**
 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.

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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 - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a Variance TO ALLOW PARKING ON AN UNPAVED SURFACE WHERE SUCH IS NOT ALLOWED on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Barlow) [PRJ-53789].

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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-54324** APN: 138-12-601-006

Name of Property Owner: John C. and Debbie A. Frommer

Name of Applicant: John C. and Debbie A. Frommer

Name of Representative: L.R. Nelson Consulting Engineers, Inc.

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

☐ Yes

☐ No

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

City Official: _____

Partner(s): _____

APN: _____

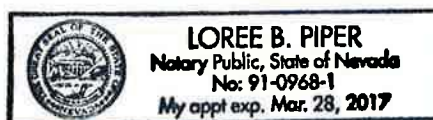
Signature of Property Owner: 

Print Name: JOHN C. FROMMER

Subscribed and sworn before me

This 13th day of May, 2014

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance for parking on gravel
 Project Address (Location) 3730 Thom Boulevard
 Project Name Roadkill Grill Proposed Use _____
 Assessor's Parcel #(s) 138-12-601-006 Ward # 5
 General Plan: existing DR proposed GC Zoning: existing R-E proposed C-2
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.83 Lots/Units 1 Density _____
 Additional Information See the attached justification letter

PROPERTY OWNER John C. & Debbie A. Frommer Contact _____
 Address 3730 Thom Boulevard Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89130
 E-mail Address _____

APPLICANT Same as above Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE L.R. Nelson Engineers Contact Mark Bangan
 Address 6765 W. Russell Rd., #200 Phone: (702) 798-7978 Fax: (702) 451-2296
 City Las Vegas State NV Zip 89118
 E-mail Address mark.bangan@lrneng.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.

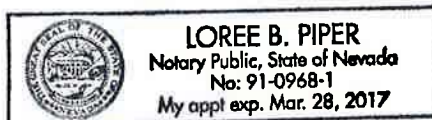
Print Name OWNER

Subscribed and sworn before me

This 13th day of May, 20 14
Jane B. Piper

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	VAR-54324
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.

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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 - APPLICANT/OWNER: JOHN C. FROMMER AND DEBBIE A. FROMMER - For possible action on a request for a Site Development Plan Review FOR AN EXISTING FOOD PROCESSING FACILITY AND RESTAURANT WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE NORTH, SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Barlow) [PRJ-53789].

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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-54325** APN: 138-12-601-006

Name of Property Owner: John C. and Debbie A. Frommer

Name of Applicant: John C. and Debbie A. Frommer

Name of Representative: L.R. Nelson Consulting Engineers, Inc.

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

☐ Yes

☐ No

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

City Official: _____

Partner(s): _____

APN: _____

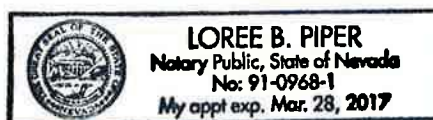
Signature of Property Owner: 

Print Name: JOHN C. FROMMER

Subscribed and sworn before me

This 13th day of May, 2014

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 Project Address (Location) 3730 Thom Boulevard
 Project Name Roadkill Grill Proposed Use _____
 Assessor's Parcel #(s) 138-12-601-006 Ward # 5
 General Plan: existing DR proposed GC Zoning: existing R-E proposed C-2
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.83 Lots/Units 1 Density _____
 Additional Information See the attached justification letter

PROPERTY OWNER John C. & Debbie A. Frommer Contact _____
 Address 3730 Thom Boulevard Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89130
 E-mail Address _____

APPLICANT Same as above Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE L.R. Nelson Engineers Contact Mark Bangan
 Address 6765 W. Russell Rd., #200 Phone: (702) 798-7978 Fax: (702) 451-2296
 City Las Vegas State NV Zip 89118
 E-mail Address mark.bangan@lrneng.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.

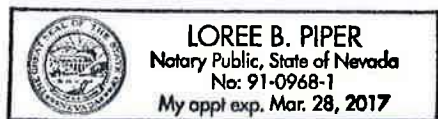
Print Name JOHN C. FROMMER

Subscribed and sworn before me

This 13th day of May, 20 14.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **SDR-54325**

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.

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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]



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-54317

Case Number: PRJ-53263 APN: 139-34-612-084

Name of Property Owner: Dan & Stephany Martinez

Name of Applicant: 727 Fremont, LLC

Name of Representative: Todd Kessler

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: 139-34-612-084

Signature of Property Owner: [Signature] FOR DAN + STEPHANY MARTINEZ
Print Name: Justen Martinez AS ATTORNEY IN FACT

Subscribed and sworn before me

This 22 day of May, 2014

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Temporary Site Development Review and Variance through 9/1/2015
 Project Address (Location) 727 Fremont St., Las Vegas, NV 89101
 Project Name Learning Village Proposed Use _____
 Assessor's Parcel #(s) 139-34-612-084 Ward # 3
 General Plan: existing C-2 proposed N/A Zoning: existing C-2 proposed N/A
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.29 Lots/Units N/A Density N/A
 Additional Information _____

PROPERTY OWNER Dan & Stephany Martinez Contact Justen Martinez
 Address 1729 Wandering Winds Wy Phone: (702) 274-3808 Fax: _____
 City Las Vegas State NV Zip 89128
 E-mail Address justen_martinez@yahoo.com

APPLICANT 727 Fremont, LLC Contact Todd Kessler
 Address PO Box 1570 Phone: (702) 953-4320 Fax: (702) 477-0045
 City Las Vegas State NV Zip 89125
 E-mail Address todd@rgglv.com

REPRESENTATIVE Todd Kessler Contact _____
 Address PO Box 1570 Phone: (702) 953-4320 Fax: (702) 477-0045
 City Las Vegas State NV Zip 89125
 E-mail Address todd@rgglv.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] FOR DAN + STEPHANY

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Justen Martinez MARTINEZ AS ATTORNEY

Subscribed and sworn before me IN FACT
 This 22ND day of May, 20 14

[Signature]

Notary Public in and for said County and State of Nevada



FOR DEPARTMENT USE ONLY

Case # **VAR-54317**

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

Total Fee: _____

Date Received:*

Received By: _____

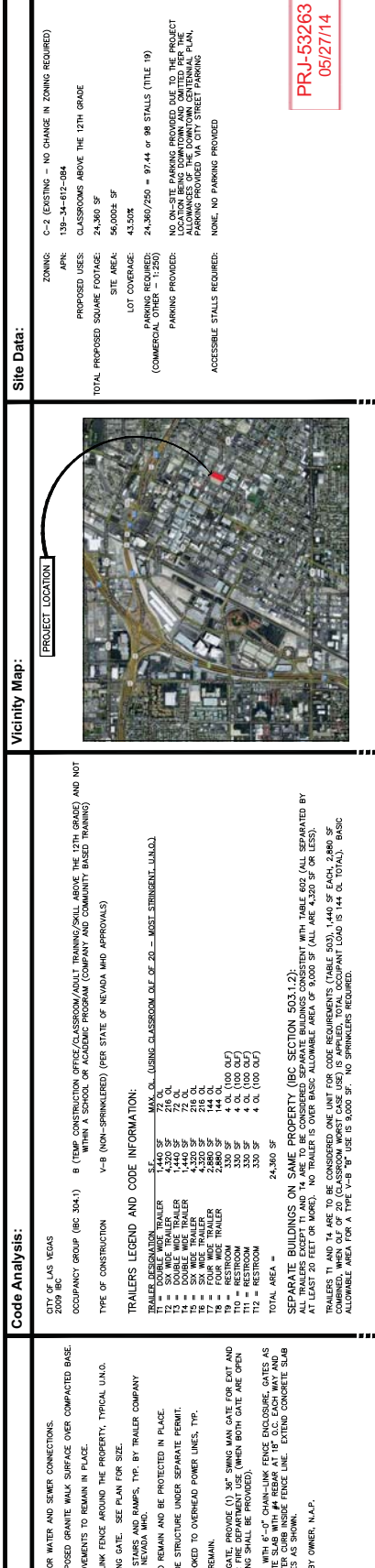
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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Indiv. in Rubbers shall have no liability for use of this information without their written consent. Copyright (c) 1989-2014. Use of the information contained in this instrument for other than the specific purpose for which it was intended and for other than the client for whom it was prepared is forbidden unless expressly permitted in advance by Bessis Rubbers. These drawings shall be used for one project only.

Project No.: 5412A	Designed By: McBrayer	Checked By: TMM
------------------------------	---------------------------------	---------------------------

Project:
DTP Skillshare
Trailer Site (aka
The Learning
Village)
727 Fremont Street,
Las Vegas, Nevada 89101
APN: 139-34-612-084



Keynotes:

1. SEE PLUMBING SHEETS FOR DETAILS.
2. PROVIDE 2" THK. DECK OVER EXISTING CONCRETE.
3. EXISTING OFF SITE.
4. NEW 6'-0" HIGH CHIMNEY.
5. CHAIN LINK FENCE.
6. PRE-ENGINEERED METAL BUILDING APPROVED BY STATE.
7. EXISTING POWER POLE.
8. PRE MANUFACTURE.
9. EACH TRAILER TO BE 10' X 20'.
10. EXISTING SIDE WALKWAY.
11. CHAIN LINK FENCE (A) 94' SWING GATE (B) 10' TO 10' FLOOR CLEAR (C) 10' TO 10' FLOOR CLEAR.
12. TRASH ENCLOSURE, SHOWN, AND 4" CORRUGATED GALV. STEEL 12' x 6' x 6' HIGH PER 12' x 6' x 6' PER 6'-0" MIN. BENT.
13. "TUMBLEWEED" DISPOSAL.

VAR-54317 & SDR-54316

Brackley Builders shall have no liability for use of the information without their written consent. Copyright (c) 1989 - 2014. Use of the information contained in this instrument for other than the specific purpose for which it was intended for is other than the intent for which it was prepared is forbidden unless expressly permitted in advance by Brackley Builders. These drawings shall be used for one project only.

Date:	March 5, 2014
Project No.:	5412A
Designed By:	McBroyer
Checked By:	TMM

Project:
DTP Skillshare
Trailer Site (aka
The Learning
Village)
727 Fremont Street,
Las Vegas, Nevada 89101
APN: 139-34-612-084

AS1.00

Keynotes:

1. SEE PLUMBING SHEETS FOR WATER AND SEWER CONNECTIONS.
2. PROVIDE 2" THICK DECOMPOSED GRANITE WALK SURFACE OVER COMPACTED BASE.
3. EXISTING TOP SITE IMPROVEMENTS TO REMAIN IN PLACE.
4. NEW 6'-0" HIGH CHAIN LINK FENCE AROUND THE PROPERTY, TYPICAL U.N.O.
5. CHAIN LINK FENCE ROLLING GATE. SEE PLAN FOR SIZE.
6. PRE-ENGINEERED METAL STAIRS AND RAMPS, TYP. BY TRAILER COMPANY
APPROVED BY STATE OF TENNESSEE H&B.
7. EXISTING POWER POLE TO REMAIN AND BE PROTECTED IN PLACE.
8. PRE MANUFACTURE SHADE STRUCTURE UNDER SEPARATE PERMIT.
9. EACH TRAILER TO BE HOOKED TO OVERHEAD POWER LINES, TYP.
10. EXISTING SIDE WALK TO REMAIN.
11. CHAIN LINK FENCE MAIN GATE, PROVIDE (1) 3/4" SWING MAIN GATE FOR EXT.
(1) 8'4" SWING GATE FOR FIRE DEPARTMENT USE (WHEN BOTH GATE ARE OPEN
A 10 FOOT CLEAR OPENING SHALL BE PROVIDED).
12. TRASH ENCLOSURE AREA WITH 6'-0" CHAIN-LINK FENCE ENCLOSURE, CONCRETE AS
FOUNDATION, 12'-0" HIGH POSTS, 12'-0" HIGH PRIMER COBB RUBBER LINE FENCE. EXTEND CONCRETE SLAB
8'-0" MAIN YARDON GATES AS SHOWN.
13. "LUMBELED" DISPLAY BY OWNER, N.A.P.

Code Analysis:

CITY OF LAS VEGAS 2009 IBC	OCCUPANCY GROUP (IB)	TYPE OF CONSTRUCTION
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
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100	100	100

TRAILERS LEGEND AND CODE INFORMATION:

	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	2104-2105	2106-2107	2108-2109	2110-2111	2112-2113	2114-2115	2116-2117	2118-2119	2120-2121	2122-2123	2124-2125	2126-2127	2128-2129	2130-2131	2132-2133	2134-2135	2136-2137	2138-2139	2140-2141	2142-2143	2144-2145	2146-2147	2148-2149	2150-2151	2152-2153	2154-2155	2156-2157	2158-2159	2160-2161	2162-2163	2164-2165	2166-2167	2168-2169	2170-2171	2172-2173	2174-2175	2176-2177	2178-2179	2180-2181	2182-2183	2184-2185	2186-2187	2188-2189	2190-2191	2192-2193	2194-2195	2196-2197	2198-2199	2200-2201	2202-2203	2204-2205	2206-2207	2208-2209	2210-2211	2212-2213	2214-2215	2216-2217	2218-2219	2220-2221	2222-2223	2224-2225	2226-2227	2228-2229	2230-2231	2232-2233	2234-2235	2236-2237	2238-2239	2240-2241	2242-2243	2244-2245	2246-2247	2248-2249	2250-2251	2252-2253	2254-2255	2256-2257	2258-2259	2260-2261	2262-2263	2264-2265	2266-2267	2268-2269	2270-2271	2272-2273	2274-2275	2276-2277	2278-2279	2280-2281	2282-2283	2284-2285	2286-2287	2288-2289	2290-2291	2292-2293	2294-2295	2296-2297	2298-2299	2300-2301	2302-2303	2304-2305	2306-2307	2308-2309	2310-2311	2312-2313	2314-2315	2316-2317	2318-2319	2320-2321	2322-2323	2324-2325	2326-2327	2328-2329	2330-2331	2332-2333	2334-2335	2336-2337	2338-2339	2340-2341	2342-2343	2344-2345	2346-2347	2348-2349	2350-2351	2352-2353	2354-2355	2356-2357	2358-2359	2360-2361	2362-2363	2364-2365	2366-2367	2368-2369	2370-2371	2372-2373	2374-2375	2376-2377	2378-2379	2380-2381	2382-2383	2384-2385	2386-2387	2388-2389	2390-2391	2392-2393	2394-2395	2396-2397	2398-2399	2400-2401	2402-2403	2404-2405	2406-2407	2408-2409	2410-2411	2412-2413	2414-2415	2416-2417	2418-2419	2420-2421	2422-2423	2424-2425	2426-2427	2428-2429	2430-2431	2432-2433	2434-2435	2436-2437	2438-2439	2440-2441	2442-2443	2444-2445	2446-2447	2448-2449	2450-2451	2452-2453	2454-2455	2456-2457	2458-2459	2460-2461	2462-2463	2464-2465	2466-2467	2468-2469	2470-2471	2472-2473	2474-2475	2476-2477	2478-2479	2480-2481	2482-2483	2484-2485	2486-2487	2488-2489	2490-2491	2492-2493	2494-2495	2496-2497	2498-2499	2500-2501	2502-2503	2504-2505	2506-2507	2508-2509	2510-2511	2512-2513
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TOTAL AREA = 24,360 SF
SEPARATE BUILDINGS ON SAME PROPERTY (IRC SECTION 503.1.2)

ALL TRAILERS EXCEPT T1 AND T4 ARE TO BE CONSIDERED SEPARATE BUILDINGS CONSISTING OF FLOOR AREA 602 (ALL SEPARATED BY AT LEAST 20 FEET OR MORE). NO TRAILER IS OVER BASIC ALLOWABLE AREA OF 9,000 SF (ALL ARE 4,320 SF OR LESS).

TRAILERS T1 AND T4 ARE TO BE CONSIDERED ONE UNIT FOR CODE REQUIREMENTS (FLOOR 503), 1,440 SF EACH, 2,880 SF COMBINED, WHEN OUT OF 20 (CLASSROOM WORST CASE USE) IS APPLIED, TOTAL OCCUPANT LOAD IS 144 OR TOTAL). BASIC ALLOWABLE AREA FOR A TYPE "B" USE IS 9,000 SF. NO SPRINKLERS REQUIRED.

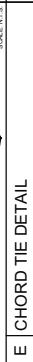
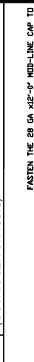
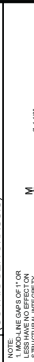
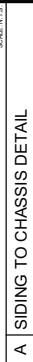
Vicinity Map:



General Notes:

1. MAJOR EXISTING CONDITIONS PRIOR TO STARTING ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR/DESIGNER IMMEDIATELY.
2. CARE SHALL BE TAKEN TO ENSURE EXISTING CONDITIONS TO REMAIN ARE PROTECTED IN PLACE. ANY DAMAGE TO EXISTING TO REMAIN AREAS WILL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE.
3. CARE SHALL BE TAKEN TO ENSURE EXISTING AREAS BE OCCUPIED BY OTHERS. EXISTING WORKING AREAS ETC. SHALL REMAIN AND LEFT IN PLACE UNTIL THE WORKING AREAS ARE NO LONGER REQUIRED FOR PROPER USE.
4. FIELD VERIFY EXISTING CONDITIONS TO ENSURE ALL REQUIRED MATERIALS, PANELS, HOLES, AND OTHER COVERS ARE PROVIDED AS NOT BUILT OR AS SHOWN ON THE DRAWINGS. PROVIDE ALL SHEETS FOR APPLICABLE REQUIREMENTS PRIOR TO CLOSING IN WALLS.
5. ALL DIMENSIONS ARE TO FACE OF TRAFFER AND TO PROPERTY LINE.

PRJ-53263
05/27/14

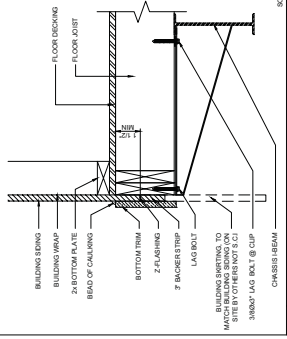


ER SIGNS INSTALLED ☐ YES ☐ NO

NOTE: ALL TEMPORARY WOOD TRUSSES MUST BE REMOVED PRIOR TO SHIPPING. SUPPORT WALLS TO BE REMOVED BY THE SET-UP CREW AT TIME OF SET-UP (NOT SO).

SHIPPING HEIGHT NOTE: SHIPPING HEIGHT DOES NOT INCLUDE PILING, CURBS, OR TIE-DOES. TRUCKING COMPANY TO VERIFY OVERALL HEIGHT PRIOR TO SHIPPING.



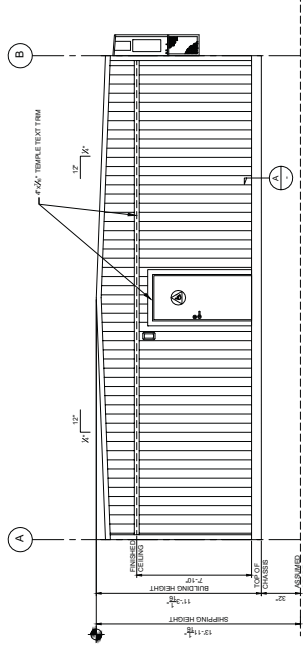
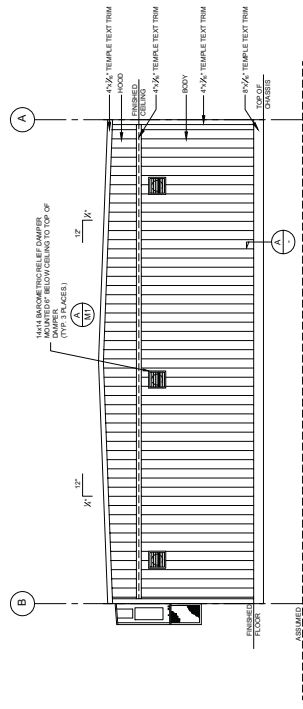
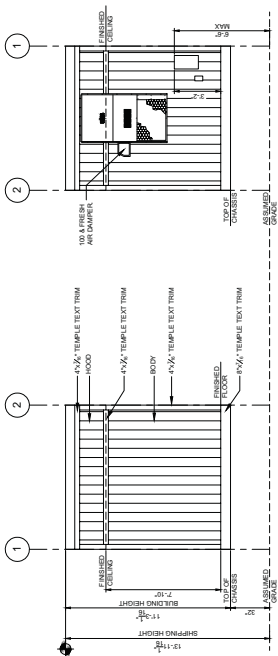


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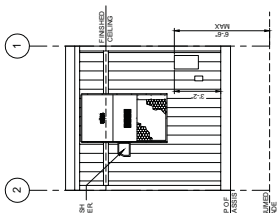
DEALER SIGNS **INSTALLED**

☐ YES ☐ NO

NOTE:
ALL TEMPORARY WOOD TRUSS
SUPPORT BLOCKING (PAINTED RED) &
SHIPPING SUPPORT WALLS TO BE
REMOVED BY THE SET-UP CREW AT
TIME OF SET-UP (NOT SCI).

ELEVATION "A"
LOCAL F. 5143-41.02ELEVATION "B"

ELEVATION "C"



ELEVATION "D"

(EXTERIOR BUILDING) PAINT SCHEDULE (FLOORZEE PAINTS)	
BODY/HOOD:	-
VERTICAL CORNER TRIM:	-
VERTICAL MIDDLE TRIM:	N/A
2-BAR TRIM:	TO MATCH BODY/HOOD
EXTERIOR DOOR TRIM:	-
TOP/BOTTOM HORIZ. TRIM:	-
GUTTER/DOWNSPOUTS:	N/A
CAULKING:	FACTORY STANDARD

SHIPPING HEIGHT NOTE:
SHIPPING HEIGHT DOES NOT INCLUDE
PLUMBING VENTS AND ROOF CURBS,
TRUCKING COMPANY TO VERIFY
OVERALL HEIGHT PRIOR TO SHIPPING.

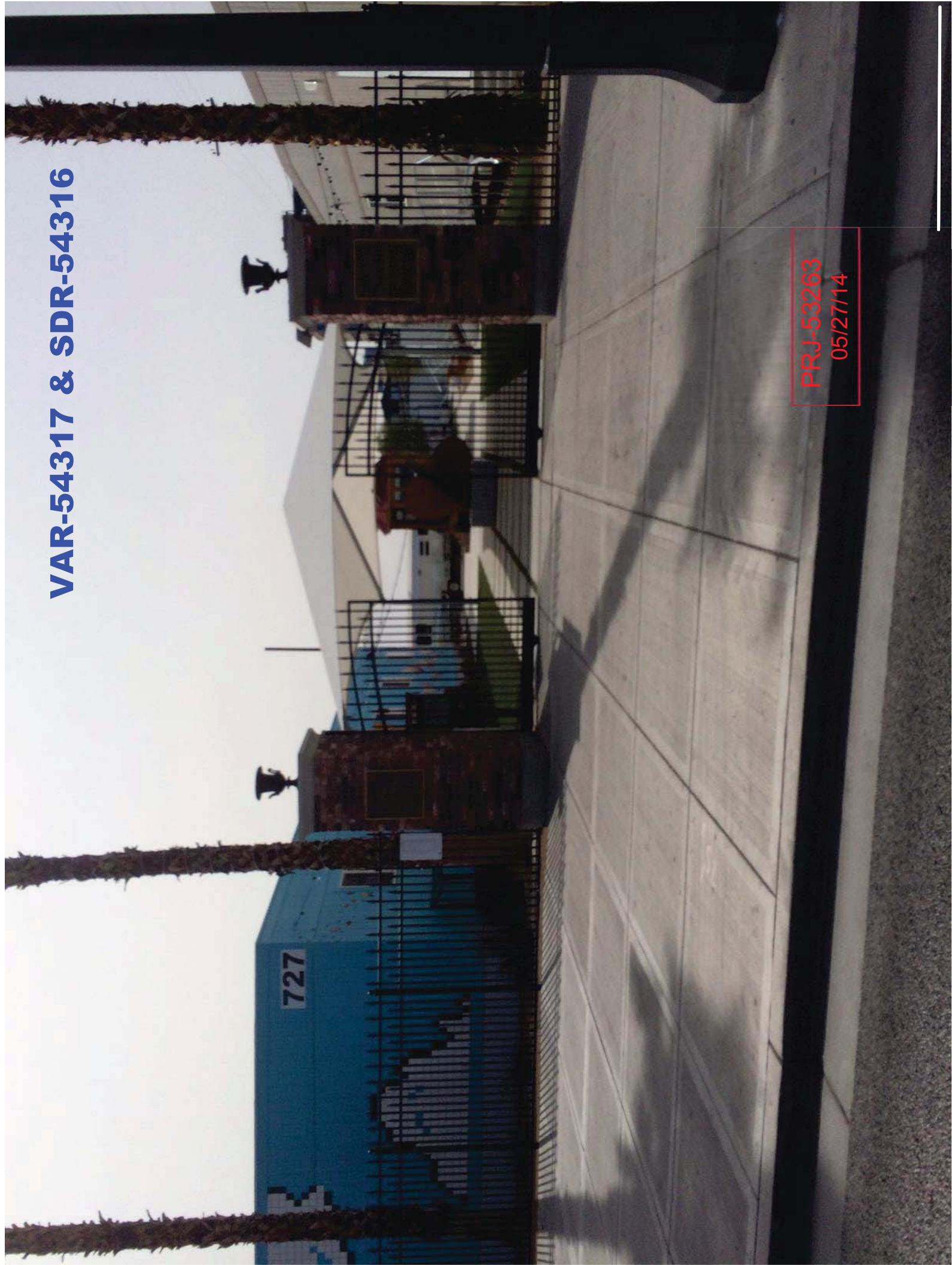
VAR-54317 & SDR-54316



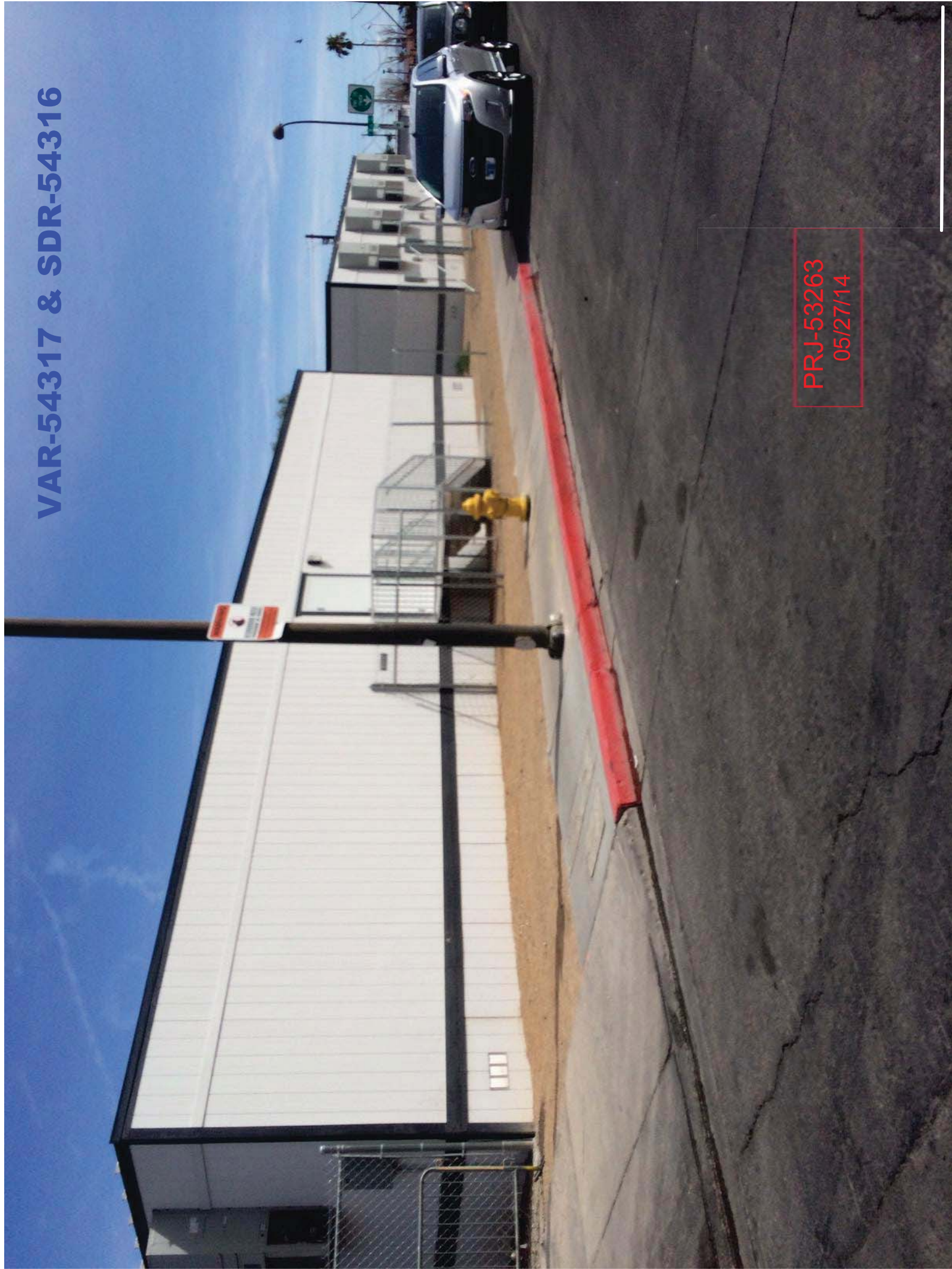
PRJ-53263
05/27/14

VAR-54317 & SDR-54316

PRJ-53263
05/27/14



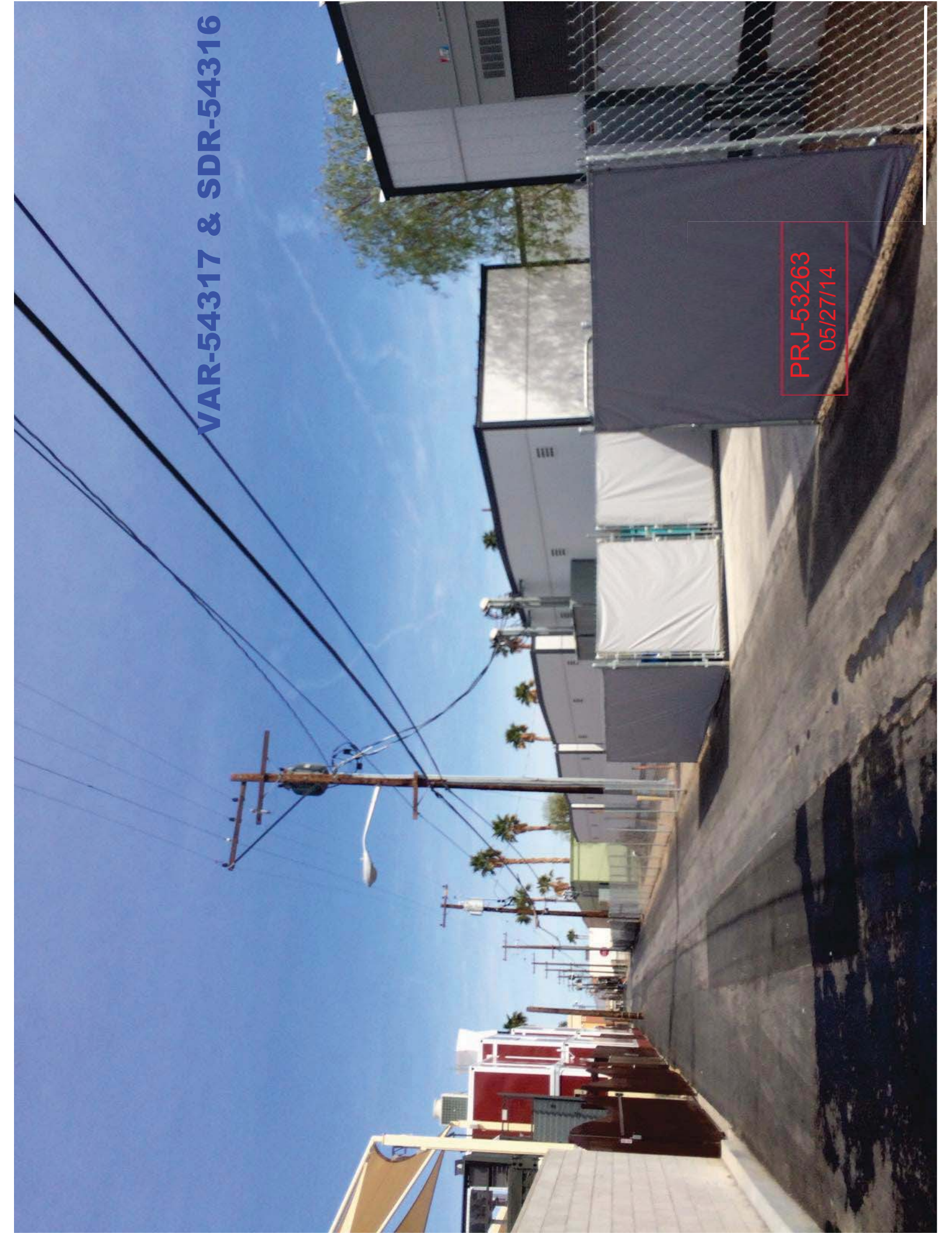
VAR-54317 & SDR-54316



PRJ-53263
05/27/14

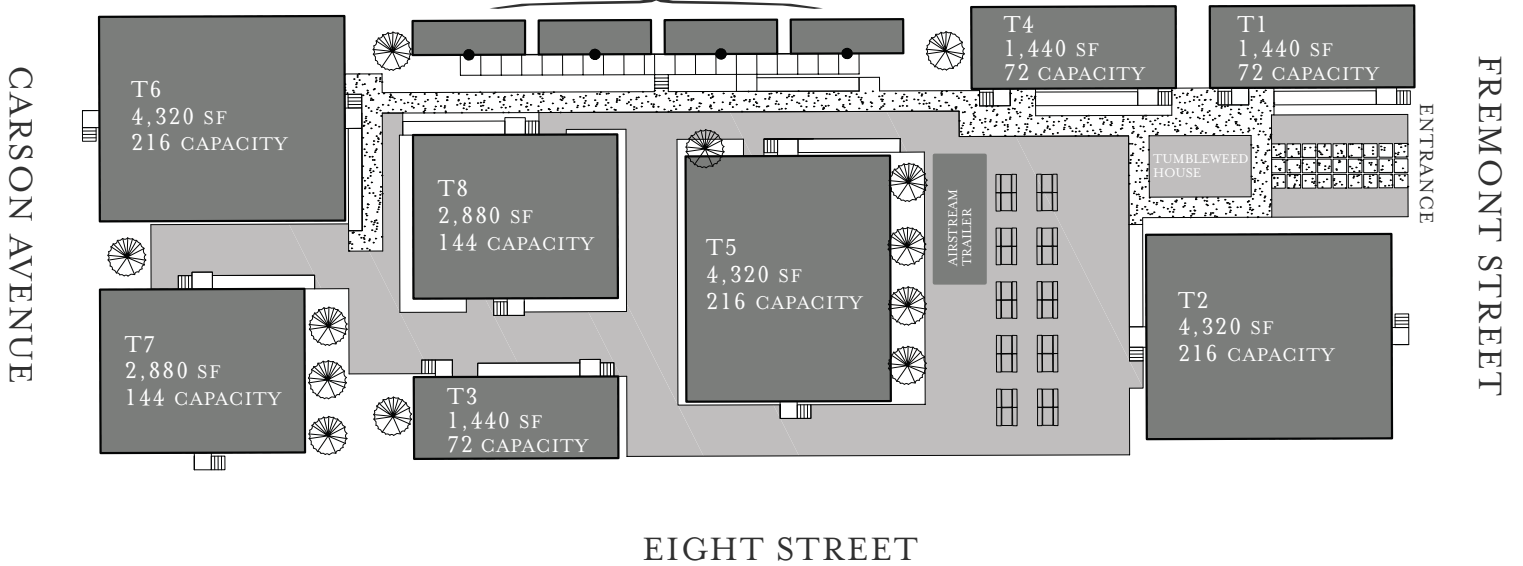
VAR-54317 & SDR-54316

PRJ-53263
05/27/14



CONTAINER PARK

RESTROOMS



VAR-54317 & SDR-54316

PRJ-53263
05/27/14

TODD KESSLER
261 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

May 22, 2014

Flinn Fagg
City of Las Vegas
Planning & Development
333 N. Rancho Dr
Las Vegas, Nevada 89106

Re: JUSTIFICATION LETTER for a temporary SDR and VAR on APN 139-34-612-084.

Dear Mr. Fagg:

Please accept this as our official justification letter for an SDR and VAR for a proposed temporary commercial plaza through September 1, 2015. The Applications are for an 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 and a VARIANCE TO ALLOW AN SIX-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.39 acres at 727 Fremont Street, Las Vegas, Nevada 89101 zoned C-2 (General Commercial).

The proposed SDR for a temporary commercial plaza will allow the continuation of a previously approved TCP for what is known as the Learning Village. This space will now be used for adult professional development instructional classes including courses offered UNLV. The outdoor plaza will allow for a space for community gatherings and other outdoor events. Please note that if an outdoor event is held, the maximum occupancy of the trailers will be closely monitored to ensure compliance with maximum fire code occupancy.

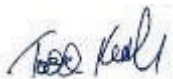
This project will meet the temporary development requirements recently adopted by City Council as it is an interim use and for a limited time which will not to exceed three years. Given the temporary nature of this project combined with the fact that it has already been constructed under a TCP, we are requesting waivers from certain site planning, streetscape and architectural design standards as outlined in the staff report. Additionally, we are seeking a variance from the 5 foot maximum front yard fence height to allow the existing a 6 foot fence (with two 8 foot pillars) along Fremont Street.

Since the project is inside of the Downtown Centennial Plan, no parking is required. However, the applicant controls approximately 661 parking spots, as depicted on the attached map, in the surrounding area which will be utilized for any parking needs generated by this project.

This project will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

If you have any questions and/or concerns, please do not hesitate to contact me.

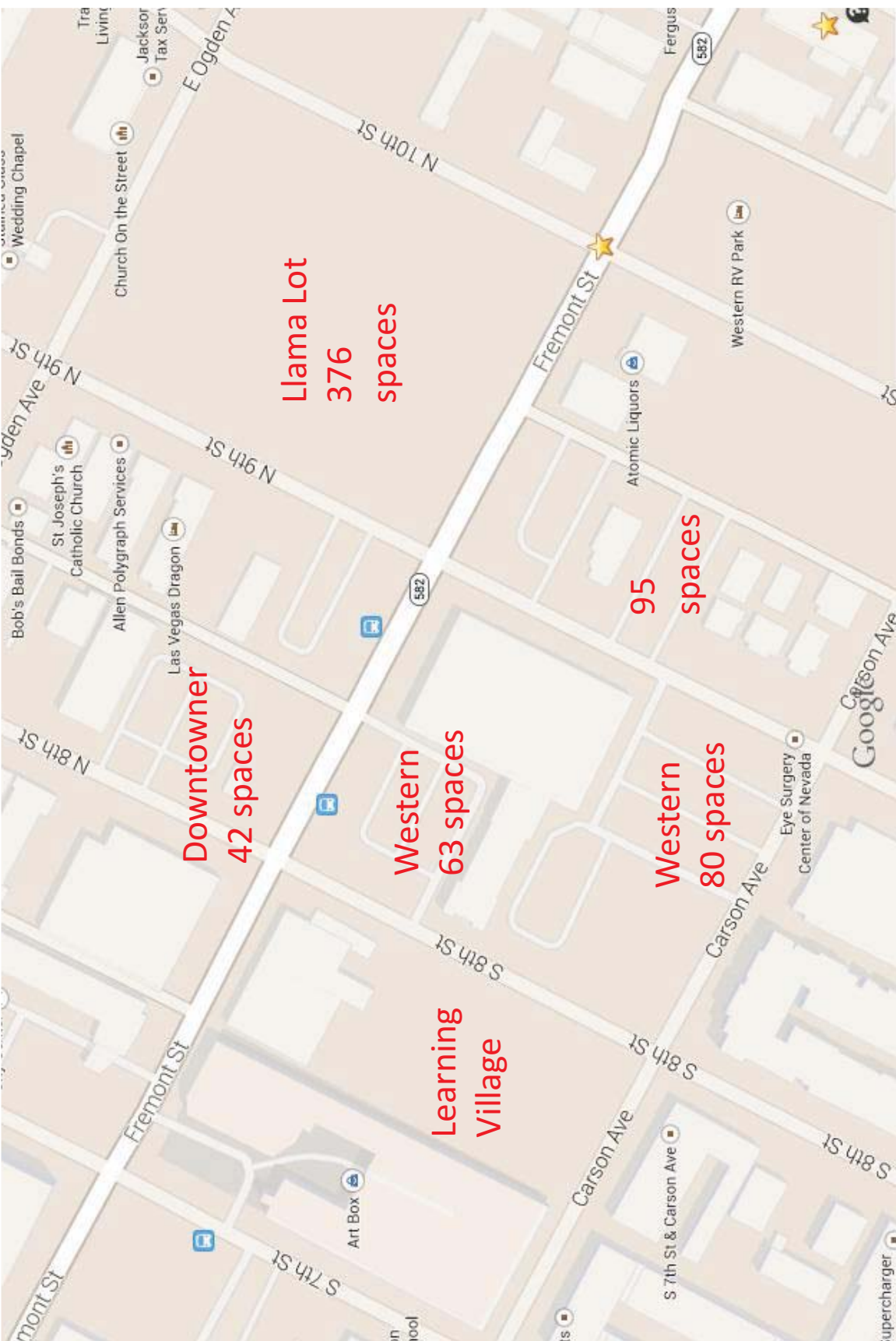
Sincerely,



Todd Kessler

VAR-54317 & SDR-54316

PRJ-53263
05/22/14



VAR-54317 & SDR-54316

PRJ-53263
05/22/14

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-54316

Case Number: PRJ-53263 APN: 139-34-612-084

Name of Property Owner: Dan & Stephany Martinez

Name of Applicant: 727 Fremont, LLC

Name of Representative: Todd Kessler

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: 139-34-612-084

Signature of Property Owner: [Signature] FOR DAN + STEPHANY MARTINEZ
Print Name: Justen Martinez AS ATTORNEY IN FACT

Subscribed and sworn before me

This 22 day of May, 2014

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Temporary Site Development Review and Variance through 9/1/2015
 Project Address (Location) 727 Fremont St., Las Vegas, NV 89101
 Project Name Learning Village Proposed Use _____
 Assessor's Parcel #(s) 139-34-612-084 Ward # 3
 General Plan: existing C-2 proposed N/A Zoning: existing C-2 proposed N/A
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.29 Lots/Units N/A Density N/A
 Additional Information _____

PROPERTY OWNER Dan & Stephany Martinez Contact Justen Martinez
 Address 1729 Wandering Winds Wy Phone: (702) 274-3808 Fax: _____
 City Las Vegas State NV Zip 89128
 E-mail Address justen_martinez@yahoo.com

APPLICANT 727 Fremont, LLC Contact Todd Kessler
 Address PO Box 1570 Phone: (702) 953-4320 Fax: (702) 477-0045
 City Las Vegas State NV Zip 89125
 E-mail Address todd@rgglv.com

REPRESENTATIVE Todd Kessler Contact _____
 Address PO Box 1570 Phone: (702) 953-4320 Fax: (702) 477-0045
 City Las Vegas State NV Zip 89125
 E-mail Address todd@rgglv.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* Justen Martinez FOR DAN + STEPHANY

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

Print Name Justen Martinez MARTINEZ AS ATTORNEY

Subscribed and sworn before me _____ IN FACT

This 22ND day of May, 20 14

Mikko G Hartman

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # **SDR-54316**

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

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

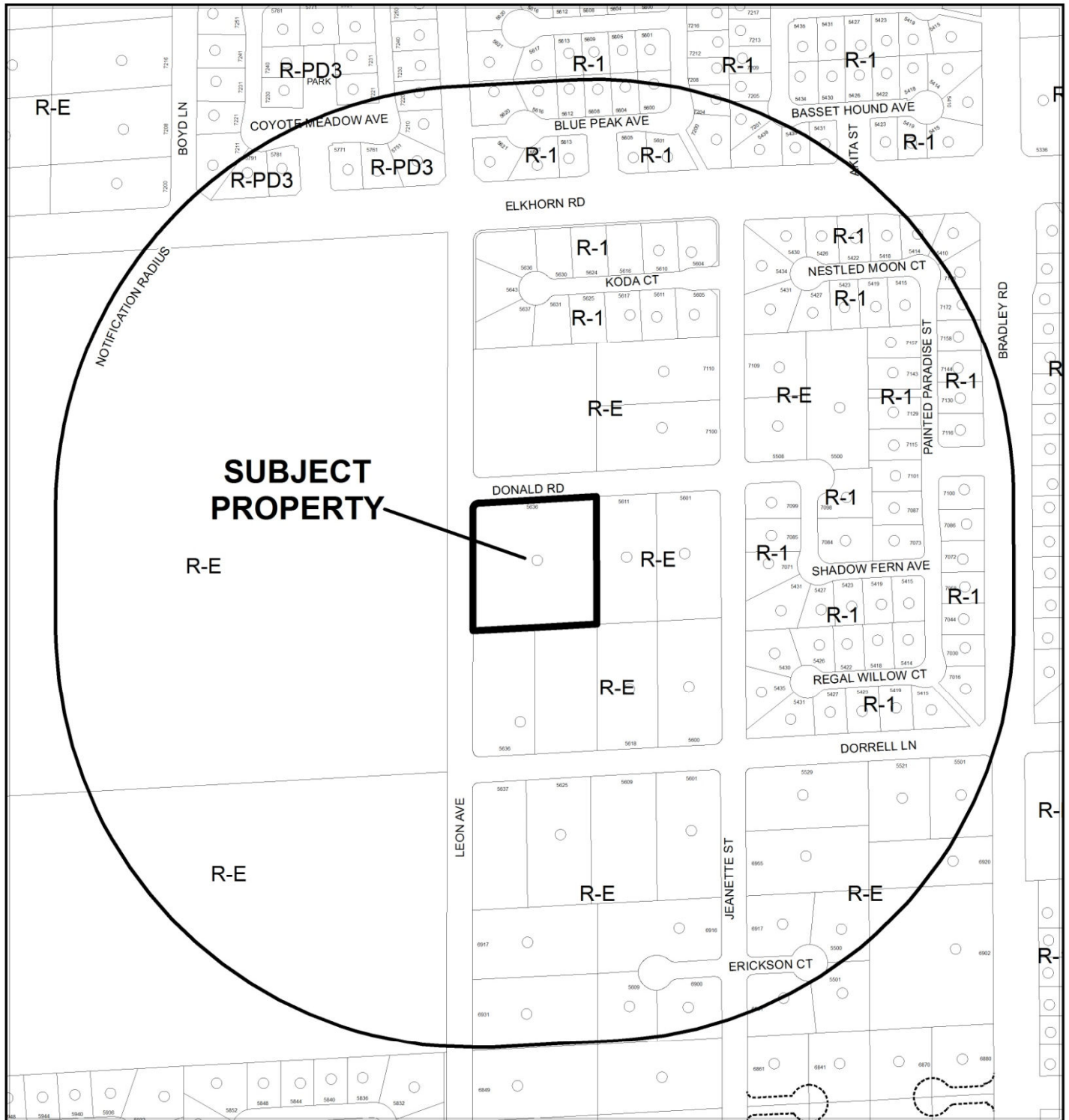
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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

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

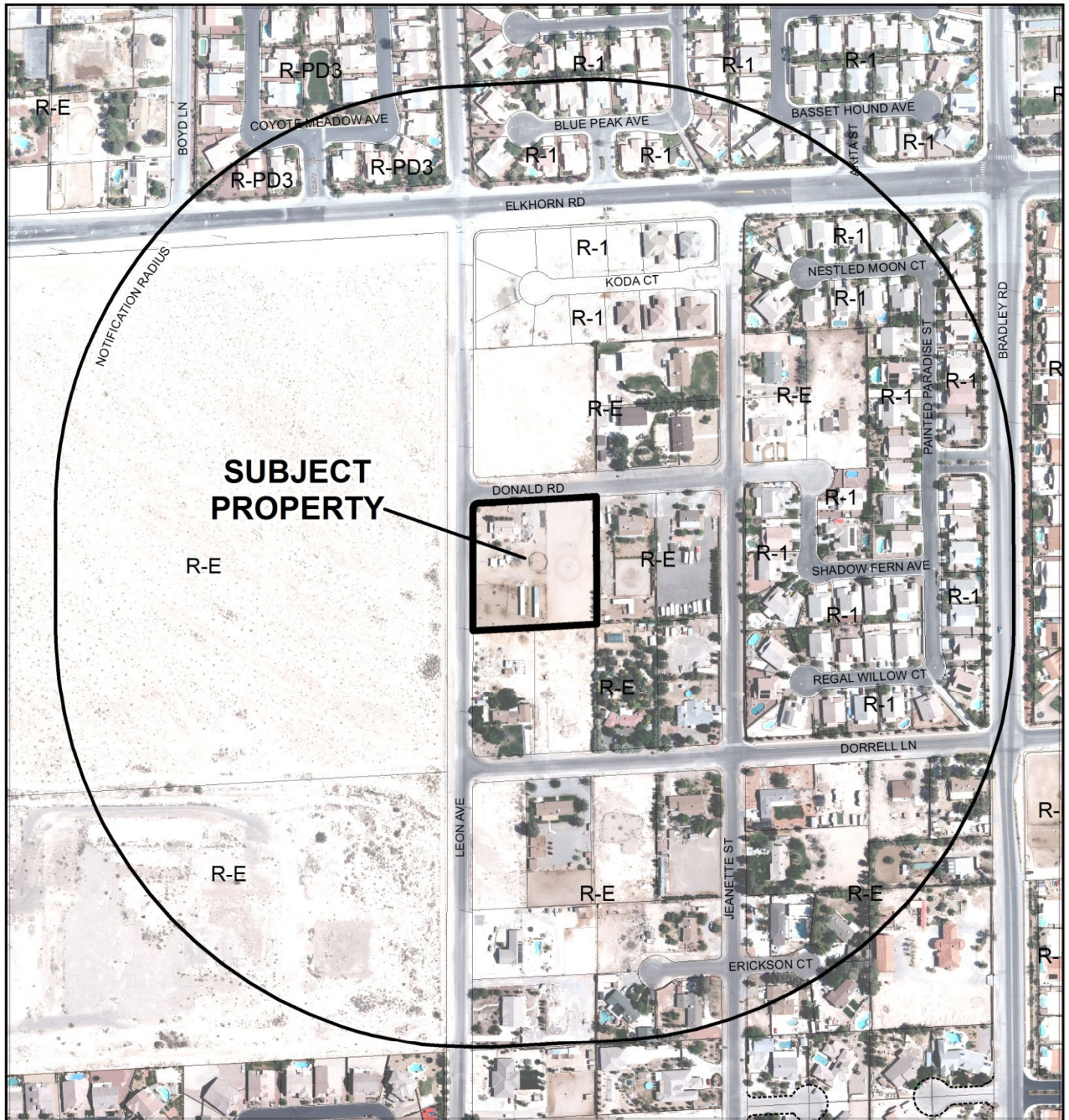


CASE: VAR-53657 (PRJ-52356)

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: _____

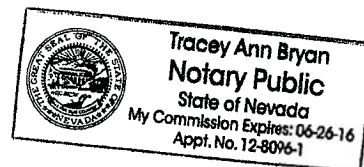
Signature of Property Owner: James Childress

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@hitchhikeposttv.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.

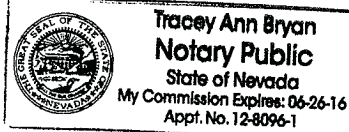
Print Name James Childress

Subscribed and sworn before me

This 13th day of February, 20 14.

J. A. Bryan

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
meters

200
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

VAR-53657

PRJ-52356
05/08/14

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



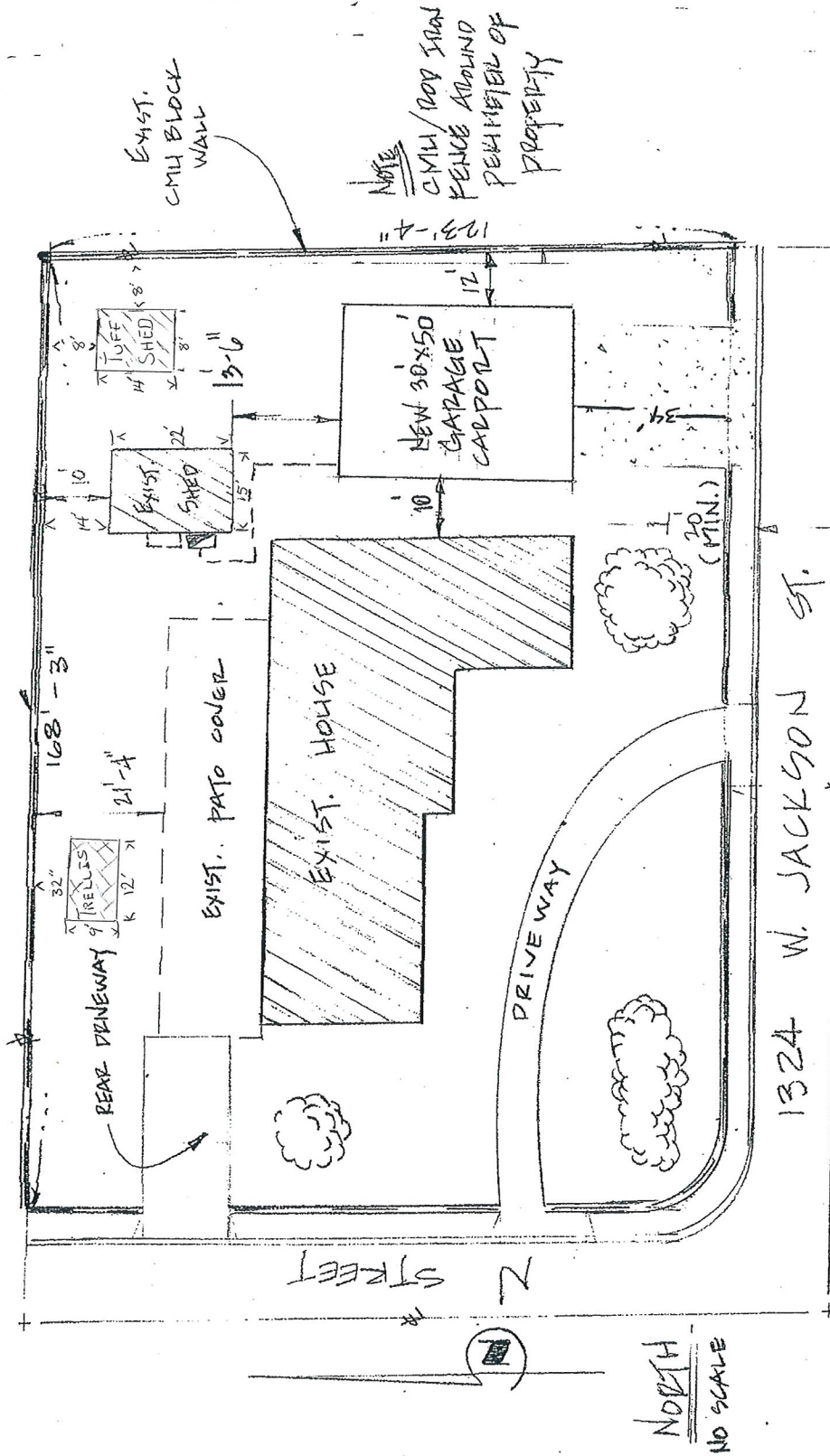
FOR DEPARTMENT USE ONLY

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

*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

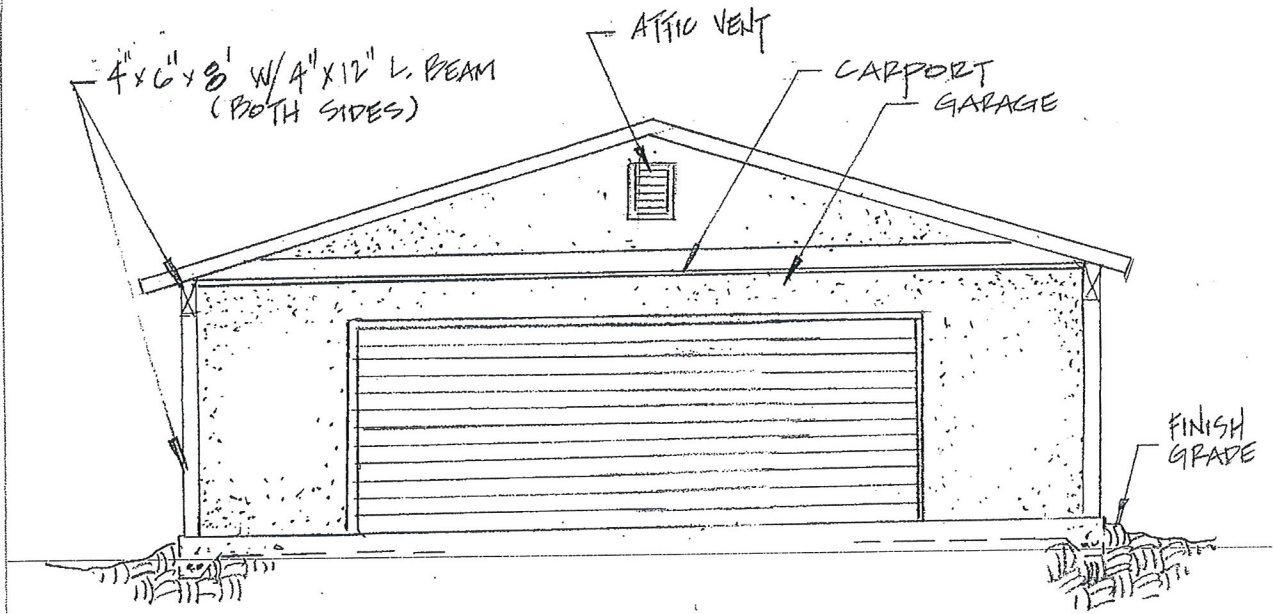
Leonard L. Smith

SITE PLAN
NO SCALE

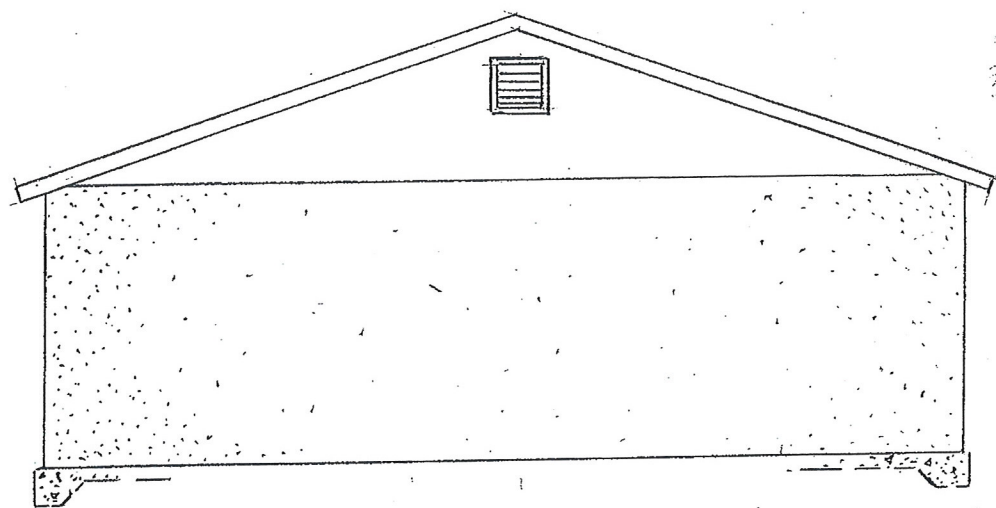
RECEIVED
MAY 20 2014
Dept of Planning
City of Las Vegas

VAR-54206

W/ E WILL MATCH
AESTHETICALLY COMPATIBLE
DEWELLING.



SOUTH ELEVATION
NO SCALE

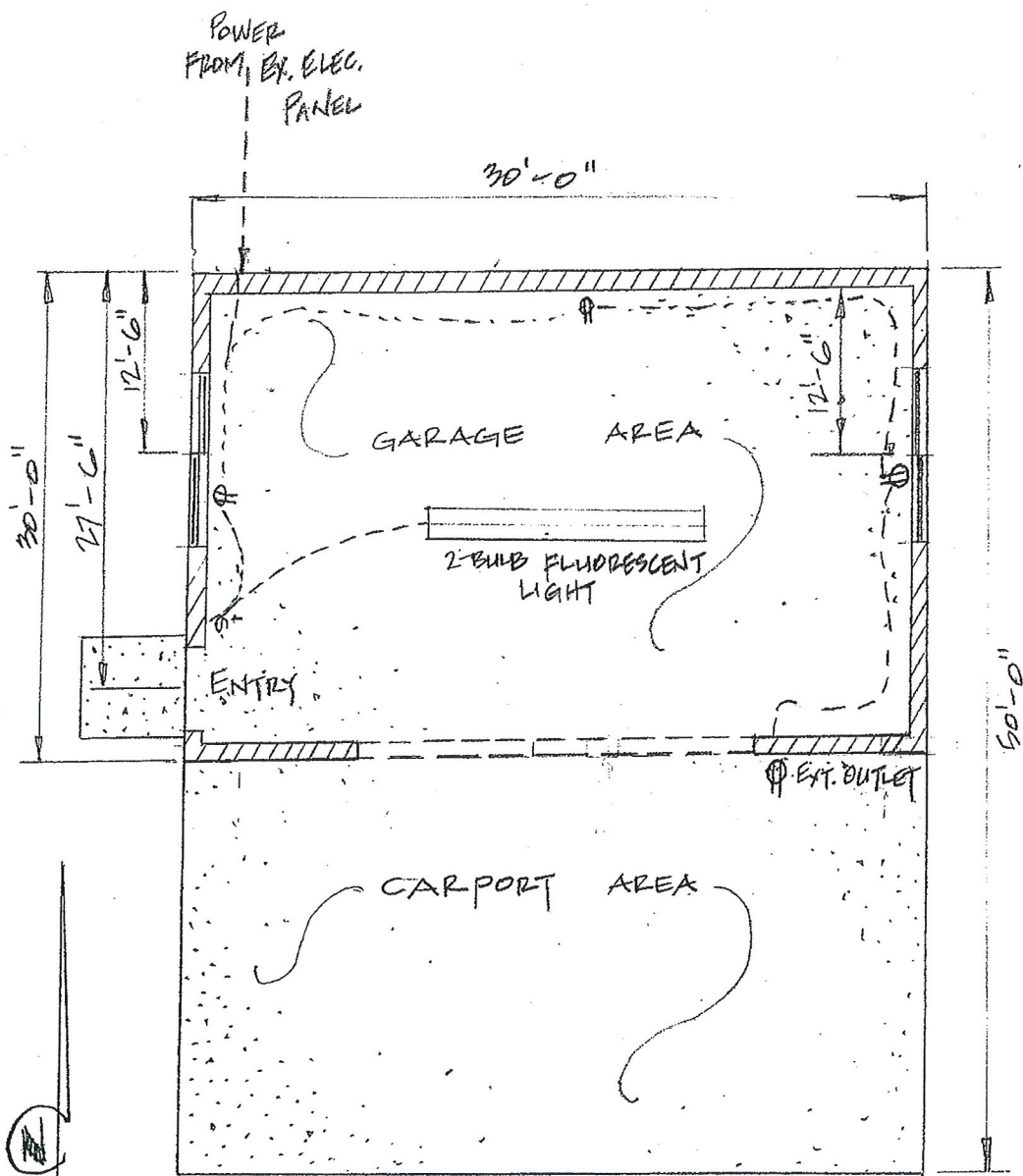


NORTH ELEVATION
NO SCALE

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

VAR-54206

RECEIVED

MAY 20 2014

Dept of Planning
City of Las Vegas

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-54353 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHARON WILLIAMS - For possible action on a request for a Variance TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND TO ALLOW A 12-FOOT TALL SIDE WALL (FENCE) WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.15 acres at 4420 Mark Avenue (APN 139-19-112-034), R-1 (Single Family Residential) Zone, Ward 5 (Barlow) [PRJ-54096].

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-54353** APN: 139-19-112-034

Name of Property Owner: SHARON WILLIAMS

Name of Applicant: SHARON WILLIAMS

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: *Sharon Williams*

Print Name: SHARON WILLIAMS

Subscribed and sworn before me

This 5th day of Dec., 2013.

Julissa Delgado
Notary Public in and for said County and State
Clark, Nevada





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____
Project Address (Location) 4420 MARK AVE, L.V NV 89108
Project Name MARK AVE Proposed Use _____
Assessor's Parcel #(s) 139-19-112-034 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER SHARON WILLIAMS Contact _____
Address 4420 MARK AVE Phone: _____ Fax: _____
City LAS VEGAS State NV Zip 89108
E-mail Address _____

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

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

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* Sharon Williams FOR DEPARTMENT USE ONLY

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

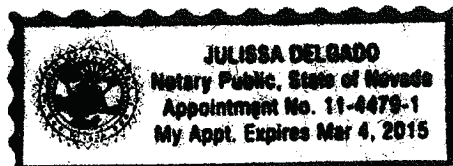
Print Name Sharon Williams

Subscribed and sworn before me

This 5th day of Dec., 20 13.

Julissa Delgado
Clark, Nevada
Notary Public in and for said County and State

Revised 10/27/08



Case #	VAR-54353
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 Pack\Application Form.pdf

THE
EXTERIOR ELEVATION AND DETAILS

SCALE 1

EXTERIOR ELEVATIONS

SCALE 3

9 FRAMING DETAIL

SCALE 1 1/2"=1'-0"

ROOF FRAMING DETAIL

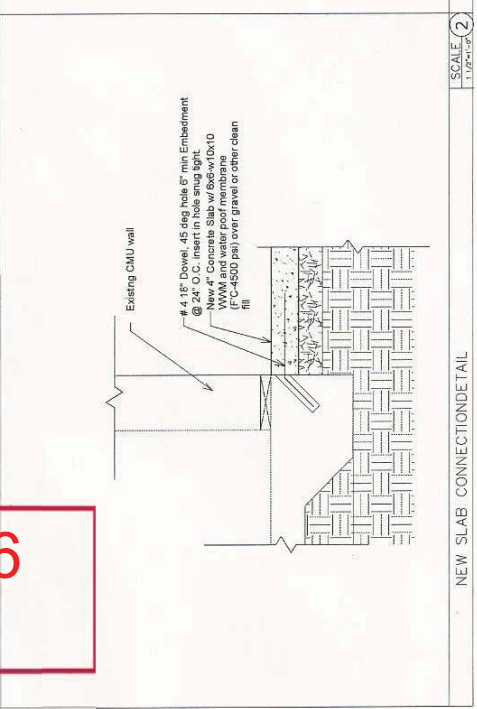
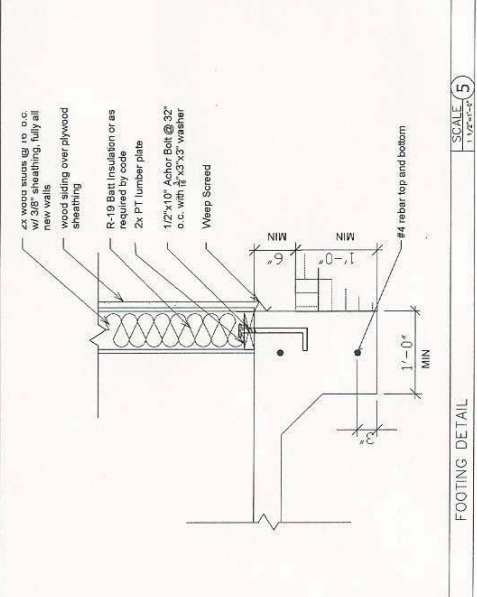
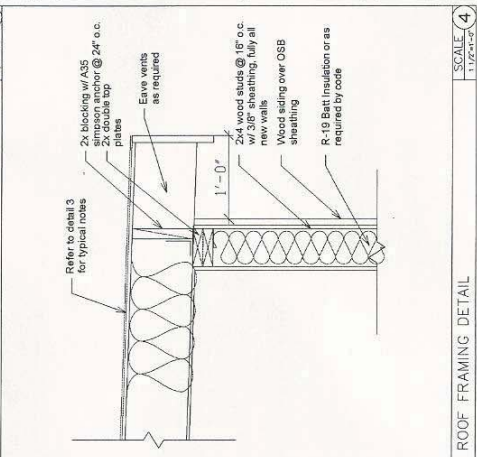
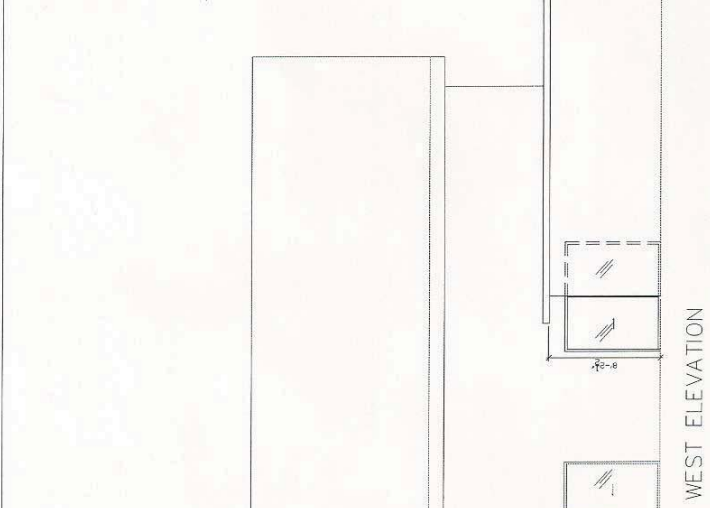
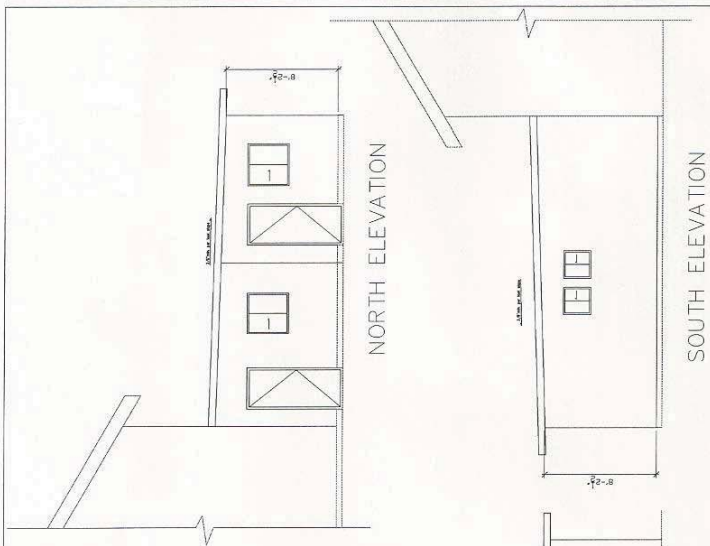
SCALE $\frac{1}{2}'' = 1' - 0''$ 5

FOOTING DETAIL

SCALE 2
1 1/2"=1'-0"

NEW SLAB CONNECTIONDETAIL

VAR-54353



PRJ-54096
05/27/14



PRJ-54096
05/27/14

VAR-54353



PRJ-54096
05/27/14

VAR-54353



PRJ-54096
05/27/14

VAR-54353



PRJ-54096
05/27/14

VAR-54353



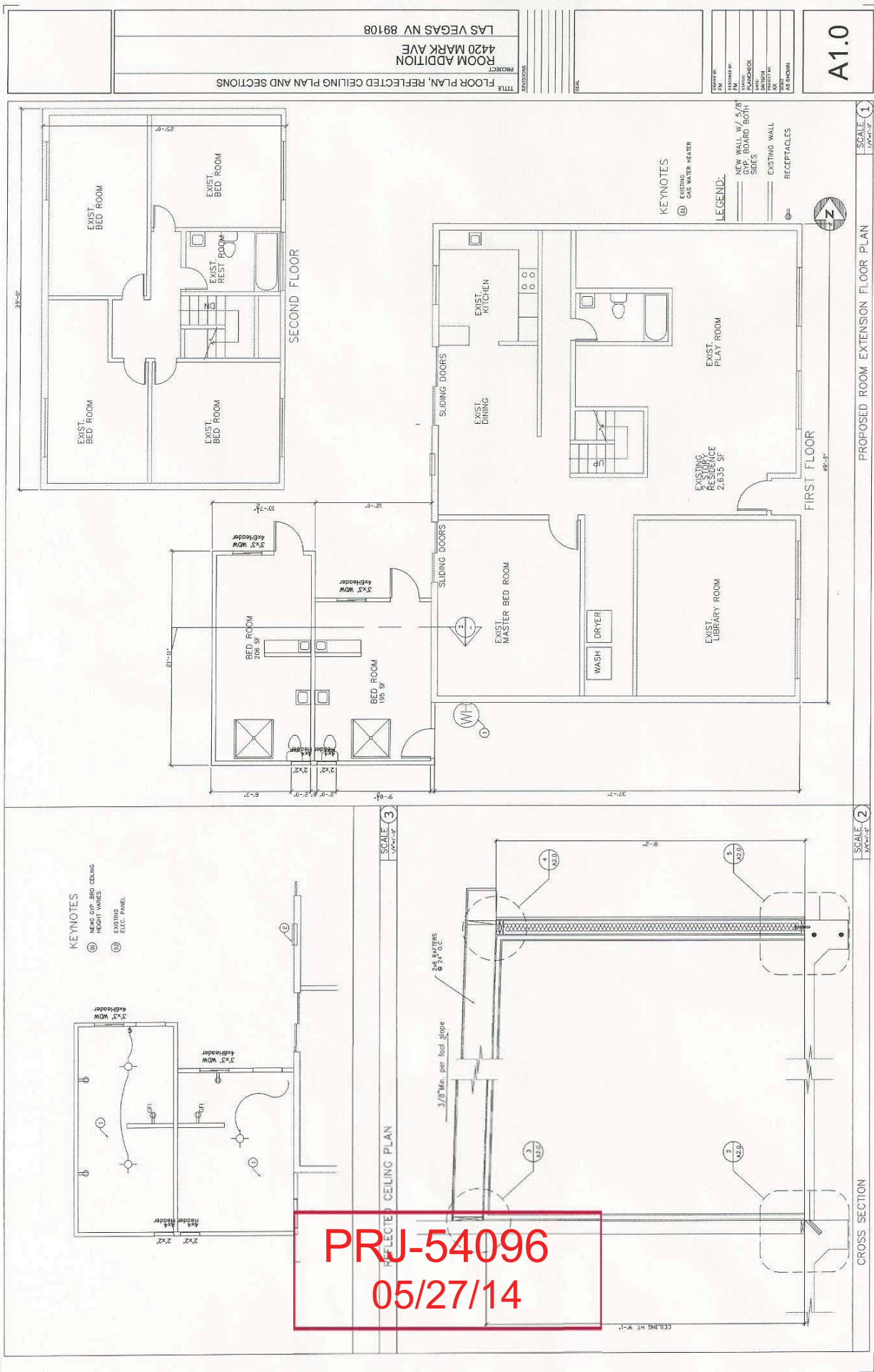
PRJ-54096
05/27/14

VAR-54353



VAR-54353

PRJ-54096
05/27/14



VAR-54353

A1.0

FLOOR PLAN, REFLECTED CEILING PLAN AND SECTIONS
PROJECT
ROOM ADDITION
4420 MARK AVE
LAS VEGAS NV 89108

5/19/2014

To whom it may concern,

I, Sharon Williams, am applying for a Variance for the rear setback requirements for 4420 Mark Ave. I need a variance that allows the side yard setback to be 1 foot where 3 feet is required. The previous owner added an addition to the home. The addition is structured within 2 feet of the west side of the yard's property line and 8 feet of the rear side of the property line. The existing height of the west wall is 8 feet high. I need a variance that will allow this property to remain in its current state.

Sharon Williams

VAR-54353

PRJ-54096
05/27/14

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: _____

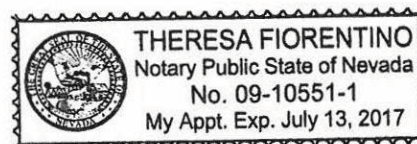
Print Name: Rajesh Patel

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): 179-34-612-006 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 Ganga 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: _____

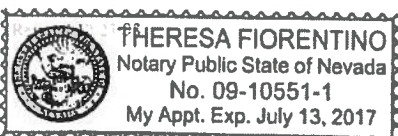
Print Name: Rajesh Patel

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.

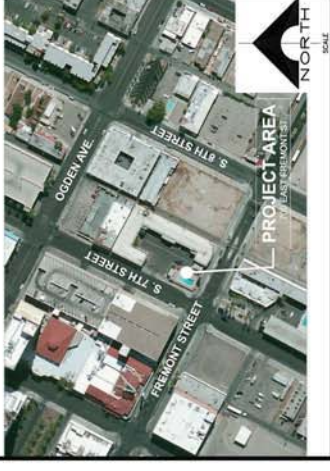
1. Report Application Packet Application Form.pdf

PRJ-54156
05/22/14

JVC
ARCHITECTS

JVC ARCHITECTS
5305 CAMERON ST., STE 15
LAS VEGAS, NV 89118
PH 702.371.3418
WWW.JVCARCHITECTS.NET

JIM VAN CAMPENOLLE
ARCHITECT

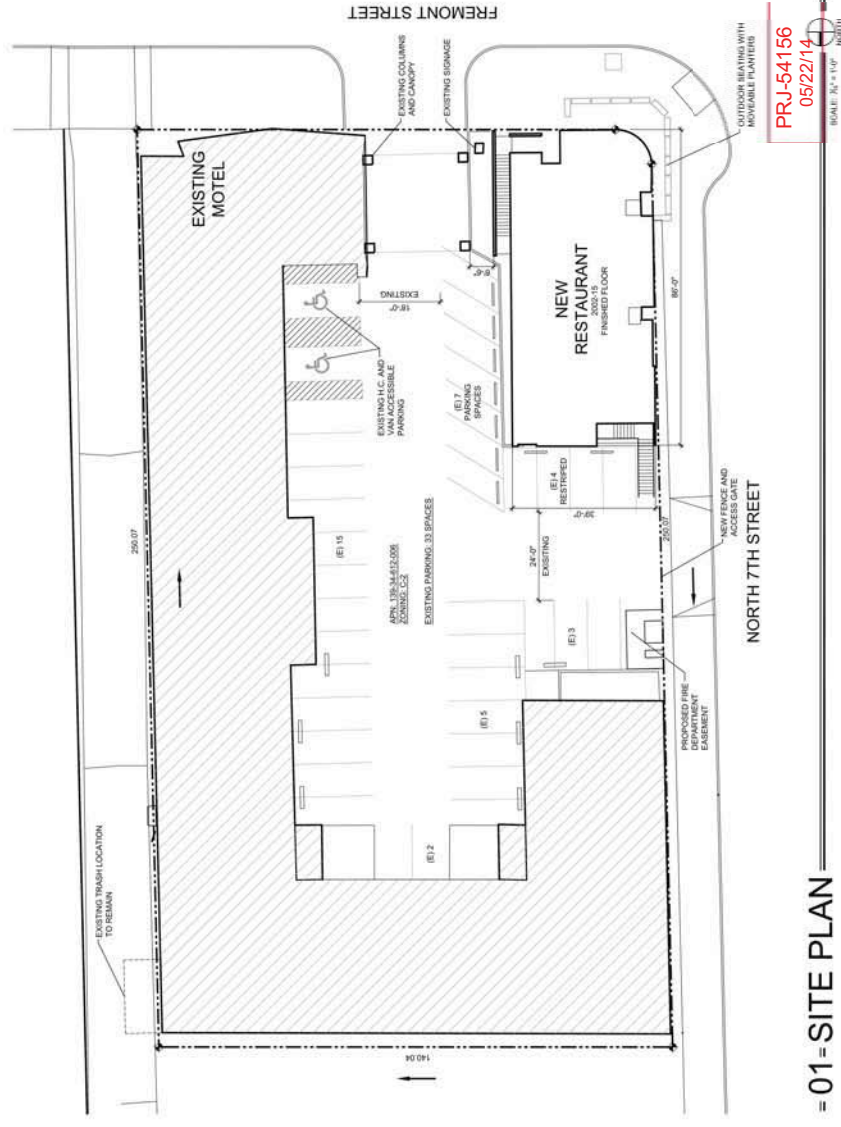


SAFFRON
RESTAURANT AND BAR

FREMONT AND 7TH STREET
LAS VEGAS, NV

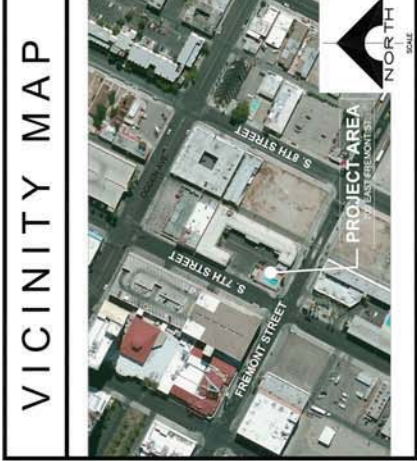
☐ 1409-SAF
☐ 05.21.14
☐

☐ SITE PLAN
☐ PRJ54156_SP00
☐ DESIGN
NEVER ORMENT



=01=SITE PLAN

SUP-54300 & SDR-54299



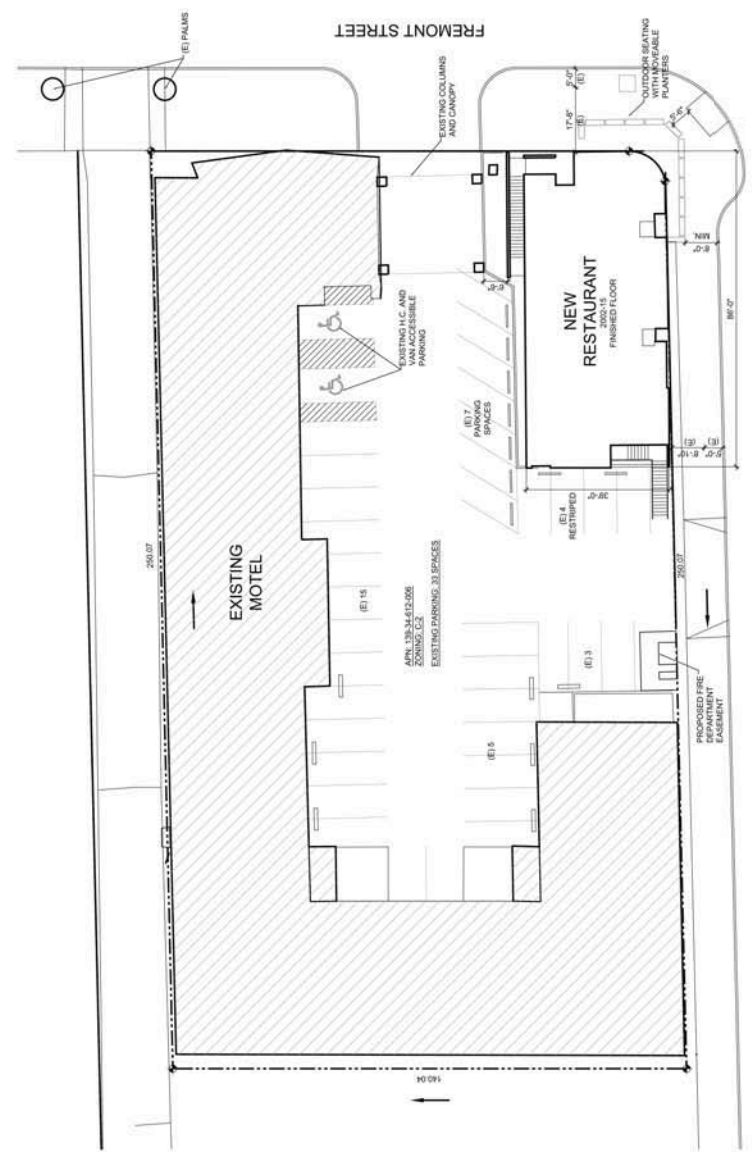
JVC ARCHITECTS
 5005 CAMDEN ST., STE 110
 LAS VEGAS, NV 89118
 PH: 702.717.1400
 WWW.JVCARCHITECTS.NET
 JIM VAN CAMPENHOLLE
 ARCHITECT

SAFFRON RESTAURANT AND BAR

FREMONT AND 7TH STREET
 LAS VEGAS, NV

- ☐ 1409-SAF
- ☐ 05.21.14
- ☐

- ☐ LANDSCAPE PLAN
- ☐ PRJ-54156 LP001
- ☐ DESIGN DEVELOPMENT



PRJ-54156
 05/22/14

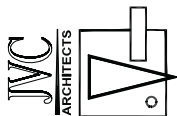
SCALE: 1/4" = 1'-0" NORTH

= 01 - LANDSCAPE PLAN

SUP-54300 & SDR-54299

SUP-54300 & SDR-54299

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



JVC ARCHITECTS
5885 CAMELBACK ST., STE 19
LAS VEGAS, NV 89118
PH: 702.271.1486
WWW.JVCARCHITECTS.NET
JIM VAN CAMPENHOUT
ARCHITECT

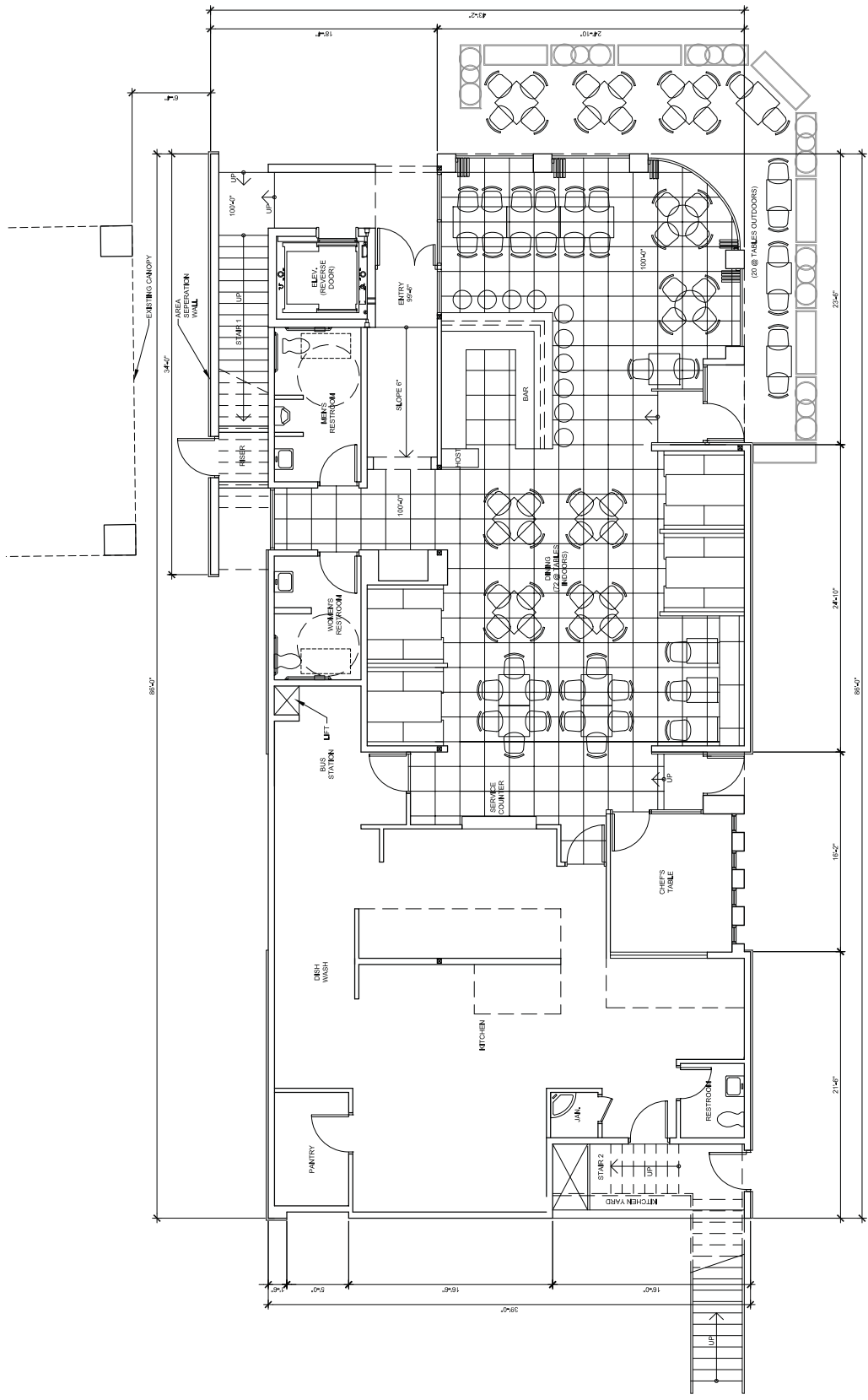
SAFFRON

RESTAURANT AND BAR

FREMONT AND 7TH STREET
LAS VEGAS, NV

- ☐ 1409-SAF
- ☐ 05.21.14
- ☐

- ☐ FLOOR PLAN
- ☐ DIMENSIONS
- ☐ PRJ54156_S002
- ☐ DESIGN
- ☐ DEVELOPMENT



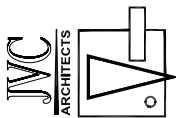
= 01 = FLOOR PLAN - LEVEL ONE

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

05/22/14

SUP-54300 & SDR-54299

SQUARE FOOTAGES	
2ND FLOOR	703
INTERIOR	2,380
OUTDOOR SPACE	
TOTAL	3,083 SQ. FT.



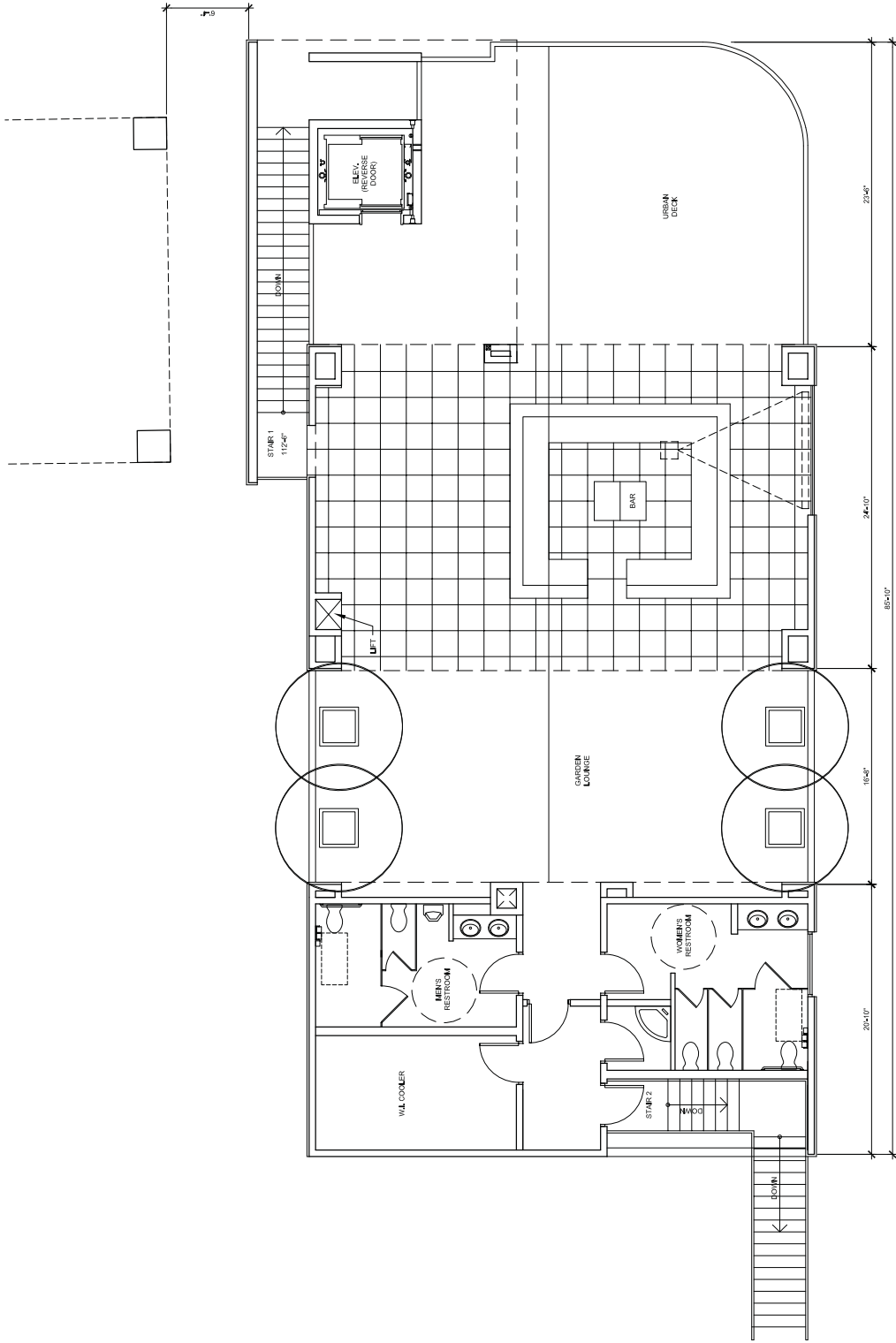
JVC ARCHITECTS
5385 CAMELIA ST., STE 13
LAS VEGAS, NV 89118
PH: 702.271.1418
WWW.JVCARCHITECTS.NET
JIM VAN COTTENHILLE
ARCHITECT

SAFFRON RESTAURANT AND BAR

FREMONT AND 7TH STREET
LAS VEGAS, NV

- ☐ 1409-SAF
- ☐ 05.21.14
- ☐

- ☐ FLOOR PLAN
- ☐ DIMENSIONS
- ☐ PRJ-54156_SPO03
- ☐ DESIGN
- ☐ DEVELOPMENT



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

PRJ-54156
05/22/14

= 01 = FLOOR PLAN - LEVEL TWO

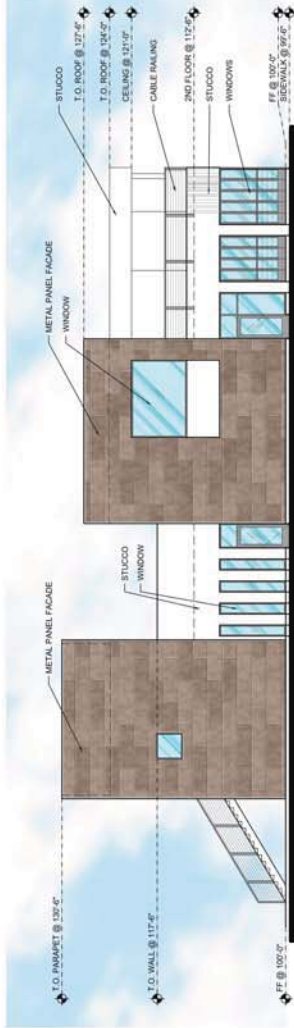
SUP-54300 & SDR-54299



Metal panel facade

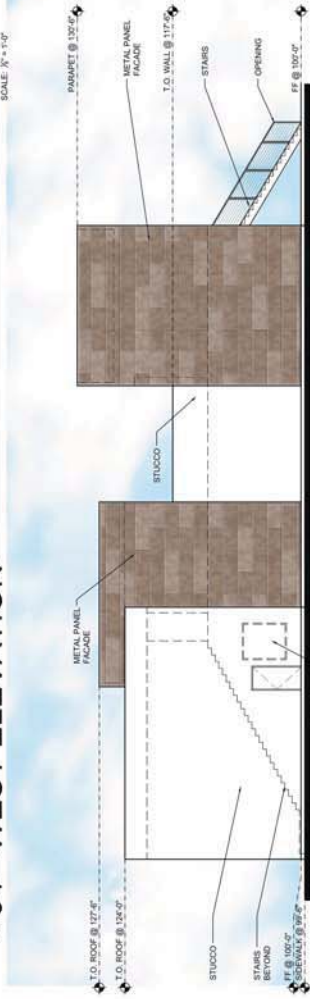


Stucco- ICI, Winter's Day

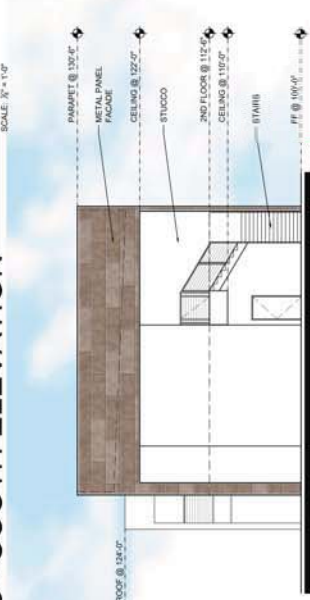


= 04 = WEST ELEVATION

= 03 = SOUTH ELEVATION



= 02 = EAST ELEVATION



= 01 = NORTH ELEVATION

SAFFRON RESTAURANT AND BAR

FREONT AND 7TH STREET
LAS VEGAS, NV

JVC
ARCHITECTS
1588 CARMON ST., STE 115
LAS VEGAS, NV 89102
PH: 702.731.3418
WWW.JVCARCHITECTS.NET
JAN VAN COMPENHOLLE
ARCHITECT

☐ 1409-SAF
☐ 05.21.14
☐

☐ EXTERIOR
ELEVATIONS
☐ PRJ-54156_MBD01
☐ DESIGN
☐ NORTH ELEVATION

PRJ-54156
05/22/14

SUP-54300 & SDR-54299

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

[illegible]

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

HEREINAFTER REFERRED TO AS THE "COMPANY"

BY Paul F. Smith
AUTHOR'S SIGNATURE

Sales Rep

 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/yd

 FOR OFFICE USE ONLY

DOES FACILITY HAVE A HAZARDOUS WASTE GENERATOR I.D. NUMBER?

I.D. NUMBER													YES	✓	NO

ATTORNEY, ADJUNCT MEMBER	CUSTOMER RATING	EACH TOLL CHARGE	COMPLIM	ORIGIN ANALYST
	COMM		✓	EGGINKE

ITEM NUMBER	DESCRIPTION (DATE)	REV	REVIEW DATE	DATE	APPROVED BY	DATE	REVISION
1			08/01/2016				0065

INSTRUMENT	DATE RECEIVED	DATE	DESCRIPTION	AMOUNT	REMARKS	DATE PAID
101	1009104753	0000		01	01	00

UNIT	NO	CRD APPROVAL	CRD PLAN	CONTRACT APPROVAL	PAID TO BY	DATE

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, explosive, or corrosive substances; (b) toxic substances; (c) wastes or pollutants; (d) controlled substances; (e) asbestos; (f) radioactive wastes (collectively, "Excluded Waste"); or (g) any waste prohibited by any applicable state or local laws or regulations (collectively, "Applicable Laws"). The Waste Materials shall be harmless to the Company from and against any and all claims, damages, losses, costs, and liabilities (including court costs and reasonable attorneys' fees) arising from the inclusion of Excluded Waste in the Waste Materials.

TITLE. Company shall acquire title to Waste Materials with 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
HEREINAFTER REFERRED TO AS THE "COMPANY"
BY  TITLE Sales Rep
(AUTHORIZED SIGNATURE)
The undersigned individual signing this Agreement on behalf of Customer acknowledges said Agreement and that he or she had the authority to sign the Agreement on behalf of Customer.
X BY _____ (AUTHORIZED SIGNATURE)
CUSTOMER NAME (PLEASE PRINT)

TERMS AND CONDITIONS

SERVICES. Customer grants to Company the exclusive right to collect and transport all solid waste materials (including recyclables) (collectively, "Waste Materials") for disposal services.

TERM. The initial term of this agreement shall start on the date of execution of this agreement. This agreement shall automatically renew for successive 36 month terms unless either party gives written termination to the other at least 60 days before the end of the term. This agreement by customer shall be void unless sent via certified mail.

WASTE MATERIALS. The Waste Materials shall not contain any hazardous substances, wastes or pollutants; contaminants; pollutants; infectious materials; (collectively, "Excluded Waste"), each as defined by applicable federal, state or local ("Applicable Laws"). Customer shall indemnify, defend and hold Company harmless from all damages, suits, penalties, fines, remediation costs, and liabilities (collectively, "Losses") resulting from the inclusion of Excluded Waste in the Waste Materials.

TITLE. Company shall acquire title to Waste Materials when they are delivered to the disposal site. For any Excluded Waste shall remain with Customer and shall at all times remain the property of Customer.

PRJ-54156 SLS 014 (6/20) NV Comm: 12/10

PRJ-54156
05/22/14

SLS 014 (620) NV Commercial

FILE COPY

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: _____

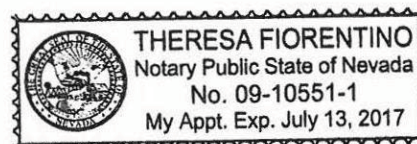
Print Name: Rajesh Patel

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) 179-34-612-006 Ward #
 General Plan: existing proposed X Zoning: existing X proposed
 Commercial Square Footage 6000 Floor Area Ratio N/A
 Gross Acres 1140.82 Lots/Units Density
 Additional Information

PROPERTY OWNER Shree Ganga 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: SDR / SUP

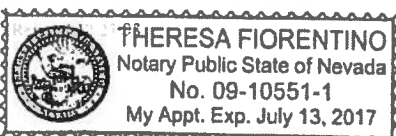
Print Name Rajesh Patel

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: LVCSD SADDLE, LLC - OWNER: TRINITY PEAK III, LLC - 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]



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-54332** APN: 138-15-410-055

Name of Property Owner: Trinity Peak III LLC

Name of Applicant: LVCSD Saddle LLC

Name of Representative: 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: _____

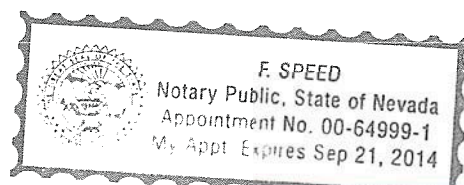
Signature of Property Owner: 

Print Name: Thomas A. Thomas, as Manager of Crossroads
at Sunset Limited Liability Company who is the Manager

Subscribed and sworn before me of Trinity Peak III, LLC, the property owner.

This 15th day of April, 2014


Notary Public in and for said County and State



PRJ-53932

CLV Planning - Application Form

Application Number:	PRJ-53932
Application/Petition For:	SDR and SUP for a new 2-story 53,477 square-foot building for a Public School Primary at the corner of Trinity Peak Avenue and Fire Mesa Street
ProjectAddress (Location):	NEC OF TRINITY PEAK AVE AND FIRE MESA ST
Project Name	SDR & SUP SOMERSET ACADEMY
Assessors Parcel #(s):	13815410055
Ward #:	WARD 1 (LOIS TARKANIAN), WARD 4 (STAVROS S. ANTHONY)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	8.39
Lots/Units:	
Additional Information:	
Applicant First Name:	Arthur
Applicant Last Name:	Ziev
Applicant Address:	9 Osprey Drive
Applicant City:	Ocean Ridge
Applicant State:	FL
Applicant Zip:	33435
Applicant Phone:	561-736-1687
Applicant Fax:	
Applicant Email:	aziev@yahoo.com
Rep First Name:	John
Rep Last Name:	Lopeman
Rep Address:	8985 South Eastern Avenue, Suite 220
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89123
Rep Phone:	702-456-1070
Rep Fax:	702-456-7020
Rep Email:	jclopeman@ethosthree.com

SUP-54332 & SDR-54330

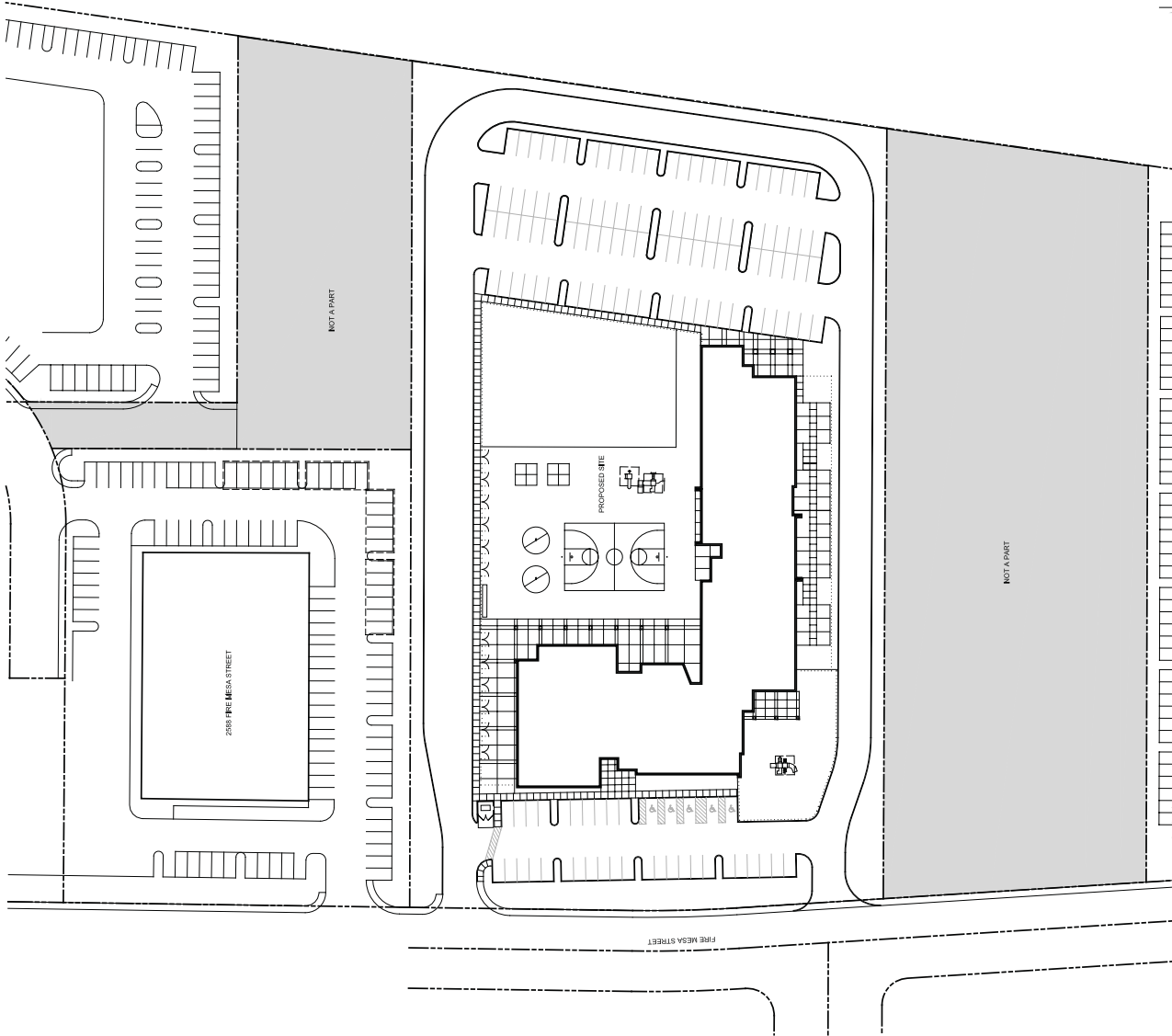
CLV Planning - Application Form

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
TRINITY PEAK III LLC	2300 W SAHARA AVE #530	LAS VEGAS, NV 89125-0001

CLVEPLAN Applicant	Company	Title	Email
John Lopeman	Ethos Three Architecture	Principal	jclopeman@ethosthree.com

SUP-54332 & SDR-54330



SITE PLAN - OVERALL

SCALE : 1" = 40'-0"

SUP-54332 & SDR-54330

SITE PLAN-OVERALL

Somerset Academy
Fire Mesa



DRAWING APPROVED: _____
DATE: _____

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

PRJ-53932
05/22/14

4.24.2014

SHT A1.1

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED: _____
DATE: _____



Doral Academy
Fire Mesa

SITE PLAN

PRJ-53332
05/22/14

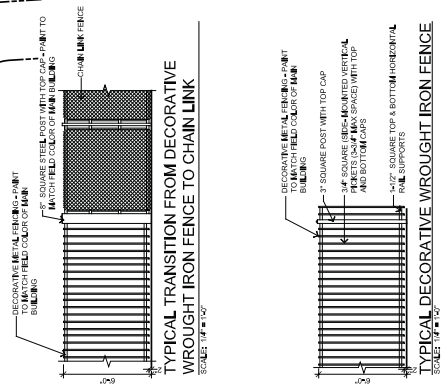
4.24.2014

SHT A1.2



SITE DATA	
ADDRESS	8985 S. EASTERN, SUITE 220, LAS VEGAS, NV 89123
OWNER	CITY OF LAS VEGAS
PROJECT NAME	K-8 PUBLIC CHARTER SCHOOL BUILDING
LAND USE	PLANNED BUSINESS PARK
LAND USE DESCRIPTION	PLANNED BUSINESS PARK
LAND AREA (ACRES)	4.07 ACRES
NET AREA (ACRES)	4.07 ACRES
NET AREA (SQ. FT.)	175,000 SQ. FT.
TOTAL BUILDING AREA	14,078 SQ. FT.
LEVEL	LEVEL 1
SCHOOL LOT COVERAGE	22.133 SF
SCHOOL LOT COVERAGE	14.07%
BUILDING SETBACKS	FRONT YARD (ALONG PARKWAY BLVD) 15'0"
	SIDE YARD 15'0"
	REAR YARD 15'0"
RIGHT OF WAY	15'0"
WHEEL LOT LINES	8'0"
PARKING ANALYSIS	
REQUIRED PARKING (PRIMARY PUBLIC SCHOOL)	
3 SPACES PER CLASSROOM + 4% = 135 SPACES	
1 SPACE PER 100 SQ. FT. OF BUILDING AREA (11,000 SQ. FT.)	
1 SPACE ON EACH SIDE OF BUILDING (11,000 SQ. FT.)	
+ (2) BICYCLE SPACES (10' x 3' SPACES)	
TOTAL REQUIRED	
138 SPACES	
ACCESSIBLE SPACES REQUIRED: 5	
ACCESSIBLE SPACES PROVIDED: 5	
TOTAL SPACES ALLOWED: 30% = 41	
COMPACT SPACES PROVIDED: 0	

- KEY NOTES**
- 1 ASPHALT PLAYGROUND
 - 2 30'0" TALL FLUORIDE
 - 3 LANDSCAPE FLANTER
 - 4 PLAYGROUND EQUIPMENT
 - 5 6'0" HIGH CHAIN LINK FENCE
 - 6 6'0" HIGH CHAIN LINK FENCE WITH PLASTIC INSERTS
 - 7 TRANSITION FROM DECORATIVE WROUGHT IRON FENCE TO CHAIN LINK FENCE
 - 8 6'0" HIGH, 1"0" WIDE CHAIN LINK FENCE GATE
 - 9 TRASH ENCLOSURE
 - 10 TRANSFORMER LOCATION
 - 11 BUNK RACKS
 - 12 ACCESSIBLE ROUTE
 - 13 COMBINE LOTS
 - 14 EXISTING 6'0" HIGH CHAIN LINK FENCE
 - 15 TURF AREA
 - 16 6'0" HIGH DECORATIVE WROUGHT IRON FENCE
 - 17 6'0" HIGH DECORATIVE WROUGHT IRON FENCE WITH PERFORATED METAL SCREEN (6000)
 - 18 TRANSITION FROM DECORATIVE WROUGHT IRON FENCE TO CHAIN LINK FENCE
 - 19 6'0" HIGH, 1"0" WIDE CHAIN LINK FENCE GATE



SITE PLAN

SCALE: 1" = 30'-0"

SUP-54332 & SDR-54330

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED: _____
DATE: _____

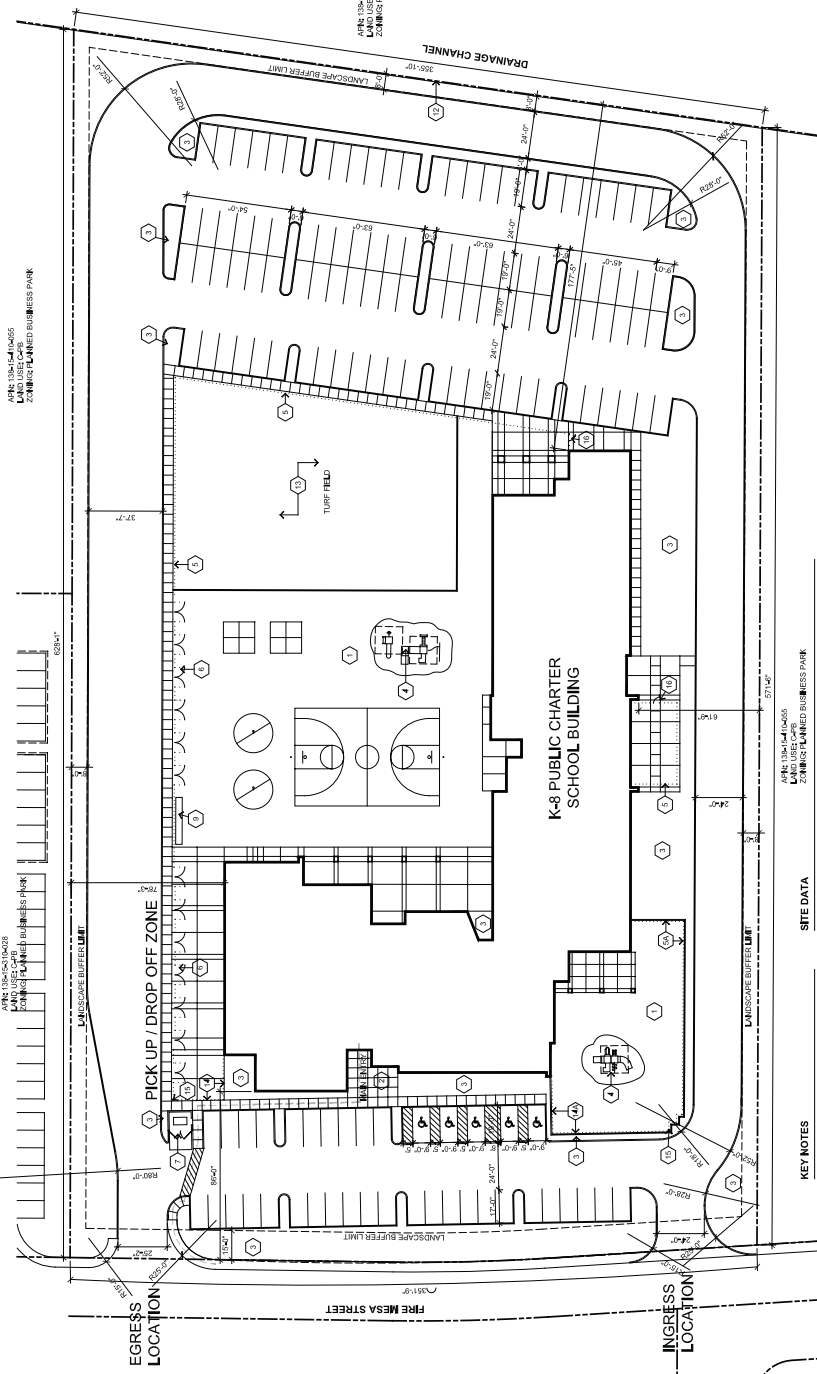
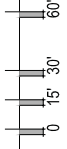


SITE PLAN
Doral Academy
Fire Mesa

PRJ-53332
05/22/14

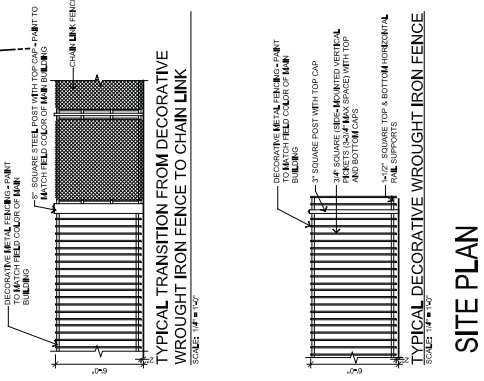
SHT A1.2

4.24.2014



SITE DATA	
JURISDICTION	CITY OF LAS VEGAS
PARCEL NO.	330-14-0005
LAND USE DESIGNATION	PLANNED BUSINESS PARK
LAND USE DESIGNATION	LAND USE DESIGNATION
NET AREA LOT SIZE	4.07 ACRES
NET AREA LOT SIZE	14,078 SF
TOTAL BUILDING AREA	31,446 SF
LEVEL 1	22,133 SF
LEVEL 2	8,313 SF
SCHOOL LOT COVERAGE	14.7%
SCHOOL LOT COVERAGE	14.7%
FRONT YARD (ALONG PARKWAY BLVD)	15'0"
REAR YARD	15'0"
RIGHT OF WAY	15'0"
WHEEL LOT LINES	6'0"
PARKING ANALYSIS	
REQUIRED PARKING (PRIMARY PUBLIC SCHOOL)	
3 SPACES PER CLASSROOM x 40 = 120 SPACES	
1 SPACE PER 100 STUDENTS (100 STUDENTS)	
1 SPACE PER 100 STUDENTS (100 STUDENTS)	
TOTAL REQUIRED	
120 SPACES	
TOTAL PROVIDED	
141 SPACES	
ACCESSIBLE SPACES PROVIDED: 5	
ACCESSIBLE SPACES REQUIRED: 5	
TOTAL SPACES ALLOWED: 30% = 41	
COMPACT SPACES PROVIDED: 0	

- KEY NOTES**
- 1 ASPHALT PLAYGROUND
 - 2 30'0" TALL FENCE
 - 3 30'0" TALL FENCE
 - 4 LANDSCAPE FLANTER
 - 5 PLAYGROUND EQUIPMENT
 - 6 6'0" HIGH CHAIN LINK FENCE
 - 7 6'0" HIGH CHAIN LINK FENCE
 - 8 6'0" HIGH CHAIN LINK FENCE
 - 9 6'0" HIGH CHAIN LINK FENCE
 - 10 6'0" HIGH CHAIN LINK FENCE
 - 11 6'0" HIGH CHAIN LINK FENCE
 - 12 6'0" HIGH CHAIN LINK FENCE
 - 13 6'0" HIGH CHAIN LINK FENCE
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 - 49 6'0" HIGH CHAIN LINK FENCE
 - 50 6'0" HIGH CHAIN LINK FENCE
 - 51 6'0" HIGH CHAIN LINK FENCE
 - 52 6'0" HIGH CHAIN LINK FENCE
 - 53 6'0" HIGH CHAIN LINK FENCE
 - 54 6'0" HIGH CHAIN LINK FENCE
 - 55 6'0" HIGH CHAIN LINK FENCE
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 - 64 6'0" HIGH CHAIN LINK FENCE
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 - 66 6'0" HIGH CHAIN LINK FENCE
 - 67 6'0" HIGH CHAIN LINK FENCE
 - 68 6'0" HIGH CHAIN LINK FENCE
 - 69 6'0" HIGH CHAIN LINK FENCE
 - 70 6'0" HIGH CHAIN LINK FENCE
 - 71 6'0" HIGH CHAIN LINK FENCE
 - 72 6'0" HIGH CHAIN LINK FENCE
 - 73 6'0" HIGH CHAIN LINK FENCE
 - 74 6'0" HIGH CHAIN LINK FENCE
 - 75 6'0" HIGH CHAIN LINK FENCE
 - 76 6'0" HIGH CHAIN LINK FENCE
 - 77 6'0" HIGH CHAIN LINK FENCE
 - 78 6'0" HIGH CHAIN LINK FENCE
 - 79 6'0" HIGH CHAIN LINK FENCE
 - 80 6'0" HIGH CHAIN LINK FENCE
 - 81 6'0" HIGH CHAIN LINK FENCE
 - 82 6'0" HIGH CHAIN LINK FENCE
 - 83 6'0" HIGH CHAIN LINK FENCE
 - 84 6'0" HIGH CHAIN LINK FENCE
 - 85 6'0" HIGH CHAIN LINK FENCE
 - 86 6'0" HIGH CHAIN LINK FENCE
 - 87 6'0" HIGH CHAIN LINK FENCE
 - 88 6'0" HIGH CHAIN LINK FENCE
 - 89 6'0" HIGH CHAIN LINK FENCE
 - 90 6'0" HIGH CHAIN LINK FENCE
 - 91 6'0" HIGH CHAIN LINK FENCE
 - 92 6'0" HIGH CHAIN LINK FENCE
 - 93 6'0" HIGH CHAIN LINK FENCE
 - 94 6'0" HIGH CHAIN LINK FENCE
 - 95 6'0" HIGH CHAIN LINK FENCE
 - 96 6'0" HIGH CHAIN LINK FENCE
 - 97 6'0" HIGH CHAIN LINK FENCE
 - 98 6'0" HIGH CHAIN LINK FENCE
 - 99 6'0" HIGH CHAIN LINK FENCE
 - 100 6'0" HIGH CHAIN LINK FENCE



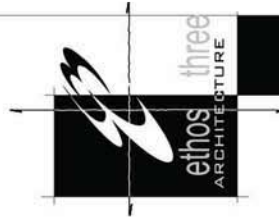
SITE PLAN

SCALE: 1" = 30'-0"

SUP-54332 & SDR-54330

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DATE: _____
DRAWING APPROVED: _____



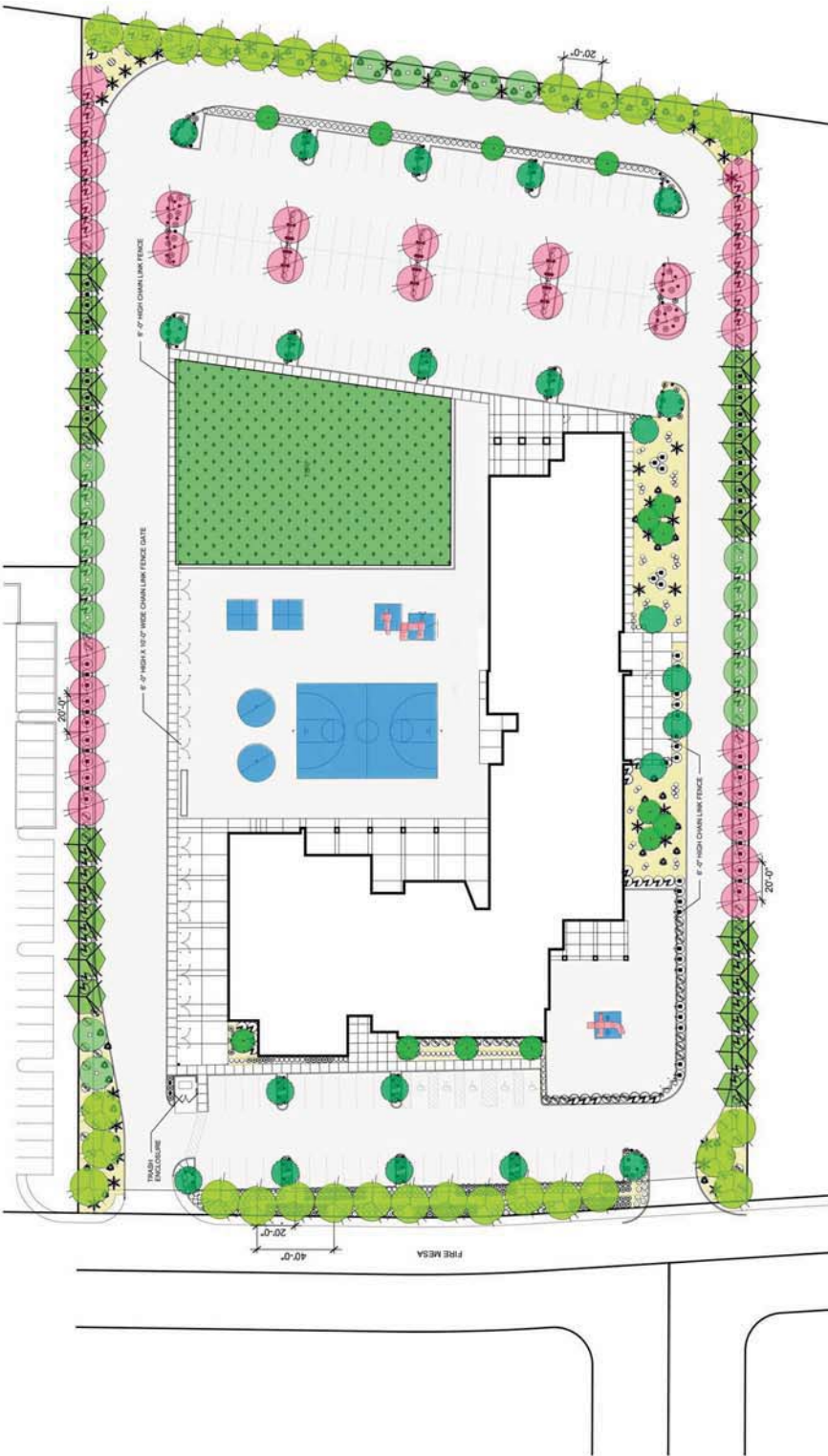
Somerset Academy
Fire Mesa

SITE PLAN



PRJ-53932
05/22/14
4.24.2014

SHT111



LANDSCAPE SCHEDULE

LANDSCAPE SCHEDULE

Figure	Figure Name	Size	Quantity	Comments
	Children 2 Instruments	24" Box	17	
	Children 2 Instruments	30" Box	36	
	Parents Instrument	30" Box	36	
	Parents Instrument with Graphic	30" Box	36	
	Parents Instrument	30" Box	36	
	Parents Instrument	30" Box	36	
	Children Box	24" Box	21	
	Children Box	30" Box	36	
	Parents Instrument	30" Box	36	
	Parents Instrument	30" Box	36	
	Children Instrument	24" Box	17	
	Children Instrument	30" Box	36	

[illegible]

Substances	Size	Quantity	Comments
Hopwood's acids	1 gal.	143	
Lactone monomers	1 gal.	42	
Acrylic acid for PVS-20 with Gold Latex	1 gal.	14	
Aliphatic urethane "Nanogen Cargel"	1 gal.	18	
Acrylic acid Tropacol Isomericity Gemsolve	1 gal.	109	
Mechanisms			
Development grade - Coats to be Silver-Gold		Quantity	Size
		31,506 L.E.	3 $\frac{1}{2}$ " x 4"

NOTES			
1. Trees to be planted no smaller than 10" to breast height.			
2. All trees to be installed by certified arborists or trained staff.			
3. Shrub groups to be installed by trained staff and certified arborist if any walls, paths, concrete areas.			
	GROSS SITE AREA:	4.87 AC.	312,937.20 S.F.
	OPEN SPACE REQUIREMENTS:		
	REQUIRED:	87 AC	62,407 S.F.
	PROVIDED:	1.15 AC	50,113 S.F.
			23.6%
	LANDSCAPE ISLAND TREE REQUIREMENTS		
	REQUIRED:	28	24" BOX SHADE TREES
	PROVIDED:	11	24" BOX SHADE TREES

LANDSCAPE PLAN

SCALE: 1" = 30'-0"

SUP-54332 & SDR-54330

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED: _____
DATE: _____



Somerset Academy
Fire Mesa

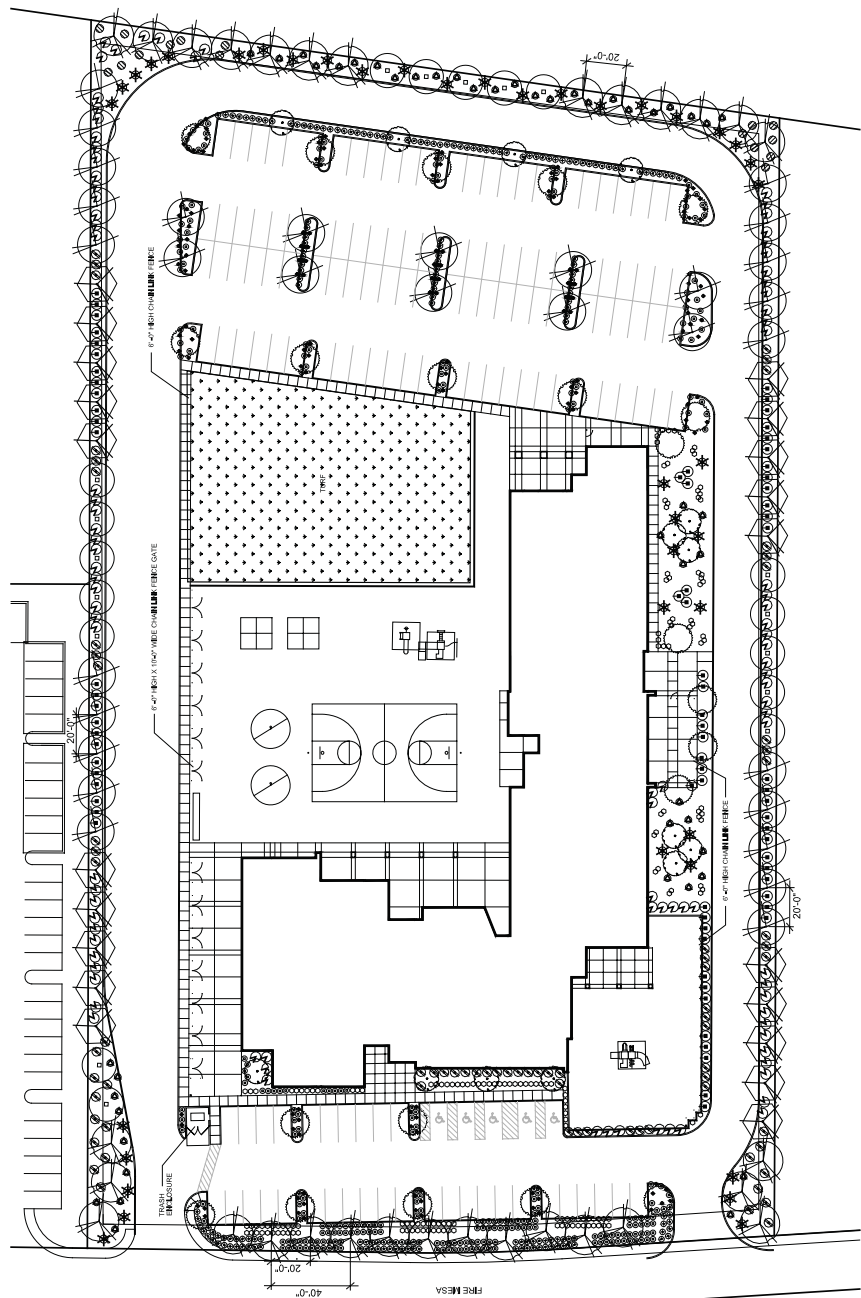
SITE PLAN



PRJ-53932
05/22/14

4.24.2014

SHT L1.1



LANDSCAPE SCHEDULE

All tree sizes to meet or exceed Arizona Nurseryman Association (AANA) Specifications

Types	Times	Size	Quantity	Comments
	Circle with inscribed square	Circle	17	
	Circle with horizontal line	Circle	30	
	Circle with vertical line	Circle	37	
	Circle with diagonal line	Circle	37	
	Circle with horizontal and vertical lines	Circle	30	
	Circle with horizontal and diagonal lines	Circle	30	
	Circle with vertical and diagonal lines	Circle	30	
	Circle with horizontal, vertical, and diagonal lines	Circle	30	
	Circle with horizontal, vertical, diagonal lines, and inscribed square	Circle	30	

Item	Shells and Accounts	Qtr	Qtr-By	Comments
1	Thompson submachine gun	5	5	4)
2	Desert Spores	5	5	75
3	Desert Spores	5	5	75
4	Desert Spores	5	5	172
5	Desert Spores	5	5	74
6	Desert Spores	5	5	240
7	Desert Spores	5	5	96
8	Desert Spores	5	5	

[illegible]

NOTES	1. Trees to be removed 2. It is the 3. Root Guard any well	GROSS S	OPEN SP	REQUIRE PROVIDE	LANDSCA REQUIRE PROVIDE
-------	---	---------	---------	--------------------	-------------------------------

*(Printed no closer than 10' to street limits.
Availability of the contractor to verify
the quantity of materials shown on the plan
is to be used where trees are indicated within 5'
of existing or proposed concrete areas.)*

ASSE:	4.97 AC.	212,137.20 S.F.
REQUIREMENTS		
87-AC	4,427 S.F.	20%
1,15 AC	50,113 S.F.	23.6%
TREES TO BE PLANTED		
28	2" BOX SHADE TREES	
31	2" BOX SHADE TREES	

LANDSCAPE PLAN

SCALE: 1" = 30'-0"

SUP-54332 & SDR-54330



south elevation



west elevation



partial north elevations



east elevation



PRJ-53932
05/22/14

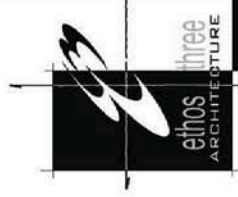
EXTERIOR ELEVATIONS

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

SUP-54332 & SDR-54330

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:



Exterior Elevations
Doral Academy
Fire Mesa



4.24.2014

SHT A5.1

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED: _____
DATE: _____



Exterior Elevations
Doral Academy
Fire Mesa

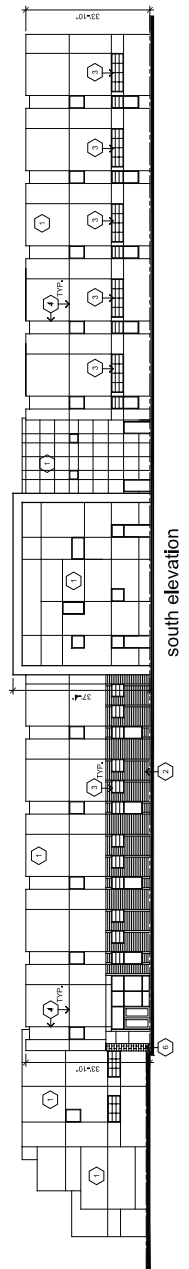
PRJ-534332
05/22/14

SHT A5.1

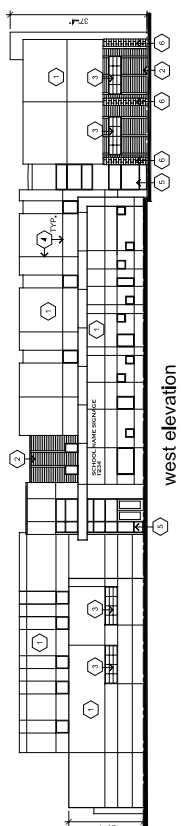
4.24.2014

0' 8' 16' 32'

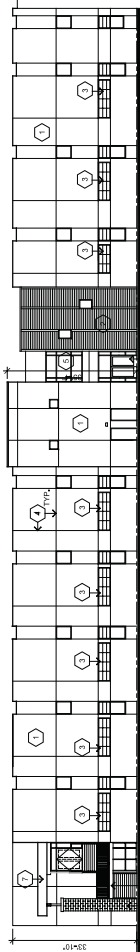
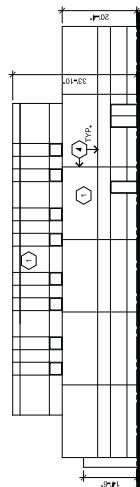
- KEYNOTES
- 1 EXTERIOR PLASTER - MACHINE DASH FINISH
 - 2 METAL PANEL - FACTORY ALUMINUM FINISH
 - 3 TRANSLUCENT PANEL
 - 4 1/2" SQUARE ALUMINUM REVEAL
 - 5 ALUMINUM STOREFRONT WINDOW SYSTEM
 - 6 INTEGRAL COLOR SMOOTH FACE CMU COLUMN
 - 7 METAL PASKA PANEL
 - 8 PAINTED STEEL STAIR HANDRAILS



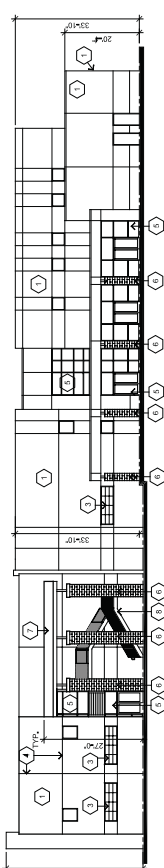
south elevation



west elevation



partial north elevations

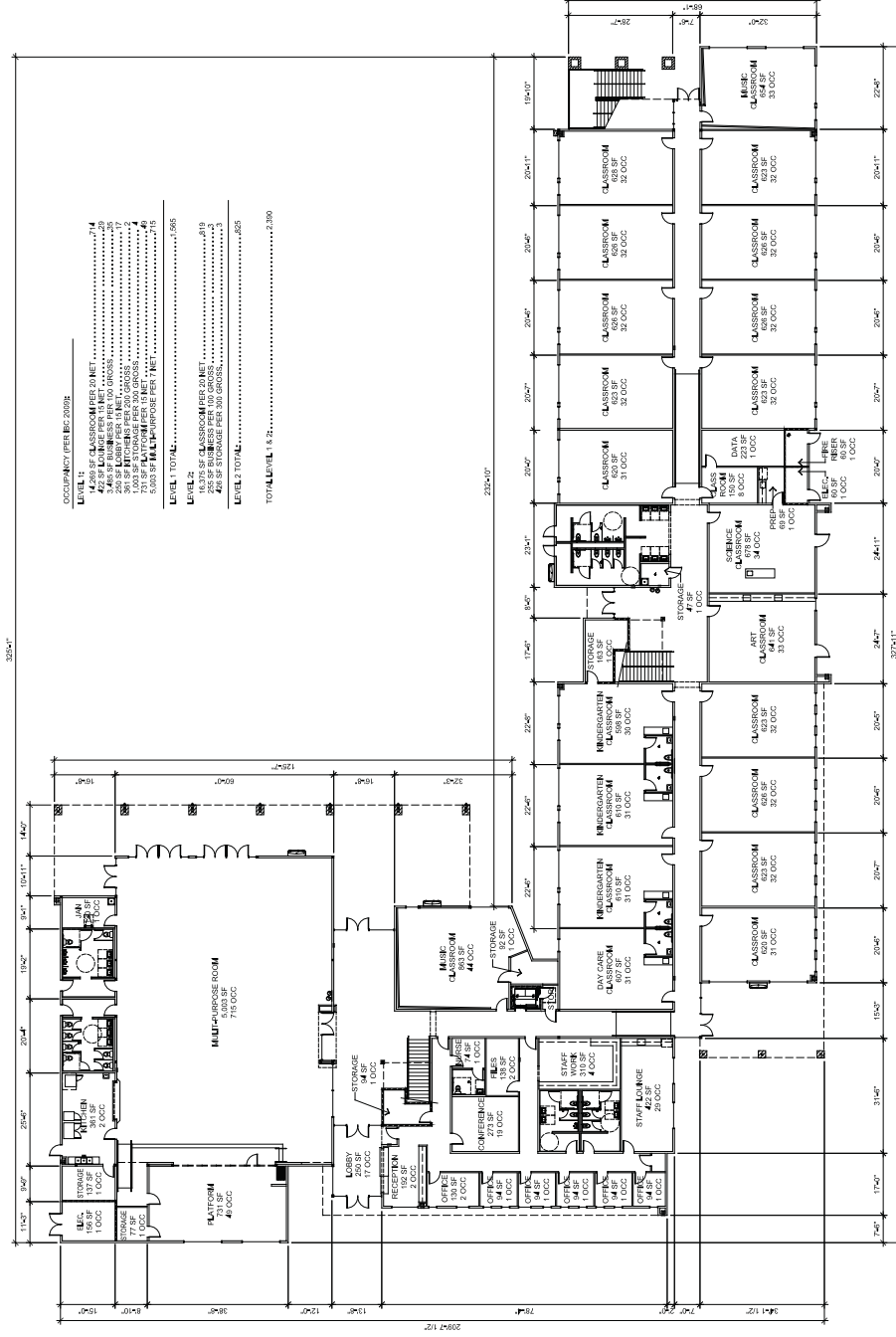


east elevation

EXTERIOR ELEVATIONS

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

SUP-54332 & SDR-54330



FLOOR PLAN - LEVEL ONE

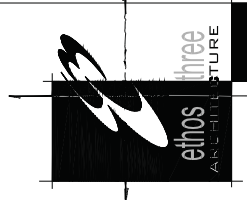
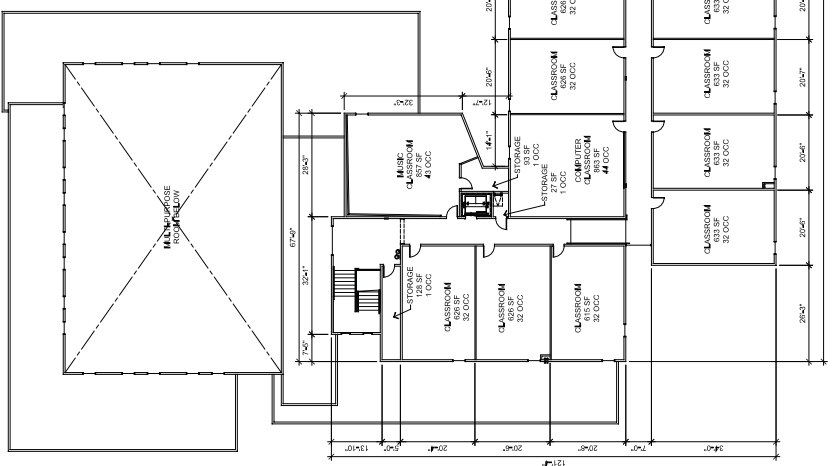
SCALE: 1/16" = 1'-0"

SUP-54332 & SDR-54330

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED: _____
DATE: _____

OCCUPANCY (PER IBC 2009)	
LEVEL 1:	
CLASSROOM (120 SF).....	27
ART CLASSROOM (120 SF).....	27
STORAGE (100 SF).....	25
LABORATORY (100 SF).....	25
301 SF RECEPTION PER 100 GROSS.....	2
271 SF RECEPTION PER 100 GROSS.....	2
271 SF RECEPTION PER 100 GROSS.....	2
5,093 SF MULTIPURPOSE PER 700 GROSS.....	40
LEVEL 1 TOTAL.....	1,565
LEVEL 2:	
CLASSROOM (120 SF).....	27
ART CLASSROOM (120 SF).....	27
STORAGE (100 SF).....	25
LABORATORY (100 SF).....	25
426 SF STORAGE PER 300 GROSS.....	3
LEVEL 2 TOTAL.....	255
TOTAL LEVEL 1 & 2.....	2,360



Floor Plan 2
Doral Academy
Fire Mesa

PRJ-53332
05/22/14

SUP-54332 & SDR-54330

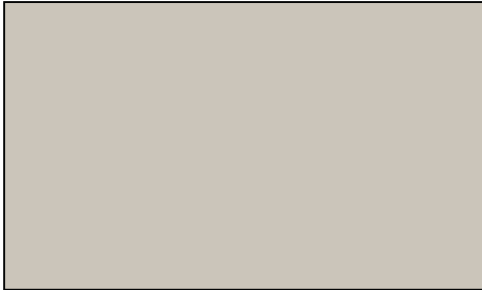


ethos
three
ARCHITECTURE

Public Charter School

Fire Mesa, Las Vegas, NV

SUP-54332 & SDR-54330



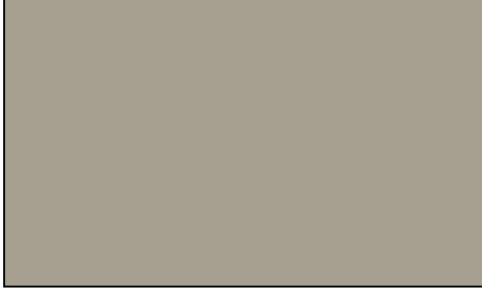
FIELD 1

Sherwin Williams
SW7043 - Worldly Gray



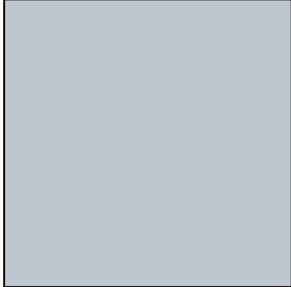
FIELD 2

Sherwin Williams
SW7044 - Amazing Gray



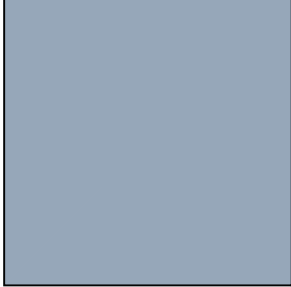
FIELD 3

Sherwin Williams
SW7045 - Intellectual Gray



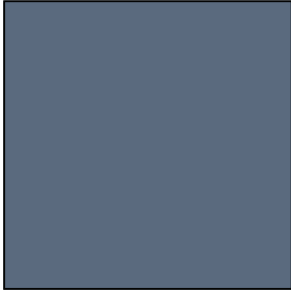
ACCENT 1

Sherwin Williams
SW6239 - Upward



ACCENT 2

Sherwin Williams
SW6241 - Aleutian



ACCENT 3

Sherwin Williams
SW6243 - Distance

colors and materials



CMU COLOR

Cemex
#10 - Dark Brown - smooth



METAL PANEL COLOR

Berridge Metal
HS-8 - Color: Parchment



TRANSLUCENT PANEL

PRJ-53932
Kalwall daylighting system
Color: White



May 21, 2014

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

RE:

Justification Letter – Special Use Permit & Site Development Plan Review
Somerset Academy Fire Mesa – Charter School
APN: 138-15-410-055

We are requesting Special Use Permit and Site Development Plan Review to allow a K-8 Public Charter School with a 20 student Day Care campus to be developed on this site. The site is zoned Planned Business Park District.

The student capacity for the school is approximately 1,000 students and includes grades Kindergarten through 8th.

The location is ideal for a school. Although located within mostly developed business park, the site will serve the existing residential developments to the west of Buffalo, south of Smoke Ranch, and the more distant neighborhoods to the north and south. The peak school traffic times will not overlap peak traffic times of the adjacent office uses.

Pick up and drop off traffic will enter the site from Fire Mesa, circulate around the perimeter of the site, and exit the site back on Fire Mesa. This circulation pattern provides ample automobile stacking space on site.

The school will operate between approximately 8am and 3pm. There will be as many as 2 bell times. Occasionally, there will be after school events.

The project will implement sustainable strategies. Some of these strategies include energy-efficient mechanical systems, low-flow water fixtures, occupancy lighting sensors, and the use of local materials. The buildings have also been designed to maximize the use of natural daylighting in most classrooms.

This proposed project is appropriate for this site, because there are nearby residential properties that could take advantage of this use.

Sincerely,

John Lopeman, AIA

SUP-54332 & SDR-54330

PRJ-53932
05/22/14

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: LVCSD SADDLE, LLC - OWNER: TRINITY PEAK III, LLC - 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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-54330** APN: 138-15-410-055

Name of Property Owner: Trinity Peak III LLC

Name of Applicant: LVCSD Saddle LLC

Name of Representative: 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: _____

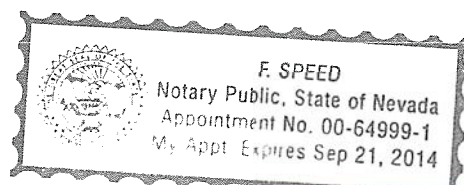
Signature of Property Owner: 

Print Name: Thomas A. Thomas, as Manager of Crossroads
at Sunset Limited Liability Company who is the Manager

Subscribed and sworn before me of Trinity Peak III, LLC, the property owner.

This 15th day of April, 2014


Notary Public in and for said County and State



PRJ-53932

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

SUP-54334 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
TRINITY PEAK III, LLC - For possible action on a request for a Special Use Permit TO
ALLOW A MIXED USE DEVELOPMENT on 10.25 acres at 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) [PRJ-54137].

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-54334 and SDR-54335 [PRJ-54137]
2. Conditions and Staff Report - SUP-54334 and SDR-54335 [PRJ-54137]
3. Supporting Documentation - SUP-54334 and SDR-54335 [PRJ-54137]
4. Photos - SUP-54334 and SDR-54335 [PRJ-54137]
5. Justification Letter - SUP-54334 and SDR-54335 [PRJ-54137]



STATEMENT OF FINANCIAL INTEREST



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@ovallonde.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@kcwlaw.com

Property Owner Signature _____

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

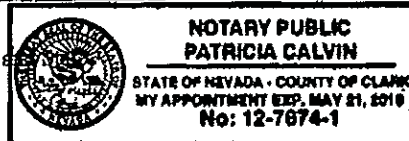
Print Name Thomas A. Thomas
 Manager

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

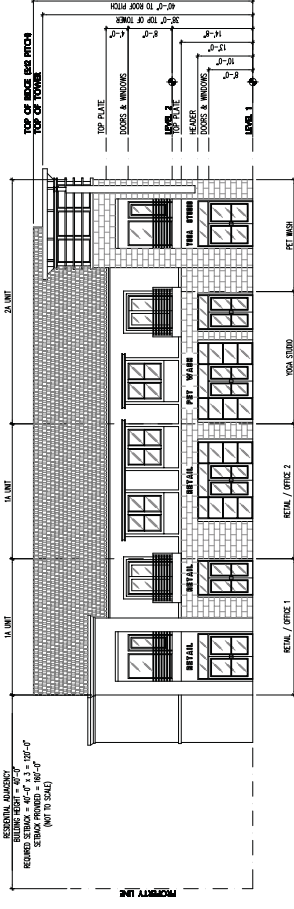
FOR DEPARTMENT USE ONLY

Case #	SUP-54334
Meeting Date:	07/08/14 PC
Total Fee:	
Date Received:*	
Received By:	

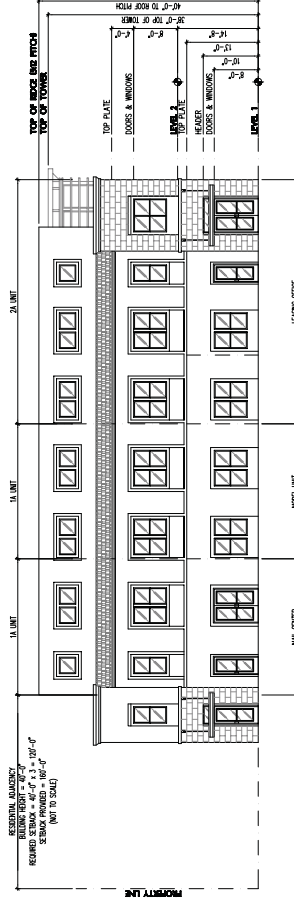
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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

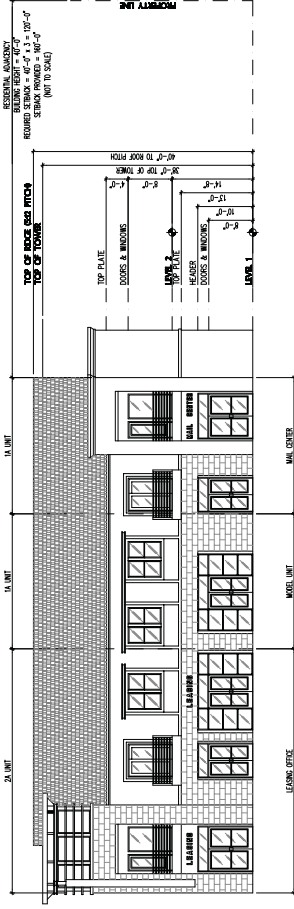
05/22/14



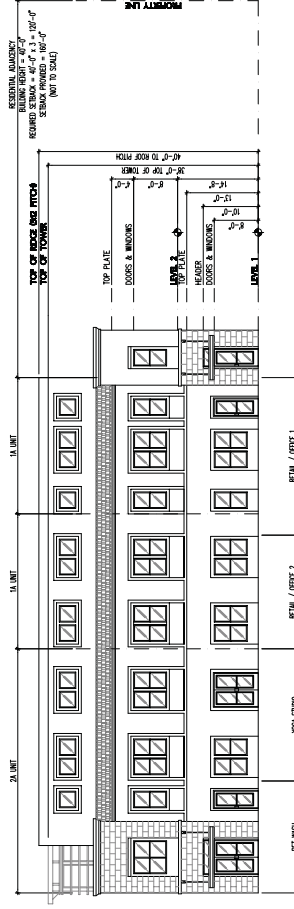
A BUILDING 3 - WEST FACING ELEVATION



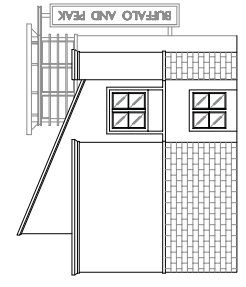
B BUILDING 4 - WEST FACING ELEVATION



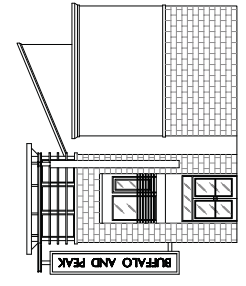
C BUILDING 3 - EAST FACING ELEVATION



C BUILDING 4 - EAST FACING ELEVATION

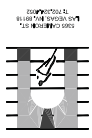


E BUILDING 3 & 4 - END ELEVATION



F BUILDING 3 & 4 - END ELEVATION

Scott L. Baker, Inc.
Architect, Inc.



OVATION
Buffalo and Peak Apartments
Las Vegas, Nevada

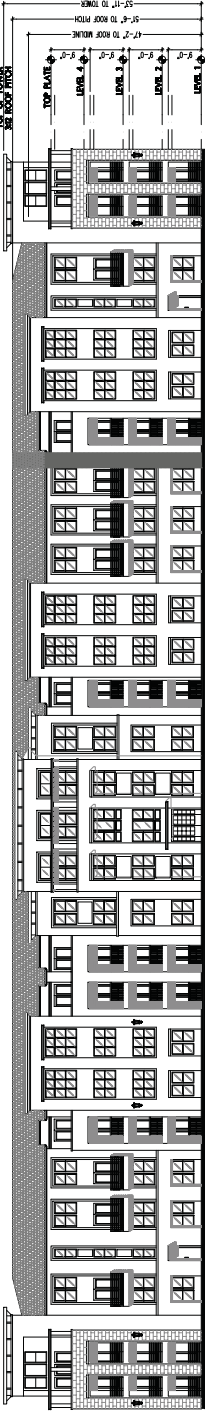
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2	05/22/14	CONCEPTUAL
3	05/22/14	CONCEPTUAL
4	05/22/14	CONCEPTUAL
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6	05/22/14	CONCEPTUAL
7	05/22/14	CONCEPTUAL
8	05/22/14	CONCEPTUAL
9	05/22/14	CONCEPTUAL
10	05/22/14	CONCEPTUAL

CONCEPTUAL
drawn
DLR
date
MAY 21, 2014
project number
44458
sheet number
10 of 10

RETAIL BUILDING
BUILDINGS 3 & 4
ELEVATIONS
A3.4

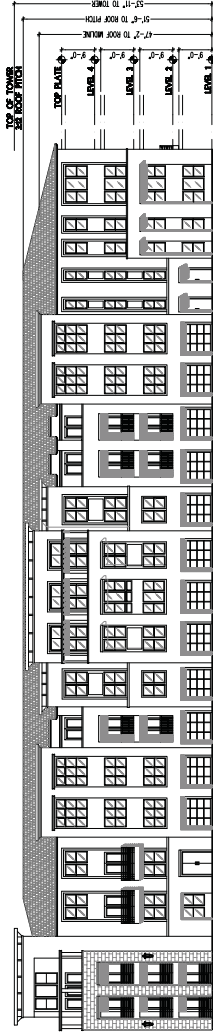
PRJ-54137
05/22/14

SUP-54334 & SDR-54335



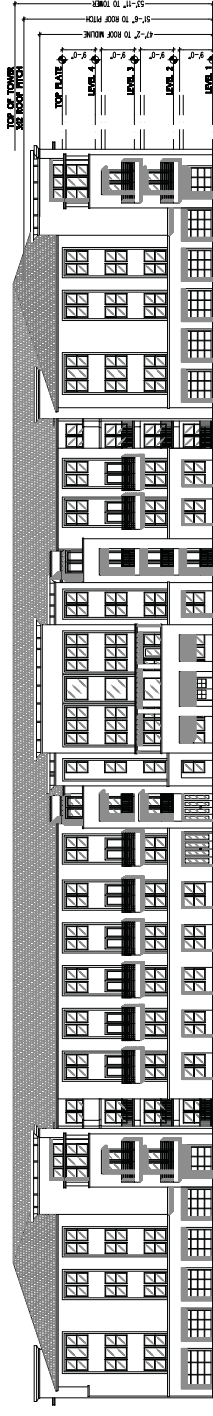
A BUILDING 1 - WEST FACING ELEVATION

SCALE 1/8" = 1'-0"



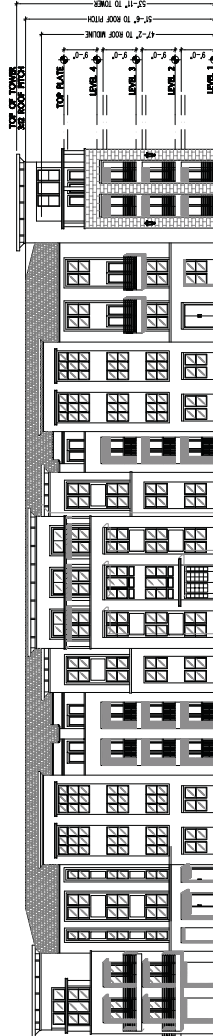
B BUILDING 1 - SOUTH FACING ELEVATION

SCALE 1/8" = 1'-0"



C BUILDING 1 - EAST FACING ELEVATION

SCALE 1/8" = 1'-0"



D BUILDING 1 - NORTH FACING ELEVATION

SCALE 1/8" = 1'-0"

SUP-54334 & SDR-54335

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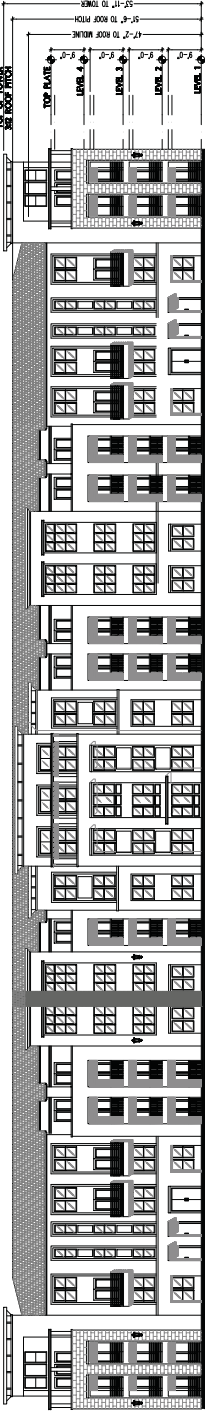
OVATION
Buffalo and Peak
Las Vegas, Nevada

NO.	DATE
1	05/22/14
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CONCEPTUAL
drawn
DATE
APRIL 29, 2014
PROJECT NUMBER
44444444

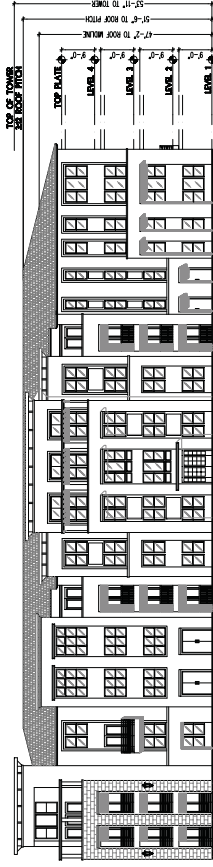
BUILDING 1
ELEVATIONS
A3.1

PRJ-54137
05/22/14



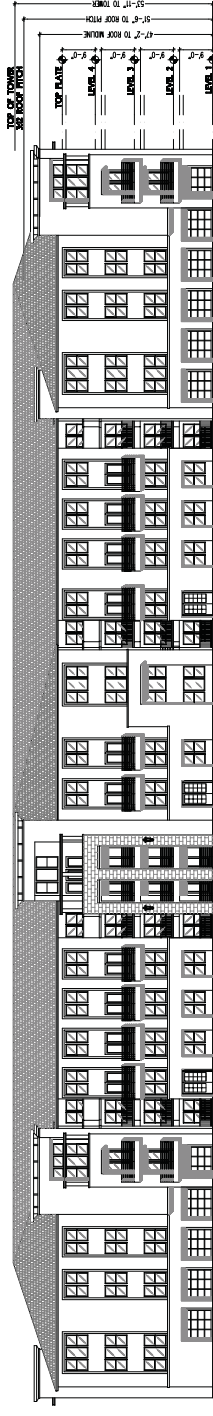
A BUILDING 2 - EAST FACING ELEVATION

SCALE 1/8" = 1'-0"



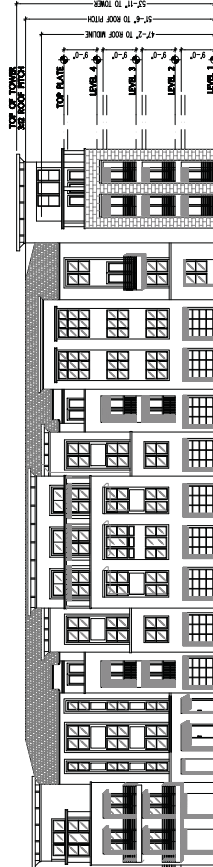
B BUILDING 2 - NORTH FACING ELEVATION

SCALE 1/8" = 1'-0"



C BUILDING 1 - WEST FACING ELEVATION

SCALE 1/8" = 1'-0"



D BUILDING 2 - SOUTH FACING ELEVATION

SCALE 1/8" = 1'-0"

SUP-54334 & SDR-54335

PRJ-54137
05/22/14

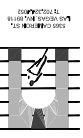
BUILDING 2
ELEVATIONS

A3.2

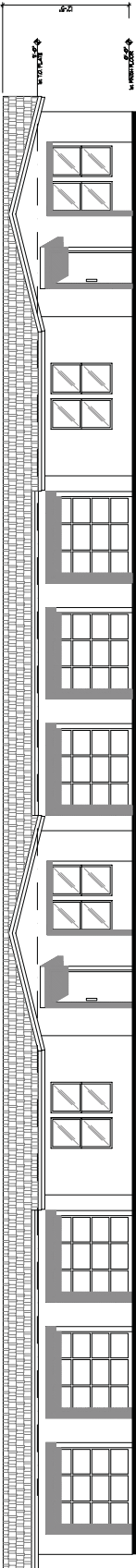
CONCEPTUAL
drawn
DLR
date
APRIL 25, 2014
project number
644DSB

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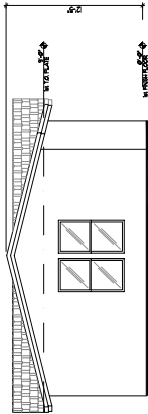
OVATION
Buffalo and Peak
Las Vegas, Nevada



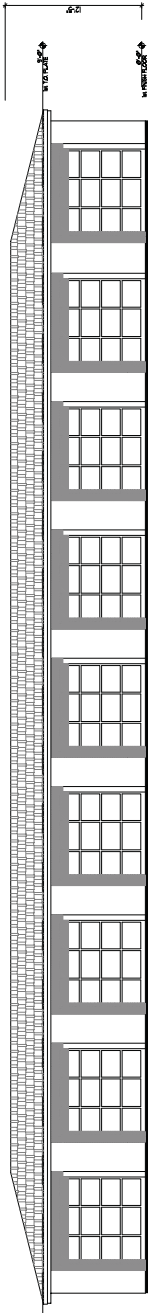
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We are a full-service architectural firm with a focus on the design and construction of commercial and institutional buildings. Our team of professionals is dedicated to providing our clients with the highest quality of service and the most innovative solutions to their architectural challenges.



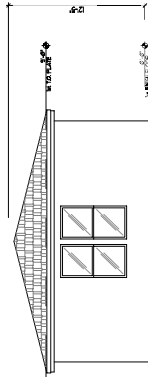
A DETACHED GARAGE 1 – FRONT AND REAR ELEVATION
SCALE 3/16" = 1'-0"



B DETACHED GARAGE 1 – END ELEV.
SCALE 3/16" = 1'-0"



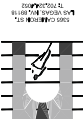
C DETACHED GARAGE 2 – FRONT ELEVATION
SCALE 3/16" = 1'-0"



D DETACHED GARAGE 2 – END ELEV.
SCALE 3/16" = 1'-0"

SUP-54334 & SDR-54335

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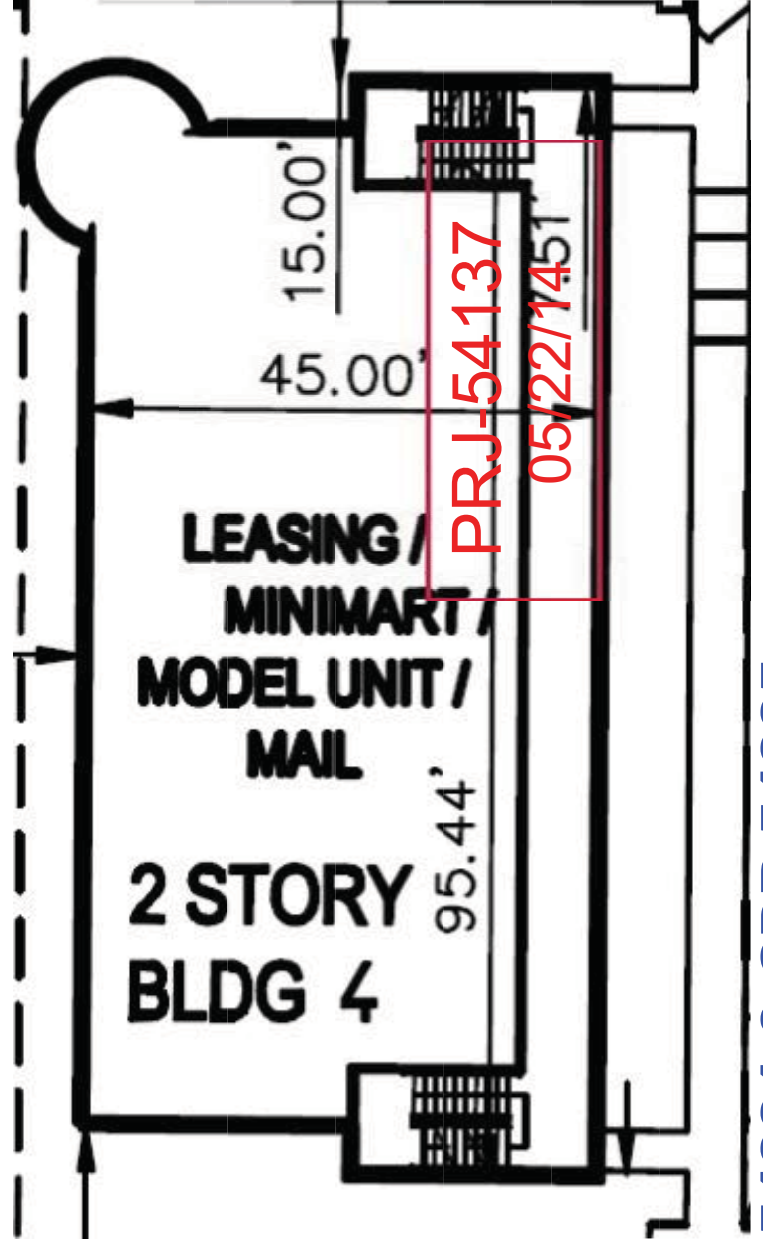
OVATION
Buffalo and Peak
Apartments
Las Vegas, Nevada

NO.	DATE	DESCRIPTION
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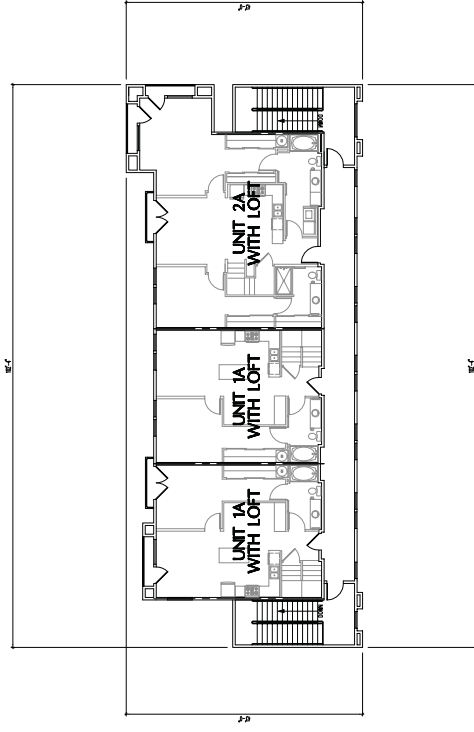
CONCEPTUAL
drawn
DLR
date
APRIL 28, 2014
project number
644DSB

DETACHED
GARAGE
ELEVATIONS
A3.5

PRJ-54137
05/22/14



SUP-54334 & SDR-54335



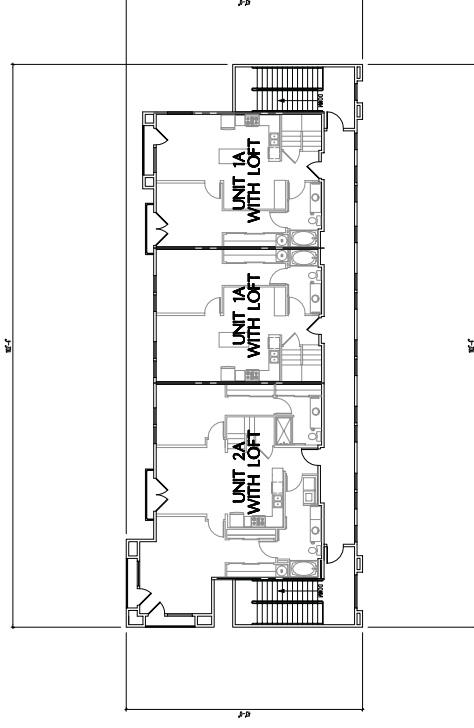
BUILDING 4 - LEVEL 2

SCALE: 3/32" = 1'-0"



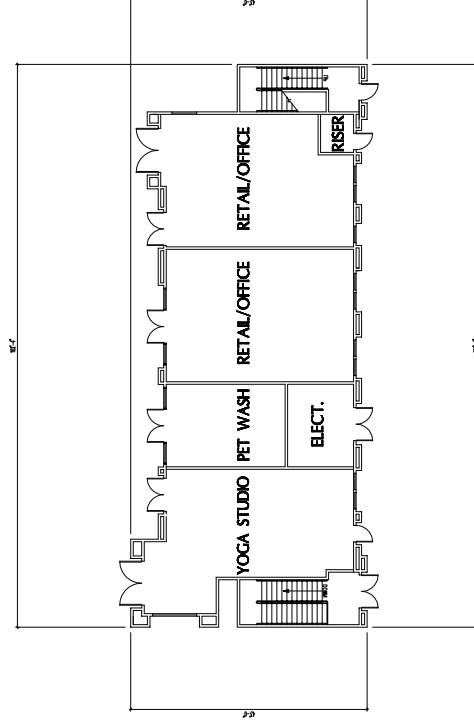
BUILDING 4 - LEVEL 1

SCALE: 3/32" = 1'-0"



BUILDING 3 - LEVEL 3

SCALE: 3/32" = 1'-0"



BUILDING 3 - LEVEL 1

SCALE 3/32" = 1'-0"

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10000 Wilshire Blvd., Suite 1000, Beverly Hills, CA 90212
Tel: 310.276.1000 Fax: 310.276.1001
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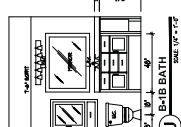
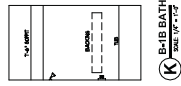
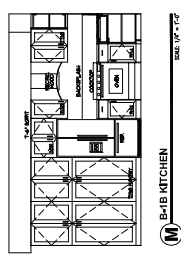
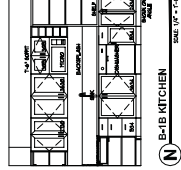
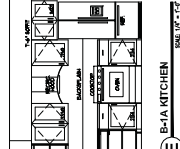
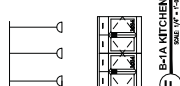
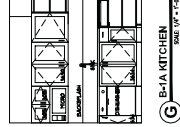
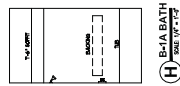
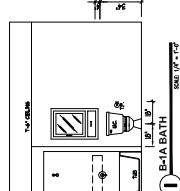
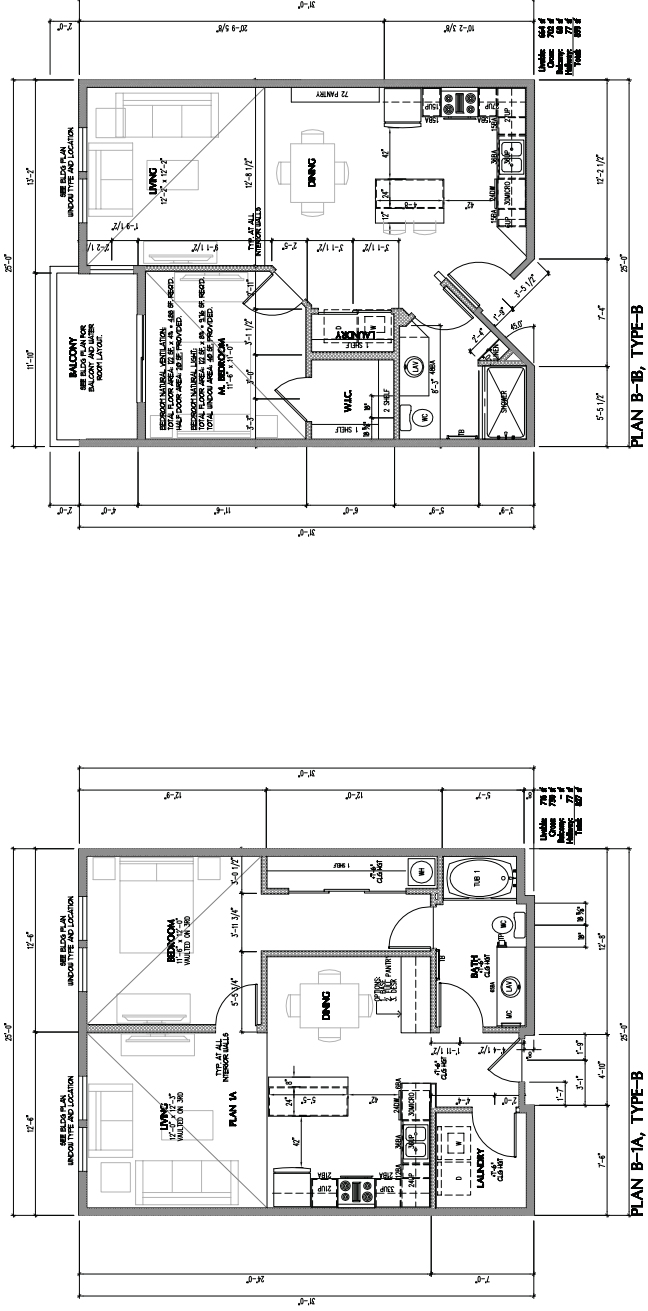
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NOVATION
BUFFALO AND PEAK APARTMENTS
Las Vegas, Nevada

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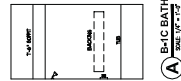
**BUILDING 3 & 4
OVERALL BUILDING
LEVEL 1 & 2**

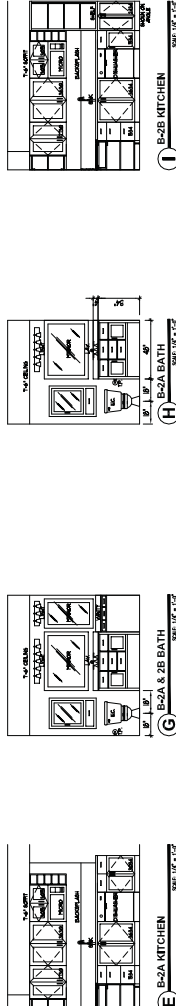
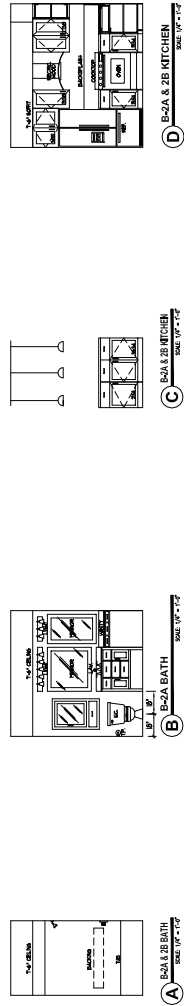
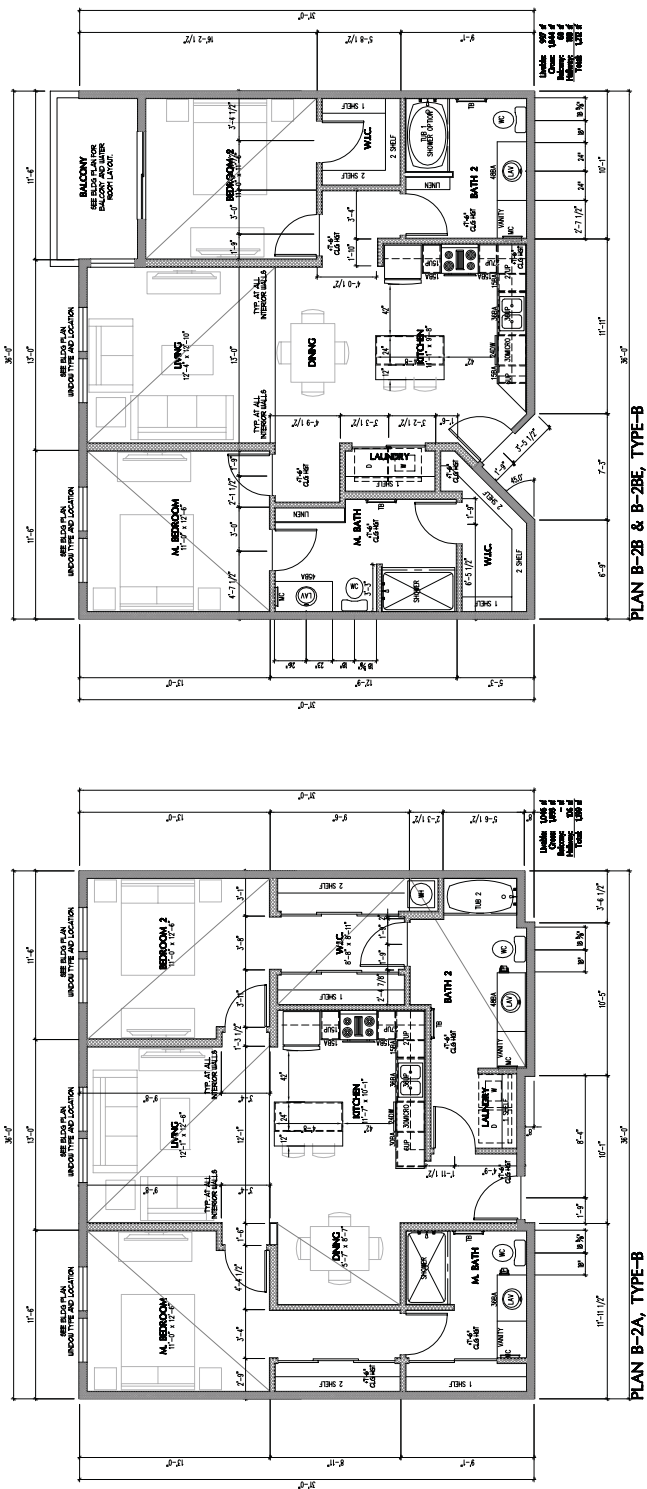
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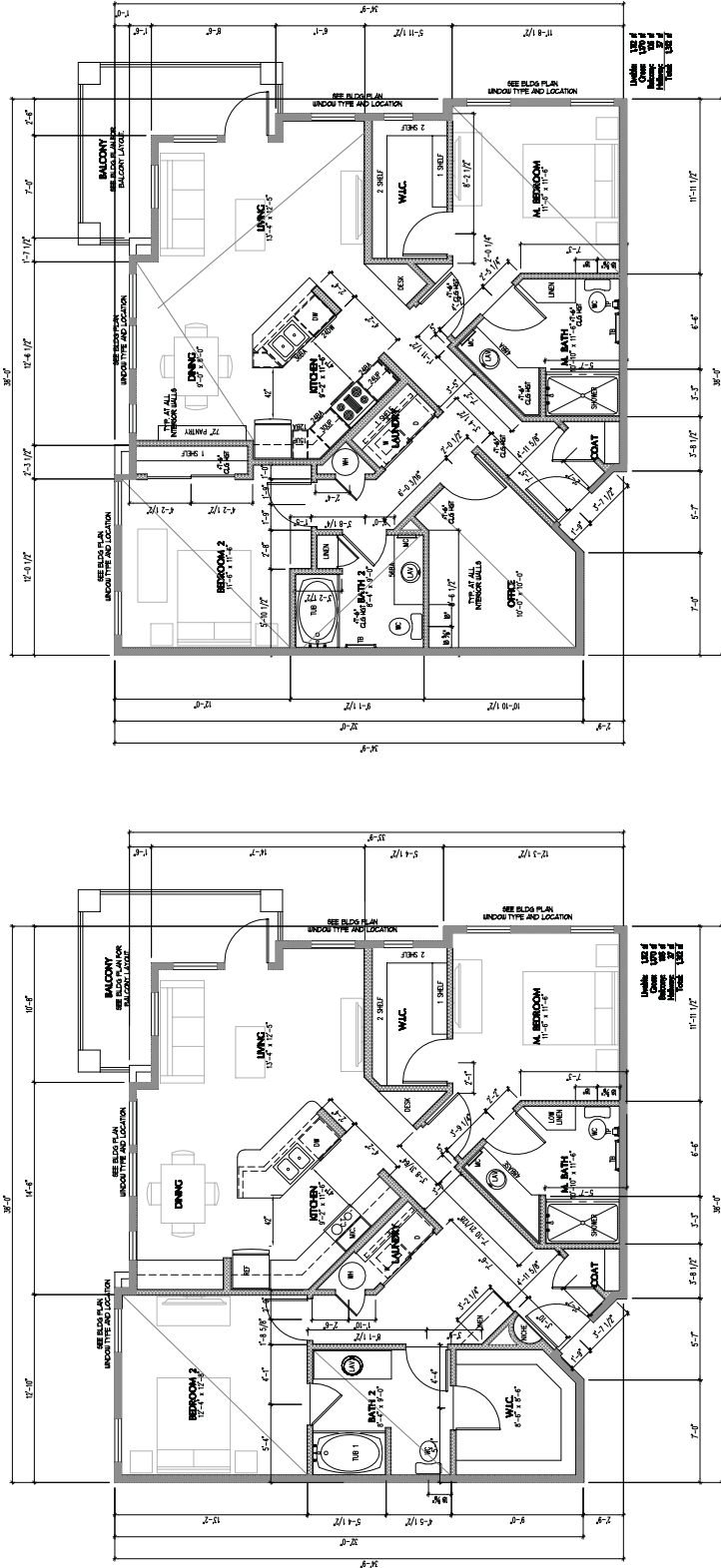


CONCEPTUAL

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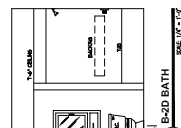
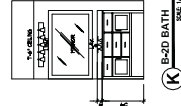
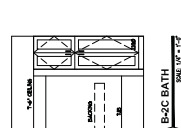
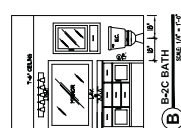
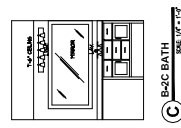
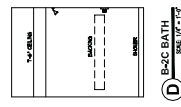
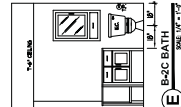
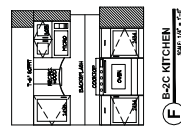
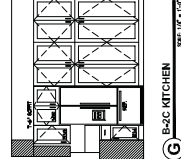
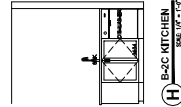
1. BEDROOM MINIMUM AREA: 100 SF. TOTAL ROOM AREA: 100 SF. AS A % OF REQD. (1) HALF INDOOR AREA IS PROVIDED. (2) TOTAL INDOOR AREA IS PROVIDED.

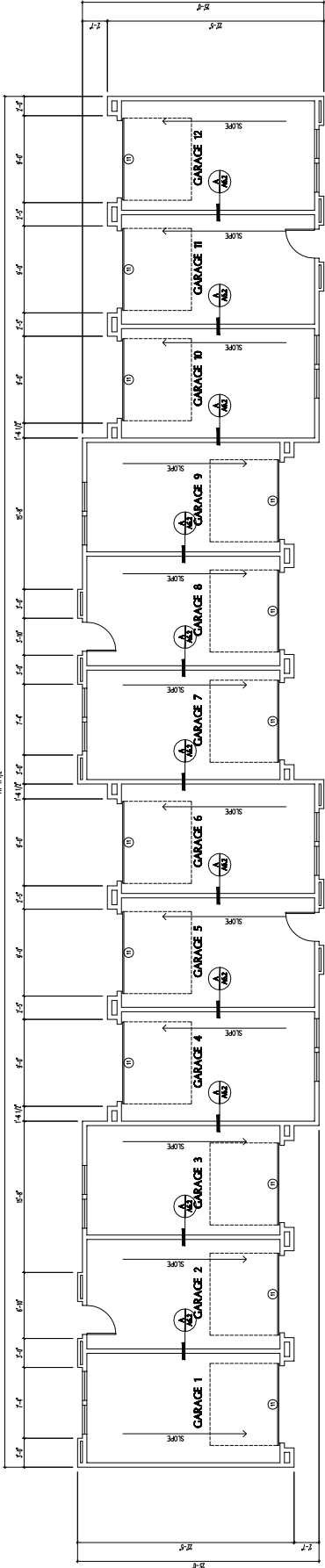
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1. KITCHEN MINIMUM AREA: 100 SF. TOTAL ROOM AREA: 100 SF. AS A % OF REQD. (1) HALF INDOOR AREA IS PROVIDED. (2) TOTAL INDOOR AREA IS PROVIDED.

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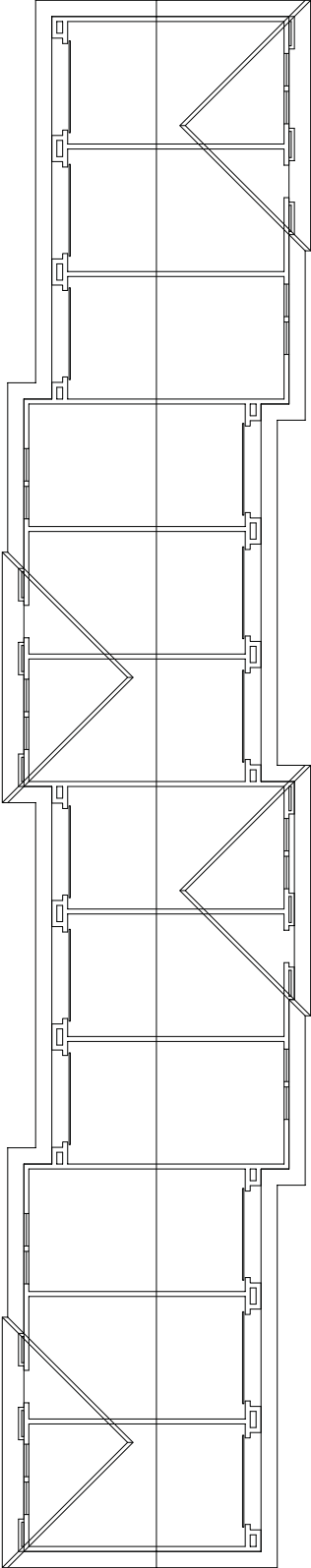
1. BALCONY MINIMUM AREA: 100 SF. TOTAL ROOM AREA: 100 SF. AS A % OF REQD. (1) HALF INDOOR AREA IS PROVIDED. (2) TOTAL INDOOR AREA IS PROVIDED.





DETACHED GARAGE 1 – FLOOR PLAN

SCALE 3/16" = 1'-0"



DETACHED GARAGE 1 – ROOF PLAN

SCALE 3/16" = 1'-0"

SUP-54334 & SDR-54335

PRJ-54137
05/22/14

DETACHED
GARAGE 1
A1.5a

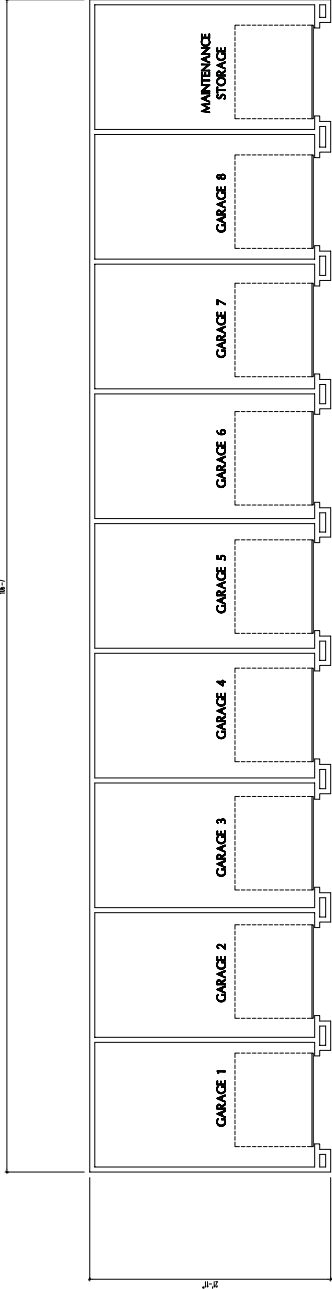
CONCEPTUAL
drawing
drawn
DLR
date
APRIL 29, 2014
project number
648DSB

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OVATION
Buffalo and Peak
Las Vegas, Nevada



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DETACHED GARAGE 2 – FLOOR PLAN

SCALE 3/16" = 1'-0"

DETACHED GARAGE 2 – ROOF PLAN

SCALE 3/16" = 1'-0"

SUP-54334 & SDR-54335

PRJ-54137
05/22/14

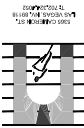
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GARAGE 2

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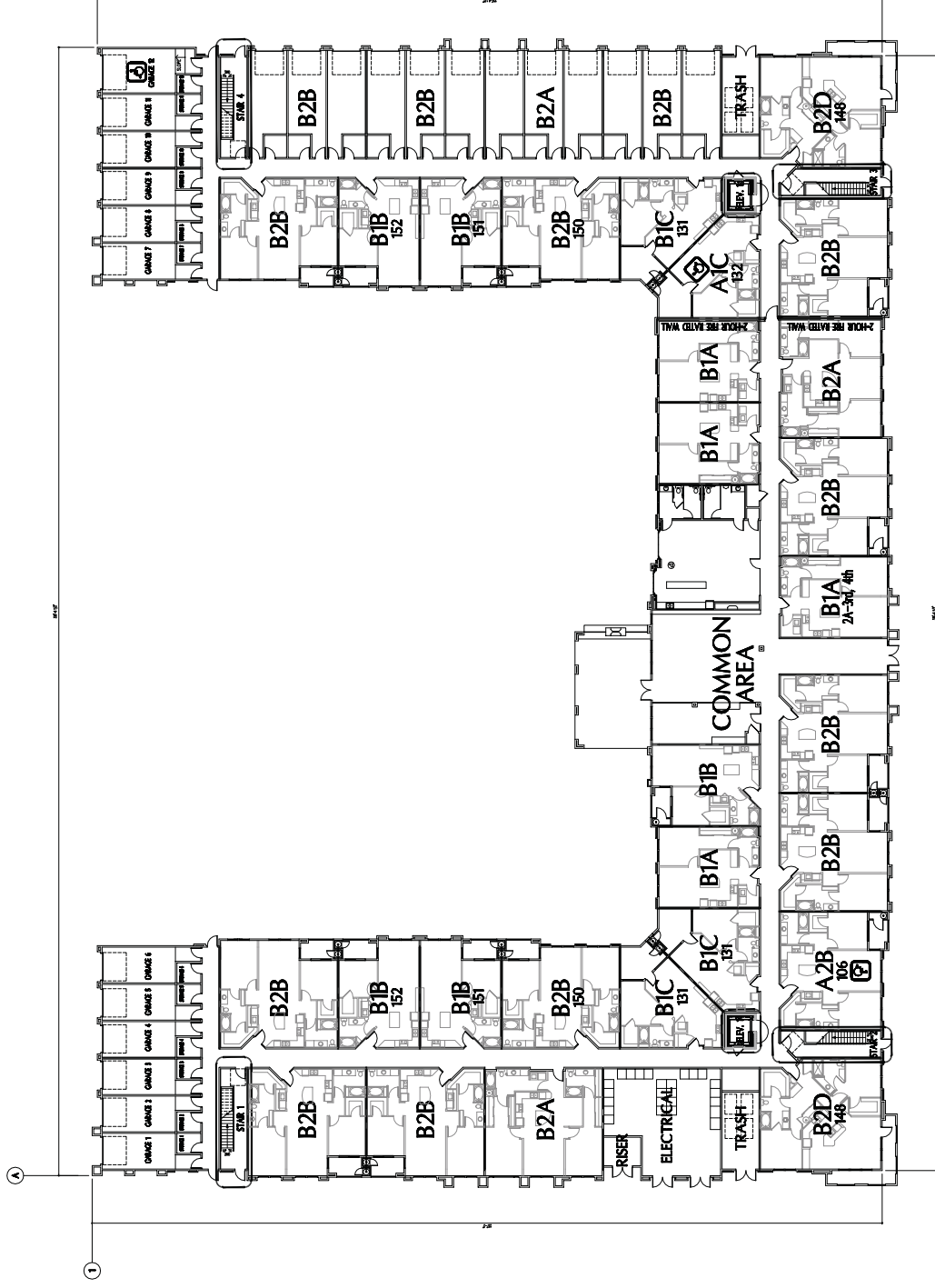
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644DSB	project number
APRIL 29, 2014	date
DLR	drawn
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CONCEPTUAL	
NO.	DATE
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OVATION
Buffalo and Peak
Las Vegas, Nevada



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LAS VEGAS, NV 89123
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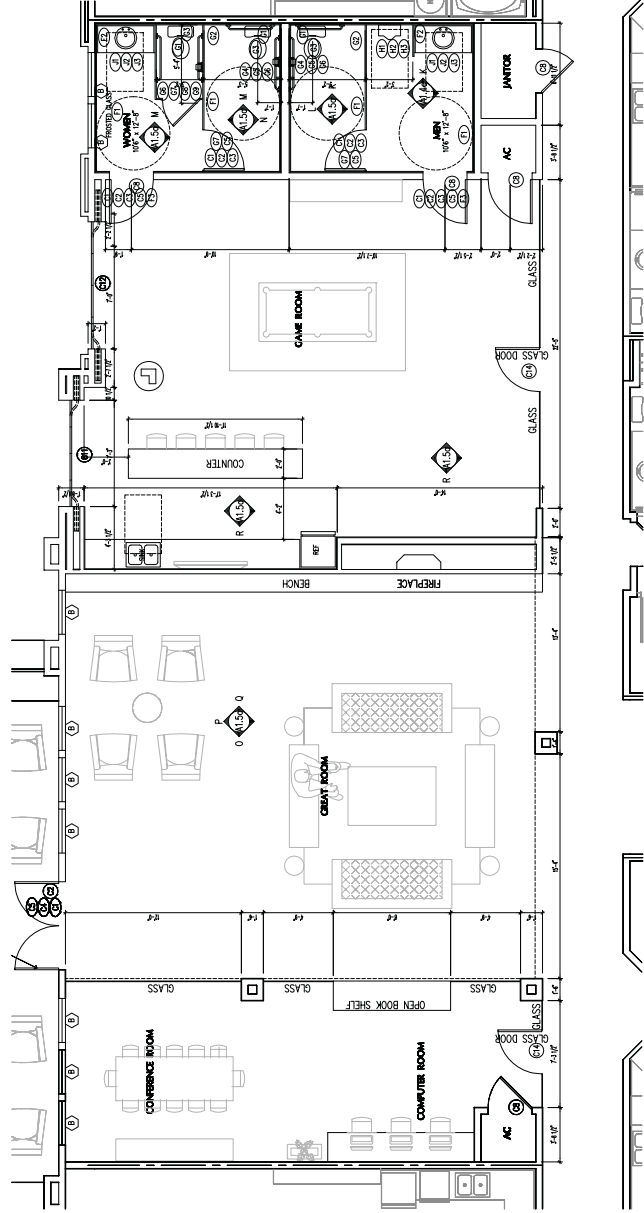


BUFFALO AND PEAK APARTMENTS
Buffalo and Peak
Las Vegas, Nevada

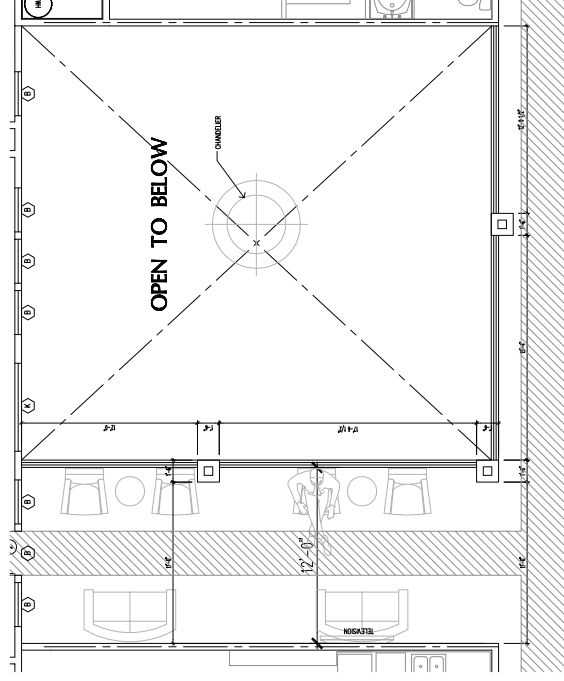
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drawn

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AREA
& 2
b

PRJ-54137
05/22/14

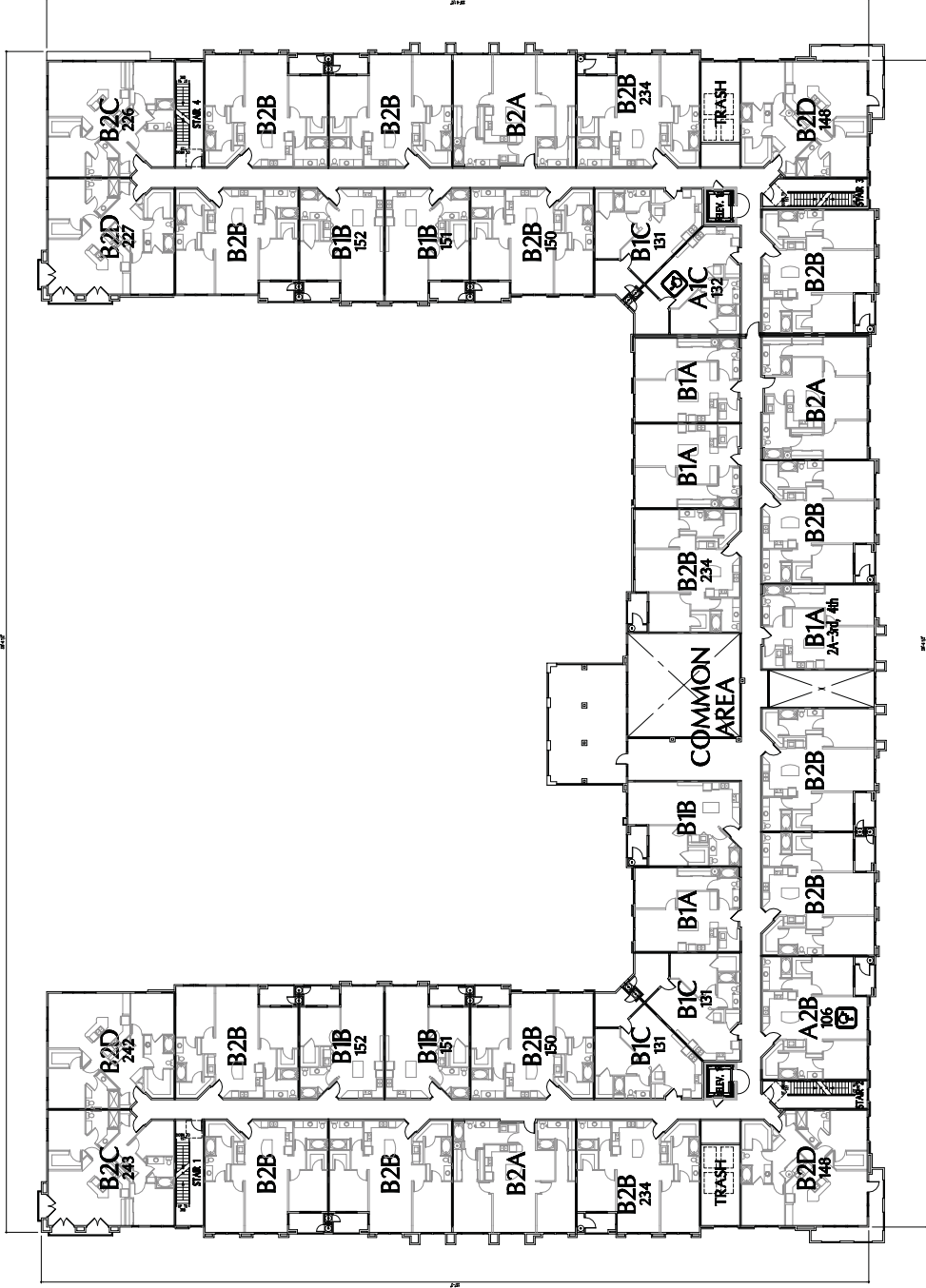


COMMON AREA 1ST LEVEL



B COMMON AREA 2ND LEVEL

SUP-54334 & SDR-54335



BUILDING 1 - LEVEL 2

SCALE 1/8" = 1'-0"

SUP-54334 & SDR-54335

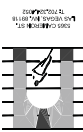
PRJ-54137
05/22/14

BUILDING 1
OVERALL BUILDING
LEVEL 2
A1.1C

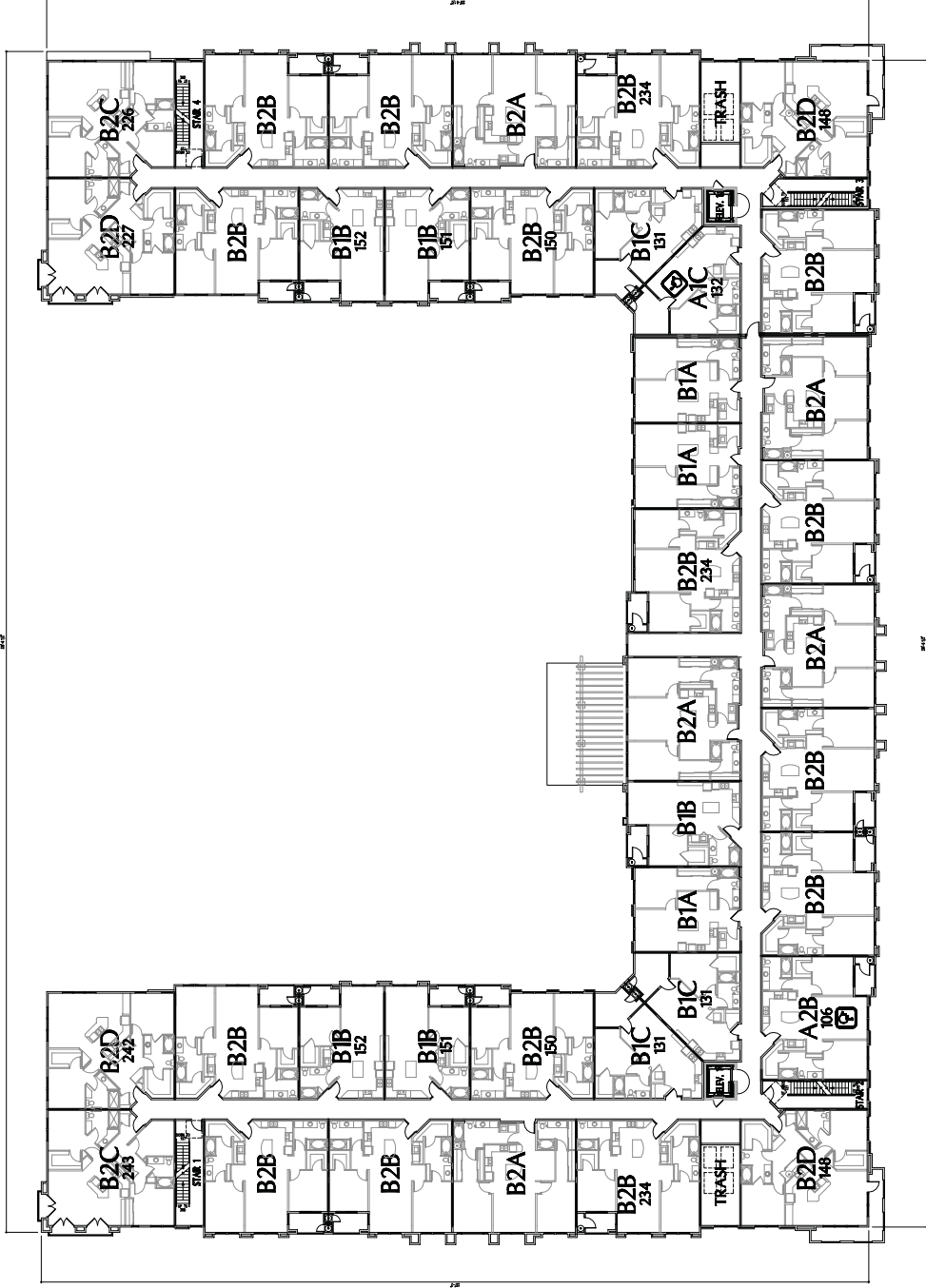
CONCEPTUAL
drawn
DLR
date
project number
APRIL 28, 2014

NO.	DATE	DESCRIPTION
1	05/22/14	REVISION

OVATION
Buffalo and Peak
Las Vegas, Nevada



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10000 Las Vegas Blvd. S., Suite 1000
Las Vegas, NV 89135
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BUILDING 1 – LEVEL 3

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

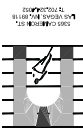
PRJ-54137
05/22/14

BUILDING 1
OVERALL BUILDING
LEVEL 3
A1.1d

CONCEPTUAL
drawing
DLR
date
project number
APRIL 28, 2014

NO.	DATE	DESCRIPTION
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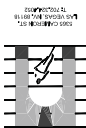
OVATION
BUFFALO AND PEAK APARTMENTS
Las Vegas, Nevada



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OVATION
BUFFALO AND PEAK
Las Vegas, Nevada

NO.	DATE	DESCRIPTION
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CONCEPTUAL
644DSB
project number
APRIL 28, 2014
date
DLR
drawn
CONCEPTUAL

BUILDING 2
OVERALL BUILDING
LEVEL 1
A1.2a

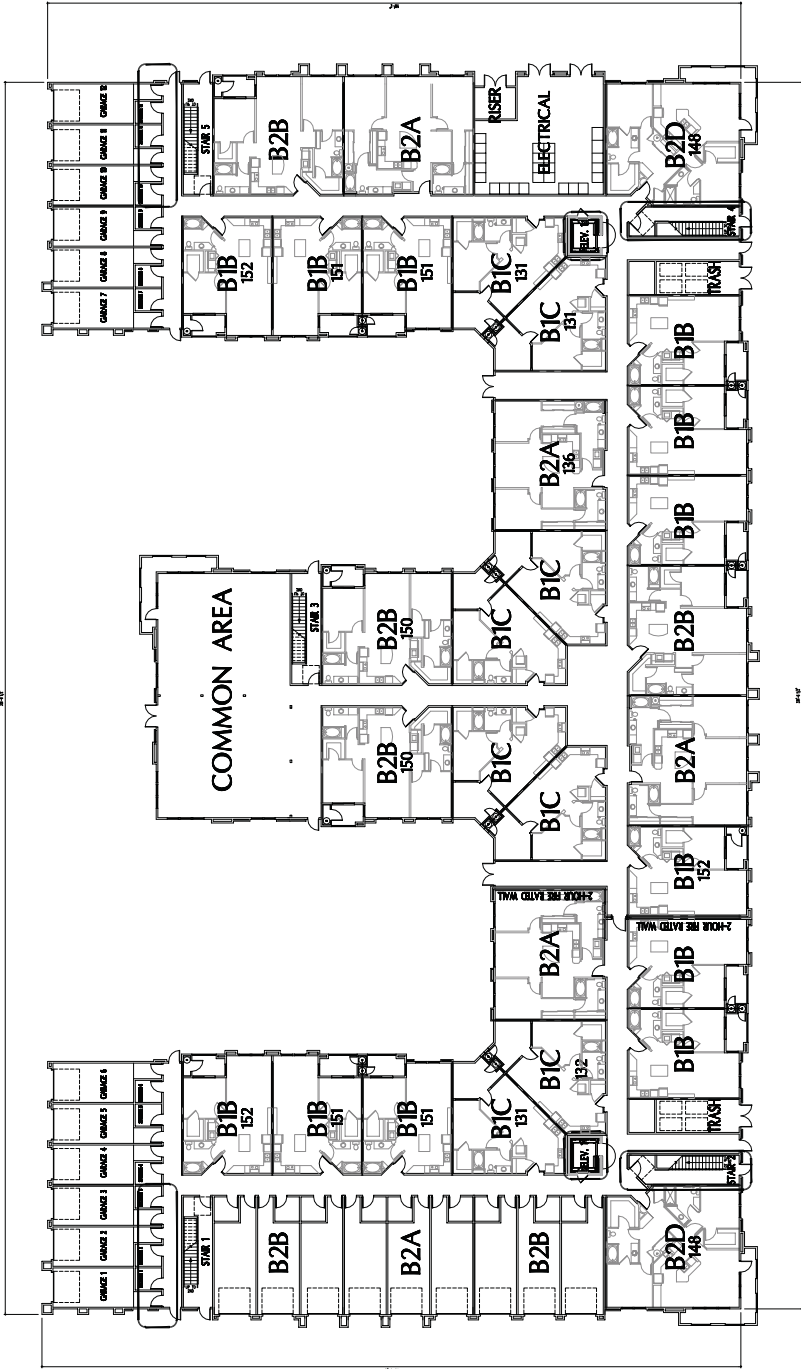
PRJ-54137
05/22/14

BUILDING 2 Unit Count	
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98th LEVEL	14
99th LEVEL	14
100th LEVEL	14

BUILDING 2 - LEVEL 1

SCALE 1/8" = 1'-0"

SUP-54334 & SDR-54335



SUP-54334 & SDR-54335

BUILDING 2 – LEVEL 2

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

PRJ-54137
05/22/14

BUILDING 2
OVERALL BUILDING
LEVEL 2
A1.2b

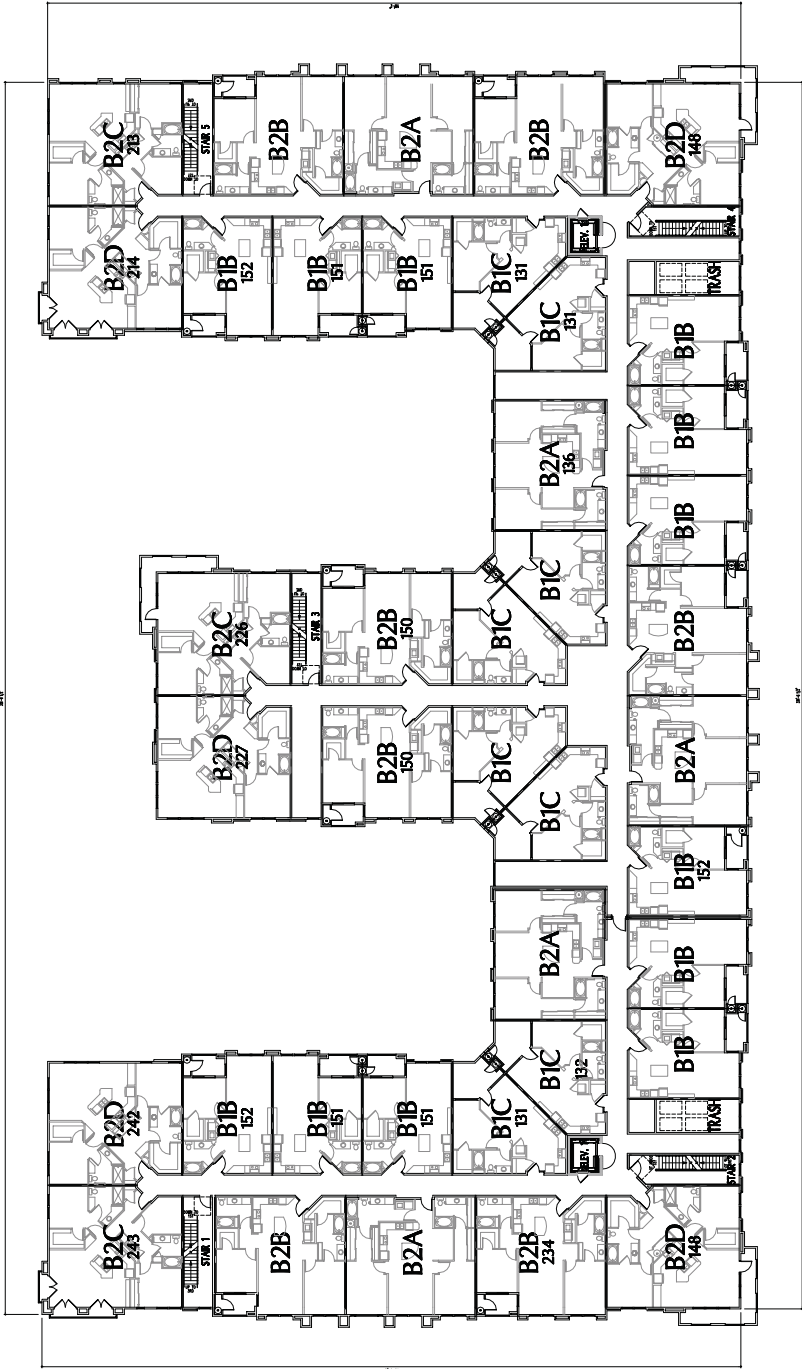
CONCEPTUAL	
644DSB	project number
APRIL 28, 2014	date
DLR	drawn
CONCEPTUAL	

CONCEPTUAL	
644DSB	project number
APRIL 28, 2014	date
DLR	drawn
CONCEPTUAL	

OVATION
Buffalo and Peak
Las Vegas, Nevada



Scott L. Baker, Architect, Inc.
10000 S. Las Vegas Blvd., Suite 1000
Las Vegas, NV 89135
702.735.1111
www.scottlbaker.com



SUP-54334 & SDR-54335

BUILDING 2 – LEVEL 3

SCALE 1/8" = 1'-0"

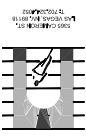
PRJ-54137
05/22/14

BUILDING 2
OVERALL BUILDING
LEVEL 3
A1.2C

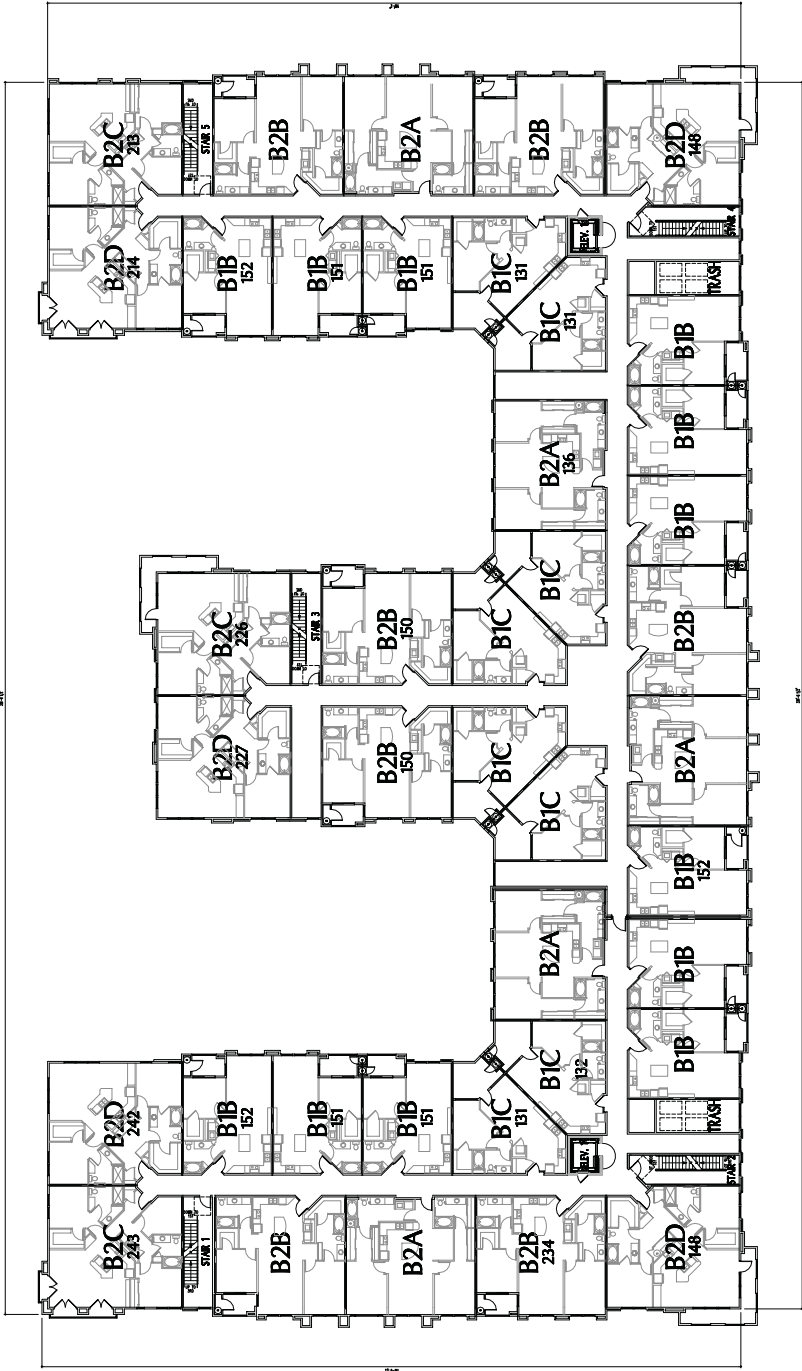
CONCEPTUAL	
644DSB	project number
APRIL 28, 2014	date
DLR	drawn
CONCEPTUAL	

CONCEPTUAL	
644DSB	project number
APRIL 28, 2014	date
DLR	drawn
CONCEPTUAL	

OVATION
Buffalo and Peak
Las Vegas, Nevada



Scott L. Baker, Inc.
Architect, Inc.
10000 Las Vegas Blvd. S., Suite 1000
Las Vegas, NV 89149
Tel: 702.735.1111
Fax: 702.735.1112
www.slbaker.com



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

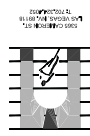
PRJ-54137
05/22/14

**BUILDING 2
OVERALL BUILDING
LEVEL 4
A1.2d**

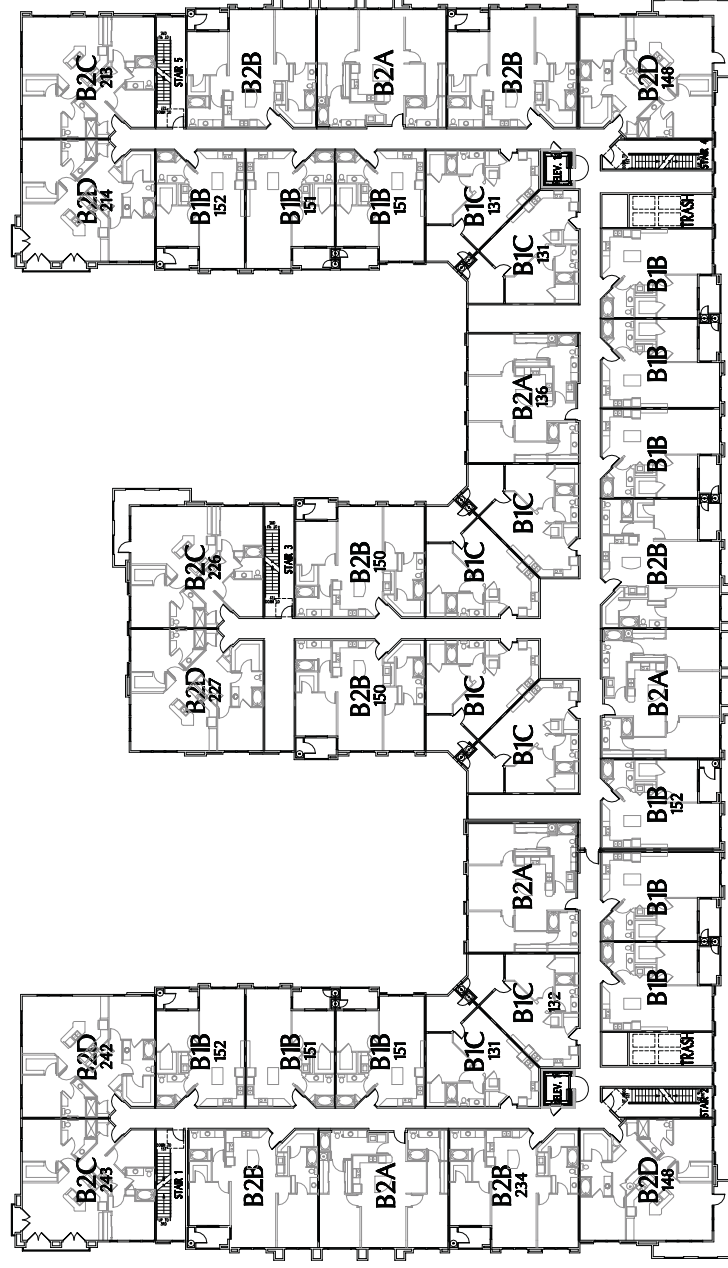
CONCEPTUAL	project number	844DSB
APRIL 29, 2014	date	DLR
drawn	checked	CONCEPTUAL

[illegible]

NOVATION
BUFFALO AND PEAK APARTMENTS
Las Vegas, Nevada



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LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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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.

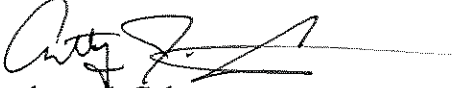
SUP-54334 & SDR-54335

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/

SUP-54334 & SDR-54335

PRJ-54137
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 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.



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



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 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.

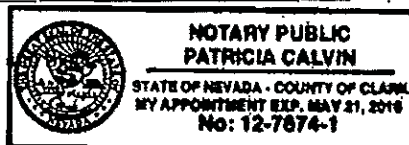
Print Name Thomas A. Thomas
Manager

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 # **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.

Final 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:

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-54331** APN: 139-33-710-005

Name of Property Owner: SIMON CHELSEA, LV DEV LLC.

Name of Applicant: MALL ENTERTAINMENT LLC.

Name of Representative: BALAZS KOVARY

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: RICHARD McKEOWN

Subscribed and sworn before me

This 22 day of May, 2014

Gary L. Stidham
Notary Public in and for said County and State



CLV Planning - Application Form

Application Number:	PRJ-54027
Application/Petition For:	Beer/Wine/Cooler Kiosk
ProjectAddress (Location):	875 SOUTH GRAND CENTRAL PARKWAY KIOSK XXXX
Project Name	WINE KIOSK
Assessors Parcel #(s):	13933710005
Ward #:	WARD 1 (LOIS TARKANIAN), WARD 5 (RICKI Y. BARLOW)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	38.94
Lots/Units:	5/
Additional Information:	Kiosk# K25/255sqft
Applicant First Name:	Balazs
Applicant Last Name:	Kovary
Applicant Address:	2178 Montana Pine Dr.
Applicant City:	Henderson
Applicant State:	NV
Applicant Zip:	89052
Applicant Phone:	917-459-8982
Applicant Fax:	
Applicant Email:	kovarybalazs@yahoo.com
Rep First Name:	Balazs
Rep Last Name:	Kovary
Rep Address:	2178 Montana Pine Dr.
Rep City:	Henderson
Rep State:	NV
Rep Zip:	89052
Rep Phone:	917-459-8982
Rep Fax:	
Rep Email:	kovarybalazs@yahoo.com

SUP-54331

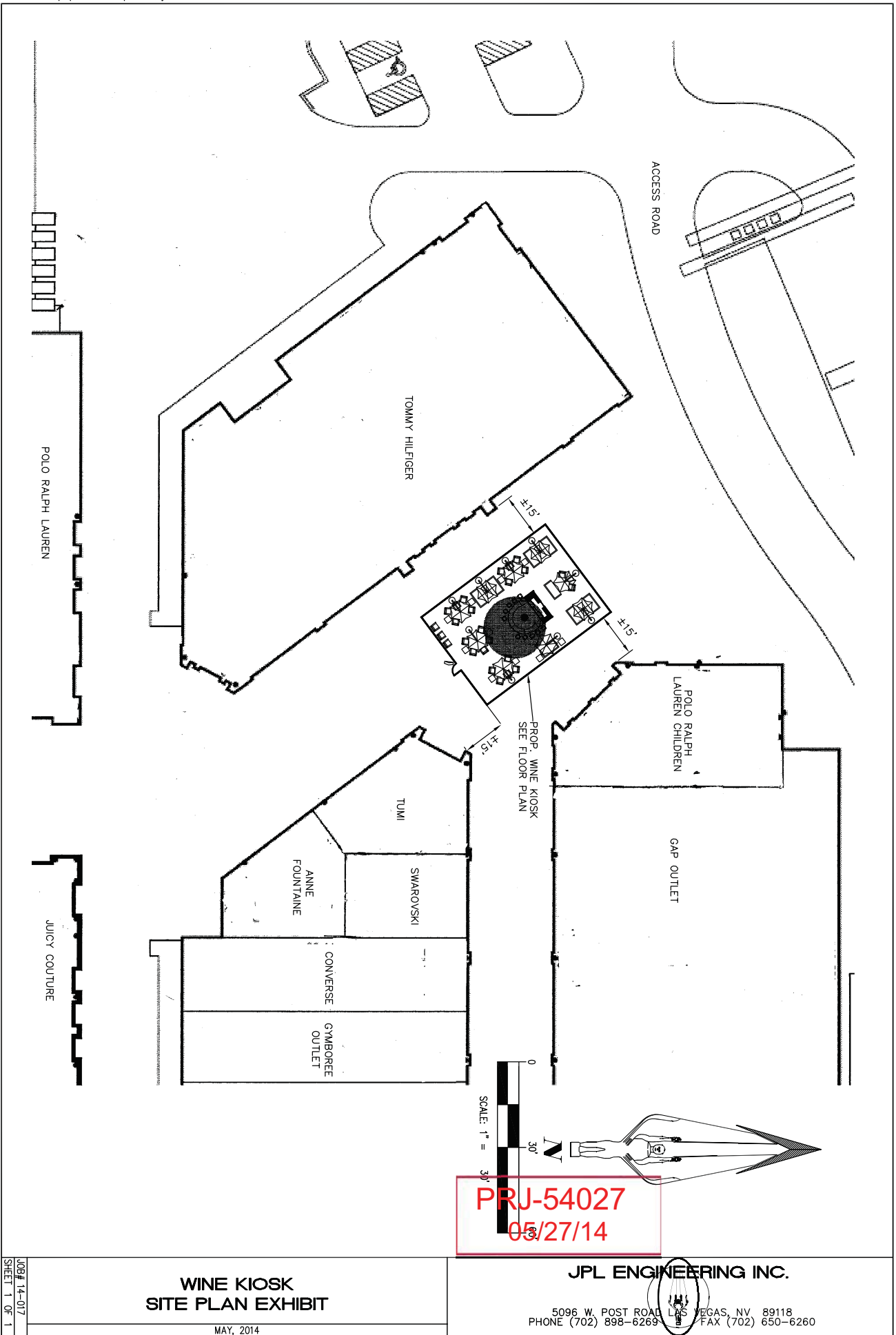
CLV Planning - Application Form

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
SIMON CHELSEA L V DEV L L C	P O BOX 6120	INDIANAPOLIS, IN 46206-6120

CLVEPLAN Applicant	Company	Title	Email
Balazs Kovary	Mall Entertainment LLC.	Owner	kovarybalazs@yahoo.com

SUP-54331



SUP-54331

WINE KIOSK
SITE PLAN EXHIBIT

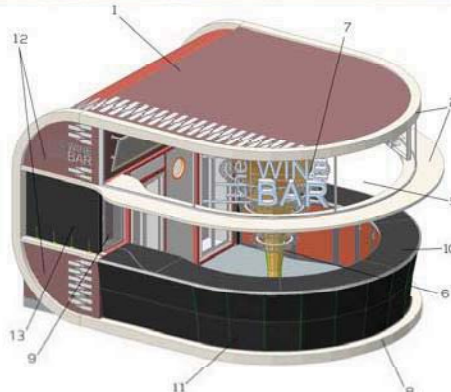
MAY, 2014

JPL ENGINEERING INC.

5096 W. POST ROAD LAS VEGAS, NV 89118
PHONE (702) 898-6269 FAX (702) 650-6260

JOB# 14-017
SHEET 1 OF 1

THE WINE BAR



1. Aluminum panel with UV resistant digital paint color: #1
2. Aluminum frame with lighting LED edge, sunshade color: #2
5. UV resistant polycarbonate windows from Germany (hurricane proof)
6. Steel wine holder with cooling system, color: #3
7. 3D logo with LED backlighting
8. Waterproof LED light in painted aluminum housing color: #2
9. Rail guided sliding hurricane proof panels
10. Granite countertop, material: #1
11. Laser cutted aluminum panels, color: #1
12. Aluminum panel with UV resistant digital paint color: #1
13. Menu board for daily use, color: #4

PRJ-54027
05/27/14

#1

#2

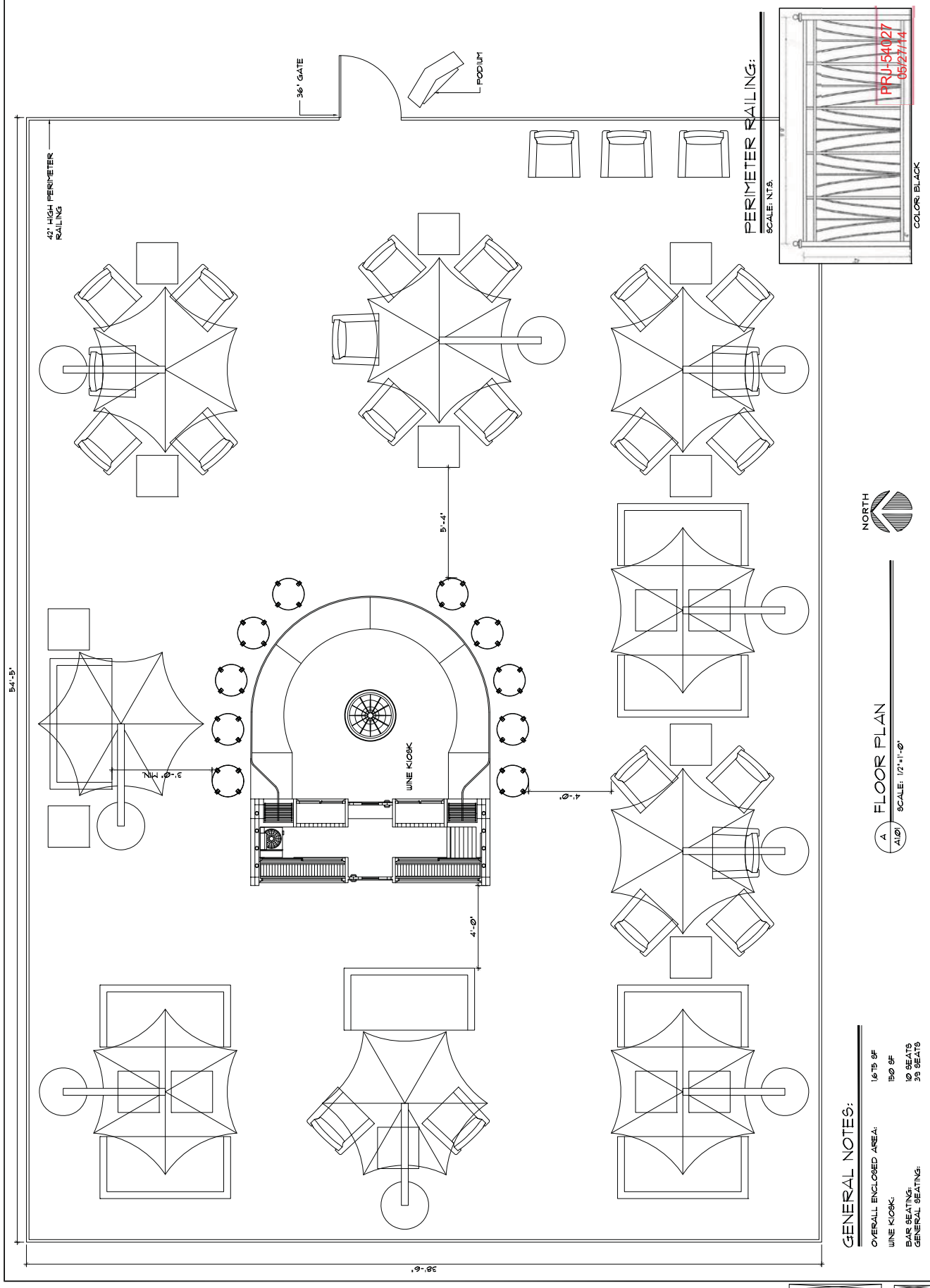
#3

#4

material #1

SUP-54331

Contact info: Mr. Balázs Szalay Cell phone: 407-325-2456 E-mail: info@dakar.hu
All rights reserved, RealSteel Design LLC.



GENERAL NOTES:

OVERALL ENCLOSED AREA:	1675 SF
WINE KIOSK:	150 SF
BAR SEATING:	10 SEATS
GENERAL SEATING:	39 SEATS



FLOOR PLAN
SCALE: 1/2" = 1'-0"

SUP-54331



May 22, 2014

City of Las Vegas
Planning and Development
333 Rancho Drive
Las Vegas, NV 89106

RE: PRJ-54027
Special Use Permit
Project: Wine Tasting Kiosk, Premium Outlet Mall North

Dear Staff:

We respectfully request a Special Use Permit pre-application meeting for a wine tasting kiosk at the Premium Outlet Mall North, downtown Las Vegas.

Wine tasting Kiosk are a new concept in retailing and have been successful in other large retail malls throughout the Country. As a large walking mall most of the foot traffic is tourist traffic and comes via bus and/or cabs. Kiosk's are well suited for a large walking malls. A wine tasting kiosk offers the opportunity to take a break from a busy day of shopping and is a positive attraction. There are no other Kiosks of this type in the Premium Outlet Mall North. The concept is consistent with overall commercial zoning and open walking area of the Premium Mall and the Smith Center.

The site is kiosk has been designed to separate the serving area from the general public. Only customers 21 years old and older will be allowed in the kiosk area.

As a Kiosk in established mall there be no additional traffic generated and the existing parking is sufficient.

Should you have any questions please feel free to contact our office at 917-459-8982.

Sincerely,



Balazs Kovary

SUP-54331

PRJ-54027
05/27/14

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: _____

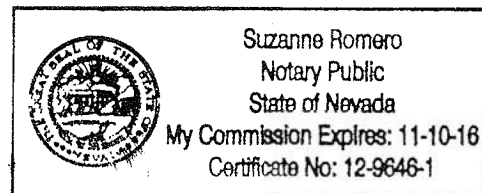
Signature of Property Owner: _____

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: 847-609-702 Fax: 847-609-702
 City LAKE BLUFF, ILL. State IL Zip 60181
 E-mail Address KVPLNCN@AOL.COM

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

REPRESENTATIVE KEVIN PLANCHEN Contact KEVIN
 Address 321 S. CASINO CENTER #100 Phone: 847-609-702 Fax: 847-609-702
 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

OFFICIAL SEAL
 CAROL A. HAGERTY
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES November 27, 2014

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

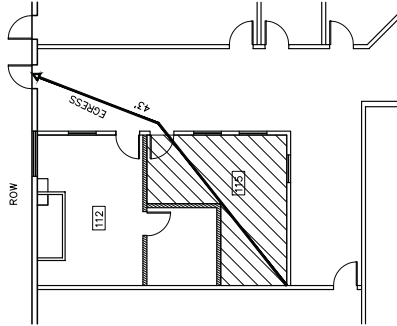
CODE USED - 2009 IBC, 2009 UMC, 2009 UFC, 2009 IFC
2008 NEC & ANSI 2003
JURISDICTION: CITY OF LAS VEGAS
OCCUPANCY: B
TYPE OF CONSTRUCTION: I-A (EXISTING BUILDING)
FIRE PROTECTION: FIRE SPRINKLERS PROVIDED
TOTAL FLOOR AREA: 258 SQ.FT
LOT SIZE: 0.56 AC

OCCUPANT LOAD COMPUTATION

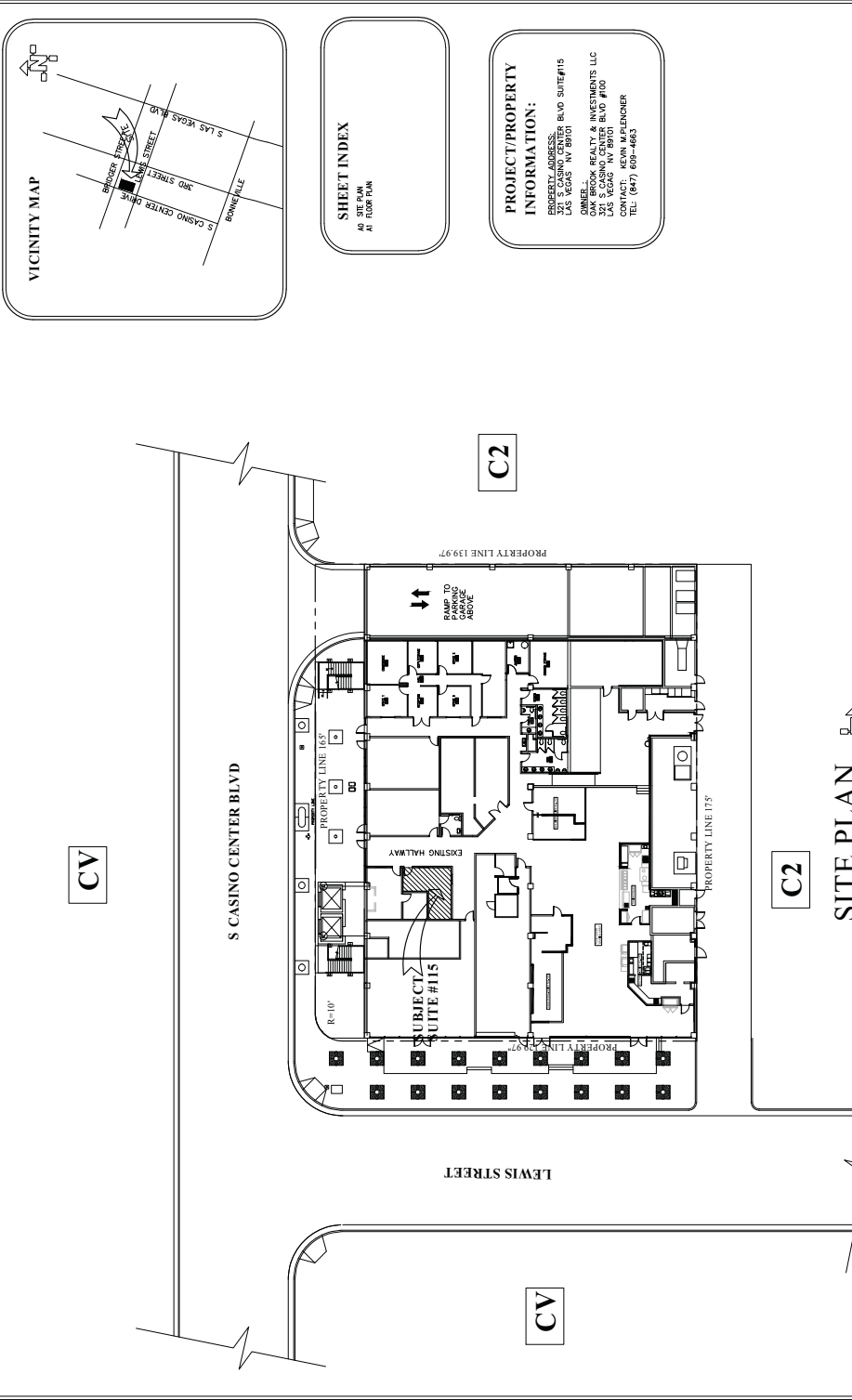
LOCATION/SPACE	AREA (S.F.)	OCC. LOAD FACTOR	OCC. LOAD
OFFICE SPACE 115	258	100	3
TOTAL	258 S.F.		3

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

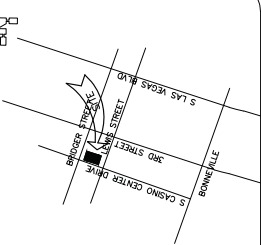
EXIT ANALYSIS



PROPOSED BAIL BOND SUITE #115
OAK BROOK REALTY



VICINITY MAP



SHEET INDEX
A0 SITE PLAN
A1 FLOOR PLAN

PROJECT/PROPERTY
INFORMATION:

PROPERTY ADDRESS: 3200 CASINO CENTER BLVD SUITE#115
LAS VEGAS NV 89101
OWNER: OAK BROOK REALTY & INVESTMENTS LLC
3200 CASINO CENTER BLVD #100
LAS VEGAS NV 89101
CONTACT: KEVIN M. PLECHNER
TEL: (702) 445-4625

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

PROPOSED BAIL BOND SUITE #115
OAK BROOK REALTY

DATE: 05/05/14
DRAWN BY: RYN
CHECKED BY: RYN
DATE: 05/05/14

SHEET PLAN
DRAWN BY: RYN
CHECKED BY: RYN
DATE: 05/05/14
SCALE: 1"=20'-0"

SUP-54000

CODE ANALYSIS

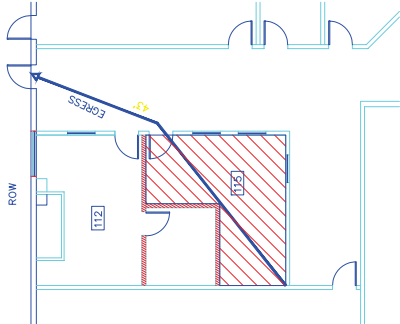
CODE USED - 2009 IBC, 2009 UMC, 2009 UPC, 2009 IFC
2008 NEC & ANSI 2003
JURISDICTION: CITY OF LAS VEGAS
OCCUPANCY: B
TYPE OF CONSTRUCTION: I-A (EXISTING BUILDING)
FIRE PROTECTION: FIRE SPRINKLERS PROVIDED
TOTAL FLOOR AREA: 258 SQ.FT
LOT SIZE: 0.56 AC

OCCUPANT LOAD COMPUTATION

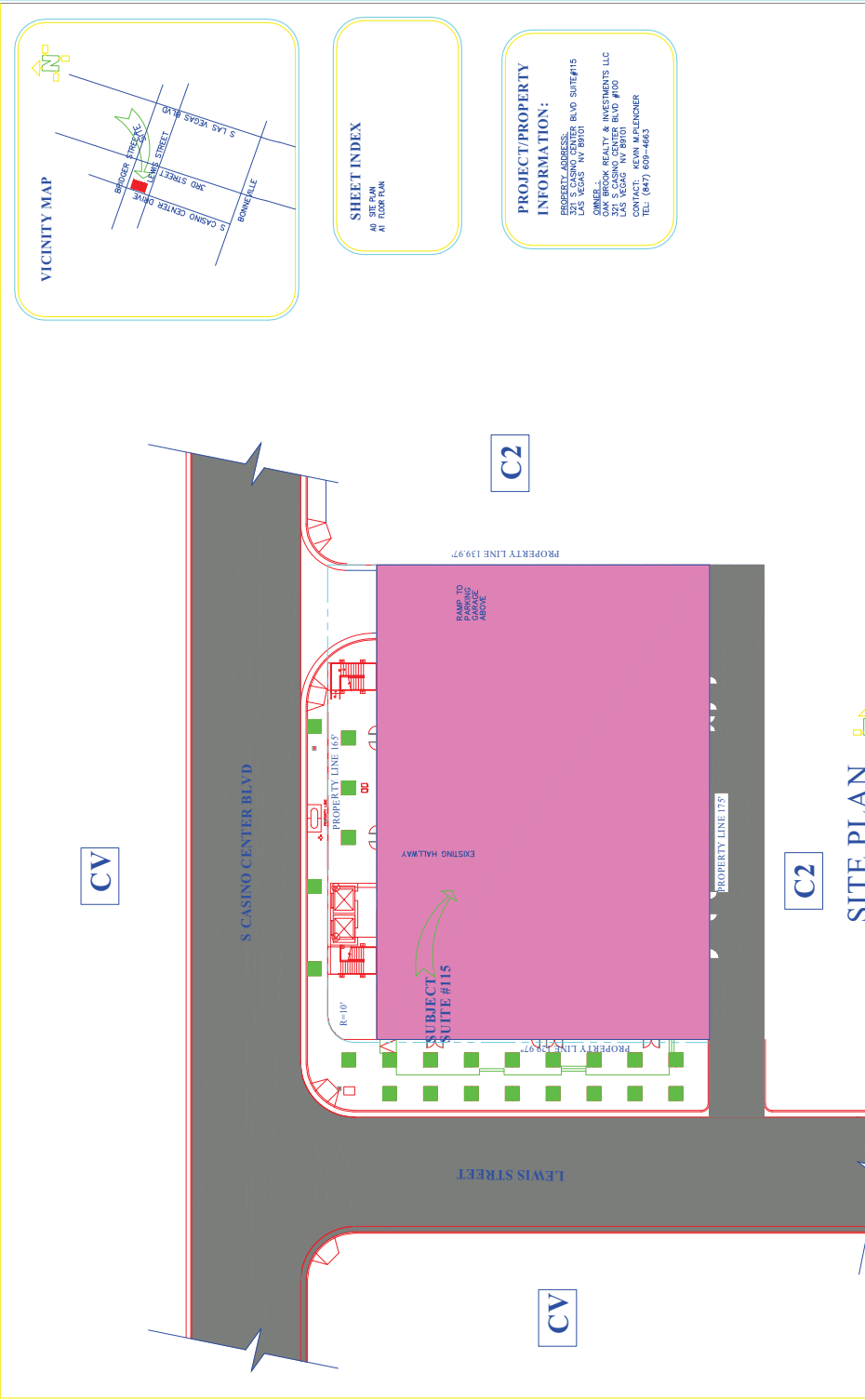
LOCATION/SPACE	AREA (S.F.)	OCC. LOAD FACTOR	OCC. LOAD
OFFICE SPACE 115	258	100	3
TOTAL	258 S.F.		3

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



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

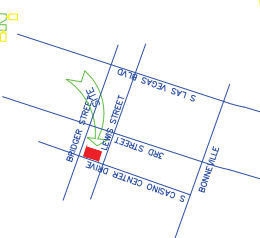
PROJECT/PROPERTY INFORMATION:

PROPERTY ADDRESS:
LAS VEGAS, NV 89101
OWNER:
OAK BROOK REALTY & INVESTMENTS LLC
324 S CASINO CENTER BLVD #100
LAS VEGAS, NV 89101
CONTACT: ALON M. LEONCHER
TEL: (702) 445-4425

SHEET INDEX

A0 SITE PLAN
A1 FLOOR PLAN

VICINITY MAP



PROPOSED BAIL BOND SUITE #115

PRN 150703

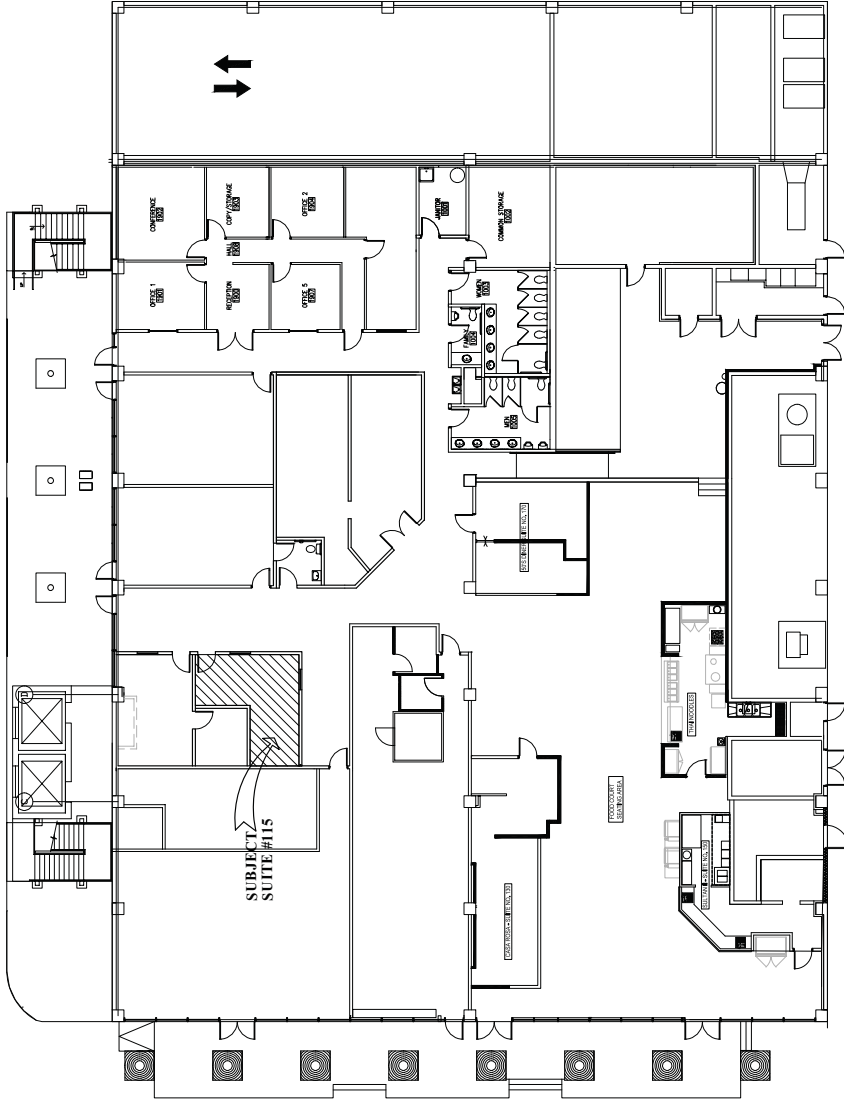
DATE: 05/05/14

SITE PLAN

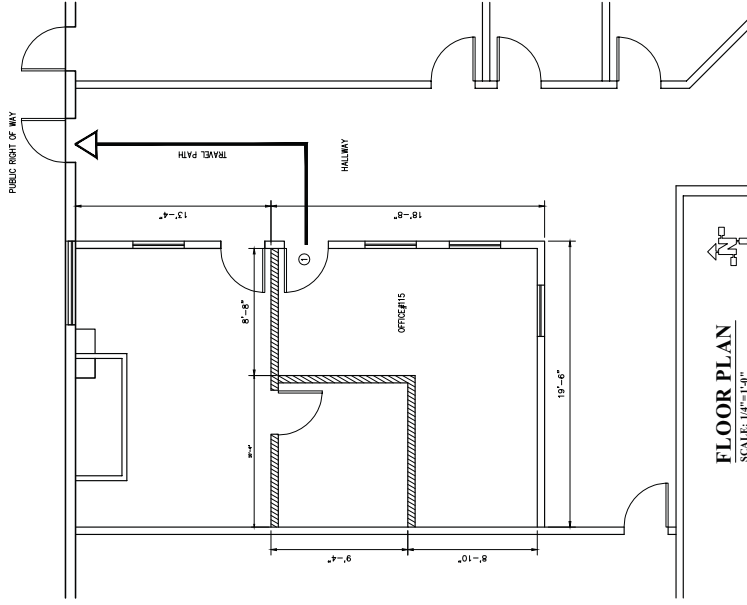
DATE: 05/05/14

SCALE: 1"=20'-0"

SUP-54000



BUILDING PLAN
(SCALE: 1/8"=1'-0")



FLOOR PLAN

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

FLOOR AREA UNIT #115 = 258 S.F.

PROPOSED RAIL BOND SUITE #115			
OAK BROOK REALTY			
CONTRACT NO.	PRJ-55708		
DATE	07/03/14		
DRAWING NO.	FLOOR PLAN, DOOR SCHEDULE & INTERIOR ELEVATIONS		
REVISION	BY	DATE	DESCRIPTION
	AV	11/12/14	REVISED
	AV		AI

SUP-54000

March 15, 2014

JUSTIFICATION LETTER

RE: BAIL BONDS SPECIAL USE / 321 S. Casino Center Suite 115

In regard to our request for a special use for bail bonds office for the above referenced property, the location across from the justice and detention center and the professional atmosphere of the building housing law offices and other uses is conducive for a bail bonds office. Any business opening in the downtown area creates revenue and increased taxation for the city. Hours of operation will be equal to standards in the bail bond business, normally 8 am to 6 pm, some evenings and weekends. The atmosphere presented is more of a law office setting.

Kevin M. Plencner

Oak Brook Realty & Investments, II, LLC

SUP-54000

PRJ-53703
05/27/14

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 - 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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-54204

Case Number: PRJ-53968 APN: 139-35-803-021

Name of Property Owner: Mee Ling Fong

Name of Applicant: Alex Moreno

Name of Representative: Alex Moreno

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: _____

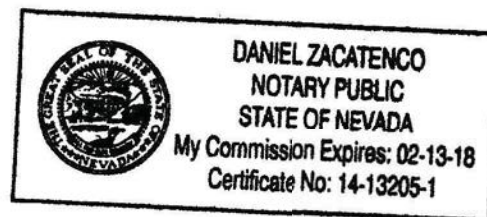
Signature of Property Owner: Mee Ling Fong

Print Name: Mee Ling Fong

Subscribed and sworn before me

This 7 day of 5, 2014

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



CLV Planning - Application Form

Application Number:	PRJ-53968
Application/Petition For:	SUP for Alex Moreno
ProjectAddress (Location):	2017 EAST CHARLESTON BLVD
Project Name	TATTOO SHOP
Assessors Parcel #(s):	13935803021
Ward #:	WARD 3 (BOB COFFIN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	.73
Lots/Units:	2017 E. Charleston Blvd
Additional Information:	
Applicant First Name:	Alex
Applicant Last Name:	Moreno
Applicant Address:	5408 El Roble Ct.
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89120
Applicant Phone:	(541)861-9469
Applicant Fax:	
Applicant Email:	alexmorenoart@yahoo.com
Rep First Name:	Alex
Rep Last Name:	Moreno
Rep Address:	5408 El Roble Ct.
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89120
Rep Phone:	(541)861-9469
Rep Fax:	
Rep Email:	alexmorenoart@yahoo.com

SUP-54204

PRJ-53968
05/20/14

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
FONG FAMILY TRUST ETAL	P O BOX 42242	LAS VEGAS, NV 89116-0242

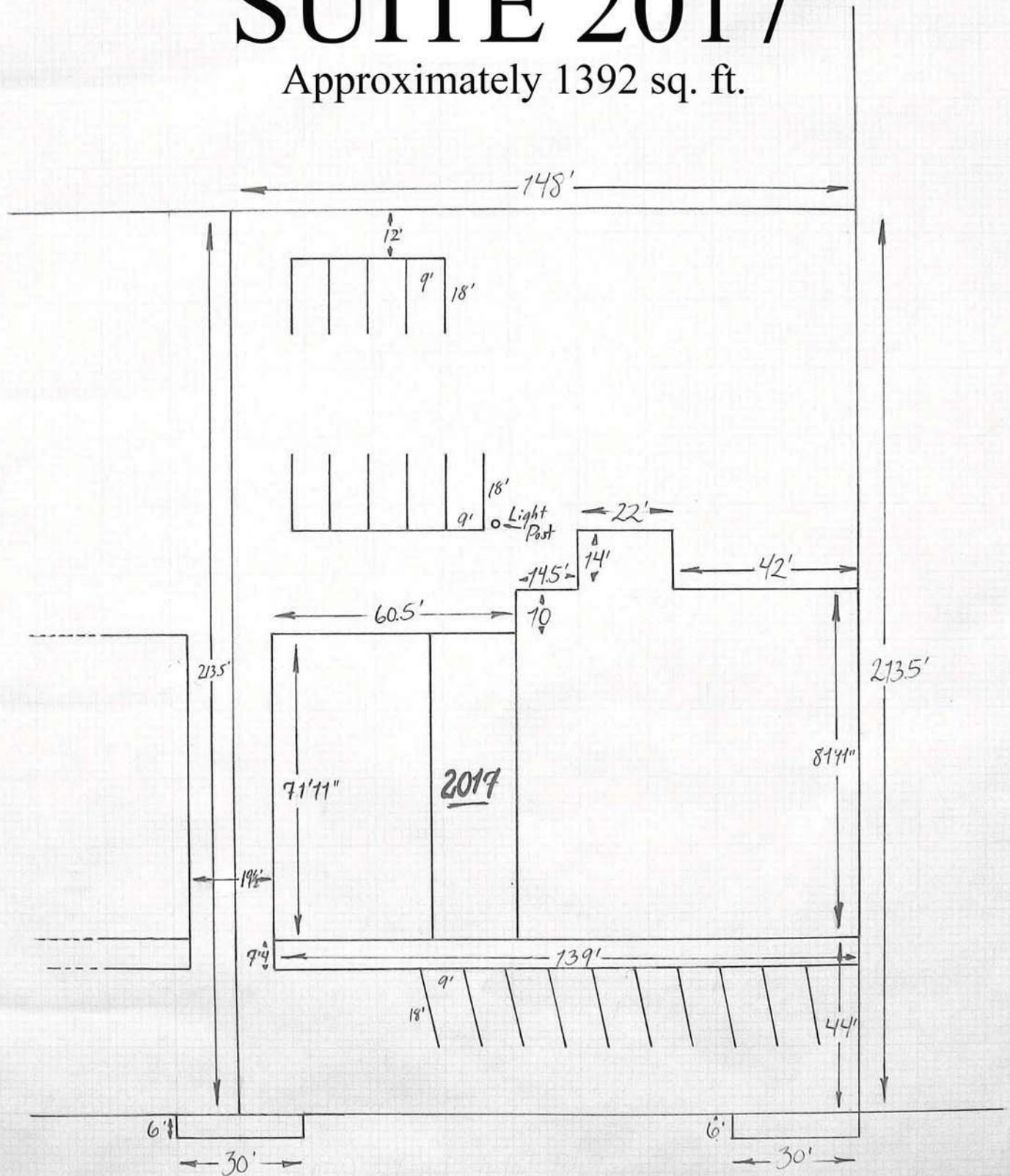
CLVEPLAN Applicant	Company	Title	Email
Alex Moreno	Tattoo Cartel LLC	Tattoo Operator	alexmorenoart@yahoo.com

SUP-54204

PRJ-53968
05/20/14

SUITE 2017

Approximately 1392 sq. ft.



159 E. Charleston Blvd.

SUP-54204

Scale 1/16th inch = 1 foot

SUITE 2017

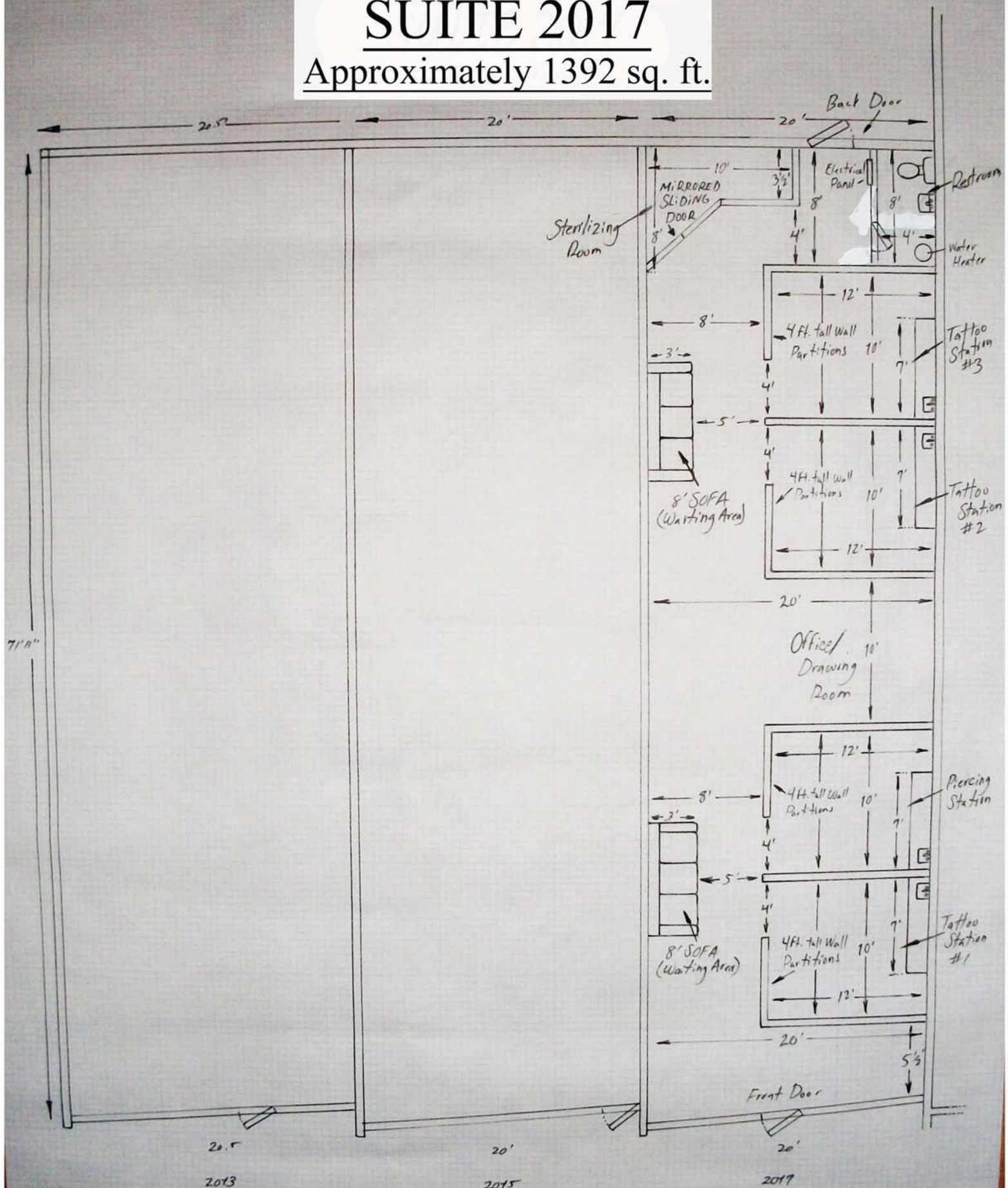
Approximately 1392 sq. ft.



PRJ-53968
05/20/14

SUP-54204

Approximately 1392 sq. ft.



SUP-54204

Scale 1/4 inch = 1 foot

PRJ-53968
05/20/14

TATTOO SHOP

April 22, 2014
City of Las Vegas
Development Services Center
333 N. Rancho Dr.
Las Vegas, NV 89106

To whom it may concern,

This Justification Letter is submitted to describe to you, in full detail, my request and intended use of the land lot located at 2017 E. Charleston Blvd.

I am requesting permission to build and operate a fully functional tattoo/piercing studio. The intended use will be solely for applying quality tattoos and piercings onto individuals skin. In addition I plan on selling related merchandise like original art and art prints, high quality body jewelry, tattoo aftercare ointments and lotions, piercing aftercare, lifestyle related clothing, miscellaneous novelties , etc.

As of now the only employee at the studio will be me, Alex Moreno. I plan on being the sole proprietor/operator in the beginning stages of my venture. My current clientele base is moderate but loyal and is more than enough to get me through the first few pivotal months of any new enterprise. As business grows and my clientele expands, through targeted marketing and referrals, I will seek qualified individuals to help with the expanding needs of the practice. The hours of operation I intend to stay open shall be noon to nine p.m., standard times for many tattoo shops currently in business.

Presently, I work at Starlight Tattoo as an independent contractor, tattooing full-time. This will be my fifth year there. It's a great job, but it's time for me to pursue new avenues. I've spoken to all the neighboring tenants and all seem excited and thrilled to have a tattoo shop next door, so there should be no apparent issues there.

As far as Sustainability goes, I checked yes on two tabs. There is connectivity with adjacent parcel number 139-35-803-025, address listed as 2001 E. Charleston Blvd., 89101. We share a driveway to a huge back parking lot of approximately 27,000 square feet. Secondly; bicycle parking, I will provide a nice bicycle rack either in front or back of the building, since I am a bicycle enthusiast and will more than likely ride my bike to and from work on a regular basis.

SUP-54204

PRJ-53968
05/20/14

Under Findings, I feel that a tattoo shop would be a perfect fit for the surrounding demographics of the area. I will notify any and all people needed and post and publish the notice of the hearing as required. Public health, safety, and well being are of utmost importance to me. I tattoo exclusively with disposable tubes and needles. This means they are single use, you use them once then dispose of them. The tubes get thrown out in marked biohazard bags since they have no sharp edges that can puncture anybody. Used needles have to be put in an approved sharps container and once this is full you dispose of them either with Republic Services, (who has two drop-off locations in Las Vegas) or a certified mail back service. That being said I will still have on my premises a fully functional and up to date autoclave and ultrasonic cleaner to clean and sterilize tools and materials that are not available in single use disposable form.

Other considerations would be the approval of similar businesses in the area that are already operating and performing similar procedures. Las Vegas Tattoo Lounge, located approximately 1.1 miles east, at 2885 E. Charleston Blvd. and Precious Slut, located at 1013 E. Charleston Blvd, about one mile west of my proposed location. Both sites have been in business for several years which would indicate that they're both positive economic stimulants for the area and the demand is present.

If there is anything I missed please let me know and I'll provide the appropriate changes or additions. Thank you for your consideration and I look forward to corresponding with you on this matter in the future.

Sincerely yours,

Alex Moreno

(541) 861-9469

alexmorenoart@yahoo.com

SUP-54204

PRJ-53968
05/20/14

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 Packet and Application Form.pdf

05/21/14

REMARKS

2. EXISTING LANDSCAPING / TREES AFFECTED BY THIS PROJECT TO BE REMOVED AND REPLACE AND COMPLY WITH TOWN CENTER DEVELOPMENT STANDARDS LANDSCAPING REQUIREMENTS.



CALL	1-877-275
------	-----------

COMBINED SHOPPING CENTER TOTAL # OF REGULAR PARKING SPACES IN

ARCHITECTURAL OVERALL SITE PLAN (REFERENCE ONLY)

SUP-54235

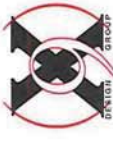
2/1/2014



Drawn By: Date: 05/13/2014

Revised: By: Date: 05/13/2014

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

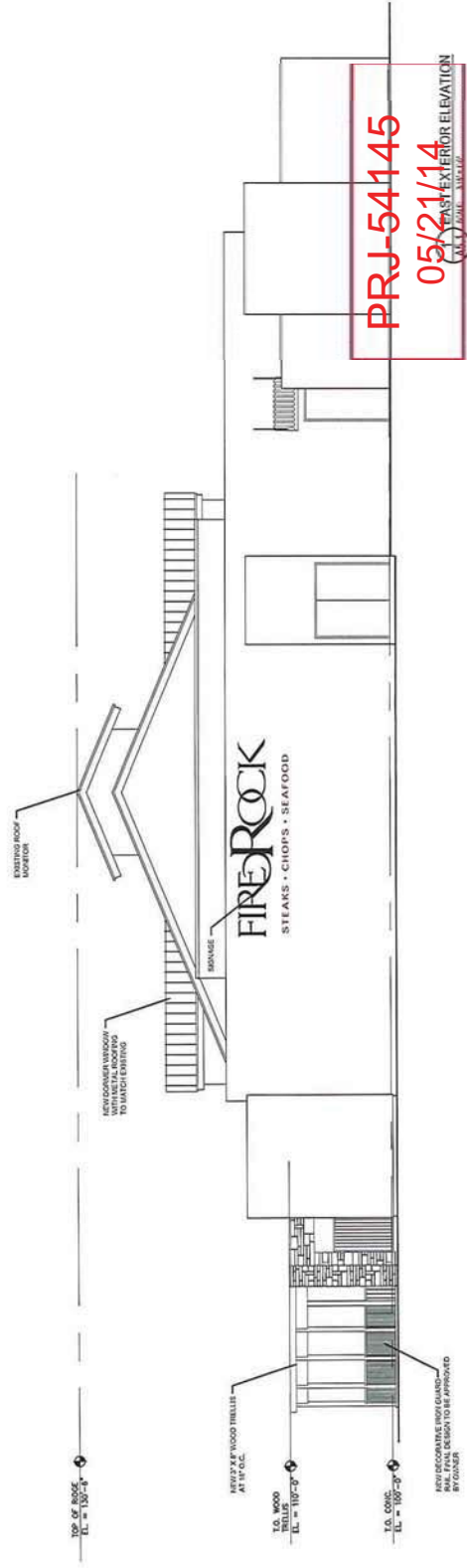
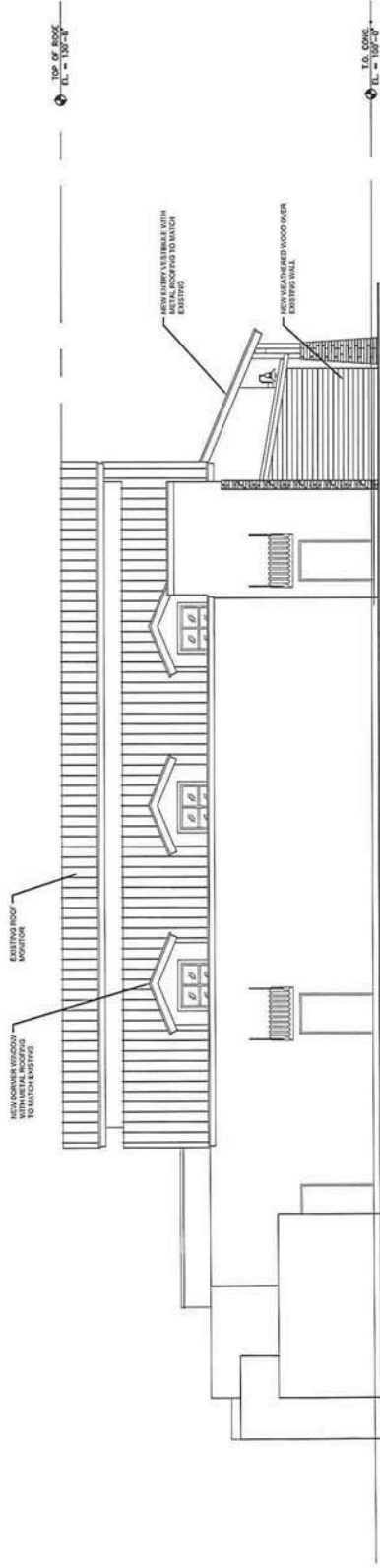


Renovation for:
Fire Rock Steak House
3000 Las Vegas Blvd. S.
Center Blvd.
Las Vegas, Nevada

Project No.: 214037
Exterior Elevations

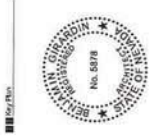
Project No.: 214037

Sheet No.: A5.1



PRJ-54145
05/21/14
EAST EXTERIOR ELEVATION

SUP-54235



Drawn By	05/11/2014
Check By	05/11/2014
Revise By	05/11/2014
Revise By	05/11/2014

Sheet	008
Revised	009
Revised	010



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

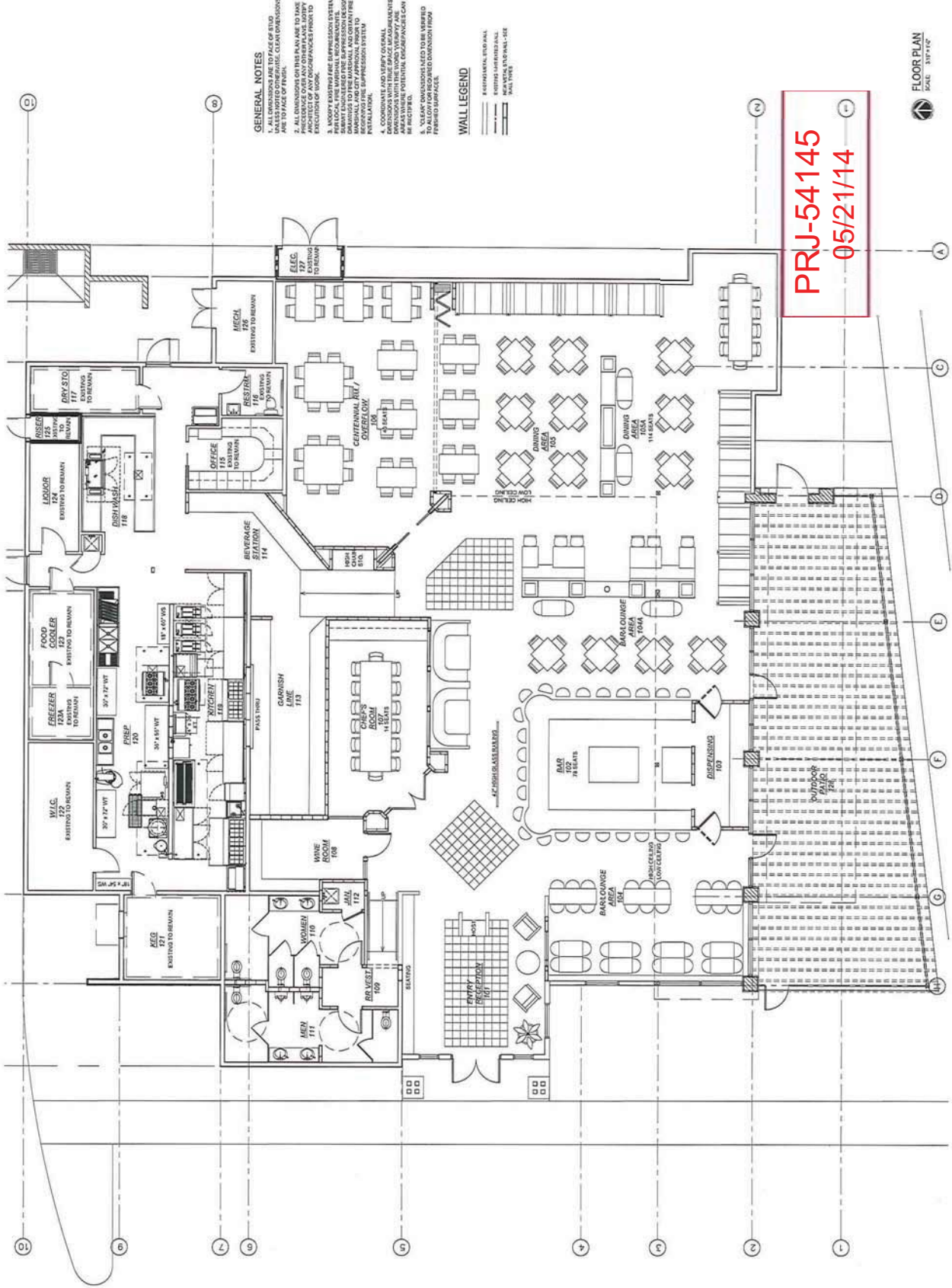
Project No.
214037

Floor Plan

214037

A1.0

FLOOR PLAN
SCALE: 3/8"=1'-0"



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD.
2. ALL DIMENSIONS ON THIS PLAN ARE TO FACE OF STUD.
3. ALL DIMENSIONS ON THIS PLAN ARE TO FACE OF STUD.
4. ALL DIMENSIONS ON THIS PLAN ARE TO FACE OF STUD.
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9. ALL DIMENSIONS ON THIS PLAN ARE TO FACE OF STUD.
10. ALL DIMENSIONS ON THIS PLAN ARE TO FACE OF STUD.

WALL LEGEND

- 1. 4" CMU WALL - SEE PLAN
- 2. 4" CMU WALL - SEE PLAN
- 3. 4" CMU WALL - SEE PLAN
- 4. 4" CMU WALL - SEE PLAN
- 5. 4" CMU WALL - SEE PLAN
- 6. 4" CMU WALL - SEE PLAN
- 7. 4" CMU WALL - SEE PLAN
- 8. 4" CMU WALL - SEE PLAN
- 9. 4" CMU WALL - SEE PLAN
- 10. 4" CMU WALL - SEE PLAN

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

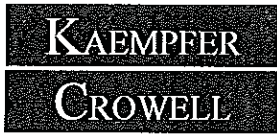
The Establishment will be located in an existing restaurant and tavern building on the Property. The Applicant is proposing some remodeling to the existing building including a new entry vestibule with a metal roofing to match the existing roofing, a new patio area, a new decorative iron guard rail,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

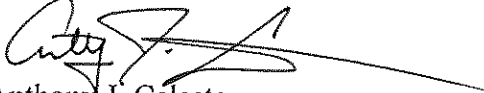


City of Las Vegas
PLANNING & DEVELOPMENT
DEPARTMENT
May 20, 2014
Page 2

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: JUAN M. BERRERA - 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: Juan 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: _____

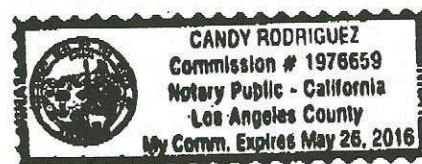
Signature of Property Owner: _____

Print Name: FRED SHAKIB

Subscribed and sworn before me

This 20th day of MAY, 2014

[Signature]
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 eviantrstales@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]

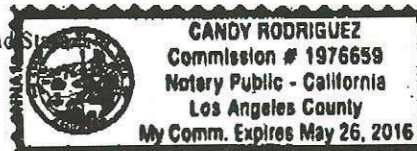
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name FRED SHAKIS

Subscribed and sworn before me

This 20th day of MAY, 20 14.

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

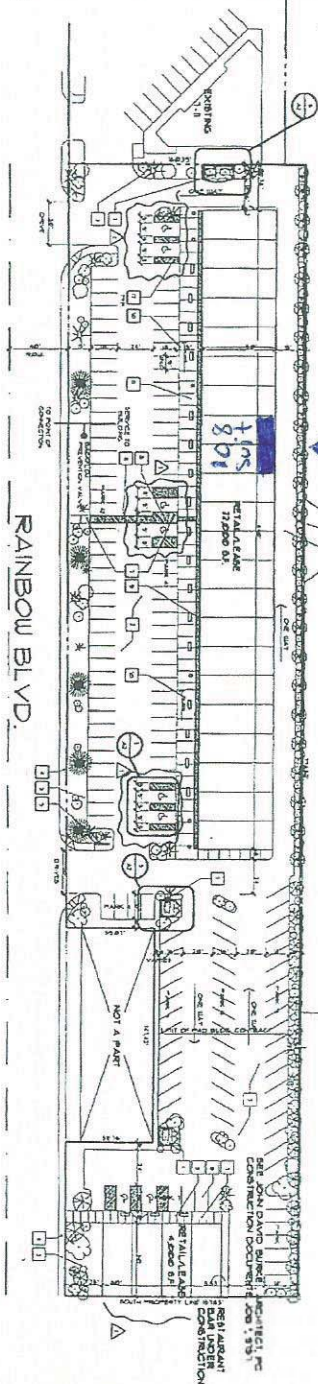
Case # **SUP-54292**
 Meeting Date: **07/08/14 PC**
 Total Fee: _____
 Date Received: * _____
 Received By: _____

* 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.

Filedepot\Application Packet\Application Form.pdf

1 SITE PLAN / LANDSCAPING PLAN

SCALE: 1" = 30'-0"



Handwritten notes: 'Principal', 'parking', '133', '801 # 115' with an arrow pointing to a specific area on the plan.

NOTES:
1. ALL EXISTING UTILITIES SHOWN ON THE SITE PLAN ARE TO REMAIN.
2. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS SPECIFICATIONS.
3. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. ALL NEW TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF LAS VEGAS SPECIFICATIONS.
5. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
6. ALL NEW LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS SPECIFICATIONS.

PR-53537
05/22/14

KEYNOTES

- 1. EXISTING PARKING: 11 SPACES
- 2. NEW PARKING: 11 SPACES
- 3. EXISTING LANDSCAPING: 11 SPACES
- 4. NEW LANDSCAPING: 11 SPACES
- 5. EXISTING UTILITIES: 11 SPACES
- 6. NEW UTILITIES: 11 SPACES
- 7. EXISTING TREES: 11 SPACES
- 8. NEW TREES: 11 SPACES
- 9. EXISTING BUILDING: 11 SPACES
- 10. NEW BUILDING: 11 SPACES

LANDSCAPE LEGEND

- 1. EXISTING PARKING: 11 SPACES
- 2. NEW PARKING: 11 SPACES
- 3. EXISTING LANDSCAPING: 11 SPACES
- 4. NEW LANDSCAPING: 11 SPACES
- 5. EXISTING UTILITIES: 11 SPACES
- 6. NEW UTILITIES: 11 SPACES
- 7. EXISTING TREES: 11 SPACES
- 8. NEW TREES: 11 SPACES
- 9. EXISTING BUILDING: 11 SPACES
- 10. NEW BUILDING: 11 SPACES

PROJECT DATA

PROJECT DATA:
1. EXISTING PARKING: 11 SPACES
2. NEW PARKING: 11 SPACES
3. EXISTING LANDSCAPING: 11 SPACES
4. NEW LANDSCAPING: 11 SPACES
5. EXISTING UTILITIES: 11 SPACES
6. NEW UTILITIES: 11 SPACES
7. EXISTING TREES: 11 SPACES
8. NEW TREES: 11 SPACES
9. EXISTING BUILDING: 11 SPACES
10. NEW BUILDING: 11 SPACES

LOCATION



sheet no. A1
date: 05/22/14
proj. no.:
drawn by:
chkd. by:

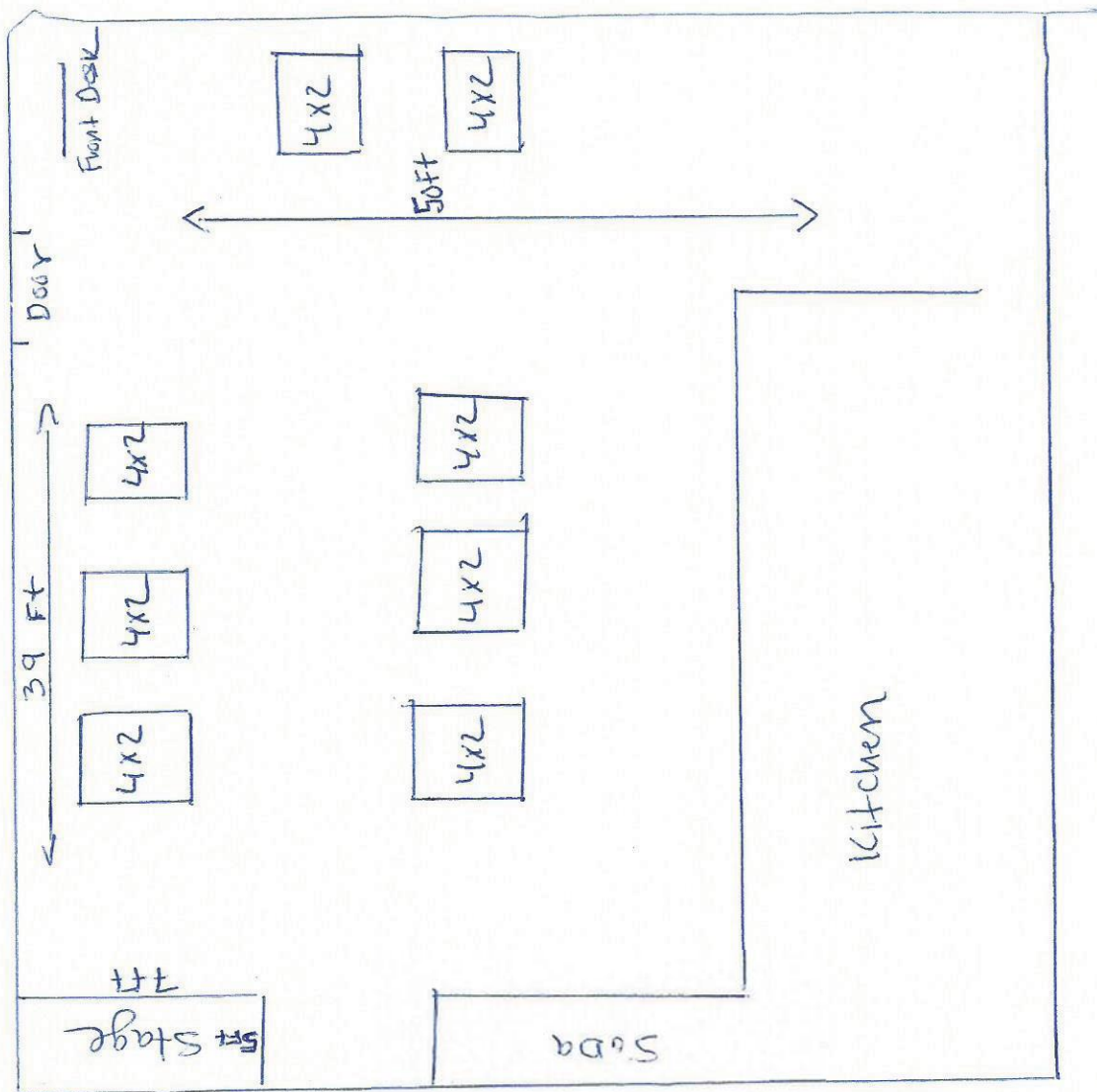
ALANO PLAZA
77,000 SF. RETAIL/LEASE
FOR TERRAFLUX REALTY
& DEVELOPMENT
CITY OF LAS VEGAS NEVADA

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 COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS.

JOHN DAVID BURRHEAD ARCHITECTS
3650 S. RAINBOW BLVD. #201 LAS VEGAS NV 89102 (702) 876-1443

revisions:
1. 05/22/14
2. 05/22/14
3. 05/22/14
4. 05/22/14
5. 05/22/14
6. 05/22/14
7. 05/22/14
8. 05/22/14
9. 05/22/14
10. 05/22/14

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 request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,319 SQUARE-FOOT RESTAURANTWITH 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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-54308** APN: _____
Name of Property Owner: PK1 CHEYENNE COMMONS, LLC
Name of Applicant: DESIGN & WINE
Name of Representative: RACHEL ROBERTS - 702-330-6256

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: _____

See Attached.

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

Signature of Property Owner:

PK I CHEYENNE COMMONS LLC

By: PK I Cheyenne Commons Holdco LLC, its
sole member

By: KIM-BIG 2 JV LP, its sole member

By: KIM-BIG 2 JV GP, Inc., its general partner

By:


Kevin Smith
Vice President

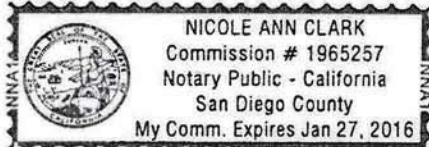
SUP-54308

PRJ-54193
05/22/14

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 22nd
day of May, 20 14, by Kevin Smith

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in dark ink, appearing to read "Kevin Smith", written over a horizontal line.

SUP-54308

PRJ-54193
05/22/14

CLV Planning - Application Form

Application Number:	PRJ-54193
Application/Petition For:	SUP for beer/wine/cooler on-sale
ProjectAddress (Location):	3715 NORTH RAINBOW BLVD
Project Name	DESIGN & WINE
Assessors Parcel #(s):	13815502006
Ward #:	WARD 5 (RICKI Y. BARLOW), WARD 6 (STEVEN D. ROSS)
Is the Application Information Correct:	No
If no, ...change what	SUP for Wine and Beer Room 3175 NORTH RAINBOW BLVD
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Rachel
Applicant Last Name:	Roberts
Applicant Address:	3395 S Jones Blvd #484
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89146
Applicant Phone:	7023306256
Applicant Fax:	
Applicant Email:	rachelerin1@gmail.com
Rep First Name:	Rachel
Rep Last Name:	Roberts
Rep Address:	3395 S Jones Blvd #484
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89146
Rep Phone:	7023306256
Rep Fax:	
Rep Email:	rachelerin1@gmail.com

SUP-54308

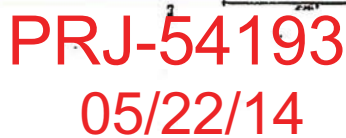
CLV Planning - Application Form

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
P K I CHEYENNE COMMONS L L C	3333 NEW HYDE PARK RD #100	NEW HYDE PARK, NY 11042-1205

CLVEPLAN Applicant	Company	Title	Email
Rachel Roberts	Las Vegas Bungee, Inc. DBA Design & Wine	Mrs.	rachelerin1@gmail.com

SUP-54308



SITE PLAN
SCALE: 1"=10'-0"

C-1	C-1	C-1	C-1
K T LOREY LLC APR 13/16/1006	CHETDOR LORENZ LP APR 13/16/1004	BURNELLOW LP APR 13/16/1903	CHETDOR LORENZ LP APR 13/16/1001

61
CHRYSLER LOANED UP
APR 13 1961

21
SURVEILLANCE LP
APR 13 14 19 1983

6-1
UNITED STATES DEPARTMENT OF JUSTICE
FBI
JAN 12 1961

6-1
K T LOWMEY LLC
APR 13 14 10 004

PROPERTY LINE, TYP.

104

1

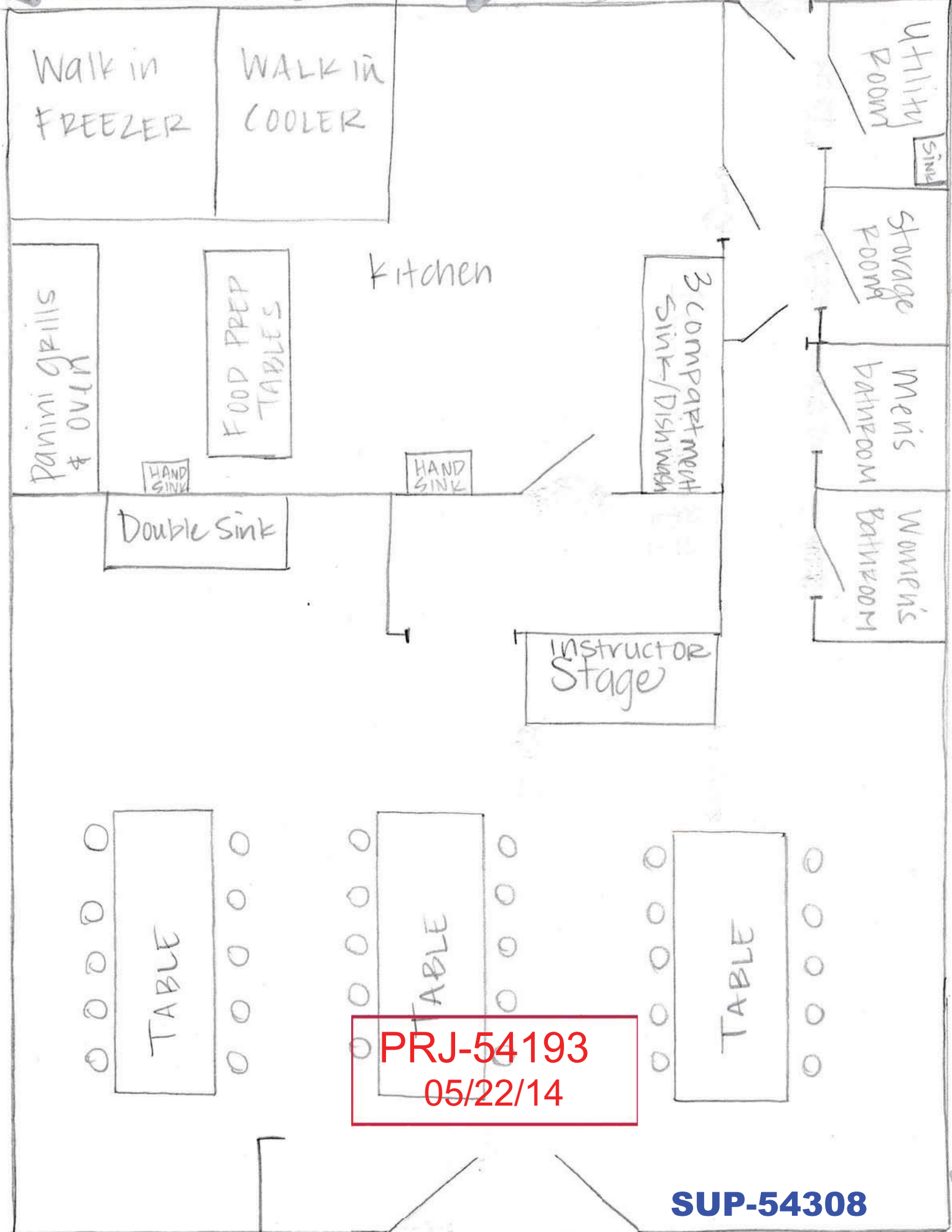
1

1

SUP-54308

37' 8"

BACK DOOR / EMERGENCY EXIT



Cheyenne Commons Shopping Center

Parking Space Calculation

Standard Parking	2373
Handicap Parking	56
Total Parking	2429

SUP-54308

PRJ-54193
05/22/14

May 9, 2014

Tom Whom it may concern:

Design & Wine "Eat-Drink-Paint" is a new and exciting concept which features a canvas painting studio and restaurant, all under one roof. We currently have two other studio and restaurant combinations operating in the valley, and we want to bring this unique idea and family friendly experience to the North Las Vegas area as well!

We offer an array of classes and paintings to choose from that the public can view and sign up for on our events calendar at www.PaintLV.com. We hosts public classes for all ages such as: adult classes, kids' classes, mommy and me classes, and family events. Customers sign up for their favorite paintings online, come in the evening of their reservation, and we walk them through their favorite works of art step-by-step! With our professionally trained staff, no experience is necessary and patrons complete an entire painting by the end of their session. Imagine a classroom of interesting people, great food, fun music, a glass of wine, and canvas painting--this is a typical night out in an adult's class at Design & Wine. It is truly a rich "art entertainment" experience. We offer an activity that gives local residents in our city another option of entertainment. It allows patrons a chance to find out something new about themselves through art, a chance to reconnect with their kids and family through our kid and family events, and it offers them a fun, safe, and friendly environment to spend evenings out with their friends. Design & Wine creates an incomparable atmosphere for a social and relaxing experience, and this is why people have grown to love our other studios so much.

As featured on our website, there are many different classes we offer that customers can sign up for and enjoy. Our adult classes are offered once a day, Tuesday through Saturday every week, and are scheduled between the hours of 6:30pm-9:30pm on these set days. During the adult classes, we open our restaurant, which offers many delicious bites to choose from, and we also offer a wine and beer selection to accompany our customer's dinner and painting. The restaurant menu, along with the wine and beer selection, are not open to the public and are available to our painting customers only. Kids' classes and family events are just as much fun as the adult classes, and are a fun learning environment to introduce children to art! Parents sign up kids online, and come in on the reservation date to paint the featured painting in the same step-by-step fashion. Our kids' classes and family events are held on Sunday afternoons from 1pm-3pm, during which we offer a smaller restaurant menu to parents while kids enjoy free cookies and juice. Our kids' and family events are always alcohol free to keep them educational and family focused.

On top of all the great features and events that we offer at our store for the entire family, Design & Wine is a great asset to the local community as shown through the charitable events already held at our other locations. In 2 years of operations, we have held many fundraiser for non-profit organizations and families right here in our own community. We

SUP-54308

PRJ-54193
05/22/14

have also held a fundraiser for a tragedy that was a national headline. Being business owners and residents, we feel very strongly that it is important to help others in our own community. A few of the events that we have hosted, supported, and organized are listed below:

- December 2012: We organized and hosted a painting party for 100 of the Miss Universe contestants at the Plant Hollywood Hotel and Casino, and auctioned off the ladies paintings in an international auction held on our website to benefit "Cure for the Kids," a local non-profit. <http://www.vegasnews.com/85157/2012-miss-universe-contestants-showing-artsy-side-to-support-medical-treatment-for-nevadas-children.html>
- December 2012: Design & Wine staff members served Christmas dinner to those less fortunate at Las Vegas City Mission.
- December 2012: After the Sandy Hook tragedy, which was a national headline, we held a class for our customers to sign up and paint a painting to send the victim's families of the Sandy Hook Elementary School Shootings. All proceeds and paintings of the class went straight to the families affected, a few of which wrote us letter of how much the paintings meant to them once received.
- February 2013: We hosted a fundraiser for Shiloh Horse Rescue, a local non-profit.
- March 2013: Hosted a fundraiser event for "It Ain't Chemo" where we had UFC fighter's visit the store to raise money for this wonderful local charity.
- April 2013: Raised money for Congregation Nir Tamid's preschool by hosting a painting party fundraiser for their congregation.
- April 2013: Helped a local family raise awareness for a very rare birth defect, Congenital Diaphragmatic Hernia. Money raised from this event was donated to "Cherubs" on behalf of this local family affected.
- February 2014: Raised money for Congregation Nir Tamid's preschool by hosting a painting party fundraiser for their congregation.
- March 2013: Raised money through a painting session at our store for a local family burdened with medical bills after their son was born with spinal meningitis.

We feel, between the events we offer for all ages, our unique business concept, and our charitable contributions to the community, you will agree that we will become a great asset to the City of Las Vegas.

Operational requirements to run our store on a daily basis is a staff of five: one administrative assistant, two servers, one teacher, and a chef. We are a small family owned "mom and pop" type of business, so one of the owners (Rachel Roberts or Avraham Levi) will always be present to make sure that the evening is enjoyable and customers are well taken care of. Our entire staff are over 21 years old, have their alcohol education cards, health cards, and are well trained to ID any individual that orders an alcoholic beverage. A copy of these cards are available for your review anytime upon request.

PRJ-54193
05/22/14

SUP-54308

Design & Wine's new location is going to be at 3175 N. Rainbow Blvd. We understand that there is a church and a daycare near our store that have a buffer requirement of 400 ft. to obtain a liquor license. We are requesting to be granted a waiver to reduce buffer and distance separation requirements for our location in order for us to be able to obtain a wine and beer room license. We feel that because our restaurant and wine and beer access are not available to the public and only available to our painting customers that you should take into consideration granting our request. Our studio is not considered a bar, nor will we have a bar located inside (we have servers that serve our customers food and beverages), and our business practices are very reasonable and responsible, as proven in length above. Along with our restaurant not being open to the public, we also do not serve alcohol during any kids' events (this is a practice already in place at our Las Vegas and Henderson location). Our business model is also compatible with all adjacent uses and businesses in terms of scale, site design, operating characteristics, hours of operations, traffic generation. I do not feel that our business practices will be offensive or conflict with any business or organization in the surrounding area.

Thank you for your time and consideration of our waiver request. We hope that after reading the evidence that justifies our request and about our business model, that you will grant this request in order for us to obtain proper licensing to operate our business in the manner it is intended. Please let us know if you have any other questions and we will be happy to answer them. We look forward to opening our new store and being part of the great city of Las Vegas.

Sincerely,

Rachel Roberts

Owner/ Operator

Las Vegas Bungee DBA Design & Wine

3395 S. Jones Blvd. #484

Las Vegas, NV 89146

(702) 330-6256

SUP-54308

PRJ-54193
05/22/14

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 (APN 162-04-813-069), 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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-54326

Case Number: PRJ-54026 APN: 162-04-813-069

Name of Property Owner: Oxford Technology

Name of Applicant: AT&T Mobility, LLC

Name of Representative: Black & Veatch - Diana Salazar, Senior Site Acquisition Specialist

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

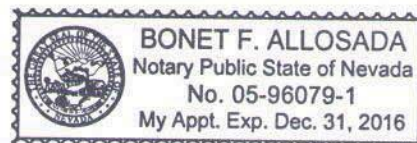
Signature of Property Owner: *Phyllis Frias*

Print Name: Phyllis FRIAS

Subscribed and sworn before me

This 21st day of May, 2014

Bonet F. Allosada
Notary Public in and for said County and State



CLV Planning - Application Form

Application Number:	PRJ-54026
Application/Petition For:	SUP for a Wireless Communication Facility Non-Stealth Design at 164 W. Cincinnati Avenue
ProjectAddress (Location):	164 W. CINCINNATI AVENUE
Project Name	WIRELESS COMMUNICATION FACILITY NON-STEALTH DESIGN
Assessors Parcel #(s):	16204813069
Ward #:	WARD 1 (LOIS TARKANIAN), WARD 3 (BOB COFFIN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	AT&T Mobility, LLC
Applicant Last Name:	Contact: James Garner
Applicant Address:	10550 W. Charleston Blvd. Ste B
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89135
Applicant Phone:	7027263810
Applicant Fax:	
Applicant Email:	jg8553@att.com
Rep First Name:	Black & Veatch
Rep Last Name:	Contact: Diana Salazar
Rep Address:	6 Sunset Way, Suite B108
Rep City:	Henderson
Rep State:	NV
Rep Zip:	89014
Rep Phone:	9134581548
Rep Fax:	7024343378
Rep Email:	SalazarD@bv.com

SUP-54326

5/28/2014 7:59:26 AM

Page 1 of 2

CLV Planning - Application Form

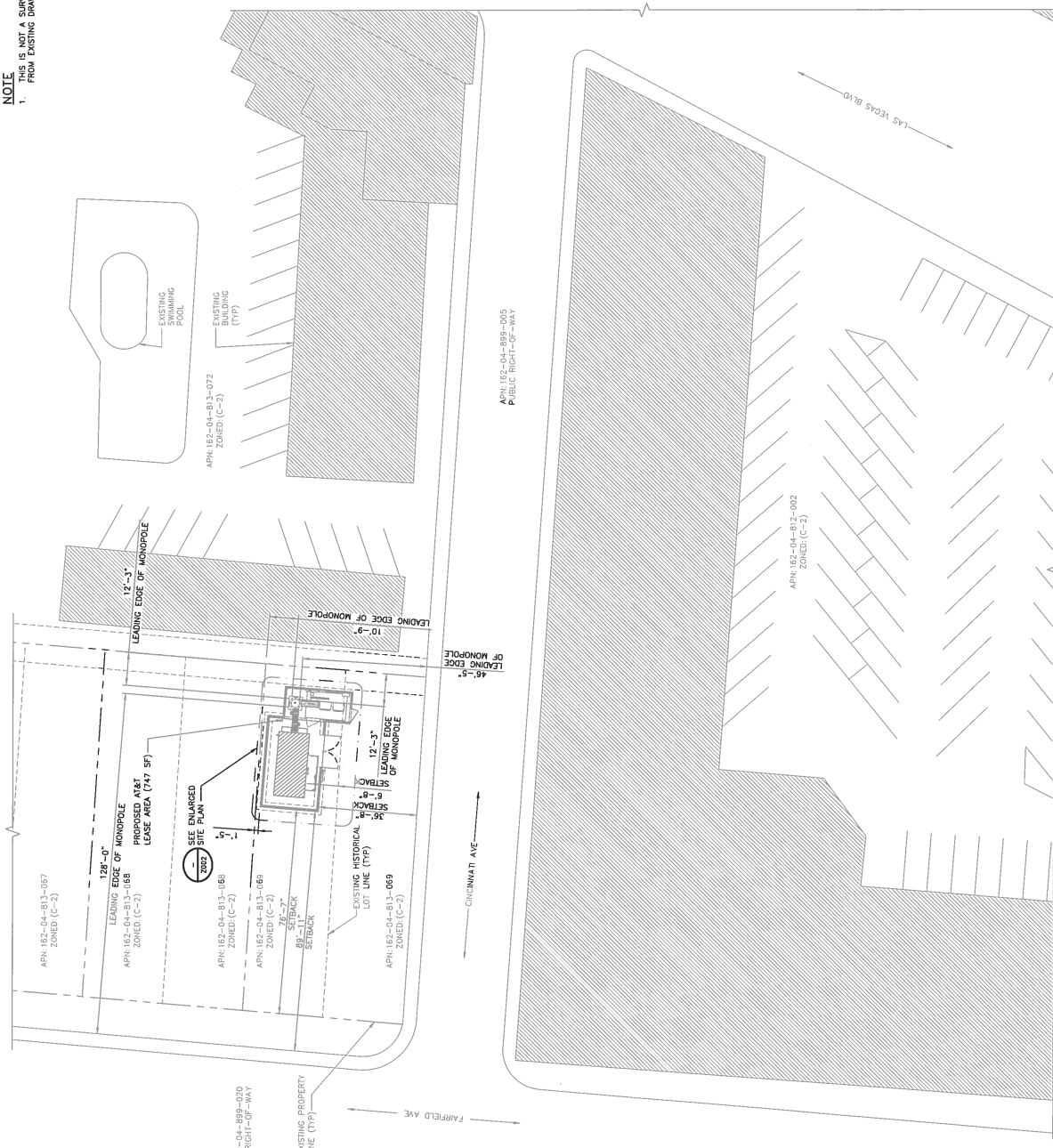
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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
OXFORD TECHNOLOGY INC	5010 S VALLEY VIEW	LAS VEGAS, NV 89118-1705

CLVEPLAN Applicant	Company	Title	Email
Diana Salazar	Black & Veatch	Site Acquisition Specialist	SalazarD@bv.com

SUP-54326

NOTE
1. THIS IS NOT A SURVEY. SITE PLAN BASED ON INFORMATION FROM EXISTING DRAWINGS AND SITE VISITS.



SITE PLAN

**BLACK & VEATCH**
SUNSET BLVD., SUITE 108
LAS VEGAS, NV 89104

PRJ 04036
05/27/14

PROJECT NO. 122081
DRAWN BY: EN
CHECKED BY: BJA
DATE: 12/20/13
DESCRIPTION: ISSUED FOR REVIEW

REVISIONS
NO. DATE DESCRIPTION
1 05/27/14 ISSUED FOR REVIEW
2 06/16/14 ISSUED FOR REVIEW
3 12/16/13 ISSUED FOR REVIEW
4 12/12/13 ISSUED FOR REVIEW

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

L384
LAS VEGAS BLVD & SAHARA
164 W CINCINNATI AVE
LAS VEGAS, NV 89102
NSB

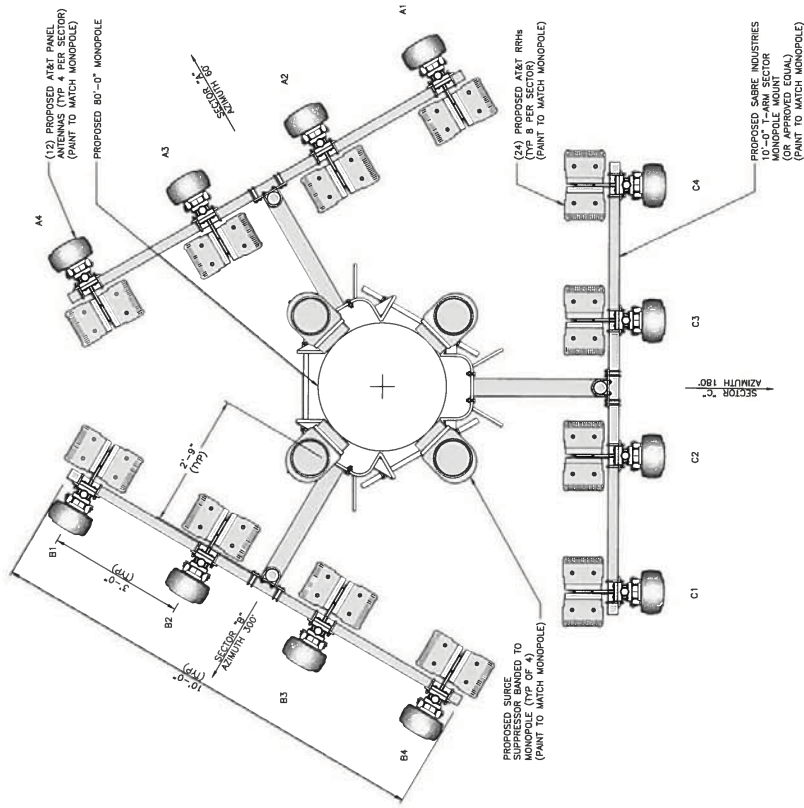
SHEET TITLE
SITE PLAN

SHEET NUMBER
Z001

SUP-54326

NOTE

1. CONTRACTOR TO VERIFY AZIMUTHS OF ALL ANTENNAS.



NOTES TO CONTRACTOR

1. CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFD5) PRIOR TO CONSTRUCTION.
2. CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION OF THE SITE AND CONSTRUCTION OF THE ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
3. CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).

ANTENNA AND TRANSMISSION CABLE REQUIREMENTS (VERIFY WITH CURRENT RFD5)											
SECTOR	TECHNOLOGY		ANTENNA MODEL		ANTENNA		RAD CENTER		RRH MODEL		FEDER LENGTH (ft)
	EXIST.	PROP.	EXIST.	PROP.	EXIST.	PROP.	EXIST.	PROP.	EXIST.	PROP.	
ALPHA SECTOR	A1	LTE	---	---	---	---	---	---	---	---	130'-0"
	A2	---	---	---	---	---	---	---	---	---	130'-0"
	A3	---	---	---	---	---	---	---	---	---	130'-0"
	A4	---	---	---	---	---	---	---	---	---	130'-0"
BETA SECTOR	B1	LTE	---	---	---	---	---	---	---	---	130'-0"
	B2	---	---	---	---	---	---	---	---	---	130'-0"
	B3	---	---	---	---	---	---	---	---	---	130'-0"
	B4	---	---	---	---	---	---	---	---	---	130'-0"
GAMMA SECTOR	C1	LTE	---	---	---	---	---	---	---	---	130'-0"
	C2	---	---	---	---	---	---	---	---	---	130'-0"
	C3	---	---	---	---	---	---	---	---	---	130'-0"
	C4	---	---	---	---	---	---	---	---	---	130'-0"

BLACK & VEATCH
SINCE 1914
1000 MARKET STREET, SUITE 100
LAS VEGAS, NV 89104

PROJECT NO: 122081
DRAWN BY: EN
CHECKED BY: BMA
DATE: 05/27/14

REVISIONS
A 12/12/13 ISSUED FOR REVIEW
B 12/12/13 ISSUED FOR MARKET COMMENTS
C 12/12/13 ISSUED FOR MARKET COMMENTS
D 05/27/14 ISSUED FOR MARKET COMMENTS
E 05/27/14 ISSUED FOR MARKET COMMENTS

NOT TO BE USED FOR CONSTRUCTION

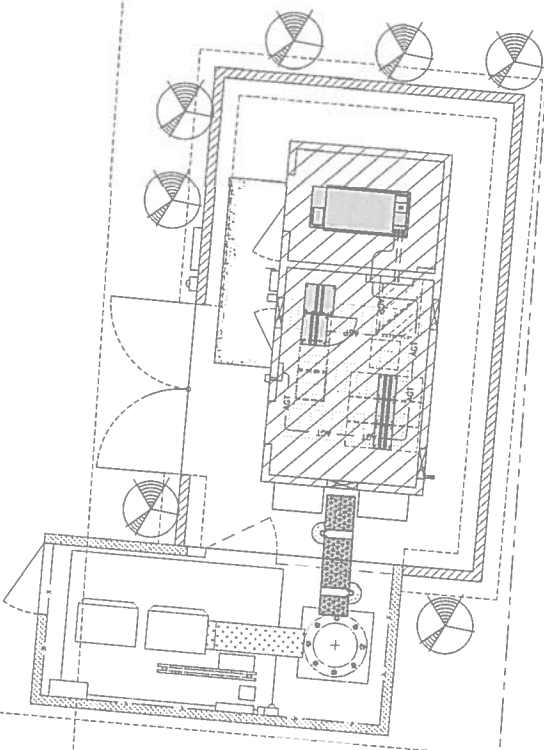
IT IS A VIOLATION OF ANY AND ALL FEDERAL, STATE, AND LOCAL LAWS, RULES, AND ORDINANCES, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

L384
LAS VEGAS BLVD & SAHARA
154 W CINCINNATI AVE
LAS VEGAS, NV 89102
NSB

SHEET TITLE
ANTENNA SCHEDULE & LAYOUT

SHEET NUMBER
Z004

PRJ-54026
05/27/14



PLANT LEGEND

SYMBOL	SHRUBS	SIZE	NOTES
1	Indian Hawthorne 'Patriot' Plant	3 GAL	7
2	Red Tip Dogwood		

NOTES

ALL LANDSCAPE AREAS SHALL BESETTLED WITH 2" LAYER OF ROCK WASH

NORTH
SCALE
1/4" = 1'



BLACK & VEATCH

6 SUITE 200, SUITE 200
HENDERSON, NV 89104

PROJECT NO. 122001

DRAWN BY: EAV

CHECKED BY: BAA

REV	DATE	DESCRIPTION
1	04/17/14	REVISED FOR MARKET CONDITIONS
2	04/17/14	REVISED FOR MARKET CONDITIONS
3	12/11/13	REVISED FOR MARKET CONDITIONS
4	12/11/13	REVISED FOR REVIEW

NOT TO BE USED
FOR CONSTRUCTION

IF AS A HOLDER OF A LICENSE FOR ANY PERSON,
LANDSCAPE ARCHITECT, PROFESSIONAL ENGINEER,
OR ARCHITECT, YOU ARE REQUIRED TO SIGN THIS DOCUMENT.

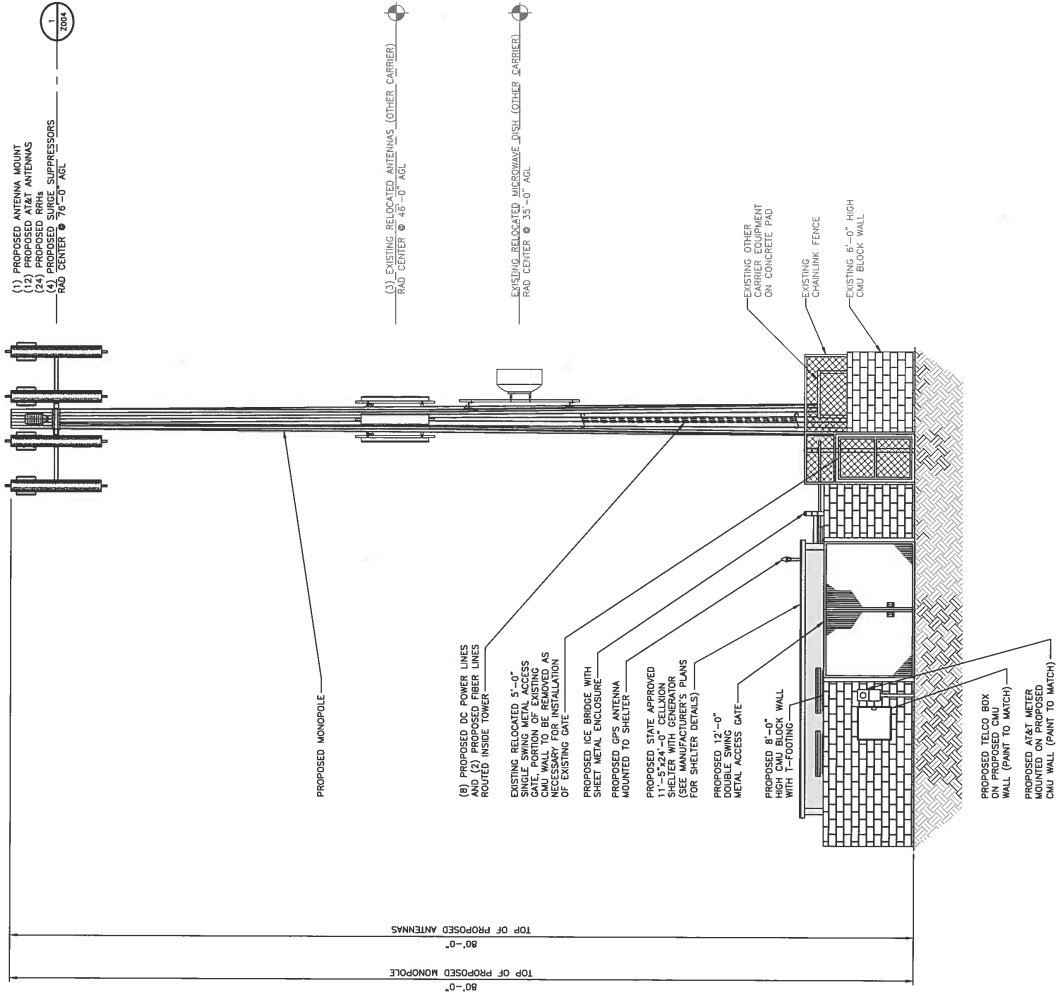
L384
LAS VEGAS BLVD & SAHARA
164 W CINCINNATI AVE
LAS VEGAS, NV 89102
NSB

SHEET TITLE
LANDSCAPE CONCEPT

SHEET NUMBER
LC-1

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. THE PROPOSED TOWER IS CURRENTLY BEING ANALYZED BY OTHERS TO DETERMINE ITS STRUCTURAL CAPACITY TO SUPPORT THE PROPOSED NEW COAX AND ANTENNA. THESE DRAWINGS HAVE BEEN CREATED BASED ON THE ASSUMPTION THAT THE PROPOSED TOWER WILL BE CAPABLE OF SUPPORTING NEW LOADS. INSTALLATION OF THE COAX AND ANTENNAS SHALL NOT COMMENCE UNTIL THE ANALYSIS HAS BEEN COMPLETED AND THEN REVIEWED BY THE OWNER OR AT&T AND HAS BEEN REVIEWED BY BLACK AND VEATCH CORP.
3. CONTRACTOR SHALL PAINT PROPOSED MONOPOLE AND ANTENNAS DESERT TAN.



SOUTH ELEVATION (LOOKING NORTH)



BLACK & VEATCH

CHICAGO, ILL. 60601
PHILADELPHIA, PA. 19104

PRJ 04036
05/27/11

PROJECT NO. 122081

DRAWN BY: ENR

CHECKED BY: BMA

DATE: 12/2/13

DESCRIPTION: ISSUED FOR REVIEW

REVISIONS:

D 05/27/11 ISSUED PER MARKET COMMENTS

C 04/14/14 ISSUED PER MARKET COMMENTS

B 12/2/13 ISSUED PER MARKET COMMENTS

A 12/2/13 ISSUED FOR REVIEW

NOT TO BE USED
FOR CONSTRUCTION

IT IS ASSUMED THAT THE USER HAS REVIEWED THE DRAWING AND THAT THE USER HAS THE NECESSARY INFORMATION TO ALTER THE DOCUMENT.

L384
LAS VEGAS BLVD & SAHARA
164 W CINCINNATI AVE
LAS VEGAS, NV 89102
NSB

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
Z003

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

PRJ-54026
05/22/14

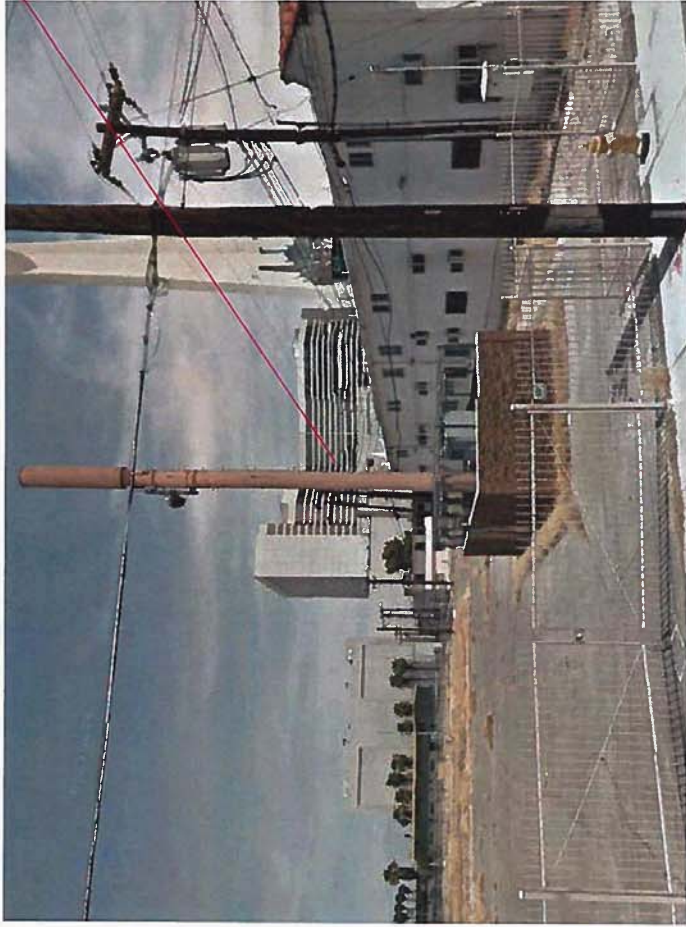
SITE LOCATION MAP



Image ©Google Maps 2013

The included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.

SITE NUMBER:	L1384
SITE NAME:	LAS VEGAS BLVD & SAHARA
SITE ADDRESS:	164 W CINCINNATI AVE LAS VEGAS, NV 89102
DATE:	05/19/14
APPLICANT:	AT&T WIRELESS
CONTACT:	DIANA SALAZAR BLACK & VEATCH (913) 458-1548

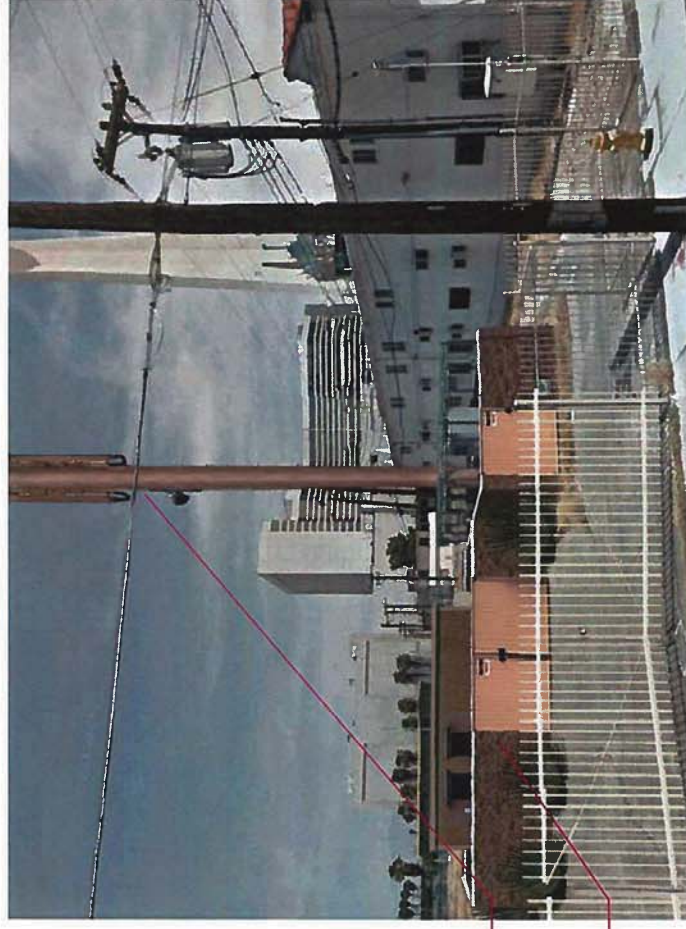


EXISTING VIEW 1 –
LOOKING NORTH

EXISTING SITE

PRJ-54026
05/22/14

PHOTOGRAPHIC SIMULATION –
VIEW 1 - LOOKING NORTH



PROPOSED AT&T
MONOPOLE

PROPOSED AT&T
EQUIPMENT
COMPOUND



BLACK & VEATCH CORPORATION - 10950 GRANDVIEW DRIVE - BUILDING 34 - OVERLAND PARK, KS 66210 - 913-458-2000

SUP-54326



EXISTING SITE



EXISTING VIEW 2 –
LOOKING EAST

PHOTOGRAPHIC SIMULATION –
VIEW 2 - LOOKING EAST



PROPOSED AT&T
MONOPOLE

PROPOSED AT&T
EQUIPMENT
COMPOUND



BLACK & VEATCH CORPORATION - 10950 GRANDVIEW DRIVE - BUILDING 34 - OVERLAND PARK, KS 66210 - 913-458-2000

PRJ-54026
05/22/14



EXISTING SITE

EXISTING VIEW 3 –
LOOKING SOUTH



PROPOSED AT&T
MONOPOLE

PROPOSED AT&T
EQUIPMENT
COMPOUND

PHOTOGRAPHIC SIMULATION –
VIEW 3 - LOOKING SOUTH

PRJ-54026
05/22/14



BLACK & VEATCH CORPORATION - 10950 GRANDVIEW DRIVE - BUILDING 34 - OVERLAND PARK, KS 66210 - 913-458-2000



BLACK & VEATCH
Building a **world** of difference®

Via CLVEPlan – PRJ54026

City of Las Vegas
(702) 229-6301

May 29, 2014

Re: **Justification Letter** for zoning approval with a Special Use Permit for replacement of an existing telecommunication tower site wherein AT&T will be user. Communication Cell Site is known by AT&T as L1384 Las Vegas Blvd & Sahara and is located at 164 W. Cincinnati Avenue, Las Vegas, NV 89102 (APN: 162-04-813-069)

City of Las Vegas Planning Division:

Black & Veatch represents AT&T in this request to allow Crown Castle Towers to "drop and swap" an existing 49' canister telecommunication cell tower for a 80' monopole telecommunication cell tower with accompanying State Approved 12'x5" x 24'0" Cellxion Shelter located at 164 W. Cincinnati Avenue, Las Vegas, Nevada 89102; APN: 162-04-813-069 near Las Vegas Blvd & Sahara, see the uploaded zoning drawings. The parcel is zoned C-2.

AT&T as well as another telecommunication company intends to co-locate on this telecommunication cell site. AT&T is proposing to install (9) flat painted antennas at 76' on a flat painted 80' monopole and place it's ground equipment in a shelter adjacent to the structure with a eight foot (8') high CMU wall to encompass AT&T's compound. AT&T is proposing to increase the height of this tower for the following reasons: 1) new monopole is needed to be structurally sound for co-location of more than (1) telecommunication company's antennas; 2) to increase coverage of cellular phone, texting, and internet services to the community in this busy congested area; and 3) current height of tower service is blocked by taller existing buildings.

AT&T intends to meet all basis of approval as discussed in the May 6, 2015 Pre-Application Meeting with City of Las Vegas Planner, Greg Kapovich including:

- Replacement of existing telecommunication facility;
- The proposed use is a replacement telecommunication tower and is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the City of Las Vegas;
- The proposed telecommunication monopole tower is physically suitable for the type and intensity of land use being proposed;
- Access to the telecommunication cell site is adequate in size to meet the requirements of the proposed use;
- Approval of the Special Use Permit at this location will not be inconsistent with or will compromise the public health, safety and welfare or the overall objective of the City of Las Vegas;
- The communication tower shall be structurally designed to accommodate more than one telecommunication carrier;
- The communication tower shall be painted with flat paint (color: desert tan) designed to match the surrounding or background that minimizes its visibility, unless a difference color is required by the Federal Communication Commission or Federal Aviation Administration;



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Building a **world** of difference®

- No signals, lights or signs will be placed on the monopole telecommunication tower unless required by the Federal Communication Commission or Federal Aviation Administration;
- Ground level equipment shall be screened by a proposed eight foot (8") CMU wall to minimize the visual impact of the equipment; and
- Landscaping around the telecommunication site as shown on the landscaping plan submitted with the Planning Application.

AT&T hereby presents this request for approval of zoning with a special use permit.

If you should have any questions or additional comments, please contact me at (913) 458-1548.

Thank you,

Diana Salazar | Senior Site Acquisition Specialist, Telecommunications
Black & Veatch | 6 Sunset Way, Suite B108, Henderson, NV 89014
+1 913-458-1548 p | SalazarD@bv.com e-mail



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.****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****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-54240** APN: 168-36-803-001,002,015,016

Name of Property Owner: DN Charleston LLC

Name of Applicant: Nick Azouz

Name of Representative: Sue Marshall

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

Print Name: Daniel Touizer

Subscribed and sworn before me

This 13 day of May, 20 14

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

Broward County, FL



CLV Planning - Application Form

Application Number:	PRJ-54159
Application/Petition For:	SDR for two new commercial buildings totalling 15,400 square feet at the northeast corner of Charleston Blvd and Mohawk St.
ProjectAddress (Location):	NEC OF CHARLESTON BLVD AND MOHAWK ST
Project Name	SDR FOR TWO COMMERCIAL BUILDINGS
Assessors Parcel #(s):	13836803001, 13836803002, 13836803015, 13836803016
Ward #:	WARD 1 (LOIS TARKANIAN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	1.84
Lots/Units:	
Additional Information:	
Applicant First Name:	DN Charleston LLC
Applicant Last Name:	DN Charleston LLC
Applicant Address:	8255 Las Vegas Blvd. #704
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89123
Applicant Phone:	(702) 768-4201
Applicant Fax:	(702) 362-2597
Applicant Email:	nickazouz7@yahoo.com
Rep First Name:	Sue
Rep Last Name:	Marshall
Rep Address:	2727 S. Rainbow Blvd.
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89146
Rep Phone:	(702) 873-7550
Rep Fax:	(702) 362-2597
Rep Email:	suem@vtnnv.com

SDR-54240

CLV Planning - Application Form

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission. I Accept:	Yes
Is the Owner Information Correct:	No
If no, ...change what	Owner information needs to be updated: DN Charleston LLC 8255 Las Vegas Blvd. #704 Las Vegas, NV 89123

Owner(s)	ADDR1	ADDR2
BANK CITY NATIONAL	555 S FLOWER ST 25TH FL	LOS ANGELES, CA 90071-2306

CLVEPLAN Applicant	Company	Title	Email
Sue Marshall	VTN Nevada	Planner	suem@vtnnv.com

SDR-54240

Site Data: East side

ASSESSORS PARCEL NUMBER (APN)	136-802-001.002.016 & 015
CURRENT ZONING	(C-1) LIMITED COMMERCIAL
PARCEL AREA	
SITE GROSS	+/- 1.84 ACRES GROSS 80,150 S.F.
BUILDING AREA GROSS	+/- 15,400 S.F.
PARKING REQUIRED	
TOTAL PARKING REQUIRED	1,175 S.F. 88 SPACES
PROVIDED	567,000 S.F. 89 SPACES
	(4) ACCESSIBLE STALLS & (8) COMPACTED STALLS

Vicinity Map:



Owner/Developer:

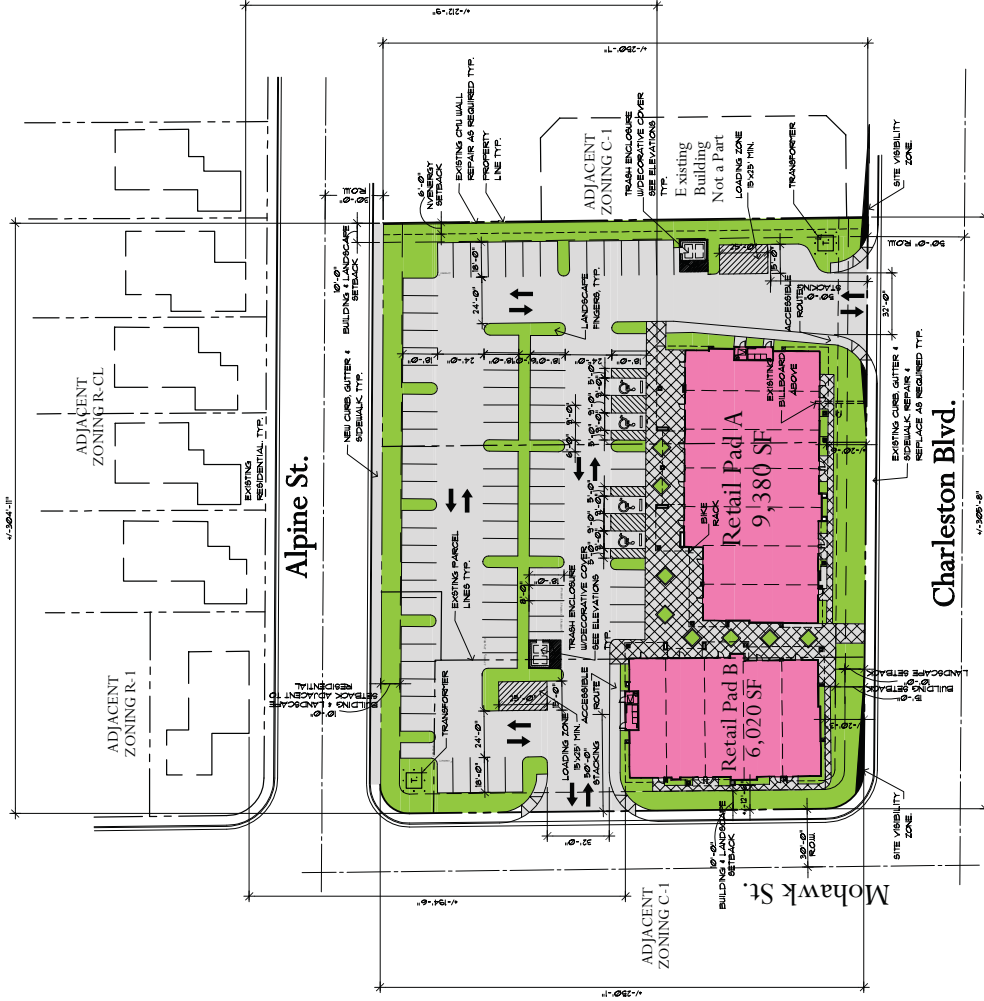
DN LAS VEGAS BLVD., LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
703.776.7774

PRJ-54159

05/21/14
Project No.



May 22, 2014



Site Plan

Scale: 1" = 30'-0"

Retail Center @
Charleston Blvd. & Mohawk St.

Las Vegas, Nevada

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SDR-54240



Site Data: East side

ASSESSORS PARCEL NUMBER (APN)	136-801-001.002.016 & 015
CURRENT ZONING	(C-1) LIMITED COMMERCIAL
PARCEL AREA	
SITE GROSS	+/- 1.84 ACRES GROSS 80,150 S.F.
BUILDING AREA GROSS	+/- 15,400 S.F.
PARKING REQUIRED	
RETAIL (15,400 S.F.)	1/175 S.F. 88 SPACES
TOTAL PARKING REQUIRED	89 SPACES
PROVIDED	56/1000 S.F. 89 SPACES
	(4) ACCESSIBLE STALLS & (8) COMPACTED STALLS

Vicinity Map:



Owner/Developer:

DN LAS VEGAS BLVD., LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
702-768-4001

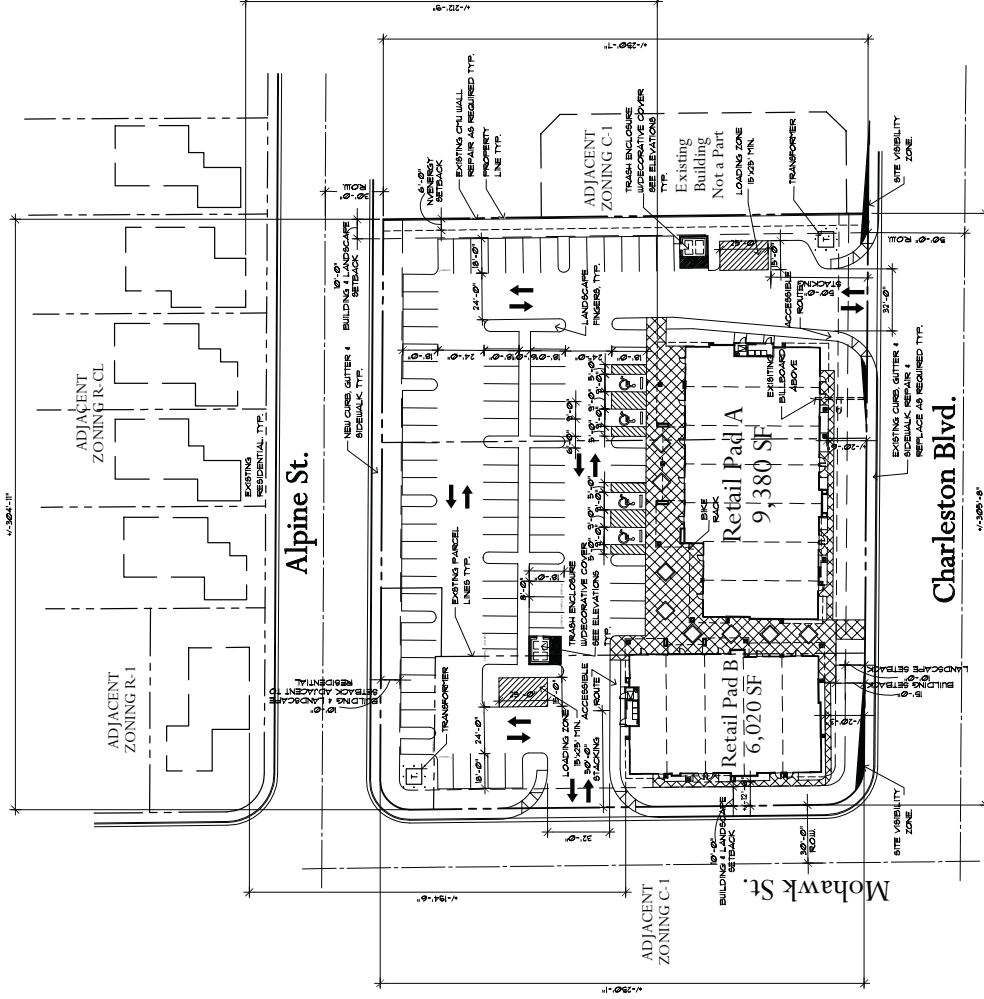
PRJ-54159

05/21/14

Project No.

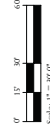


May 22, 2014



Site Plan

Scale: 1" = 30'-0"

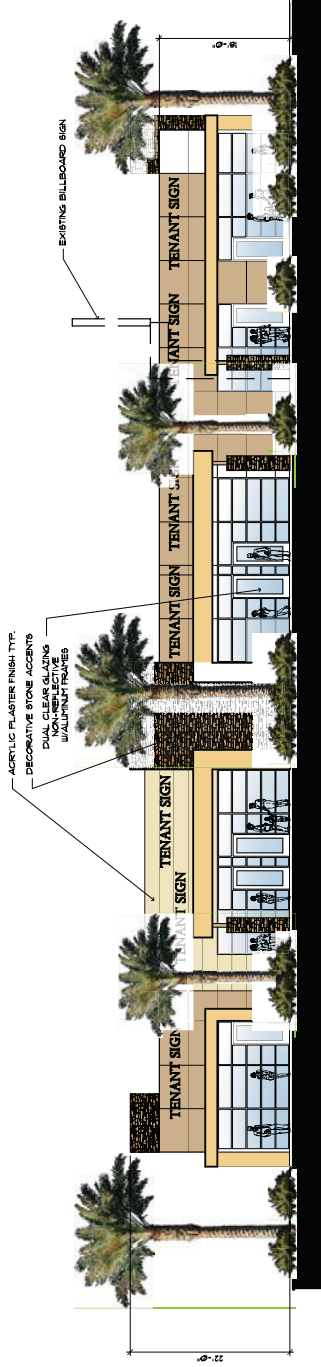


Retail Center @
Charleston Blvd. & Mohawk St.

Las Vegas, Nevada
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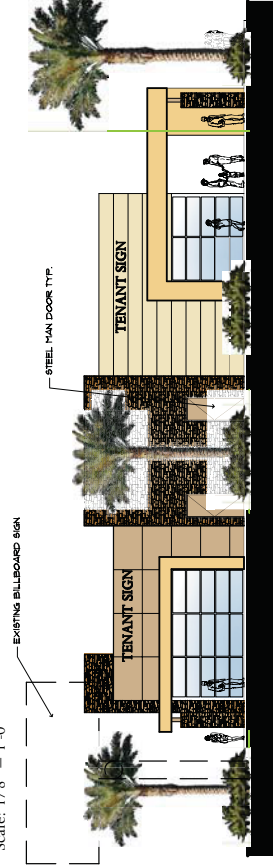
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SDR-54240



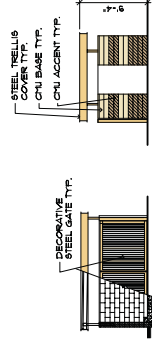
South Elevation Pad A (Charleston View)

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



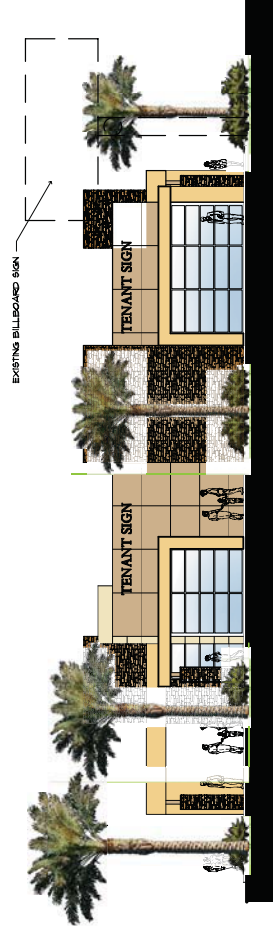
East Elevation Pad A

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



Trash Enclosure Typ. Elevation

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



West Elevation Pad A (Courtyard View)

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



North Elevation Pad A

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



Owner/Developer:

DN LAS VEGAS BLVD., LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
702-768-4201

PRJ-54159
05/21/14
Project No.



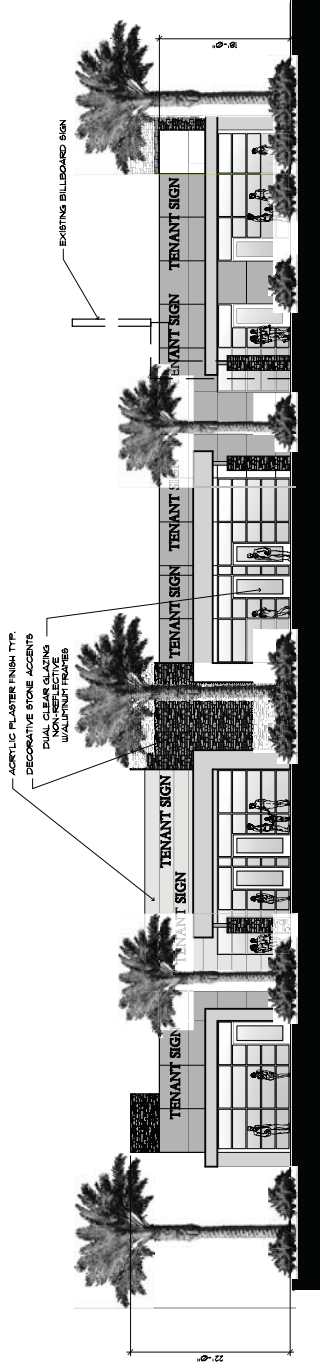
Retail Center @
Charleston Blvd. & Mohawk St.

Las Vegas, Nevada
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May 22, 2014

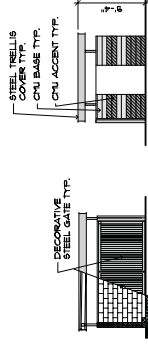
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SDR-54240



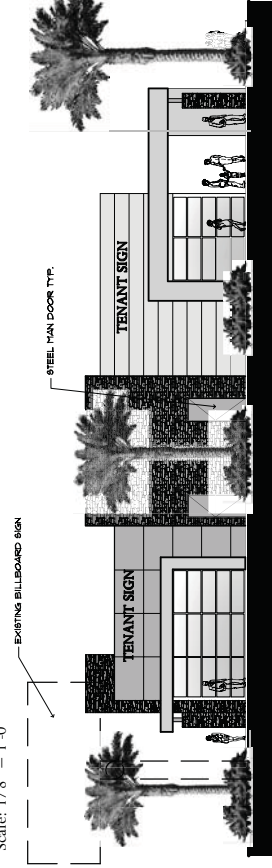
South Elevation Pad A (Charleston View)

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



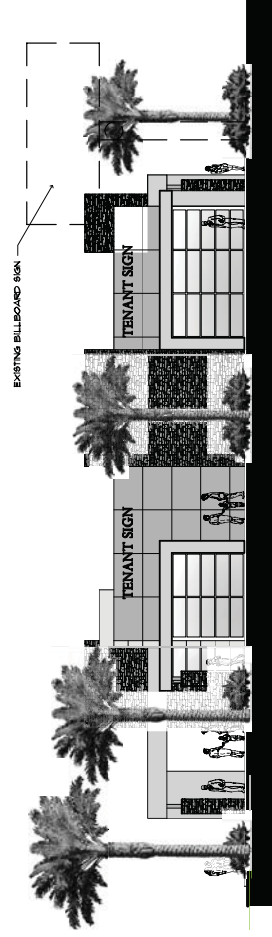
Trash Enclosure Typ. Elevation

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



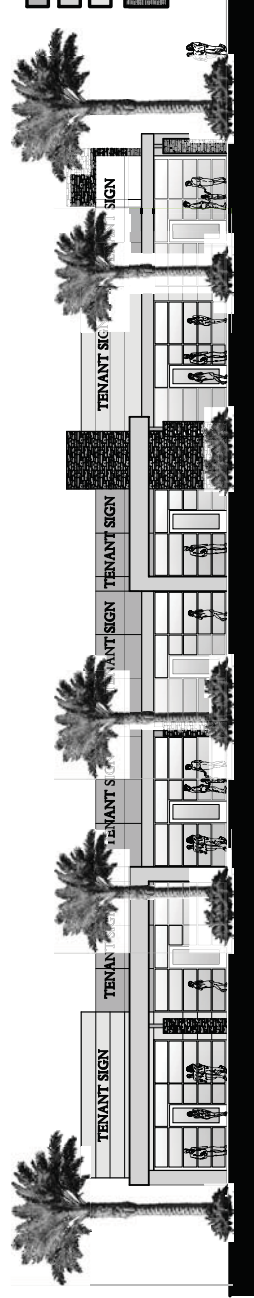
East Elevation Pad A

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



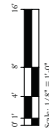
West Elevation Pad A (Courtyard View)

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



North Elevation Pad A

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



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

- FRAZEE CL 2743M POCO
- FRAZEE CL 2754D TANA
- FRAZEE CL 2741W BISCOTTI
- ELDORADO STONE
- STACKED STONE
- COLOR: DESERT SHADOW

Owner/Developer:

DN LAS VEGAS BLVD., LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
702-768-4201

PRJ-54159
05/21/14
Project No.

Retail Center @
Charleston Blvd. & Mohawk St.

Las Vegas, Nevada

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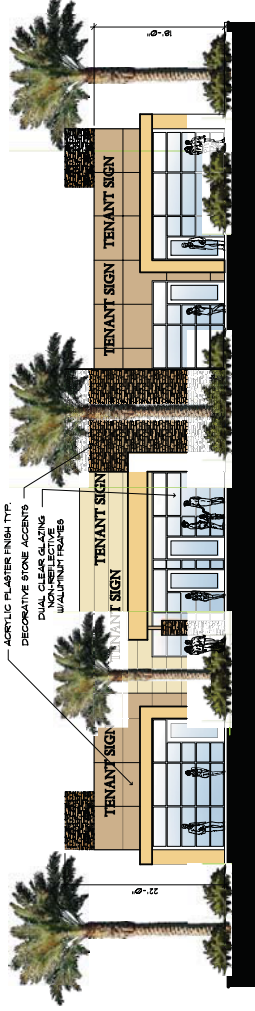
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(702) 776-7774

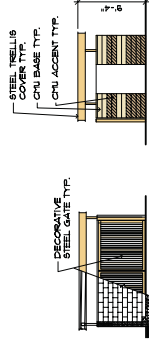
May 22, 2014

SDR-54240



West Elevation Pad B (Mohawk View)

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



Trash Enclosure Typ. Elevation

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



South Elevation Pad B (Charleston View)

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



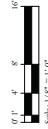
North Elevation Pad B

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



East Elevation Pad B (Courtyard View)

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



- FRAZZE CL 2743M POCO
- FRAZZE CL 2754D TANA
- FRAZZE CL 2741W BISCOTTI
- ELDORADO STONE
- STACKED STONE
- COLOR: DESERT SHADOW

Owner/Developer:

DN LAS VEGAS BLVD., LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
702-768-4201

PRJ-54159

05/21/14

Project No.

Retail Center @
Charleston Blvd. & Mohawk St.

Las Vegas, Nevada

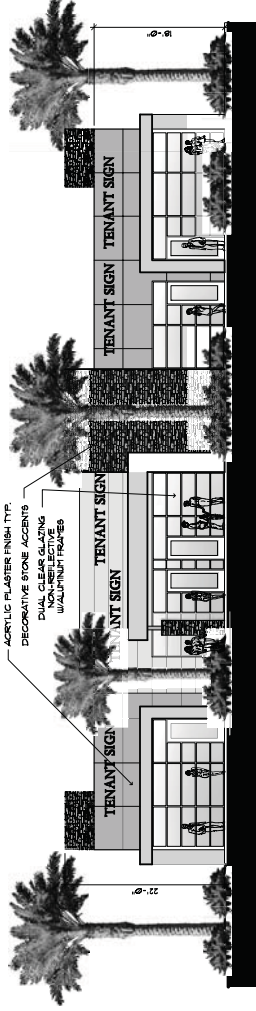
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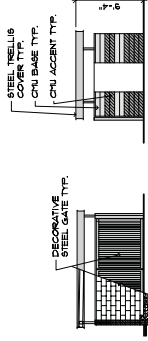
May 22, 2014

SDR-54240



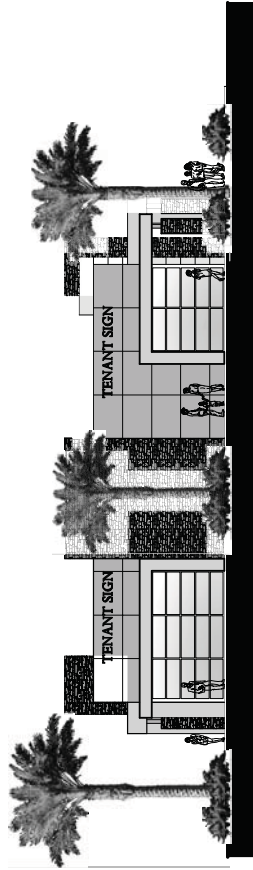
West Elevation Pad B (Mohawk View)

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



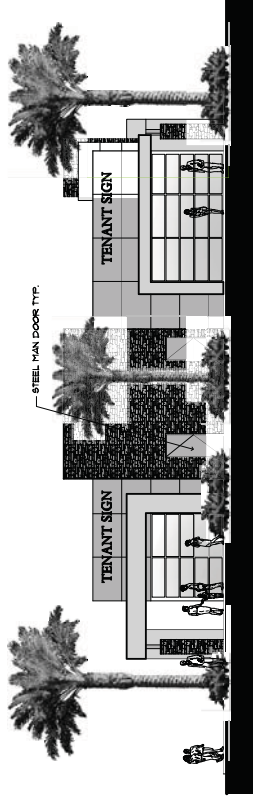
Trash Enclosure Typ. Elevation

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



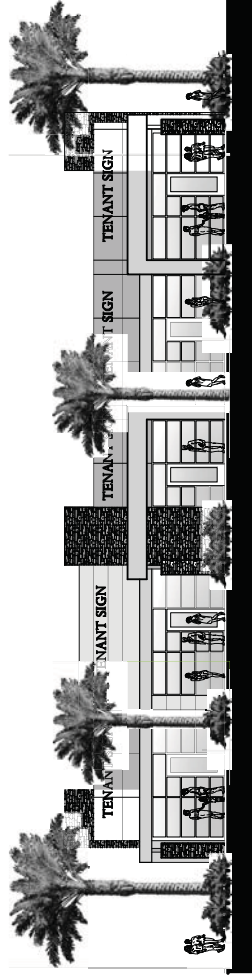
South Elevation Pad B (Charleston View)

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



North Elevation Pad B

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



East Elevation Pad B (Courtyard View)

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

- FRAZEE CL 2743M POCCO
- FRAZEE CL 2754D TANA
- FRAZEE CL 2741W BISCOTTI
- ELDORADO STONE
- STACKED STONE
- COLOR: DESERT SHADOW

Owner/Developer:

DN LAS VEGAS BLVD., LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
702-768-4201

PRJ-54159

05/21/14

Project No.

Retail Center @
Charleston Blvd. & Mohawk St.

Las Vegas, Nevada

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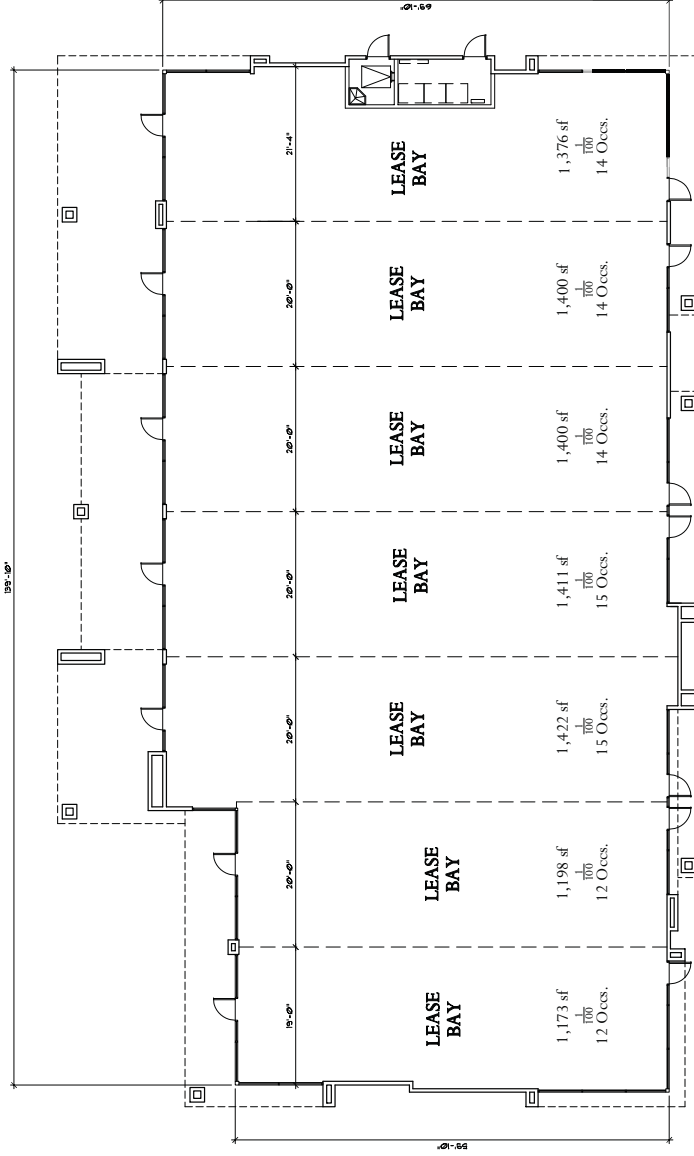
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guarantee of its accuracy is implied.



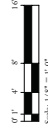
May 22, 2014

(702) 776-7774

SDR-54240



Floor Plan Pad A



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

Owner/Developer:

DN LAS VEGAS BLVD., LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
702-768-4201

PRJ-54159

05/21/14

Project No.

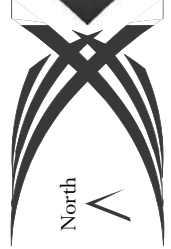


May 22, 2014

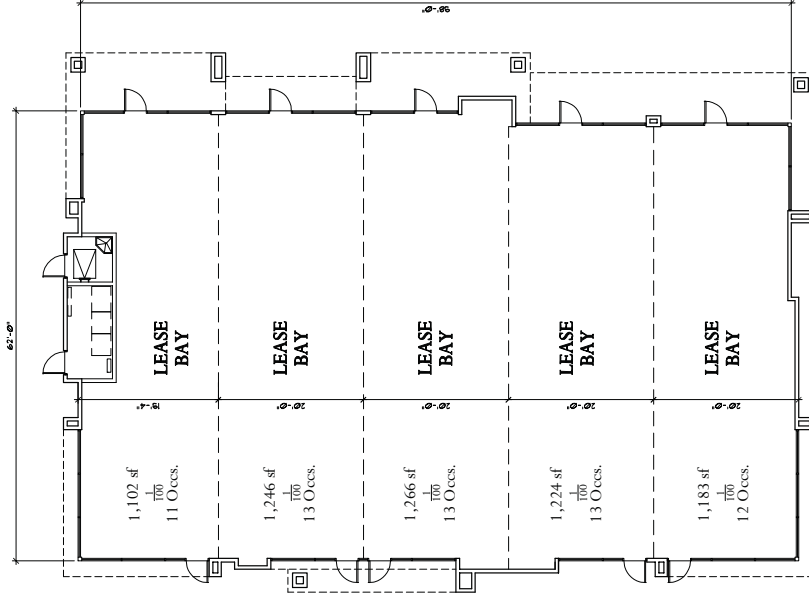
Retail Center @
Charleston Blvd. & Mohawk St.

Las Vegas, Nevada
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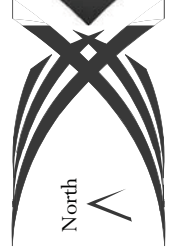
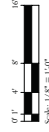


SDR-54240



Floor Plan Pad B

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



Retail Center @
Charleston Blvd. & Mohawk St.

Las Vegas, Nevada
© Copyright Avaruus Studios, Inc. 2014

This design is conceptual in nature and no
guarantee of its accuracy is implied.

SDR-54240

Owner/Developer:

DN LAS VEGAS BLVD., LLC
LAS VEGAS, NEVADA
CONTACT: NICK AZOUZ
702-768-4201

PRJ-54159

Project No. **05/21/14**

May 22, 2014



WO 7639

Greg Kapovich, Planner I
City of Las Vegas
333 N. Ranch Drive
Las Vegas, NV 89106

JUSTIFICATION LETTER FOR SITE DEVELOPMENT PLAN REVIEW
APN: 138-36-803-001,002,015,016

On behalf of our client, DN Charleston LLC we are pleased to submit this Site Development Plan Review application for the northeast corner of Charleston Blvd. and Mohawk St. The site is approximately 1.84 acres and is zoned C-1 (Limited Commercial).

The applicant is proposing to remove the existing buildings and build two (2) new retail buildings. One retail building is proposed to be 6,020 square feet and the one retail building is proposed to be 9,380 square feet for a total of 15,400 square feet of retail space. The site has access from Charleston Blvd. and from Mohawk St. The site is required to provide 88 parking stalls; the site plan provides 89 parking stalls. The site provides two (2) loading zones as well as two (2) trash enclosures. The trash enclosures provide the code required decorative covers. The buildings front Charleston Blvd. and will provide parking to the side and to the rear of the buildings. The existing billboard will remain and is shown on the site plan.

The buildings have been designed to meet the residential adjacency requirements. Retail Pad A is located 212'9" from the closest adjacent residential unit, the height of Retail Pad A is 18 feet therefore the retail building exceeds the residential adjacency requirements. Retail Pad B is located 194'6" from the closest residential unit, the height of Retail Pad B is 18 feet therefore the retail building exceeds the residential adjacency requirements.

The site provides a 10 foot landscape buffer adjacent to the east property line and a 10 foot landscape buffer adjacent to Charleston Blvd., a 10 foot landscape buffer adjacent to Mohawk St. and a 10 foot landscape buffer adjacent to Alpine St. The landscape buffers adjacent to Charleston Blvd., Mohawk St. and Alpine St. are required to be 15 feet therefore a Waiver is required.

To approve a Waiver, the following shall be determined:

1. The request does not exceed the prescribed limitations of the applicable provisions of this Title that specifically allow a Waiver.
The requested waiver to allow the landscape buffers adjacent to Charleston Blvd., Mohawk St. and Alpine St. are within the limitations of this Title.
2. Granting the Waiver will not be inconsistent with the spirit and intent of the General Plan.
The granting of this requested Waiver is consistent with the spirit and intent of the General Plan. The General Plan provides the vision for the future development of the City. This proposal

SDR-54240

PRJ-54159
05/21/14

meets that vision by providing a retail development which provides a pedestrian friendly walkable development which is oriented to the street.

3. The Waiver will not be materially detrimental to the public health, safety or general welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located.

The proposed Waiver to allow a 10 foot wide landscape buffer adjacent to Charleston Blvd., Mohawk St. and Alpine St. is not materially detrimental to the public health, safety or general welfare. This proposed retail development will help to increase pedestrian safety by providing a walkable pedestrian friendly environment. The buildings are oriented to the street with parking to the side and rear of the site. This design will help to establish pedestrian linkages along Charleston Blvd. and increase pedestrian connectivity with the existing community.

We believe this proposed development will be an asset to the community and will provide needed retail opportunities to the existing community. Please contact our office at 702-873-7550 if you have any questions.

Respectfully submitted,
VTN Nevada



Sue Marshall AICP
Planner

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 BISHOP OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,305 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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-54311** APN: _____

Name of Property Owner: Charter School Property Solutions

Name of Applicant: Chartered for Excellence Foundation

Name of Representative: David C Olive

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: David C Olive

Print Name: David C Olive

Subscribed and sworn before me

This 22 day of April, 2014

Kelli Miller
Notary Public in and for said County and State



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1300 E Bridger Ave

Project Name Quest Academy School **Proposed Use** School

Assessor's Parcel #(s) _____ Ward # _____

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

Commercial Square Footage 14,000 sq ft **Floor Area Ratio** _____

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

Additional Information Formerly St. Joseph's Catholic School

PROPERTY OWNER Charter School Property Solution **Contact** Larry Rieder - President

Address 2505 Anthem Village Drive Ste E-390 **Phone:** 3109931100 **Fax:** 8016062857

City Henderson State NV Zip 89052

E-mail Address lrieder@csp.s.us.com

APPLICANT Chartered for Excellence Foundation **Contact** David C Olive

Address 7495 W Azure Dr Ste 236 **Phone:** 7025154021 **Fax:** 7025482225

City Las Vegas State NV Zip 89130

E-mail Address d.olive@CFEFoundation.org

REPRESENTATIVE	Quest Academy	Contact	Deb Roberson
-----------------------	---------------	----------------	--------------

Address 7495 W Azure Dr Ste 252 **Phone:** 7025154021 **Fax:** 7025482225

City Las Vegas State NV Zip 89130

E-mail Address d.roberson@questacademylv.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* Linda H. Davis

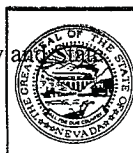
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name David C Olive

Subscribed and sworn before me

This 22 day of April, 2014.

Notary Public in and for said County



KELLI MILLER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-18-16
Certificate No: 12-8894-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **SDR-54311**

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

ADDENDUM NO. 1
TO PURCHASE AGREEMENT



In reference to the Purchase Agreement executed by Chartered for Excellence,
Foundation as Buyer(s) and Roman Catholic Bishop of LV
as Seller(s), dated March 10, 2014
covering the real property at 1300 E. Bridger, Las Vegas, NV 89101
the ☒ Buyer ☐ Seller hereby proposes that the Purchase
Agreement be amended as follows:

Expiration of Contingency extended to July 17, 2014 subject only to
recently required Special Use Permit with close of escrow to be held
on or before the 24th July 2014

☐ ADDITIONAL PAGE(S) ATTACHED. This Addendum is not complete without the
additional terms on the attached _____ page(s).

When executed by both parties, this Addendum is made an integral part of the aforementioned
Purchase Agreement.

WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT
FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL
COUNSEL BEFORE SIGNING.

[Signature]
☒ Buyer ☐ Seller

4/14/14
Date

☐ Buyer ☐ Seller

Time

Acceptance:

[Signature]
☐ Buyer ☒ Seller

4/15/14
Date

☐ Buyer ☐ Seller

Time

Prepared by: Susanne Moore
Agent's Printed Name

(702) 810-3553
Phone

Addendum to Purchase Agreement 9/12
Alliance Properties 7055 W Sahara Ave Ste 102 Las Vegas, NV 89117
CJ Barnes

© 2012 Greater Las Vegas Association of REALTORS®
Phone (702) 248-7430 Fax (702) 363-7431 1300 bridger
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

SDR-54311

PRJ-54153
05/22/14

REQUIRED PAGES: 2	TOTAL OF REQUIRED PAGES: 37 PAGES
35 PAGES PER CLASSROOM	4 CLASSROOMS AT 35 PAGES PER CLASSROOM = 154 PAGES
TOTAL OF CLASSROOMS: 4 CLASSROOMS	
	ENDING PAGE: 285 PAGES (111, 114, 120, 249)
PAGES OF REQUIRED MATERIALS:	
43 PAGES (100)	NEW PAGES PROBLEM: 277 PAGES (111, 114, 249)

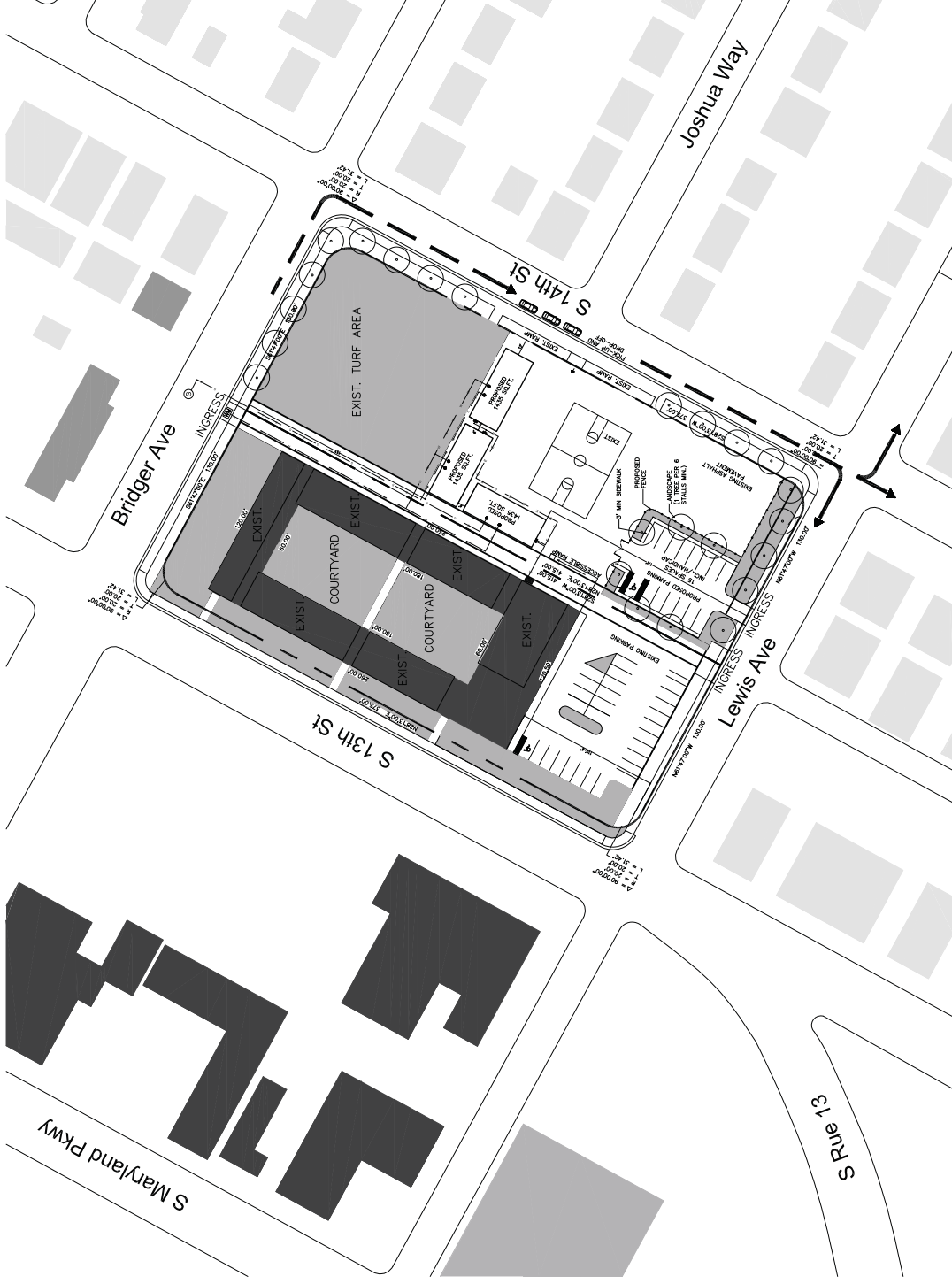
EXISTING BUILDING= 16,000 SQ.FT.
PROPOSED PORTABLE CLASSROOMS = 4,320 SQ.FT. (1994) (1994)

20100000

EXIST SWITCHBOARD
PORTABLE POWER PANEL
WATER METER
SEWER MANHOLE

10. 1 TREE PER 6 STALLS (10' x 30')
MAX TREE SPACING = 30'

11. 5-GALLON SHRUBS PER REQUIRED TREE.
GROUND COVER = 10-2" ROCK MULCH
DRAINAGE (SEE SPECIFICATIONS)



HOOGLAND ARCHITECTURE

Henry CJ Hoogland, AIA, NCARB, LEED AP BD+C
Principal Architect
cj@hooglandarchitecture.com

April 23, 2014

City of Las Vegas Planning Commission
495 S. Main Street
Las Vegas, NV 89101

Re: 1300 Bridger Avenue

To Whom It May Concern,

St. Joseph's Catholic School, a private school, was established in 1948 and offered primary education in grades K-8. The school was located on two adjacent parcels totaling approximately 2.9 acres at 1300 E. Bridger Avenue. The school was in continuous operation for over 65 years until its eventual close in June of 2013 due to financial issues. Enrollment in its last year of operation stood at 145 students.

Quest Preparatory Academy, which is in the process of acquiring the St. Joseph's property, currently operates 4 campuses throughout the Las Vegas valley. They currently serve over 1000 students with a faculty and administration/staff of 111. A primary public school offering K-8 education, Quest Preparatory Academy is chartered thru the State of Nevada.

The property at 1300 E. Bridger is zoned C-V (Civic District). The intent of the district "is to provide for the continuation of existing public and quasi-public uses and for the development of new schools... operated or controlled by any recognized religious, fraternal, veteran, civic or service organization" (CLV UDC 19.10.020).

Given the more than 65-year history as a primary school, the continuation of this same use is particularly appropriate. Adjacent uses include First Good Shepard Lutheran School and Preschool to the west (zoned R-4), various residential uses to the north, east and south (zoned R-1, R-2, R-3, and R-4), and commercial to the southwest (zoned C-1).

The school lies on (2) collector streets, South Thirteenth Street to the west and East Bridger Avenue to the north, each with an 80' Right-of-Way. Lewis Avenue to the south has a 65' R.O.W. and South Fourteenth Street has a 40' R.O.W. Nearby arterials include Charleston Blvd., Maryland Parkway, Fremont Street, and Las Vegas Blvd. Street access to the subject site from any direction is adequate thru multiple primary and alternate routes.

Existing spaces include 8 classrooms, an administration area, a library, restrooms, a multi-purpose room, and accessory spaces. These spaces surround a courtyard/green space. The play area includes a generous turf area, a black-top with basketball and tennis, and a "jungle gym" with a shade canopy.

As part of a short-term solution addressing the need for additional classrooms on this campus, Quest would like to add 3 additional classroom portables (6 classrooms). Each portable includes 2 restrooms. The total additional space is 4,320 sq ft.

PRJ-54153
05/22/14

SDR-54311

Existing parking is more than adequate for the existing classrooms. However, additional parking will be required for the additional classroom to comply with the Unified Development Code. Given the use of the site (primary school), the code requires 3 parking stalls per classroom. With the additional classrooms, the total number of stalls required will be 42 (3 stalls required x 14 total classrooms = 42). The site currently has 28 stalls. In order to comply, the school will need to add 14 additional stalls (see site plan).

The student drop-off and pick-up zone used by St. Joseph's is on South Fourteenth Street next to the playground. A ramp between the playground fence and the sidewalk provides access from the street level at two locations to a lockable gate at the playground level. It is proposed that Quest Preparatory Academy continue to use this zone as the pick-up and drop-off area. Each morning before school and after, teachers and other faculty members will be directing students and parents in the pick-up and drop-off zone in order to maintain a safe environment for all.

Because of the addition of the portables, a Site Development Review will be required.

If any additional information for this project is required, please do not hesitate to contact me directly at (702)343-1850.

Respectfully,
CJ

With Respect,



Henry CJ Hoogland, AIA, NCARB, LEED AP BD+C
Principal

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

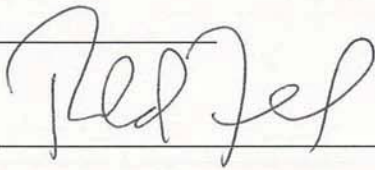
☒ No

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): _____

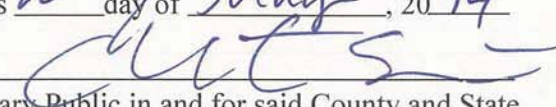
APN: _____

Signature of Property Owner: 

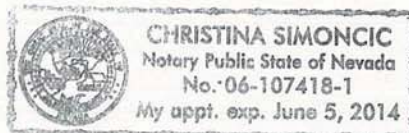
Print Name: Ronald Flores

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:

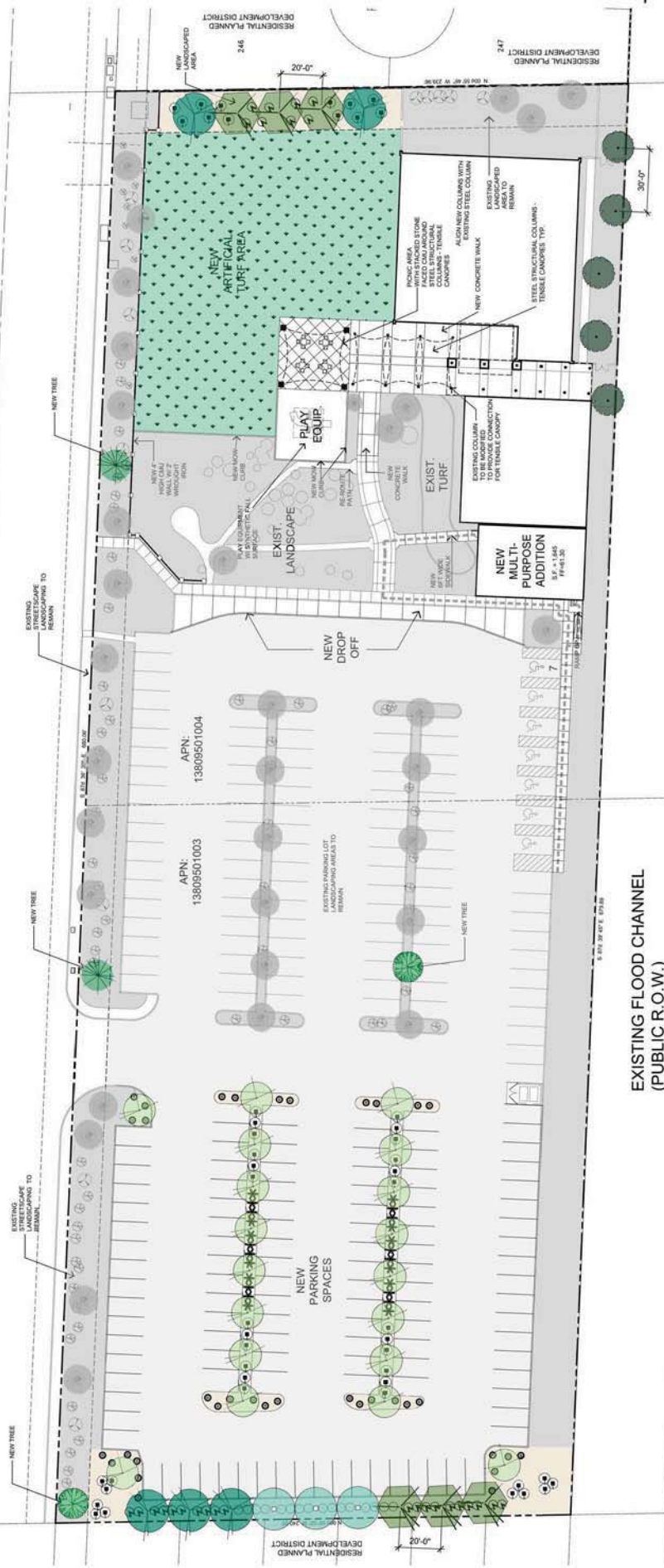
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the zoning Ordinance.

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

MEADOWS FELLOWSHIP
7801 ALEXANDER

8985 S. Eastern
Las Vegas, NV 89123
P 702.456.1070
F 702.456.7020

ALEXANDER ROAD
(PUBLIC)



DRAWING APPROVED:
DATE:



LANDSCAPE SCHEDULE

All tree sizes to meet or exceed Arizona Nurseryman Association (ANNA) Specifications

Tree Item	Size	Quantity	Comments
Chalchicomula 'L' palm/monstera	24" Box Std. Trunk	3	
Chalchicomula	24" Box Std. Trunk	5	
Fraxinus velutina 'No Grade'	24" Box Std. Trunk	19	
Rosa glauca	24" Box Std. Trunk	6	
Prunella arbutifolia	24" Box Std. Trunk	2	
Prunella arbutifolia	24" Box Std. Trunk	2	
Prunella arbutifolia	24" Box Std. Trunk	5	
Quercus ilex	24" Box Std. Trunk	5	
Holly Oak	24" Box Std. Trunk	5	



Shrub and Accent Item	Size	Quantity	Comments
Daylily wheel	5 gal.	24	
Desert Sporn	5 gal.	48	
Desert Sporn	5 gal.	16	
Desert Sporn	5 gal.	16	
Desert Sporn	5 gal.	16	
Desert Sporn	5 gal.	16	
Desert Sporn	5 gal.	16	
Desert Sporn	5 gal.	16	
Desert Sporn	5 gal.	16	
Desert Sporn	5 gal.	16	

Miscellaneous Item	Quantity	Size
Decomposed granite - Color to match existing	7,654 s.f.	Match Existing
Artificial Turf	14,419 s.f.	

NOTES
1. Tree no closer than 12' from street lights.
2. All lot areas to be hybrid bermuda.
3. Provided during Lot 19.
4. All undeveloped areas are to receive a desert palette as required by the Clark County Air Quality Dept.

Site Plan
7801 ALEXANDER
MEADOWS FELLOWSHIP

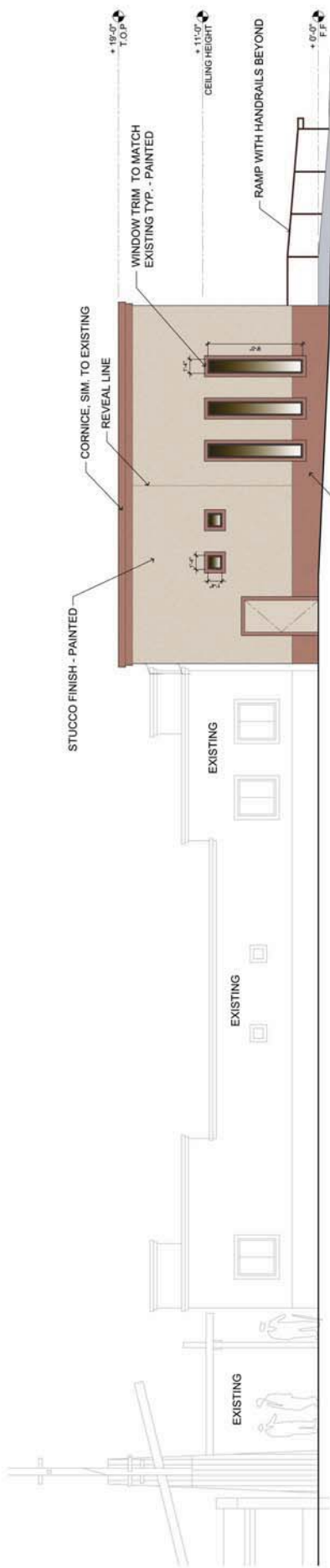
PRJ-33013
05/22/19

MEADOWS FELLOWSHIP LANDSCAPE PLAN

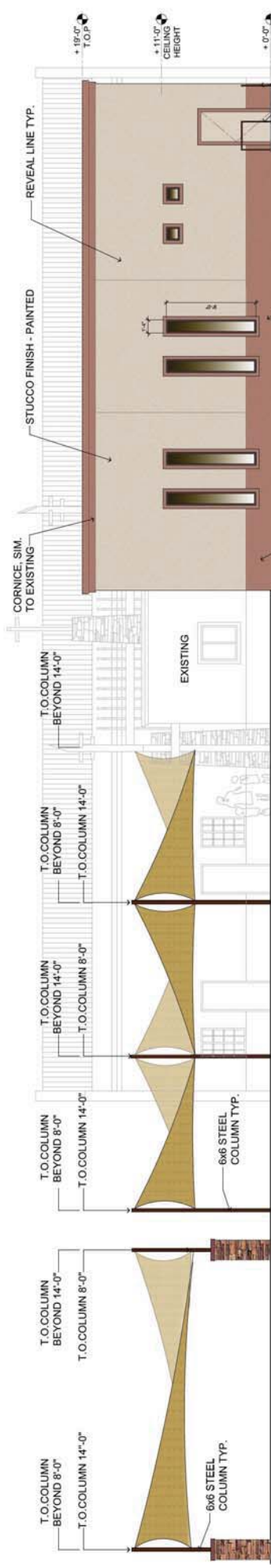
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SDR-54318

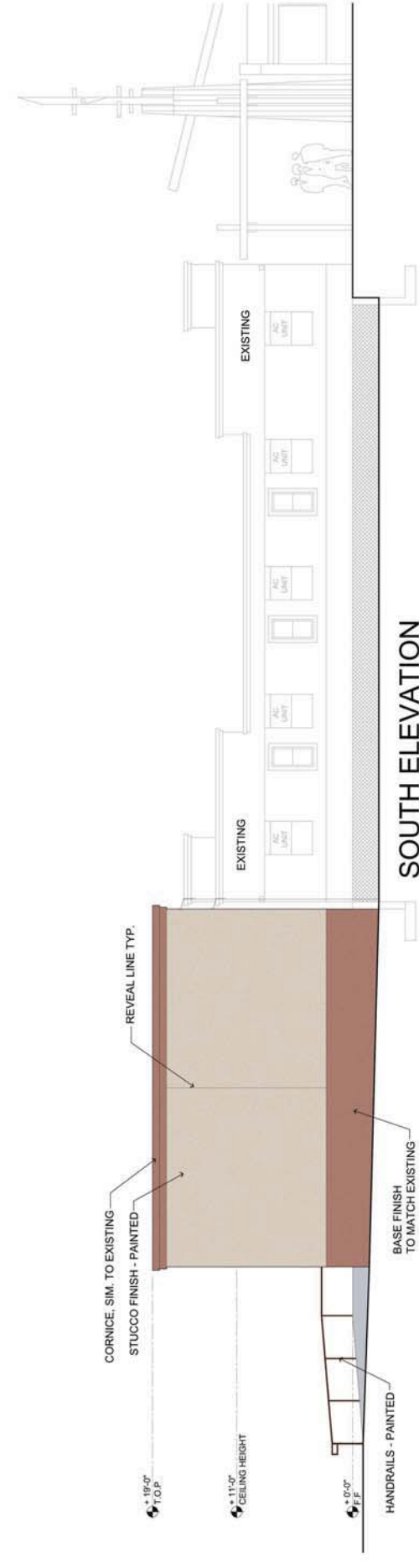
SHT L1.0



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

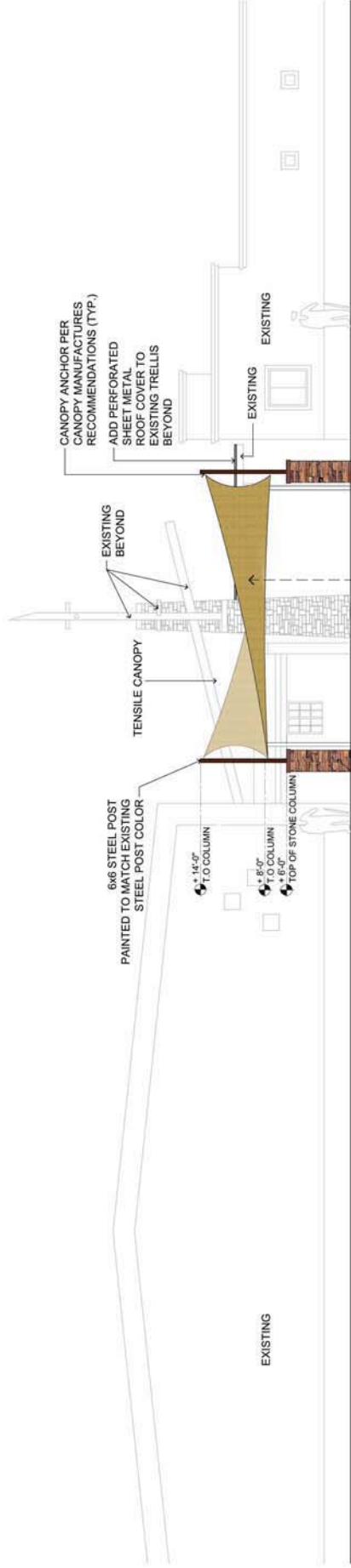
MEADOWS FELLOWSHIP EXTERIOR ELEVATIONS 1

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

SDR-54318

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



MEADOWS FELLOWSHIP
7801 ALEXANDER
ELEVATIONS 2

PRJ-54213
05/22/14

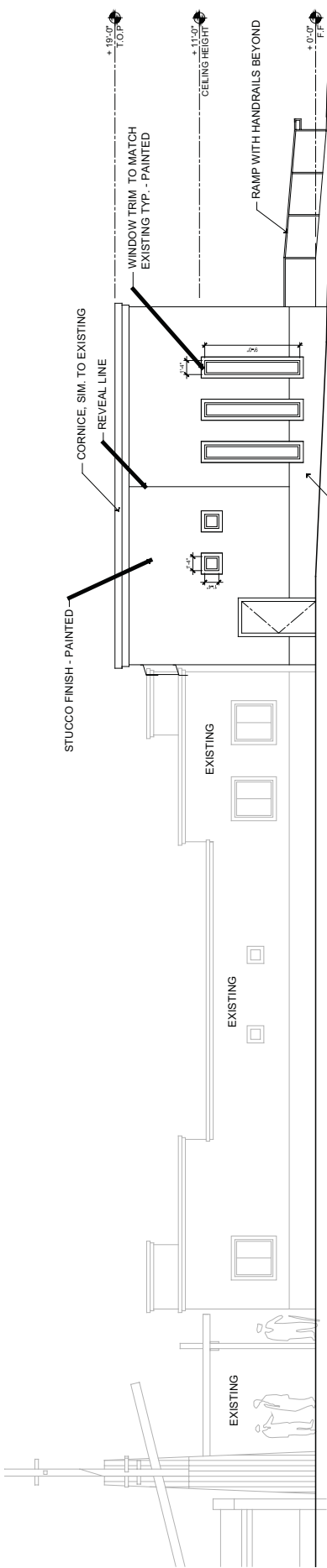
MEADOWS FELLOWSHIP EXTERIOR ELEVATIONS 2

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

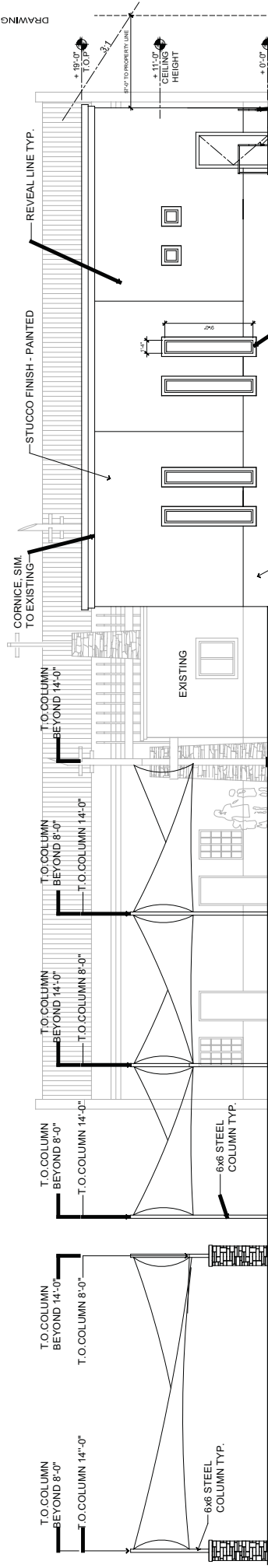
SDR-54318

05-22-14

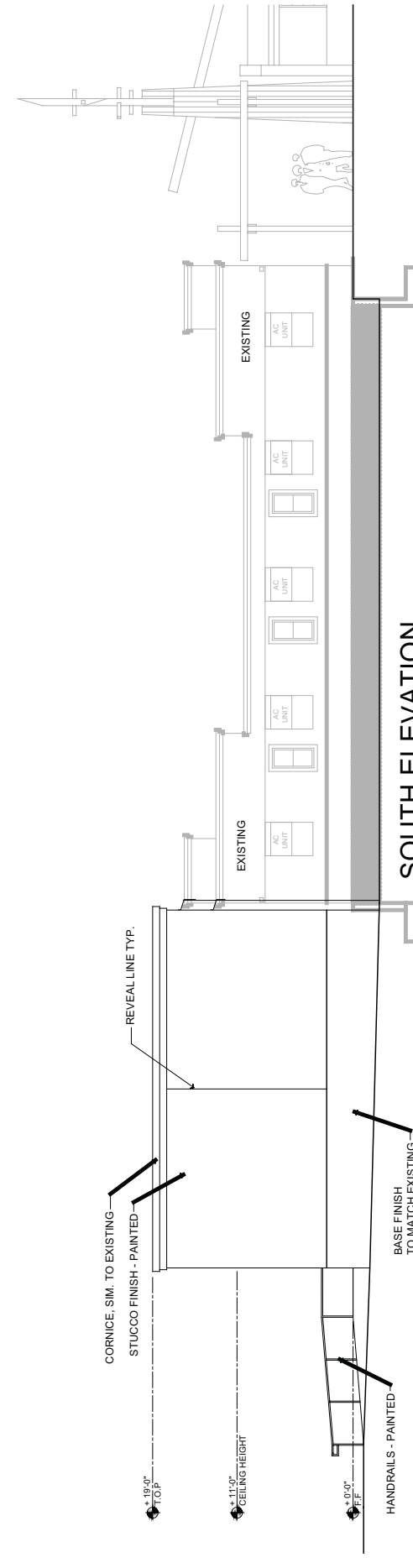
SHT A5.1



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
ELEVATIONS 1

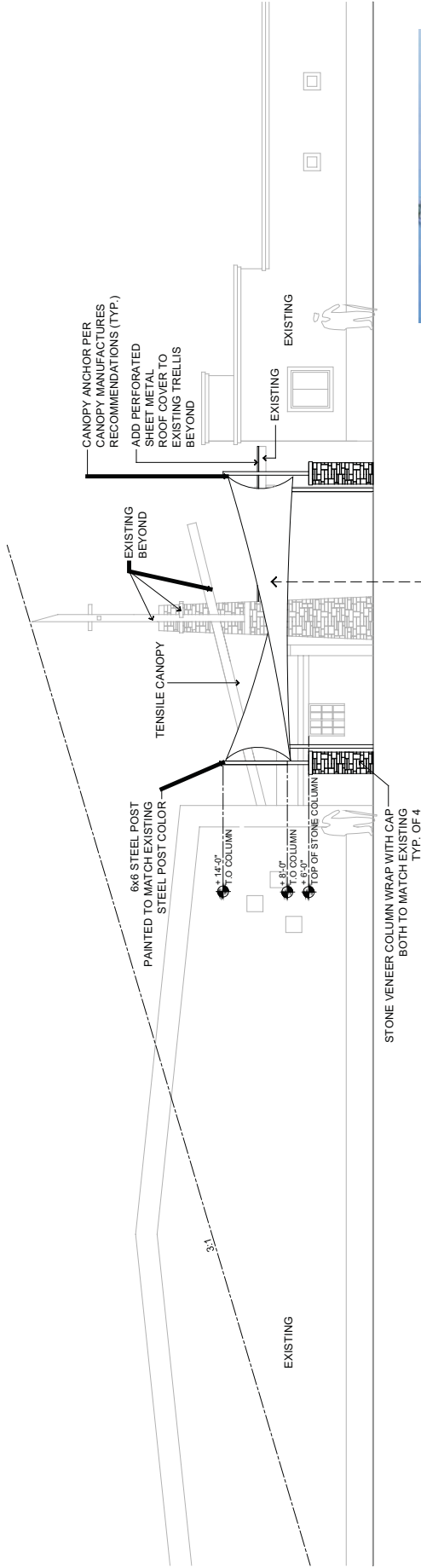
PRJ-54213
05/22/14

8985 s. eastern
las vegas nv 89123
702.456.1070
702.456.7029

DRAWING APPROVED:
DATE:

8985 s. eastern
suite 220
las vegas, nv 89123
p 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

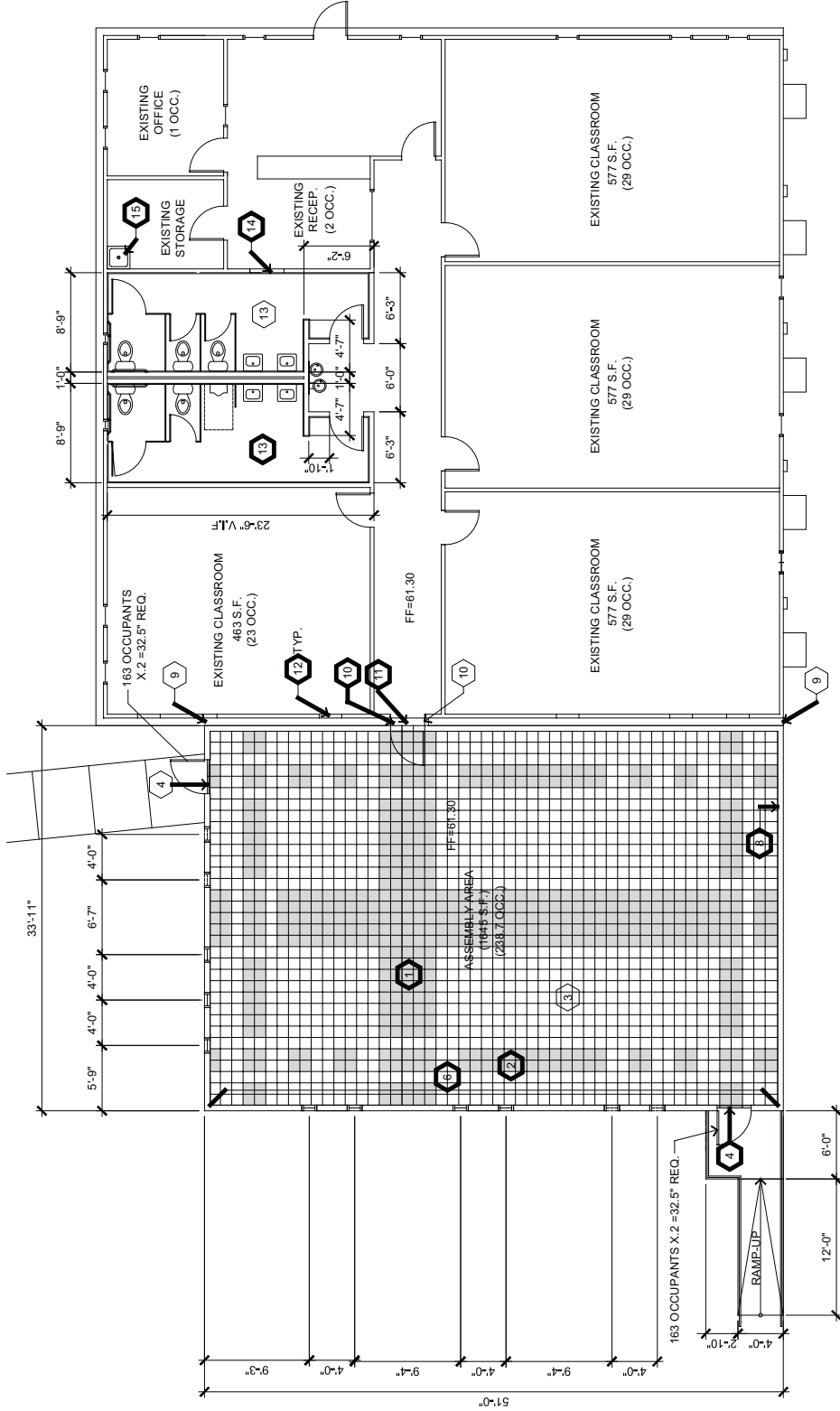
SCALE : 1/4"=1'-0"

MEADOWS FELLOWSHIP EXTERIOR ELEVATIONS 2

SDR-54318

05-22-14

SHT A5.1



KEYNOTES

- PLUMBING ANALYSIS
TOTAL OCCUPANT LOAD = 382
384 / 2 = 192
E: 57 OCC. = 118 GIRLS
B: 57 OCC. = 118 BOYS
A: 118.4 OCC. = 98 GIRLS
118.4 OCC. = 98 BOYS
5.42
3.0 GIRLS
2.12 BOYS
- VCT 1 ARMSTRONG VINYL COMPOSITION TILE
 - VCT 1 ARMSTRONG VINYL COMPOSITION TILE
 - VCT 1 ARMSTRONG VINYL COMPOSITION TILE
 - ROPPE VINYL FLOOR TRANSITION - REDUCER STRIP - VCT TO CONCRETE
 - ROPPE VINYL FLOOR TRANSITION CARPET TO VCT
 - ACCENT PAINT
 - ARMSTRONG SCHOOL ZONE FINE FISSURED
 - ROPPE VINYL WALL BASE TYPICAL - MATCH EXISTING HEIGHT

- MM SYSTEMS EXTERIOR JOINT COVER
- MM SYSTEMS INTERIOR JOINT COVER
- MM SYSTEMS INTERIOR FLOOR JOINT COVER
- FILL IN EXISTING WINDOWS ALONG WEST ELEVATION WHERE TRANSITION FROM EXISTING TO NEW.
- CERAMIC FLOOR AND WALL TILE - PROVIDE ALLOWANCE OF \$5.00 S.F. (MATERIAL ONLY) WALL TILE TO BE 5 FT HIGH.
- FILL IN EXISTING DOOR OPENING WITH NEW WALL
- MOP SINK

FLOOR PLAN

MEADOWS FELLOWSHIP
7801 ALEXANDER

PRJ-54313
05/22/14

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

MEADOWS FELLOWSHIP FLOOR PLAN

SDR-54318

05-22-14

SHT A2.0



ethos three
ARCHITECTURE

Meadows Fellowship - Addition

7801 Alexander, Las Vegas, NV



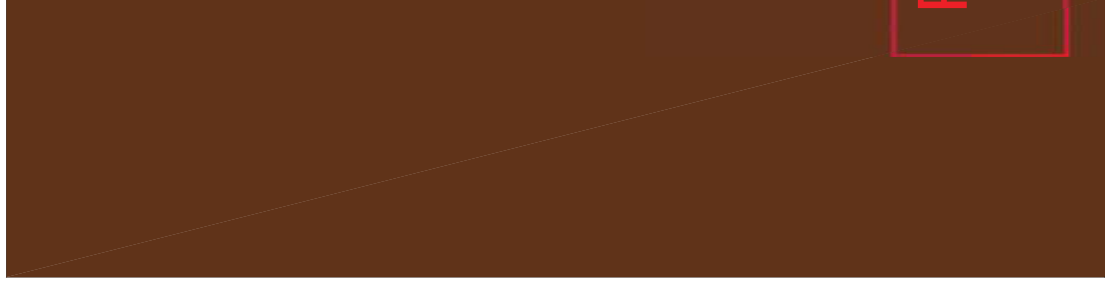
FIELD 1

Frazee
2652W - Love Bond



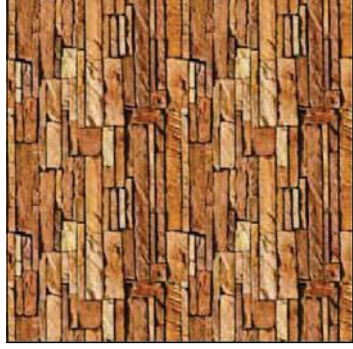
ACCENT 1

Frazee
2594D - Hickory Nut



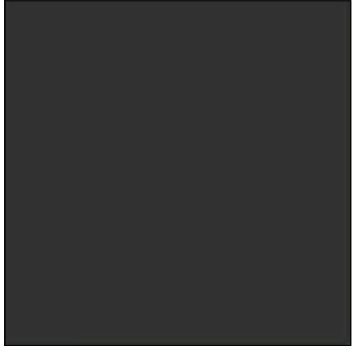
ACCENT 2

Frazee
2597N - Log Jam



STONE COLOR

Honey Ledge Carmel MT.
Cultured Stone Owens Corning



WINDOW FRAME

Arcadia
Dark Bronze

colors and materials



SHADE STRUCTURE
CANOPY COLOR

PRJ-54213

05/22/14

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



Revised 10/27/08

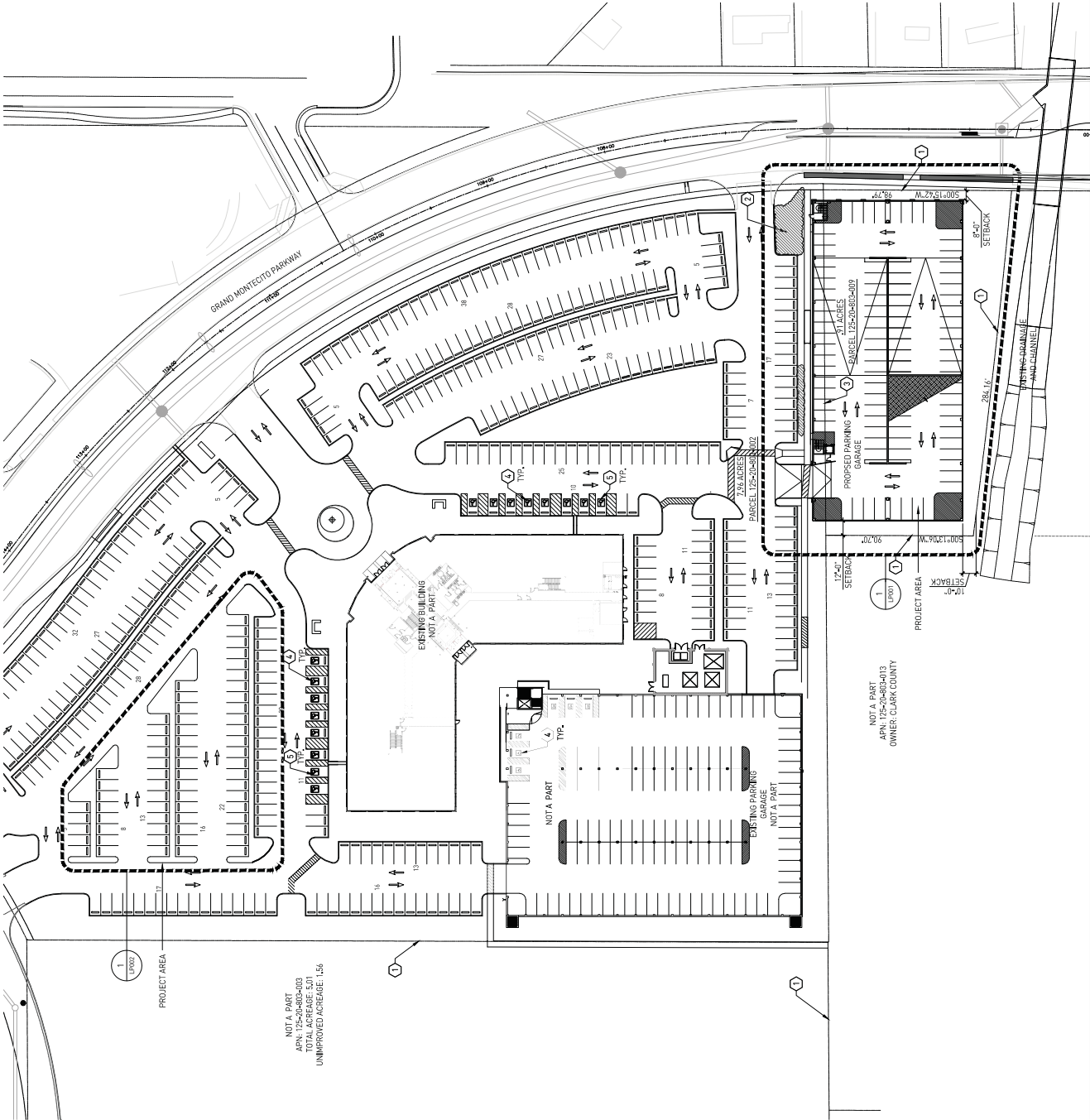
FOR DEPARTMENT USE ONLY

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

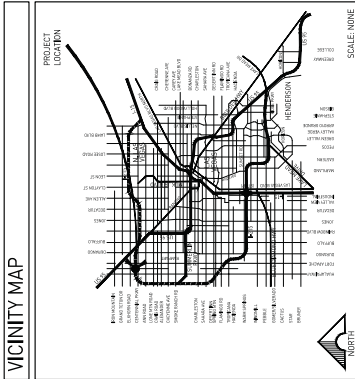
PRJ-54191
05/22/14



OVERALL SITE PLAN

SCALE: 1" = 40'-0"

SDR-54327



VICINITY MAP

PROJECT DATA

EXISTING PARCEL #:
125-20-803-002
EXISTING SITE AREA:
7.96 ACRES
ZONE: TC
EXISTING OFFICE BUILDING GSF:
181,500 SF
TYPICAL PARKING SPACE:
9' X 18'
TOTAL BICYCLE PARKING:
12 SPACES
LOADING:
NO LOADING SPACES

EXISTING PARKING:
SURFACE PARKING 456
ACCESSIBLE SURFACE PARKING 10
STRUCTURED PARKING 262
ACCESSIBLE STRUCTURED PARKING 6
TOTAL PARKING 734 (1750 SF)
PARCEL TO BE COMBINED:
125-20-803-009
SITE AREA:
0.91 ACRE
ZONE: TC

NEW PARKING
SURFACE PARKING 84
STRUCTURED PARKING 390
ADDITIONAL ACCESSIBLE PARKING REQ'D 6
TOTAL PARKING 474

LOSS OF STALLS DUE TO NEW
SURFACE/STRUCTURE PARKING:
58
TOTAL STALL COUNT 1152

KEY NOTES

1. EXISTING PROPERTY LINE.
2. EXISTING LANDSCAPE (TYPICAL).
3. EXISTING PARCEL LINE TO BE REMOVED TO COMBINE PARCELS.
4. EXISTING ACCESSIBLE PARKING STALL.
5. ADDITIONAL ACCESSIBLE PARKING STALLS, RE-STRIPED REQUIRED.



0' 10' 20' 40'

PRJ-54191
05/27/14

DATE: 05/27/14
PROJECT NO: 10001
DESIGNER: SDR

SP001

OVERALL SITE PLAN

FOR
MONTECITO POINT PARKING GARAGE
LAS VEGAS, NEVADA



ENCOMPASS STUDIO
ARCHITECTURE + INTERIOR

241 W. Charleston Blvd. Suite 100 | Las Vegas, NV 89102
702.735.1000
www.encompassstudio.com

- KEY NOTES
- 1

EXISTING TREE OR PALM (TYPICAL)
- 2

EXISTING LANDSCAPE (TYPICAL)
- 3

2" DEPTH OF MONUMENTAL COMPOSED GRANITE TO MATCH EXISTING
- 4

STREETSCAPE (TYPICAL)
- 5

EXISTING PROPERTY LINE
- 6

NEW MEDALLION PER MONTECITO DESIGN STANDARDS
- 7

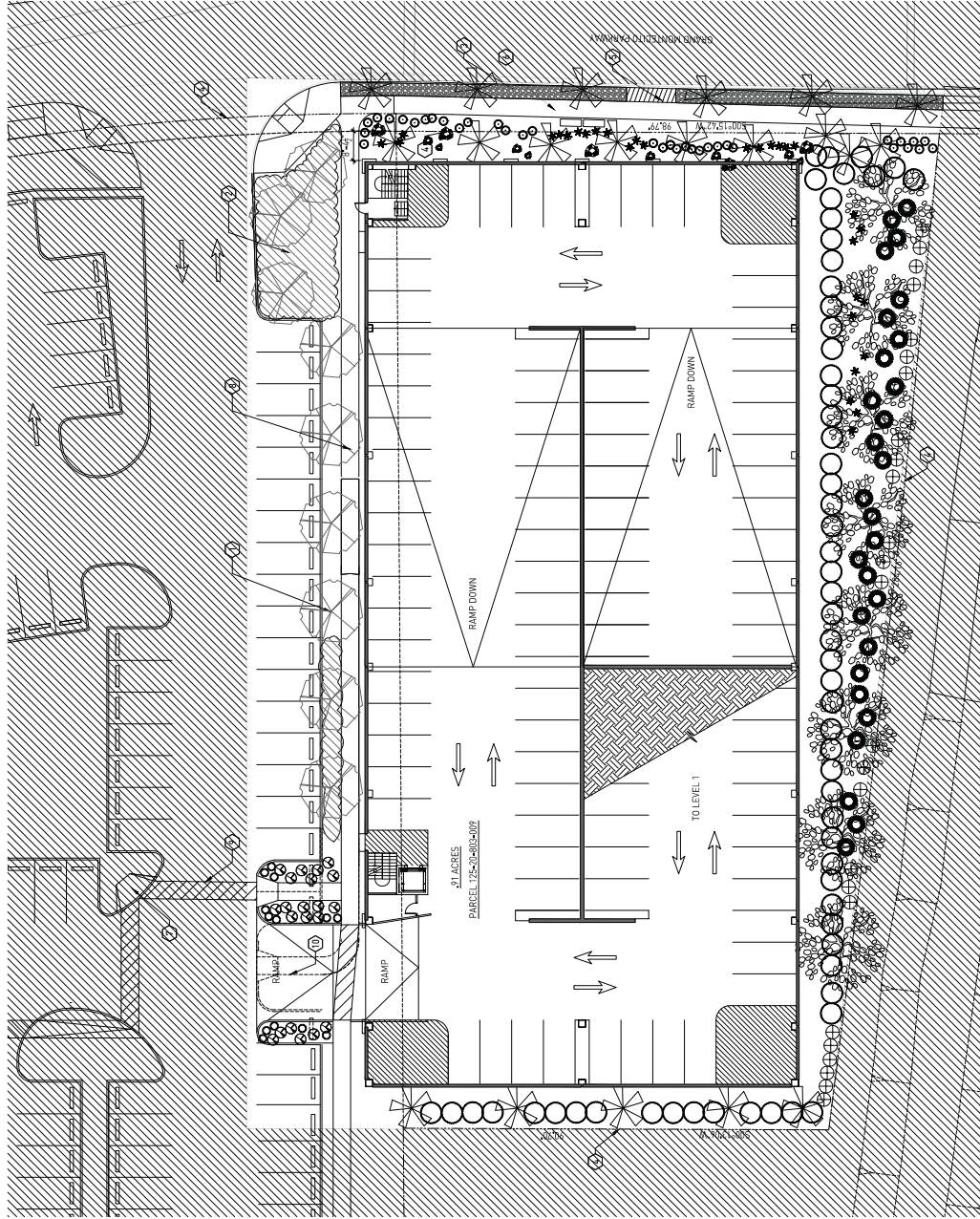
BIKEWALK
- 8

NEW CONCRETE SIDEWALK IN EXISTING PLANTER ISLAND
- 9

EXISTING WALKWAY TO REMAIN
- 10

ACCESSIBLE ROUTE TO PUBLIC WAY
- 11

DASHED LINE INDICATES EXISTING LANDSCAPE, WALKWAY, PARKING STRIPE AND CURB TO BE DEMOLISHED, PATCH AND REPAIR AS REQUIRED



ENLARGED SITE PLAN

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

SDR-54327

PLANT LEGEND			
SYMBOL	PLANT NAME	LANDSCAPE MATERIALS, FINISHES, AND QUANTITIES REQUIRED, SIZE	QUANTITY
	PRISM CHILENSE CHILEAN RESQUITE	24" BOX	10
	PROSPER CHILENSE MEXICAN FAN PALM (SHINNED)	24" BOX	20
	LEUCOPHYLLUM LAUREL	5 GAL.	28
	TEUCORIUM HAMADRYAS	5 GAL.	36
	PROSTRATE GERMANDER ACACIA REGOLDS DESERT CARPET DESERT CARPET ACACIA	5 GAL.	46
	XUCCA BICOLOR WEeping YUCCA	5 GAL.	20
	ROSEMARY'S OFFICINALE ROSEMARY'S OFFICINALE PROSTRATE ROSEMARY	5 GAL.	20
	LANTANA DALLAS RED DALLAS RED LANTANA	1 GAL.	10
	MULLENBERGIA BULL CRASS	1 GAL.	26
	LANDSCAPE BOULDERS, GRANITE BOULDERS TO MATCH EXISTING LANDSCAPE BOULDERS, TO MATCH PERCENTAGES: 25% 24"X24" BOULDER 25% 24"X24" BOULDER 50% 24"X24" BOULDER		

LEGEND

NOT A PART.

ENLARGED SITE PLAN
GROUND LEVEL AND LANDSCAPE PLAN

MONTECITO POINT PARKING GARAGE
LAS VEGAS, NEVADA

NO.	DATE	REVISIONS
1	05/27/14	ISSUED FOR PERMIT

PRJ-54191
05/27/14



LP001



241 W. Charleston Blvd., Suite 155 | Las Vegas, NV 89102
design@vego.downtown.com 702.733.7759

1.) EL @ 2498 = LEVEL 0.5

1 9'-0" X 18'-0" PARKING STALL TYPICAL.

- 2 MECHANICAL ROOM.
- 3 ELEVATOR
- 4 OPEN STAIRS
- 5 SHEAR WALL
- 6 CONCRETE SPANDREL

11

LEVEL 1.5, 2, 2.5 AND 3

[illegible]

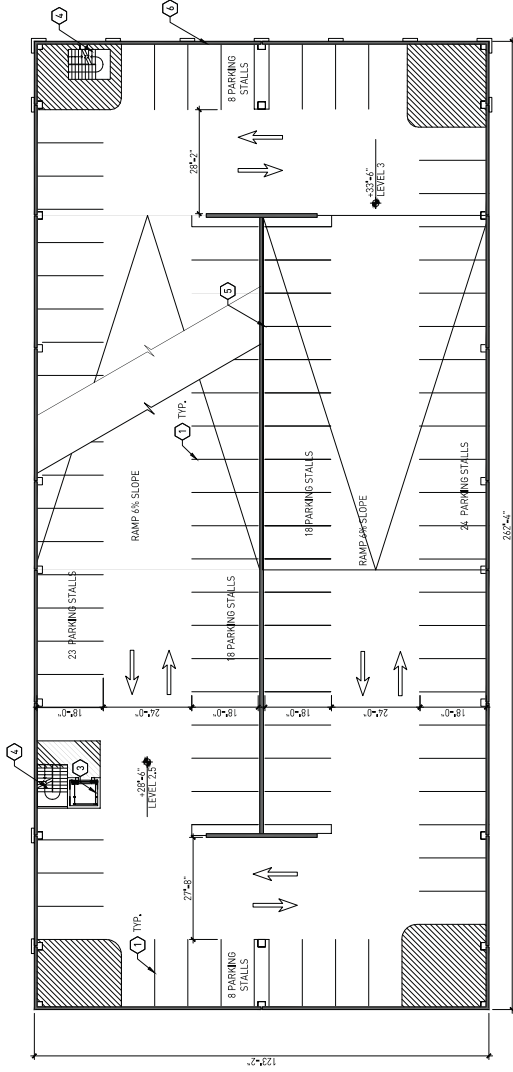
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PROJECT NO. 11002.1
DRAWN BY: M.F.
CHECKED BY: B.P.

05/27/14

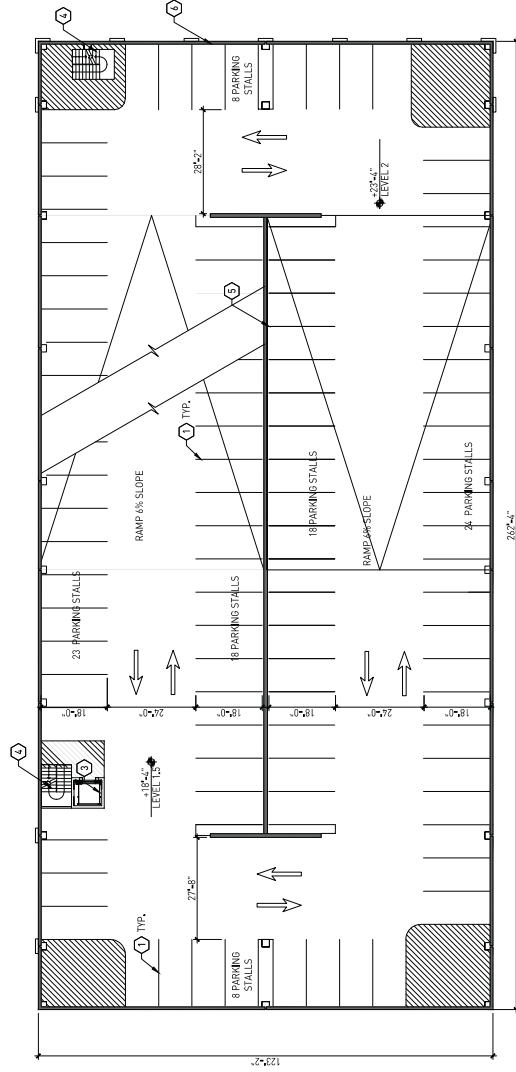
FP002



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



② LEVEL 2.5 TO LEVEL 3



① LEVEL 1.5 TO LEVEL 2

SDR-54327

KEY NOTES

1

SPANDREL PANEL W/ STONE ATTACHED

2

2" PRECAST CONCRETE CAP

3

2"x2" ALUMINUM, ANODIZED CLEAR

4

CONCRETE SPANDREL PAINTED

5

1" REVEAL

6

30" DEEP X 4" TALL X 1" (VARIES) METAL TRELLIS SHADE CANOPY CLEAR ANODIZED

7

PAINTED COLUMN COVER WITH STONE AT BASE.

8

ALUMINUM PLATE 16" X 6-1/2" ANODIZED CLEAR

9

PAINTED CONCRETE COLUMN

10

GREEN STAIR W/ CONCRETE FILLED STEEL PAN TREAD WITH STEEL TUBE STRINGER

11

ELEVATOR

12

LIGHT FIXTURE

FINISH LEGEND

BUILDING MATERIALS

1

ONU TO MATCH EXISTING GARAGE

2

T-1 TO MATCH EXISTING BUILDING

3

T-2 TO MATCH EXISTING BUILDING

4

ALUMINUM 2" X 2" ANODIZED CLEAR

PAIN

1

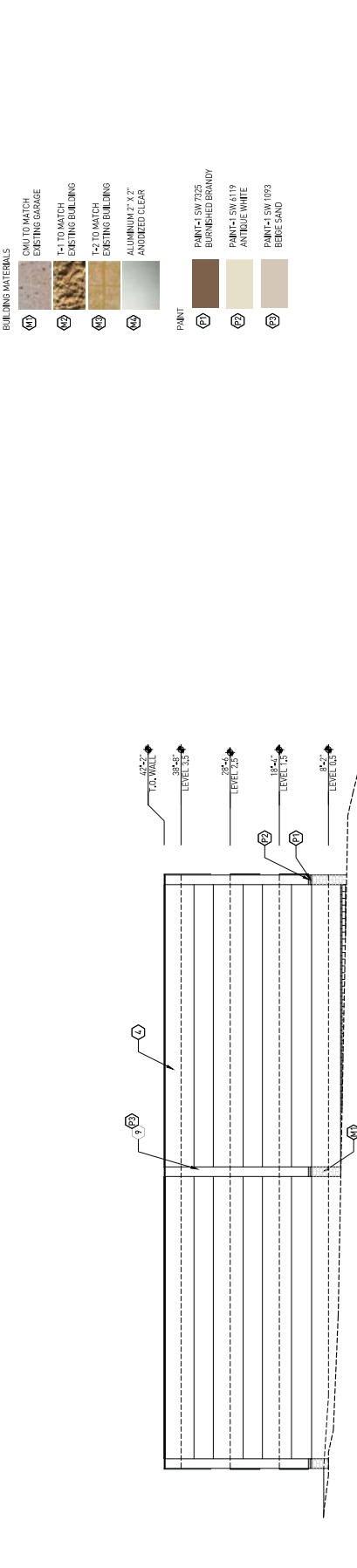
PAIN-T1 SW 7025 BURNED BRANDY

2

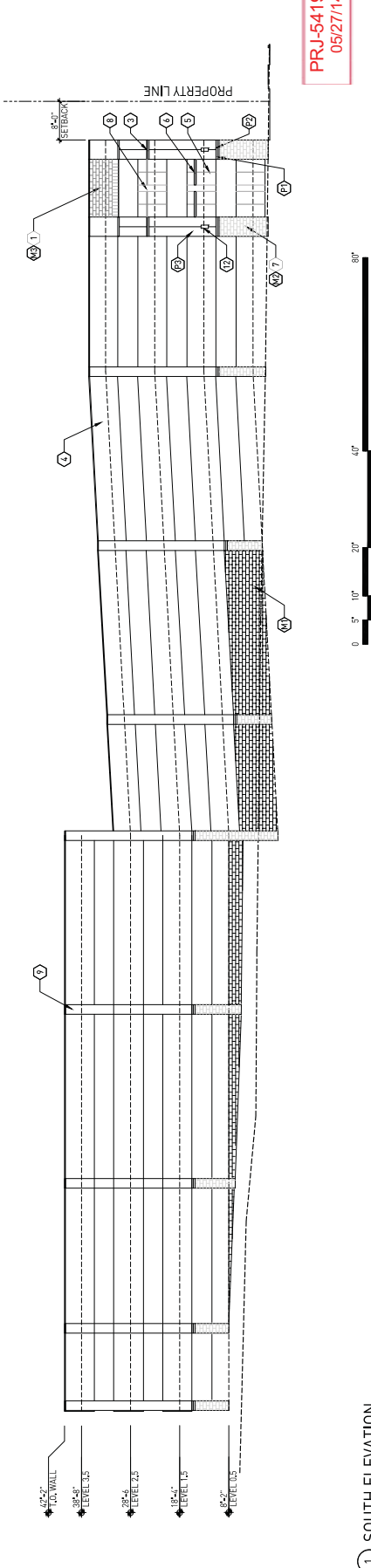
PAIN-T1 SW #119 ANTIQUE WHITE

3

PAIN-T1 SW 093 BEIGE SAND

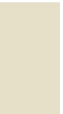
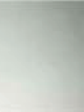


2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

FINISH LEGEND

BUILDING MATERIALS		PAINT
 M1	CMU TO MATCH EXISTING GARAGE	 P1
 M2	T-1 TO MATCH EXISTING BUILDING	 P2
 M3	T-2 TO MATCH EXISTING BUILDING	 P3
 M4	ALUMINUM 2" X 2" ANODIZED CLEAR	

KEY NOTES

1

SPANDREL PANEL W/ STONE ATTACHED

2

2" PRECAST CONCRETE CAP

3

2"x2" ALUMINUM, ANODIZED CLEAR

4

CONCRETE SPANDREL PAINTED

5

1" REVEAL

6

30" DEEP X 4" TALL X "L" (VARIES) METAL TRELLIS (SHADE CANOPY) CLEAR ANODIZED

7

PAINTED COLUMN COVER WITH STONE AT BASE.

8

ALUMINUM PLATE 16" X 6'-0" ANODIZED CLEAR

9

LIGHT FIXTURE

10

OPEN STAIR W/ CONCRETE FILLED STEEL PAN TREAD WITH STEEL TUBE STRINGER.

11

PAINTED 4" REVEAL

Montecito Parking Structure

EV003-Perspective View
MAY 22, 2014



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PRJ-54327

05/27/14

SDR-54327

GENERAL NOTES

1. J. EL. @ 2'498 = LEVEL 0.5

KEY NOTES

- 1. 7'-0" X 16'-0" PARKING STALL TYPICAL.
- 2. MECHANICAL ROOM.
- 3. ELEVATOR
- 4. OPEN STAIRS
- 5. SHEAR WALL
- 6. CONCRETE SPANDREL



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702.735.0000 | WWW.ENCOMPASSSTUDIO.COM

PARKING PLANS
LEVEL 1.5, 2, 2.5 AND 3
for
MONTECITO POINT PARKING GARAGE
LAS VEGAS, NEVADA



NORTH

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

0' 5' 10' 20'

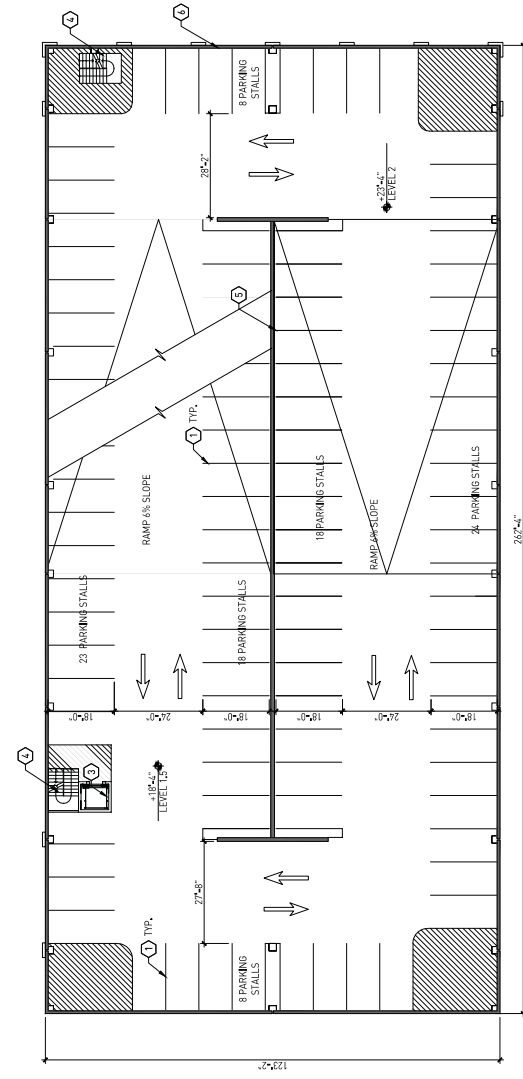
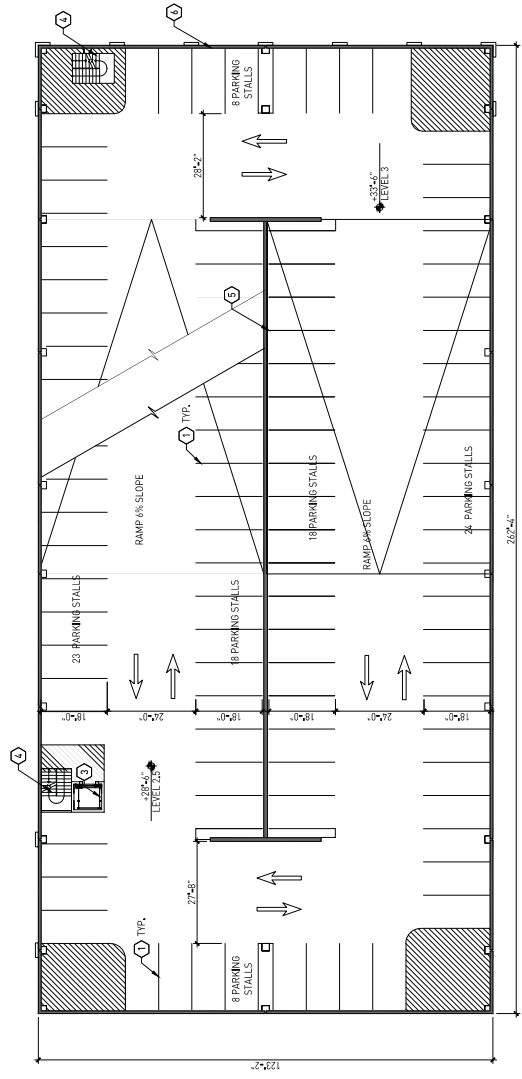
PRJ-54191
05/27/14

DATE: 05/27/14
PROJECT NO.: 10000
DRAWN BY: MJC
CHECKED BY: BJC
DATE: 05/27/14

① LEVEL 1.5 TO LEVEL 2

SDR-54327

② LEVEL 2.5 TO LEVEL 3



GENERAL NOTES

1. LEVEL 3 - LEVEL 3.5

KEY NOTES

- 1. 9'-0" X 18'-0" PARKING STALL - TYPICAL
- 2. MECHANICAL ROOM
- 3. ELEVATOR
- 4. OPEN STAIRS
- 5. SHEAR WALL
- 6. CONCRETE SPANDREL



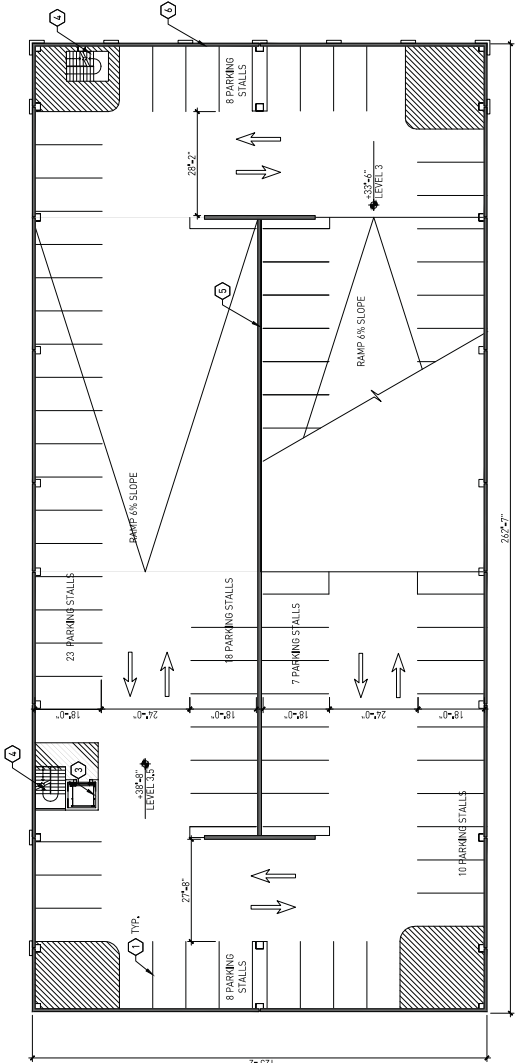
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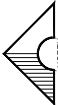
2411 W. CHERRY BLVD. SUITE 100 | LAS VEGAS, NV 89102
PH: 702.735.8888 | WWW.ENCOMPASSSTUDIO.COM

PARKING PLAN

LEVEL 3 AND 3.5

for
MONTECITO POINT PARKING GARAGE
LAS VEGAS, NEVADA





NORTH

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

0' 5' 10' 20'

PRJ-54191

05/27/14

DATE: 05/27/14
PROJECT NO.: 100001
SHEET NO.: 001

1 LEVEL 3 TO LEVEL 3.5

SDR-54327

FP003

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

300 SOUTH FOURTH STREET

SUITE 1700

LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845

lsc@lionsawyer.com

www.lionsawyer.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
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WILLIAM J. MCKEAN
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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.

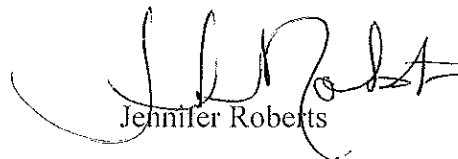
Please note that the Applicant will be working to combine this parcel with the parcel to the north in order to remove the parcel line. Moreover, the Applicant will be reconstructing a portion of the existing parking on the adjacent parcel to accommodate the parking garage. To that extent, an amendment 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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-54329** APN: Building improvements on:
162-01-402-008
Site improvements on:
162-01-402-003, 162-01-402-004
162-01-402-006 & 162-01-402-008

Name of Property Owner: State of Nevada Buildings & Grounds Care of Division of State Lands

Name of Applicant: State Public Works Board

Name of Representative: Michael J. Purtill

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: _____

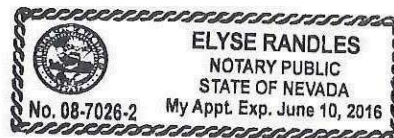
Signature of Property Owner: Charles Donohue

Print Name: Charles Donohue

Subscribed and sworn before me

This 22 day of April, 2014
[Signature]

Notary Public in and for said County and State



CLV Planning - Application Form

Application Number:	PRJ-54111
Application/Petition For:	SDR for a 40,353 square-foot Government Facility (DMV) at 2621 East Sahara Avenue
ProjectAddress (Location):	2621 EAST SAHARA AVENUE
Project Name	SDR FOR DMV
Assessors Parcel #(s):	16201402003, 16201402004, 16201402006, 16201402008
Ward #:	WARD 3 (BOB COFFIN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Michael
Applicant Last Name:	Purtill
Applicant Address:	709 Valle Verde Ct
Applicant City:	Henderson
Applicant State:	NV
Applicant Zip:	89014
Applicant Phone:	(702)456-3000
Applicant Fax:	(702) 898-6209
Applicant Email:	mpurtill@tska.com
Rep First Name:	Michael
Rep Last Name:	Purtill
Rep Address:	709 Valle Verde Ct
Rep City:	Henderson
Rep State:	NV
Rep Zip:	89014
Rep Phone:	(702)456-3000
Rep Fax:	(702) 898-6209
Rep Email:	mpurtill@tska.com

SDR-54329

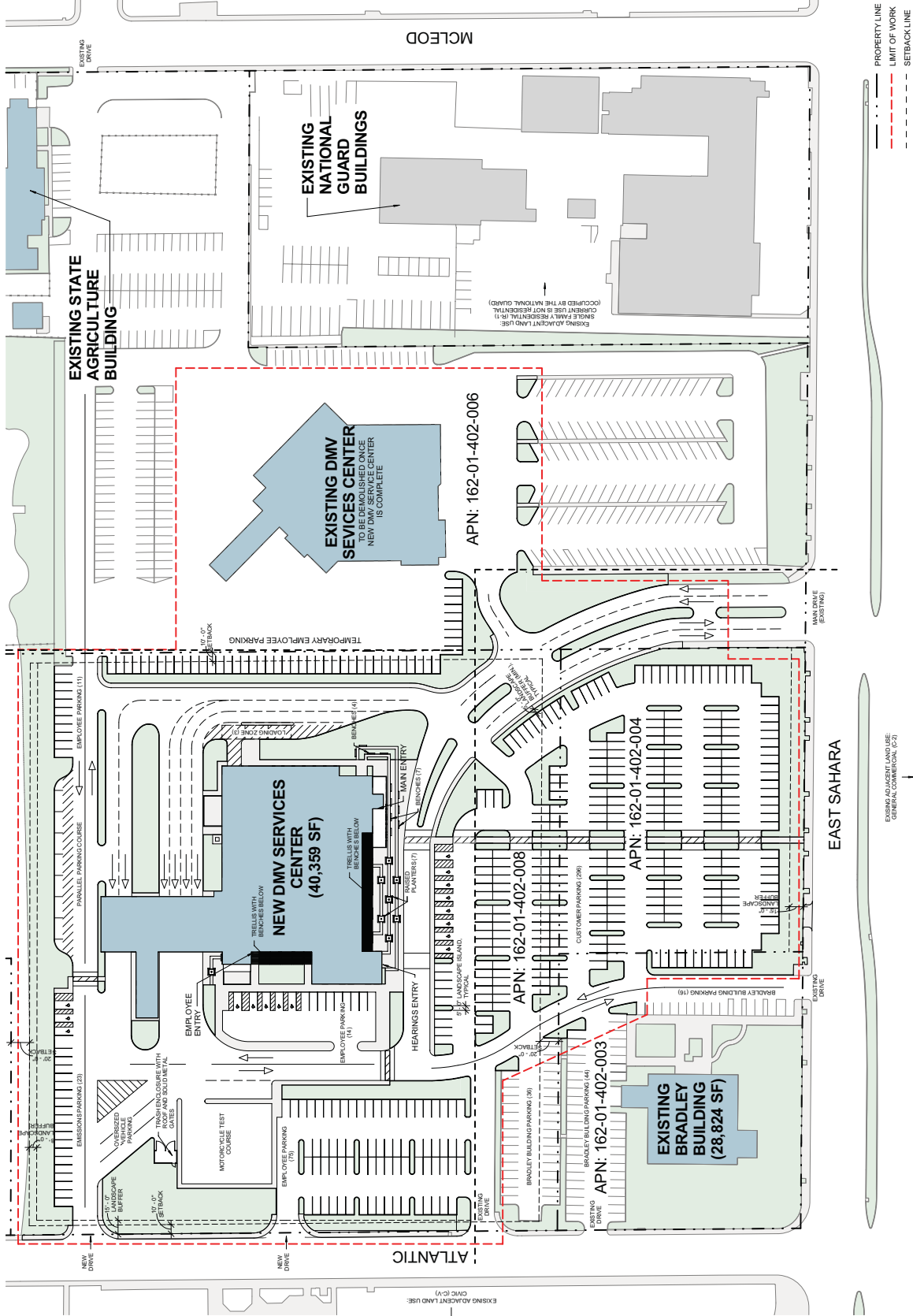
CLV Planning - Application Form

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
STATE OF NEVADA BLDG & GROUNDS	901 S STEWART ST #5003	CARSON CITY, NV 89701

CLVEPLAN Applicant	Company	Title	Email
Michael Purtill	TSK	Principal	mpurtill@tska.com

SDR-54329



DEVELOPMENT STANDARDS

- SETBACKS (C-2: 19.08.050)**
FRONT: 20'-0"
REAR: 20'-0"
SIDE: 10'-0"
- MAXIMUM LOT COVERAGE (C-2: 19.08.050)**
MAXIMUM LOT COVERAGE: 80%
MAXIMUM COVERED AREA: 165,014-02.008, 8.94 Acres(389,426 SF)
BUILDING AREA: 40,359 SF
F.A.R. = 0.10
ACTUAL: 10% COVERAGE
- BUILDING HEIGHT (C-2: 19.08.050)**
MAXIMUM BUILDING HEIGHT: 35'-0"
ACTUAL: 1 STORY/32'-0"
- PARKING REQUIREMENTS (19.04)**
GOVERNMENT FACILITY: 1 SPACE PER 300 SF
NEW DMV SERVICE CENTER: 40,353 SF
EXISTING DMV SERVICE CENTER: 28,824 SF
TOTAL REQUIRED PARKING SPACES
5 REQUIRED TO BE HANDICAPPED
- PARKING SPACES PROVIDED:**
DMV CUSTOMER PARKING: 288
8 HANDICAPPED PARKING SPACES
DMV EMISSIONS PARKING: 20
20 HANDICAPPED PARKING SPACES
DMV EMPLOYEE PARKING: 144
144 HANDICAPPED PARKING SPACES
TOTAL SPACES PROVIDED: 288
8 HANDICAPPED PARKING SPACES
3 LOADING SPACES
- EXISTING BRADLEY BUILDING: 28,824 SF**
28,824 SF/300 SF = 96 REQUIRED PARKING SPACES
4 REQUIRED TO BE HANDICAPPED
- PARKING SPACES PROVIDED:**
91 PARKING SPACES
9 HANDICAPPED PARKING SPACES
TOTAL SPACES PROVIDED: 96
- PARKING LOT LANDSCAPE REQUIREMENTS (19.10.010)**
PLANTING
(1) TREE FOR EVERY 6 UNCOVERED PARKING SPACES
(2) 5-GALLON SHRUBS FOR EVERY REQUIRED TREE
CENTER WITHIN LANDSCAPE ISLAND
(4) 5-GALLON SHRUBS FOR EVERY REQUIRED TREE
2" GROUND COVER OR ROCK MULCH
- PERIMETER LANDSCAPE BUFFER REQUIREMENTS (19.1040)**
PLANTING
(1) TREE PER 20'-0" LINEAR FEET, MUST BE 2" BOX TREE MINIMUM
(4) 5-GALLON SHRUBS FOR EVERY REQUIRED TREE

PRJ-54111
05/22/14

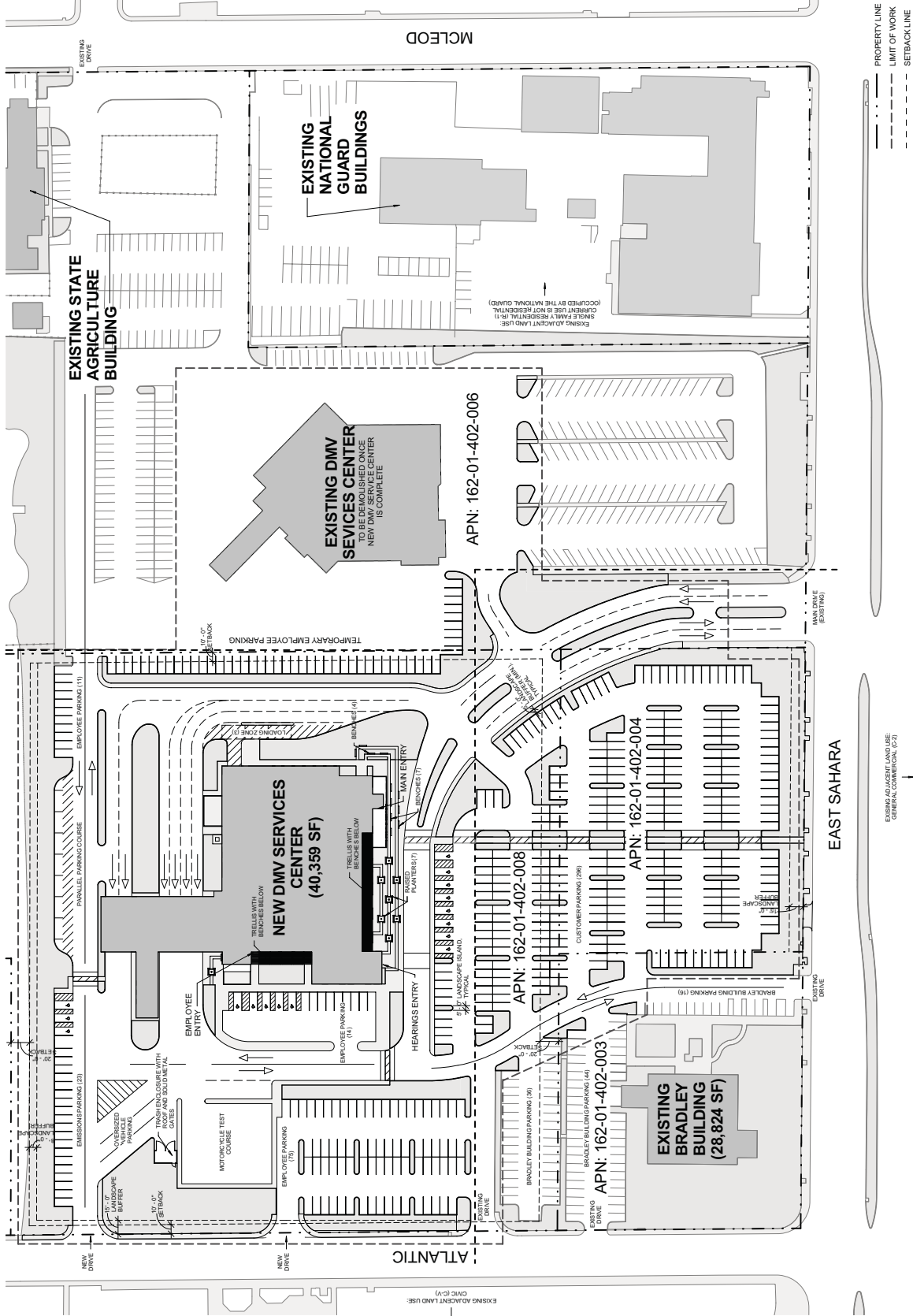
SCALE: 1" = 50'-0"

SITE PLAN

Sahara Department of Motor Vehicles Replacement Building

SDR-54329

TATE SNYDER KIMSET 05/20/14



DEVELOPMENT STANDARDS

SETBACKS (C-2: 19.08.050)
FRONT: 20'-0"
REAR: 20'-0"
SIDE: 10'-0"

MAXIMUM LOT COVERAGE (C-2: 19.08.050)
MAXIMUM LOT COVERAGE: 80%
MAXIMUM COVERED AREA: 165,014-02.008, 8.94 Acres (389,426 SF)
BUILDING AREA: 40,359 SF
F.A.R. = 0.10
ACTUAL: 10% COVERAGE

BUILDING HEIGHT (C-2: 19.08.050)
MAXIMUM BUILDING HEIGHT: 35'-0"
ACTUAL: 1 STORY/32'-0"

PARKING REQUIREMENTS (19.04)
GOVERNMENT FACILITY: 1 SPACE PER 300 SF
NEW DMV SERVICE CENTER: 40,353 SF
EXISTING NATIONAL GUARD BUILDINGS: 16,000 SF
TOTAL REQUIRED PARKING SPACES
5 REQUIRED TO BE HANDICAPPED

PARKING SPACES PROVIDED:
DMV CUSTOMER PARKING: 288
8 HANDICAPPED PARKING SPACES
DMV EMISSIONS PARKING: 20
20 PARKING SPACES
3 HANDICAPPED PARKING SPACES
DMV EMPLOYEE PARKING: 144
144 PARKING SPACES
5 HANDICAPPED PARKING SPACES
TOTAL SPACES PROVIDED: 288

EXISTING BRADLEY BUILDING: 28,824 SF
28,824 SF/300 SF = 96 REQUIRED PARKING SPACES
4 REQUIRED TO BE HANDICAPPED
PARKING SPACES PROVIDED:
91 PARKING SPACES
16 HANDICAPPED PARKING SPACES
TOTAL SPACES PROVIDED: 107

PARKING LOT LANDSCAPE REQUIREMENTS (19.10.010)
PLANTING
(1) TREE FOR EVERY 6 UNCOVERED PARKING SPACES.
TREES SHALL BE 4" DBH (DIAMETER) AT THE TRUNK, 30' ON CENTER WITHIN LANDSCAPE ISLAND
(4) 5-GALLON SHRUBS FOR EVERY REQUIRED TREE
2" GROUND COVER OR ROCK MULCH

PERIMETER LANDSCAPE BUFFER REQUIREMENTS (19.1040)
PLANTING
(1) TREE PER 20'-0" LINEAR FEET, MUST BE 2" BOX TREE MINIMUM.
(4) 5-GALLON SHRUBS FOR EVERY REQUIRED TREE

PRJ-54111
05/22/14

SCALE: 1" = 50'-0"

SITE PLAN

Sahara Department of Motor Vehicles Replacement Building

SDR-54329

TATE SNYDER KIMSET 05/20/14

LANDSCAPE LEGEND



TREES				
ACACIA STENOPHYLLA	1 1/2"	40	1 1/2"	24" BOX
SHOEBRUSH ACACIA	1 1/2"	54	1 1/2"	24" BOX
PARSONIA DESERT MUSEUM	1 1/2"	38	1 1/2"	24" BOX
HYDRANGEA	1 1/2"	65	1 1/2"	24" BOX
PRODRON OIL CANES	1 1/2"	23	1 1/2"	24" BOX
CHILEAN MESQUITE	1 1/2"	38	1 1/2"	24" BOX
PAVE LAMARCA	1 1/2"	23	1 1/2"	24" BOX
AFRICAN LAMARCA	1 1/2"	38	1 1/2"	24" BOX
QUERCUS LEX	1 1/2"	23	1 1/2"	24" BOX
HOLLY OAK	1 1/2"	38	1 1/2"	24" BOX
VITEX AGAVUS-CASTUS	1 1/2"	23	1 1/2"	24" BOX
CASTLE TREE	1 1/2"	38	1 1/2"	24" BOX
SEA TULIP 1 1/2" CLIP PER TRUNK	1 1/2"	38	1 1/2"	24" BOX

SUGGESTED SHRUB LIST				
ACACIA STENOPHYLLA	5 GALLON	70	5 GALLON	5 GALLON
SHOEBRUSH ACACIA	5 GALLON	45	5 GALLON	5 GALLON
PARSONIA DESERT MUSEUM	5 GALLON	53	5 GALLON	5 GALLON
HYDRANGEA	5 GALLON	129	5 GALLON	5 GALLON
PRODRON OIL CANES	5 GALLON	475	5 GALLON	5 GALLON
CHILEAN MESQUITE	5 GALLON	87	5 GALLON	5 GALLON
PAVE LAMARCA	5 GALLON	39	5 GALLON	5 GALLON
AFRICAN LAMARCA	5 GALLON	220	5 GALLON	5 GALLON
QUERCUS LEX	5 GALLON	20	5 GALLON	5 GALLON
HOLLY OAK	5 GALLON	64	5 GALLON	5 GALLON
VITEX AGAVUS-CASTUS	5 GALLON	185	5 GALLON	5 GALLON
CASTLE TREE	5 GALLON	159	5 GALLON	5 GALLON
SEA TULIP 1 1/2" CLIP PER TRUNK	5 GALLON	37	5 GALLON	5 GALLON
ACACIA STENOPHYLLA	5 GALLON	185	5 GALLON	5 GALLON
SHOEBRUSH ACACIA	5 GALLON	23	5 GALLON	5 GALLON
PARSONIA DESERT MUSEUM	5 GALLON	320	5 GALLON	5 GALLON
HYDRANGEA	5 GALLON	109	5 GALLON	5 GALLON
PRODRON OIL CANES	5 GALLON	413	5 GALLON	5 GALLON
CHILEAN MESQUITE	5 GALLON	33	5 GALLON	5 GALLON
PAVE LAMARCA	5 GALLON	7	5 GALLON	5 GALLON
AFRICAN LAMARCA	5 GALLON		5 GALLON	5 GALLON
QUERCUS LEX	5 GALLON		5 GALLON	5 GALLON
HOLLY OAK	5 GALLON		5 GALLON	5 GALLON
VITEX AGAVUS-CASTUS	5 GALLON		5 GALLON	5 GALLON
CASTLE TREE	5 GALLON		5 GALLON	5 GALLON
SEA TULIP 1 1/2" CLIP PER TRUNK	5 GALLON		5 GALLON	5 GALLON

LANDSCAPE ELEMENTS				
RECOMMENDED GRANITE INSTALL IN ALL PLANTER AREAS UNLESS NOTED OTHERWISE. SEE 12. BOWSE COLOR GOLD 7 MINIMUM 1/2" THICK. SEE 13. BOWSE COLOR GOLD 7 MINIMUM 1/2" THICK. SEE 14. BOWSE COLOR GOLD 7 MINIMUM 1/2" THICK.	90.193 SF	F		
ROCK ADJACENT TO EXISTING DRAINAGE CHANNEL. SEE 14. SCREENED COLOR TO MATCH EXISTING GRANITE. PROVIDE SAMPLE FOR APPROVAL BY OWNER.	20.846 SF	F		
EXISTING BOLLARDS RELOCATED.	124 TOTAL	H		
LANDSCAPE GRANITE BOLLARDS IN PLANTER AREAS. SEE 14. SCREENED COLOR TO MATCH EXISTING GRANITE. BOLLARD SCHEDULE:				
SYMBOL	SIZE	QUANTITY		
A	4" X 4" X 4"	45		
B	2" X 2" X 2"	45		
C	2" X 2" X 2"	38		

LANDSCAPE NOTES

- SEE SHEET 1.1 FOR LANDSCAPE AND PLANT INSTALLATION DETAILS.
- SEE CIVIL ENGINEERING PLANS FOR EXISTING UTILITIES. ALL UTILITIES TO REMAIN.
- CONTRACTOR TO PRESERVE AND PROTECT LANDSCAPE OUTSIDE LIMIT OF WORK. CONTRACTOR TO PROTECT AND PRESERVE ALL LANDSCAPE TO REMAIN.
- CONTRACTOR TO VERIFY THAT EXISTING TREES TO REMAIN WILL NOT BE DAMAGED BY CONSTRUCTION. IF ANY ARE IN DANGER, NOTIFY THE OWNER AND NOTIFY THE OWNER'S REPRESENTATIVE.
- EXISTING TREES AND/OR LANDSCAPE (THAT ARE TO REMAIN) THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH PLANTS OF SAME GENUS, SPECIES, VARIETY, FORM AND SIZE. THE EXISTING PLANT MATERIAL SHOWN TO REMAIN IS BASED ON A VISIT WITH LIFETIME REPRESENTATIVE IMMEDIATELY PRIOR TO THE START OF CONSTRUCTION. THE EXISTING REPRESENTATIVE IMMEDIATELY PRIOR TO THE START OF CONSTRUCTION.
- THE QUANTITIES ON LEGEND ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.
- ALL PLANTS TO BE HEALTHY, THIRING AND FULL. ALL TREES MUST MEET MINIMUM CALIPER. MULTITRUNK TREES SHALL HAVE 1 TO 4 TRUNKS.
- PLANT MATERIALS SHALL HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY EACH SPECIES, INCLUDING THE GENUS, SPECIES AND VARIETY.
- PROVIDE ROOT BARRIERS AT ALL TREES THAT ARE WITHIN 5' OF A SIDEWALK, WALL, ROAD AND/OR OTHER LANDSCAPE. SEE DETAIL 'C' SHEET 1.1.1A.
- PROVIDE ROOT BARRIERS AT ALL TREES THAT ARE WITHIN 5' OF A SIDEWALK, WALL, ROAD AND/OR OTHER LANDSCAPE. SEE DETAIL 'C' SHEET 1.1.1A.
- TO REMAIN, ADD AND PROTECT EXISTING ALL NEW UTILITIES AND OBSTRUCTIONS. SEE 12. BOWSE COLOR GOLD 7 MINIMUM 1/2" THICK. SEE 13. BOWSE COLOR GOLD 7 MINIMUM 1/2" THICK. SEE 14. BOWSE COLOR GOLD 7 MINIMUM 1/2" THICK.
- BRING ALL DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

SITE ANALYSIS:

TOTAL LANDSCAPE AREA	115,133 SF
TOTAL OPEN SPACE AREA	348,355 SF
TOTAL AREA	398,428 SF

LANDSCAPE PLANNING SUBMITTAL

NEVADA DEPARTMENT OF MOTOR VEHICLES: SAHARA SERVICE CENTER

SDR-54329

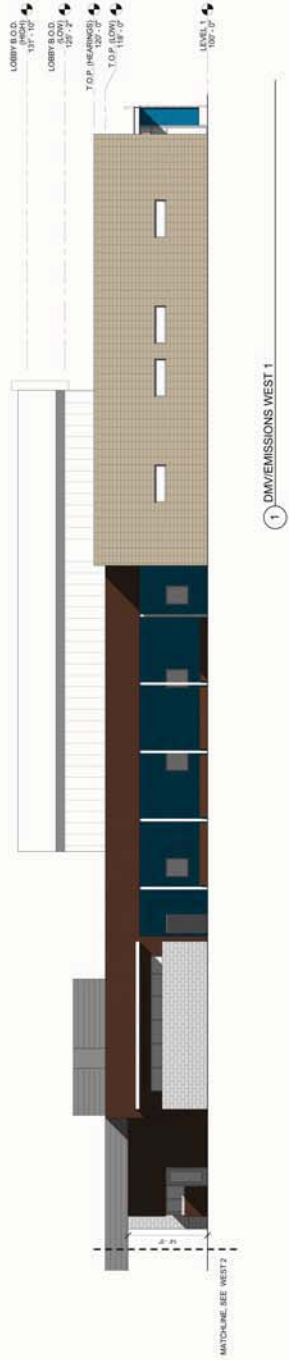
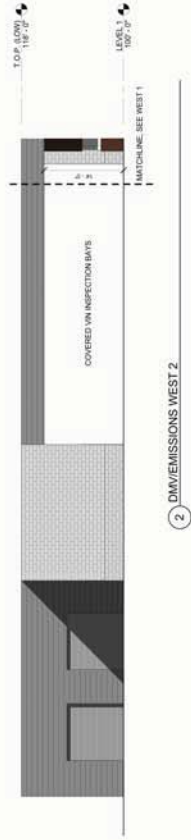
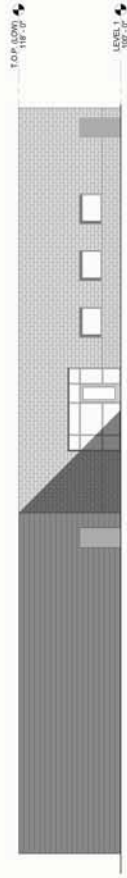
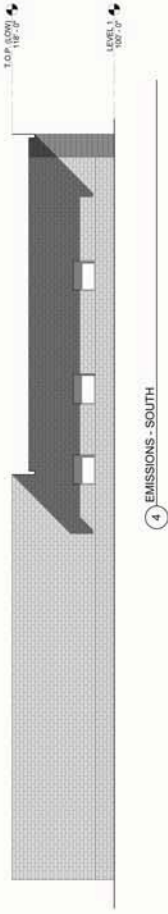
PRJ-54111
05/22/14

SCALE: 1" = 50'

southwick

TATE SNYDER KIMSEY

5.20.14



- SLATED BLOCK (MIDLAND BLUE)
- HONEY COMB (LIGHT GRAY)
- SPIT FACES (MIDLAND BLUE)
- HONEY COMB (MIDLAND BLUE)
- CLASBROCK (BRONZESTONE)
- FLAT (MIDLAND BLUE)
- FLAT (MIDLAND BLUE)
- FLAT (MIDLAND BLUE)

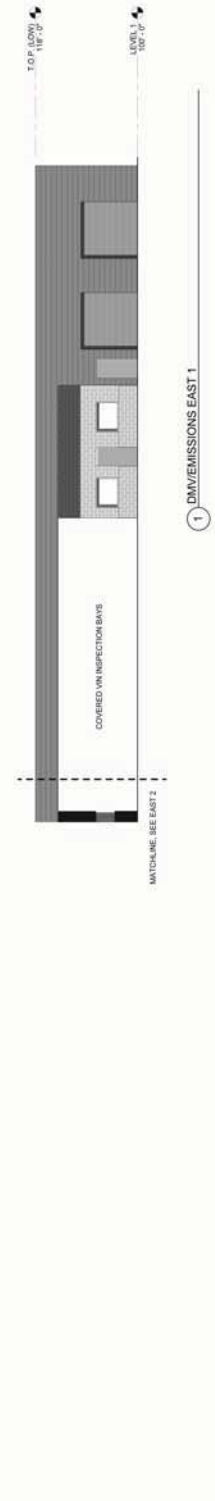
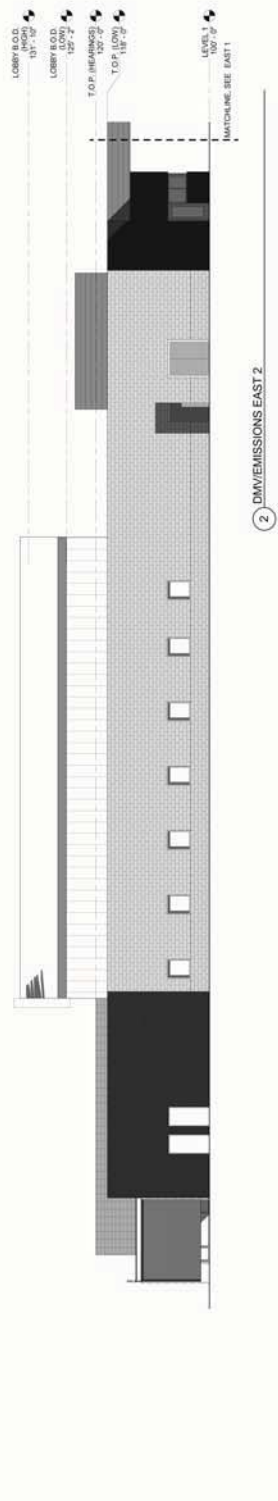
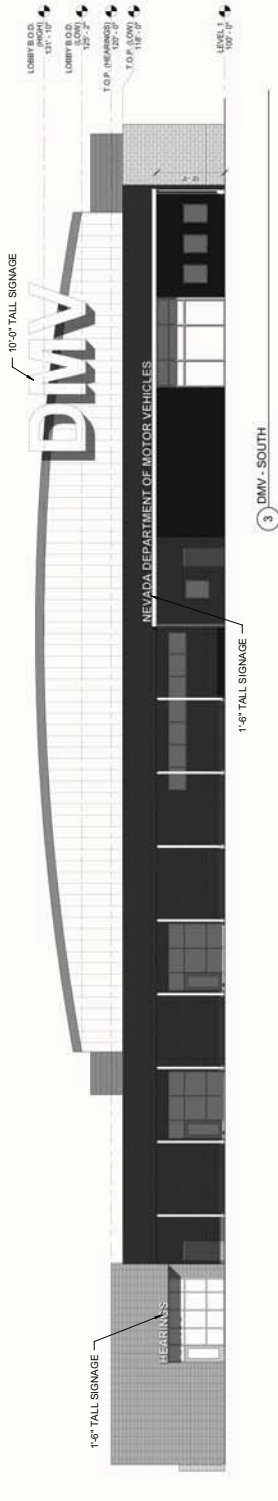
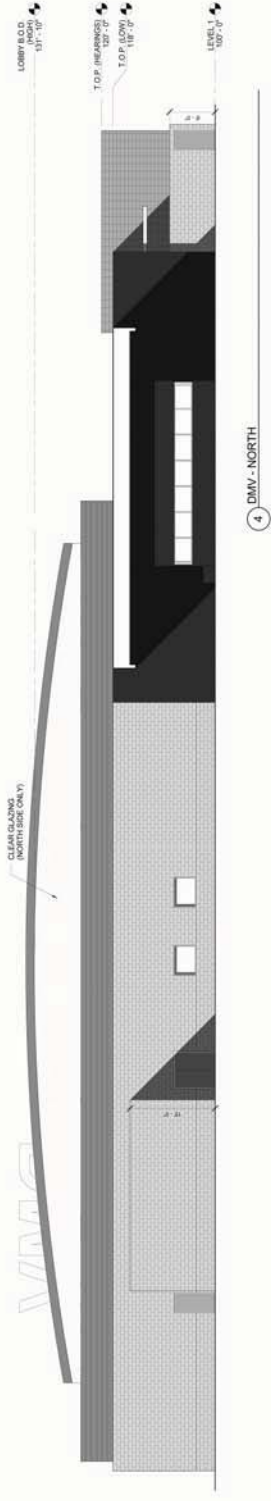


PRJ-54111
05/22/14

BUILDING ELEVATIONS

Sahara Department of Motor Vehicle Placement Building

SDR-54329



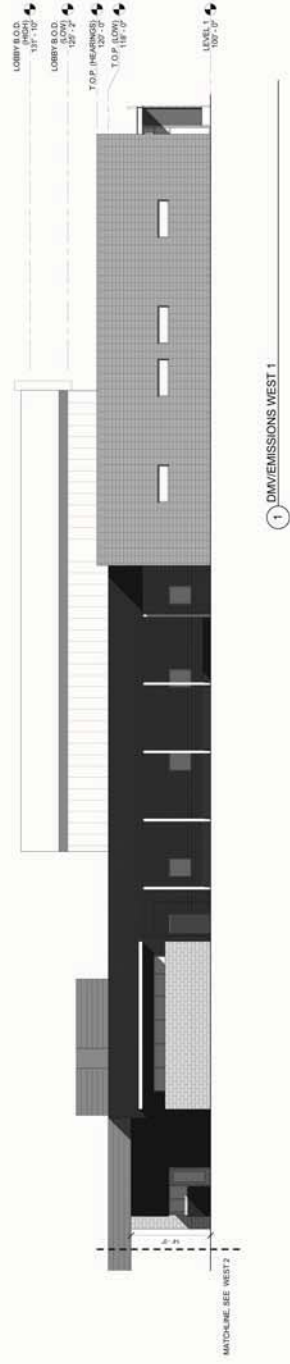
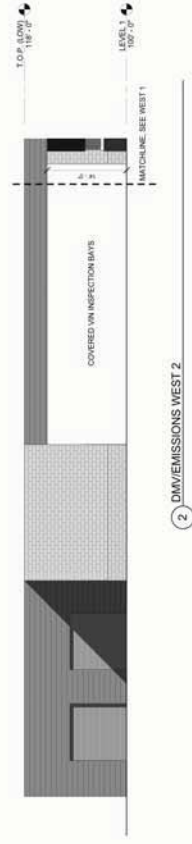
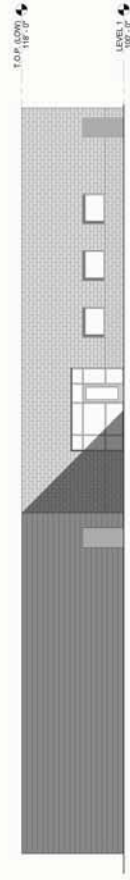
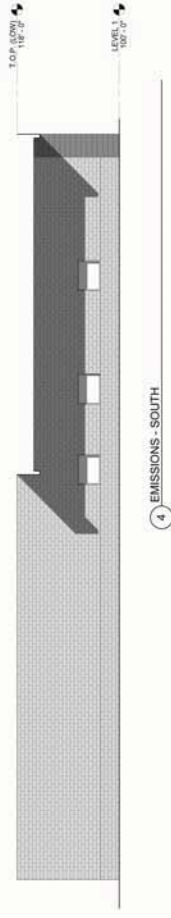
- GLAZED BLOCK (NEPTUNE BLUE)
- HONEYCOMB (LIGHT GRAY)
- WAVE FACED BRICK (LIGHT GRAY)
- HONEYCOMB (DARK GRAY)
- FLAT METAL PANELS (DARK GRAY)
- GLAZED BLOCK (NEPTUNE BLUE)
- HONEYCOMB (LIGHT GRAY)
- WAVE FACED BRICK (LIGHT GRAY)
- HONEYCOMB (DARK GRAY)
- FLAT METAL PANELS (DARK GRAY)
- GLAZED BLOCK (NEPTUNE BLUE)
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- WAVE FACED BRICK (LIGHT GRAY)
- HONEYCOMB (DARK GRAY)
- FLAT METAL PANELS (DARK GRAY)
- GLAZED BLOCK (NEPTUNE BLUE)
- HONEYCOMB (LIGHT GRAY)
- WAVE FACED BRICK (LIGHT GRAY)
- HONEYCOMB (DARK GRAY)
- FLAT METAL PANELS (DARK GRAY)

PRJ-5441-1
05/22/14

BUILDING ELEVATIONS

Sahara Department of Motor Vehicles Replacement Building

SDR-54329



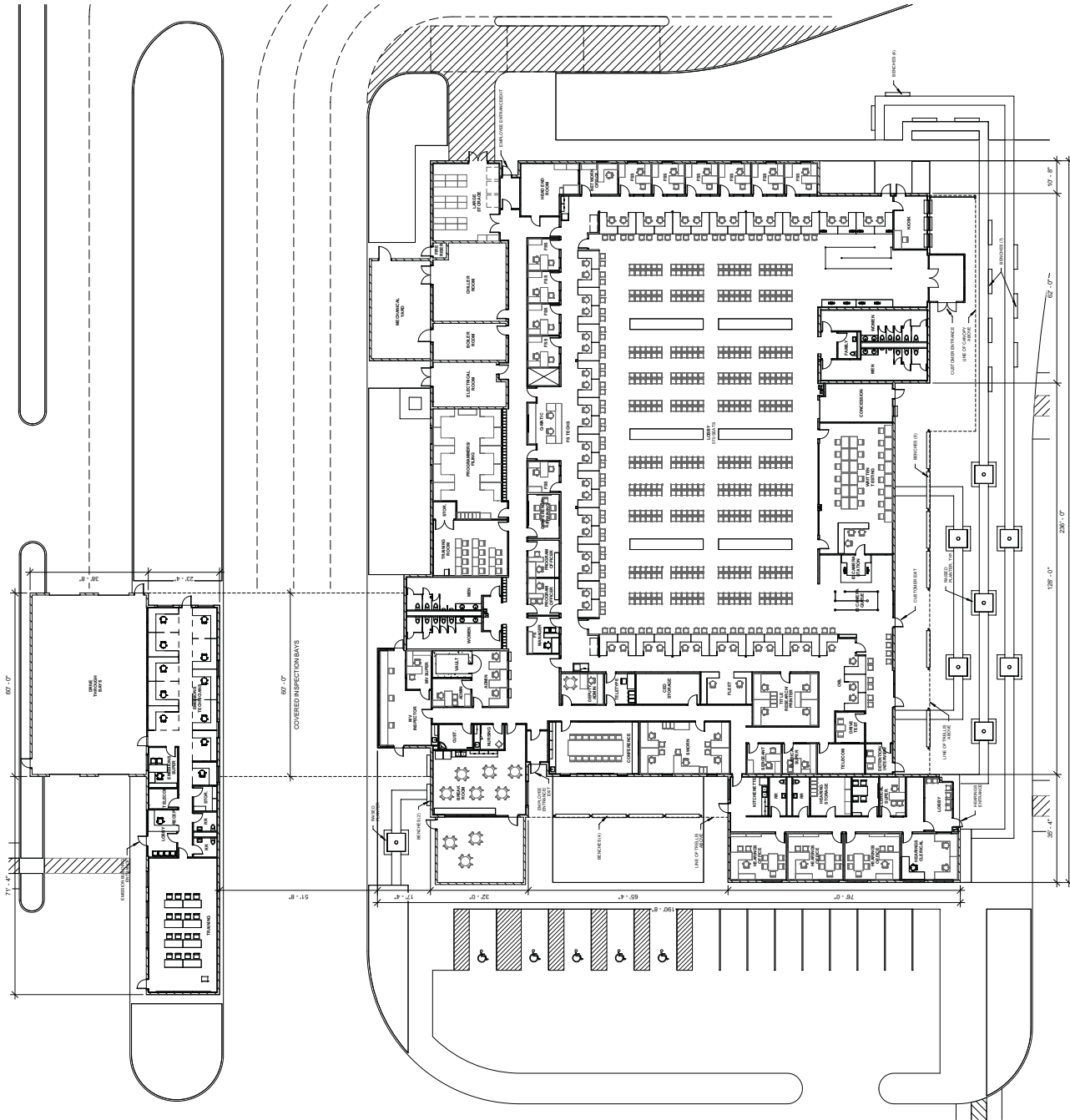
PRJ-54111
05/22/14

BUILDING ELEVATIONS

Sahara Department of Motor Vehicles, Dabbeement Building

SDR-54329

TATE SNYDER KIMSEY 05/20/14



MAXIMUM BUILDING OCCUPANCY: 1,118 OCCUPANTS

PRJ-54114
05/22/14

FLOOR PLAN

Sahara Department of Motor Vehicles Replacement Building

SDR-54329

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

TATE SNYDER KIMSET 05/20/14



SDR-54329

BRADLEY COMPLEX
LAS VEGAS, NEVADA
SE1/4 SW1/4 SEC 1, T21S, R61E

- 85
- 96
- 97
- 5977 (EMPL-11)
- 108-DISPOSAL

NOTE:
HISTORICAL INTERESTS
ARE NOT SHOWN

This map has been prepared for the use of the Nevada Division of State Lands for illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



DMV



Standing Seam Roofing | Regal White



Glazing | Solera



Atlas Brick | Bronzestone



Glazed Block | Neptune Blue



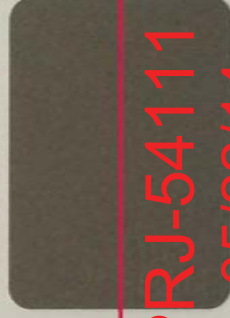
Split Face CMU | Malibu Sand



Honed CMU | Malibu Sand



Honed CMU | Desert Yellow



Metal Panels | Zinc Gray



Corrugated Metal Panels



Flat Metal Panels

PRJ-54111
05/22/14

EXTERIOR MATERIALS SDR-54329

tsk

Sahara Department of Motor Vehicles

TATE SNYDER KIMSEY

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

May 14, 2014

Re: Justification Letter for a new DMV Service Center

Mr. Kapovich,

The State of Nevada is proposing to build and new DMV service center to replace the existing 50 year old building located at 2701 E. Sahara. The new 40,353 s.f. facility will be located on 8.94 acres on the parcel(s) adjacent to the existing DMV.

In order to construct the new facility, Nevada State Buildings and Grounds staff will be relocated from their current offices at 2621 E. Sahara to the former Metropolitan Police Department facility at 2300 E. St. Louis. The existing Buildings and Grounds facility will be demolished to make way for the new state of the art DMV. Once the new facility is occupied and open for business, the existing DMV will be demolished and the site secured.

The parcels on which the new DMV will be located (162-01-402-003, 162-01-402-004, 162-01-402-006 and 162-01-402-008) on are zoned C-V for which there are no definitive zoning requirements. Commercial C-2 standards have generally been applied for development of the site. All adjacent properties are commercial, government or institutional. There are no residential properties within 700 feet of the new facility.

The DMV is operated Monday - Saturday by 140 employees and serves approximately 1,800 customers per day, roughly 300 customers per hour. The DMV opens for business at 8:00 and closes the doors at 5:00 pm. After 5:00 pm, customers that are in the building are served and the facility generally closes between 7:00 and 7:30 pm.

The site has been designed to maintain the existing four-lane drive on E. Sahara as the primary access to the facility. The entry drive approach will be modified to provide clear circulation to the DMV, VIN and Emissions stations, and future State of Nevada development on the former DMV site. The design of the main drive is intended to move people quickly off of Sahara and into the parking area of the site to alleviate the congestion and confusion that currently occurs at the existing DMV. The center median and flanking landscape buffers are lined with trees to enhance the entry sequence. Site visibility zones will be maintained at all driveways.

In addition to the standard customer services provided, the DMV building incorporates requirements for access to several related but unique processes: VIN Inspections, Emissions Testing and Training, Drive Testing and Hearings. Each of these services impact the vehicular and pedestrian circulation on the site. Extensive studies were performed to understand the impact of

SDR-54329

PRJ-54111
05/22/14

the building orientation and location on the site circulation patterns and visual access. In order to provide safe, efficient, and understandable pathways to these services, the building façade has been oriented toward Sahara Avenue, but is necessarily set toward the center of the site. For these reasons, we are requesting a waiver of standard 19.08, 6, c which requires that the building façade be located at the front of the site at the minimum setback line.

Based on the C-2 standards, 135 parking spaces are required of which 5 are required to be accessible spaces. The proposed development has been designed to provide 296 customer parking spaces for the service center, 23 spaces for the Emissions facility, and 149 employee parking spaces.

Landscape buffers have been developed based on the C-2 standards with (1) 24" box tree per 20 lineal feet and (4) 5 gal. shrubs per tree. In addition, parking lots have been designed with (1) 24" box tree for every (6) uncovered parking spaces and (4) 5 gal. shrubs per tree. Trees and shrubs are desert native and adaptive following the Urban Forestry Initiative recommendations, and irrigation will be high efficiency drip irrigation.

The DMV facility is a single story building, 32-feet high, designed to be durable and compatible with the surrounding buildings in materials and image. The front entrance to the DMV is located on the south side of the building with an accessible route designed to guide customers in the parking lot, and pedestrians accessing the site from Sahara, to the front doors. Large format building signage serve as a wayfinding cue from Sahara. Shaded canopies and benches are provided at the entry where early morning queuing lines are anticipated to form, and where afternoon waiting typically occurs. VIN Inspections and Emissions testing/training facilities are located on the north side of the building – the VIN inspection under a large, 14-foot high covered drive, and the Emissions in a separate building which is connected to the DMV via the VIN inspections covered drive. Ample vehicle queuing has been provided (space enough to que 58 cars in the VIN inspection line and 32 cars in the Emissions line). A Motorcycle Test Course is being provided on the northwest side of the site, away from the majority of customer traffic. The northwest side of the site also houses oversized vehicle parking and a roofed trash/recycling container enclosure.

The primary exterior materials used to construct the new DMV are decorative masonry (honed, split face and glazed), perforated / corrugated screens and metal fascia panels. All roof top mechanical units and ground mounted cooling towers are screened from view. Should the budget allow, a stone veneer will be considered for application on the exterior of the Hearings wing. A large, gently curved clerestory figures prominently in the building design. The clerestory encloses the Lobby space, which is the main customer waiting area. The clerestory is glazed with translucent panels on the south, east and west to day light the Lobby space without direct sun penetration. The north face of the clerestory is transparent glazing to provide views of the sky and a connection to the outside.

Sustainable principles have been a primary driver in the development of the building and site design. Per Nevada State Public Works Division Standards, the DMV will be designed and constructed according to LEED Green Building standards and is intended to meet the equivalent of LEED Silver certification standards, but will not seek certification through the US Green Building Council. In addition to the daylighting strategies employed throughout the building, the building

PRJ-54111
05/22/14

envelope incorporates locally manufactured materials (cmu) containing recycled content, high SRI roofing to reduce the heat island effect, thermally broken window frames and high efficiency glazing to reduce energy consumption. The high efficiency building environmental systems are anticipated to reduce energy use by 30% over the ASHRAE 90.1 standard. The facility is within walking distance of (8) bus stops and two transit routes, which contributes to a walkable community. In addition, bike parking is being provided on the southeast side of the building for 3% of building users (approximately 15 bike racks). 25 preferred customer and employee parking spaces will also be provided for low-emitting and fuel-efficient vehicles.

In summary, no new uses are being proposed for the site. With the exception of the waiver request for the building façade location, no variances are being requested. The site design and landscape meet commercial standards, the building design is compatible in appearance with the surrounding, and the design utilizes and promotes green building standards. We believe that this new facility will enhance the appearance of the neighborhood and enhance the ability of the State of Nevada to serve the residents of Las Vegas.

Respectfully submitted,



Michael Purtil, AIA, LEED AP
Principal

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

CLV Planning - Application Form

Application Number:	PRJ-53726
Application/Petition For:	MSP Amendment
ProjectAddress (Location):	2690 N. DECATUR BOULEVARD
Project Name	ABUNDANT GRACE CHURCH
Assessors Parcel #(s):	13918310001
Ward #:	WARD 5 (RICKI Y. BARLOW)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Scott
Applicant Last Name:	McIntosh
Applicant Address:	3915 West Hacienda Ave., Suite A-115
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89118
Applicant Phone:	(702) 880-4328
Applicant Fax:	(701) 880-4329
Applicant Email:	scott@hartlauersigns.com
Rep First Name:	Scott
Rep Last Name:	McIntosh
Rep Address:	3915 West Hacienda Ave., Suite A-115
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89118
Rep Phone:	(702) 880-4328
Rep Fax:	(701) 880-4329
Rep Email:	scott@hartlauersigns.com

MSP-54265

PRJ-53726
05/22/14

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
IWAMOTO PATRICIA EILEEN	379 LIHOLIHO ST	WAILUKU, HI 96793-2509

CLVEPLAN Applicant	Company	Title	Email
Jacob Hosmer	Hartlauer Signs	Administrative assistant	jacob@hartlauersigns.com

MSP-54265

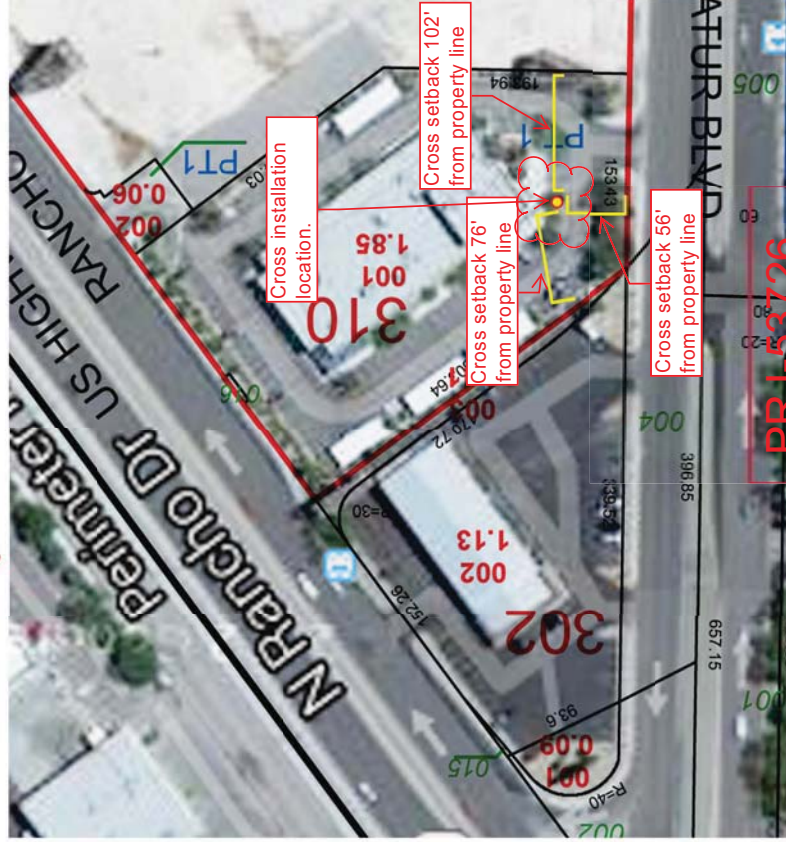
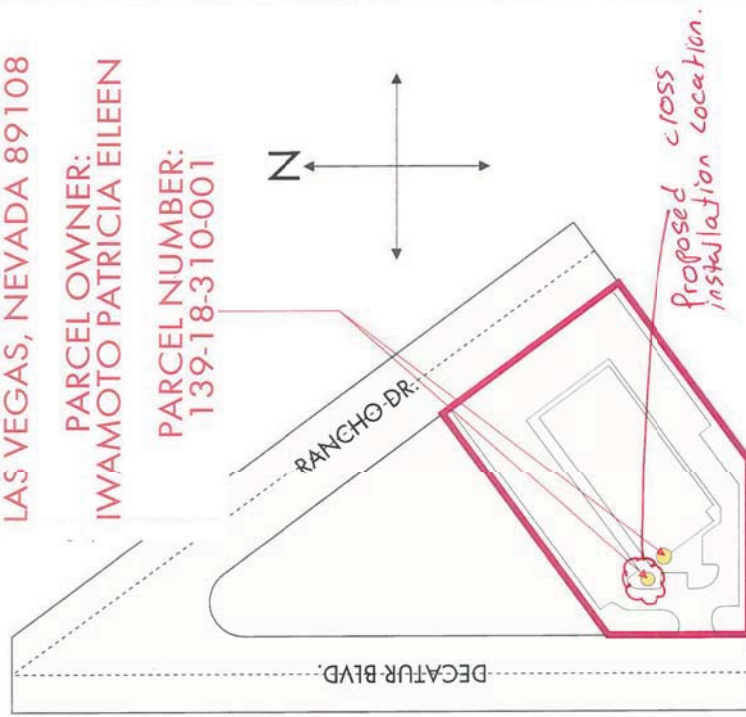
PRJ-53726
05/22/14

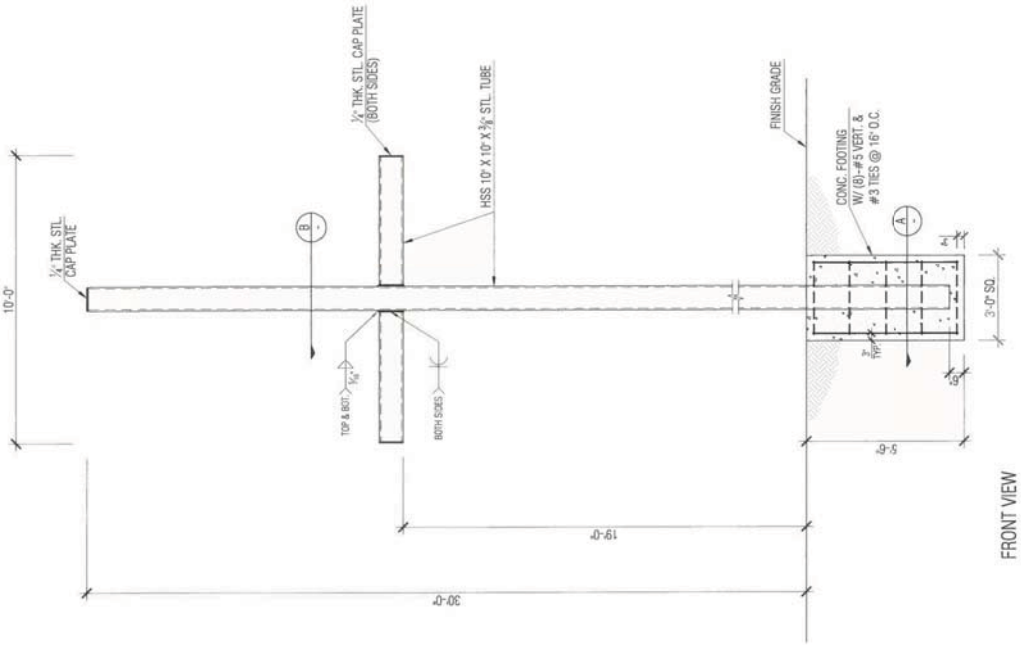
ABUNDANT GRACE CHURCH

2690 N. DECATUR BLVD.
LAS VEGAS, NEVADA 89108

PARCEL OWNER:
IWAMOTO PATRICIA EILEEN

PARCEL NUMBER:
139-18-310-001





Sign analysis table

Sign type: Freestanding steel cross

Location of Sign: 2690 N. Decatur Blvd.
Las Vegas, NV 89108

Dimensions: 30' tall X 10' wide, 32 Sqft.

Type of illumination: None

Type of animation: None

PRJ-53726
05/22/14

 HARTLAUER SIGNS WWW.HARTLAUERSIGNS.COM (702) 880-4328 LIC# 0072762 C-6 \$200,000 Bond Limit	PROJECT NAME: Abundant Grace Church SITE ADDRESS: 269 N. Decatur Blvd.		DATE DRAWN: 1/27/2014	ABUNDANT GRACE CHURCH 	THIS DESIGN IS FOR CONSTRUCTION OF THE DESCRIBED PRODUCT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE DESIGN IS PROPERTY OF HARTLAUER SIGNS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF HARTLAUER SIGNS. IF FOR ANY REASON OUR DESIGNS ARE USED IN THE MANUFACTURING OF A SIGN BY ANY OTHER PARTY, WE WILL BE RESPONSIBLE FOR THE DESIGN. HARTLAUER SIGNS HAS CREATED.
	OWNER NAME:		DRAWN BY: Kenny Harlauer		
PARCEL NUMBER:			SALES REP: Scott McIntosh		
APPROVAL:			CONTRACTOR:		
LANDLORD:			DESIGN #:	13295	
PLEASE VISIT US AT: WWW.HARTLAUERSIGNS.COM COPYRIGHT © 2012 HARTLAUER MANUFACTURING, LLC ALL RIGHTS RESERVED					

MSP-54265

17'-10"

ABUNDANT GRACE CHURCH

2'-7"

LETTER DIMENSIONS

SCALE: N.T.S.

17.83 SQUARE FEET OF SIGNAGE



NORTH ELEVATION

SCALE: 1/8" = 1'

ADEQUATE POWER AS DESIGNATED. TO SIGN LOCATION(S) TO BE PROVIDED BY OTHERS

- 1" JEWELITE TRIM CAP
PAINT INSIDE OF LETTER WHITE
1/4" TOGGLE BOLT, MINIMUM 3 PER LETTER
LED MODULES
120V PRIMARY W/ LOCK-ABLE SWITCH.
SUPPLIED BY OWNER TO BE INSTALLED
BY ELECTRICIAN. **AS PER NEC 600.5.**
LED (CLASS 2) POWER SUPPLY
3/16" ACRYLIC FACE
#10 SCREWS, MINIMUM 3 PER LETTER
.063 ALUMINUM BACK
.040 ALUMINUM RETURNS
1/4" WEEP HOLES PER UL 48
CHANNEL LETTER DETAIL

SCOPE OF WORK:

- MANUFACTURE AND INSTALL (1) SET OF ILLUMINATED CHANNEL LETTERS**
- LETTER FACES TO BE 3/16" WHITE ACRYLIC WITH 1" BLACK TRIM CAP
- LETTER FACES TO HAVE BLACK VINYL BORDER APPLIED FIRST SURFACE
- LETTER RETURNS TO BE 5" DEEP ALUMINUM AND PAINTED BLACK
- LETTERS TO BE INTERNALLY ILLUMINATED USING **PHILIPS 50720**

JURISDICTION: ☒ N. LAS VEGAS ☐ HENDERSON
CITY ☐ COUNTY

REMOVAL OF EXISTING REQUIRED? ☐ NO
PATCH AND PAINT REQUIRED? ☐ NO

SIGN AREA:
TYPE OF WALL FOR INSTALLATION:
☒ STUCCO ☐ CONCRETE
☐ EIFS ☐ BRICK

LETTER FONT: SUPPLIED LOGO
LETTER TYPE:
☒ PAN CH. ☐ CABINET
☐ REVERSE CH. ☐ FCO
☐ FOAM ☐ DUALJET CH.

ILLUMINATION:
☒ NONE ☐ LED
☒ NEON ☐ LAMPS

COLOR: WHITE
RACEWAY? ☐ YES ☒ NO

FACE COLOR: WHITE
RETURN COLOR: BLACK
TRIM CAP COLOR: BLACK
VINYL OVERLAY: ☒ YES ☐ NO
VINYL COLOR: BLACK



PLEASE VISIT US AT:
WWW.HARTLAUERSIGNS.COM

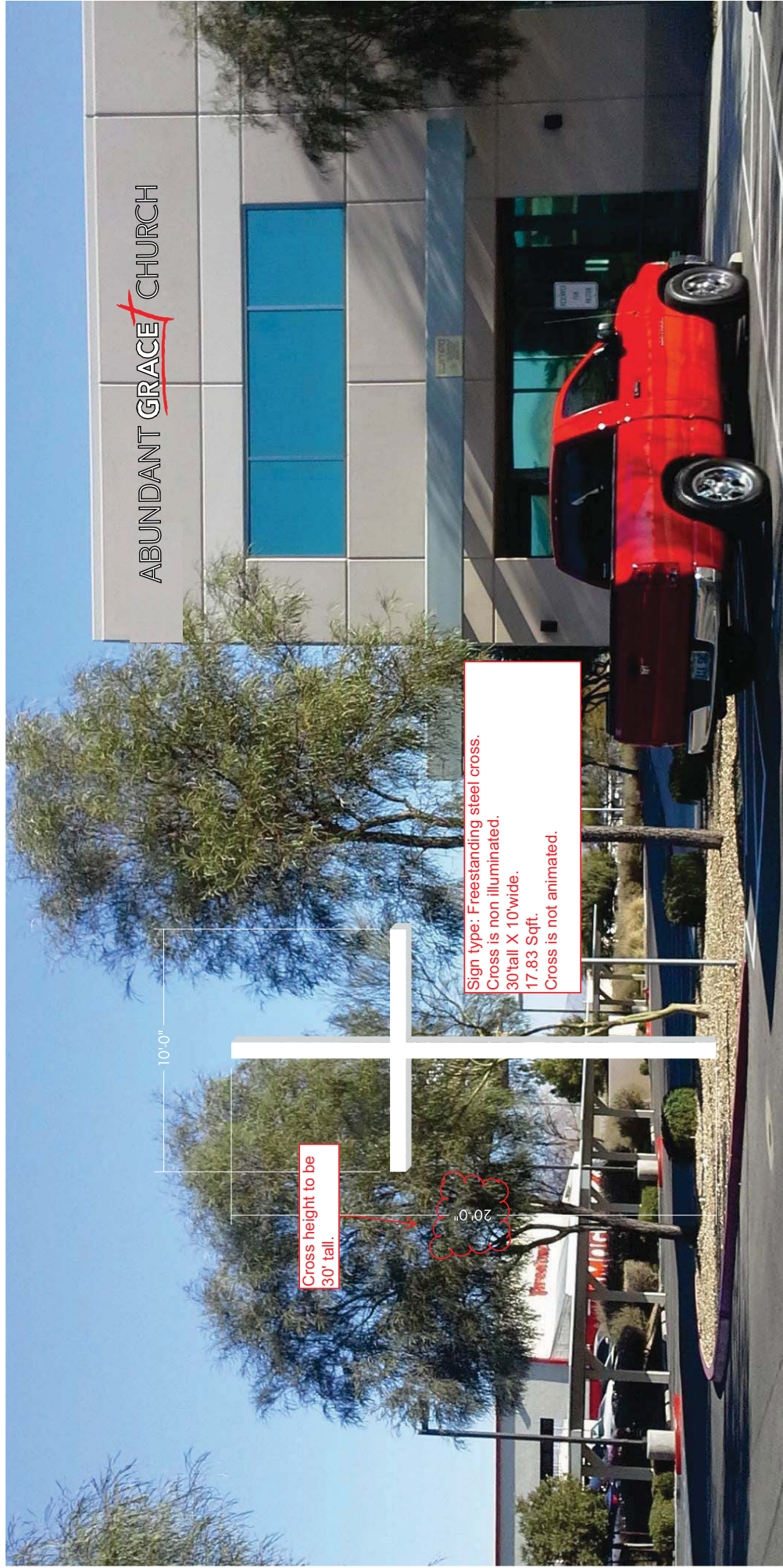
ABUNDANT GRACE CHURCH

DATE DRAWN: 3/21/2014
DRAWN BY: Kenny Hartlauer
SALES REP: Scott McIntosh
CONTRACTOR: *Scott McIntosh*
DESIGN #: 13295

PROJECT NAME: Abundant Grace Church
SITE ADDRESS: 269 N. Decatur Blvd.
OWNER NAME: Iwamoto Patricia Eileen
PARCEL NUMBER: 139-18-310-001
APPROVAL:
[LANDLORD:]

HARTLAUERSIGNS
WWW.HARTLAUERSIGNS.COM
(702) 880-4328
LIC# 0072762 C-6
\$200,000 Bond Limit

MSP-54265



NORTH ELEVATION

SCALE: 1/4" = 1'

 HARTLAUERSIGNS WWW.HARTLAUERSIGNS.COM (702)880-4328 LIC# 0072762 C-6 \$200,000 Bond Limit		PROJECT NAME: Abundant Grace Church SITE ADDRESS: 269 N. Decatur Blvd. OWNER NAME: PARCEL NUMBER: APPROVAL: LANDLORD:		DATE DRAWN: 1/27/2014 DRAWN BY: Kenny Hartlauer SALES REP: Scott McIntosh CONTRACTOR: DESIGN #: 13295		PRJ-53726 05/22/14	ABUNDANT GRACE CHURCH PLEASE VISIT US AT: WWW.HARTLAUERSIGNS.COM COPYRIGHT © 2012 HARTLAUER MANUFACTURING LLC. ALL RIGHTS RESERVED.
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MSP-54265



HARTLAUERSIGNS
WWW.HARTLAUERSIGNS.COM

NV Contractor's License Number 0072762 C-6
3915 W. Hacienda Ave. Ste. 115; Las Vegas, NV 89118
(702) 880-4328 Fax (702) 880-4329
Scott@hartlauersigns.com

04/09/2014

City of Las Vegas Planning Dept.

MSP: MSP-4388

Subject:

APN 139-18-310-001

2690 N Decatur Blvd.

Las Vegas, NV

On behalf of the property owner and the tenant, we request that you consider amending the Master Sign Plan to allow the proposed cross. The proposed cross is constructed from 10 inch Sq. tube, is non-illuminated and does not have any copy. The MSP was drafted to encompass 184 parcels, of which only a handful of building were developed and none of the developed parcels are within 1000' of the subject. Since the proposed cross would be considered A-typical of a "sign" which the Master Sign Plan governs and that the development was never completed, there is not any sign consistency to meet, we feel this request is within reason for your consideration.

Thank you,

Scott McIntosh
Hartlauer Signs

MSP-54265

PRJ-53726
05/22/14

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 request for 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

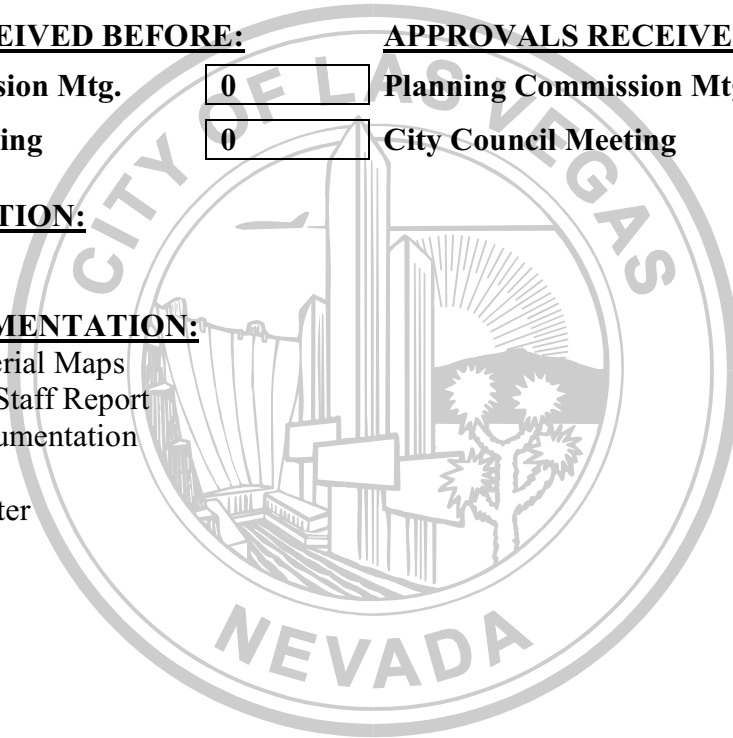
0

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-54112** APN: 125-21-102-008

Name of Property Owner: RYLAND HOMES

Name of Applicant: Jared Aston

Name of Representative: Ryland Homes

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Jared R Aston

Print Name: JARED R ASTON

Subscribed and sworn before me

This 9 day of May, 2014

Erleshia Petty

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation
Project Address (Location) SEC Sky Pointe Drive and Elkhorn Road
Project Name Sky Pointe Proposed Use Single Family
Assessor's Parcel #(s) 125-21-102-008 Ward # 6
General Plan: existing TC proposed TC Zoning: existing SX-TC proposed SX-TC
Commercial Square Footage N/A Floor Area Ratio N/A
Gross Acres 11.86+- Lots/Units 96 Density 8.10 DU/AC.
Additional Information PRJ-51347 / SDR-48862 / SUP-48862 / VAR-50760

PROPERTY OWNER RYLAND HOMES Contact Jared Aston
Address 8925 West Russell Road, Suite # 200 Phone: (702) 360-7500 Fax: 360-7579
City Las Vegas State NV Zip 89148
E-mail Address jaston@ryland.com

APPLICANT RYLAND HOMES Contact Jared Aston
Address 8925 West Russell Road, Suite # 200 Phone: (702) 360-7500 Fax: (702) 360-7579
City Las Vegas State NV Zip 89148
E-mail Address jaston@ryland.com

REPRESENTATIVE RYLAND HOMES Contact Jeffrey Armstrong
Address 8925 West Russell Road, Suite # 200 Phone: (702) 360-7522 Fax: (702) 360-7579
City Las Vegas State NV Zip 89148
E-mail Address jarmstr@ryland.com

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

Property Owner Signature* Jared Aston

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

Print Name JARED Aston

Subscribed and sworn before me

This 9 day of May, 20 14.

Erlensha Petty

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **VAC-54112**

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

**ACTION BY WRITTEN CONSENT OF THE SOLE VOTING MEMBER
OF
RYLAND HOMES NEVADA, LLC,
a Delaware limited liability company**

The undersigned, being the sole Voting Member of Ryland Homes Nevada, LLC, a Delaware limited liability company (the "Company"), hereby adopts the following resolution on behalf of the Company, pursuant to Article IV, Section 4.1, of the Operating Agreement of the Company.

RESOLVED, that the following named persons be and each are hereby elected as the officers of the Company, and shall hold office until the sole Voting Member determines otherwise:

Peter G. Skelly	President
Dana Rogers	Vice President, Designated Broker of Record and Real Estate Manager
Timothy J. Geckle	Vice President and Secretary
Howard Tobler	Assistant Vice President
Jared R. Aston	Assistant Vice President
René L. Mentch	Assistant Treasurer
Sheri L. Markham	Assistant Secretary
Andrea L. Riordan	Assistant Secretary

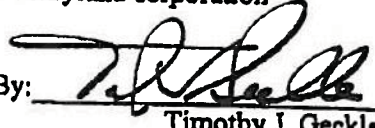
RESOLVED FURTHER, that the officers of this Company are hereby authorized to do and perform any and all such acts, including execution of any and all documents and certificates, as said officers shall deem necessary or advisable, to carry out the business purposes of the Company.

RESOLVED FURTHER, that any actions taken by such officers prior to the date of the foregoing resolution adopted hereby that are within the authority conferred thereby are hereby ratified, confirmed and approved as the acts and deeds of this Company.

DATED: August 27, 2010

"SOLE VOTING MEMBER"

THE RYLAND GROUP, INC.,
a Maryland corporation

By: 

Timothy J. Geckle
Its: Senior Vice President and
Secretary

VAC-54112

PRJ-54040
05/28/14

RYLAND HOMES NEVADA, LLC**Business Entity Information**

Status:	Active	File Date:	3/12/2003
Type:	Foreign Limited-Liability Company	Entity Number:	LLC3563-2003
Qualifying State:	DE	List of Officers Due:	3/31/2014
Managed By:	Managers	Expiration Date:	3/12/2503
NV Business ID:	NV20031037593	Business License Exp:	3/31/2014

Registered Agent Information

Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	311 S DIVISION ST
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Officers☐ Include Inactive Officers

Managing Member - THE RYLAND GROUP INC / SOLE MEMBER			
Address 1:	3011 TOWNSGATE ROAD SUITE 200	Address 2:	
City:	WESTLAKE VILLAGE	State:	CA
Zip Code:	91361	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	LLC3563-2003-001	# of Pages:	1
File Date:	3/12/2003	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC3563-2003-003	# of Pages:	1
File Date:	3/27/2003	Effective Date:	

VAC-54112PRJ-54040
05/28/14

(No notes for this action)

Action Type:	Annual List		
Document Number:	LLC3563-2003-002	# of Pages:	1
File Date:	3/11/2004	Effective Date:	

List of Officers for 2004 to 2005

Action Type:	Annual List		
Document Number:	20050071425-46	# of Pages:	1
File Date:	2/28/2005	Effective Date:	

(No notes for this action)

Action Type:	Annual List		
Document Number:	20060072165-39	# of Pages:	1
File Date:	2/3/2006	Effective Date:	

(No notes for this action)

Action Type:	Annual List		
Document Number:	20070193104-87	# of Pages:	1
File Date:	3/19/2007	Effective Date:	

(No notes for this action)

Action Type:	Annual List		
Document Number:	20080191131-96	# of Pages:	1
File Date:	3/20/2008	Effective Date:	

(No notes for this action)

Action Type:	Annual List		
Document Number:	20090269826-64	# of Pages:	1
File Date:	3/18/2009	Effective Date:	

09/10

Action Type:	Annual List		
Document Number:	20100219611-53	# of Pages:	1
File Date:	3/17/2010	Effective Date:	

march 10-11 biz

Action Type:	Annual List		
Document Number:	20110198585-80	# of Pages:	1
File Date:	3/17/2011	Effective Date:	

11-12

Action Type:	Annual List		
Document Number:	20120190296-42	# of Pages:	1
File Date:	3/19/2012	Effective Date:	

2012/2013

Action Type:	Registered Agent Change		
Document Number:	20120669158-20	# of Pages:	1
File Date:	9/28/2012	Effective Date:	

VAC-54112
PRJ-54040
05/28/14

(No notes for this action)

Action Type:	Annual List		
Document Number:	20130181001-27	# of Pages:	1
File Date:	3/18/2013	Effective Date:	
13-14			

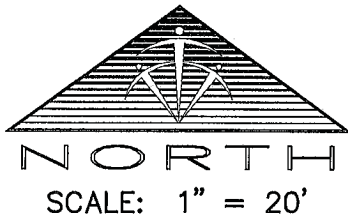
VAC-54112

PRJ-54040
05/28/14

A.P.N. 125-21-102-008

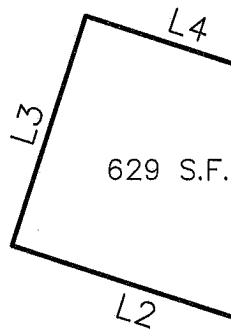
**EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION**

PAGE 3 OF 3



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°42'46"E	14.32'
L2	N72°22'22"W	28.96'
L3	N17°37'38"E	25.00'
L4	S72°22'22"E	21.36'
L5	S00°42'46"W	26.13'

PARCEL 1
FILE 118, PAGE 98
OF PARCEL MAPS



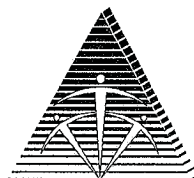
POINT OF BEGINNING

POINT OF COMMENCEMENT

PARCEL 2
FILE 118, PAGE 98
OF PARCEL MAPS

25' PUBLIC SEWER
EASEMENT GRANTED PER
FILE 118, PAGE 98 OF
PARCEL MAPS

PRIVATE ACCESS ROAD



**TRI-CORE
SURVEYING, LLC**

6761 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

VAC-54112

PRJ-54040
05/13/14

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

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

May 8, 2014

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

RE: Project Description and Justification Letter
APNs: 125-21-102-008

Planning Department:

Ryland Homes is submitting this application for a Vacation of easements for a proposed 96-lot residential subdivision known as Sky Pointe. The proposed single family residential subdivision is on approximately 11.85+- acres located east of Sky Pointe Drive and south of Elkhorn Road. The property is more particularly described as APN: 125-21-102-008. The property has been approved for a 96 lot residential subdivision, located within the City of Las Vegas.

Vacation

The applicant is requesting to vacate a small portion of a sanitary sewer easement located at the southeast corner of the property. The easement is no longer need in order to develop the subject property.

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

Sincerely,

Jeffrey Armstrong
Ryland Homes Nevada, LLC

VAC-54112

PRJ-54040
05/13/14

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

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

☐ Consent ☒ Discussion

SUBJECT:

HPC-53611 - PUBLIC HEARING - For possible action regarding the draft nomination of the Harrison House to the Nevada State Register of Historic Places and the National Register of Historic Places, located at 1001 "F" Street (APN 139-27-210-091), R-3 (Medium Density Residential) Zone, Ward 5 (Barlow).

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

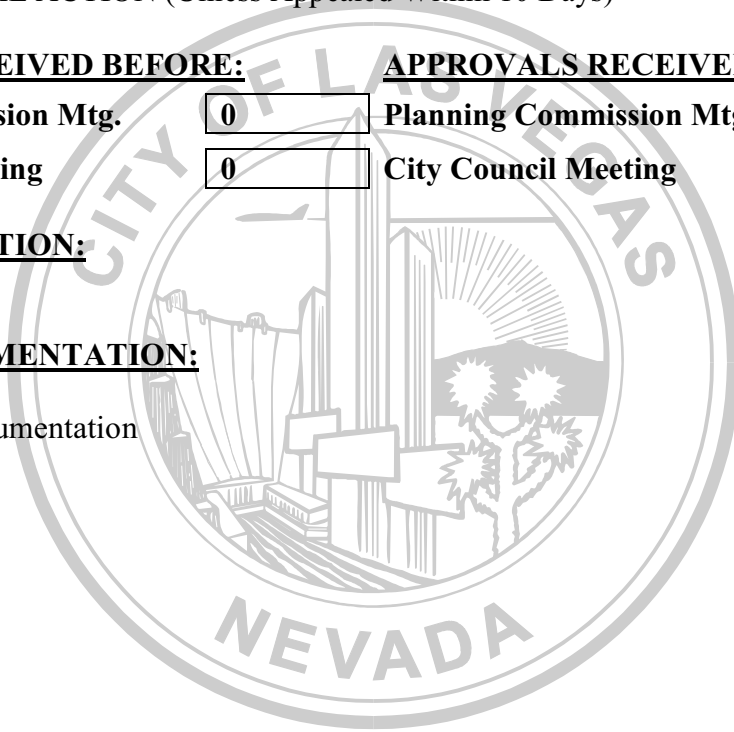
0

RECOMMENDATION:

none

BACKUP DOCUMENTATION:

1. Staff Report
2. Supporting Documentation





DEPARTMENT OF PLANNING

Application for City of Las Vegas Historic Designation

Name of Property Harrison's Guest House

Address (Location) 1001 F Street Las Vegas, Nevada 89106

Type of Designation (check one) Building ☒ District ☐ Site ☐ Structure ☐

Assessor's Parcel #(s) 139-27-210-091

Current Zoning Designation Residential

Additional Information Please see attached

APPLICANT/ REPRESENTATIVE <u>Ward 5 Chamber of Commerce</u>	Property Owner? ☒ Yes ☐ No
Address <u>1001 F Street</u>	Phone <u>702-490-2699</u> Fax: <u>N/A</u>
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89106</u>
E-mail <u>ward5chamberofcommerce@gmail.com</u>	

Required Submittal Material

FOR STAFF USE ONLY

Statement of Eligibility and Appropriateness for designation.....	☒
Photographs.....	☒
Letter of Property Owner Consent (if property owner is not the applicant).....	☐
Statement of Financial Interest.....	☒
Letter of Request for Action (if designation is for a district).....	☐
Deed/Legal Description.....	☒

Signature of Property Owner or Authorized
Representative of the City of Las Vegas

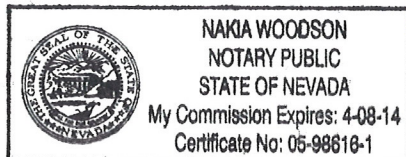
Katherine Duncan

Print Name Katherine Duncan

Subscribed and sworn before me Nakia Woodson

This 7 day of April, 20 14

Notary Public in and for
said County and State



FOR DEPARTMENT USE ONLY

Case # HPC-53611

Meeting Date: 5/28/14

Date Accepted: 4/7/14

Accepted By: C. MOONEY

Historic name: Harrison's Guest House

Street and Number: 1005 F Street

City or Town: Las Vegas **County:** Clark **Zip:** 89106-3311

Assessor's Parcel Number: 139-27-210-091 **Original Location?** Yes

Ownership of Property Private	Category of Property Building	Number of Resources within Property 1
---	---	---

Historic Function Boarding House	Current Function Offices
--	------------------------------------

Eligibility Criteria: Subparagraph 1.b: It is determined to be of exceptional local significance and expresses a distinctive character because, i) A significant portion of it is at least 40 years old, and ii) It is reflective of the City's cultural, social, political or economic past.

Architectural Style (if applicable)
Mixed (bungalow/vernacular)

Materials
Foundation: concrete
Walls: Stucco
Roof: Composition
Other: N/A

Areas of Significance
Social History

Period of Significance (dates)
1942-1960

Cultural Affiliation
African-American

Significant Person
N/A

Architect/Builder
Unknown

Acreage of Property: 0.15 acres

Verbal Boundary Description: The boundary of Harrison's Guest House City of Las Vegas Register of Historic Places nomination encompasses the legal boundaries of Clark County Assessor's Parcel Number 139-27-210-091 as depicted on the attached Assessor's Parcel Map. The parcel comprises portions of both lots 5 and 6 on Block 18 of the H. F. M. and M. Addition to the City of Las Vegas, Section 27, Township 20, Range 61.

Boundary Justification: The boundary for Harrison's Guest House nomination is the legal boundary of Clark County APN 139-27-210-091.

FORM PREPARED BY

Name/Title: Mella Rothwell Harmon, M.S./Historic Preservation Planner

Organization: N/A

Address: 2042 Meritage Court

City or Town: Sparks, NV 89434

Telephone Number: 775-322-2850

Date: 15 January 2014

NEVADA REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. NAME OF PROPERTY

Historic name: Harrison's Guest House

Other names: N/A

2. LOCATION

Street and Number: 1001 F Street

City or Town: Las Vegas **County:** Clark **Zip:** 89106-3311

Assessor's Parcel Number: 139-27-210-091 **Original Location?** Yes

3. CLASSIFICATION

Ownership of Property	Category of Property	Number of Resources within Property
Private	Building	1

4. CERTIFICATION

A. BOARD OF MUSEUMS AND HISTORY

As the chair of the Nevada Museums and History Board, I hereby certify that this nomination meets the documentation standards for listing in the Nevada Register of Historic Places.

Signature of the Chair

Date

B. STATE HISTORIC PRESERVATION OFFICE

As the Nevada State Historic Preservation Officer, I hereby certify that this nomination meets the documentation standards for listing in the Nevada Register of Historic Places.

Signature of the State Historic Preservation Officer

Date

Property Name: Harrison's Guest House

5. FUNCTION OR USE

Historic Function

Boarding House

Current Function

Offices

6. ELIGIBILITY CRITERIA (select one or more from instructions)

Criterion A X Criterion B Criterion C Criterion D

7. DESCRIPTION

Architectural Style (if applicable)

Other

Materials

Foundation: concrete

Walls: Stucco

Roof: Composition

Other: N/A

On the continuation sheet, provide a narrative description of the property's present and historical physical appearance (include significant exterior and interior features). See continuation sheet

8. STATEMENT OF SIGNIFICANCE

Areas of Significance

Ethnic Heritage, Entertainment/Recreation

Period of Significance (dates)

1942-1960

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

On the continuation sheet, state the property's historical significance and justification for listing. See continuation sheets

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Brown, Hannah

2012 Hannah Brown Oral History with Claytee White. 27 September 2012. Unpublished manuscript, University of Nevada, Las Vegas Oral History Program.

Burbank, Jeff

2008 McWilliams Townsite. Electronic document available at <http://www.onlinenevada.org/articles/mcwilliams-townsite>. Accessed 15 January 2014.

2010 *Clark's Las Vegas Townsite Auction*. Electronic document available at <http://www.onlinenevada.org/articles/clarks-las-vegas-townsite-auction>. Accessed 15 January 2014.

Cook, Kevin

2013 The Vegas Hotspot that Broke All the Rules. *Smithsonian Magazine*, January 2013. Electronic document accessible at <http://www.smithsonianmag.com/history/the-vegas-hotspot-that-broke-all-the-rules-16580>. Accessed 24 January 2014.

Coray, Michael

1989 Blacks in Nevada. In *Nevada Comprehensive Preservation Plan*. State Historic Preservation Office, Carson City.

Davis, Sammy, Jr., with Jane and Burt Boyar

2012 *Yes I Can: the Story of Sammy Davis, Jr.* Reprint 2012. CreateSpace Independent Publishing Platform.

Geran, Trish

2006 *Beyond the Glimmering Lights: The Pride and Perseverance of African Americans in Las Vegas*. St. Stephens Press, Las Vegas.

Harmon, Mella Rothwell

2005 "500 Black Divorces Annually": The African-American Divorce Trade in Reno, Nevada. *Society for Commercial Archaeology Journal*, Fall 2005.

Las Vegas Review-Journal

1957 Vital Record. G. Harrison death announcement. *Las Vegas Review-Journal* 17 June 1957, 2:2.

G. Harrison Services Set for Wednesday. *Las Vegas Review-Journal* 18 June 1957, 2:5.

Moehring, Eugene. P.

1995 *Resort City in the Sunbelt: Las Vegas, 1930-1970*. University of Nevada Press, Reno.

9. MAJOR BIBLIOGRAPHICAL REFERENCES, continued

Paul Revere Williams Project, website developed by the University of Memphis Art Museum.
<http://www.paulrwilliamsproject.org>.

Suesov, Verna

1948 Top Negro Performers Entertained in Vegas. *Las Vegas Review-Journal* 28 September 1948, 5:1-2.

Walker, Gwen

n.d. *History of West Las Vegas*. Unpublished manuscript. Walker African American Museum and Research Center, Las Vegas.

Williams, Brenda

2013 Brenda Williams Oral History with Claytee White. 24 May 2013. Unpublished manuscript. University of Nevada, Las Vegas Oral History Program.

Interviews held December 20, 2013 at Harrison's Guest House

Hannah Brown (in person). Ms. Brown grew up on the Westside and knew Mrs. Harrison and her illustrious guests personally. There is a complete oral history of Hannah Brown at the Special Collections Library at the University of Nevada, Las Vegas.

Trish Geran (in person). Ms. Geran is the author of the book *Beyond the Glimmering Lights*, which tells the story of the history of the blacks in Las Vegas through the eyes of her family.

Dee Dee Jasmin (by telephone). Mrs. Jasmin was the former actress Harriette Young. Her sister, Aida Smith stayed at Harrison's Guest House in 1949 while waiting for a divorce. Sammy Davis, Jr. was staying there at the same time.

Rolando Larraz (by telephone). Mr. Larraz is the founder and publisher of the *Las Vegas Tribune*. Mr. Larraz was friends with Sammy Davis, Jr. He recalled dropping him off at Harrison's Guest House after a night of clubbing following one of Sammy Davis's performances around Thanksgiving 1960.

Dr. Sarann Knight-Preddey (in person). Dr. Knight-Preddey is a long-time resident of Westside and was involved in the operation of the Moulin Rouge. There is a complete oral history of Dr. Knight-Preddey at the Special Collections Library at the University of Nevada, Las Vegas.

Interview held December 21, 2013

Claytee White, Director of the Oral History Research Center, University of Nevada, Las Vegas Libraries.

Property Name: Harrison's Guest House

10. GEOGRAPHICAL DATA

Acreage of Property: 0.15 acres

Verbal Boundary Description

The boundary of Harrison's Guest House State Register nomination encompasses the legal boundaries of Clark County Assessor's Parcel Number 139-27-210-091 as depicted on the attached Assessor's Parcel Map. The parcel comprises portions of both lots 5 and 6 on Block 18 of the H. F. M. & M. Addition to the City of Las Vegas, Section 27, Township 20, Range 61.

Boundary Justification

The boundary for Harrison's Guest House nomination is the historically legal boundary of Clark County APN 139-27-210-091.

11. FORM PREPARED BY

Name/Title: Mella Rothwell Harmon, M.S./Historic Preservation Planner

Organization: N/A

Address: 2042 Meritage Court **City or Town** Sparks, NV 89434

Telephone Number: 775-322-2850

Date: 15 January 2014

12. ADDITIONAL REQUIREMENTS

Include the following items with your submission:

X **Photographs/Sketch** (provide one or more black-and-white photograph or sketch of the front elevation of the building, minimum size to be 5 inches by 7 inches. Multiple photographs showing additional angles and views would be preferable. Include the name of the photographer, date of photograph and direction the camera was facing).

X **Plan** (provide a line drawing of the floor plan of the building, if possible).

X **Map** (provide a USGS 7.5-minute quadrangle or current city street map with the property marked on it in pencil).

X **Continuation Sheets** (include continuation sheets, as needed, indicating appropriate section numbers).

CONTINUATION SHEET

Section 7: Description

Harrison's Guest House sits on a 0.15-acre lot on the corner of Adams Avenue and F Street in the H. F. M. & M. Addition in Las Vegas, Nevada. The house faces east with the entrance on F Street. The Clark County Assessor's records indicate the house was built in 1942, although it is possible that it was built earlier and possibly moved to the site from another location. Certainly, 1942 is the year in which the house began its period of significance as a boarding house catering to black performers, divorce-seekers, and others (Knight-Predy interview 20 December 2013). There have been additions made to the house between 1942 and 1955, all within the 1942-1960 period of significance. Currently, the house encompasses 1,716 square feet in an irregular L plan on what appears to be a concrete perimeter foundation, with a gable-roofed carport extending off the north end of the front elevation. The original building and the additions are covered by medium-pitched gable roofs sheathed in composition shingles. The exterior walls are covered in modern stucco over wood framing. There is evidence on the back porch of the original textured stucco siding. The addition built to the rear of the original house is made of painted brick or concrete block. A door in the back wall has been filled in. In this addition, the gable ends are filled in with horizontal weatherboard. Fenestration is varied throughout from double-hung wood sash windows to modern aluminum. A greenhouse window and a door have been added to the south elevation. A small aluminum window in the kitchen has been placed in what appears to have been a larger opening. The area around the window is unpainted.

The original massing comprises the southeast corner of the building (see schematic). It was a modest bungalow laid out in a manner typical of the style, with the living room, dining room, and kitchen on the south side and two bedrooms and a bath on the north, divided by a long hallway. There was a covered front porch and a covered or enclosed back porch.

According to building permit records, five additions were built by the owner between 1946 and 1955, as shown on the attached plan drawing. These spaces added bedrooms and bathrooms to accommodate Mrs. Harrison's boardinghouse business. The latest, built in 1955, is a separate building, referred to as the Guest House, that is connected to one of the 1954 additions by a shed added at an unknown time. While building permits were issued for these additions, the work itself was likely not done by professional contractors. These additions were built to facilitate Mrs. Harrison's boarding house business, and in their own right convey the significance of the entire building.

The next building permit for the property was issued in October 1975, after the period of significance, to Agatha Wilson. Mrs. Wilson was Mrs. Harrison's sister and likely inherited the property when Mrs. Harrison passed away in 1957. The permit was for "exterior remodel only," with no further explanation. The inspection record signed off for framing, and may have referred to the carport structure. It may also have been at this time that the current stucco layer was applied.

In 1983, the City of Las Vegas issued to the current owners, Leandrew and Lounell McDaniel a "Notice and Order to Demolish, Remove, or Repair" the building. The order claimed the

CONTINUATION SHEET

Section 7: Description, continued

building, which apparently was unoccupied at the time, had been vandalized to the point that it was substandard. The owners were given less than a month to remedy the problems or the City would have the building demolished. How the situation was resolved is not known, but in 1985, a new owner, Andrew Bowie, undertook an interior rehabilitation, including electrical and plumbing upgrades. In 1987, Mr. Bowie replaced the roof; and between 1993 and 1998, he installed walls and fences surrounding the property.

Despite the modifications outlined above, the layout of the building reflects both the original house and the additions Mrs. Harrison made to it in order to expand her boardinghouse business. Sufficient integrity exists for Harrison's Guest House to convey its historical significance.

CONTINUATION SHEET

Section 8. Significance

Summary

Harrison's Guest House is being nominated to the State Register of Historic Places under Criterion A for the important role it played in the ethnic heritage of blacks, in the history of entertainment in Las Vegas, and for exemplifying characteristics that Nevadans believe to be important. The period of significance begins in 1942 when Genevieve Harrison moved into the little bungalow on the corner of F Street and West Adams Avenue in Las Vegas's Westside and began renting rooms to black performers who played the Las Vegas showrooms where they were themselves forbidden to stay (Knight-Predy interview 20 December 2013). The period of significance ends with the Moulin Rouge Agreement in 1960, which effectively ended the segregationist practices. There are many important facets to Las Vegas's black history. Harrison's Guest House reflects one aspect of that history and is a lone survivor of a particularly vibrant period in the history of the Westside, as well as the history of Las Vegas entertainment.

The Westside

The H., F. M. & M Addition was platted in 1924 by Roy Marlin, Forrest Mildren, William Ferron, and A. W. Ham. The addition abuts the Original Townsite of Las Vegas to the north. Also known as the McWilliams Townsite, the Original Townsite was platted by J. T. McWilliams in 1904 west of the route of the San Pedro, Los Angeles and Salt Lake Railroad that was being built by Montana Senator William Clark on lands he had purchased from Helen J. Stewart. The Original Townsite attracted settlers until May 1905, when Senator Clark upstaged McWilliams with his own Clark's Las Vegas Townsite on the opposite side of the railroad tracks. The auction for lots in Clark's Townsite was held on May 15, 1905 (Moehring 1995:4). The success of Clark's Townsite overtook McWilliams's Townsite, which became known as West Las Vegas or Westside. Westside, which included the McWilliams Townsite and the H. F. M. & M. Addition, would become the focus of racial segregation in Las Vegas in the 1930s.

Overt racial segregation was not practiced in the early years of Las Vegas. The black population was small; in 1925, there were only 25 blacks in town. Most of the men worked for the railroad, while the women worked as housekeepers and maids for white families. Because initially racial discrimination was not openly practiced, into the 1930s, the blacks lived downtown, mostly in Block 17 of the Las Vegas Townsite, roughly bounded by First, Fifth, Ogden, and Stewart Streets (Moehring 1995: 174).

However, things began to change in the early 1930s. Various major federal projects, such as Hoover Dam, attracted scores of workers, both whites and blacks, from across the country. A significant number of these newcomers were from the American South, where racial segregation and discrimination had been a matter of course for generations. As Las Vegas's population grew, a rift in what had been relatively harmonious race relations, grew also. Job discrimination and segregation in housing, hotel and restaurant accommodations began to develop (Walker n.d.).

CONTINUATION SHEET

Section 8. Significance, continued

In 1931, the Nevada Legislature legalized casino-style gambling. Neither the new white tourists nor the white dam workers enjoyed the company of blacks as they engaged in the pleasures of Las Vegas. So gradually, blacks were forced out of Block 17 and over the tracks to the McWilliams Townsite and the H., F. M. & M Addition. Las Vegas city officials forced the process by refusing to renew business licenses to black business owners in the downtown area. If the owners wanted to keep their businesses going, they would have to move to Westside, where the City was all too happy to issue licenses (White interview 21 December 2013).

Over the course of the next decade, blacks settled in Westside, but real estate lending practices, known as redlining, limited the availability of mortgage loans in what was considered high-risk zones. Not surprisingly, these so-called high-risk zones often corresponded to areas where racial minorities lived. The new occupants of Westside were all hardworking people with jobs. Part of the irony of these discriminatory lending practices was that the blacks in the Westside could get car loans while being denied home loans. As a result many were forced to rent small, often substandard houses, outside of which they parked their Cadillac automobiles (Knight-Preddey interview 20 December 2013).

After a decade of casino gaming in downtown Las Vegas, a new entertainment concept evolved, a resort that offered a wide array of entertainment from gambling, dining, and shopping to a showroom with top-name performers. Thomas Hull, who had developed resorts in other cities, launched such a property outside of town in 1941—he called it El Rancho Vegas. Soon to follow in the same vein was the Last Frontier, in 1942 (Moehring 1995:44-51).

Because Las Vegas's discrimination practices had become more overt since the 1930s, and the fact that a good number of the entertainers hired to perform at the new resorts were blacks, entrepreneurial opportunities presented themselves in the Westside catering to tourists, divorce-seekers, and performers who had no place else to stay, eat, or recreate. To this end, people such as Genevieve Harrison saw the economic benefit of operating boarding houses for blacks who were prevented from staying elsewhere.

At its peak, between the 1940s and 60s, there were several rooming houses on the Westside, including Harrison's Guest House, Mrs. Shaw's, and Mrs. Cartwright's (Moehring 1995:182). In his autobiography *Yes I Can*, Sammy Davis, Jr. described his first encounter with the policies of the Las Vegas Resorts. The first time the Will Mastin Trio booked into the El Rancho Vegas, Sammy Davis asked the stage manager if rooms came with the deal. The manager replied, "Sorry. We can't let you have rooms here. House rules. You'll have to find a place in the—uh, on the other side of town." The other side of town, of course, was Westside. Once in a cab on their way from the El Rancho, the cab driver said, "There's a woman named Cartwright over in Westside takes in you people" (Davis et al 2012:90). The cab pulled up in front of what Davis described as one of the few decent houses in the neighborhood. The proprietor, presumably Mrs. Cartwright, greeted the trio, assuring them she had three nice rooms for them, but adding insult

CONTINUATION SHEET

Section 8. Significance, continued

to injury with the price: at least twice what they would have paid had they been able to stay at the El Rancho (Davis et al 2012:90; Moehring 1995:182).

While the top-name performers were the more interesting of the boardinghouse tenants, it should be noted that the Westside boarding houses would also cater to customers of another of Nevada's signature enterprises, the migratory divorce trade. The key to the quick divorces was the residency period, which at this time was six weeks. With blacks unable to finding housing in other parts of the city, it would fall to the Westside hotels and boardinghouses to provide the necessary housing and the resident witness who would testify in court on behalf of the divorcee (Harmon 2005).

Reno, which pioneered Nevada's divorce trade, had an African American divorce trade described in some detail in a 1950 *Ebony* article. Reno, like Las Vegas, practiced segregationist policies, and blacks coming to divorce would have to find the local black boardinghouses. The local AME Church in Reno was the social hub and the place where a visiting divorce-seeker would turn for guidance and support (Harmon 2005). Studying the black divorce trade is problematic, because like much of black history it is invisible in the records and it received little in the way of press coverage. We can assume that Las Vegas's divorce trade operated similarly to Reno's, likely attracting blacks from southern California. We do not know what percentage of Mrs. Harrison's business came from the divorce trade, but we do know that Dee Dee Jasmin's sister, Aida Smith, along with her young daughter, stayed at Harrison's Guest House for six weeks in 1949, while awaiting her divorce. She found the guest house to be a lovely place, and Sammy Davis, Jr., who was there at the time, would play with the child (Jasmin telephone interview 20 December 2013).

Mrs. Harrison, who had been married to Roy Dawson, a porter and shoe-shiner at the Fremont Hotel for a short time, contributed her own unique story to Las Vegas's divorce history. In 1957, Genevieve Harrison was suffering from a malignant disease and was unable to make the trip to court for her divorce. Instead the judge, her attorney, the court clerk, and a court reporter came to her bedside to grant her divorce. The May 10, 1957 *Las Vegas Sun* article explained that such service was warranted because Mrs. Harrison had long been a "friend, counselor, and housemother to visiting Las Vegas entertainers." Harrison's Guest House had been a second home to the entertainers for 15 years. The importance of this fact was acknowledged by this unusual judicial service.

Mrs. Harrison and Her Guest House

What little else is known about Mrs. Harrison herself comes from the obituary that ran in the *Las Vegas Review-Journal* on June 18, 1957. Genevieve Harrison was born on March 28, 1902 in Marshall, Harrison County, Texas. She was survived by a brother in New York City, and sisters Mary Clark and Hettie Middleton of Los Angeles, M. B. Wise of Tulsa, Oklahoma, and M. J. Johnson of Dallas. One sister, Mrs. Henry (Agatha) Wilson, lived at 24 Stewart Street in

CONTINUATION SHEET

Section 8. Significance, continued

Las Vegas, and it was she who inherited Harrison's Guest House and operated it for several years after Mrs. Harrison's death. According to building permit records, Agatha Wilson was the owner of record of the house as late as 1975. Apparently, Mrs. Harrison, possibly with her sister Agatha, came to Las Vegas in the early to mid-1930s. It is conceivable that Mrs. Harrison settled in Westside in the 1930s. However, her notable association with Westside and this particular house came as the result of the opening of the resorts in 1942 and arrival of the popular and famous black entertainers.

From all accounts, Harrison's Guest House was a popular place to stay. Mrs. Harrison made a comfortable home-away-from-home spot for all of her guests. Gwen Walker, director of the Walker African American Museum and Research Center, described some of the features of Harrison's Guest House:

The interior of the house had a cozy Persian rug and patterned wallpaper complemented a roomy sofa and assorted chairs. There was an array of pictures and mementos. A desk was tucked conveniently in a corner between two windows, thus permitting a writer to have sunlight on either side of him. Guests, including Sammy Davis, Jr.—then part of the Will Mastin Trio, Lena Horne, and Arthur Lee Simpkins, would often relax in this room and either take a nap on the roomy sofa or engage in lively conversations. One of the extras of the Harrison Guest House was a small, comfortable guest house situated at the back of the main house used by the likes of Pearl Bailey and her family. (Walker n.d., 2)

Probably the most endearing story of Harrison's Guest House and its famous occupants comes from Hanna Brown, the prominent businesswoman and community activist who grew up on the Westside. She tells of being a young girl when the stars stayed at Harrison's Guest House. She was especially enamored of Nat King Cole, who would sit on the porch and smoke. The local children, Hannah included, would do all they could to get his attention. He would speak to them and ask how they were doing in school. Hannah, who was a star student, was ready and eager to answer that question, presenting Cole with her latest report card. These exchanges went on until Hannah went off to high school and got a job at a local record store, Larry's Music Bar. Larry's was also popular with entertainers, who would come in and buy records. One day, several years after Hannah had visited with Nat Cole at Harrison's Guest House, she saw Cole getting a haircut in the barbershop next to Larry's Music Bar. Finding an excuse to cross paths with Nat Cole, Hannah greeted him and to her utter delight he recognized her and remembered her name and her stellar academic accomplishments (Brown interview 20 December 2013).

The local newspapers provided little in the way of positive coverage of the Westside and its residents. While the following article by Verna Suesov, which ran in the *Las Vegas Review-Journal* on September 28, 1948, lauds the events at Harrison's Guest House, the opening paragraph makes it clear that it is written for the majority audience:

CONTINUATION SHEET

Section 8. Significance, continued

How would you like to nonchalantly have Clark Gable, Gregory Peck, Betty Hutton, and maybe Sophie Tucker as dinner guests some evening? (And some smelling salts for yourself?)

Mrs. G. Harrison, 1001 North "F" Street in the Westside, can boast the counterpart of such notables, having hosted last week the top Negro performers in the entertainment world all at one time!

The interesting array of guests came to pass as Eddie (Rochester) Anderson, Bob Parrish, the Edwards Sisters, the Jubalaires, and Mr. and Mrs. Arthur Lee Simpkins all chanced to be in town at one time.

Mrs. Harrison, resident of Las Vegas for 15 years, maintains a boarding house, which is comfortably claimed by many noted Negro entertainers whenever any of them happens to be in town.

"We're just one big happy family," Mrs. Harrison declares as she reported that her guests dine together and later gather in her ample living room to swap entertainment gossip and stories.

Anderson, who concluded a week's engagement at the Thunderbird hotel, planned to return to Los Angeles to join Jack Benny again as "Rochester" over the radio show, which begins October 8.

Parrish, a well-known singer, performed at Club Bingo and en route to Europe, while the Edwards Sisters arrived in Las Vegas for a nightclub engagement. The Jubalaires were Flamingo hotel headliners.

Rounding out the list of notables was Arthur Lee Simpkins and his wife, who stopped here overnight en route to New York for a fall engagement.

Mrs. Harrison disclosed that her musical household this time was without a piano and thus no song fests materialized.

"Arthur Lee usually brings his piano with him, but he didn't this time," she added. (Traveling light, eh?)

Westside 1950 to 1960

By 1950, Las Vegas's black population had grown to 5,000; and while there were hotels, nightclubs, and stores on the Westside, it was clear that something needed to be done to improve the area and the lives of those who lived there. In 1948, the Westside Chamber of Commerce was formed, and a group of investors and the City of Las Vegas petitioned the Federal Housing Authority (FHA) to develop a 40-acre housing tract of 154 two-bedroom houses "for colored people" (Paul Revere Williams Project). This development came to fruition in 1955 as Berkley Square, located north of the McWilliams Townsite and the H., F. M. & M Addition. (Berkley Square Historic District was listed in the National Register of Historic Places in 2009.)

CONTINUATION SHEET

Section 8. Significance, continued

Despite these efforts, racial discrimination continued. In 1949, Stanley Hunter had attempted to turn the Biltmore Hotel into an all-black establishment. The City responded by revoking the hotel's liquor and gaming license. In 1955, however, an event took place that would change life for Las Vegas's African American residents and visitors. The event was the opening on May 24, 1955 of the Moulin Rouge Hotel and Casino in Westside. The Moulin Rouge was the brainchild of several white businessmen who billed it as "America's First Interracial Hotel." No doubt influenced by national events such as the desegregation of the U. S. military by President Truman in 1948 and the Supreme Court's ruling in *Brown v. Board of Education* in 1954, the Moulin Rouge hired black waiters, waitresses, and dealers. The former heavy-weight boxing champion Joe Lewis was given a small share of the ownership to serve as the Moulin Rouge's official greeter. Both whites and blacks patronized the Moulin Rouge and thrilled to the three nightly stage shows. The brilliant experiment lasted only five months. Its closure in October of 1955 was a shock and a disappointment to employees and patrons alike. While the reason for the sudden end is unknown, Professor Michael Green suspects it was a mix of bad management, bad location, bad timing, and bad luck (Cook 2013:1-7).

Despite its short life, the Moulin Rouge boosted the civil-rights movement in Las Vegas, ultimately providing the impetus to end segregation on the Las Vegas Strip. In 1960, under threat of a protest march down the Strip against racial discrimination by Las Vegas casinos, Nevada's governor Grant Sawyer called a meeting between hotel owners, city and state officials, local black leaders, and Dr. James McMillan, the president of the Las Vegas chapter of the NAACP. The meeting, mediated by local newspaper owner Hank Greenspun, was held on March 26 at the closed Moulin Rouge. The outcome of the meeting was the so-called Moulin Rouge Agreement, which called for the desegregation of all Strip casinos.

The Agreement effectively put an end to the need for places such as Harrison's Guest House and represents the end of its period of significance. Black entertainers, tourists, and divorce-seekers were free to stay where they wished. However, racial discrimination continued well into the 1970s, in particular in education and employment. The divorce trade also came to an end by 1970, giving way to liberalized divorce laws in other states.

Summary

Over the years since the Agreement, buildings in Westside have been demolished or have suspiciously burned. Harrison's Guest House is the last remaining boarding house that catered to the black entertainers. The current owners of Harrison's Guest House, the Ward 5 Chamber of Commerce, and others are working to develop a plan for the historic Westside. Harrison's Guest House, which serves as the headquarters for the Ward 5 Chamber of Commerce, is undergoing a remodel directed by Rick Van Diepen, executive director of Green Chips, with a goal to

CONTINUATION SHEET

Section 8. Significance, continued

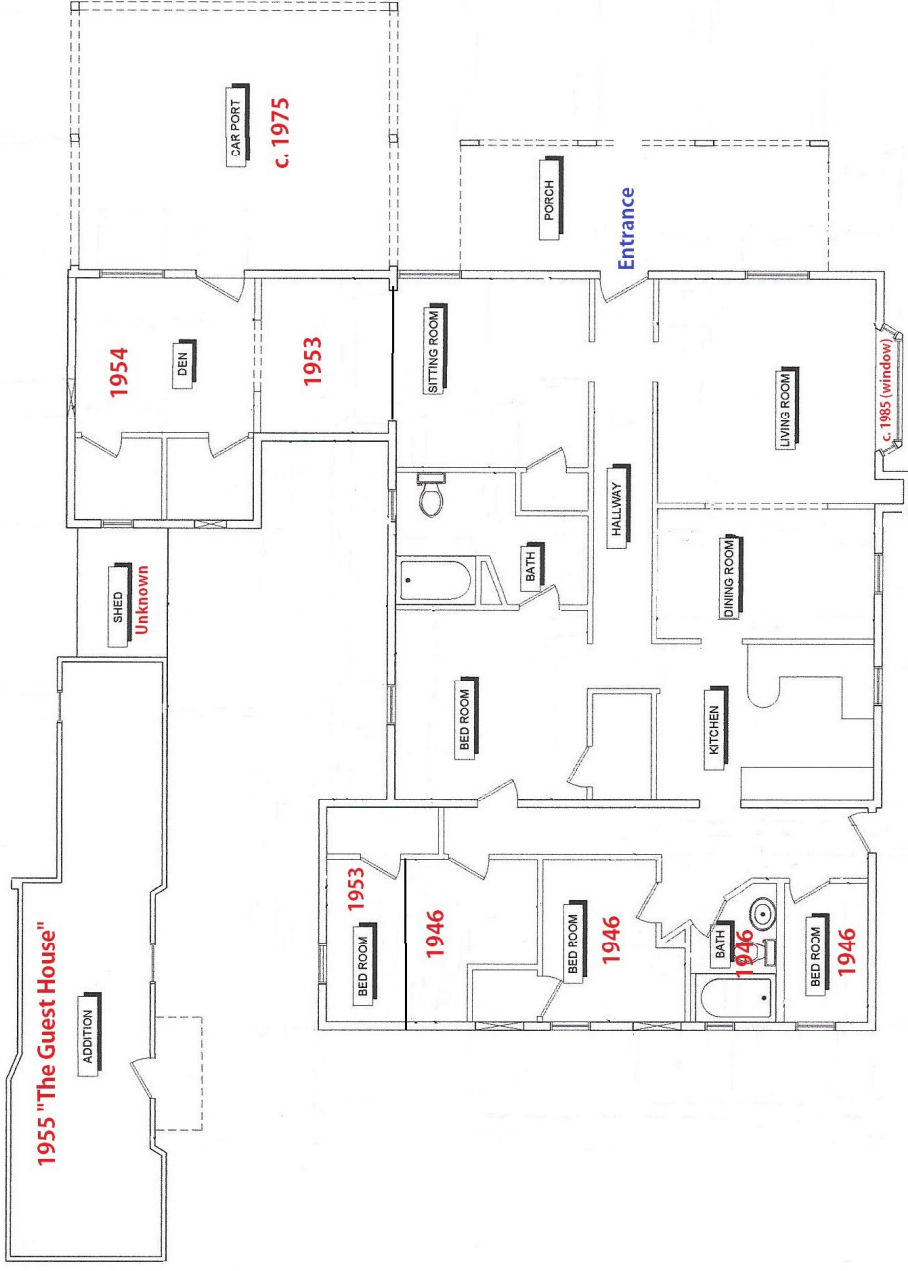
become a state-of-the-art, net-zero energy, LEED-certified model demonstration home as well as a cultural and community resource center.

The Harrison Guest House served several important functions in Las Vegas. It provided housing for a group of people who were prohibited from staying, eating, or being entertained in those places that catered to the general public (i.e., whites). It also served two enterprises important to the reputation and economy of Las Vegas, the casinos, clubs, and resorts, and the divorce trade.

Harrison's Guest House is recognized locally as an important historic site. It is stop No. 8 on the Las Vegas Pioneer Trail, which "celebrates the early history of Las Vegas by offering glimpses of the people and places that made Las Vegas thrive." As the last remaining example of a Westside enterprise developed to cope with segregation as it was practiced in Las Vegas, Harrison's Guest House is a worthy candidate for listing in the Nevada State Register of Historic Places under Criterion A for the important role it played in the ethnic heritage of blacks and in the history of entertainment in Las Vegas as well as for exemplifying characteristics that Nevadans believe to be important.

Acknowledgements

Special thanks go to the following people who provided information, assistance, and support for this nomination: Katherine Duncan and Stanton Wilkerson of the Ward 5 Chamber of Commerce; Claytee White, UNLV Oral History Program; Courtney Mooney, City of Las Vegas; Bob Stoldal, City of Las Vegas Historic Preservation Commission; and Dr. Sarann Knight-Preddey, Hannah Brown, Trish Geran, Dee Dee Jasmin, and Rolando Larraz, who shared their personal experiences with Genevieve Harrison and Harrison's Guest House.



Harrison's Guest House, 1001 F Street, Las Vegas, NV
Dates of additions indicated in red
Original house built 1942 or earlier



Harrison's Guest House, facing southwest. 19 December 2013



Harrison's Guest House, front elevation, facing west. Original bungalow to the left of the carport.
19 December 2013



Harrison's Guest House, south elevation, facing northwest. Original bungalow in front view.
19 December 2013



Harrison's Guest House, north elevation showing additions, facing southwest. The guest house is in the rear view. 19 December 2013



Harrison's Guest House, west (rear) elevation showing the first of the additions, facing northeast.
19 December 2013



Harrison's Guest House, connector between guest house and northernmost addition, facing north.
19 December 2013



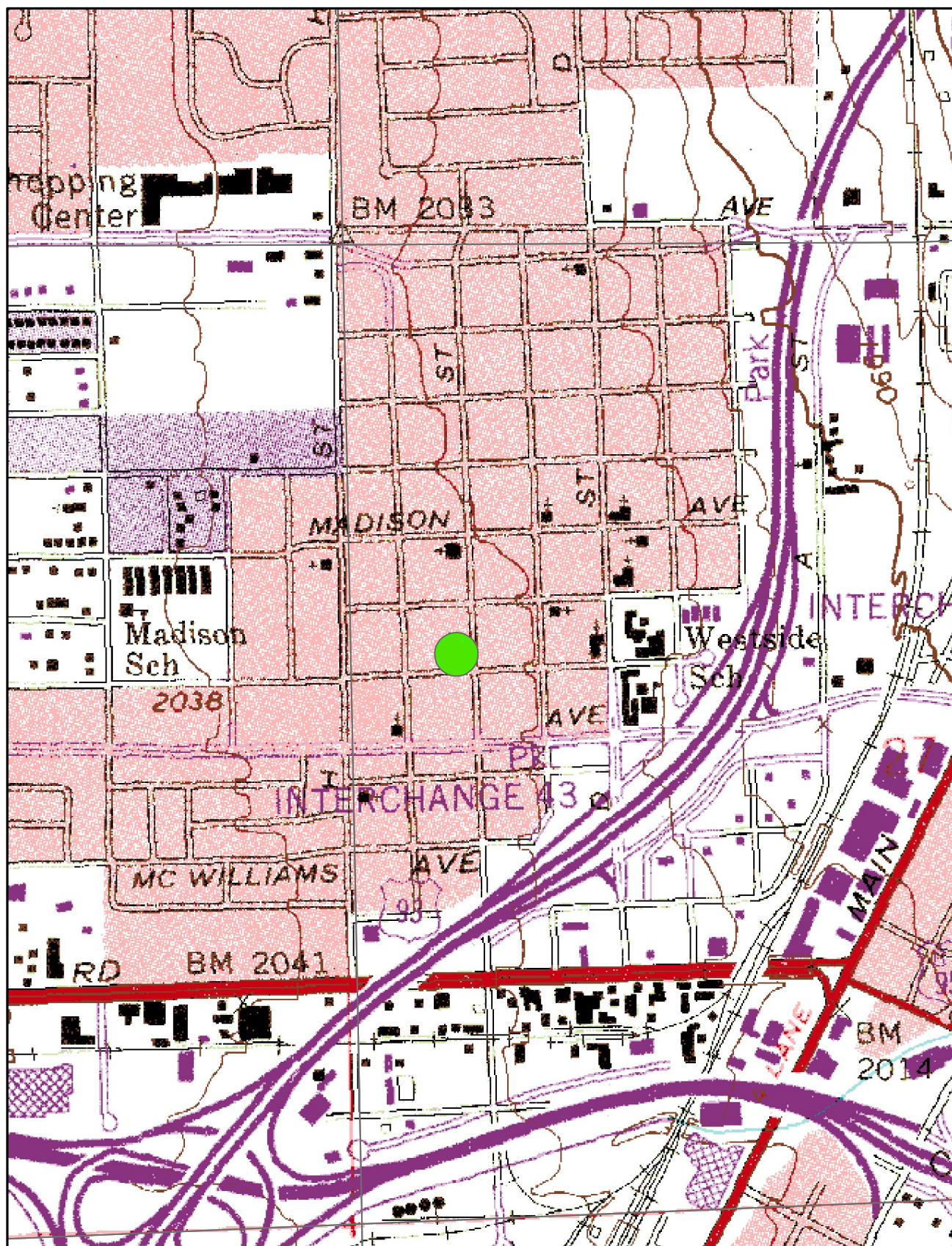
Harrison's Guest House, south elevation of original bungalow showing modern modifications, facing northeast. 19 December 2013



Harrison's Guest House, original stucco on rear façade, visible from the rear porch. 19 December 2013



Pioneer Trail Marker at Harrison's Guest House on wall facing Adams Avenue.
19 December 2013



Harrison's Guest House
1001 F Street, Las Vegas, NV
Easting: 666385.93
Northing: 4005732.78



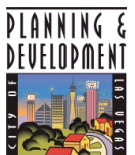
Harrison House
1001 F Street, Las Vegas, Nevada
Application for City of Las Vegas Historic Designation
April 23, 2014



0 35 70 140 Feet



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



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

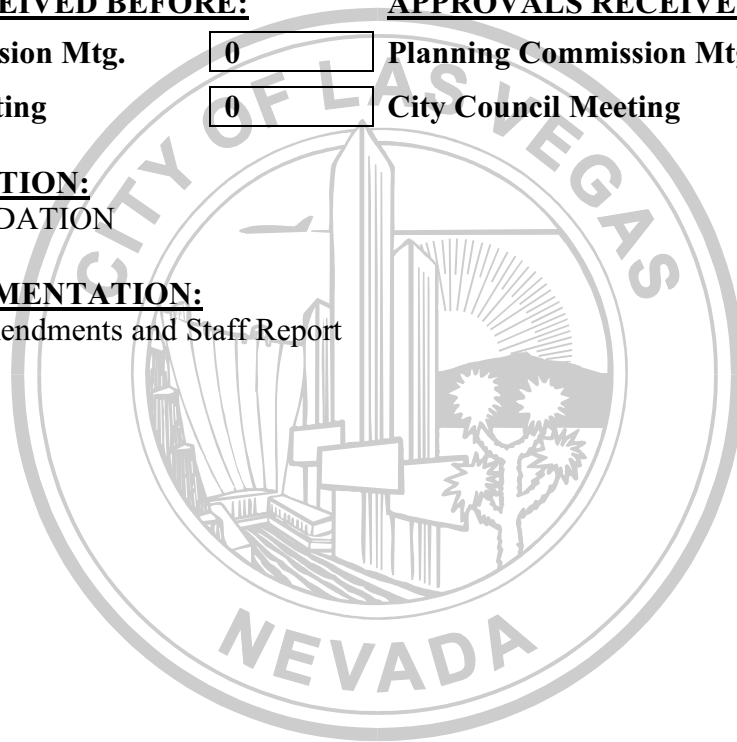
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RECOMMENDATION:

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

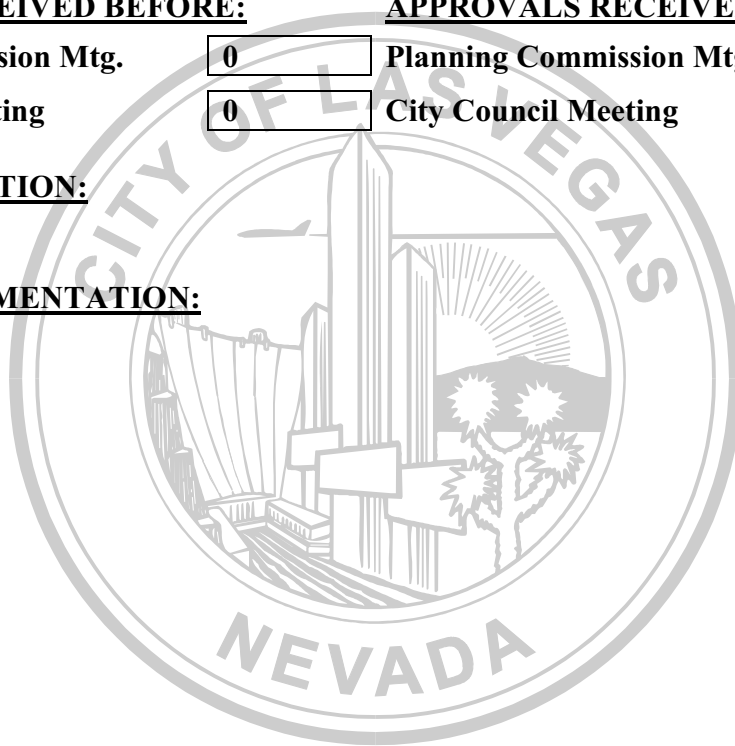
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RECOMMENDATION:

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

