



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.

December 9, 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 OCTOBER 14, 2014 AND NOVEMBER 4, 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.

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.

7. ABEYANCE - TMP-55901 - TENTATIVE MAP - THE ROYALE (A COMMERCIAL SUBDIVISION) - APPLICANT: BARNET LIBERMAN - OWNER: LEAH PROPERTY, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL MERGER AND RESUBDIVISION on 0.64 acres at the northeast corner of Coolidge Avenue and Casino Center Boulevard (APNs 139-34-410-056 through 059), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-55848]. Staff recommends APPROVAL.
8. TMP-56671 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL Z - ALLEGRA - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR AN 88-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.35 acres at the southwest corner of Far Hills Avenue and Fox Hill Drive (APN 137-27-313-001), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-56636]. Staff recommends APPROVAL.
9. RQR-54732 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: BELL'S MARKET - OWNER: SHOSHANI SABAH - For possible action on a request for a Required Review of an approved Special Use Permit (SUP-51423) FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,980 SQUARE-FOOT GENERAL RETAIL STORE at 720 West Owens Avenue (APN 139-22-402-011), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
10. SUP-56265 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LA PALMA MARKET - OWNER: RAINBOW VISTA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,400 SQUARE-FOOT GENERAL RETAIL STORE OTHER THAN LISTED located at 6700 West Charleston Boulevard, Suite F (APN 138-34-820-014), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-56013]. Staff recommends APPROVAL.
11. SUP-56453 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JEROME HARRY - OWNER: DK JUHL, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,052 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 115 SQUARE-FOOT OUTDOOR PATIO at 353 East Bonneville Avenue, Suite #111 (APN 139-34-312-005), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54721]. Staff recommends APPROVAL.
12. SUP-56643 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WOMEN, INFANTS, AND CHILDREN (WIC) - OWNER: DIAMOND CREEK HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR AN EXISTING 3,405 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 3650 North Rancho Drive, Suite #101 (APN-138-12-213-064), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-56587]. Staff recommends APPROVAL.
13. SDR-56645 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: J D E HOLDING COMPANY, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,093 SQUARE-FOOT ADDITION TO AN EXISTING 9,115 SQUARE-FOOT ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH NO OUTSIDE PENS) on 1.14 acres at 1050 South Rampart Boulevard (APN 138-32-412-024), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-56261]. Staff recommends APPROVAL.
14. VAC-56154 - VACATION - PUBLIC HEARING - APPLICANT: MCNICOLL INVESTMENTS, LTD. - OWNER: DRS ESTATE, LLC - For possible action on a request for a Petition to Vacate PUBLIC SEWER AND DRAINAGE

EASEMENTS generally located on the south side of Smoke Ranch Road, approximately 665 feet east of Expressions Drive, Ward 4 (Anthony) [PRJ-56677]. Staff recommends APPROVAL.

15. VAC-56656 - VACATION - PUBLIC HEARING - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNER: KAG DEVELOPMENT SOUTH, LLC - For possible action on a request for a Petition to Vacate a four-foot wide pedestrian access easement generally located approximately 1,461 feet east of the intersection of Hualapai Way and Eagle Canyon Avenue, Ward 6 (Ross) [PRJ-56575]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

16. ABEYANCE - SUP-55390 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: EARL M MORIMOTO TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE SIGN at 3838 Meadows Lane (APN 139-31-510-021), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-55084]. Staff recommends DENIAL.
17. MOD-56652 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL AZURE, LLC - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) on 4.43 acres adjacent to the north side of Azure Drive, approximately 1,270 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-56361]. Staff recommends APPROVAL.
18. SDR-56653 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-56652 - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL AZURE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 22,625 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY WITH ACCESSORY AUTO REPAIR USE on 4.43 acres adjacent to the north side of Azure Drive, approximately 1,270 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation] [PROPOSED: GC-TC (General Commercial - Town Center)], Ward 6 (Ross) [PRJ-56361]. Staff recommends APPROVAL.
19. MOD-56661 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VISTA VERDE HOLDINGS, LLC - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) TO: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) on 3.91 acres at the southeast corner of Deer Springs Way and Tee Pee Lane (APN 125-19-701-018), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation] Ward 6 (Ross) [PRJ-56495]. Staff recommends APPROVAL.
20. WVR-56662 - WAIVER RELATED TO MOD-56661 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VISTA VERDE HOLDINGS, LLC - For possible action on a request for a Waiver of Title 19.02.140 TO ALLOW TWO EXTERNAL INTERSECTION OFFSETS OF 191 FEET WHERE 220 FEET IS REQUIRED on 3.91 acres at the southeast corner of Deer Springs Way and Tee Pee Lane (APN 125-19-701-018), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation] [PROPOSED: ML-TC (Medium Low Density Residential - Town Center)] Ward 6 (Ross) [PRJ-56495]. Staff recommends APPROVAL.
21. SDR-56663 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-56661 AND WVR-56662 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VISTA VERDE HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 28-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.91 acres at the southeast corner of Deer Springs Way and Tee Pee Lane (APN 125-19-701-018), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation] [PROPOSED: ML-TC (Medium Low Density Residential - Town Center)], Ward 6 (Ross) [PRJ-56495]. Staff recommends APPROVAL.
22. TMP-56664 - TENTATIVE MAP RELATED TO MOD-56661, WVR-56662 AND SDR-56663 - DEER SPRINGS & TEE PEE - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VISTA VERDE HOLDINGS, LLC - For possible action on a request for a Tentative Map FOR A 28-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.91 acres at the southeast corner of Deer Springs Way and Tee Pee Lane (APN 125-19-701-018), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation] [PROPOSED: ML-TC (Medium

Low Density Residential - Town Center)], Ward 6 (Ross) [PRJ-56495]. Staff recommends APPROVAL.

23. VAR-55892 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM THE STREET NAMING GUIDELINES AND STREET NAMING CONFIGURATION SECTIONS OF THE CITY OF LAS VEGAS STREET NAMING AND ADDRESSING ASSIGNMENT REGULATIONS, 2009 EDITION on Horse Drive between the US 95 and Iron Mountain Road, Fort Apache Road between the US 95 and Moccasin Road, as well as on Hualapai Way from Grand Teton Drive to Moccasin Road, respectively, Ward 6 (Ross) [PRJ-55473]. Staff recommends APPROVAL.
24. SNC-55060 - STREET NAME CHANGE RELATED TO VAR-55892 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for multiple Street Name Changes FROM: HORSE DRIVE TO: W SKYE CANYON PARK DR (BETWEEN THE US 95 AND IRON MOUNTAIN ROAD); FROM: FORT APACHE ROAD TO: N SKYE CANYON PARK DR (BETWEEN THE US 95 AND MOCCASIN ROAD); AND FROM: HUALAPAI WAY TO: SKYE VILLAGE ROAD (BETWEEN GRAND TETON DRIVE AND MOCCASIN ROAD), Ward 6 (Ross) [PRJ-55473]. Staff recommends APPROVAL.
25. VAR-56177 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC. - For possible action on a request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 75 FEET WHERE A MINIMUM OF 99 FEET IS REQUIRED at 6341 West Lone Mountain Road (APN 138-02-501-002), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-59959]. Staff recommends DENIAL.
26. SUP-56178 - SPECIAL USE PERMIT RELATED TO VAR-56177 - PUBLIC HEARING - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC. - For possible action on a request for a Major Amendment to a previously approved Special Use Permit (U-0139-98) FOR A PROPOSED 15,340 SQUARE-FOOT EXPANSION TO AN EXISTING 3,882 SQUARE-FOOT HOUSE OF WORSHIP USE at 6341 West Lone Mountain Road (APN 138-02-501-002), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-59959]. Staff recommends DENIAL.
27. SDR-56179 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-56177 AND SUP-56178 - PUBLIC HEARING - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC. - For possible action on a request for a Major Amendment to a previously approved Plot Plan Review (U-0139-98) FOR A PROPOSED 15,340 SQUARE-FOOT EXPANSION TO AN EXISTING 3,882 SQUARE-FOOT HOUSE OF WORSHIP BUILDING at 6341 West Lone Mountain Road (APN 138-02-501-002), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-59959]. Staff recommends DENIAL.
28. VAR-56629 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET DEVELOPMENT, LLC - For possible action on a request for a Variance TO ALLOW FOUR PARKING SPACES WHERE EIGHT SPACES ARE REQUIRED FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT at 601 East Bonneville Avenue (APN 139-34-710-019), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-56467]. Staff recommends APPROVAL.
29. VAR-56630 - VARIANCE RELATED TO VAR-56629 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET DEVELOPMENT, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE TEN FEET IS THE MINIMUM REQUIRED FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT at 601 East Bonneville Avenue (APN 139-34-710-019), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-56467]. Staff recommends APPROVAL.
30. SDR-56632 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-56629 AND VAR-56630 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET DEVELOPMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO ALLOW ZERO-FOOT LANDSCAPE BUFFERS ALONG THE SOUTH AND WEST PROPERTY LINES WHERE A MINIMUM TEN-FOOT WIDE BUFFER IS REQUIRED AND ZERO-FOOT WIDE LANDSCAPE BUFFERS ALONG THE EAST AND A PORTION OF THE NORTH PROPERTY LINES WHERE A MINIMUM SIX-FOOT WIDE BUFFER IS REQUIRED on 0.19 acres at 601 East Bonneville Avenue (APN 139-34-710-019), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-56467]. Staff recommends APPROVAL.
31. VAR-56668 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA LEGAL SERVICES, INC. AND SIXTH STREET STRATEGIC SOLUTIONS, LLC - For possible action on a request for a Variance TO ALLOW A TEN-FOOT TALL WROUGHT IRON FENCE AND BLOCK WALL ALONG THE NORTH PROPERTY LINE AND A PORTION OF THE EAST AND WEST PROPERTY LINES WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.51 acres at 520-530 South 6th Street (APNs 139-34-310-066 through 068), C-1 (Limited Commercial)

Zone, Ward 3 (Coffin) [PRJ-56599]. Staff recommends DENIAL.

32. SDR-56670 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-56668 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA LEGAL SERVICES, INC. AND SIXTH STREET STRATEGIC SOLUTIONS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40,000 SQUARE-FOOT OFFICE BUILDING WITH A WAIVER TO ALLOW FIFTY PERCENT OF THE FIRST STORY FACADE TO ALIGN ALONG THE PROPERTY LINE WHERE SEVENTY PERCENT IS REQUIRED AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING FENCE STANDARDS on 0.51 acres at 520-530 South 6th Street (APNs 139-34-310-066 through 068), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-56599]. Staff recommends DENIAL.
33. VAR-56675 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA HAND DEVELOPMENT - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a request for a Variance TO ALLOW 139 PARKING SPACES WHERE 168 ARE REQUIRED on 9.46 acres located at 503 North Lamb Boulevard (APN 140-31-501-017), R-3 (Medium Density Residential) Zone, Ward (3) Coffin [PRJ-56634]. Staff recommends DENIAL.
34. SDR-56676 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-56675 - PUBLIC HEARING - APPLICANT: NEVADA HAND DEVELOPMENT - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a request for a Major Amendment to Plot Plan Review (Z-0108-80) FOR A PROPOSED 814 SQUARE-FOOT MAINTENANCE BUILDING AND A 4,911 SQUARE-FOOT CLUB HOUSE WITH A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER WHERE FIVE FEET IS REQUIRED ON A PORTION OF THE SOUTHERN PROPERTY LINE WITHIN AN EXISTING 112-UNIT MULTI-FAMILY DEVELOPMENT on a portion of 9.46 acres located at 503 North Lamb Boulevard (APN 140-31-501-017), R-3 (Medium Density Residential) Zone, Ward (3) Coffin [PRJ-56634]. Staff recommends DENIAL.
35. SUP-56641 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YESENIA FELIX RODRIGUEZ - OWNER: MOJAVE DEVELOPMENT GROUP - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,062 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP USE WHERE 400 FEET IS REQUIRED at 23 North Mojave Road, Suite D (APN 139-36-812-005), M (Industrial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.
36. SUP-56658 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: G3 LABS, LLC - OWNER: DESERT INN PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW EIGHT PARKING SPACES WHERE 26 SPACES ARE REQUIRED FOR A PROPOSED LABORATORY, MEDICAL OR DENTAL USE at 3216 and 3220 Procyon Street (APNs 162-08-410-028 and 029), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-56130]. Staff recommends APPROVAL.
37. SUP-56665 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TITAN AUTO - OWNER: GARY UNDERHILL - For possible action on a request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW 2,628 SQUARE FEET DEDICATED TO THE USE WHERE 25,000 SQUARE FEET IS THE MINIMUM REQUIRED at 1711 South Main Street (APN 162-03-302-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-56612]. Staff recommends DENIAL.
38. ROC-56281 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC - For possible action on a request for a Review of Condition of an approved Special Use Permit (SUP-53970) TO DELETE CONDITION #9 TO ELIMINATE THE REQUIREMENT TO CONSTRUCT SCHOOL FLASHERS ON AZURE DRIVE AND TO DELETE CONDITION #10 WHICH REQUIRES A TRAFFIC IMPACT ANALYSIS TO BE SUBMITTED THAT ADDRESSES BUS TURNOUTS, DEDICATED TURN LANES AND RIGHT-OF-WAY DEDICATIONS at 7485 West Azure Drive (APN 125-27-114-023), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-56268]. Staff recommends DENIAL.
39. VAC-56644 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Petition to Vacate the full width of 9th Street, between Clark Avenue and Lewis Avenue, Ward 3 (Coffin). Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

40. TXT-56672 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend LVMC Chapters 19.12 related to permitted uses and 19.18 related to definitions and measures to update the descriptions and definitions of various Medical Marijuana Establishment uses to address the definition of a stand-alone detached facility and to provide for other related matters. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

SUBJECT:

CALL TO ORDER



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

SUBJECT:

ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

SUBJECT:
ROLL CALL



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DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

SUBJECT:

FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF OCTOBER 14, 2014 AND NOVEMBER 4, 2014



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

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.



AGENDA SUMMARY PAGE - PLANNING PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☒ Consent ☐ Discussion

SUBJECT:

ABEYANCE - TMP-55901 - TENTATIVE MAP - THE ROYALE (A COMMERCIAL SUBDIVISION) - APPLICANT: BARNET LIBERMAN - OWNER: LEAH PROPERTY, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL MERGER AND RESUBDIVISION on 0.64 acres at the northeast corner of Coolidge Avenue and Casino Center Boulevard (APNs 139-34-410-056 through 059), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-55848]. Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 01/21/2015
OR MAY BE FINAL ACTION (Unless Appealed Within 7 Days)**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

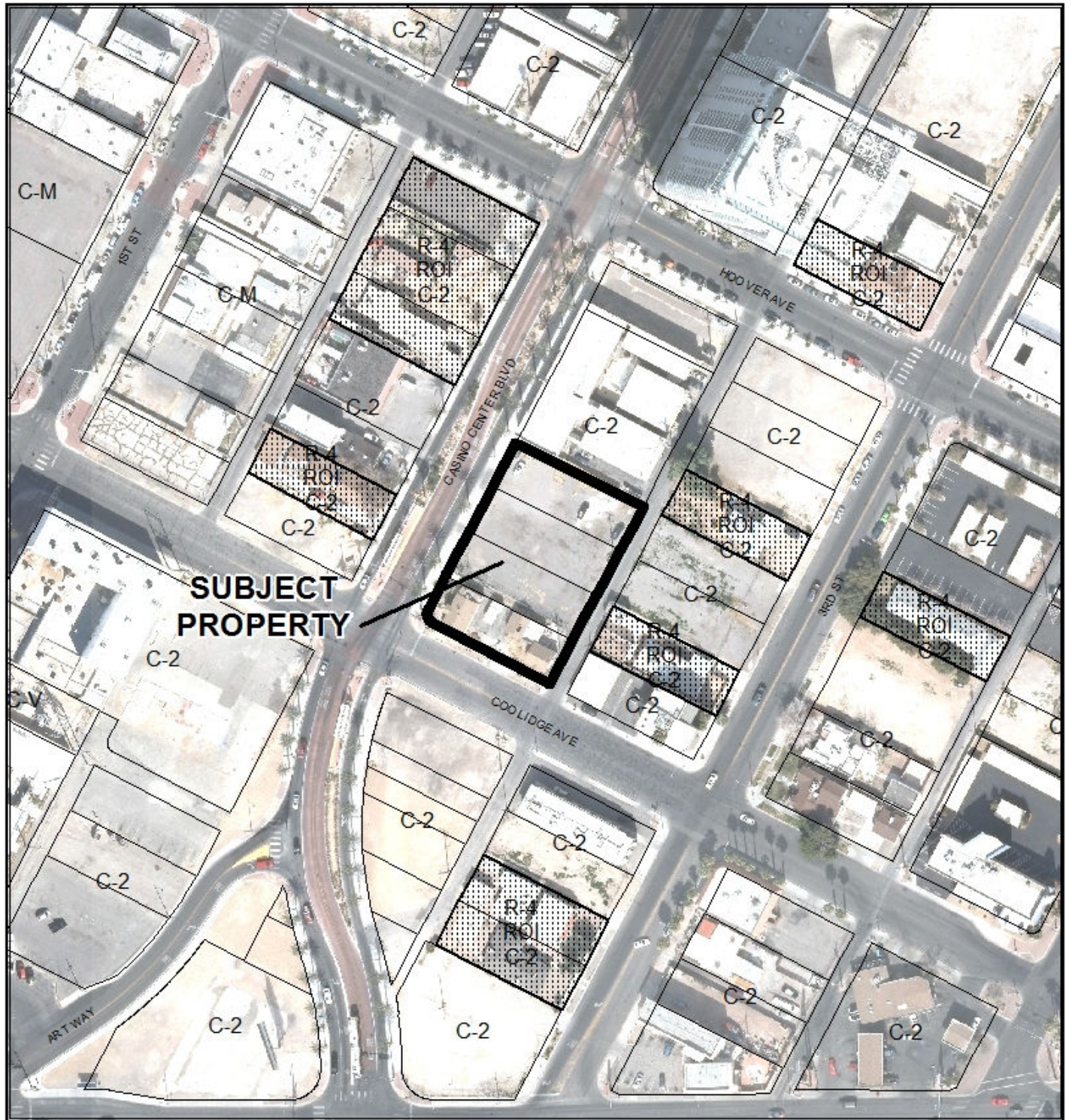
0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

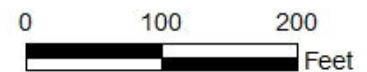
BACKUP DOCUMENTATION:

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



CASE: TMP-55901 (PRJ-55848)

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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-55901** APN: 39.34.410.056,057,058,059

Name of Property Owner: Leah Property, LLC

Name of Applicant: Barnet Liberman

Name of Representative: APTUS

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: Barnet L. Liberman For Leah Property, LLC

Subscribed and sworn before me

This 20th day of August, 20 14

Svetlana Kasyanchuk
Notary Public in and for said County and State

SVETLANA KASYANCHUK
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KA6289645
Qualified in Kings County
My Commission Expires September 30, 2017

CLV Planning - Application Form

Application Number:	PRJ-55848
Application/Petition For:	Tentative Map for one-lot merger and resubdivision commercial subdivision
ProjectAddress (Location):	NORTHEAST CORNER COOLIDGE AVE AND CASINO CENTER BLVD
Project Name	THE ROYALE
Assessors Parcel #(s):	13934410056, 13934410057, 13934410058, 13934410059
Ward #:	WARD 1 (LOIS TARKANIAN), WARD 3 (BOB COFFIN), 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:	.64
Lots/Units:	
Additional Information:	
Applicant First Name:	Barnet
Applicant Last Name:	Liberman
Applicant Address:	421 Hudson Street
Applicant City:	New York
Applicant State:	New York
Applicant Zip:	10014
Applicant Phone:	(212)243-1320
Applicant Fax:	
Applicant Email:	barnetlib1@gmail.com
Rep First Name:	Kristen
Rep Last Name:	Neuman
Rep Address:	1200 S. 4th Street, Ste 206
Rep City:	Las Vegas
Rep State:	Nevada
Rep Zip:	89104
Rep Phone:	(702) 839-1200
Rep Fax:	(702) 839-1213
Rep Email:	kristen@aptusgroup.com

TMP-55901

PRJ-55848
09/08/14

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:	No
If no, ...change what	421 Hudson Street

Owner(s)	ADDR1	ADDR2
LEAH PROPERTY L L C	801 MADISON AVE 4TH FLR	NEW YORK, NY 10065

CLVEPLAN Applicant	Company	Title	Email
Kristen Neuman	APTUS	Project Architect	kristen@aptusgroup.com

TMP-55901

PRJ-55848
09/08/14

TENTATIVE MAP OF

the Royale

931 S. Casino Center Blvd.

(A COMMERCIAL CONDOMINIUM SUBDIVISION)

BEING ALL OF LOTS NINE (9) THROUGH SIXTEEN (16) IN BLOCK THIRTEEN (13) OF THE SOUTH ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 51, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED SEPTEMBER 22, 1983, IN BOOK 1808 AS DOCUMENT NO. 1767286

The Royale
A Commercial Condominium Subdivision
TENTATIVE MAP
931 S. Casino Center Blvd.
LAS VEGAS, NEVADA 89101

APTUS
1200 SOUTH 4TH STREET
SUITE 206
LAS VEGAS, NV 89104
P 702.839.1200
F 702.839.1213

Sheet List Table	
Sheet Number	Sheet Title
TM-1	TENTATIVE MAP
TM-2	BOUNDARY AND TOPO
TM-3	COMMERCIAL AREAS
TM-4	OFFICE AREAS
TM-5	RECREATION AREAS
TM-6	APARTMENT AREAS
TM-7	BUILDING ELEVATIONS
TM-8	BUILDING ELEVATIONS

ZONING INFORMATION
APN 139-34-410-056, 057, 058, & 059
C-2 (GENERAL COMMERCIAL)
CURRENT ZONING: COMMERCIAL
CURRENT ZONING DISTRICT: CENTRAL PLANNING DISTRICT
OVERLAY ZONE: S
SITE AREA: 27,998 SF
0.64 ACRES
SETBACKS (BLDG): RECD 0'-0" 0'-0" 0'-0" 0'-0"
FRONT: 0'-0" 0'-0" 0'-0" 0'-0"
INTERIOR SIDE: 0'-0" 0'-0" 0'-0" 0'-0"
REAR: 0'-0" 0'-0" 0'-0" 0'-0"
COMMERCIAL SPACE: 14,181 SF
OFFICE SPACE: 19,160 SF
RECREATION SPACE: 1,157 SF
PARKING SPACES: 438

FAULTS AND FISSURES
THERE ARE NO KNOWN GEOLOGICAL FAULTS OR FISSURES ON THIS PROPERTY PER THE CLARK COUNTY GEOLOGICAL SOILS REPORTS

FLOODPLAIN INFORMATION
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL 320052710F, REVISED ON NOVEMBER 18, 2011 INDICATED THAT THE PROPERTY IS NOT IN A FLOODPLAIN. THE PROPERTY IS NOT IN A FLOODPLAIN. THE 0.2% ANNUAL CHANCE FLOODPLAIN IS NOT SHOWN ON THE MAP.

BASIS OF BEARINGS
SOUTH 74°20'07" WEST BEING BEARING OF THE CENTER LINE OF CASINO CENTER BOULEVARD BEING COOLIDGE AVENUE AND HOOVER AVENUE AS SHOWN IN FILE 185, PAGE 61 OF SURVEYS ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK
BENCHMARK NO. CHAS
RIVET AND PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF 941 STREET AND CHARLESTON BOULEVARD
NAVD 88 ELEVATION: 817.465 METERS (2681.90 FEET)
NORTH AMERICAN DATUM 1988



INDEX MAP
(1" = 100')

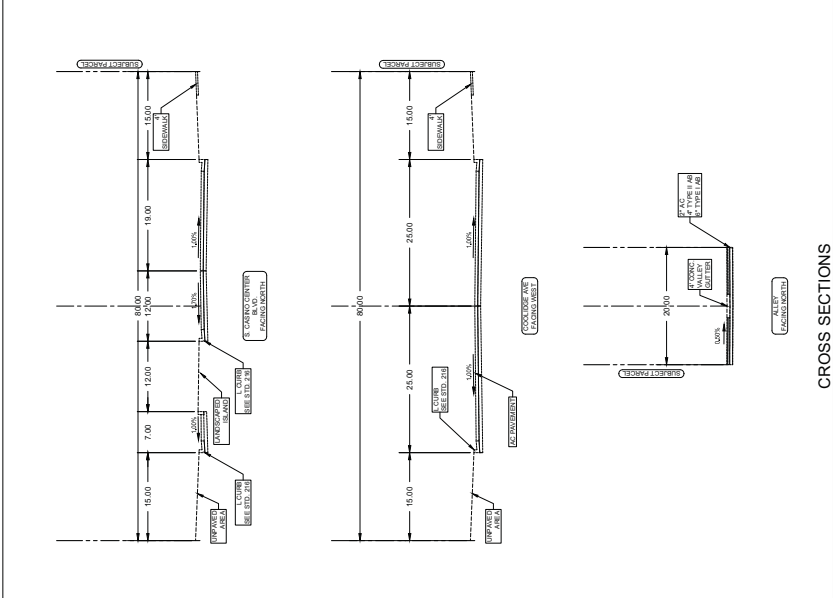
DEVELOPMENT TEAM
OWNER: LEAH PROPERTY, LLC
421 HUDSON STREET
SUITE 100
LAS VEGAS, NV 89101
ARCHITECT: APTUS GROUP
1188 VALLEY CENTER CIRCLE
SUITE 108
LAS VEGAS, NV 89104
SURVEYOR: CIVIL ENGINEER APTUS GROUP
1188 VALLEY CENTER CIRCLE
SUITE 208
LAS VEGAS, NV 89104
GEO TECHNICAL: TBD

CC&R STATEMENT
THE DEVELOPERS SHALL FORM AND RECORD PROTECTIVE COVENANTS AND DEED RESTRICTIONS FOR ENFORCEMENT COLLECTIVELY REQUIRED BY EACH LOT OWNER.

CROSS ACCESS AND PARKING
CROSS ACCESS OF THE SITE AND PARKING AGREEMENTS AND/OR REQUIREMENTS ARE TO BE DETERMINED.

UTILITIES
WATER: LAS VEGAS VALLEY WATER DISTRICT
1001 VALLEY VIEW BOULEVARD
(702) 793-5111
SEWER: CLARK COUNTY WATER RECLAMATION DISTRICT
1001 VALLEY VIEW BOULEVARD
(702) 793-5111
ELECTRICAL: NV ENERGY
6228 WEST SAHARA AVENUE
(702) 365-5000
GAS: LAS VEGAS GAS COMPANY
4200 WEST TROPICANA AVENUE
(702) 385-1100
TELEPHONE: CENTURY LINK
2300 EAST TROPICANA
SUITE 100
LAS VEGAS, NV 89119
SOLID WASTE: REPUBLIC SERVICES
1001 VALLEY VIEW AVENUE
(702) 795-5151
CABLE TV: COX COMMUNICATIONS
121 MARTIN LUTHER KING BLVD.
(702) 384-4000

UTILITY SERVICE CONNECTIONS
THERE ARE EXISTING WATER AND SEWER CONNECTIONS IN CASINO CENTER BLVD.



CROSS SECTIONS
(1" = 10')

Call before you dig
Underground utility lines. It's costly. Call 811

Call 1-702-455-7511
do underground

CLARK COUNTY TRAFFIC OPERATIONS
1-702-255-6611
LAS VEGAS AND COUNTERPART TRAFFIC SYSTEM

Call before you dig
Underground utility lines. It's costly. Call 811

Call 1-702-455-7511
do underground

CLARK COUNTY TRAFFIC OPERATIONS
1-702-255-6611
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do underground

CLARK COUNTY TRAFFIC OPERATIONS
1-702-255-6611
LAS VEGAS AND COUNTERPART TRAFFIC SYSTEM

TITLE
TENTATIVE MAP
COVERSHEET
DRAWING NO.
TM-1

TMP-55901



TMP-55901 [PRJ-55848] - TENTATIVE MAP - APPLICANT: BARNET LIBERMAN - OWNER: LEAH
PROPERTY, LLC

NORTHEAST CORNER OF COOLIDGE AVENUE AND CASINO CENTER BOULEVARD

10/06/14

August 27, 2014

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

APN: 139-34-410-056, 057, 058, 059

Re:

- a. Site Development Review
- b. Special Use Permit
- c. Tentative Map

To Whom It May Concern:

We respectfully submit this application for a Site Development Review and Special Use Permit for the project "The Royale at Casino Center" at Coolidge and Casino Center. This is a mixed-use project containing ground floor commercial, second floor office and "for-rent" residences above the second floor. These parcels are currently zoned C-2 and are in the Downtown Centennial Plan, as well as the Arts District

This project proposes to have 281 apartments and 16,000 sf of commercial, 18,500 sf of office and an automated parking structure, which has 320 parking spaces.

Access to the automated parking structure will be off of the alley from Coolidge to Hoover. All commercial tenants will be serviced from the front doors.

Downtown Centennial Plan standards are being met by way of landscaping and required amenity zone and wide pedestrian sidewalks, as well as alley and street corner paving and upgrades. However, the owner will defer the underground installation of the power poles until the remainder of the block is developed.

We are proposing to install the code required Date Palms. The height of the palm trees will be per code at 25' and spaced at 30'-0" o.c.

With this application we are requesting an encroachment permit to allow for the awnings and trellises, which compliment the façade and shelter storefront entrances to project out over the Right of way line.

Illuminated wall mounted signage is shown on the elevations, along with corresponding sizes and square footages.

The owners of this project will encourage all of its tenants to utilize and incorporate Green building strategies. For this project we will attempt to incorporate water and energy saving measures such as the utilization of occupancy sensors, drought tolerant landscaping, insulated windows, light colored paint and appropriately sized mechanical units. Also, the downtown location of this project encourages pedestrian usage, which is enhanced by the proximity of the bus routes.

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Seal Beach
3020 Old Ranch Parkway
Suite 300
Seal Beach, CA 90740
P 714.686.6292

www.apтусgroup.com

TMP-55901

PRJ-55848
09/08/14

The owner desires to provide much needed attainable rental housing within the downtown area of the city. To compliment the residential units will be ground floor commercial space. This residential and commercial development will be an asset to the city by helping to spur additional revitalization and reinforcing redevelopment in an area, which has already begun a transformation.

The owner is also requesting to separate the project's commercial / office space from the residential by way of a tentative map. The residential floors (3-17) including the lobby and elevator lobby on the ground floor will be one Condo Unit and the commercial space on the ground floor, the office space on the second floor and the garage will be another Condo Unit, each owned by two separate owners. The building support areas as well as the vestibule on the ground floor will be common spaces. Specifically,

This property will be a condominium of two units, one commercial one residential. The commercial unit shall be comprised of:

- The ground floor commercial space
- The garage and access through the building to the garage
- The second floor office space
- The commercial elevator
- Loading dock

The residential unit shall be comprised of:

- The residential 281 residential units, hallways, stairs down to 3rd floor
- Residential lobby
- Residential elevators
- Pool and community areas, laundry rooms, bike storage, etc.

General Common areas include:

- Trash room
- Building service rooms
- Cooling towers
- Central heating and hot water
- Any condenser water loop for heating and A/C
- Entry Vestibule
- Stair towers from 3rd floor down
- Building office

We have made every attempt to try and follow City of Las Vegas Title 19 as well as the Centennial Plan as closely as possible in the design and layout of this site. Please join us in our attempt to bring much-needed high caliber product into downtown and to Las Vegas residents.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS

TMP-55901

PRJ-55848
09/08/14



CITY OF LAS VEGAS
ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

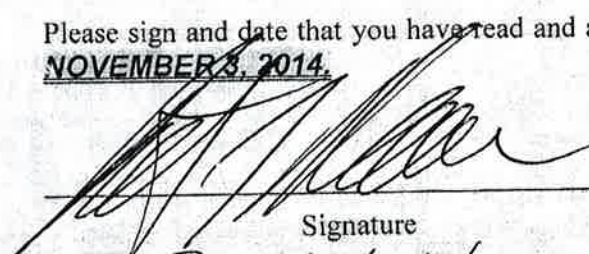
RECEIVED
OCT 30 2014
City of Las Vegas
Dept. of Planning

SUBJECT: TMP-55901 [PRJ-55848] - TENTATIVE MAP - THE ROYALE (A COMMERCIAL SUBDIVISION) - APPLICANT: BARNET LIBERMAN - OWNER: LEAH PROPERTY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **NOVEMBER 4, 2014** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Nora Lares** at (702)464-7499 or e-mail to nlares@lasvegasnevada.gov. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **NOVEMBER 3, 2014.**


Signature

Oct 29, 2014
Date

Barnet L. Liberman
Please Print Name
Leah Property LLC
Company Name

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☒ **Consent** ☐ **Discussion**

SUBJECT:

TMP-56671 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL Z - ALLEGRA -
APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a
request for a Tentative Map FOR AN 88-LOT SINGLE FAMILY RESIDENTIAL
SUBDIVISION on 20.35 acres at the southwest corner of Far Hills Avenue and Fox Hill Drive
(APN 137-27-313-001), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-56636]. Staff
recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 1/21/2015

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

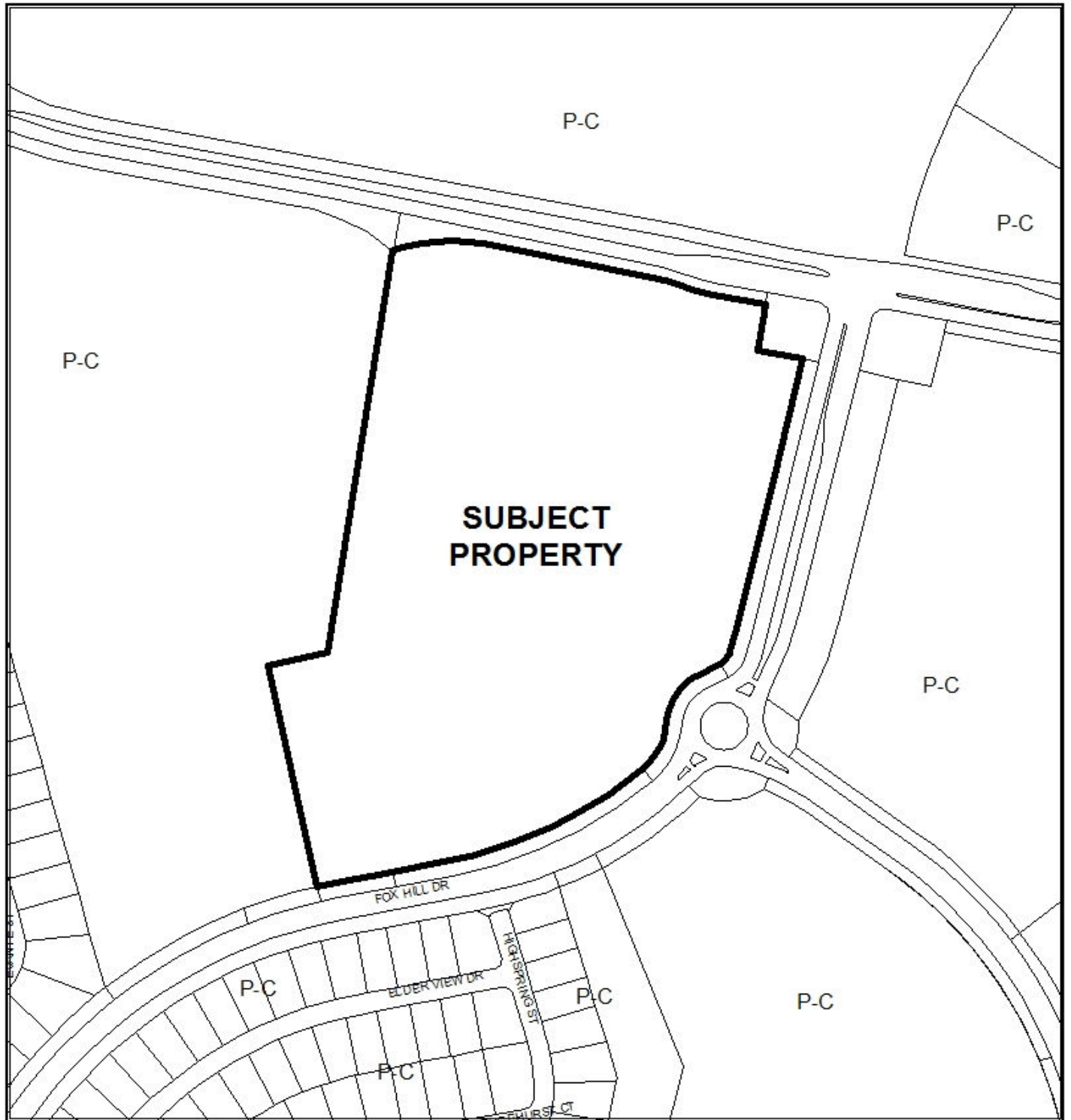
0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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

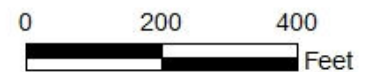


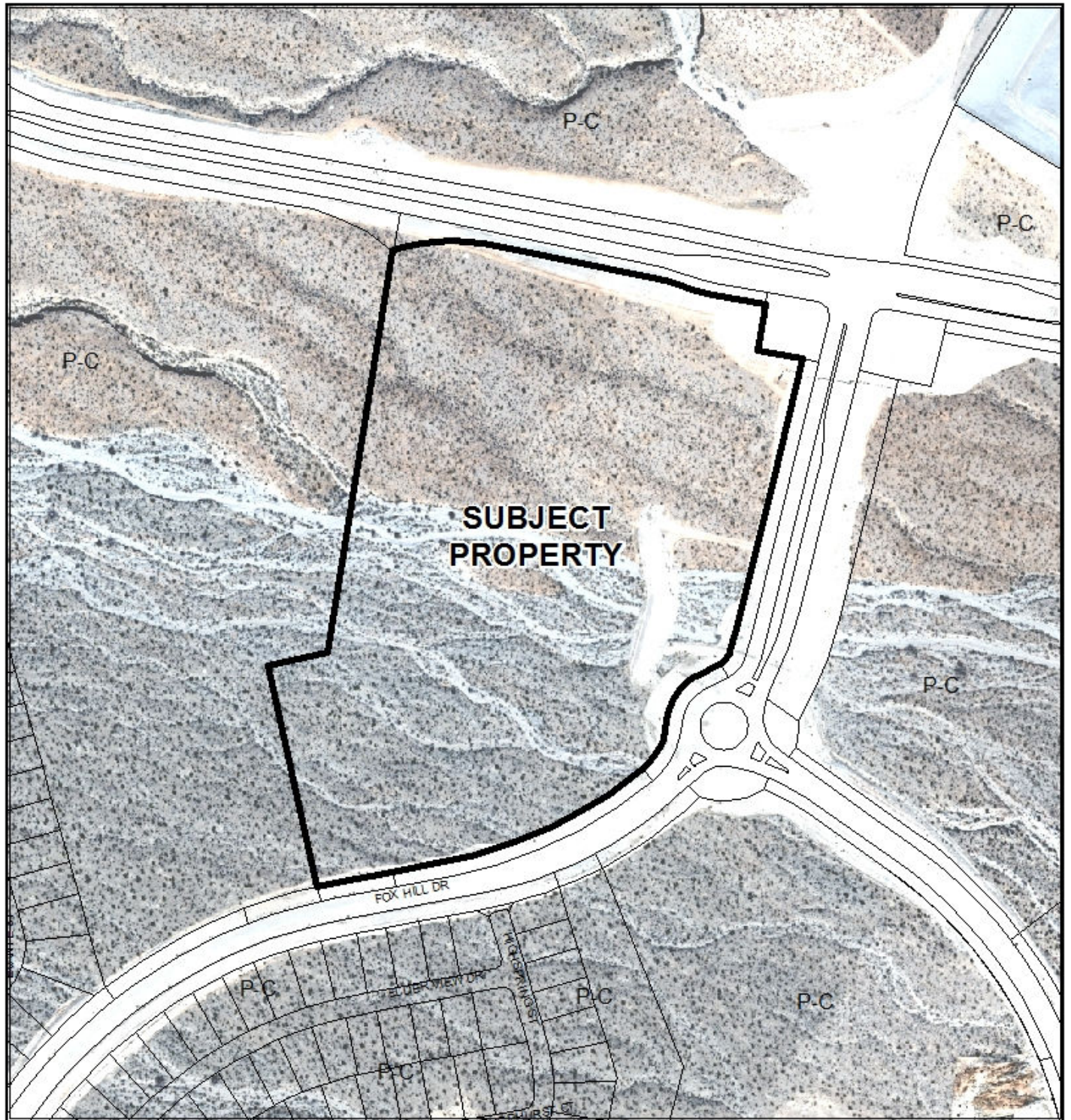
CASE: TMP-56671 (PRJ-56636)

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

[SF2 (SINGLE FAMILY DETACHED) SUMMERLIN SPECIAL LAND USE DESIGNATION]





CASE: TMP-56671 (PRJ-56636)

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

[SF2 (SINGLE FAMILY DETACHED) SUMMERLIN SPECIAL LAND USE DESIGNATION]

0 200 400
Feet





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
Project Address (Location) Fox Hill Drive & Far Hills Avenue
Project Name Summerlin Village 23B - Parcel Z Allegra Proposed Use Residential Sub
Assessor's Parcel #(s) 137-27-313-001 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing P-C proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 20.35 ac Lots/Units 88 Density _____
Additional Information _____

PROPERTY OWNER Howard Hughes Company, LLC Contact Julie Cleaver
Address 10801 W. Charleston Blvd., 3rd Floor Phone: 791-4388 Fax: 791-4453
City Las Vegas State NV Zip 89135
E-mail Address julie.cleaver@howardhughes.com

APPLICANT William Lyon Homes, Inc. Contact Scott Swapp
Address 500 Pilot Road, Suite G Phone: (702) 263-8200 Fax: (702) 263-8220
City Las Vegas State NV Zip 89119
E-mail Address scott.swapp@lyonhomes.com

REPRESENTATIVE Taney Engineering Contact Sade Sands
Address 6030 S. Jones Blvd., Suite 200 Phone: (702) 362-8844 Fax: (702) 362-5233
City Las Vegas State NV Zip 89118
E-mail Address sades@taneycorp.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. ORRICK

Subscribed and sworn before me

This 17th day of October, 2014.

[Signature: Stella Clark]

Notary Public in and for said State of Nevada



STELLA CLARK
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-07-18
Certificate No: 06-107247-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **TMP-56671**

Meeting Date: **12/09/14 PC**

Total Fee:

Date Received:*

Received By:

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

F:\depot\Application Packet\Application Form.pdf
PRJ-56636
10/23/14



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-56671** APN: 137-27-313-001

Name of Property Owner: The Howard Hughes Company, LLC

Name of Applicant: The Howard Hughes Company, LLC

Name of Representative: Cindie Gee

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

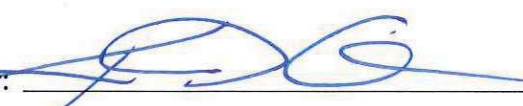
☒ No

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 24th day of October, 2014

Stella Clark
Notary Public in and for said County and State



CURVE #		LENGTH		DOWNTIME		DATA	
CD1	CD2	MI	SE	HOURS	MIN	CD1	CD2
C01	C02	6.98	10.00	11:00	00:00	00:03	00:03
C03	C04	23.86	23.00	09:00	00:00	00:06	00:06
C05	C06	16.00	15.00	01:00	01:00	00:07	00:07
C07	C08	36.04	35:00	00:00	00:00	00:10	00:10
C09	C10	3.00	3:00	00:00	00:00	00:13	00:13
C11	C12	41.00	40:00	01:00	01:00	00:18	00:18
C13	C14	27.00	27:00	23:00	00:00	00:21	00:21
C15	C16	33.00	33:00	00:00	00:00	00:23	00:23
C17	C18	17.00	17:00	00:00	00:00	00:25	00:25
C19	C20	11.00	11:00	00:00	00:00	00:26	00:26
C21	C22	44.00	43:00	00:00	00:00	00:28	00:28
C23	C24	10.00	10:00	00:00	00:00	00:33	00:33
C25	C26	24.00	24:00	00:00	00:00	00:36	00:36
C27	C28	32.04	32:00	01:00	00:00	00:38	00:38
C29	C30	53.00	53:00	01:00	00:00	00:41	00:41
C31	C32	30.00	30:00	00:00	00:00	00:42	00:42
C33	C34	30.00	30:00	00:00	00:00	00:45	00:45
C35	C36	30.00	30:00	00:00	00:00	00:46	00:46
C37	C38	30.00	30:00	00:00	00:00	00:47	00:47
C39	C40	30.00	30:00	00:00	00:00	00:48	00:48
C41	C42	30.00	30:00	00:00	00:00	00:49	00:49
C43	C44	30.00	30:00	00:00	00:00	00:50	00:50
C45	C46	30.00	30:00	00:00	00:00	00:51	00:51
C47	C48	30.00	30:00	00:00	00:00	00:52	00:52
C49	C50	30.00	30:00	00:00	00:00	00:53	00:53
C51	C52	30.00	30:00	00:00	00:00	00:54	00:54
C53	C54	30.00	30:00	00:00	00:00	00:55	00:55
C55	C56	30.00	30:00	00:00	00:00	00:56	00:56
C57	C58	30.00	30:00	00:00	00:00	00:57	00:57
C59	C60	30.00	30:00	00:00	00:00	00:58	00:58
C61	C62	30.00	30:00	00:00	00:00	00:59	00:59
C63	C64	30.00	30:00	00:00	00:00	01:00	01:00
C65	C66	30.00	30:00	00:00	00:00	01:01	01:01
C67	C68	30.00	30:00	00:00	00:00	01:02	01:02
C69	C70	30.00	30:00	00:00	00:00	01:03	01:03
C71	C72	30.00	30:00	00:00	00:00	01:04	01:04
C73	C74	30.00	30:00	00:00	00:00	01:05	01:05
C75	C76	30.00	30:00	00:00	00:00	01:06	01:06
C77	C78	30.00	30:00	00:00	00:00	01:07	01:07
C79	C80	30.00	30:00	00:00	00:00	01:08	01:08
C81	C82	30.00	30:00	00:00	00:00	01:09	01:09
C83	C84	30.00	30:00	00:00	00:00	01:10	01:10
C85	C86	30.00	30:00	00:00	00:00	01:11	01:11
C87	C88	30.00	30:00	00:00	00:00	01:12	01:12
C89	C90	30.00	30:00	00:00	00:00	01:13	01:13
C91	C92	30.00	30:00	00:00	00:00	01:14	01:14
C93	C94	30.00	30:00	00:00	00:00	01:15	01:15
C95	C96	30.00	30:00	00:00	00:00	01:16	01:16
C97	C98	30.00	30:00	00:00	00:00	01:17	01:17
C99	C100	30.00	30:00	00:00	00:00	01:18	01:18

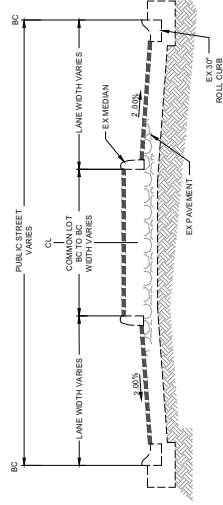
CURVE	CURVE TABLE			
	UNITS	WAVE	PERIOD	DETA
C41	30.00	176.00	0.0631	
C42	65.12	174.00	0.0547	
C43	104.00	172.00	0.0473	
C44	20.00	177.00	0.0724	
C45	80.00	175.00	0.0513	
C46	163.31	173.00	0.0448	
C47	66.12	177.00	0.0547	
C48	62.80	175.00	0.0475	
C49	76.66	180.00	0.0675	
C50	143.33	186.00	0.0911	
C51	45.57	188.00	0.0545	
C52	60.00	190.00	0.0545	
C53	84.00	198.00	0.0602	
C54	42.35	205.00	0.0517	
C55	36.75	193.5	0.0505	
C56	115.00	202.00	0.0483	
C57	44.1	202.00	0.0502	
C58	22.27	198.00	0.0462	
C59	82.24	198.00	0.0450	
C60	65.12	198.00	0.0481	

OWNER FARM		SOUTH FARM	
CROP	YIELD (T/HA)	CROP	YIELD (T/HA)
WHEAT	4.1	WHEAT	4.1
BARLEY	4.1	BARLEY	4.1
RYE	4.1	RYE	4.1
MAIZE	4.1	MAIZE	4.1
SOYBEAN	4.1	SOYBEAN	4.1
PEANUT	4.1	PEANUT	4.1
ALFALFA	4.1	ALFALFA	4.1
ORCHARD	4.1	ORCHARD	4.1
VINEYARD	4.1	VINEYARD	4.1
GRAPES	4.1	GRAPES	4.1
APPLES	4.1	APPLES	4.1
PEACHES	4.1	PEACHES	4.1
ORANGE	4.1	ORANGE	4.1
LEMON	4.1	LEMON	4.1
LIME	4.1	LIME	4.1
AVOCADO	4.1	AVOCADO	4.1
COCONUT	4.1	COCONUT	4.1
PINEAPPLE	4.1	PINEAPPLE	4.1
MANGO	4.1	MANGO	4.1
GUAVA	4.1	GUAVA	4.1
PAPAYA	4.1	PAPAYA	4.1
LYCHEE	4.1	LYCHEE	4.1
DATE	4.1	DATE	4.1
FIG	4.1	FIG	4.1
JUJUBE	4.1	JUJUBE	4.1
PLUM	4.1	PLUM	4.1
CHERRY	4.1	CHERRY	4.1
APRICOT	4.1	APRICOT	4.1
PEACH	4.1	PEACH	4.1
ORANGE	4.1	ORANGE	4.1
LEMON	4.1	LEMON	4.1
LIME	4.1	LIME	4.1
AVOCADO	4.1	AVOCADO	4.1
COCONUT	4.1	COCONUT	4.1
PINEAPPLE	4.1	PINEAPPLE	4.1
MANGO	4.1	MANGO	4.1
GUAVA	4.1	GUAVA	4.1
PAPAYA	4.1	PAPAYA	4.1
LYCHEE	4.1	LYCHEE	4.1
DATE	4.1	DATE	4.1
FIG	4.1	FIG	4.1
JUJUBE	4.1	JUJUBE	4.1
PLUM	4.1	PLUM	4.1
CHERRY	4.1	CHERRY	4.1
APRICOT	4.1	APRICOT	4.1
PEACH	4.1	PEACH	4.1
ORANGE	4.1	ORANGE	4.1
LEMON	4.1	LEMON	4.1
LIME	4.1	LIME	4.1
AVOCADO	4.1	AVOCADO	4.1
COCONUT	4.1	COCONUT	4.1
PINEAPPLE	4.1	PINEAPPLE	4.1
MANGO	4.1	MANGO	4.1
GUAVA	4.1	GUAVA	4.1
PAPAYA	4.1	PAPAYA	4.1
LYCHEE	4.1	LYCHEE	4.1
DATE	4.1	DATE	4.1
FIG	4.1	FIG	4.1
JUJUBE	4.1	JUJUBE	4.1
PLUM	4.1	PLUM	4.1
CHERRY	4.1	CHERRY	4.1
APRICOT	4.1	APRICOT	4.1
PEACH	4.1	PEACH	4.1
ORANGE	4.1	ORANGE	4.1
LEMON	4.1	LEMON	4.1
LIME	4.1	LIME	4.1
AVOCADO	4.1	AVOCADO	4.1
COCONUT	4.1	COCONUT	4.1
PINEAPPLE	4.1	PINEAPPLE	4.1
MANGO	4.1	MANGO	4.1
GUAVA	4.1	GUAVA	4.1
PAPAYA	4.1	PAPAYA	4.1
LYCHEE	4.1	LYCHEE	4.1
DATE	4.1	DATE	4.1
FIG	4.1	FIG	4.1
JUJUBE	4.1	JUJUBE	4.1
PLUM	4.1	PLUM	4.1
CHERRY	4.1	CHERRY	4.1
APRICOT	4.1	APRICOT	4.1
PEACH	4.1	PEACH	4.1
ORANGE	4.1	ORANGE	4.1
LEMON	4.1	LEMON	4.1
LIME	4.1	LIME	4.1
AVOCADO	4.1	AVOCADO	4.1
COCONUT	4.1	COCONUT	4.1
PINEAPPLE	4.1	PINEAPPLE	4.1
MANGO	4.1	MANGO	4.1
GUAVA	4.1	GUAVA	4.1
PAPAYA	4.1	PAPAYA	4.1
LYCHEE	4.1	LYCHEE	4.1
DATE	4.1	DATE	4.1
FIG	4.1	FIG	4.1
JUJUBE	4.1	JUJUBE	4.1
PLUM	4.1	PLUM	4.1
CHERRY	4.1	CHERRY	4.1
APRICOT	4.1	APRICOT	4.1
PEACH	4.1	PEACH	4.1

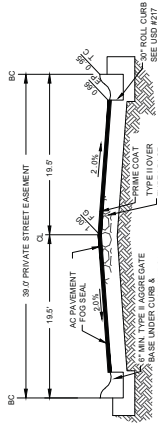
COURSE TABLE			
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C002	36.00	24.00	01.01.20
C003	36.00	24.00	01.01.20
C004	36.00	24.00	01.01.20
C005	36.00	24.00	01.01.20
C006	36.00	24.00	01.01.20
C007	36.00	24.00	01.01.20
C008	36.00	24.00	01.01.20
C009	36.00	24.00	01.01.20
C010	36.00	24.00	01.01.20
C011	36.00	24.00	01.01.20
C012	36.00	24.00	01.01.20
C013	36.00	24.00	01.01.20
C014	36.00	24.00	01.01.20
C015	36.00	24.00	01.01.20
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C017	36.00	24.00	01.01.20
C018	36.00	24.00	01.01.20
C019	36.00	24.00	01.01.20
C020	36.00	24.00	01.01.20
C021	36.00	24.00	01.01.20
C022	36.00	24.00	01.01.20
C023	36.00	24.00	01.01.20
C024	36.00	24.00	01.01.20
C025	36.00	24.00	01.01.20
C026	36.00	24.00	01.01.20
C027	36.00	24.00	01.01.20
C028	36.00	24.00	01.01.20
C029	36.00	24.00	01.01.20
C030	36.00	24.00	01.01.20
C031	36.00	24.00	01.01.20
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C033	36.00	24.00	01.01.20
C034	36.00	24.00	01.01.20
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C036	36.00	24.00	01.01.20
C037	36.00	24.00	01.01.20
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C040	36.00	24.00	01.01.20
C041	36.00	24.00	01.01.20
C042	36.00	24.00	01.01.20
C043	36.00	24.00	01.01.20
C044	36.00	24.00	01.01.20
C045	36.00	24.00	01.01.20
C046	36.00	24.00	01.01.20
C047	36.00	24.00	01.01.20
C048	36.00	24.00	01.01.20
C049	36.00	24.00	01.01.20
C050	36.00	24.00	01.01.20
C051	36.00	24.00	01.01.20
C052	36.00	24.00	01.01.20
C053	36.00	24.00	01.01.20
C054	36.00	24.00	01.01.20
C055	36.00	24.00	01.01.20
C056	36.00	24.00	01.01.20
C057	36.00	24.00	01.01.20
C058	36.00	24.00	01.01.20
C059	36.00	24.00	01.01.20
C060	36.00	24.00	01.01.20
C061	36.00	24.00	01.01.20
C062	36.00	24.00	01.01.20
C063	36.00	24.00	01.01.20
C064	36.00	24.00	01.01.20
C065	36.00	24.00	01.01.20
C066	36.00	24.00	01.01.20
C067	36.00	24.00	01.01.20
C068	36.00	24.00	01.01.20
C069	36.00	24.00	01.01.20
C070	36.00	24.00	01.01.20
C071	36.00	24.00	01.01.20
C072	36.00	24.00	01.01.20
C073	36.00	24.00	01.01.20
C074	36.00	24.00	01.01.20
C075	36.00	24.00	01.01.20
C076	36.00	24.00	01.01.20
C077	36.00	24.00	01.01.20
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C083	36.00	24.00	01.01.20
C084	36.00	24.00	01.01.20
C085	36.00	24.00	01.01.20
C086	36.00	24.00	01.01.20
C087	36.00	24.00	01.01.20
C088	36.00	24.00	01.01.20
C089	36.00	24.00	01.01.20
C090	36.00	24.00	01.01.20
C091	36.00	24.00	01.01.20
C092	36.00	24.00	01.01.20
C093	36.00	24.00	01.01.20
C094	36.00	24.00	01.01.20
C095	36.00	24.00	01.01.20
C096	36.00	24.00	01.01.20
C097	36.00	24.00	01.01.20
C098	36.00	24.00	01.01.20
C099	36.00	24.00	01.01.20
C100	36.00	24.00	01.01.20

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C 02	43.16	50.00	64.46
C 03	31.69	50.00	63.83

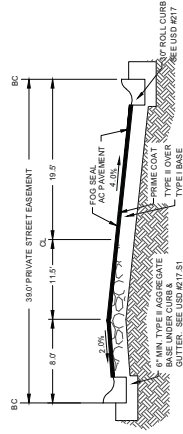
PRIVATE STREET - LEFT OFFSET CROWN
MAJORCA ISLE DRIVE. ANDORRA VISTA WAY. ALAGON CIRCLE



EXISTING PUBLIC STREET SECTION (WIDTH VARIES)
FOX HILL DRIVE, FAR HILLS AVENUE



PRIVATE STREET - CENTER CROWN
AVILA SPRINGS WAY, TEVARE HILLS STREET, SEVILLE HARBOR DRIVE

[illegible]

LEGEND

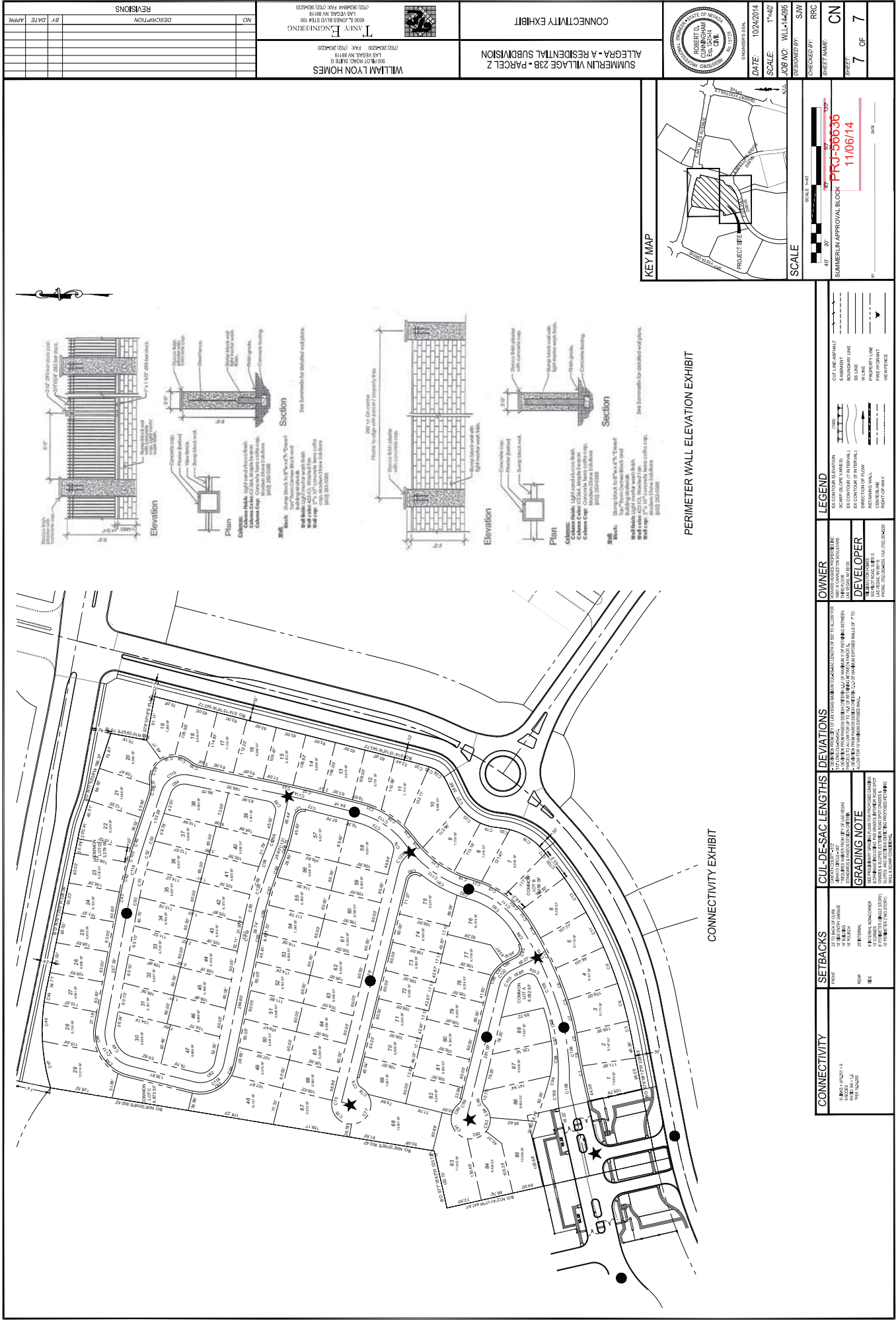
	SCARP (SLOPE VARIATION)
	EX-CONTOUR ELEVATION
	RETAINING WALL
	DIRECTION OF FLOW
	EX-CONTOUR (7 INTERVAL)
	EX-CONTOUR (5 INTERVAL)
	SS LINE
	BOUNDARY LINE
	CUT LINE
	FIRE HYDRANT
	VIEW FENCE

SUMMERLIN APPROVAL BLOCK

PRJ-56636
11/06/14

DATE _____

[illegible]



TMP-56671 - REVISED



BY _____ DATE _____

WILLIAM LYON HOMES
500 PILOT ROAD, SUITE G
LAS VEGAS, NV 89119
(702) 263-6200 FAX: (702) 263-6220

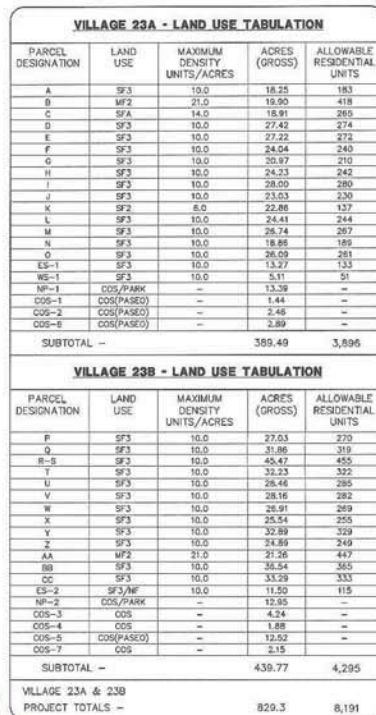
TANNEY ENGINEERING
6030 S. JONES BLVD STE# 100

[illegible]

SETBACKS	CUL-DE-SAC LENGTHS	DEVIATIONS	OWNER	LEGEND	
FRONT 17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT	17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT	17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT	DEVELOPER THE CITY OF LOS ANGELES 17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT	LEGEND SCOW (BLACK) ELEVATION 17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT	CUT LINE (SPRINT) EASEMENT 17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT
REAR 17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT	17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT	17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT	DEVELOPER THE CITY OF LOS ANGELES 17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT	LEGEND SCOW (BLACK) ELEVATION 17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT	CUT LINE (SPRINT) EASEMENT 17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT
SIDE 17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT	17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT	17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT	DEVELOPER THE CITY OF LOS ANGELES 17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT	LEGEND SCOW (BLACK) ELEVATION 17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT	CUT LINE (SPRINT) EASEMENT 17 TO BACK OF GARAGE 17 TO BACK OF DRIVE 17 TO FRONT 25 TO FRONT

LE NAME: S. AGOSTINONI LYN HONORARY - 2005 - SUMMER JOB - PLACE ZIMMERMAN/ANNULAR DINNER/2005-2006-2007

VICINITY MAP



NOTES

1. FINAL ROAD CLASSIFICATIONS AND SECTIONS WITHIN DEVELOPMENT WILL BE DETERMINED BY MAJOR VILLAGE TRAFFIC STUDY.
2. MAXIMUM RESIDENTIAL UNITS BASED ON GROSS ACREAGE MULTIPLIED BY MAXIMUM DENSITY.
3. DEVELOPMENT OF VILLAGES 23A AND 23B IS INTENDED TO OCCUR BASED ON THE WATER ZONE BOUNDARIES.
4. THE COLLECTOR ROAD ALONG THE WESTERN BOUNDARY OF THESE TWO VILLAGES IS NOT INTENDED TO BE CONSTRUCTED WITH THE DEVELOPMENT OF VILLAGES 23A AND 23B. AT THIS TIME THE GROSS AREA, ON LOTS ADJUTING SIXY VISTA DRIVE, IS CALCULATED TO THE CENTER LINE OF THE STREET AND THE NET-NET AREA IS CALCULATED TO THE PROPERTY LINE.

DISCLAIMER:
THIS MAP DEPICTS EXISTING AND PROPOSED DEVELOPMENT IN SUMMERLIN. PROPOSED DEVELOPMENTS SHOWN ON THE PLAN ARE CONCEPTUAL AND PRELIMINARY, AND ARE INCLUDED ONLY TO SHOW INTENT AND RELATIONSHIP TO THE EXISTING COMMUNITY. PROPOSED DEVELOPMENTS MAY REQUIRE APPROVALS BY GOVERNMENTAL AGENCIES WHICH MAY NOT BE OBTAINED.

ALL PROPOSED LAND USES AND IMPROVEMENTS ARE SUBJECT TO MODIFICATION OR ELIMINATION WITHOUT NOTICE. THE INFORMATION DEPICTED HEREON SHOULD NOT BE A BASIS FOR A DECISION TO PURCHASE OR LEASE PROPERTY IN SUMMERLIN.

DEVELOPER

Howard Hughes.

THE HOWARD HUGHES CORPORATION

10801 W. CHARLESTON BLVD., 3rd FLOOR
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4000
OFFICE FAX NO. (702) 791-4660

 **G.C. WALLACE COMPANIES**
ENGINEERS • PLANNERS • SURVEYORS
5335 S. RAINBOW BOULEVARD LAS VEGAS NV 89146
TEL: 702.804.3299 • FAX: 702.804.3299 • GCVALLACE.COM



SUMMERLIN
THE PASEOS
VILLAGE 23A &
23B
 DEVELOPMENT PLAN
 OCTOBER 28, 2014

TMP-56671 - REVISED



DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

Need cover sheet

- ☒ 1. Name of the proposed subdivision.
- ☒ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☒ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☒ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☒ 5. Identification of adjoining properties.
- ☒ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☒ 7. Existing structures and other physical features.
- ☒ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- ☒ 10. Existing and proposed street names.
- Nb* ☒ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☒ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☒ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☒ 14. Existing and proposed storm drains.
- ☒ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, *OK* direction of flow and point of connection to existing facilities.
- ☒ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- ☒ 17. Proposed reservations or dedications for parks, trails, open spaces, ~~schools, or other public or quasi public uses.~~

TMP-56671

PRJ-56636
10/23/14

Updated 7/26/2012

- ☒ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.
- ☒ 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.
- ☒ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- ☒ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

- ☒ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- ☒ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).
- ☒ 3. Any proposed deviations from City standards (refer to the pre-application checklist).
- ☒ 4. A copy of the deed for the property (refer to the pre-application checklist).
- ☒ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.
- ☒ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature:

Date:

Roger Bailey

A. Swanton

10/22/14

10/22/14

TMP-56671

PRJ-56636
10/23/14

Updated 7/26/2012



October 21, 2014

Terry Connelly
Sr. Vice President of Operations
William Lyon Homes, Inc.
500 Pilot Road, Suite G
Las Vegas, NV 89119

RE: SDRC Tentative Map Conditional Approval – ‘Allegra’/William Lyon, Parcel Z, Summerlin Village 23B (The Paseos)

Dear Terry,

The Summerlin Design Review Committee (SDRC) has conditionally approved your tentative map for Parcel Z. This approval includes the condition of working through and correcting non-compliant issues to be determined after further review of the plans.

Please contact us if you have any questions.

Sincerely,

Betty Shevorski
Senior Design Manager
SDRC

CC: Julie Cleaver, THHC
Robert Cunningham, Taney Engineering
Serenity Joy- Wolf, Taney Engineering

TMP-56671

PRJ-56636
10/23/14

School Development Tracking Form

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

Date Filed 11/03/2014 Application Number PRJ-56636, TMP-56671 Entity LV

Company Name Summerlin Village 23B Parcel Z Allegra

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone _____ Mobile _____ Fax _____ Email _____

Project Name Allegra

Project Description Fox Hill & Far Hills

APN's 137-27-313-001

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 88	x 0.195 = 17	x 0.102 = 9	x 0.135 = 12
Multi-Family Units (2)	x 0.135 = 0	x 0.056 = 0	x 0.062 = 0
Resort Condo Units (3)			
Total	17	9	12

(1) Single Family unit is defined as single family detached home, mobile home, and town homes.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

* To be completed by CCSD

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Givens ES	65 Park Vista Dr	K-5	788	945	05/16/14
Rogich MS	235 N. Pavillion Center Dr	6-8	1664	1821	05/16/14
Palo Verde HS	333 S. Pavillion Center Dr	9-12	2944	2779	05/16/14

* CCSD Comments Givens ES and Rogich MS were over capacity for the 2013-14 school year. Givens ES is 40.99% over capacity and Rogich MS is 10.82% over capacity for the 2014 projected enrollment.

No new schools are planned for the area.

☐ Approved ☐ Disapproved

TMP-56671



**TMP-56671 [PRJ-56636] - TENTATIVE MAP - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC
SOUTHWEST CORNER OF FAR HILLS AVENUE AND FOX HILL DRIVE**

11/03/14



TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

November 4, 2014

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
Phone: (702) 229-6301
Fax: (702) 474-7463

**RE: Summerlin Parcel Z – AKA Allegra
Explanation Letter for Tentative Map (APN 137-27-313-001)**

To Whom It May Concern:

Taney Engineering, on behalf of our client William Lyon Homes, is respectfully submitting a project description letter for a proposed residential subdivision.

Project Description:

The project proposes 88 single family residential lots on 24.89-gross acres, for a gross density of 3.54 lots per acre. The site is located on the southwest corner of Far Hills Avenue & Fox Hill Drive.

Currently the site is zoned MF-1 in Summerlin, with a planned land use of P-C – Planned Community District. We are requesting the site to be zoned SF-3 in Summerlin to allow for single family detached housing.

The project site is bound to the east by Fox Hill Drive and further east by an undeveloped Summerlin property zoned for a multi-family development; to the west by undeveloped Summerlin property zoned for single family detached housing; to the north by Far Hills Avenue, and further north by an undeveloped Summerlin property; to the south by Fox Hill Drive, and further south by a single family detached subdivision and an undeveloped Summerlin property zoned for community open space.

The subdivision will have one primary gated access point in the south west corner of the property in a shared entry off Fox Hill Drive. The streets will be 39-ft private on-site streets with 4-ft sidewalk on one side. Roll curb will be used on the streets, and cross gutters will be modified to work with the proposed roll curb.

The homes range in approximate square footages from 2,950-3,300 and will consist of two story homes (Height not to exceed 35-ft). The smallest lot size is 6,248 square feet, and the average lot size is 7,524 square feet.

Perimeter landscaping along Far Hills Avenue and Fox Hill Drive will be designed and built by Summerlin, and is labeled “landscaping by others” in the site plan and landscape plans. Internal landscaping will be provided by the developer at the entrance area and in the common lots. The proposed setbacks comply with Summerlin’s Single Family Detached Setback Criteria for the Paseo,

PRJ-56671
11/06/14

TMP-56671 - REVISED

and are as follows; front entry garage 23-ft, side entry garage 18-ft, front 18-ft, side 6-ft, side corner 15-ft, rear 15-ft.

We hope that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information please call.

Sincerely,

A handwritten signature in black ink that reads "Rebecca Chiriboga". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Rebecca Chiriboga
Taney Engineering

PRJ-56636
11/06/14

TMP-56671 - REVISED

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

RQR-54732 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: BELL'S MARKET - OWNER: SHOSHANI SABAH - For possible action on a request for a Required Review of an approved Special Use Permit (SUP-51423) FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,980 SQUARE-FOOT GENERAL RETAIL STORE at 720 West Owens Avenue (APN 139-22-402-011), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MAY GO TO CITY COUNCIL ON 1/21/2015

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

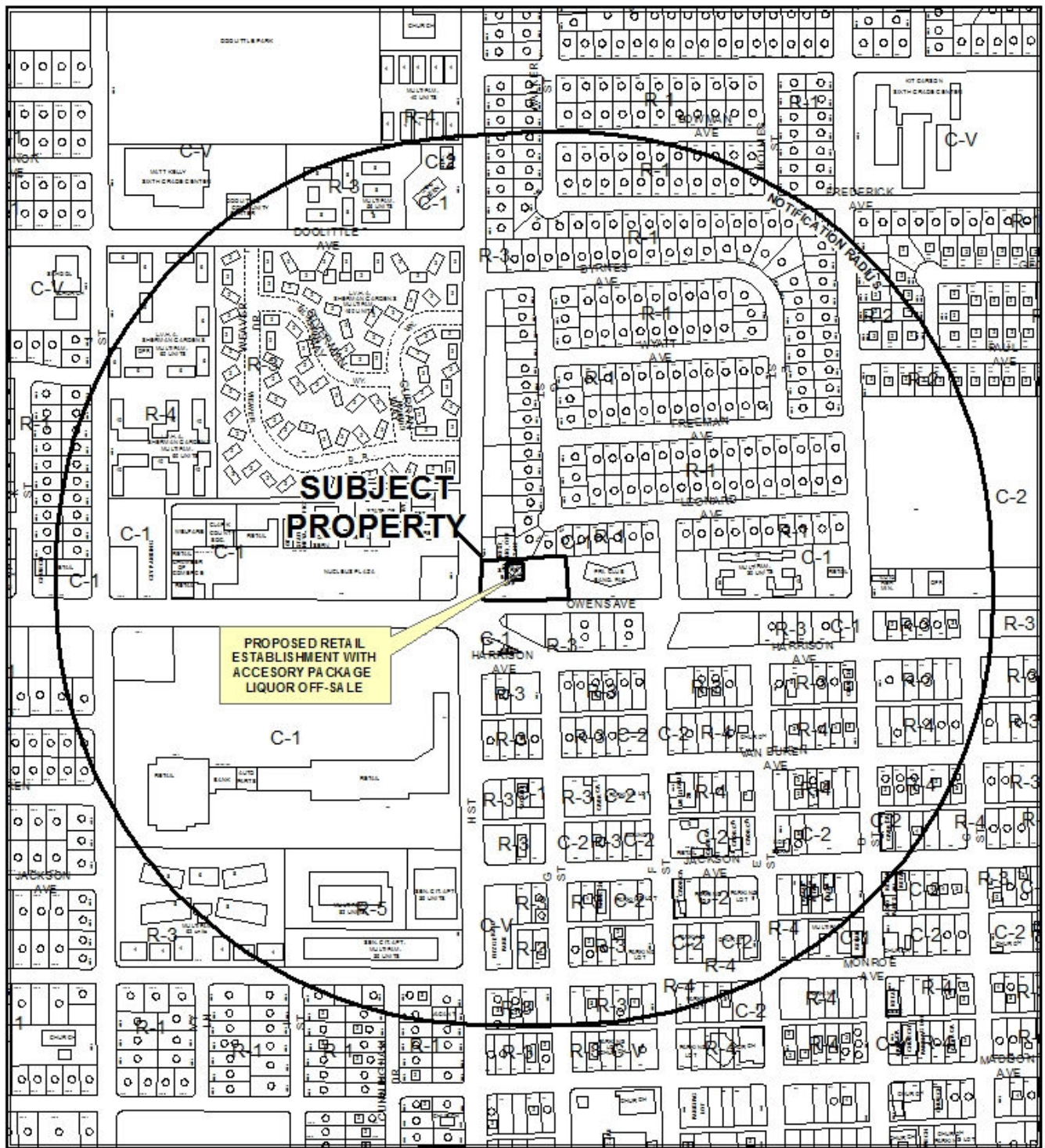
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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Action Letter for SUP-51423 [PRJ-51298]



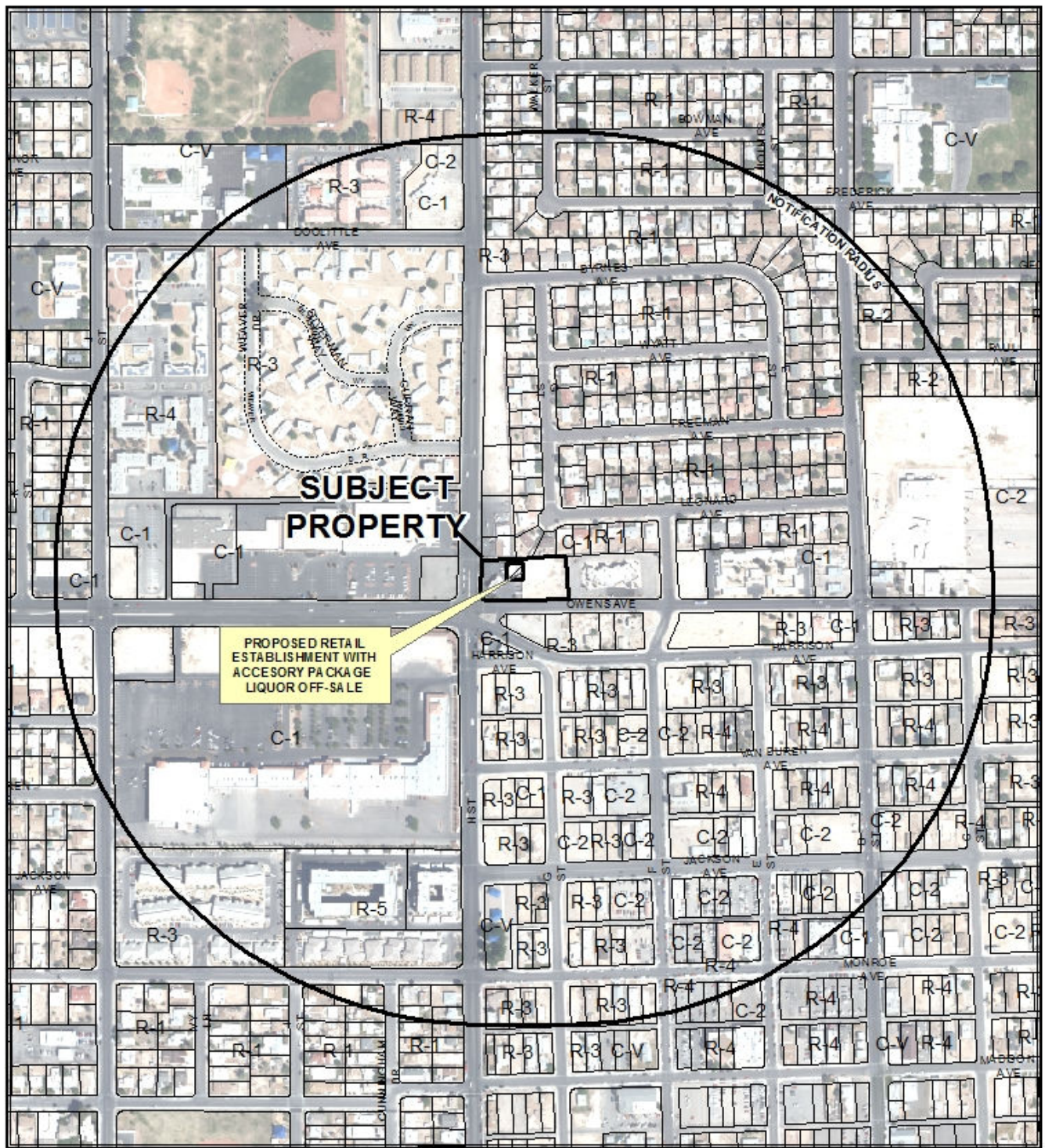
CASE: RQR-54732

RADIUS: 1500 FEET

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

0 400 800
Feet

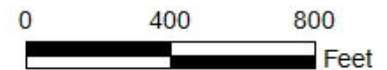


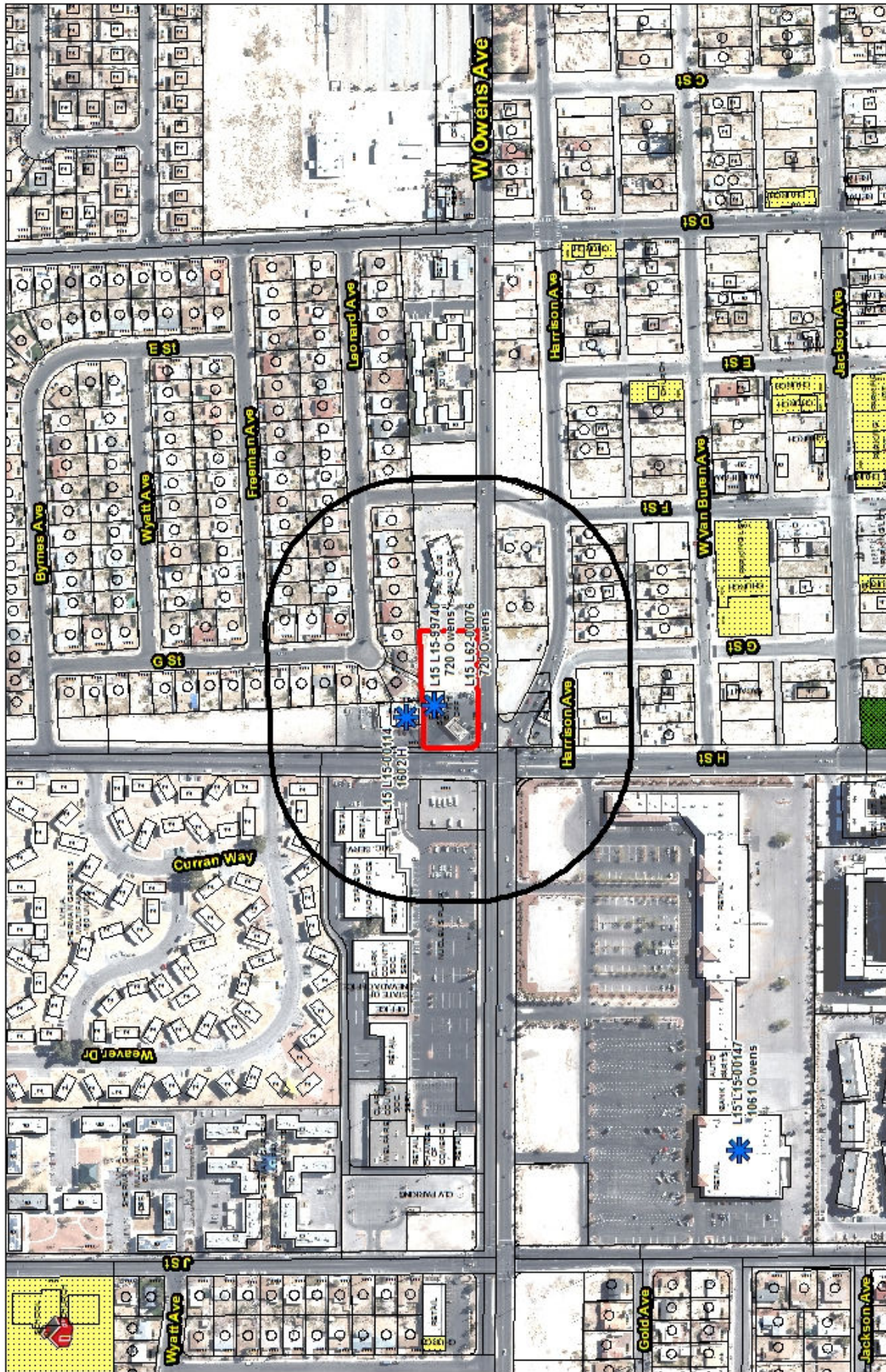


CASE: RQR-54732

RADIUS: 1500 FEET

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





RQR-54732

**Package
Liquor Off-Sale**

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

Protected Uses

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



GIS maps are normally produced only for the use of the City of Chicago. This map is for reference only. Geographic Information System Planning & Development Dept. 773-234-2201

Date: Tuesday, October 28, 2014



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-54732 APN: 139-22-402-011

Name of Property Owner: SABAH SHOSHANI

Name of Applicant: Bells Market - SABAH SHOSHANI

Name of Representative: JAY MATOS

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: _____

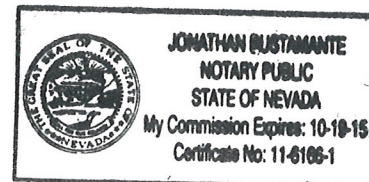
Signature of Property Owner: _____

Print Name: Sabah Shoshani

Subscribed and sworn before me

This 13 day of November, 2014

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



RECEIVED

NOV 13 2014

Dept of Planning
City of Las Vegas



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: RQR-54732 - REQUIRED REVIEW-SPECIAL USE PERMIT
 Project Address (Location) 720 W. OWENS AVE, LAS VEGAS, NV 89106
 Project Name BELLS MARKET Proposed Use PACKAGE
 Assessor's Parcel #(s) 139-22-402-011 Ward # 5
 General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed C-1
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER SABAH SHOSHANI Contact _____
 Address 1295 MORNING SUN WAY Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89110
 E-mail Address jimmy@bellsnv.com

APPLICANT SABAH SHOSHANI Contact _____
 Address 1295 MORNING SUN WAY Phone: (702) 642-1264 Fax: _____
 City LAS VEGAS State NV Zip 89110
 E-mail Address jimmy@bellsnv.com

REPRESENTATIVE LEADNET, LLC Contact JAY MATOS
 Address 897 EUREKA FALLS CT Phone: (702) 328-0529 Fax: (702) 534-4040
 City HENDERSON State NV Zip 89052
 E-mail Address matosjay@gmail.com

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

Property Owner Signature* _____

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

Print Name Sabah Shoshani

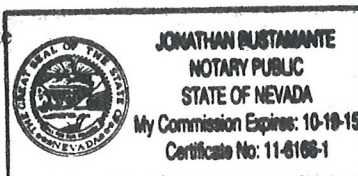
Subscribed and sworn before me

This 13 day of November, 20 14.

 Notary Public in and for said County and State

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>RQR-54732</u>
Meeting Date:	<u>12/9/14</u>
Total Fee:	<u>\$1050</u>
Date Received:*	<u>11/13/14</u>
Received By:	<u>Pomeo</u>

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

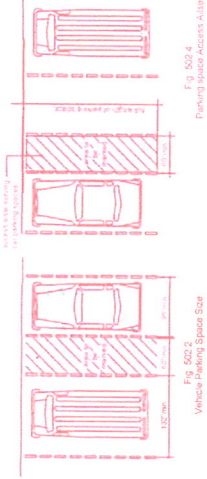
f:\depot\Application Packet\Application Form.pdf
 Dept of Planning
 City of Las Vegas

Occupant Load Calculation

Sales (1200 sf)	40 people
Storage/other (1780 sf)	9 people
Total (2980 sf)	49 people

Parking Analysis

Required Parking:
1200 sf Area / 175 SF per Space = 7 Parking spaces
Existing Parking lot = 14 Parking Space



RECEIVED

WEST OWENS AVE

NOV 13 2013

Dept of Planning
City of Las Vegas



SITE PLAN
1/800' = 1"=0'

PN #139-22-402-011

Bells Market
720 West Owens Avenue
LAS VEGAS, Nevada 89106

SITE PLAN

TITLE

PROJECT

DATE

DESIGNED BY

CHECKED BY

DATE

STATUS

SCALE

AS SHOWN

SEAL

bm

bm

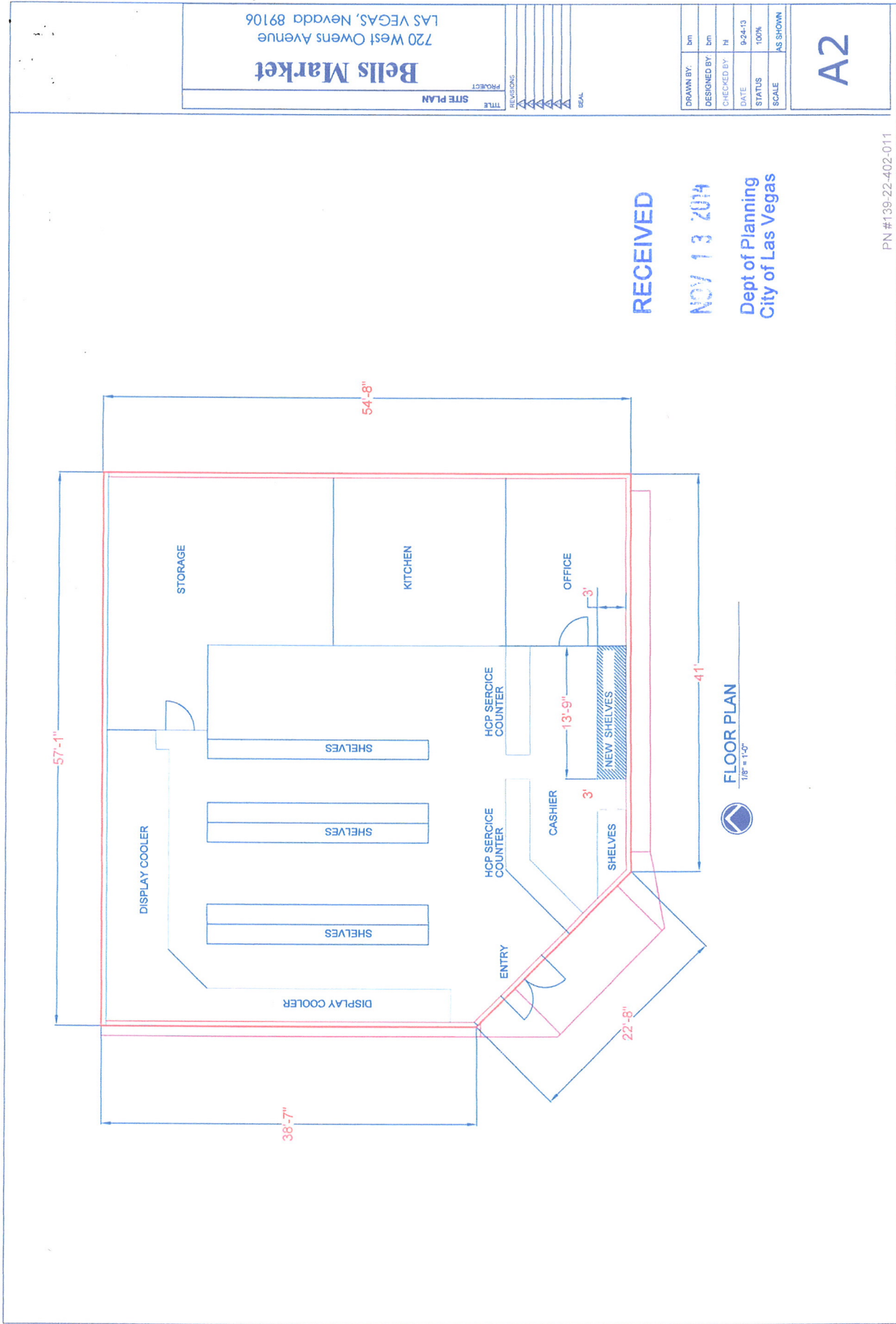
NI

9-24-13

100%

A1

RQR-54732



PN #139-22-402-011

Bells Market
720 West Owens Avenue
LAS VEGAS, Nevada 89106

SITE PLAN

PROJECT

REVISIONS

DATE

BY

SCALE

STATUS

DATE

CHECKED BY

DESIGNED BY

DRAWN BY

SCALE

STATUS

DATE

CHECKED BY

DESIGNED BY

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SCALE

A2

RQR-54732



RQR-54732 - REQUIRED REVIEW - APPLICANT: BELL'S MARKET - OWNER: SHOSHANI SABAH
720 WEST OWENS AVENUE

10/30/14



**RQR-54732 - REQUIRED REVIEW - APPLICANT: BELL'S MARKET - OWNER: SHOSHANI SABAH
720 WEST OWENS AVENUE**

10/30/14



**RQR-54732 - REQUIRED REVIEW - APPLICANT: BELL'S MARKET - OWNER: SHOSHANI SABAH
720 WEST OWENS AVENUE**

10/30/14



RQR-54732 - REQUIRED REVIEW - APPLICANT: BELL'S MARKET - OWNER: SHOSHANI SABAH
720 WEST OWENS AVENUE

10/30/14

Bells Market
720 W. Owens Ave, Las Vegas, NV 89106
(702) 642-0269
JUSTIFICATION LETTER
Project: RQR-54732

To Whom It May Concern;

I, Sabah Shoshani, am submitting this Justification Letter to the City of Las Vegas, Department of Planning, for the purpose of a **Required Review-Special Use Permit** for my establishment, Bells Market.

Bells Market is located at 720 W. Owens Ave, Las Vegas, NV 89106. We are currently licensed as a convenience store with packaged liquor, tobacco and grocery. We also offer Western Union services.

The reason for this application is that we are now applying for a **Required Review**. Bells Market building measures, 2980 total SQFT. Our liquor is displayed behind the counter, for what code allows, which is 10% (298 SQFT) of the total square footage of the building. This use conforms to the neighborhood.

We have owned and operated the business since February 27, 2004. We are committed to continue to impact our community in a positive way, as we have over the last ten years of operation. We also own and operate White Cross Market. We will continue to operate our business with care for our employees and the public's health, safety and welfare.

We presently employ four people and our **hours of operation** are as follows:

Monday – Thursday: 6:00AM to 11:00PM

Friday and Saturday: 6:00AM to 12:00AM

Sunday: 7:00AM to 10:00PM

All requested documents are being submitted along with the plans of the facility.

I, Sabah Shoshani, will continue to fully comply with any and all current and future City codes and ordinances as we have for the past ten years.

Your favorable consideration of this application is greatly appreciated.

Name: Sabah Shoshani

Signature: 

Date: 11/13/14

RECEIVED

NOV 13 2014

Dept of Planning
City of Las Vegas

RQR-54732



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

February 4, 2014

Sabah Shoshani
1295 Morning Sun Way
Las Vegas, Nevada 89110

RE: SUP-51423 (PRJ-51298) - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 18, 2013

Dear Applicant:

The City Council at a regular meeting held December 18, 2013, APPROVED the request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,980 SQUARE-FOOT GENERAL RETAIL STORE at 720 West Owens Avenue (APN 139-22-402-011), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 19, 2013. This approval is subject to:

Added

- A. All package liquor available for sale shall be kept behind the public counter in a locked cabinet or display case.

Planning

1. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.
2. A one year required review to be publicly heard before the Planning Commission shall be required.
3. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Retail Establishment with Accessory Package Liquor Off-Sale use.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

RQR-54732

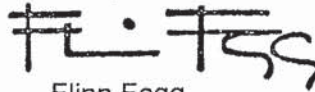
Sabah Shoshani
SUP-51423 – Page Two
February 4, 2014

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. Approval of this Special Use Permit does not constitute approval of a liquor license.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.
10. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg
Director
Planning

cc: Mr. Jay Matos
897 Eureka Falls Court
Henderson, Nevada 89052

RQR-54732

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

SUP-56265 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LA PALMA MARKET - OWNER: RAINBOW VISTA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,400 SQUARE-FOOT GENERAL RETAIL STORE OTHER THAN LISTED located at 6700 West Charleston Boulevard, Suite F (APN 138-34-820-014), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-56013]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 1/21/2015

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

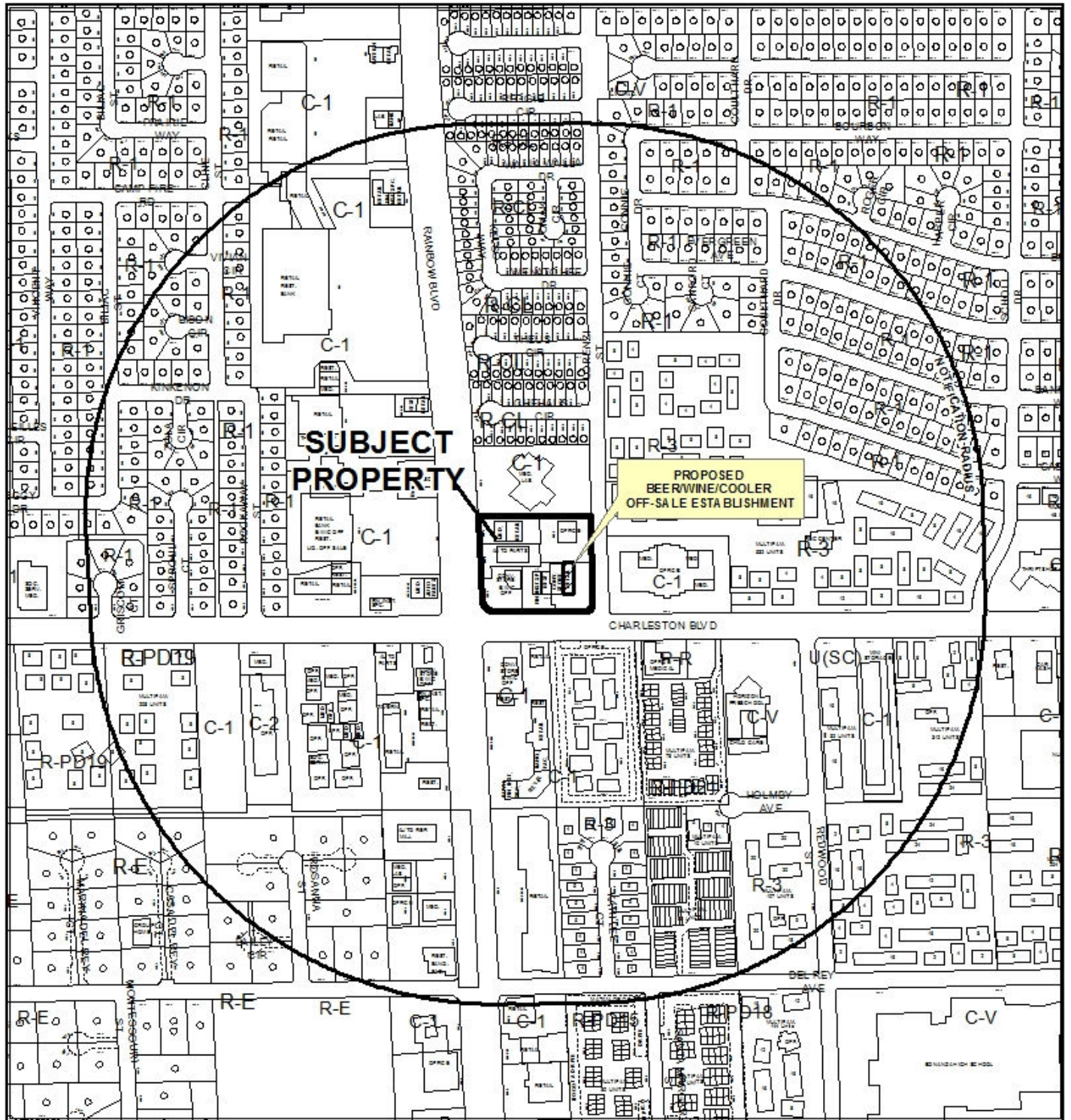
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

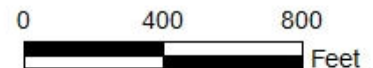
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

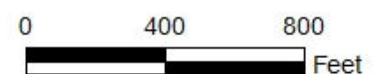


CASE: SUP-56265 (PRJ-56013)

RADIUS: 1500 FEET

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



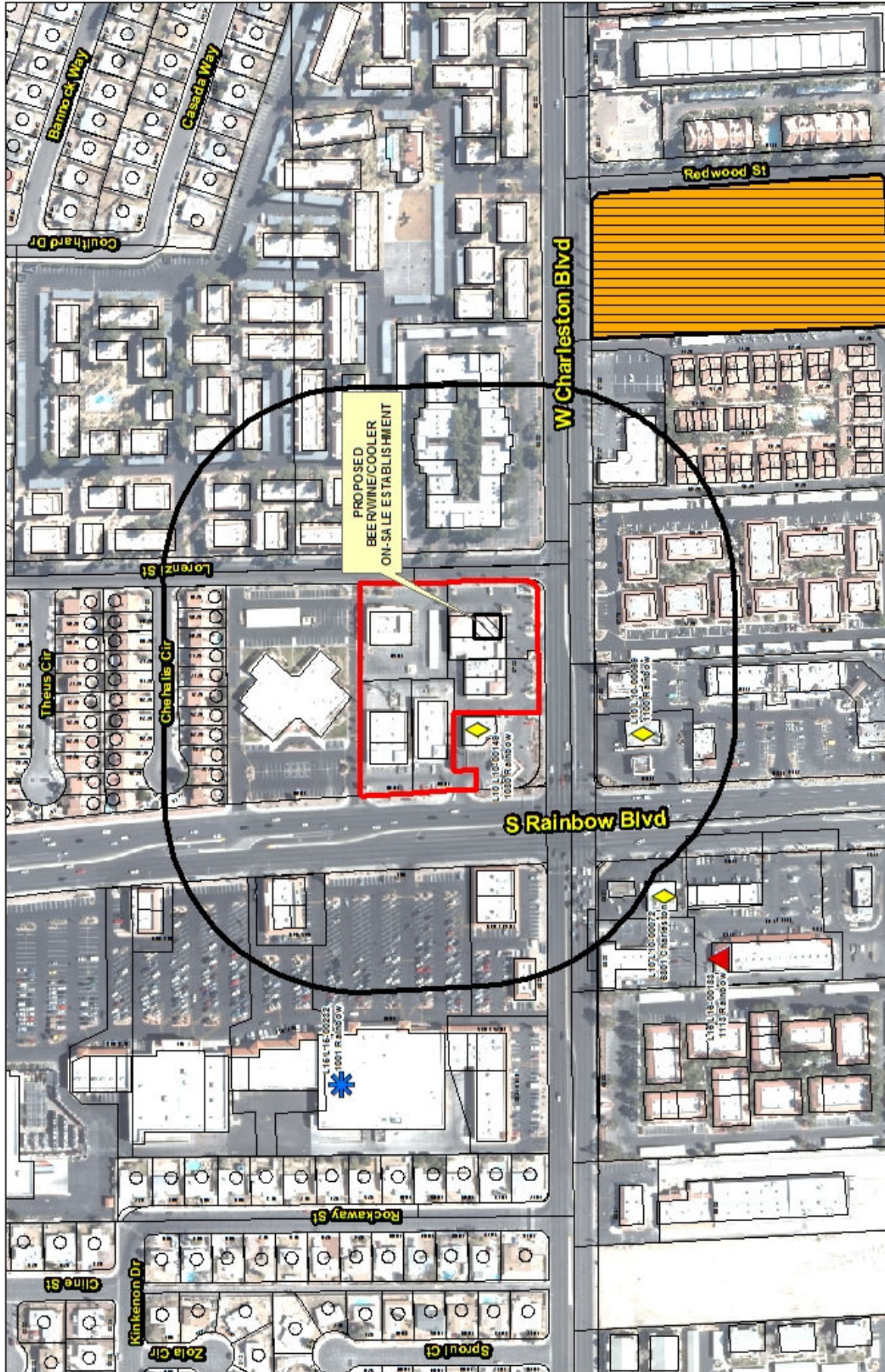


CASE: SUP-56265 (PRJ-56013)

RADIUS: 1500 FEET

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





SUP-56265 (PRJ-56013)

**Beer/Wine/Cooler
Off-Sale**

- Beer/Wine/Cooler On-Sale (Orange Diamond)
- Beer/Wine/Cooler Off-Sale (Yellow Diamond)

Business Licenses

- Beer/Wine/Cooler On- and Off-Sale (Green Plus)
- Restaurant With Alcohol/ Restaurant Service Bar (Purple Star)
- Package Liquor Off-Sale (Blue Star)
- Tavern (Red Triangle)

Protected Uses

- RELIGIOUS (Yellow Hatched Box)
- CITY PARKS (Green Hatched Box)
- SCHOOLS (Orange Hatched Box)
- Child Care/ Children Facility (Blue House Icon)

- Subject Property (Red Outline Box)
- 400 foot buffer (Black Circle)



GIS maps are not to be used for legal purposes. They are for informational purposes only. This map is for reference only. Geographic Information System Planning & Development Dept. 100-224-2201

Date: Tuesday, October 28, 2014



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-56265** APN: 138-34-820-013

Name of Property Owner: RAINBOW VISTA LLC

Name of Applicant: SULEIMAN-BROTHERS, LLC

Name of Representative: TAYLOR CONSULTING GROUP, LLC

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: _____

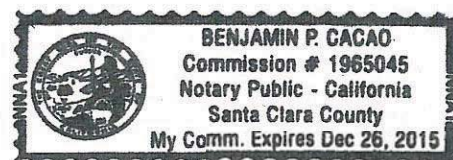
Signature of Property Owner: _____

Print Name: SEGUNDO CACAO

Subscribed and sworn before me

This 7th day of August, 2014

Benjamin P. Cacao
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special-Use Permit--Beer/Wine
 Project Address (Location) 6700 W. Charleston Blvd., Suite F
 Project Name La Palma Market Proposed Use _____
 Assessor's Parcel #(s) 138-34-820-013 Ward # 1
 General Plan: existing C-1 proposed C-1 Zoning: existing _____ proposed _____
 Commercial Square Footage 2,016 Floor Area Ratio _____
 Gross Acres 0.46 Lots/Units _____ Density _____
 Additional Information This is a special-use permit application to allow the sales of beer/wine

PROPERTY OWNER RAINBOW VISTA LLC Contact _____
 Address 10632 San Bellacova Ct. Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89141
 E-mail Address _____

APPLICANT SULEIMAN-BROTHERS, LLC Contact WATHIQ SULEIMAN
 Address 6982 APTOS CT. Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89113
 E-mail Address _____

REPRESENTATIVE TAYLOR CONSULTING GROUP Contact NATHANIEL TAYLOR
 Address P.O. BOX 750521 Phone: (702) 280-6175 Fax: _____
 City LAS VEGAS State NV Zip 89136
 E-mail Address INFO@THETAYLORCONSULTINGGROUP.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.

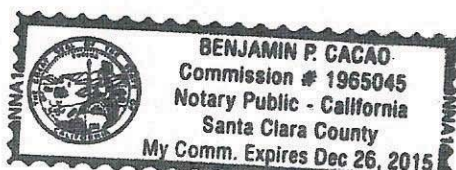
Print Name SESUNDO CACAO

Subscribed and sworn before me

This 7th day of August, 20 14
Benjamin P. Cacao

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **SUP-56265**

Meeting Date: **12/09/14 PC**

Total Fee:

Date Received: *

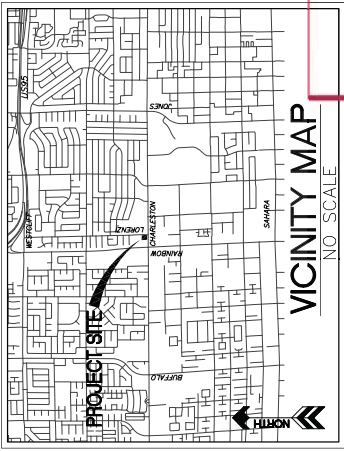
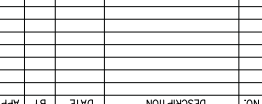
Received By:

*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.

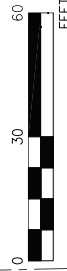
f:\depot\Appl\09-30\14\09-30-14 Application Form.pdf

RAINBOW VISTA, LLC
L.A. PALMA MARKET
SITE PLAN-COLOR

LATITUDE CONSULTING, LLC
CIVIL ENGINEERING
AND PLANNING
2677 AFRICAN VIOLET AVENUE, HENDERSON
PHONE: (702) 612-8801 FAX: (702) 612-8802



SITE DATA	
ASSESSOR PARCEL NUMBERS	= 138-360-013 = 138-360-014
ACREAGE	= 1.15 AC
EXISTING ZONING	= C-1
PROJECT BUILDING AREA	= 2,400 SF
OVERALL BUILDING AREA	= 13,960 SF



PARKING ANALYSIS

NO ADDITIONAL PARKING REQUIRED	WITH CURRENT APPLICATION
EX. CONVENIENCE STORE REQUIREMENT	= 2,400 SF = 1 SPACE PER 175 S.F. = 14 PARKING STALLS
EX. CASH CHECKING BUSINESS REQUIREMENT	= 4,000 SF = 1 SPACE PER 250 S.F. = 16 PARKING STALLS
EX. CELLULAR STORE REQUIREMENT (COMMERCIAL)	= 1,900 SF = 1 SPACE PER 250 S.F. = 8 PARKING STALLS
EX. INSURANCE STORE REQUIREMENT (OFFICE)	= 2,250 SF = 1 SPACE PER 300 S.F. = 8 PARKING STALLS
EX. TACO SHOP REQUIREMENT (RESTAURANT)	= 1,700 SF (300 SF SEATING) = 1 SPACE PER 50 S.F. SEATING = 1 SPACE PER 200 S.F. REMAINING = 13 PARKING STALLS
EX. DANCE ACADEMY REQUIREMENT (COMMERCIAL)	= 1,750 SF = 1 SPACE PER 250 S.F. = 7 PARKING STALLS
TOTAL REQUIRED PARKING STALLS	= 66 PARKING STALLS
TOTAL REQUIRED HANDICAP STALLS	= 3 PARKING STALLS
PROVIDED PARKING	= 55 PARKING STALLS
PROVIDED HANDICAP STALLS (W/ VAN ACCESSIBLE)	= 3 HC STALLS

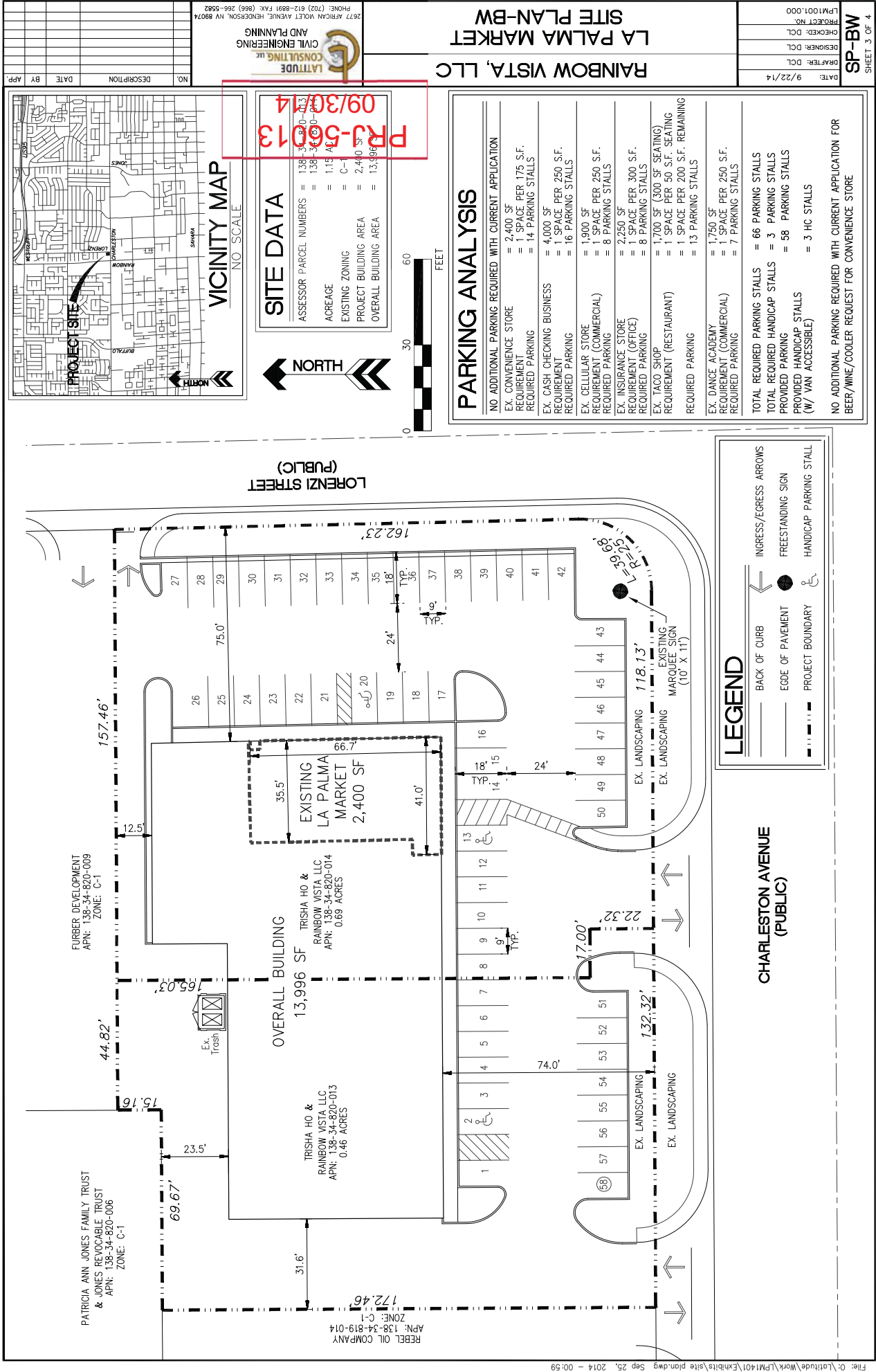
NO ADDITIONAL PARKING REQUIRED WITH CURRENT APPLICATION FOR BEER/WINE/COOLER REQUEST FOR CONVENIENCE STORE



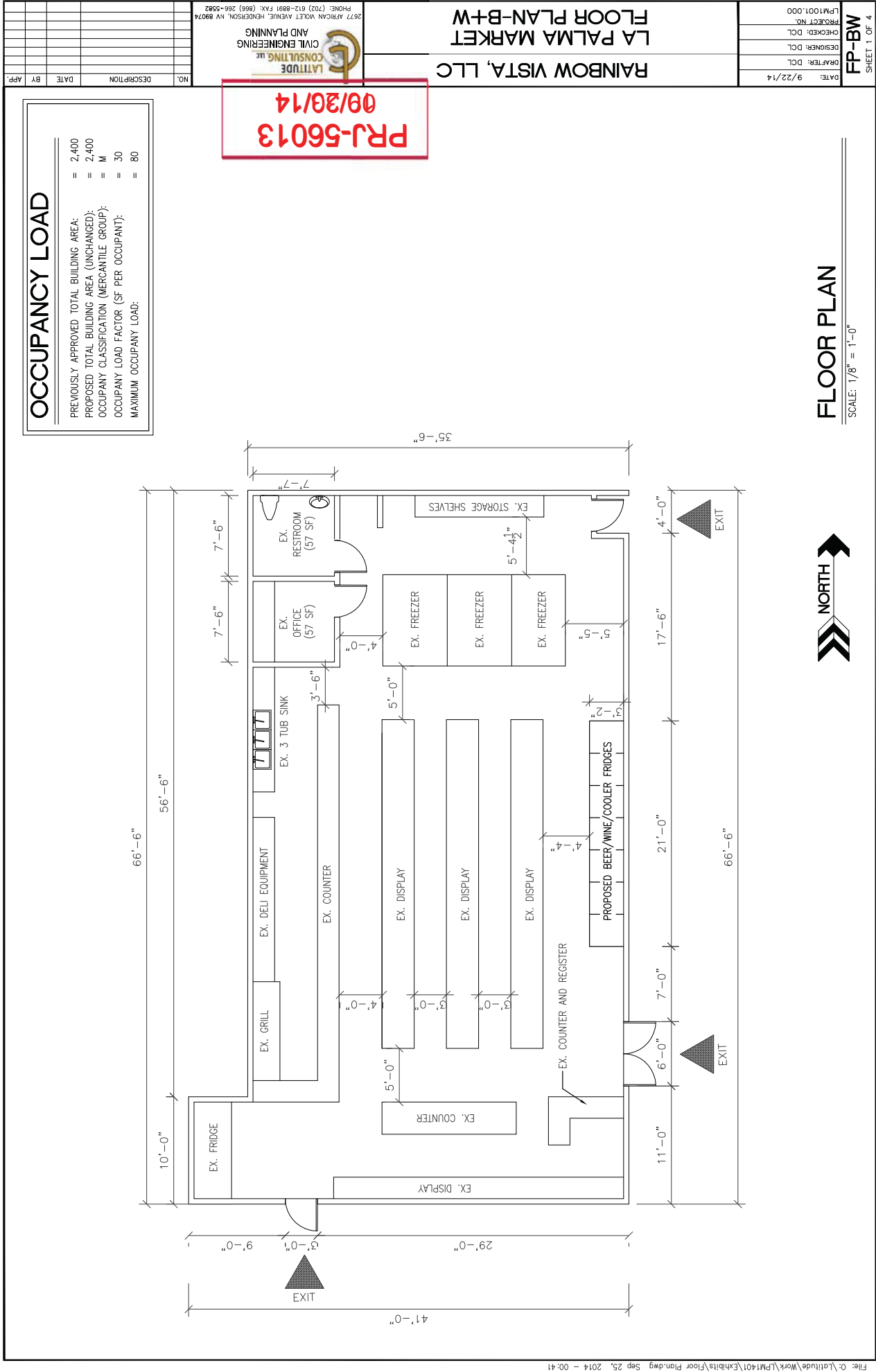
LEGEND

- | | | | |
|---|------------------|---|------------------------|
| — | BACK OF CURB |  | INGRESS/EGRESS ARROWS |
| — | EDGE OF PAVEMENT |  | FREESTANDING SIGN |
| ⋯ | PROJECT BOUNDARY |  | HANDICAP PARKING STALL |

CHARLESTON AVENUE
(PUBLIC)



SUP-56265





SUP-56265 [PRJ-56013] - SPECIAL USE PERMIT - APPLICANT: LA PALMA MARKET - OWNER:
RAINBOW VISTA, LLC
6700 WEST CHARLESTON BOULEVARD, SUITE F

10/30/14



SUP-56265 [PRJ-56013] - SPECIAL USE PERMIT - APPLICANT: LA PALMA MARKET - OWNER:
RAINBOW VISTA, LLC
6700 WEST CHARLESTON BOULEVARD, SUITE F

10/30/14



SUP-56265 [PRJ-56013] - SPECIAL USE PERMIT - APPLICANT: LA PALMA MARKET - OWNER:
RAINBOW VISTA, LLC
6700 WEST CHARLESTON BOULEVARD, SUITE F

10/30/14



SUP-56265 [PRJ-56013] - SPECIAL USE PERMIT - APPLICANT: LA PALMA MARKET - OWNER:
RAINBOW VISTA, LLC
6700 WEST CHARLESTON BOULEVARD, SUITE F

10/30/14

October 28, 2014

Mark Rex, Planner I
The Department of Planning
City of Las Vegas
333 N. Rancho Dr., 3rd Floor
Las Vegas, Nevada 89106

Letter of abeyance for minor revisions and additional square footage for – VCA Decatur Animal Hospital ZON-55758 (PRJ55629) for VAR-55760 and SDR-55761.

Dear Mark;

The project mentioned above was approved by the Planning Commission on October 14, 2014 and was seeking approval from City Council on November 19, 2014. Since the approval from the Planning Commission, two small modifications to the building's design have occurred.

First, two vestibules have been added at the entry or South Elevation. These are required by the International Energy Conservation Code (IECC), which the City of Las Vegas has adopted. These vestibules add a total of 160 square feet to the building bring the total square footage up from 5,459 square feet to 5,619 square feet.

Secondly, a minor design change involving the roof shape has occurred. In order to create a more appealing and inviting entry, a sloped metal roof has been added to the south elevation. This will also help shade the building for thermal performance. The overall heights are maintained and still meet the criteria of the initial submission.

It is our understanding that these changes may push back our hearing at City Council until December 17, 2014 in order for this new information to be posted.

Sincerely,

Mullen Heller Architecture, PC



Douglas Heller, AIA, LEED AP

Mullen Heller Architecture PC

SUP-56265

924 Park Avenue SW Suite B
Albuquerque New Mexico 87102
505 268 4144 [p] 505 268 4244 [f]



PRJ-56013
10/28/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

SUP-56453 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JEROME HARRY - OWNER: DK JUHL, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,052 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 115 SQUARE-FOOT OUTDOOR PATIO at 353 East Bonneville Avenue, Suite #111 (APN 139-34-312-005), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54721]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 1/21/2015

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

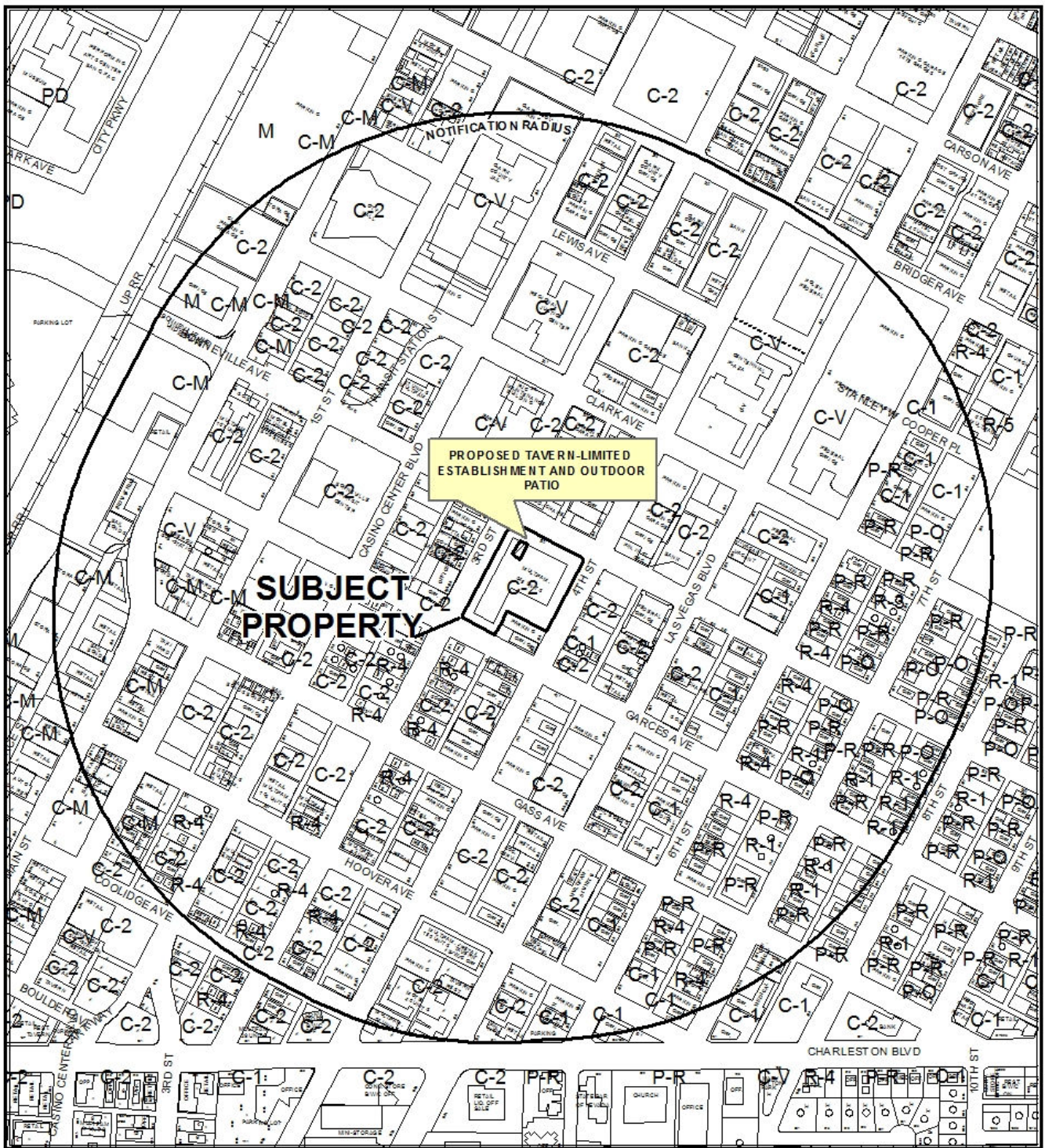
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

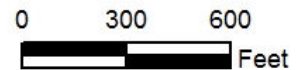
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: SUP56453 (PRJ-54721)

RADIUS: 1500 FEET

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





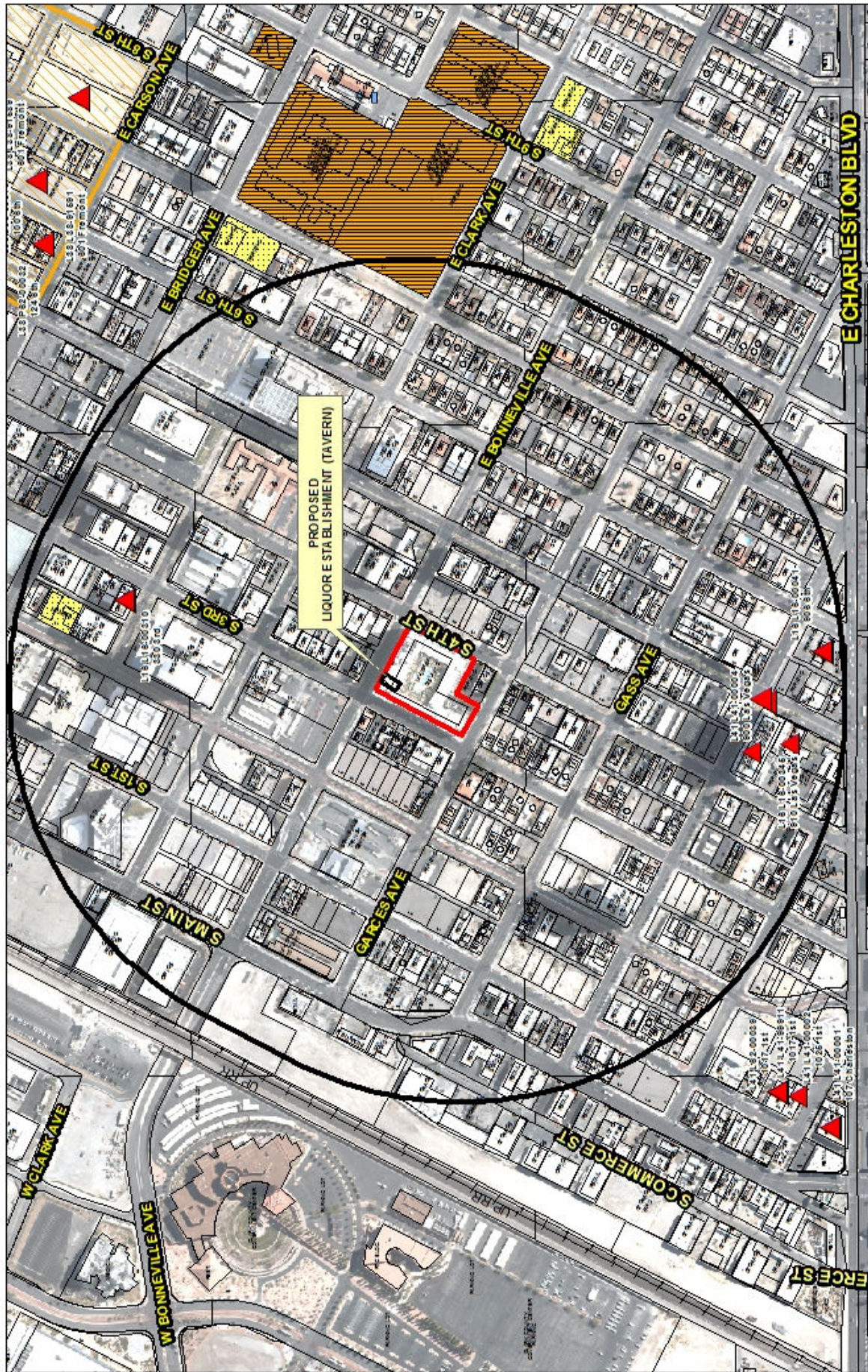
CASE: SUP56453 (PRJ-54721)

RADIUS: 1500 FEET

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

0 300 600
Feet

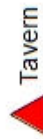




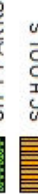
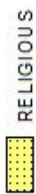
SUP-56453 (PRJ-54721)

**Liquor
Establishment
(Tavern)**

Business Licenses



Protected Uses



Child Care/
Children Facility



Subject Property



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity in the map is for reference only.

Geographic Information System
Planning & Development Dept.
702-222-4520

Date: Tuesday, October 28, 2014



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-56453

Case Number: PRJ-54721 APN: 139-34-312-005

Name of Property Owner: OK JUHI, LLC

Name of Applicant: Jerome Harry

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: _____

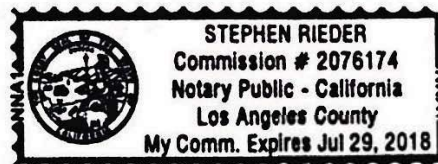
Print Name: MATI KHOURY

Subscribed and sworn before me

This 26 day of September, 2014

Stephen Rieder

Notary Public in and for said County and State



CLV Planning - Application Form

Application Number:	PRJ-54721
Application/Petition For:	Juhl Lounge (Special Use Permit)
ProjectAddress (Location):	353 EAST BONNEVILLE AVE, SUITE #111
Project Name	JUHL LOUNGE (SPECIAL USE PERMIT)
Assessors Parcel #(s):	13934312005
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:	Jerome
Applicant Last Name:	Harry
Applicant Address:	353 E. Bonneville Ave #612
Applicant City:	Las Vegas
Applicant State:	Nevada
Applicant Zip:	89101
Applicant Phone:	702 812-7223
Applicant Fax:	888-898-2287
Applicant Email:	romeharry@aol.com
Rep First Name:	Jerome
Rep Last Name:	Harry
Rep Address:	353 E. Bonneville Ave #612
Rep City:	Las Vegas
Rep State:	Nevada
Rep Zip:	89101
Rep Phone:	702 812-7223
Rep Fax:	888-898-2287
Rep Email:	romeharry@aol.com

SUP-56453

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
D K JUHL L L C	315 S BEVERLY DR #201	BEVERLY HILLS, CA 90212-4310

CLVEPLAN Applicant	Company	Title	Email
Jerome Harry	Ab Up LLC	Owner	romeharry@aol.com

SUP-56453

BUILDING CODE SUMMARY

CHAPTER ONE - CODE ADMINISTRATION
ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING MODEL CODES:

- BUILDING 2012 INTERNATIONAL BUILDING CODE WITH SOUTHERN NEVADA AMENDMENTS
- MECHANICAL 2012 INTERNATIONAL MECHANICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
- ELECTRICAL 2012 INTERNATIONAL ELECTRICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
- ACCESSIBILITY 2010 ADA STANDARDS FOR ACCESSIBLE BUILDINGS AND SITES
- ENERGY 2003 ICC/ANSI A117
- FIRE LIFE SAFETY 2012 INTERNATIONAL FIRE CODE

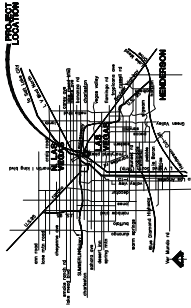
CHAPTER FIVE - GENERAL REQUIREMENTS

PRIMARY USES TAVERN/BAR 1,052 S.F., BUSINESS CENTER
CHAPTER SIX - CONSTRUCTION REQUIREMENTS

TYPE OF CONSTRUCTION: TYPE V-B (SPRINKLERED)



Location Map



VICINITY MAP

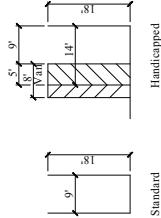
Site Information

ZONING: General District
ASSESSOR'S PARCEL NO.: 139-34-312-000
JURISDICTION: CLARK COUNTY, NEVADA
AREA (Approximately): 109,496 s.f. 2.38 acres
Net Area:

Parking Analysis

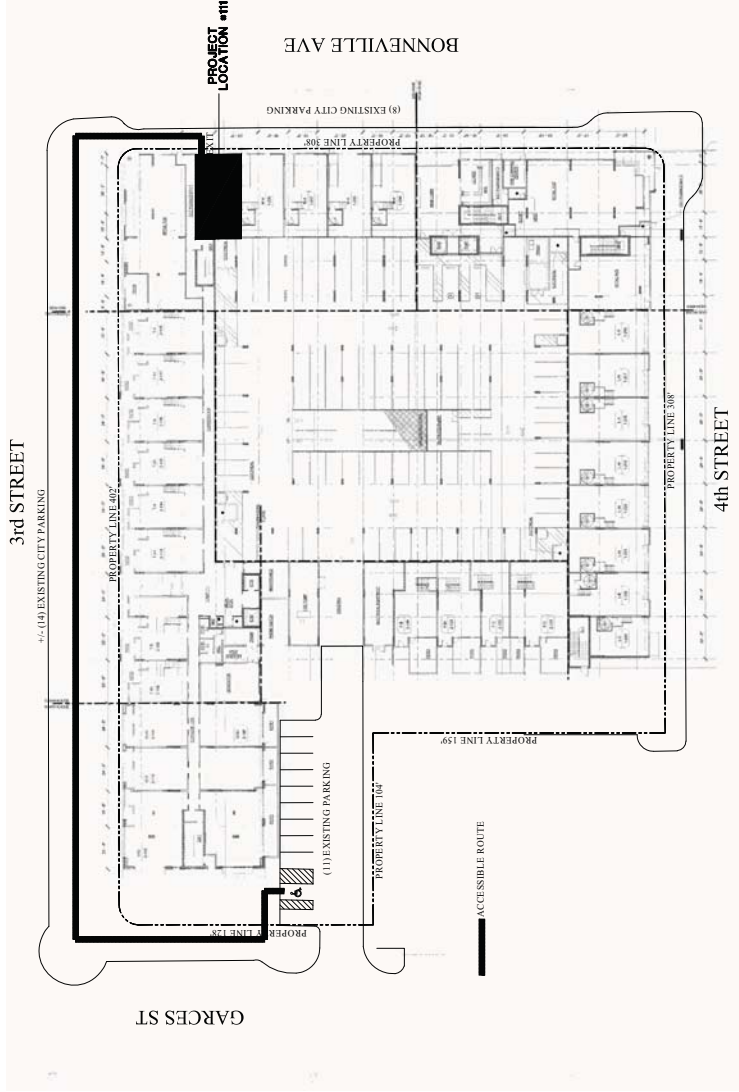
EX-BUILDING #1 1052 SQ./1 PER 100 SQ. (OFFICE) = 11 SPACES NEED
TOTAL REQUIRED PARKING = 11 SPACES NEED
TOTAL PROVIDED PARKING = 11 SPACES
10# STD. + 1# HANDICAP = 11 TOTAL PARKING STALLS
(+22 EXISTING OFF STREET CITY PARKING STALLS)

DESCRIPTION: EXISTING TENANT IMPROVEMENT
(3) ONE STORY PROFESSIONAL BUILDING
(1) TWO STORY PROFESSIONAL BUILDING



Typical Parking Spaces

Note:
This plan has been prepared without benefit of a complete survey.
No guarantee of its accuracy is implied.



SITE PLAN

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

PRJ54721_SP001

PRJ-54721
10/08/14

SUP-56453

BUILDING CODE SUMMARY

CHAPTER ONE - CODE ADMINISTRATION

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING MODEL CODES:

- BUILDING 2012 INTERNATIONAL BUILDING CODE WITH SOUTHERN NEVADA AMENDMENTS
- MECHANICAL 2012 INTERNATIONAL MECHANICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
- ELECTRICAL 2012 INTERNATIONAL ELECTRICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
- ACCESSIBILITY 2010 ICC/ANSI A117
- ENERGY 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- FIRE LIFE SAFETY 2012 FIRE CODE

CHAPTER FIVE - GENERAL REQUIREMENTS

PRIMARY USES TAVERN/BAR 1,652 S.F. BUSINESS CENTER

CHAPTER SIX - CONSTRUCTION REQUIREMENTS

TYPE OF CONSTRUCTION: TYPE V-B (SPRINKLERED)



Location Map



VICINITY MAP

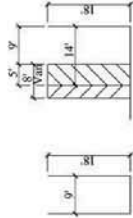
Site Information

ZONING: Local District
ASSESSOR'S PARCEL NO.: 139-34-312-000
JURISDICTION: City of Las Vegas
AREA (Approximate): 109,496 sf 2.38 acres
Net Area:

Parking Analysis

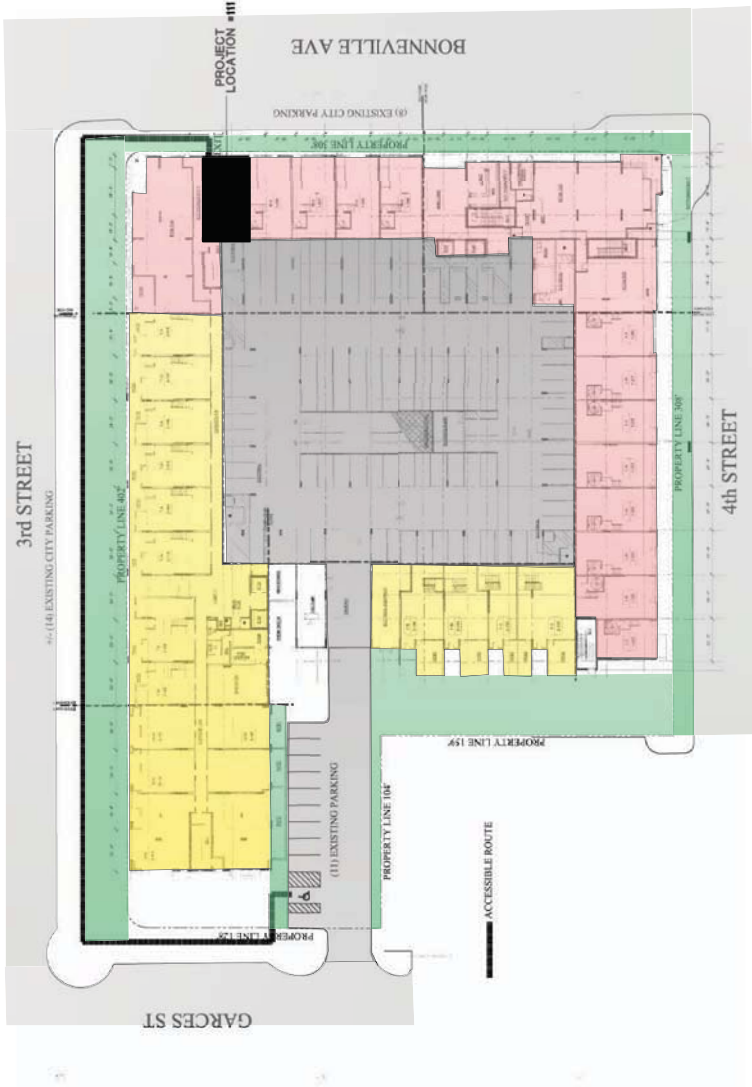
EX-BUILDING #1 1052 SQ. / 1 PER 100 SQ. (OFFICE) = 11 SPACES NEED
TOTAL REQUIRED PARKING = 11 SPACES NEED
TOTAL PROVIDED PARKING = 11 SPACES
10' STD - 16 HANDICAP = 11 TOTAL PARKING STALLS
(*22 EXISTING OFF STREET CITY PARKING STALLS)

DESCRIPTION: EXISTING TENANT IMPROVEMENT
(3) ONE STORY PROFESSIONAL BUILDING
(1) TWO STORY PROFESSIONAL BUILDING



Typical Parking Spaces

Note:
This plan has been prepared without benefit of a complete survey.
No Guarantee of its accuracy is implied.



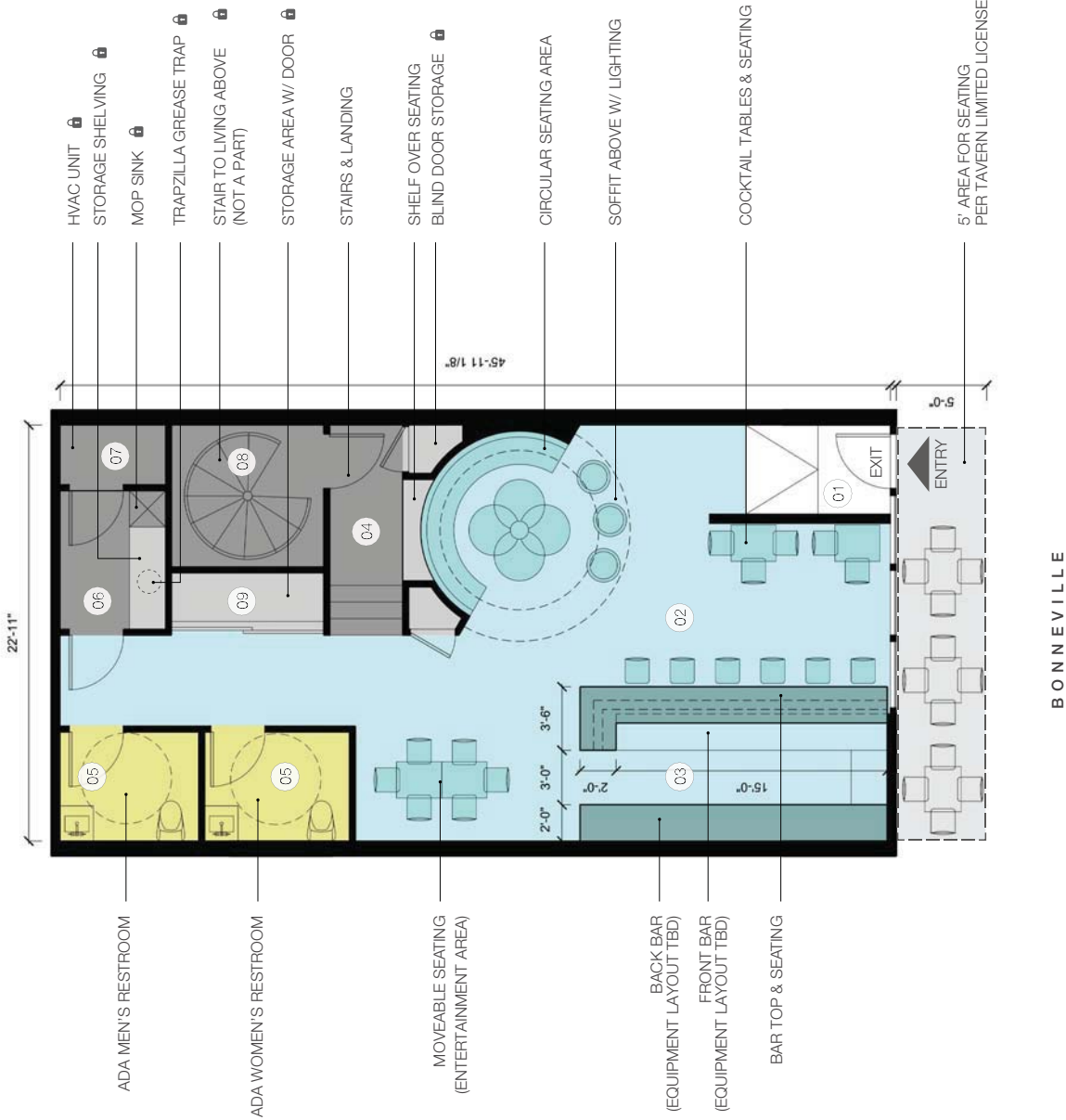
SITE PLAN

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

PRJ54721_SP001

PRJ-54721
10/08/14

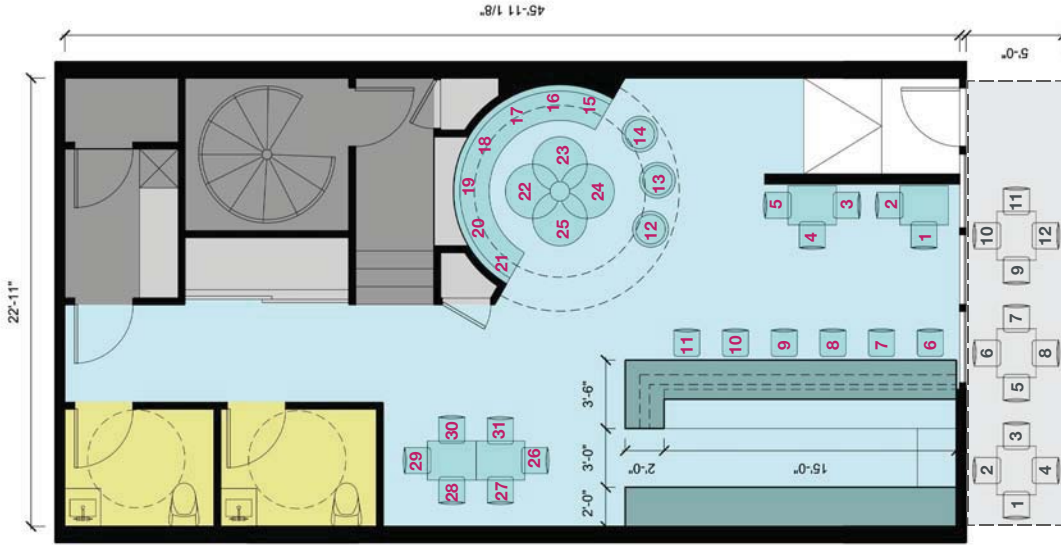
SUP-56453



Floor plan

Legend

Program	Area Size	NSF
01 Entry	5'-0" x 8'-0"	40
02 Front of House	15'-0" x 25'-0"	525
03 Bar	17'-0" x 8'-6"	144
04 Stair to Living Area (NAP)	4'-0" x 11'-7"	54
05 Restrooms	16'-0" x 6'-0"	86
06 Back of House (Storage)	5'-10" x 7'-7"	45
07 HVAC	5'-10" x 3'-3"	20
08 Stair to Living Area (NAP)	8'-5" x 7'-10"	65
09 Secure Storage	8'-5" x 3'-2"	28
Total NSF		1,007
Total GSF		1,052
Maximum occupancy per IBC		45



Seating Occupancy Legend

Indoor Total Seating Occupancy	Approx. 31 +/-
Outdoor Total Seating Occupancy	Approx. 12 +/-

- Front of House
- Restrooms
- Storage Spaces
- Back of House (Service/Storage)
- Furniture
- Secured



SCALE (FT) NTS

PRJ-54721
10/08/14

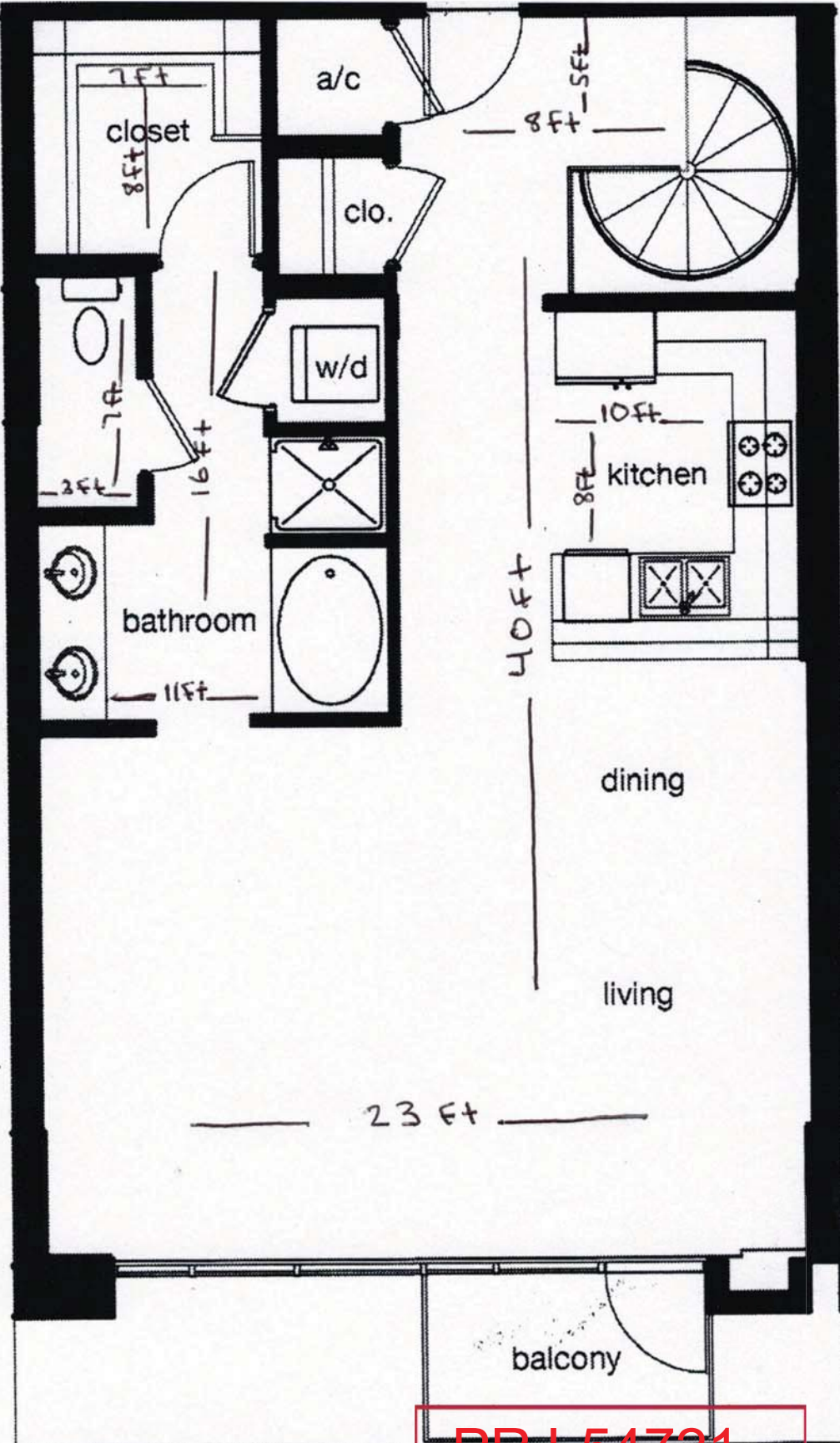
BONNEVILLE

Floorplan - Seating Occupancy

SUP-56453

353 E. Bonneville #211
2nd Floor

Juhl Live Space
920 Sq. Ft



PRJ-54721
10/08/14

SUP-56453



SUP-56453 [PRJ-54721] - SPECIAL USE PERMIT - APPLICANT: JEROME HARRY - OWNER: DK JUHL,
LLC

353 EAST BONNEVILLE AVENUE, SUITE #111

10/30/14

AB UP LLC DBA Classic Juhl Lounge
353 E. Bonneville Ave #612
Las Vegas NV 89101

September 14, 2014

We are requesting approval for a small Tavern located at the Live-Work space at the Juhl located at 353 E. Bonneville Avenue unit #111 (North/Bonneville side of Juhl Building). The intimate, classic entertainment Tavern will be open to the public however we expect most of the regular business will be generated from Juhl residents, neighboring high-rise occupants and downtown employees. Downtown Las Vegas has experienced tremendous growth both in residents and business activity. We are confident that with your approval and support our venue will be a success. Currently there are no Live-Work venues of this type in the immediate area.

As current owners/residents of The Juhl, we understand the desire for residents to enjoy a more intimate atmosphere outside of casinos and Fremont Street bars. Unfortunately, The Juhl does not have a resident clubhouse or area for social gatherings other than the pool area which is limited to only a certain time of the year.

For the past few years we've discussed our commitment to the community and our plans to invest in a small business downtown and have gotten a large amount of positive feedback from residents. Our primary goal is to cater to those residents who seek an outlet for socializing in the neighborhood. We believe that by providing a place for The Juhl and other downtown residents to network it will result in more people investing and supporting small businesses creating a stronger sense of community.

Our vision is to theme our venue after old Las Vegas more specifically a ***Classic Car themed Tavern/Lounge***. Complete with inspired cocktails from the 1950's thoughtfully named after various classic cars and entertainers from this time period. The décor will take on the mood of the 1950s. Every first Sunday of the month we plan to include a Classic Car gather (by invitation only), with reduce priced drink specials priced for that era.

The main purpose of the lounge is to provide a small venue for downtown locals and residents that will include spirits 7 days per week and 1950's music by DJ and live vocal 2 days per week, 2 days per week that same era with a mix of current music performed by our resident DJ. The lounge will be open for business from 4 PM to 12:00 AM Sunday through Thursday and open 4 PM to 2:00 AM Friday through Saturday. We will provide bi-monthly live comedy and local vocal artists performances that will also trend the 50's and 60's theme. Live entertainment will be subject to a cover charge of no more than \$10 per person. Wine tasting mixers and after work networking from 4-7 pm, happy hour drinks pricing will be available.

The music level will be at a level that will allow for conversation and will meet the guidelines set to prevent excessive noise for the Live/Work Overlay. Sound proofing will be put in place in necessary.

Staff will consist of 2 bartenders, 2 servers and a janitor. Owner and co-owner will manage staff.
2 restrooms, 1 women's, 1 men's.

Required licensing:

Liquor License, Special Use Permit for Tavern and Business License and Special Events Permit for 1st Sunday Classic Car gathering. The location as noted on the Downtown Project Map qualifies for the Limited Tavern License.

Live Space will be occupied by one of the co-owners, Selina Brown who will also be co-managing the entertainment venue.

SUP-56453

PRJ-54721
10/08/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

SUP-56643 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WOMEN, INFANTS, AND CHILDREN (WIC) - OWNER: DIAMOND CREEK HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR AN EXISTING 3,405 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 3650 North Rancho Drive, Suite #101 (APN-138-12-213-064), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-56587]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 1/21/2015

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

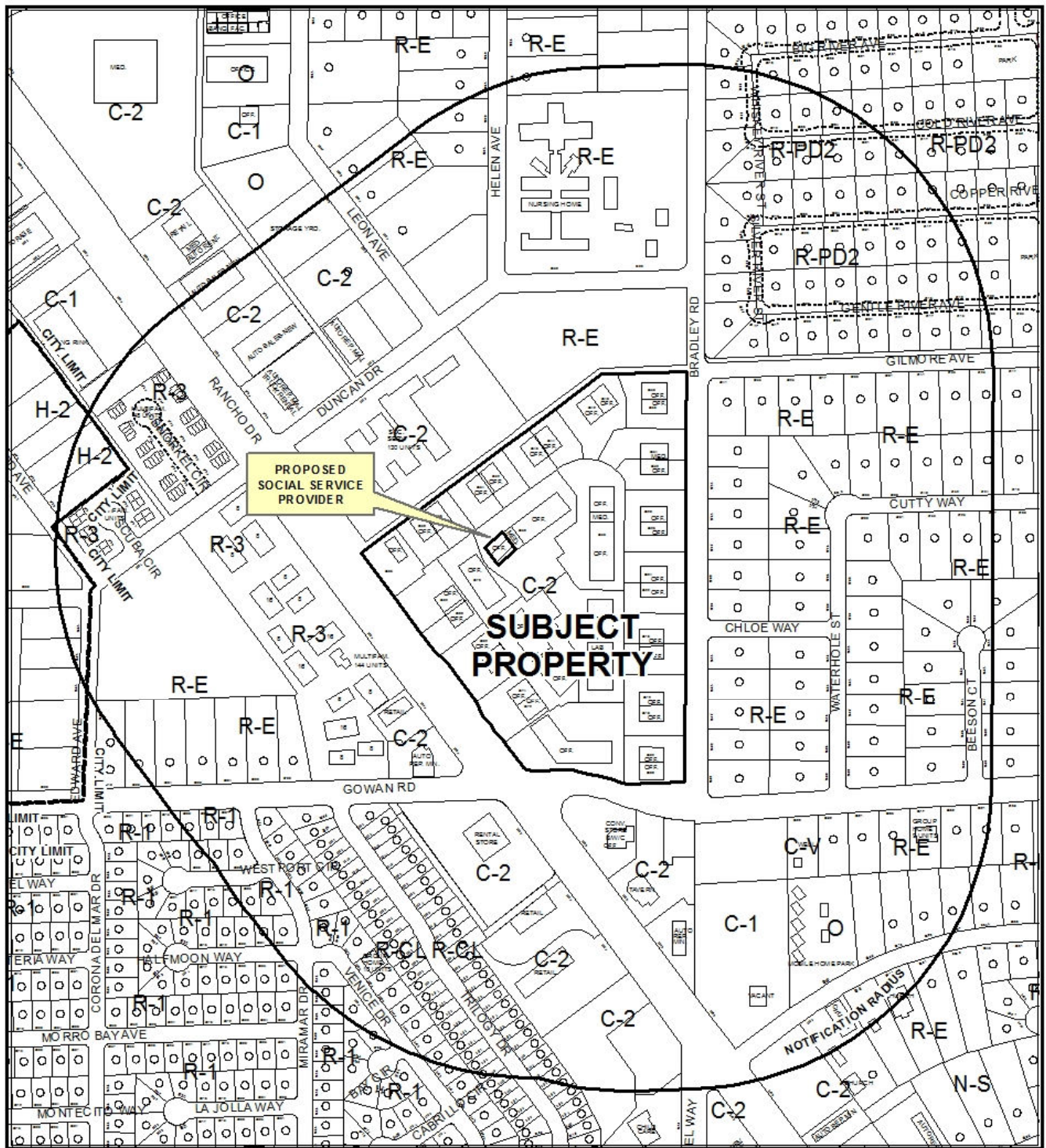
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

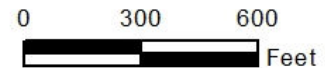
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

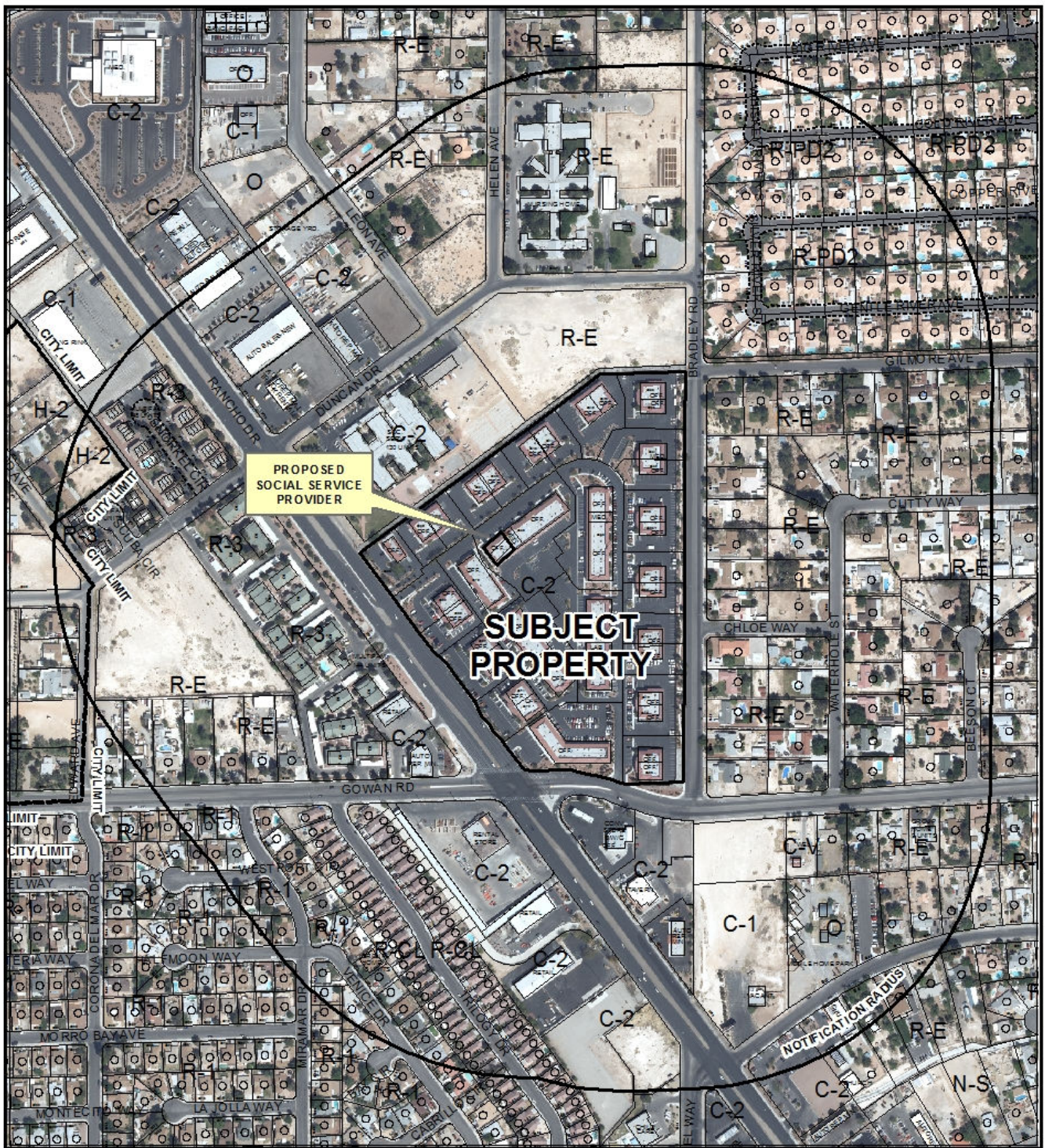


CASE: SUP-56643 (PRJ-56587)

RADIUS: 1000 FEET

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

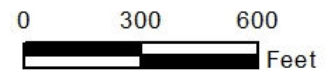




CASE: SUP-56643 (PRJ-56587)

RADIUS: 1000 FEET

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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-56643

Case Number: PRS-56587 APN: 138-12-213-064

Name of Property Owner: Diamond Creek Holdings, LLC

Name of Applicant: Nevada Health Center, Inc.

Name of Representative: Gary Gifford (APPLICANT REP)

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: Diamond Creek Holdings, LLC - Dawn Zirol

Subscribed and sworn before me

This 16th day of October, 2014

Notary Public in and for said County and State

Acknowledgment of Individual's

STATE OF NEVADA

COUNTY OF Clark

This instrument was acknowledged before me, Jody Scimone - a notary public
on 10/21/2014 (date) by Dawn Zioli
(name(s) of person(s)).

Notary Public

Jody Scimone
Signature of Notary Public



(Notary Seal)

DESCRIPTION OF THE ATTACHED DOCUMENT

NUMBER OF PAGES: 1

DOCUMENT DATE: 10/16/14

DESCRIPTION OF DOCUMENT:

Department of planning
Statement of financial interest

SUP-56643

PRJ-56587
10/23/14



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Nevada Health Center, Inc. - Social Services Special Use Permit
 Project Address (Location) 3650 N. Rancho Dr. #101 Las Vegas, NV 89130
 Project Name PRS-56587 Proposed Use Social Services
 Assessor's Parcel #(s) 138-12-213-064 Ward # 5
 General Plan: existing General proposed N/C Zoning: existing X C-2 proposed N/C
 Commercial Square Footage 22,007 (Gross) / 8,405 (Net) Floor Area Ratio —
 Gross Acres 2.2 Acres Lots/Units — Density —
 Additional Information —

PROPERTY OWNER Diamond Creek Holdings, LLC Contact Dawn Zioli
 Address 2689 Red Arrow Dr Phone: (702) 463-7339 Fax: (702) 463-7887
 City Las Vegas State NV Zip 89135
 E-mail Address zioli.dawn@gmail.com

APPLICANT Nevada Health Center, Inc Contact Gary Gifford
 Address 3325 Research Way Phone: 775-888-6633 Fax: 775-888-1550
 City Carson City State NV Zip 89706
 E-mail Address ggifford@nvhealthcenter.org

REPRESENTATIVE Same 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 Diamond Creek Holdings, LLC - Dawn Zioli

Subscribed and sworn before me

This 16th day of October, 2014

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **SUP-56643**

Meeting Date: **12/09/14 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

PRS-56587
10/23/14

Acknowledgment of Individual's

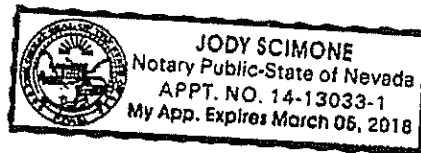
STATE OF NEVADA

COUNTY OF Clark

This instrument was acknowledged before me, Jody Scimone - a notary public
on 10/21/2014 (date) by Dawn Ziroti
(name(s) of person(s)).

Notary Public

Jody Scimone
Signature of Notary Public



(Notary Seal)

DESCRIPTION OF THE ATTACHED DOCUMENT

NUMBER OF PAGES: 1

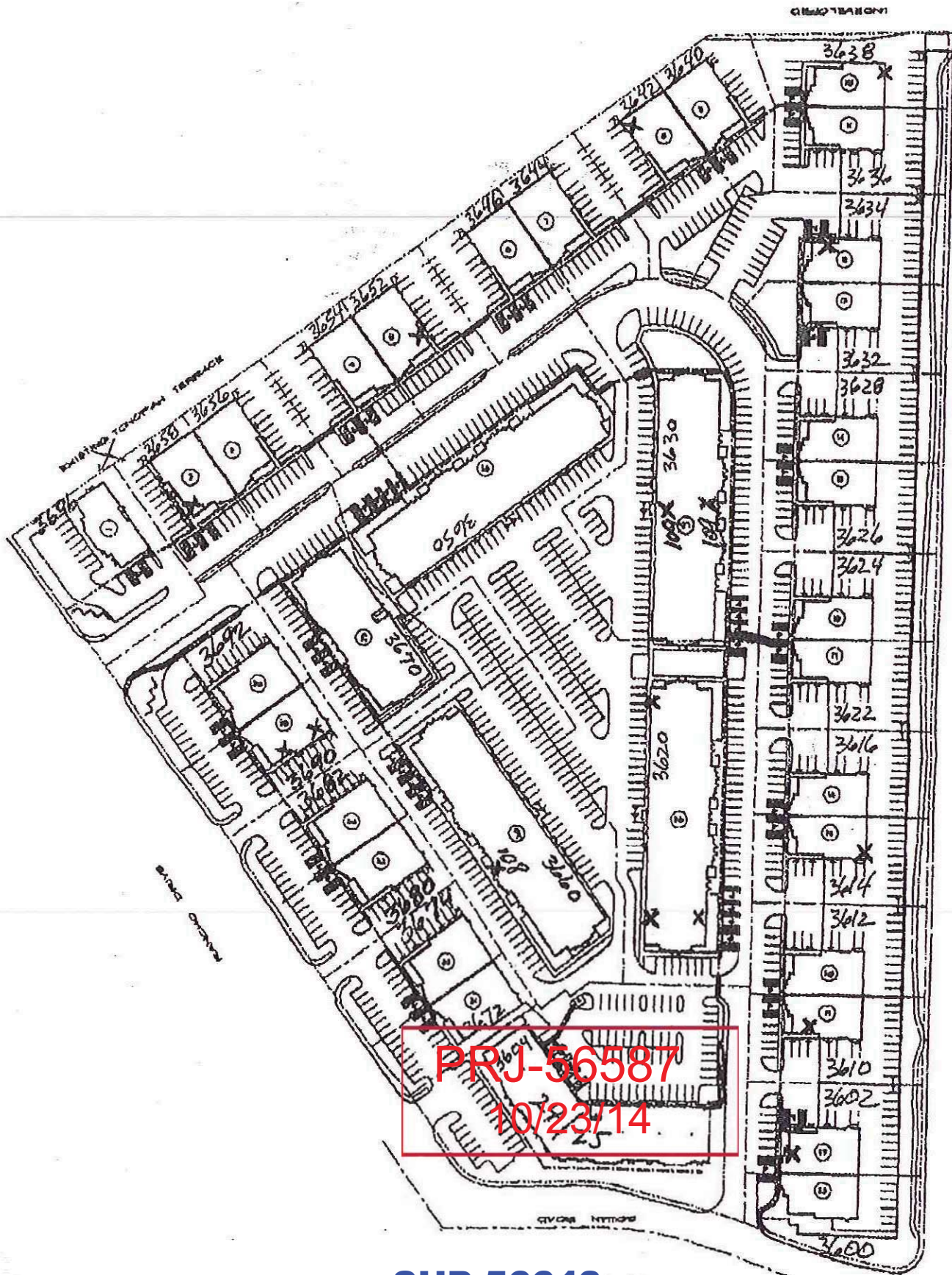
DOCUMENT DATE: 10/16/14

DESCRIPTION OF DOCUMENT:

Department of planning
application / petition form

PRJ-56587
10/23/14

SUP-56643



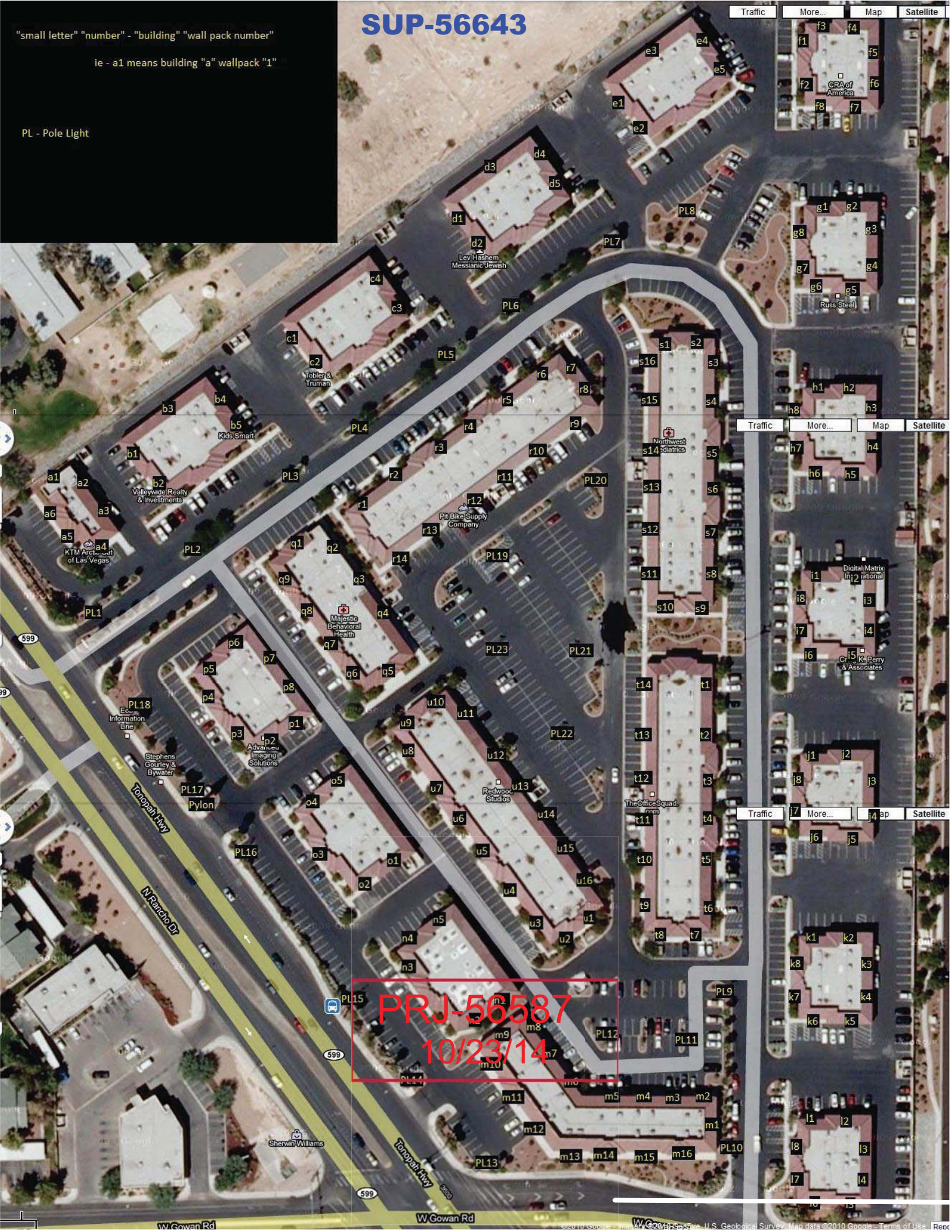
SUP-56643

SUP-56643

"small letter" "number" - "building" "wall pack number"

ie - a1 means building "a" wallpack "1"

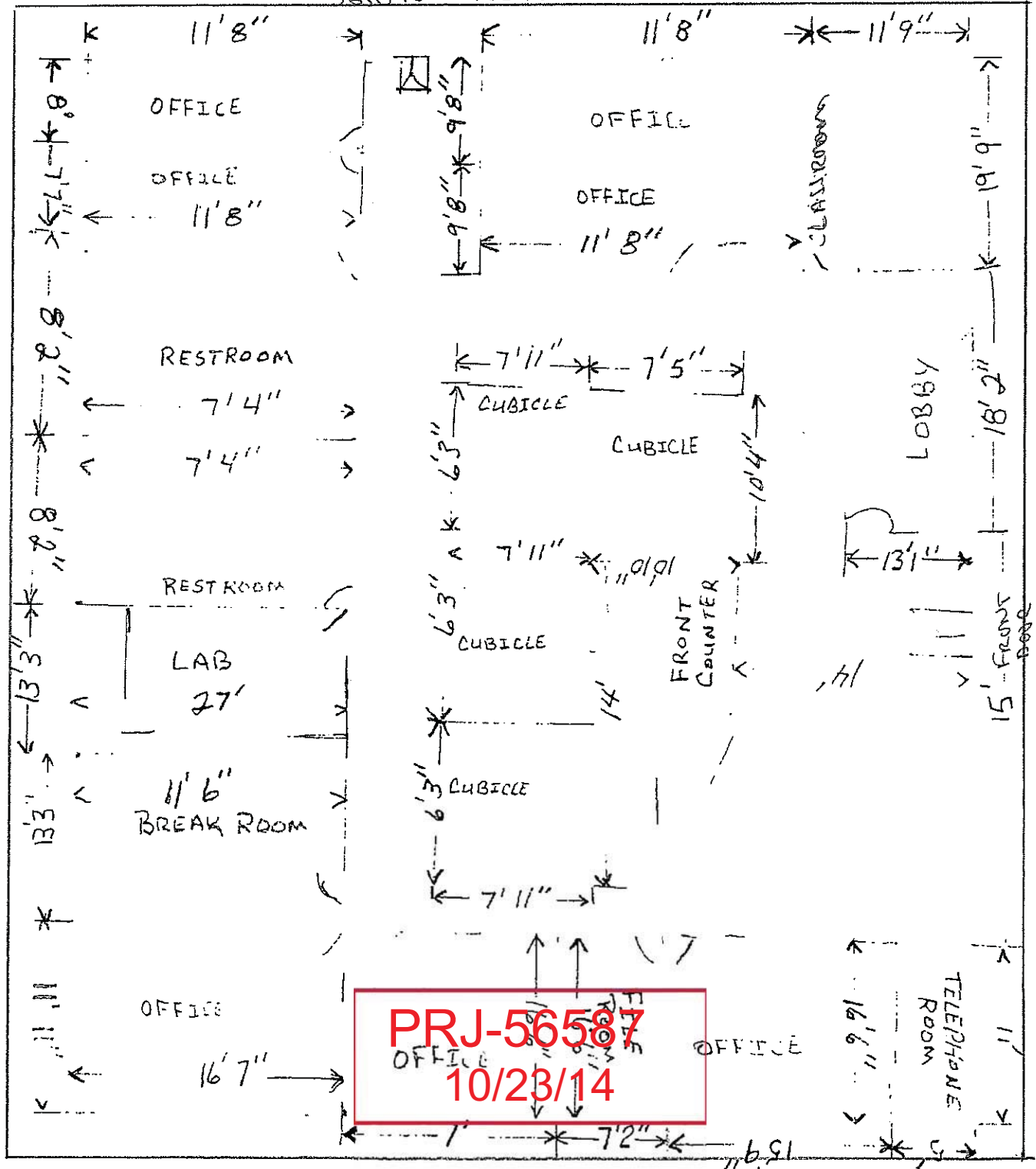
PL - Pole Light



PRJ-56587
10/23/14

FLOOR PLAN WITH DIMENSIONS

WIC GOWAN - SUITE 101
3650 N. RANCHO



SUP-56643



SUP-56643 [PRJ-56587] - SPECIAL USE PERMIT - APPLICANT: WOMEN, INFANTS, AND CHILDREN (WIC) - OWNER: DIAMOND CREEK HOLDINGS, LLC
3650 NORTH RANCHO DRIVE, SUITE #101

10/30/14



Bringing quality healthcare to Nevada's communities

October 22, 2014

City of Las Vegas
Department of Planning
333 N Ranch Drive
Las Vegas, NV 89106

RE: Justification Letter – Use Permit for WIC Relocation for Nevada Health Centers, Inc. (NVHC)

Dear Sir / Madame:

NVHC was operating one of its seven Las Vegas area WIC (Women, Infants & Children) clinics at 3650 N. Rancho Dr., Suite 106, Las Vegas, NV 89130. NVHC had been providing a vital and important nutritional and educational service to the at risk population in the area for the past 8 years at this location. An opportunity arose which allowed NVHC to relocate this office in Suite 101 in the same building and we relocated to the new suite in June, 2014.

This location is currently serving approximately 54,000 participants annually. Although, NVHC is not anticipating nor projecting material growth at this location, the old facility was space constrained. Moving into the new location increased our available space. This resulted in a more comfortable work environment for our staff and created an environment more conducive to managing and maintaining program participant privacy. The relocation did not increase foot or vehicle traffic volume above prior levels nor did services expand beyond those previously provided in the prior suite 106 location.

NVHC respectfully requests consideration and approval of this use permit application. This will allow us to continue to provide the same valuable services to the local community that we have been providing for the past 8 years.

Thank you.

Sincerely,

Gary E. Gifford
Director, Facilities

NORTHERN NEVADA REGION ADMINISTRATIVE OFFICE
3325 Research Way, Carson City, NV 89706 | Phone 775.887.1590 | Fax 775.887.7047

SOUTHERN NEVADA REGION ADMINISTRATIVE OFFICE
1799 Mount Mariah Drive, Las Vegas, NV 89106 | Phone 702.307.5414 | Fax 702.307.5421

nvhealthcenters.org

PRJ-56587
10/23/14

SUP-56643

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

SDR-56645 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: J D E HOLDING COMPANY, LLC - For possible action on a request
for a Site Development Plan Review FOR A PROPOSED 4,093 SQUARE-FOOT ADDITION
TO AN EXISTING 9,115 SQUARE-FOOT ANIMAL HOSPITAL, CLINIC, OR SHELTER
(WITH NO OUTSIDE PENS) on 1.14 acres at 1050 South Rampart Boulevard (APN 138-32-
412-024), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-56261]. Staff recommends
APPROVAL.

MAY GO TO CITY COUNCIL ON 1/21/2015
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

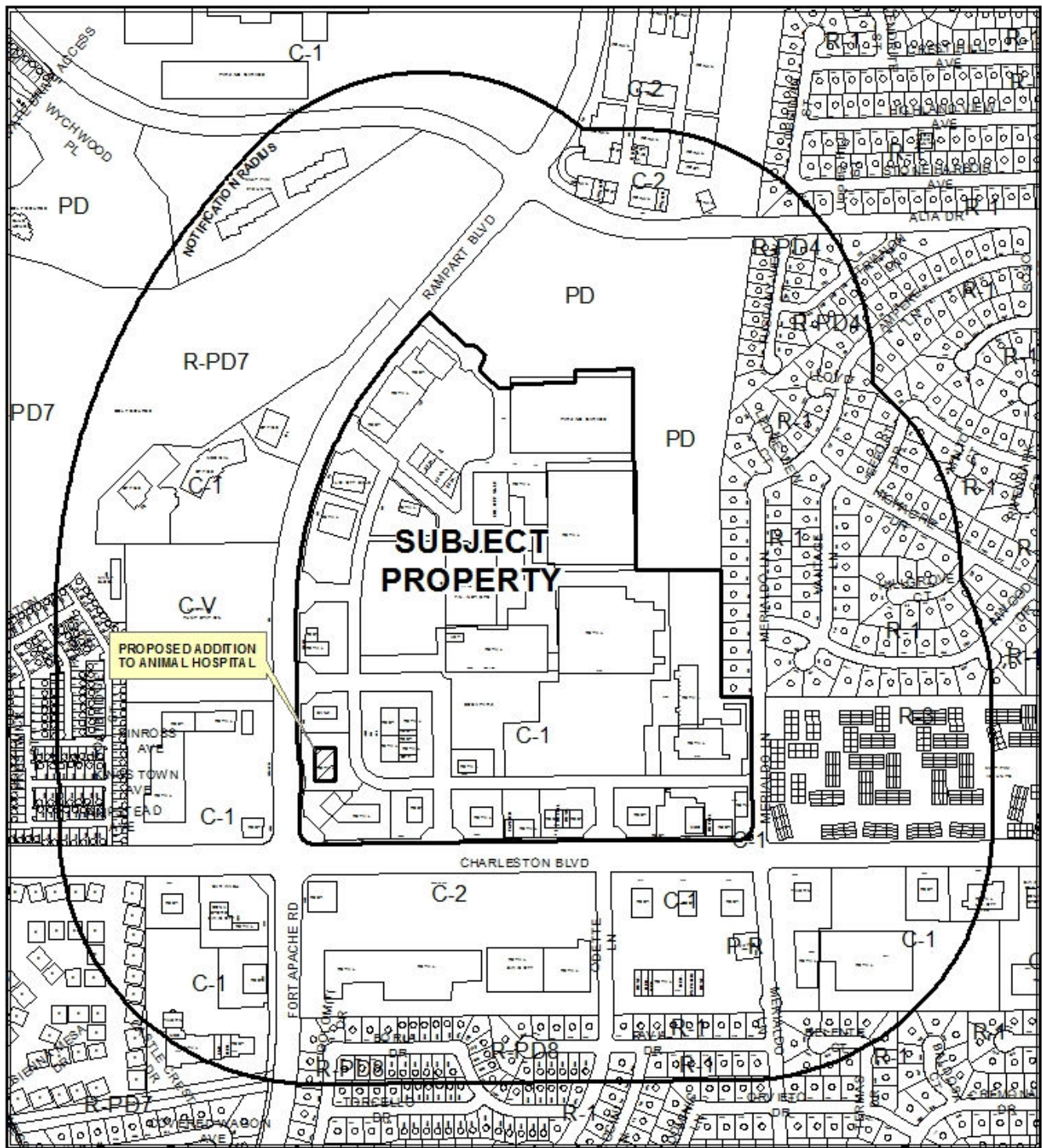
0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

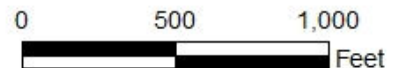
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

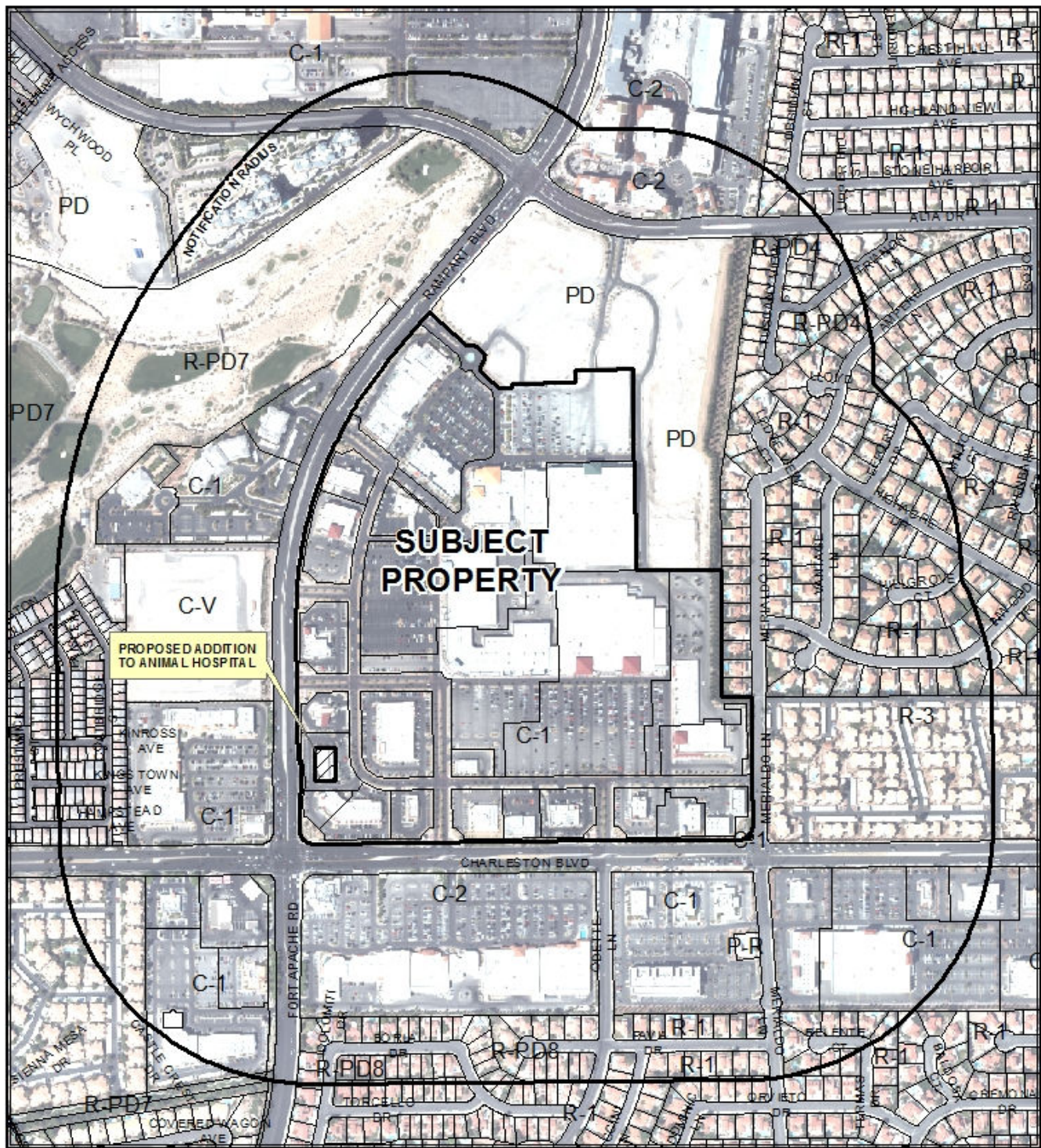


CASE: SDR-56645 (PRJ-56261)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND PD (PLANNED DEVELOPMENT)





CASE: SDR-56645 (PRJ-56261)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND PD (PLANNED DEVELOPMENT)



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-56645

Case Number: PRJ56261 APN: 138-32-412-024

Name of Property Owner: JDE Holding Company, LLC

Name of Applicant: Eric S. Schweitzer

Name of Representative: Eric S. Schweitzer

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]* *Santoro White & Co*
Attorney at Law

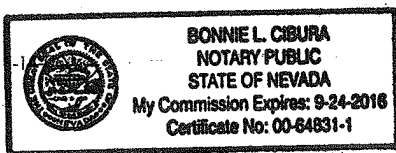
Print Name: Andrew Gledhill for Santoro White & Co
Attorney at Resident Agent for Applicant

Subscribed and sworn before me

This 23rd day of October, 2014

Bonnie L. Cibura
Notary Public in and for said County and State

Revised 1



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

PRJ-56261
10/23/14

CLV Planning - Application Form

Application Number:	PRJ-56261
Application/Petition For:	SDR for major addition
ProjectAddress (Location):	1050 SOUTH RAMPART BOULEVARD
Project Name	ANIMAL HOSPITAL AT BOCA PARK
Assessors Parcel #(s):	13832412024
Ward #:	WARD 2 (BOB BEERS)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Eric
Applicant Last Name:	Schwetzer
Applicant Address:	4001 S. Decatur #37-346
Applicant City:	Las Vegas
Applicant State:	Nevada
Applicant Zip:	89103
Applicant Phone:	702-6049557
Applicant Fax:	
Applicant Email:	eric@ubcnv.com
Rep First Name:	Eric
Rep Last Name:	Schwetzer
Rep Address:	4001 S. Decatur #37-346
Rep City:	Las Vegas
Rep State:	Nevada
Rep Zip:	89103
Rep Phone:	702-6049557
Rep Fax:	
Rep Email:	eric@ubcnv.com

SDR-56645

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
J D E HOLDING COMPANY L L C	1050 S RAMPART BLVD	LAS VEGAS, NV 89145

CLVEPLAN Applicant	Company	Title	Email
Eric Schweitzer	Unique builder CO. LLC	Managing Member	eric@ubcnv.com

SDR-56645

1. To add an additional 4,093 square feet of conditioned dog suite (boarding) area
2. To add additional HVAC
3. To add additional electrical to the existing service
4. To add additional sewer waste lines and venting
5. To add additional fire sprinklers to the existing system
6. The existing grooming area will be relocated into the new space. The existing grooming area will become an additional cat boarding area.
7. To add additional fire sprinklers to the existing system

1. One space for every two on-duty employees - (22) employees = 11 spaces
2. One space for each Doctor - (3) Doctors = 3 spaces
3. One space for each exam room - (4) exam rooms..... = 4 spaces

Total spaces required = 18 spaces

Total spaces provided = 51 spaces



PROPOSED SITE PLAN

SDR-56645

ne Architect's Studio
 Christopher T. Kourafas - Architect
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Phone # (702) 461-1820

ANIMAL HOSPITAL at BOCA PARK
1050 S. RAMPART BLVD.
LAS VEGAS, NEVADA 89145

Date:	9/12/14
Scale:	
Drawn By:	CTK
Job #:	
Sheet #:	

SP001

REVISIONS	BY
△	CTK
△	CTK
△	
△	
△	

REVISIONS	BY	DATE
CTK		
CTK		

PROPOSED LANDSCAPING PLAN

The Architect's Studio

Christopher T. Kourafas - Architect

3312 Burrill Way
La Crescenta, CA 91214

Phone # (702) 461-1820

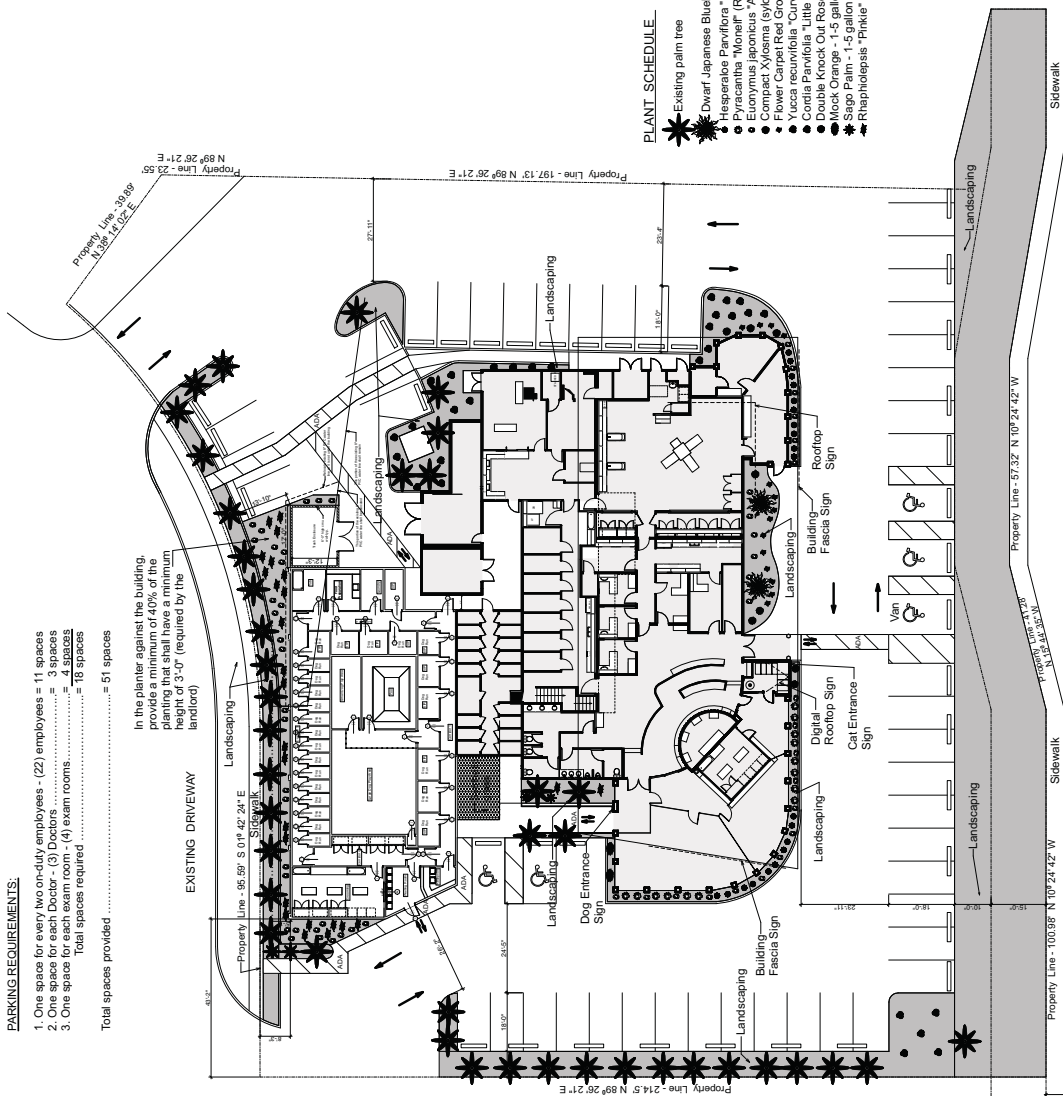
Addition For:
ANIMAL HOSPITAL at BOCA PARK
1050 S. RAMPART BLVD.
LAS VEGAS, NEVADA 89145

Date:	9/12/14
Scale:	
Drawn By:	CTK
Job #:	
Sheet #:	LP001

PRJ-56261
10/23/14

- PARKING REQUIREMENTS:**
- 1. One space for every two on-duty employees - (22) employees = 11 spaces
 - 2. One space for each Doctor - (3) Doctors = 3 spaces
 - 3. One space for each exam room - (4) exam rooms = 4 spaces
 - Total spaces required = 18 spaces
 - Total spaces provided = 51 spaces

In the planter against the building, provide minimum 3' of open planting that shall have a minimum height of 3'-0" (required by the landlord)



PLANT SCHEDULE

- Existing palm tree
- Dwarf Japanese Blueberry Tree - 15 gallon
- Hesperaloe Parviflora "PERA" Brakelights - 1-5 gallon
- Pyracantha "Monell" (RED ELF) - 1-5 gallon
- Eucalyptus "Aureovariegatus" (Gold Spot Eucalyptus) - 1-5 gallon
- Compact Xylocarpus (Gold Spot Eucalyptus compactum) - 1-5 gallon
- Flower Carpet Red Groundcover Rose - 1-5 gallon
- Flower Carpet Red Groundcover Rose - 1-5 gallon
- Flower Carpet Red Groundcover Rose - 1-5 gallon
- Double Knock Out Rose - 1-5 gallon
- Sago Palm - 1-5 gallon
- Rhipsalis "Pinkie" (Indian Hawthorn Pinkie) - 1-5 gallon

RAMPART BOULEVARD

PROPOSED LANDSCAPING PLAN
SCALE: 1/16" = 1'-0"

SDR-56645

REVISIONS	BY
CTK	
CTK	

PROPOSED LANDSCAPING
PLAN - COLOR

The Architect's Studio
Christopher T. Kourafas - Architect
3312 Burrill Way
La Crescenta, CA, 91214
Phone # (702) 461-1820

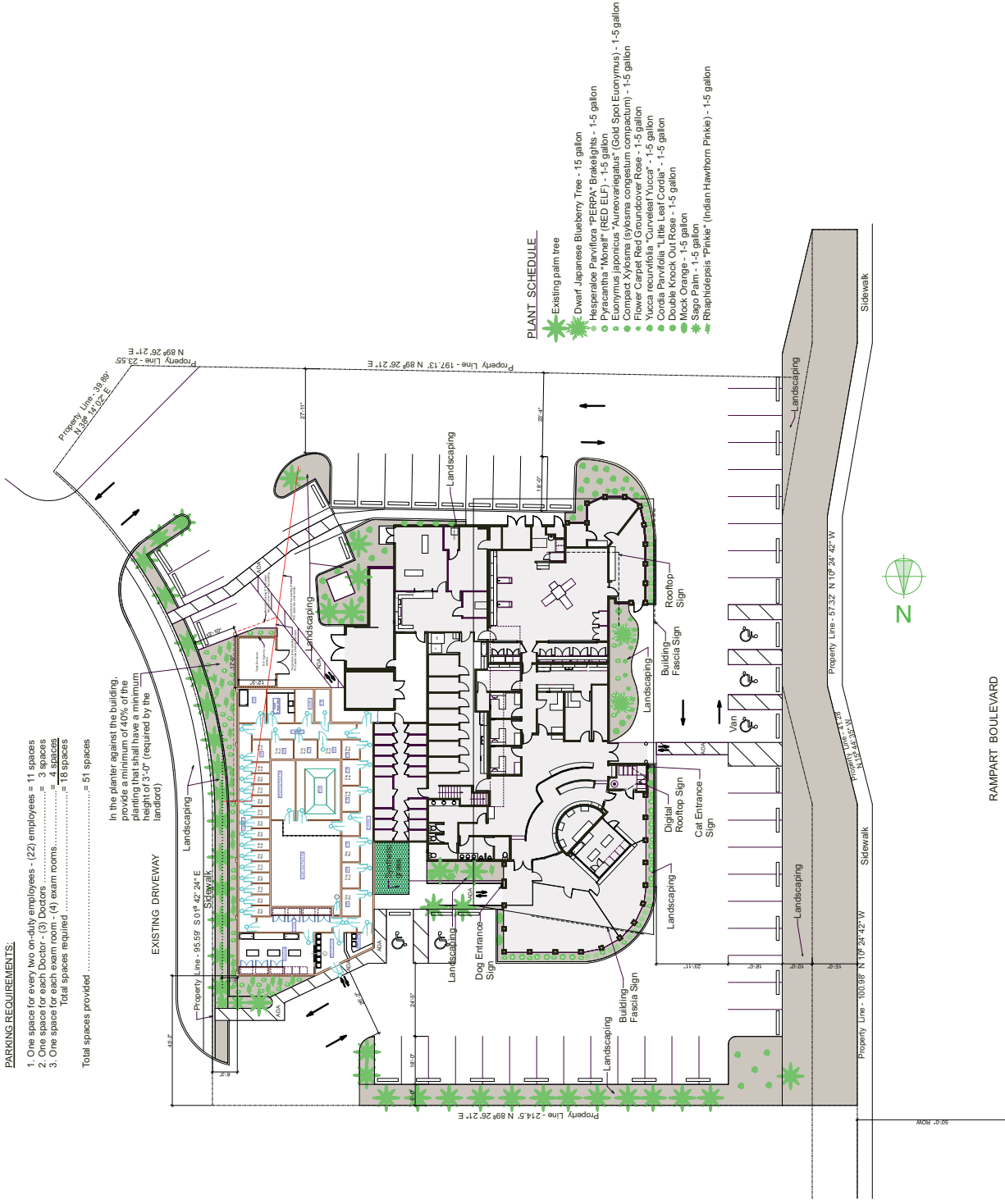
Addition For:
ANIMAL HOSPITAL at BOCA PARK
1050 S. RAMPART BLVD.
LAS VEGAS, NEVADA 89145

Date: 9/12/14
Scale:
Drawn By: CTK
Job #:
Sheet #:
LP002

PRJ-56261
10/23/14

PROPOSED LANDSCAPING PLAN - COLOR
SCALE: 1/16" = 1'-0"

SDR-56645



PROPOSED BUILDING
ELEVATIONS - COLOR

The Architect's Studio
Christopher T. Kourafas - Architect
3312 Burrill Way
La Crescenta, CA. 91214
Phone # (702) 461-1820

Animal Hospital at Boca Park
1050 S. Rampart Blvd.
Las Vegas, Nevada 89145

Page 4 of 4

EV002

PRJ-56261
10/23/14

PROPOSED BUILDING ELEVATIONS - COLORS

SDR-56645

PROPOSED
ENLARGED FLOOR
PLAN

The Architect's Studio
Christopher T. Kourafas - Architect
3312 Burrill Way
La Crescenta, CA. 91214
Phone # (702) 461-1820

Addition For:
ANIMAL HOSPITAL at BOCA PARK
1050 S. RAMPART BLVD.
LAS VEGAS, NEVADA 89145

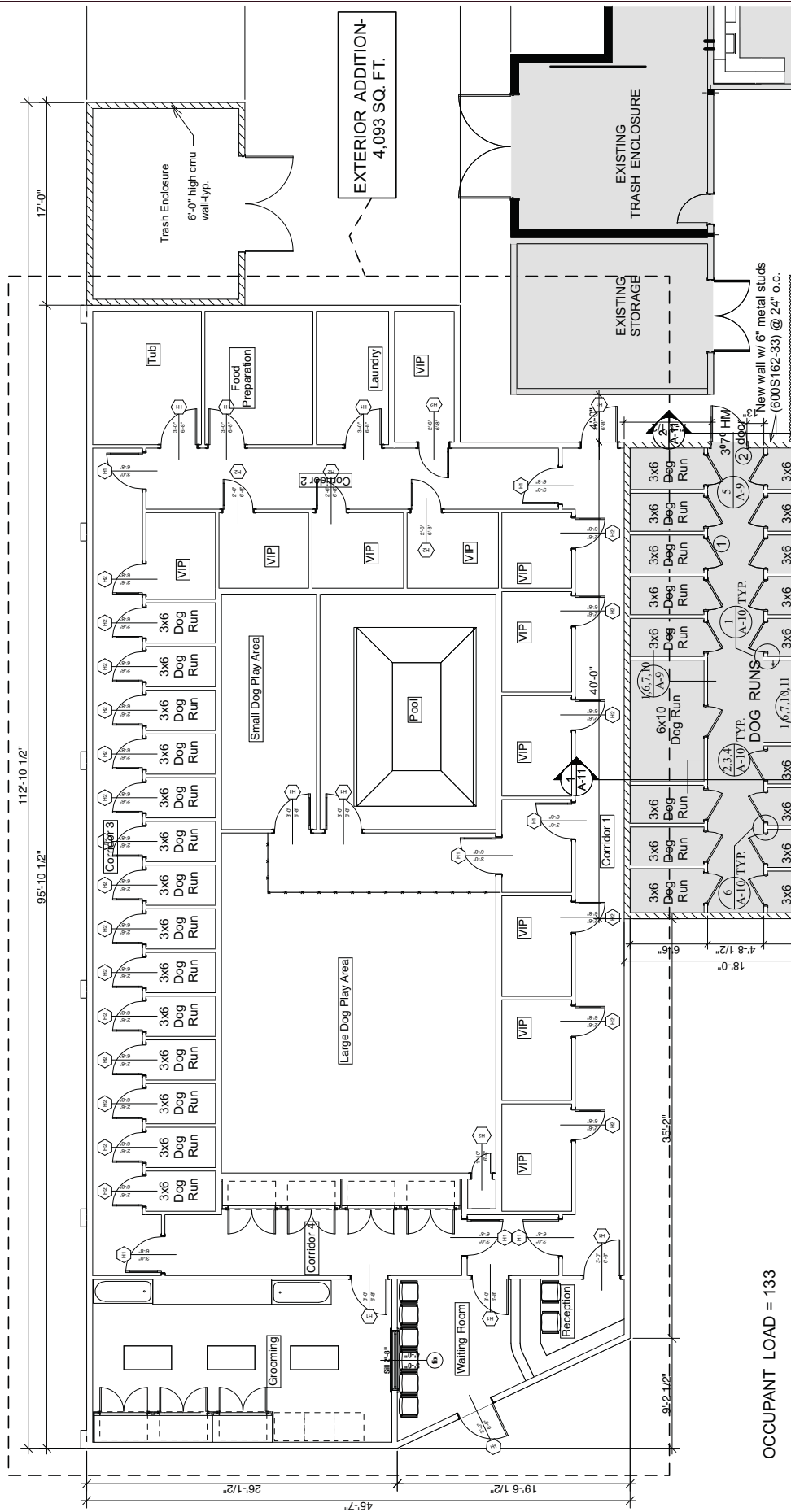
Date: 9/12/14

Scale:

Drawn By: CT

Job #:

Sheet #:



OCCUPANT LOAD = 133

EXISTING SITE PLAN

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

PRJ-56261
10/23/14

SDR-56645

Copy of e-mail sent

From: James Grindstaff <jamesg@triplefive.com>
Sent: Wednesday, October 22, 2014 12:16 PM
To: Eric Schweitzer
Cc: j.e.ensign@gmail.com; Stacy Debevec; Sammy Jung; Sandra Berg
Subject: RE: Revised Ensign sheets with correct file numbers
Attachments: Ensign expansion drawings.pdf

Please accept this email as official approval of the floor plan, Landscaping plan and elevation as contained in your email dated October 22, 2014. For your use I have attached signed copy of both the elevations and Landscape plan for your records and use with the City.

1. Please ensure that the build has the 6" deep and 18" wide stucco pop outs as called out in EV002.
2. Please ensure that the landscape coverage on the east side of the expansion conforms to minimum of 40% coverage at 3 feet tall material as called out on LP001.
3. Please provide signage drawings at your earliest convenience for approval.
4. Please conform to all other call outs in the drawings not specifically addressed in this email.

Thank you for your cooperation and quick response. We hop for your continued success.

James Grindstaff

VP, Planning & Development

9440 W. Sahara Ave. Suite 240

Las Vegas, Nevada 89117

(702)-430-5831 (o)

(702)-275-2322 (c)

SDR-56645

PRJ-56261
10/23/14



SDR-56645 [PRJ-56261] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: J D E HOLDING
COMPANY, LLC
1050 SOUTH RAMPART BOULEVARD

10/30/14



SDR-56645 [PRJ-56261] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: J D E HOLDING
COMPANY, LLC

1050 SOUTH RAMPART BOULEVARD

10/30/14



SDR-56645 [PRJ-56261] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: J D E HOLDING
COMPANY, LLC
1050 SOUTH RAMPART BOULEVARD

10/30/14

The Architect's Studio
Christopher T. Kourafas - Architect
3312 Burritt Way □ La Crescenta, California 91214
Phone (702) 461-1820

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

October 20, 2014

RE: Animal Hospital at Boca Park Addition
1050 Rampart Boulevard

To whom it may concern,

We wish to add 4,093 square feet to the east side of our existing building. The new addition will match the existing building in design, materials, textures and colors. Although there will be 14 parking spaces removed, when analyzing the parking for this type of occupancy, the entire Boca Park shopping center will have a net increase of 33 additional parking spaces.

This addition is strictly for the boarding and grooming of dogs. There is a new dog play area and pool area inside the addition, so the dogs will be only inside the building and not create any additional noise. There will also be indoor cages, dog runs and dog suites. As a result of this design, there will be no need for any animals to be outside for long periods of time.

This addition will also allow for the increase in cat boarding as the old grooming area will be converted to a cat boarding area.

The signage on the existing east wall will be relocated to the new east wall. The letters will be raised, illuminated letters.

The new boarding area is necessary to meet the ongoing demands of the public to house their pet at a state of the art animal hospital with the highest quality of care.

Respectfully,
Christopher T. Kourafas
Architect

SDR-56645

PRJ-56261
10/23/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

VAC-56154 - VACATION - PUBLIC HEARING - APPLICANT: MCNICOLL INVESTMENTS, LTD. - OWNER: DRS ESTATE, LLC - For possible action on a request for a Petition to Vacate PUBLIC SEWER AND DRAINAGE EASEMENTS generally located on the south side of Smoke Ranch Road, approximately 665 feet east of Expressions Drive, Ward 4 (Anthony) [PRJ-56677]. Staff recommends APPROVAL.

C.C.: 1/21/2015

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

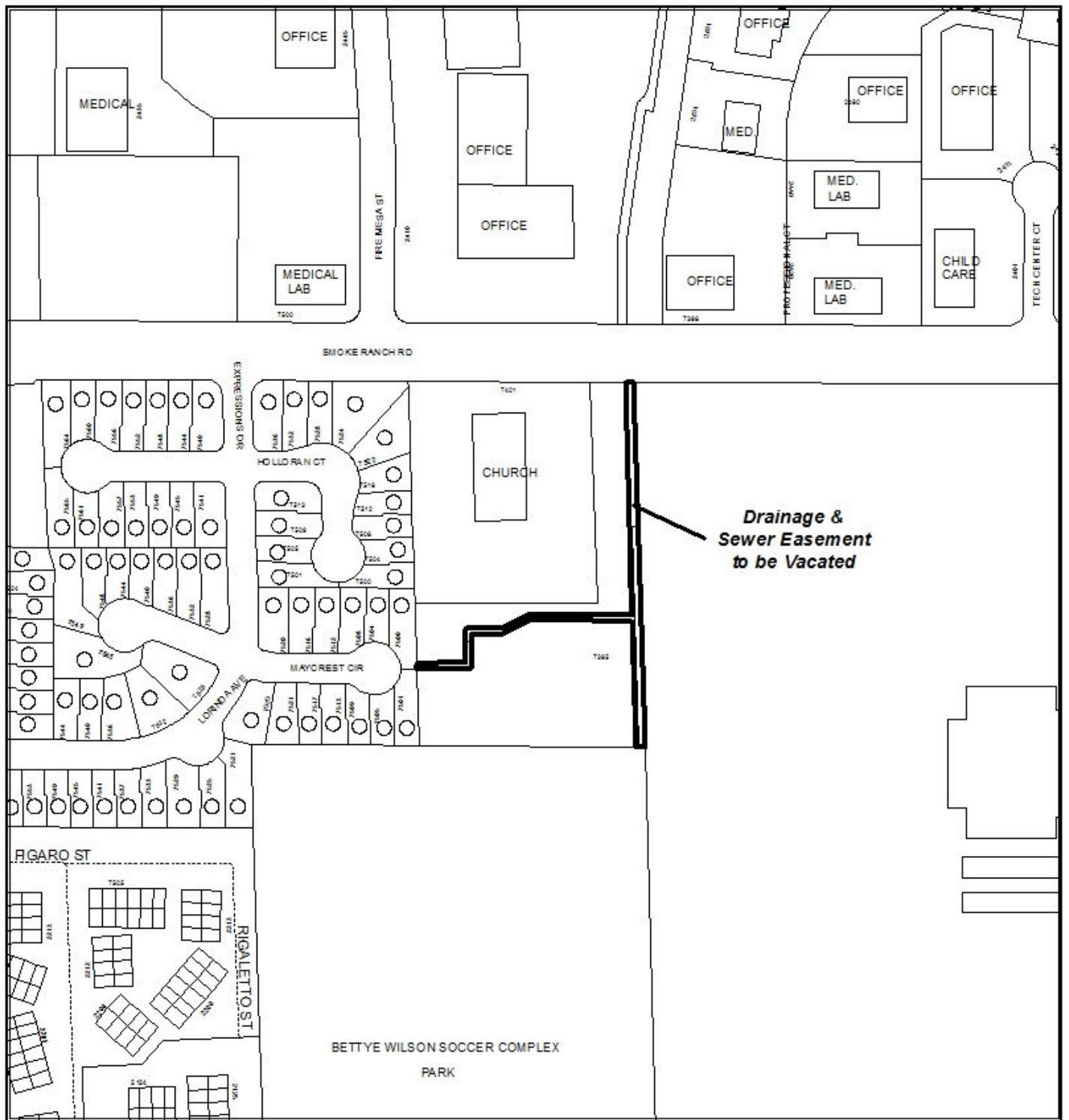
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RECOMMENDATION:

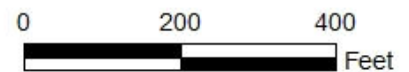
Staff recommends APPROVAL, subject to conditions:

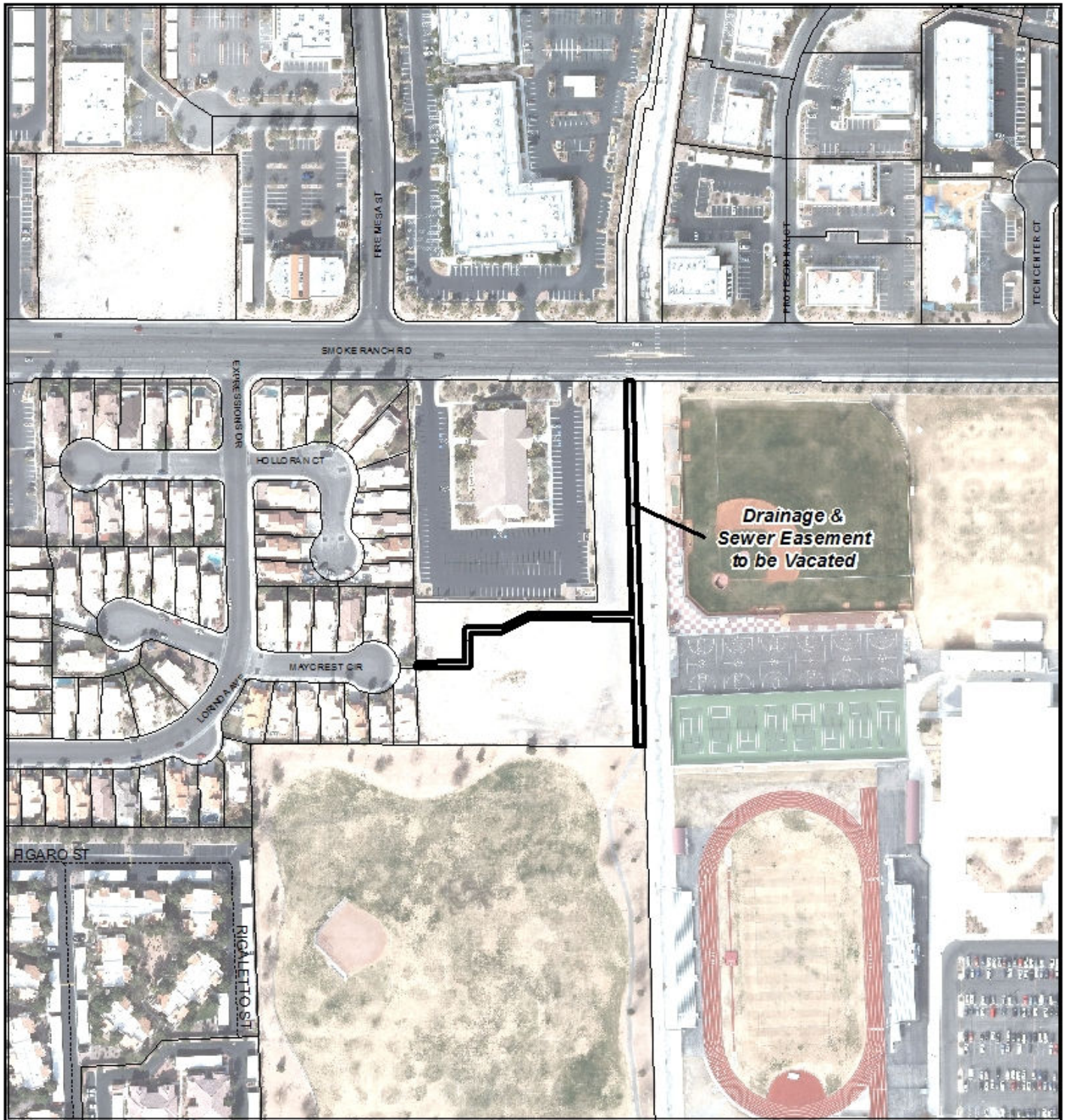
BACKUP DOCUMENTATION:

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

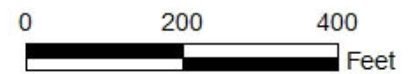


CASE: VAC-56154 (PRJ-56677)





CASE: VAC-56154 (PRJ-56677)





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAC-56154

Case Number: VAC-56154 APN: 138-22-102-004

Name of Property Owner: D R L Estate LLC

Name of Applicant: McNicol Investments Ltd.

Name of Representative: Landon Christopherson

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

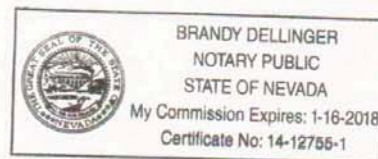
APN: _____

Signature of Property Owner: _____

Print Name: Dhaval Shah M.D.

Subscribed and sworn before me

This 24th day of September, 2014
by Dhaval Shah, MD
Notary Public in and for said County and State



Revised 13-14-06

Notary Signature

9/24/14
date

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

PRJ-56677
10/27/14



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-56154** APN: 138-22-102-004

Name of Property Owner: D R L Estate LLC

Name of Applicant: McNicoll Investments Ltd.

Name of Representative: Landon Christopherson

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

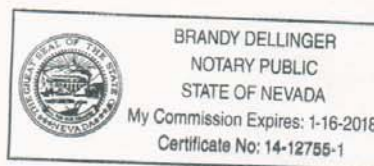
APN: _____

Signature of Property Owner: _____

Print Name: Dhaval Shah M.D.

Subscribed and sworn before me

This 24th day of September, 2014
by Dhaval Shah, MD
Notary Public in and for said County and State



Revised 11-14-06

Notary Signature

9/24/14
date

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

PRJ-56677
10/27/14



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-56154** APN: 138-22-102-004

Name of Property Owner: D R L Estate LLC

Name of Applicant: McNicol Investments Ltd.

Name of Representative: Landon Christopherson

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

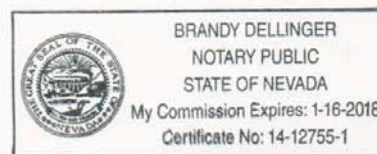
APN: _____

Signature of Property Owner: _____

Print Name: Dhaval Shah, M.D.

Subscribed and sworn before me

This 24th day of September, 2014
by Dhaval Shah, MD
Notary Public in and for said County and State



Revised 11-14-06

Notary Public / 9/24/2014

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

PRJ-56677
10/27/14

CLV Planning - Application Form

Application Number:	PRJ-56677
Application/Petition For:	Smoke Ranch Memory Care Center - Convalescent Care Facility/Nursing Home SDR/ZON/VAR
ProjectAddress (Location):	7395 SMOKE RANCH ROAD
Project Name	SMOKE RANCH MEMORY CARE CENTER - CONVALESCENT CARE
Assessors Parcel #(s):	13822102004
Ward #:	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:	
Lots/Units:	
Additional Information:	
Applicant First Name:	McNicoll
Applicant Last Name:	Investments
Applicant Address:	
Applicant City:	
Applicant State:	
Applicant Zip:	
Applicant Phone:	
Applicant Fax:	
Applicant Email:	thomas.sovereignpropertygroup@gmail.com
Rep First Name:	Landon
Rep Last Name:	Christopherson
Rep Address:	
Rep City:	
Rep State:	
Rep Zip:	
Rep Phone:	
Rep Fax:	
Rep Email:	lchristopherson@novusvi.com

VAC-56154

PRJ-56677
10/28/14

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
6 MARSHFIELD RD	LAS		VEGAS, NV 89135-1324

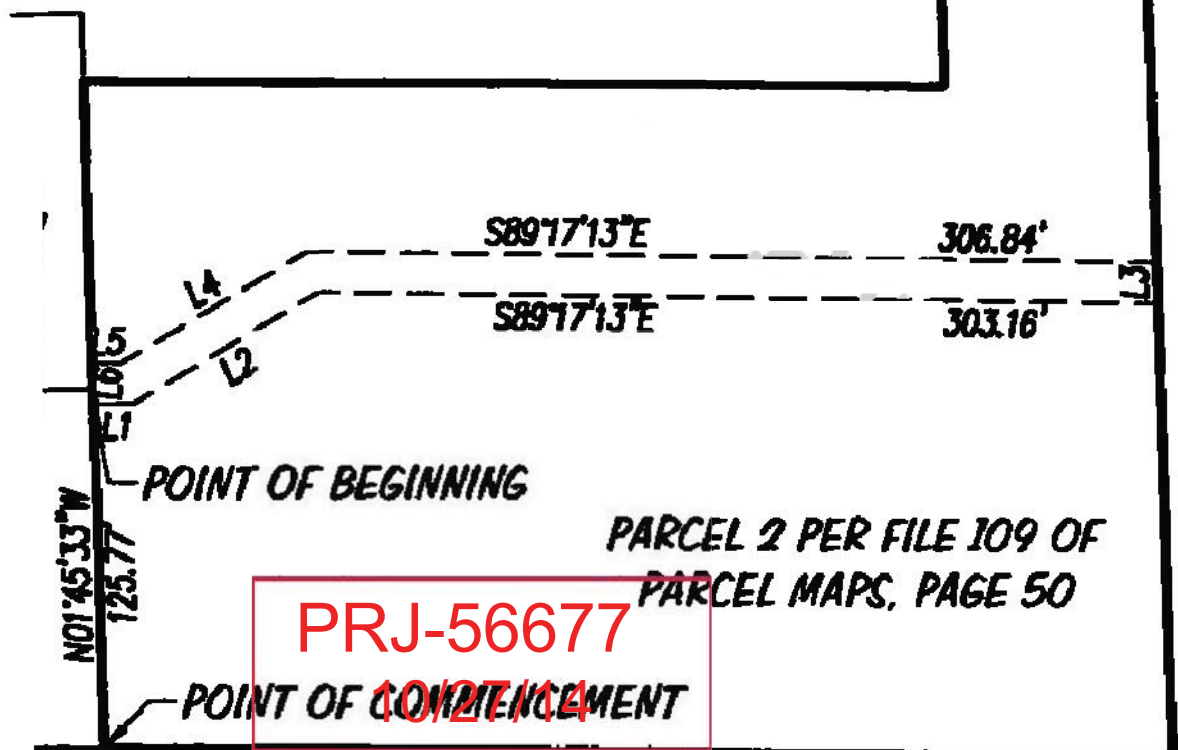
CLVEPLAN Applicant	Company	Title	Email
Landon Christopherson	DLC	engineer	lchristopherson@novusvi.com

VAC-56154

PRJ-56677
10/28/14

DRAINAGE EXHIBIT:

No.	BEARING	DISTANCE
L1	S88°38'13"W	14.56'
L2	S58°30'44"W	77.82'
L3	S01°45'05"E	15.01'
L4	N58°40'44"E	78.11'
L5	N88°38'13"E	10.62'
L6	N01°45'33"W	15.00'



DRAINAGE LEGAL DESCRIPTION:

SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA LYING WITHIN THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, N.D.M. BEING A PORTION OF PARCEL 2 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 109 OF PARCEL MAPS ON PAGE 50 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE, ALONG THE WESTERLY LINE OF SAID PARCEL 2, NORTH $01^{\circ}45'33''$ WEST, 125.77 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WESTERLY LINE, NORTH $01^{\circ}45'33''$ WEST, 15.00 FEET; THENCE NORTH $88^{\circ}38'13''$ EAST, 10.62 FEET; THENCE NORTH $58^{\circ}30'44''$ EAST, 78.11 FEET; THENCE SOUTH $89^{\circ}17'13''$ EAST, 306.84 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 2; THENCE, ALONG SAID EASTERLY LINE, SOUTH $01^{\circ}45'05''$ EAST, 15.01 FEET; THENCE NORTH $89^{\circ}17'13''$ WEST, 303.10 FEET; THENCE SOUTH $58^{\circ}30'44''$ WEST, 77.82 FEET; THENCE SOUTH $88^{\circ}38'13''$ WEST, 14.56 FEET TO THE POINT OF BEGINNING.

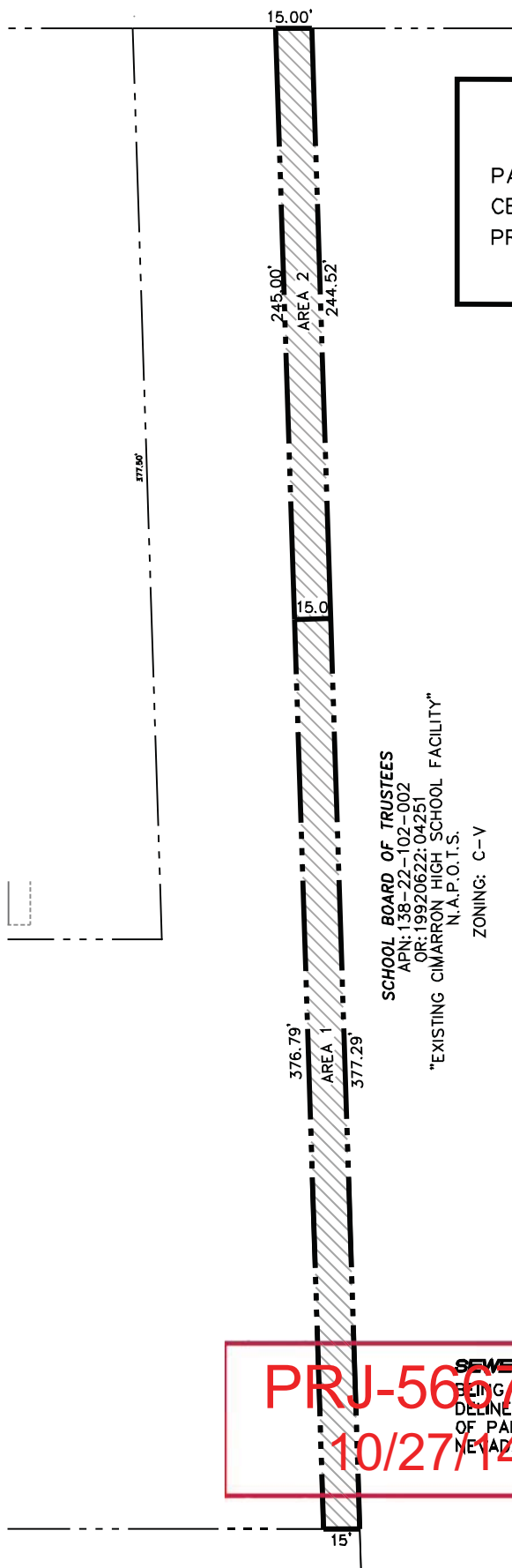
SAID PARCEL CONTAINS 5933 SQUARE FEET, MORE OR LESS.

AS CLEARLY STATED ABOVE, THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE WESTERLY LINE OF PARCEL 2 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 109 OF PARCEL MAPS ON PAGE 50 WHICH BEARS NORTH $01^{\circ}45'33''$ WEST AS SHOWN THEREON.

PRJ-56677
10/27/14



SMOKE RANCH ROAD



LEGEND

PARCEL BOUNDARY ——— ——— ———
CENTERLINE ——— ——— ———
PROPERTY LINE ——— ——— ———

SCHOOL BOARD OF TRUSTEES
APN: 138-22-102-002
OR: 19920622: 04251
"EXISTING CIMARRON HIGH SCHOOL FACILITY"
N.A.P.O.T.S.
ZONING: C-V

PRJ-56677
10/27/14

SEWER LEGAL DESCRIPTION:

BEING THE EAST FIFTEEN (15) FEET OF PARCEL ONE (1) AS
DELINEATED ON THE RECORDED PARCEL MAP FILE 61, PAGE 86,
OF PARCEL MAPS, OFFICIAL RECORDS OF CLARK COUNTY,
NEVADA.



VAC-56154 [PRJ-56677] - VACATION - APPLICANT: MCNICOLL INVESTMENTS, LTD. - OWNER: DRS ESTATE, LLC

SOUTH SIDE OF SMOKE RANCH ROAD, APPROXIMATELY 665 FEET EAST OF EXPRESSIONS DRIVE

10/30/14



VAC-56154 [PRJ-56677] - VACATION - APPLICANT: MCNICOLL INVESTMENTS, LTD. - OWNER: DRS ESTATE, LLC

SOUTH SIDE OF SMOKE RANCH ROAD, APPROXIMATELY 665 FEET EAST OF EXPRESSIONS DRIVE

10/30/14

October 8, 2014

City of Las Vegas
Planning Department
731 S. Fourth Street
Las Vegas, Nevada 98101

Re: Smoke Ranch Memory Care
APN 138-22-102-004

We respectfully submit this application requesting a zone change, site development plan review and variance for a proposed 32,984 s.f. convalescent care/nursing home facility located at 7395 Smoke Ranch Road.

This +/- 2.63 acre property is currently shown as Neighborhood Services (NS) in the City of Las Vegas's Land Use Plan, with a zoning designation of GC (General Commercial). We are requesting a change of Land Use to C-1 (Commercial) to permit the development of the memory care facility.

Smoke Ranch Memory Care is currently planned for 60 rooms with 80 beds. The facility will provide accommodation, health-related services, and a variety of activities for its residents.

The proposed building is a single storey structure organized into four "communities", around two interior courtyards. In addition to resident rooms, the facility will also include administration, service, visitor, and resident activity areas. A total of 32 parking spaces, including 2 handicap accessible spaces, are proposed. We are requesting a waiver for the eight (8) feet of landscaping on the north property line to allow a 24 foot travel lane.

Adjacent land uses and zoning are as follows:

	<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
Land Use	Low Density Residential (PS)	Public and Semipublic (PS)	Public and Semipublic (PS)	Low Density Residential (PS)
Zoning	U-ML	C-V	U (O)	CIR U (ML)
Current Use	Church facility with special use U-255-90	Buffalo drainage channel and Cimarron Memorial High School	Public City park	Single family residential

VAC-56154

PRJ-56677
10/27/14

The development of Smoke Ranch Memory Care is consistent with land use as envisioned in the City of Las Vegas's Comprehensive Plan, and also compliments existing uses in the neighborhood.

The variance being request is for the adjacency to the residential on the west property line. Code requires three (3) feet separation for every one (1) foot of building elevation. The height as measured is 16.5 feet requiring 49.5 feet of separation. The project is providing 41 feet minimum with a maximum separation of 51 feet to the north. The flag shape lot requires that a 24 foot travel lane be around the property to allow fire department access.

The vacation being requested is at the request of the utility department to release a sewer easement along the east property line.

Smoke Ranch Memory Care will have minimal noise and traffic impacts on the neighborhood, by virtue of the fact that residents of the facility do not drive and that all activity will be predominantly contained within the facility. Any traffic will be limited to that generated by staff and visitors.

We look forward to receiving comments and the opportunity to discuss this project at the Pre-Application Meeting.

Respectfully Submitted,



Landon Christopherson, P.E

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

VAC-56656 - VACATION - PUBLIC HEARING - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNER: KAG DEVELOPMENT SOUTH, LLC - For possible action on a request for a Petition to Vacate a four-foot wide pedestrian access easement generally located approximately 1,461 feet east of the intersection of Hualapai Way and Eagle Canyon Avenue, Ward 6 (Ross) [PRJ-56575]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 1/21/2015

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

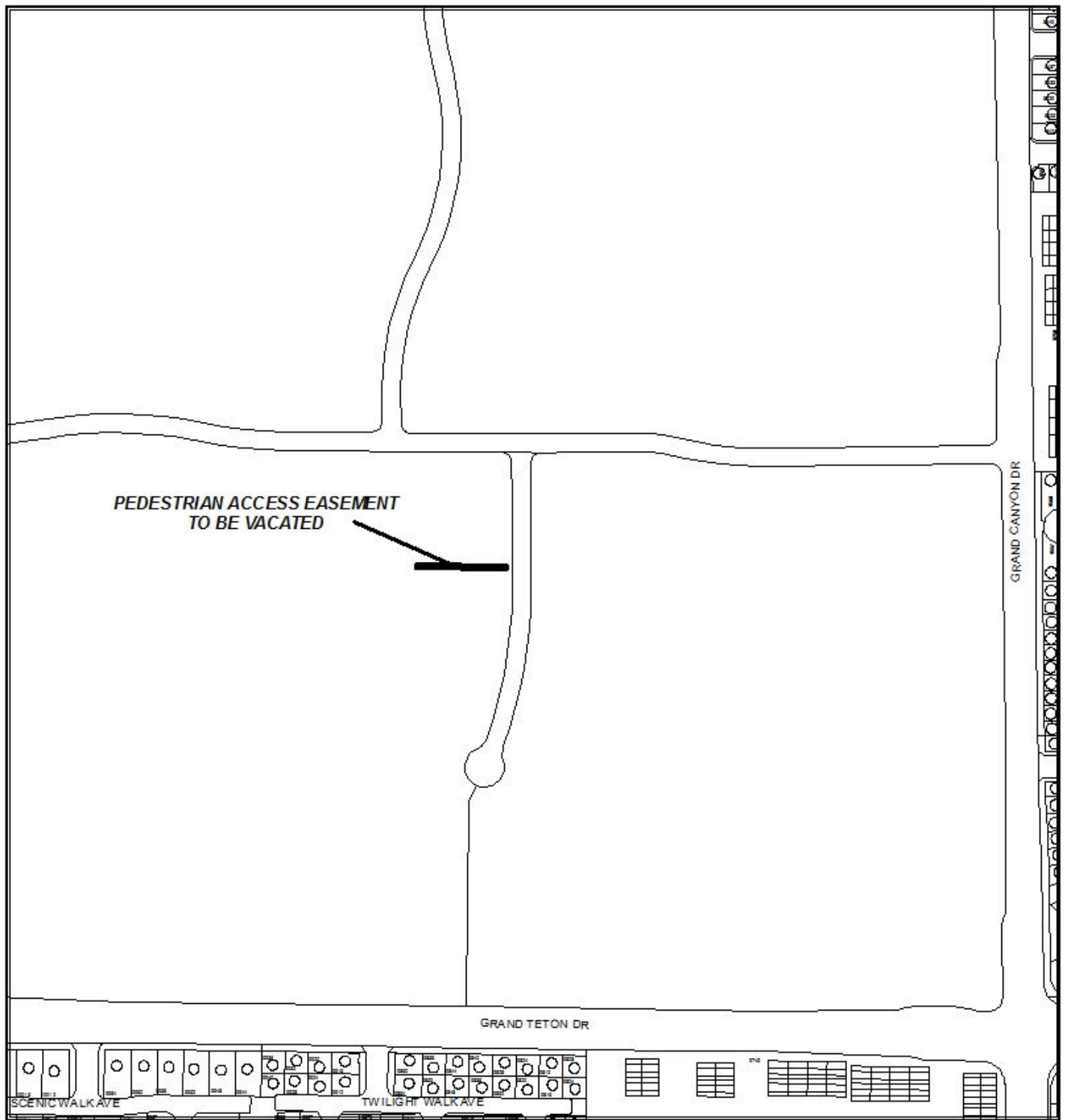
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RECOMMENDATION:

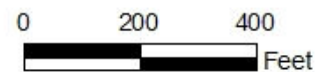
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

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

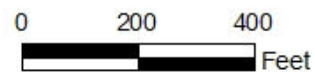


CASE: VAC-56656 (PRJ-56575)





CASE: VAC-56656 (PRJ-56575)





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-56656** APN: 125-07-410-001

Name of Property Owner: KAG Development, LLC

Name of Applicant: Ninety Five Management, LLC

Name of Representative: Slater Hanifan Group

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: 

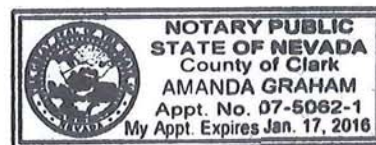
Print Name: Marc Bolduc, authorized signatory

Subscribed and sworn before me

This 22nd day of October, 2014

Amanda Graham

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation
 Project Address (Location) Grand Canyon and Grand Teton
 Project Name Skye Canyon Proposed Use _____
 Assessor's Parcel #(s) 125-07-410-001 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 40.90 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER KAG Development South, LLC Contact Marc Bolduc
 Address 11411 Southern Highlands Parkway # 300 Phone: (702) 220-6565 Fax: _____
 City Las Vegas State Nevada Zip 89141
 E-mail Address mbolduc@olympiacompanies.com

APPLICANT Ninety Five Management, LLC Contact Marc Bolduc
 Address 11411 Southern Highlands Parkway # 300 Phone: (702) 220-6565 Fax: _____
 City Las Vegas State Nevada Zip 89141
 E-mail Address mbolduc@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group Contact Amber Dolce
 Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399
 City Las Vegas State Nevada Zip 89118
 E-mail Address adolce@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc Bolduc, authorized signatory

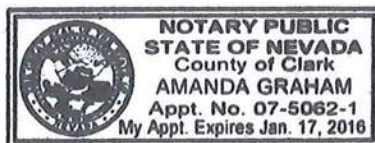
Subscribed and sworn before me

This 22nd day of October, 20 14.

Amber Graham

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **VAC-56656**

Meeting Date: **12/09/14 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

APN: 125-07-401-001

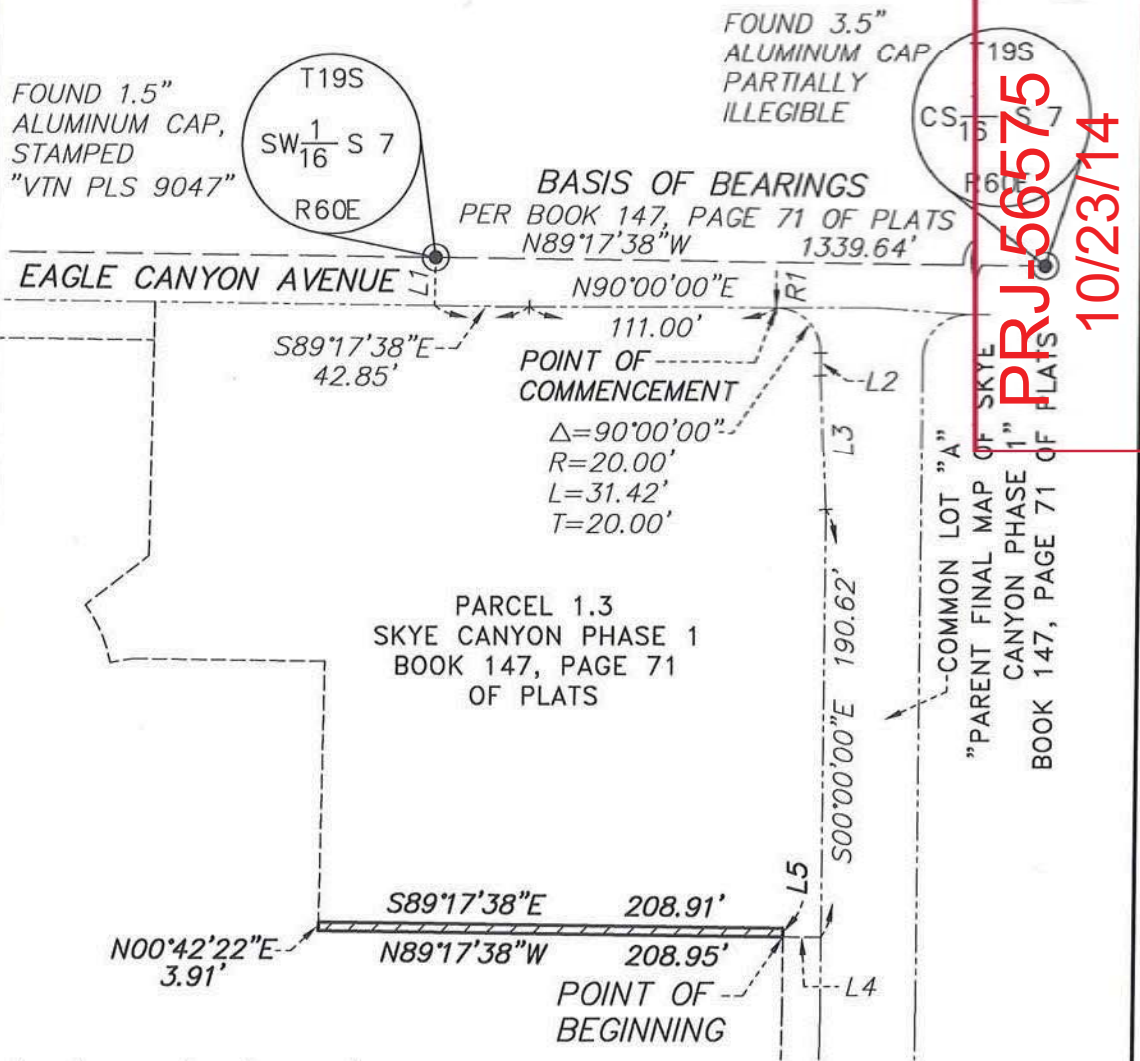
VACATION OF A PORTION OF A PEDESTRIAN ACCESS EASEMENT

LINE	BEARING	DISTANCE
L1	S00°42'22"W	21.50'
L2	S00°00'00"E	10.05'
L3	S02°51'45"E	60.07'
L4	N89°17'38"W	17.00'
L5	S00°00'00"E	3.91'

LINE	BEARING
R1	N00°00'00"W



1" = 80'



P: \SHG\13281.01\DWG\EXHIBITS\13281.01-VAC-02.DWG

WALLACE • MORRIS
SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
OF SECTION 7, T. 19 S., R. 60 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 1

VAC-56656



VAC-56656 [PRJ-56575] - VACATION - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNER: KAG
DEVELOPMENT SOUTH, LLC

EAST OF THE INTERSECTION OF HUALAPAI WAY AND EAGLE CANYON AVENUE

10/30/14



OLY1401.001

October 10, 2014

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

Subject: **Skye Canyon Phase 1 Parcel 1.3 - Vacation**

On behalf of our client, Ninety-Five Management LLC, we respectfully request your review of the attached vacation application.

The residential subdivision to the south of the vacation area within Parcel 1.3 require an additional 4' in depth along this easement line. The additional depth was to provide a suitable building envelope large enough to accommodate the houses that are planned for this community.

We respectfully request the relinquishment of interest for the pedestrian access easement as defined by the map recoded in Book 147, Page 71 of Plats.

Please contact our office if you have any questions or require additional information. Thank you for your consideration of this project.

Sincerely,
Slater Hanifan Group

Chelsea Peltier
Process Coordinator

VAC-56656

PRJ-56575
10/23/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - SUP-55390 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT/OWNER: EARL M MORIMOTO TRUST - For possible action on a request for a
Special Use Permit FOR A PROPOSED OFF-PREMISE SIGN at 3838 Meadows Lane (APN
139-31-510-021), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-55084]. Staff
recommends DENIAL.

MAY GO TO CITY COUNCIL ON 1/21/2015

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

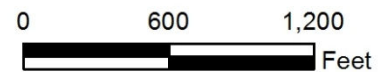
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RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

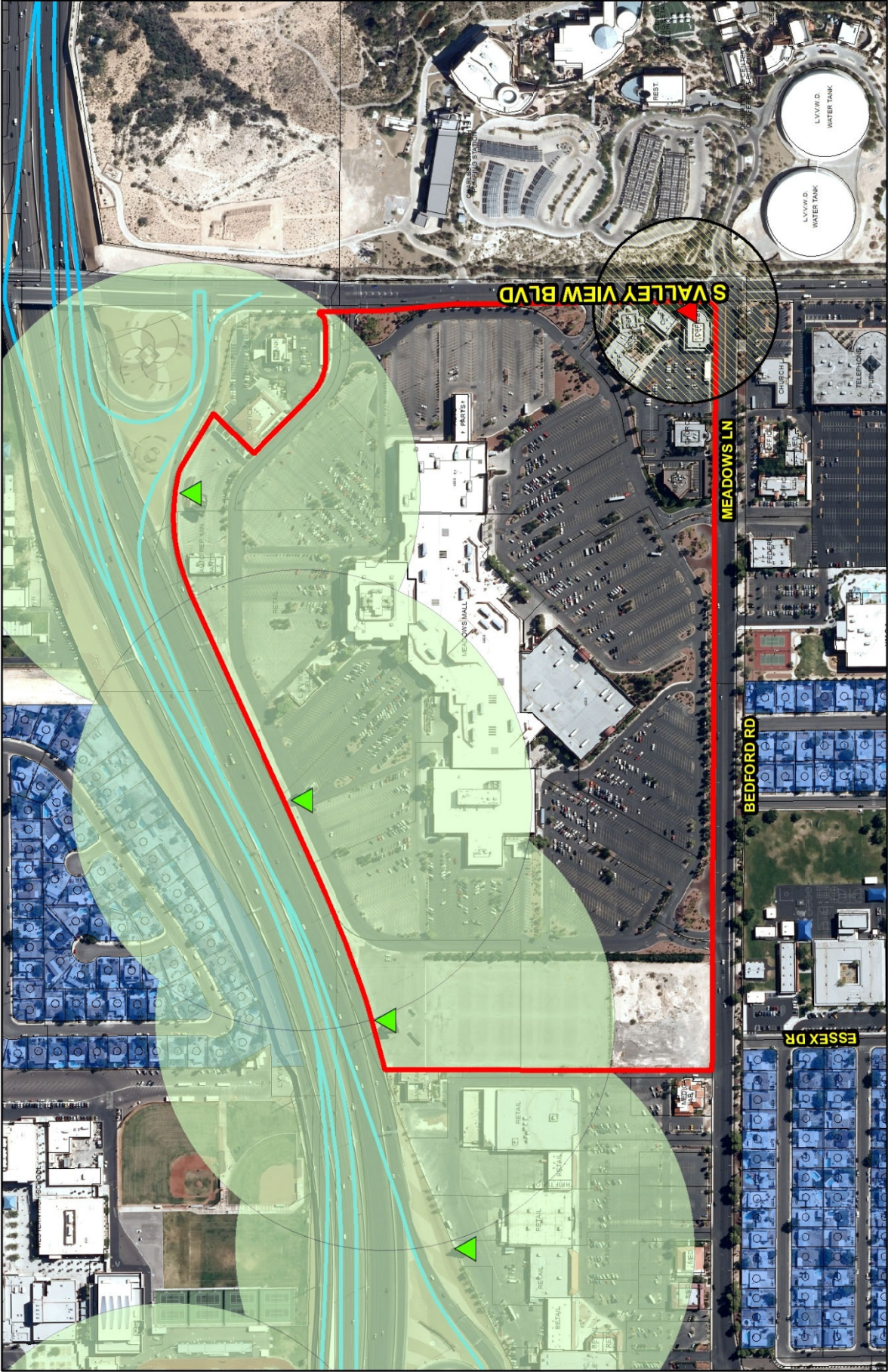
BACKUP DOCUMENTATION:

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



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





SUP-55390 (PRJ-55084)

- Subject Parcel
- ▲ Proposed Billboard Location
- ▲ City of Las Vegas Billboard Location
- ▲ Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Proposed Billboard
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Billboard / Distance from Freeway
- 750 Foot Buffer Around Proposed Billboard / Distance From Freeway

- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area



GIS maps are normally produced only to meet the needs of the City. This map is for reference only. Geographic Information System Planning & Development Dept. 702-225-6301

Date: Thursday, August 28, 2014



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-55390** APN: 139-31-510-021

Name of Property Owner: Earl M. Morimoto Trust

Name of Applicant: Earl M. Morimoto Trust

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: Richard W. Truesdell

Partner(s): _____

APN: 139-31-510-021

Signature of Property Owner: _____

Print Name: Richard W. Truesdell, Agent for Owner

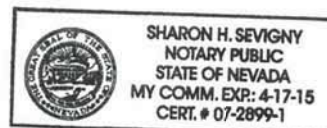
Subscribed and sworn before me

This 28th day of July, 2014

Sharon H. Sevigny
Notary Public in and for said County and State

Sharon H. Sevigny

My Commission Expires: April 17, 2015



CLV Planning - Application Form

Application Number:	PRJ-55084
Application/Petition For:	SUP
ProjectAddress (Location):	3838 MEADOWS LANE
Project Name	THE SHOPPES AT MEADOWS LANE SIGNAGE
Assessors Parcel #(s):	13931510021
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:	2.94
Lots/Units:	0
Additional Information:	Sign Proposal - Revised corrections per pre-app meeting
Applicant First Name:	PATRICK
Applicant Last Name:	KLENK
Applicant Address:	400 SOUTH 4TH STREET #215
Applicant City:	LAS VEGAS
Applicant State:	NEVADA
Applicant Zip:	89101
Applicant Phone:	702-878-0000
Applicant Fax:	702-878-8430
Applicant Email:	PKLENK@WAGNARCHITECTS.COM
Rep First Name:	PATRICK
Rep Last Name:	KLENK
Rep Address:	400 SOUTH 4TH STREET #215
Rep City:	LAS VEGAS
Rep State:	NEVADA
Rep Zip:	89101
Rep Phone:	702-878-0000
Rep Fax:	702-878-8430
Rep Email:	PKLENK@WAGNARCHITECTS.COM

SUP-55390

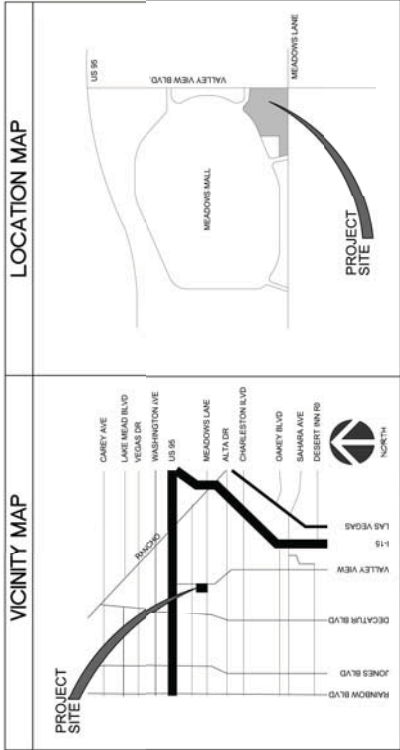
CLV Planning - Application Form

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
MORIMOTO EARL M TRUST	820 RANCHO LN #85	LAS VEGAS, NV 89106-3806

CLVEPLAN Applicant	Company	Title	Email
Patrick Klenk	WESTAR	President	pklenk@wagnarchitects.com

SUP-55390



PROJECT DATA LOCATION: APN: CLIENT: CONSULTANT: SOUTHWEST CORNER OF VALLEY VIEW BLVD AND MEADOWS LANE 139-31-510-021 EARL M. MORIMOTO TRUST 1800 W. WASHINGTON AVE. SUITE 100 LAS VEGAS, NV 89106 WESTAR ARCHITECTURAL GROUP 490 S. 4TH ST. STE. 210 LAS VEGAS, NV 89101 Phone: 702-678-0000 OWNER'S REPRESENTATIVE 300 S. 4TH ST. STE. 1400 LAS VEGAS, NV 89101 Phone: 702-789-7795 Cell: 702-789-2795 ADJACENT USES: NORTH LIMITED COMMERCIAL - C-1 SOUTH LIMITED COMMERCIAL - C-1 EAST CIVIC DISTRICT - C-1 WEST LIMITED COMMERCIAL - C-1	PARKING ANALYSIS SITE AREA: BUILDING AREA: BUILDING A BUILDING B BUILDING C BUILDING D TOTAL BUILDING AREA 2.34 ACRES OR 101,064 SQUARE FEET 15,100 SQUARE FEET 4,900 SQUARE FEET 10,000 SQUARE FEET 7,800 SQUARE FEET 37,800 SQUARE FEET PARKING: BUILDING A BUILDING B BUILDING C BUILDING D TOTAL REQUIRED SPACES LIMITED COMMERCIAL - C-1 LIMITED COMMERCIAL - C-1 4,000 + 20 REQUIRED SPACES 4,000 + 40 REQUIRED SPACES LIMITED COMMERCIAL - C-1 1,000 + 50 REQUIRED SPACES 150 REQUIRED SPACES H/C PARKING REQUIRED MINIMUM H/C PARKING MINIMUM H/C PARKING TOTAL REQUIRED H/C SPACES TOTAL REQUIRED SPACES TOTAL PROVIDED SPACES TOTAL PROVIDED SPACES 1 SPACE 1 SPACE 8 REQUIRED SPACES 150 REQUIRED SPACES 175 PROVIDED SPACES 8 PROVIDED SPACES
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3

WESTAR

ARCHITECTURE-PLANNING-INTERIOR DESIGN

400 S. Las Vegas Blvd., Suite 200, Las Vegas, NV 89101 • Phone: 702.433.7433 • Fax: 702.433.7432

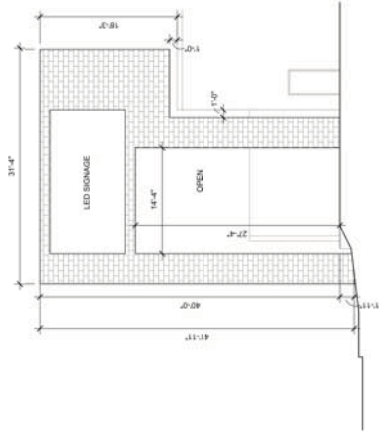
1 SITE PLAN

SCALE: 1" = 30'-0"

PRJ-55084

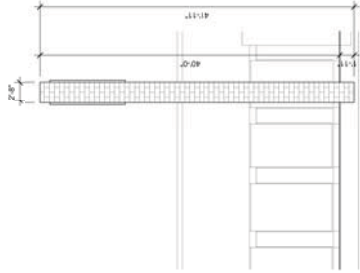
07/30/14





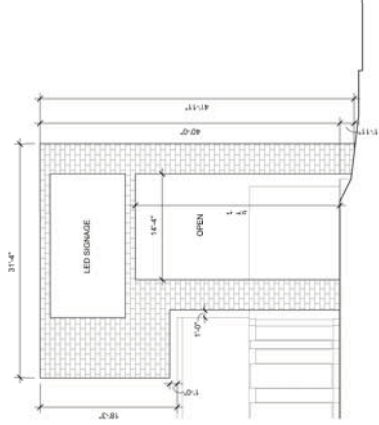
1 NORTH ELEVATION

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



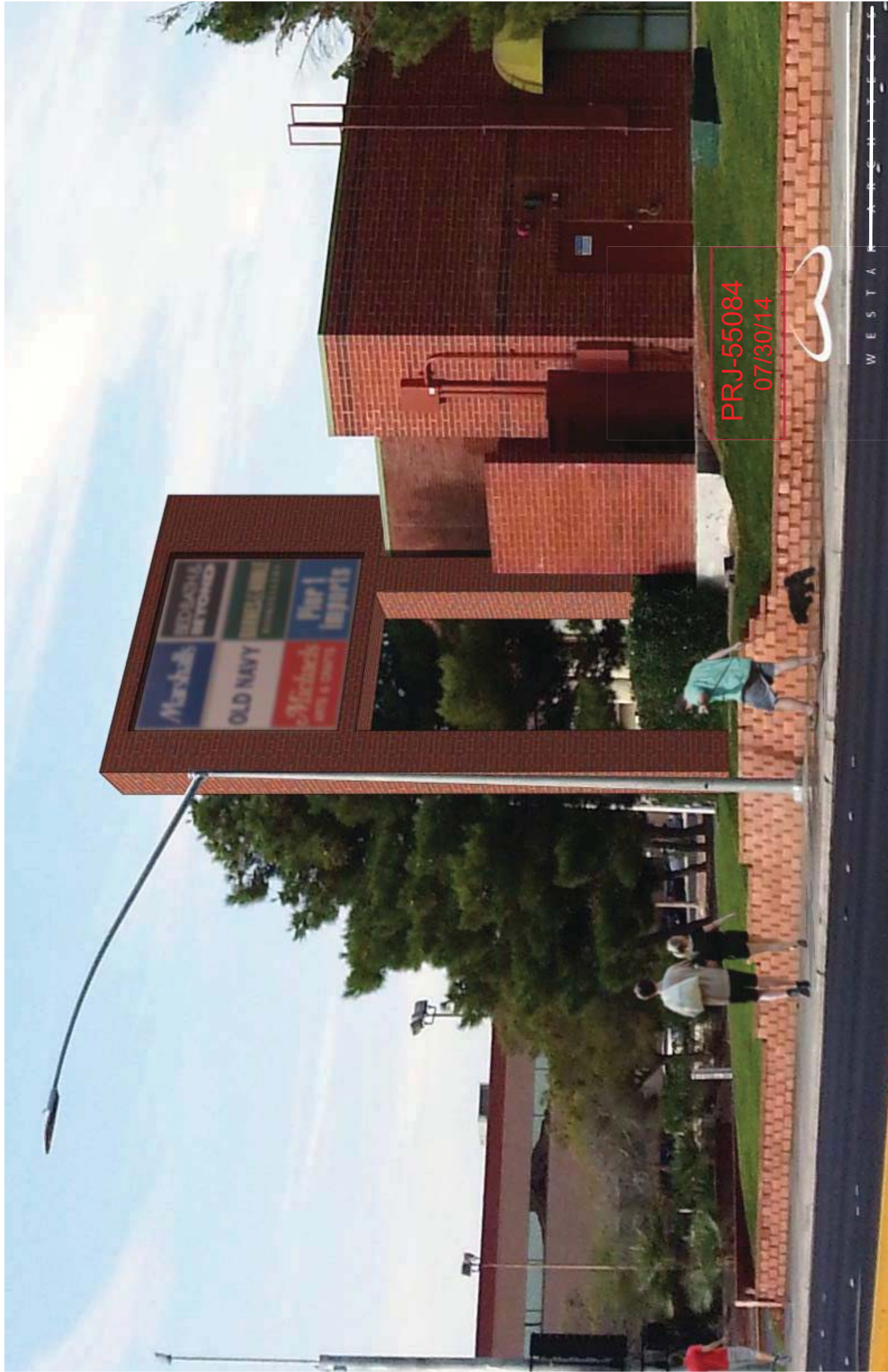
2 EAST ELEVATION

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



3 SOUTH ELEVATION

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



SUP-55390

WESTA



SUP-55390 [PRJ-55084] - SPECIAL USE PERMIT - APPLICANT/OWNER: EARL M MORIMOTO TRUST
3838 MEADOWS LANE

08/28/14

FENNEMORE CRAIG JONES VARGAS

Suite 1400 Bank of America Plaza
300 South Fourth Street
Las Vegas, Nevada 89101
(702) 692-8000

Patrick J. Sheehan
Direct Phone: (702) 692-8011
Direct Fax: (702) 692-8071
psheehan@fclaw.com

Law Offices
Denver (303) 291-3200
Las Vegas (702) 692-8000
Nogales (520) 281-3480
Phoenix (602) 916-5000
Reno (775) 788-2200
Tucson (520) 879-6800

June 16, 2014

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

Re: Justification letter for special use permit for a sign at the shops at
Meadows Lane
File No. 036802.0001

Dear City of Las Vegas:

Applicant The Earl M. Morimoto Trust submits this justification letter in support of its request for a special use permit for an LED sign at 3838 Meadows Lane Las Vegas, NV 89107. The special use permit to allow the LED sign is on a property which is located on Valley View and Meadows Lane. The sign will sit on a piece of property which is known as the Meadows Business Center. The Meadows Business Center is located on a parcel of land which many believe is part of the Meadows Mall but is actually a separate parcel located to the south and east of the Meadows Mall.

However, it is part of the Meadows Mall master planned area. Accordingly there is heavy traffic through the mall and traffic along Valley View. The land sits just down from the Springs Preserve. A sign on this property will clearly benefit the Springs Preserve and it is anticipated that applicant will enter into an agreement with the Springs Preserve to have the Springs Preserve advertise on the sign. This would provide a big benefit to them since they could use the advertising and the directions on a sign just down the street.

In addition the sign will advertise for the businesses located in the Meadows Business Center. Also, it is highly likely that the sign will advertise businesses in the mall providing a nice benefit to the mall which could use additional advertising. Entities like Larry's Meat just down the road or Sonia's Kitchen are also going to be targeted for potential advertising.

It will absolutely be a condition that no lude or less than reputable businesses will be allowed to advertise upon the sign. The applicant is also willing to allow public service advertisements on the sign.

SUP-55390

PRJ-55084
08/26/14

FENNEMORE CRAIG JONES VARGAS

City of Las Vegas

June 16, 2014

Page 2

The sign will not adversely affect any residential property owners. It is located on a completely commercial corner and none of the homes in the neighborhood to the south will be affected whatsoever since it will be located far to the east of that neighborhood. In short the sign will provide benefits and no detriments.

Sincerely,

FENNEMORE CRAIG JONES VARGAS



Patrick J. Sheehan

PSHE

AMILLER/9238071.1/036802.0001

SUP-55390

PRJ-55084
08/26/14

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-55390 [PRJ-55084]

Planning Commission Meeting of 10/14/2014

45 HRCFNM 89107

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
PENNEY BOWES
02 1M
0004279218 OCT 02 2014
\$ 00.46⁰
MAILED FROM ZIP CODE 89101

RECEIVED

OCT 13 2014

**City of Las Vegas
Dept. of Planning**

Case: SUP-55390
13930410011
SCHEELER IRREVOCABLE TRUST
BOTT MARION J TRS
4317 W BONANZA RD
LAS VEGAS NV 89107-2107

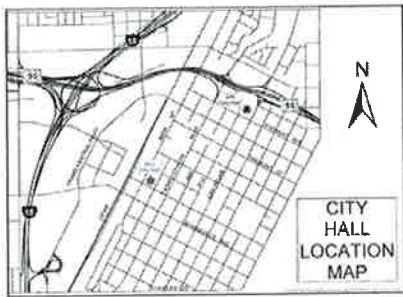
Submitted after final agenda

Date 10/13/14 Item

36P

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

Return Service Requested
Official Notice of Public Hearing



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SUP-55390 [PRJ-55084]

Planning Commission Meeting of 10/14/2014

45 HROFNMP 89107

PRESORTED
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UNITED STATES POSTAGE
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FIRST CLASS
02 1M
0004279218
\$ 00.46⁰
OCT 02 2014
MAILED FROM ZIP CODE 89101

RECEIVED

OCT 13 2014

City of Las Vegas
Dept. of Planning

Case: SUP-55390
13930411001
CHURCHILL FAMILY TRUST
CHURCHILL CHARLES E & JANET TRS
409 HORN ST
LAS VEGAS NV 89107-2121



36P

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

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Official Notice of Public Hearing**



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I SUPPORT
this Request



I OPPOSE
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Please use available blank space on card for your comments.

SUP-55390 [PRJ-55084]

Planning Commission Meeting of 10/14/2014

RECEIVED

OCT 13 2014

City of Las Vegas
Dept of Planning

Case: SUP-55390
13930412022
CROWDER RICHARD D & ANNETTE G
400 ESTELLA AVE
LAS VEGAS NV 89107-2105

45 HRCFNP 89107



36P

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

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-55390 [PRJ-55084]

Planning Commission Meeting of 10/14/2014

45 HRP74MP 89107

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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\$ 00.46⁰
OCT 02 2014
MAILED FROM ZIP CODE 89101

Case: SUP-55390
13930412004
BINGHAM REGINALD C & MADALEEN M
CANTRELL LANI RAE
401 ESTELLA AVE
LAS VEGAS NV 89107-2117



Submitted at Planning Commission

Date 10/14/14 Item 36

by Frank Bingham

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING**DIRECTOR: TOM PERRIGO, ACTING**☐ Consent ☒ Discussion**SUBJECT:**

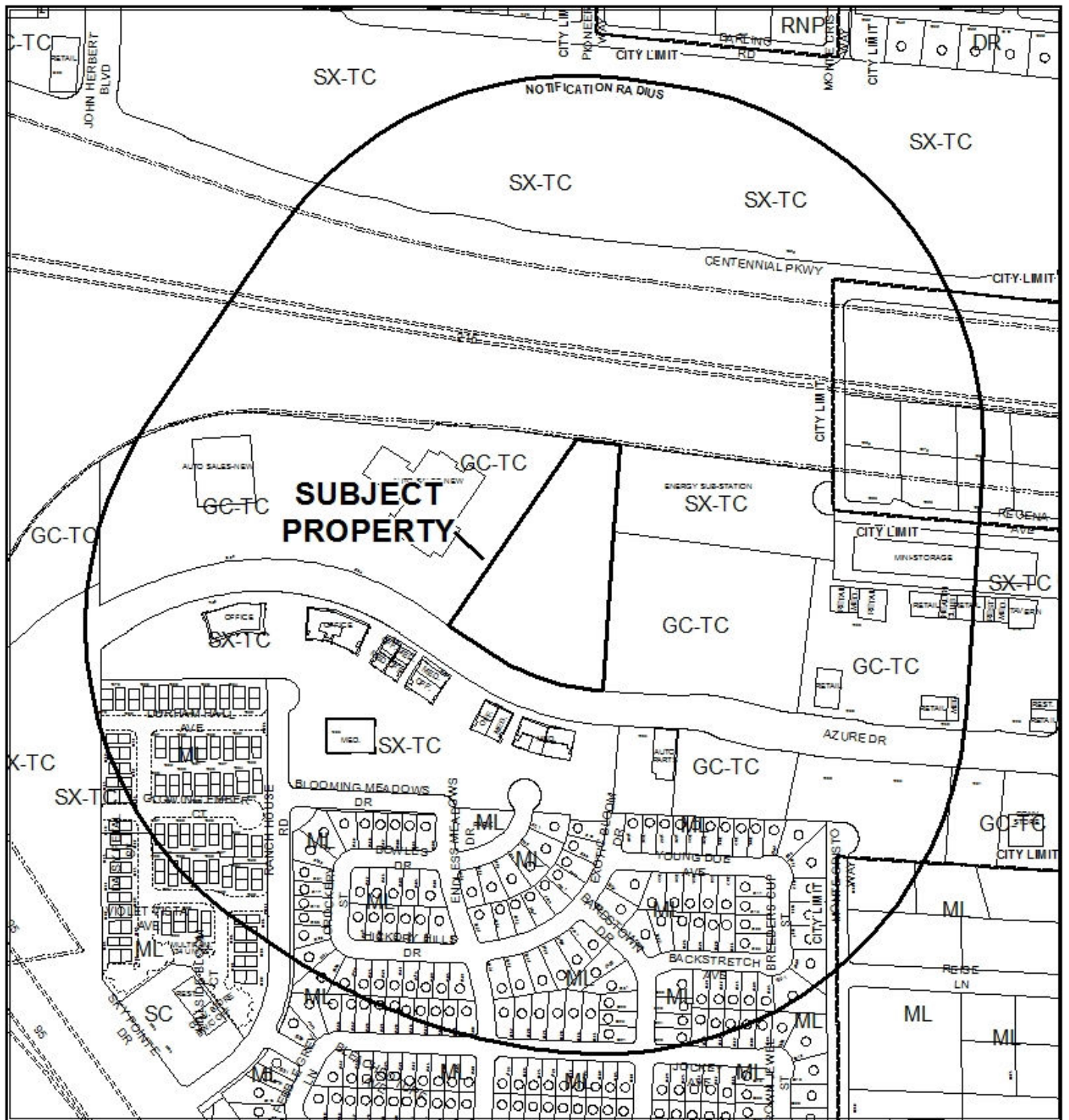
MOD-56652 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL AZURE, LLC - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) on 4.43 acres adjacent to the north side of Azure Drive, approximately 1,270 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-56361]. Staff recommends APPROVAL.

C.C.: 1/21/2015**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - MOD-56652 and SDR-56653 [PRJ-56361]
3. Supporting Documentation - MOD-56652 and SDR-56653 [PRJ-56361]
4. Photos - MOD-56652 and SDR-56653 [PRJ-56361]
5. Justification Letter - MOD-56652 and SDR-56653 [PRJ-56361]



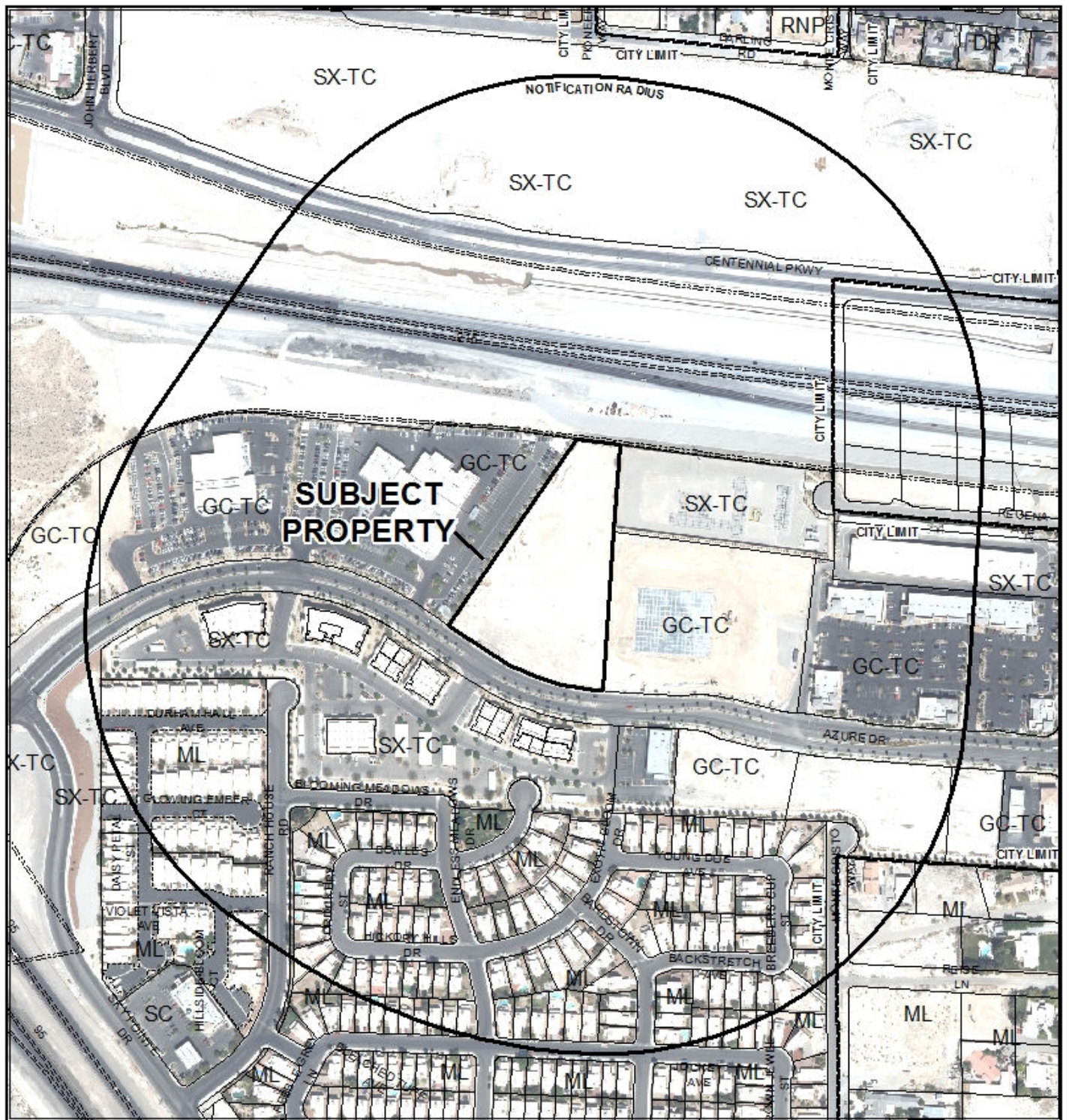
CASE: MOD-56652 (PRJ-56361)

RADIUS: 1000 FEET

SPECIAL LAND USE OF SUBJECT PROPERTY: SX-TC (SUBURBAN MIXED USE - TOWN CENTER SPECIAL LAND USE DESIGNATION)

PROPOSED SPECIAL LAND USE OF SUBJECT PROPERTY: GC-TC (GENERAL COMMERCIAL - TOWN CENTER SPECIAL LAND USE DESIGNATION)



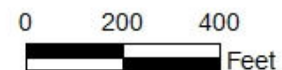


CASE: MOD-56652 (PRJ-56361)

RADIUS: 1000 FEET

SPECIAL LAND USE OF SUBJECT PROPERTY: SX-TC (SUBURBAN MIXED USE - TOWN CENTER SPECIAL LAND USE DESIGNATION)

PROPOSED SPECIAL LAND USE OF SUBJECT PROPERTY: GC-TC (GENERAL COMMERCIAL - TOWN CENTER SPECIAL LAND USE DESIGNATION)





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-56652** APN: 125-27-101-035

Name of Property Owner: Centennial-Azure, LLC

Name of Applicant: John Staluppi Jr.

Name of Representative: Michael Bellon

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 STALUPPI JR.

Subscribed and sworn before me

This 23rd day of October, 2014

Shawn L. Million
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change & Site Development Review

Project Address (Location) _____

Project Name Planet Nissan Truck Center

Proposed Use Auto Sales/Service

Assessor's Parcel #(s) 125-27-101-035

Ward # 6 - Ross

General Plan: existing TC-SC proposed TC-GC Zoning: existing C-1 proposed C-2

Commercial Square Footage 22,625 s/f Floor Area Ratio 9.6:1

Gross Acres 4.43 Lots/Units N/A Density N/A

Additional Information _____

PROPERTY OWNER Centennial-Azure, LLC

Contact Michael Bellon

Address 5850 Centennial Center Blvd.

Phone: (702) 501-6392 Fax: (702) 605-8161

City Las Vegas

State Nevada Zip 89149

E-mail Address elysium_mb@hotmail.com

APPLICANT John Staluppi, Jr.

Contact Michael Bellon

Address 5850 Centennial Center Blvd.

Phone: (702) 501-6392 Fax: (702) 605-8161

City Las Vegas

State Nevada Zip 89149

E-mail Address elysium_mb@hotmail.com

REPRESENTATIVE Elysium Enterprises, Inc.

Contact Michael Bellon

Address 1408 Saintsbury Drive

Phone: (702) 501-6392 Fax: (702) 605-8161

City Las Vegas

State Nevada Zip 89144

E-mail Address elysium_mb@hotmail.com

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

Property Owner Signature* [Signature]

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

Print Name JOHN STALUPPI JR

Subscribed and sworn before me

This 23rd day of October, 20 14.

[Signature]

Notary Public in and for said County and State of Nevada



SHAWN L. MILLION
Notary Public-State of Nevada
APPT. NO. 04-86594-1
My App. Expires January 23, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **MOD-56652**

Meeting Date: **12/09/14 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 Planning Code.

PRJ-56361
f:\depot\Application 0/23/14 Application Form.pdf

SITE INFORMATION

JURISDICTION	CITY OF LAS VEGAS, NV
ZONING	TOWN CENTER DISTRICT (T-C)
APN #	125-27-101-035
SITE AREA	4.43 ACRES
FAR	.12
BUILDING AREA:	
ADMIN./SHOWROOM	6,560 SF
OPEN OFFICE AND LVL	3,557 SF
PARTS DEPT./ SERVICE	10,009 SF
WAREHOUSE 2ND LVL	2,495 SF
TOTAL AREA:	22,625 SF

PARKING ANALYSIS:	
PARKING REQUIRED:	46 SPACES
PROVIDED PARKING:	46 SPACES
HC INCLUDED PER CLV 19,08,110	7 SPACES
- CUSTOMER PARKING	254 SPACES
- VEHICLE INVENTORY PARKING	187 SPACES
CAR DISPLAY	30 SPACES
ONSITE LOADING ZONE	1 SPACES

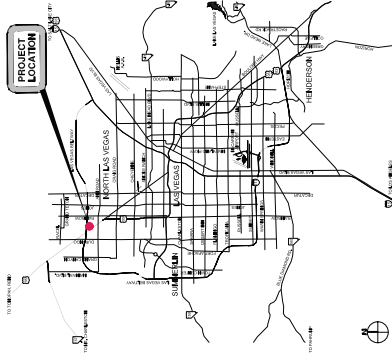
LANDSCAPE INFORMATION

SITE AREA	4.43 ACRES
TOTAL PROVIDED LANDSCAPE AREA:	34,463 SF / 72.85%
TOTAL PROVIDED OPEN PLAZA AREA:	20,771 SF / 46.76%

COLOR LEGEND

LANDSCAPE	
COMMERCIAL BUILDING	
PAVEMENT	

VICINITY MAP



Planning Stamp:

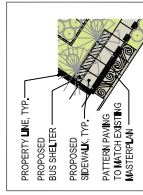
Project No: 2013154
Date: 11/12/14
Scale: 1" = 40'-0"
Sheet No: SP001

PRJ-56361
11/12/14

Graphic Scale



PUBLIC R.O.W. / I-215



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

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	SPACINGS
--------	-----------------------	------	------	----------

	CHITALPA TASHKENTENSIS CHITALPA	36" BOX	16	30"-0" O.C.
	FRAXINUS VELUTINA 'RIO GRANDE' RIO GRANDE ASH	36" BOX	117	30"-0" O.C.
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	20" BTH	18	30"-0" O.C.

 SHRUB / GROUND COVER LIST

[illegible]

SITE AREA	4.43 ACRES
TOTAL PROV'D LANDSCAPE AREA :	34,452 SF /17.85%
TOTAL PROV'D OPEN PLAZA AREA :	26,755 SF /13.86%

LANDSCAPE
COMMERCIAL BUILDING
PAVEMENT



Nissan Commercial Vehicle & Truck Center
1-215 / Azure Dr., LAS VEGAS, NEVADA 89130
Landscape Plan

Landscape Plan

Planning Stamp:

Project No :2013154

Date: 11/12/14

Scale : 1" = 40'-0"

Sheet No:

LPO01

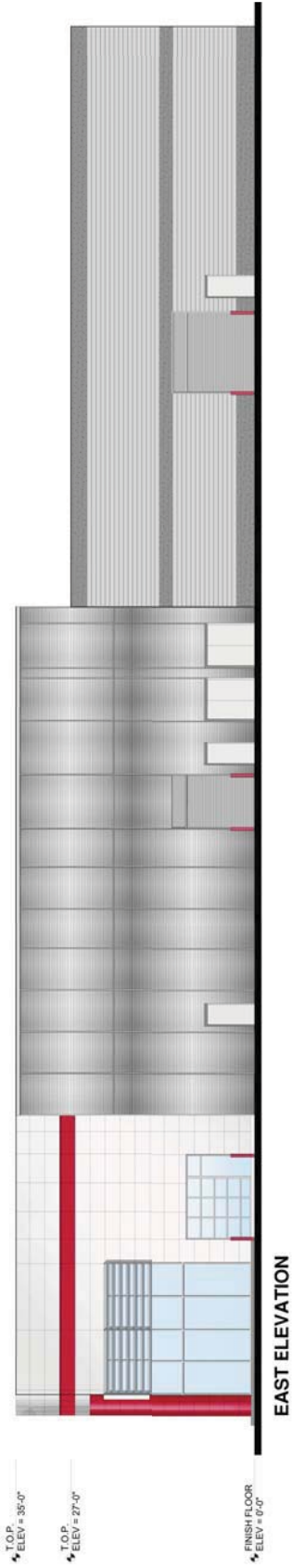
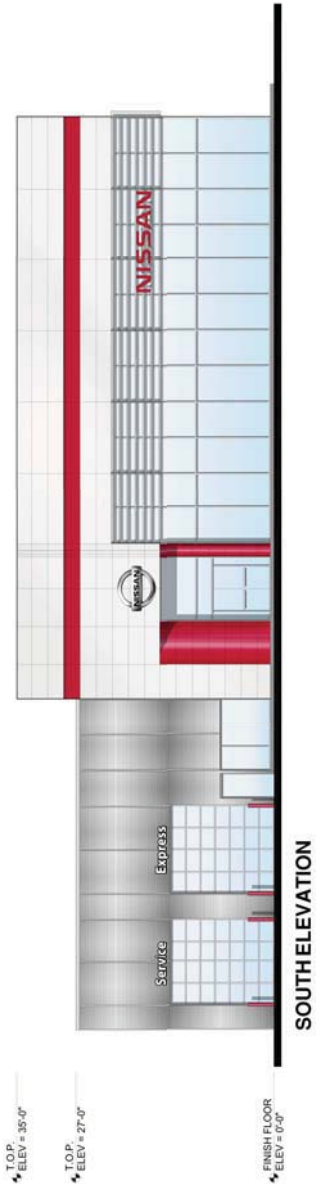
A circle with a horizontal radius extending from the center to the left edge, labeled with the letter z .

Graphic Scale



EXTERIOR BUILDING MATERIALS LEGEND

- SILVER METALLIC RIBBED PANEL
- SILVER METALLIC ACM PANEL
- NISSAN RED ACM PANEL
- CLEAR GLASS
- CMU WITH 2 TONECOLORS & TEXTURES



Planning Stamp:

Project No :2013154
Date :10/17/14
Scale : 1/8" = 1'-0"
Sheet No:

PRJ-56361
10/23/14

Graphic Scale



EV001

MOD-56652 & SDR-56653

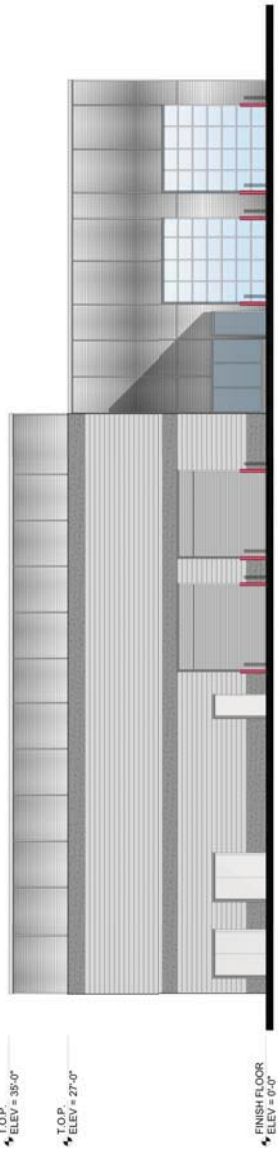
Nissan Commercial Vehicle & Truck Center
1-215 / Azure Dr., LAS VEGAS, NEVADA 89130

Elevations



EXTERIOR BUILDING MATERIALS LEGEND

- SILVER METALLIC RIBBED PANEL
- SILVER METALLIC ACM PANEL
- NISSAN RED ACM PANEL
- CLEAR GLASS
- CMU WITH 2 TONE COLORS & TEXTURES



NORTH ELEVATION

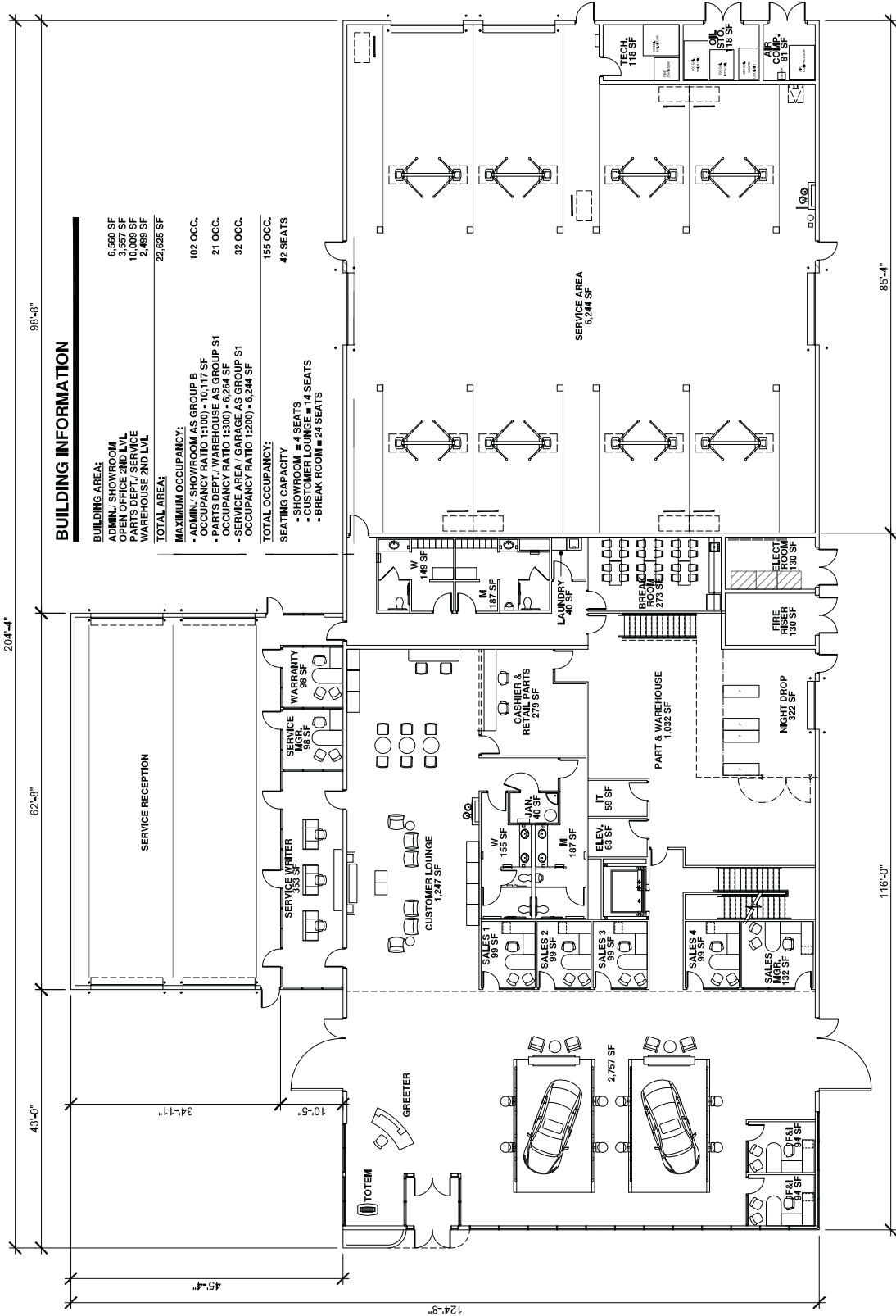


WEST ELEVATION

Planning Stamp:

PRJ-56361
10/23/14





BUILDING INFORMATION

BUILDING AREA:	
ADMIN / SHOWROOM	6,560 SF
OPEN OFFICE 2ND LVL	3,557 SF
PARTS DEPT. / SERVICE	10,009 SF
WAREHOUSE 2ND LVL	2,499 SF
TOTAL AREA:	22,625 SF
MAXIMUM OCCUPANCY:	
ADMIN / SHOWROOM AS GROUP B	102 OCC.
OCCUPANCY RATIO 1:100 - 10,117 SF	
PARTS DEPT. / WAREHOUSE AS GROUP S1	21 OCC.
OCCUPANCY RATIO 1:300 - 6,264 SF	
SERVICE AREA / GARAGE AS GROUP S1	32 OCC.
OCCUPANCY RATIO 1:200 - 6,244 SF	
TOTAL OCCUPANCY:	155 OCC.
SEATING CAPACITY	
SHOWROOM - 4 SEATS	42 SEATS
CUSTOMER LOUNGE - 14 SEATS	
BREAK ROOM - 24 SEATS	

Planning Stamp:

PRJ-56361
10/23/14

Project No. 2013154
Date : 10/17/14
Scale : 1/8" = 1'-0"
Sheet No:

FP001

MOD-56652 & SDR-56653

Planning Stamp:

PRJ-56361
10/23/14

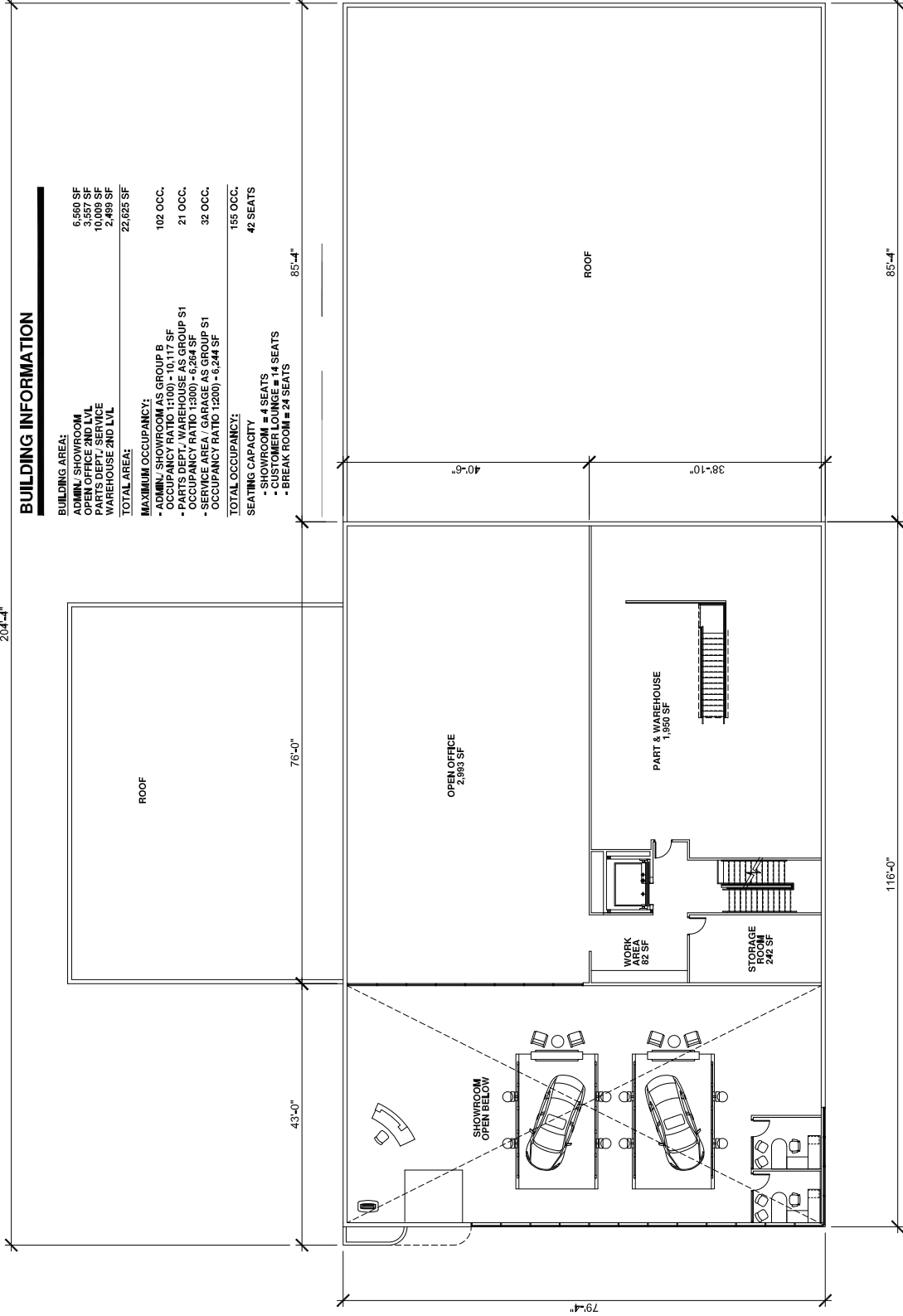
Graphic Scale



BUILDING INFORMATION

BUILDING AREA:	
ADMIN./SHOWROOM	6,560 SF
OPEN OFFICE 2ND LVL	3,557 SF
PARTS DEPT. WAREHOUSE	10,321 SF
WAREHOUSE 2ND LVL	2,489 SF
TOTAL AREA:	22,927 SF
MAXIMUM OCCUPANCY:	
- ADMIN./SHOWROOM AS GROUP B	102 OCC.
- OCCUPANCY RATIO 1:100 = 10,117 SF	
- PARTS DEPT. WAREHOUSE AS GROUP S1	21 OCC.
- OCCUPANCY RATIO 1:300 = 6,284 SF	
- STORAGE AS GROUP S1	32 OCC.
- STORAGE AS GROUP S1	32 OCC.
- OCCUPANCY RATIO 1:200 = 6,244 SF	
TOTAL OCCUPANCY:	135 OCC.
SEATING CAPACITY	
- SHOWROOM = 4 SEATS	42 SEATS
- CUSTOMER LOUNGE = 14 SEATS	
- BREAK ROOM = 24 SEATS	

204'-4"

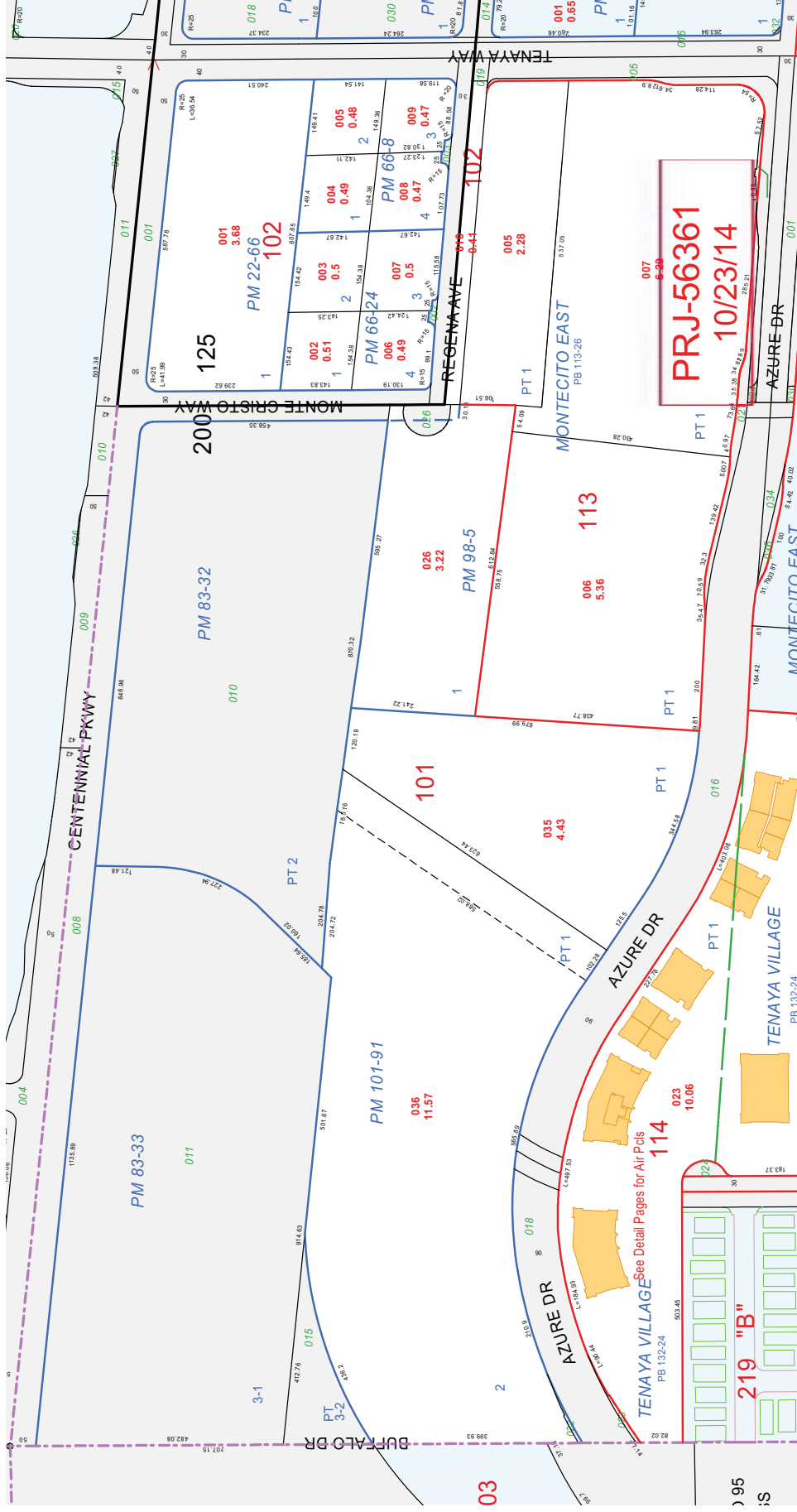


MOD-56652 & SDR-56653

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.		MAP LEGEND	
		 USE THIS SCALE FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL	

NOTES	
PARCEL BOUNDARY SUB BOUNDARY PMLD BOUNDARY ROAD EASEMENT MATCH / LEADER LINE HISTORIC LOT LINE HISTORIC SUB BOUNDARY HISTORIC PMLD BOUNDARY SECTION LINE	— CONDOMINIUM UNIT — AIR SPACE PCL — RIGHT OF WAY PCL — SUB-SURFACE PCL --- PG 24-45 PLAT RECORDING NUMBER --- BLOCK NUMBER --- LOT NUMBER --- GLS GOV. LOT NUMBER

T19S R60E		27	N 2 NW 4	12S-27-1
BOOK	SEC.	MAP		
089 100 101	6 5 4 3 2 1	8 4 8 4		
126 125 124	7 8 9 10 11 12	5 1 5 1		
137 136 135	13 14 15 16 17 18	6 2 6 2		
13 12 11 10 9 8	19 20 21 22 23 24	7 3 7 3		
	25 26 27 28 29 30	8 4 8 4		
	31 32 33 34 35 36	5 1 5 1		
Scale: 1" = 200'		Rev: 02/22/2011		



TAX DIST 125,200

MOD-56652 & SDR-56653



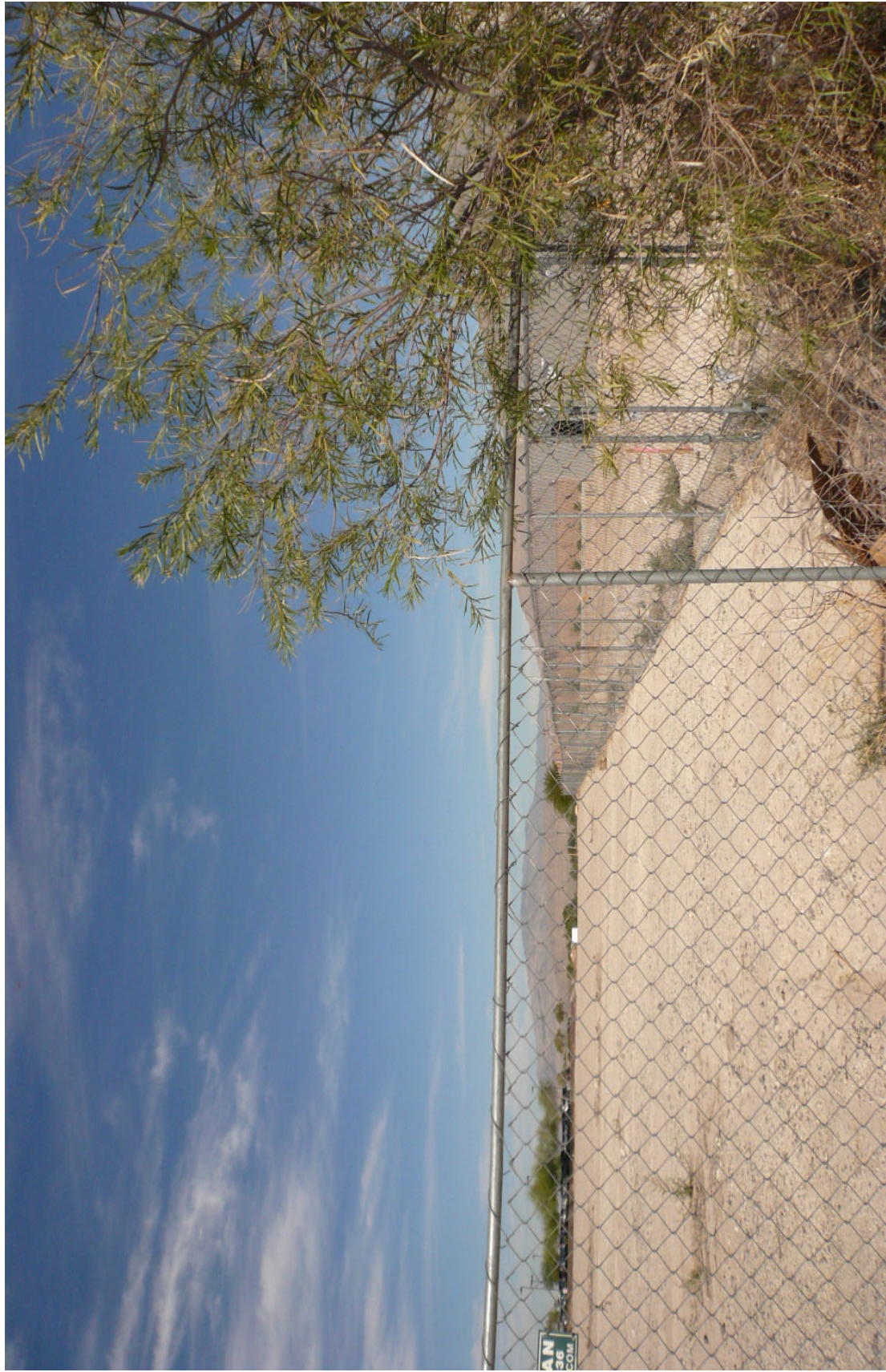
**MOD-56652 [PRJ-56361] - MAJOR MODIFICATION RELATED TO SDR-56653 - APPLICANT/OWNER:
CENTENNIAL AZURE, LLC
NORTH SIDE OF AZURE DRIVE, APPROXIMATELY 1,270 FEET WEST OF TENAYA WAY**

10/30/14



**MOD-56652 [PRJ-56361] - MAJOR MODIFICATION RELATED TO SDR-56653 - APPLICANT/OWNER:
CENTENNIAL AZURE, LLC
NORTH SIDE OF AZURE DRIVE, APPROXIMATELY 1,270 FEET WEST OF TENAYA WAY**

10/30/14



**MOD-56652 [PRJ-56361] - MAJOR MODIFICATION RELATED TO SDR-56653 - APPLICANT/OWNER:
CENTENNIAL AZURE, LLC
NORTH SIDE OF AZURE DRIVE, APPROXIMATELY 1,270 FEET WEST OF TENAYA WAY**

10/30/14



**MOD-56652 [PRJ-56361] - MAJOR MODIFICATION RELATED TO SDR-56653 - APPLICANT/OWNER:
CENTENNIAL AZURE, LLC
NORTH SIDE OF AZURE DRIVE, APPROXIMATELY 1,270 FEET WEST OF TENAYA WAY**

10/30/14



**MOD-56652 [PRJ-56361] - MAJOR MODIFICATION RELATED TO SDR-56653 - APPLICANT/OWNER:
CENTENNIAL AZURE, LLC
NORTH SIDE OF AZURE DRIVE, APPROXIMATELY 1,270 FEET WEST OF TENAYA WAY**

10/30/14



**MOD-56652 [PRJ-56361] - MAJOR MODIFICATION RELATED TO SDR-56653 - APPLICANT/OWNER:
CENTENNIAL AZURE, LLC
NORTH SIDE OF AZURE DRIVE, APPROXIMATELY 1,270 FEET WEST OF TENAYA WAY**

10/30/14

VEDELAGO - PETSCH ARCHITECTS

September 26, 2014

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

Re: Justification Letter – Nissan Commercial Vehicle & Light Truck Center
Vedelago Petsch Architects Project No. 2013154

To Whom It May Concern:

This justification letter is being provided to define the request for Zone change & Design Review pertaining to the proposed Nissan Commercial Vehicle & Light Truck Center.

The proposed project consists of the development of one parcel within the City of Las Vegas, NV 89044. Parcel APN: 125-27-101-035 (approx. 4.43 AC) defines the site for this project. The Current Zoning Classification for this parcel is Town Center District (SC-TC). The proposed improvements consist of the construction of one (1) 2-Level Automotive Sales & Service Facility with the related site improvements. The building is to be situated as shown on the accompanying Site Plan Exhibit.

We are requesting the following changes to the current Zoning Classifications:

- APN 125-27-101-035 Reclassified from Service Commercial (SC-TC) to General Commercial (GC-TC)

We are also requesting *Design Review* approval for the following site & building improvements:

- One (1) +/- 22,625 s.f. 35' Ht. 2-Level Sales & Service Facility
- One (1) 4.43 acre site with required parking, circulation & landscaping

The requested use that is required for this new facility is consistent with existing adjacent land uses. We are not asking for any Waiver of Standards or Variances at this time.

If you have any questions regarding this project or the content of this letter, please don't hesitate to contact me. We look forward to working with you on this exciting new project.

Sincerely,



Digitally signed
by S. Mark Petsch
Date: 2014.09.26
17:23:22 -07'00'

S. Mark Petsch, AIA, NCARB

3535 EXECUTIVE TERMINAL DRIVE • SUITE 310 • HENDERSON, NEVADA • 89052

PHONE (702) 951-0300 • FAX: (702) 951-0302

MOD-56652 & SDR-56653

PRJ-56361
10/23/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

SDR-56653 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-56652 - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL AZURE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 22,625 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY WITH ACCESSORY AUTO REPAIR USE on 4.43 acres adjacent to the north side of Azure Drive, approximately 1,270 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation] [PROPOSED: GC-TC (General Commercial - Town Center)], Ward 6 (Ross) [PRJ-56361]. Staff recommends APPROVAL.

C.C.: 1/21/2015

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

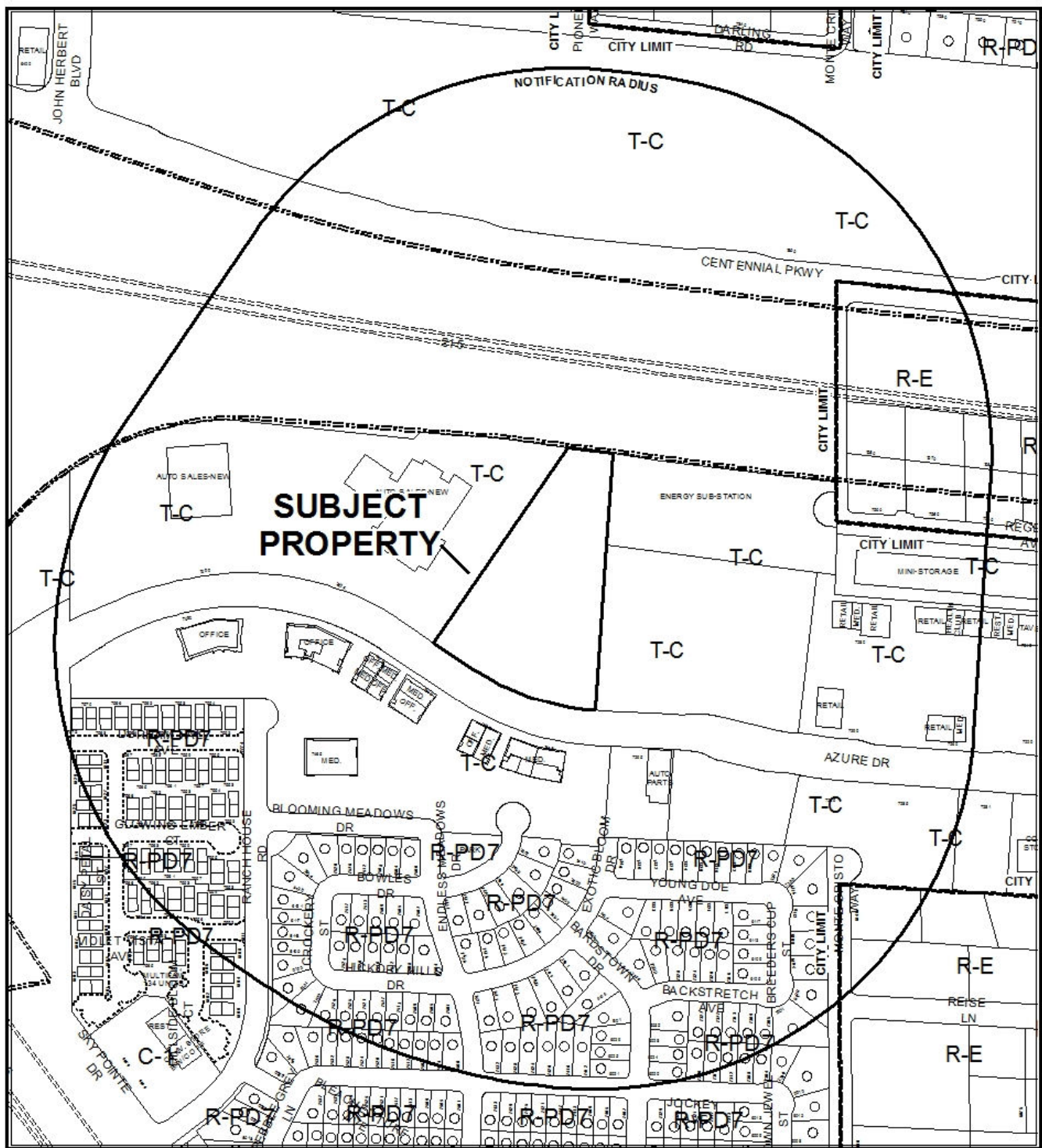
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Consolidated Backup
3. Supporting Documentation

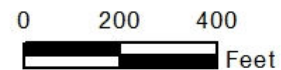


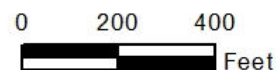
CASE: SDR-56653 (PRJ-56361)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]





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-56653** APN: 125-27-101-035

Name of Property Owner: Centennial-Azure, LLC

Name of Applicant: John Staluppi Jr.

Name of Representative: Michael Bellon

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 STALUPPI JR.

Subscribed and sworn before me

This 23rd day of October, 2014

Shawn L. Million
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change & Site Development Review

Project Address (Location) _____

Project Name Planet Nissan Truck Center

Proposed Use Auto Sales/Service

Assessor's Parcel #(s) 125-27-101-035

Ward # 6 - Ross

General Plan: existing TC-SC proposed TC-GC Zoning: existing C-1 proposed C-2

Commercial Square Footage 22,625 s/f Floor Area Ratio 9.6:1

Gross Acres 4.43 Lots/Units N/A Density N/A

Additional Information _____

PROPERTY OWNER Centennial-Azure, LLC

Contact Michael Bellon

Address 5850 Centennial Center Blvd.

Phone: (702) 501-6392 Fax: (702) 605-8161

City Las Vegas

State Nevada Zip 89149

E-mail Address elysium_mb@hotmail.com

APPLICANT John Staluppi, Jr.

Contact Michael Bellon

Address 5850 Centennial Center Blvd.

Phone: (702) 501-6392 Fax: (702) 605-8161

City Las Vegas

State Nevada Zip 89149

E-mail Address elysium_mb@hotmail.com

REPRESENTATIVE Elysium Enterprises, Inc.

Contact Michael Bellon

Address 1408 Saintsbury Drive

Phone: (702) 501-6392 Fax: (702) 605-8161

City Las Vegas

State Nevada Zip 89144

E-mail Address elysium_mb@hotmail.com

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

Property Owner Signature* _____

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

Print Name JOHN STALUPPI JR

Subscribed and sworn before me

This 23rd day of October, 20 14.

Shawn L. Million

Notary Public in and for said County and State of Nevada



SHAWN L. MILLION
Notary Public-State of Nevada
APPT. NO. 04-86594-1
My App. Expires January 23, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **SDR-56653**

Meeting Date: **12/09/14 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 Planning Code.

PRJ-56361
f:\depot\Application 0/23/14 Application Form.pdf

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING**DIRECTOR: TOM PERRIGO, ACTING**☐ Consent ☒ Discussion**SUBJECT:**

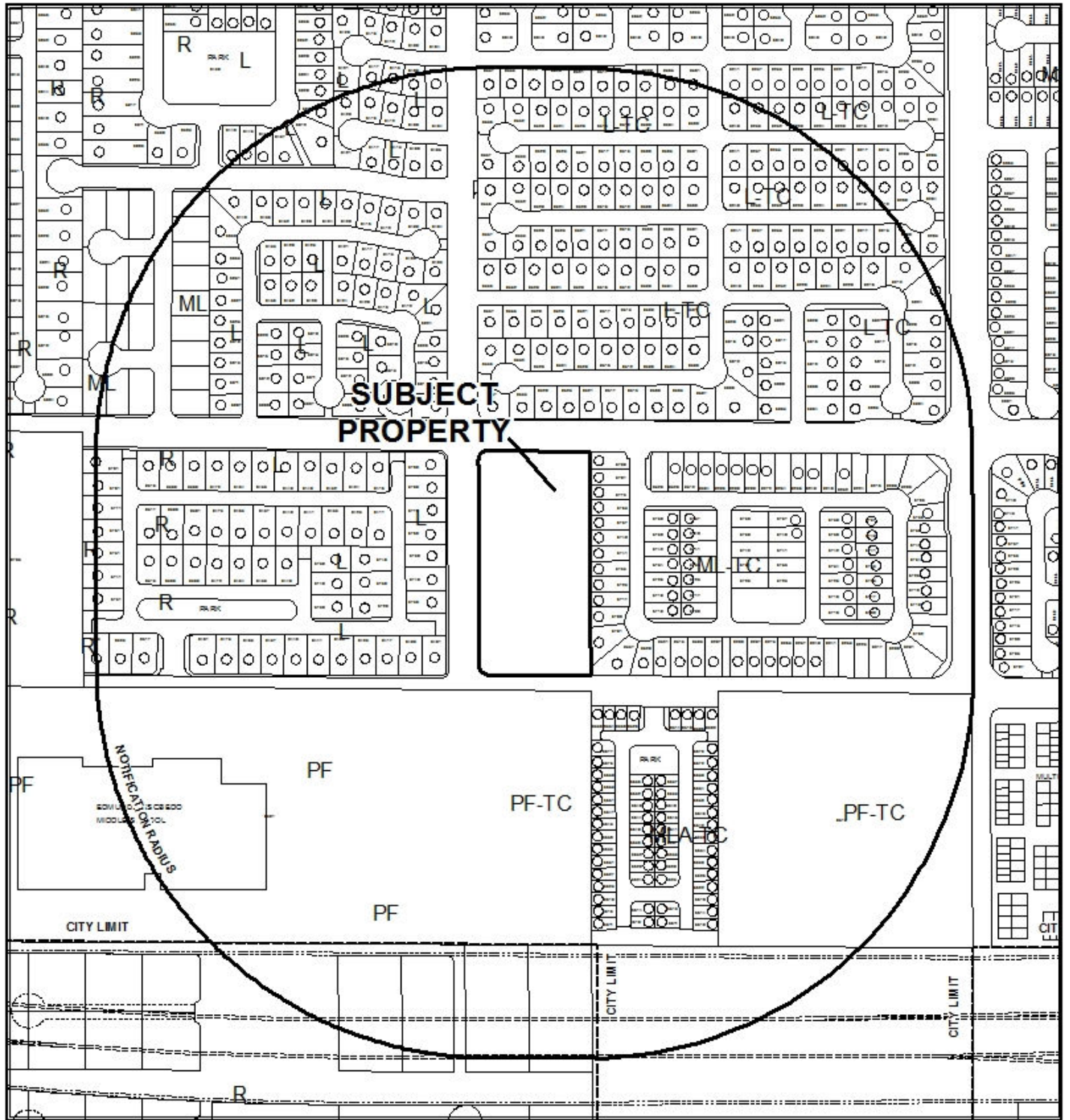
MOD-56661 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VISTA VERDE HOLDINGS, LLC - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) TO: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) on 3.91 acres at the southeast corner of Deer Springs Way and Tee Pee Lane (APN 125-19-701-018), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation] Ward 6 (Ross) [PRJ-56495]. Staff recommends APPROVAL.

C.C.: 1/21/2015**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - MOD-56661, WVR-56662, SDR-56663 and TMP-56664 [PRJ-56495]
3. Supporting Documentation - MOD-56661, WVR-56662, SDR-56663 and TMP-56664 [PRJ-56495]
4. Photos - MOD-56661, WVR-56662, SDR-56663 and TMP-56664 [PRJ-56495]
5. Justification Letter - MOD-56661, WVR-56662, SDR-56663 and TMP-56664 [PRJ-56495]



CASE: MOD-56661 (PRJ-56495)

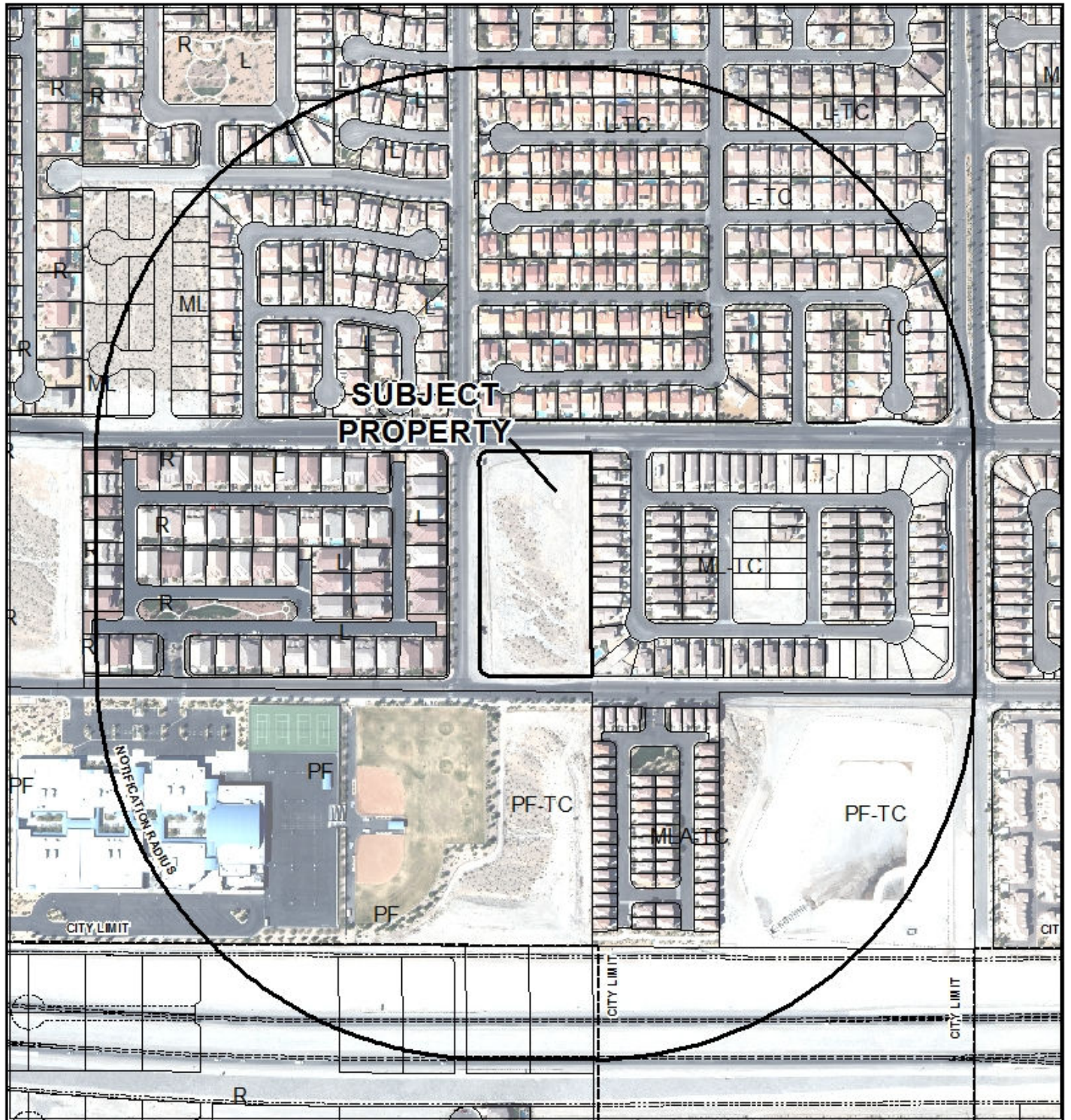
RADIUS: 1000 FEET

SPECIAL LAND USE OF SUBJECT PROPERTY: L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER SPECIAL LAND USE DESIGNATION)

PROPOSED SPECIAL LAND USE OF SUBJECT PROPERTY:

ML-TC (MEDIUM-LOW RESIDENTIAL -TOWN CENTER SPECIAL LAND USE DESIGNATION)





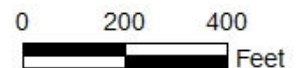
CASE: MOD-56661 (PRJ-56495)

RADIUS: 1000 FEET

SPECIAL LAND USE OF SUBJECT PROPERTY: L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER SPECIAL LAND USE DESIGNATION)

PROPOSED SPECIAL LAND USE OF SUBJECT PROPERTY:

ML-TC (MEDIUM-LOW RESIDENTIAL -TOWN CENTER SPECIAL LAND USE DESIGNATION)





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-56661** APN: 125-19-701-018

Name of Property Owner: Vista Verde Holdings, LLC, a Nevada limited liability company

Name of Applicant: Richmond American Homes of Nevada

Name of Representative: Advantage Civil Design Group

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

☐ Yes

☒ No

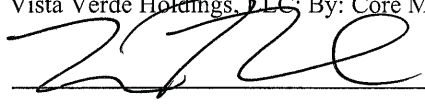
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

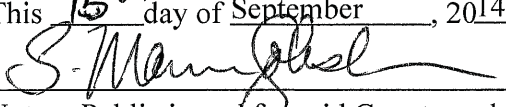
Vista Verde Holdings, LLC; By: Core Manager, LLC, its Manager

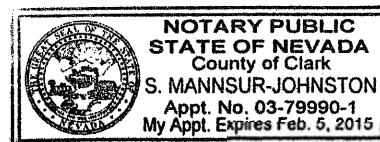
Signature of Property Owner: 

Print Name: Thomas J. DeVore, its Manager

Subscribed and sworn before me

This 15th day of September, 2014


Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Modification
 Project Address (Location) Tee Pee Lane & Deer Springs
 Project Name Deer Springs Proposed Use SFR
 Assessor's Parcel #(s) 125-19-701-018 Ward # 6
 General Plan: existing _____ proposed _____ Zoning: existing I-C proposed R-CL
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 5.05 +/- Lots/Units 28 Density _____
 Additional Information _____

PROPERTY OWNER Vista Verde Holdings LLC Contact Thomas J. DeVore
 Address 3455 Cliff Shadows Parkway Suite #220 Phone: (702) 242-4949 Fax: (702) 242-4949
 City Las Vegas State NV Zip 89129
 E-mail Address tdevore@fcglv.com

APPLICANT Richmond American Homes of NV Contact Brian Walsh
 Address 7770 S. Dean Martin Drive Phone: (702) 617-8412 Fax: _____
 City Las Vegas State NV Zip 89139
 E-mail Address brian.walsh@mdch.com

REPRESENTATIVE Advantage Civil Design Group Contact Brandon Doty
 Address 2920 N. Green Valley Pkwy Bldg 4 #422 Phone: (702) 432-2234 Fax: (702) 436-2234
 City Henderson State NV Zip 89014
 E-mail Address brandon@advantagecivil-nv.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 Thomas J. DeVore, Manager

Subscribed and sworn before me

This 15th day of September, 2014

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # **MOD-56661**

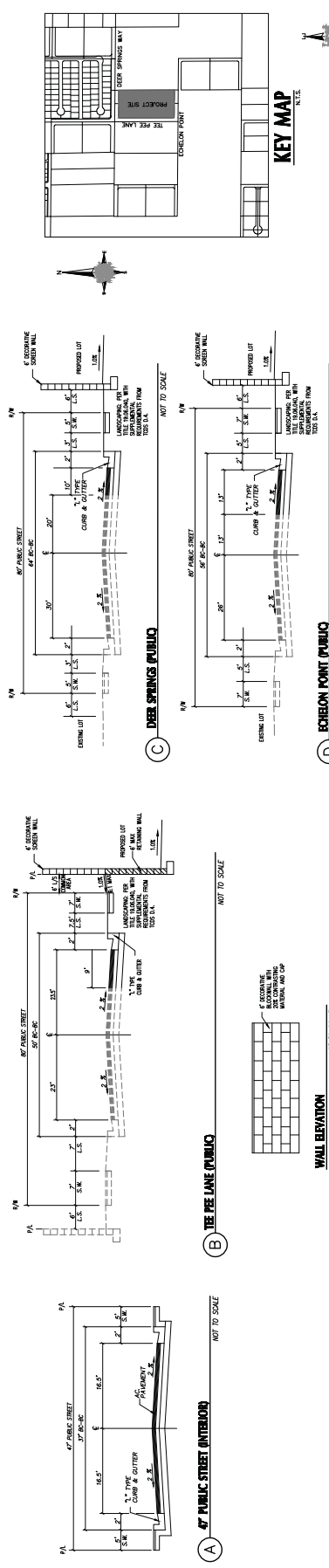
Meeting Date: **12/09/14 PC**

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.



ADVANTAGE CIVIL DESIGN GROUP, LLP
2920 N. GREEN VALLEY HWY.
HENDERSON, NV 89015
PHONE: 702.946.2254
FAX: 702.946.2254
WWW.ADVANTAGEDIG.COM



SITE PLAN

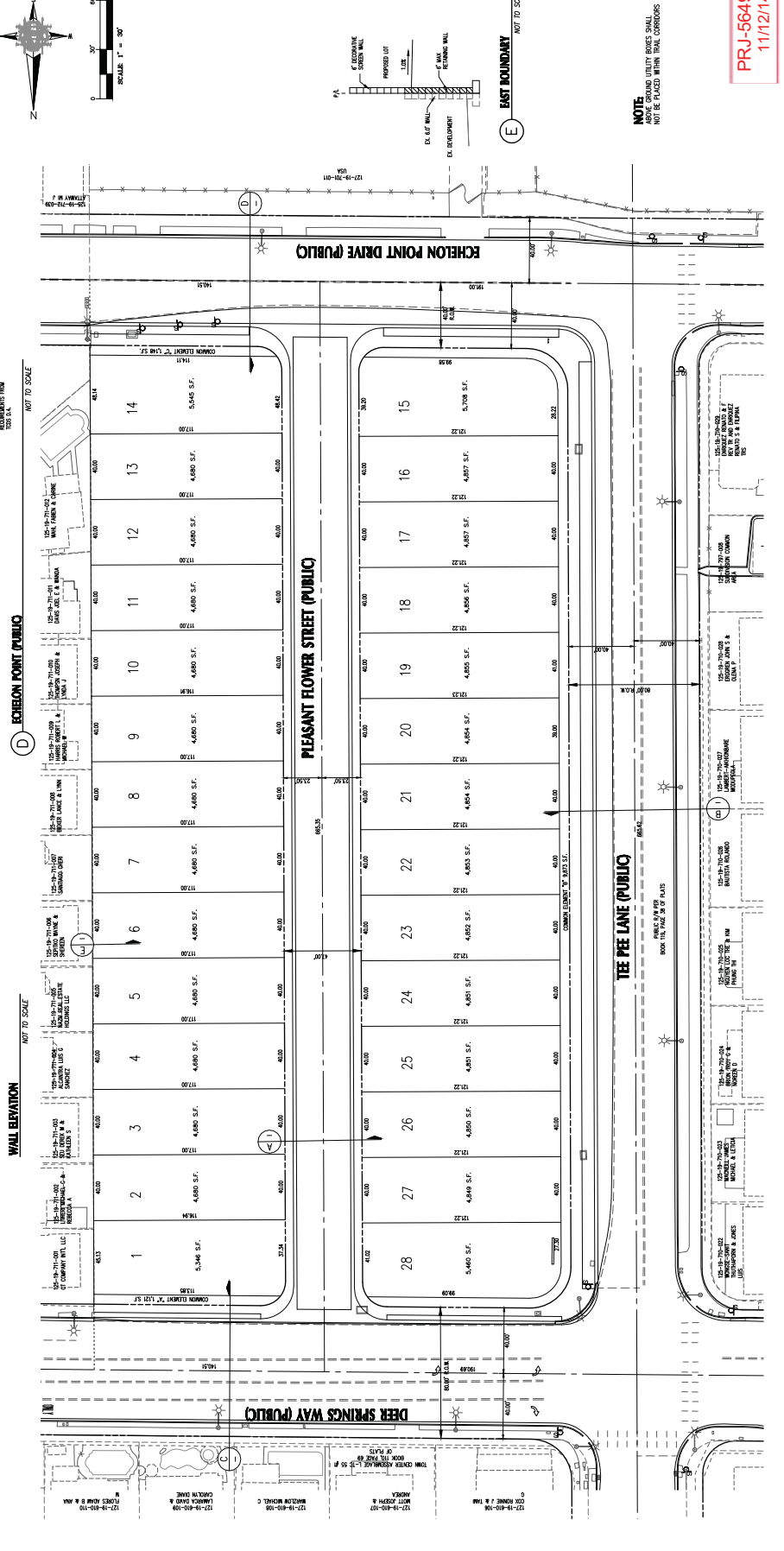
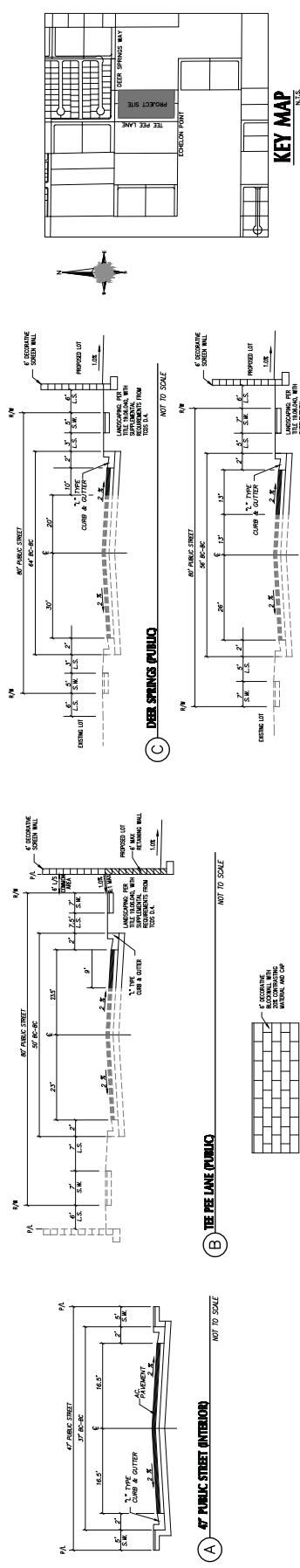
DEER SPRINGS & TEE PEE

By Richmond American Homes of Nevada

REVISIONS	DATE	BY	DESCRIPTION
1	11/12/14	SP	2

PRJ-56495
11/12/14

NOTE:
ALL ABOVE GROUND UTILITY BOXES SHALL
NOT BE PLACED WITHIN TRAIL CORRIDORS

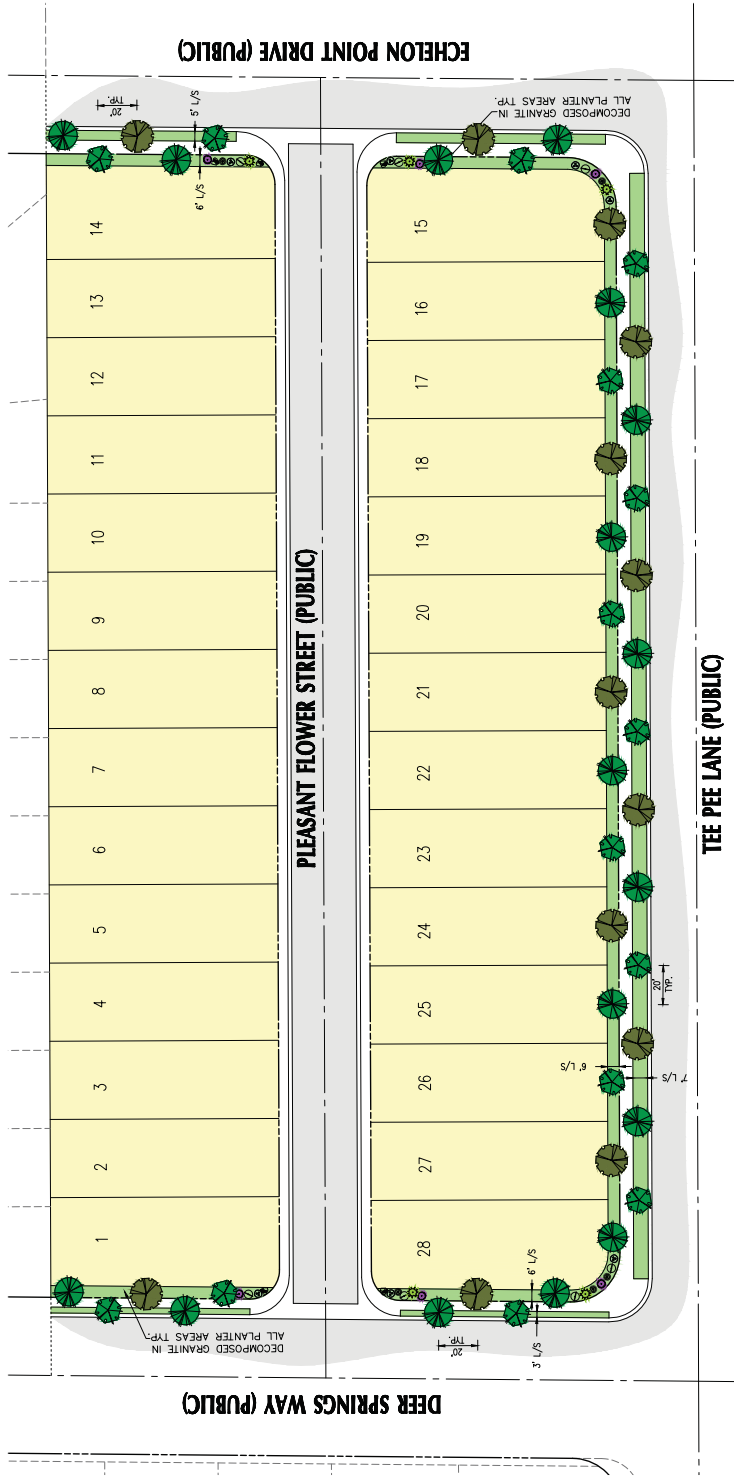
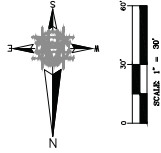


MOD-56661, WVR-56662, SDR-56663 & TMP-56664 - REVISED

PLANT SCHEDULE

SYM.	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME
TREES				
	17	24" BOX	CERODIUM FLORIDUM	BLUE PAID VERDE (MULTI-TRUNK)
	13	24" BOX	LAURUS NOBILIS	BAY LAUREL (STANDARD)
	15	24" BOX	QUERCUS ELK	HOLLY OAK (STANDARD)
SHRUBS				
	5	5 GAL	LOSTRUM LUCIDUM	GLORY/WAXLEAF PRINCE
	7	5 GAL	PITTOSPORIUM TOBIRA 'VIGINTI'	VARGATE MOCK ORANGE
	6	5 GAL	PITTOSPORIUM TOBIRA 'THOMP'	DWARF MOCK ORANGE
	7	5 GAL	RANUNCULUS INDOCA 'SANTA CLARA'	SANTA CLARA HAWTHORN
	5	5 GAL	PHOTINA FRASER	RED TIP PHOTINA
MATERIALS				
	12,000 S.F.		DECOMPOSED GRANITE IN ALL PLANTER AREAS 2" DEPTH (TYP.)	
	5		GOLD GRANITE BOLLERS (20000' 20000' BURY 1/3 OF MASS OF BOLLER) (4'x4'x4' 4'x5'x4' IN ENTRY AREA)	

LANDSCAPING PER TITLE REQUIREMENTS WITH
SUPPLEMENTAL REQUIREMENTS FROM TDS 5.4.



TEE PEE LANE (PUBLIC)

PRJ-56495
11/12/14

ADVANTAGE CIVIL DESIGN GROUP, LLP
2920 N. GREEN VALLEY PARKWAY
SUITE 400, RPT. #11-122
HENDERSON, NEVADA 89014
PHONE: 702.496.2224
FAX: 702.496.2224
WWW.AVGDESIGN.COM
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF NEVADA
LICENSE NO. 11-122

LANDSCAPE PLAN
DEER SPRINGS & TEE PEE
Richmond American Homes of Nevada

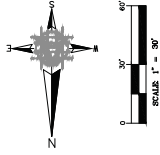
REV.	DESCRIPTION	DATE
1	11-12-14	

LS 1 1

MOD-56661, WVR-56662, SDR-56663 & TMP-56664 - REVISED

PLANT SCHEDULE

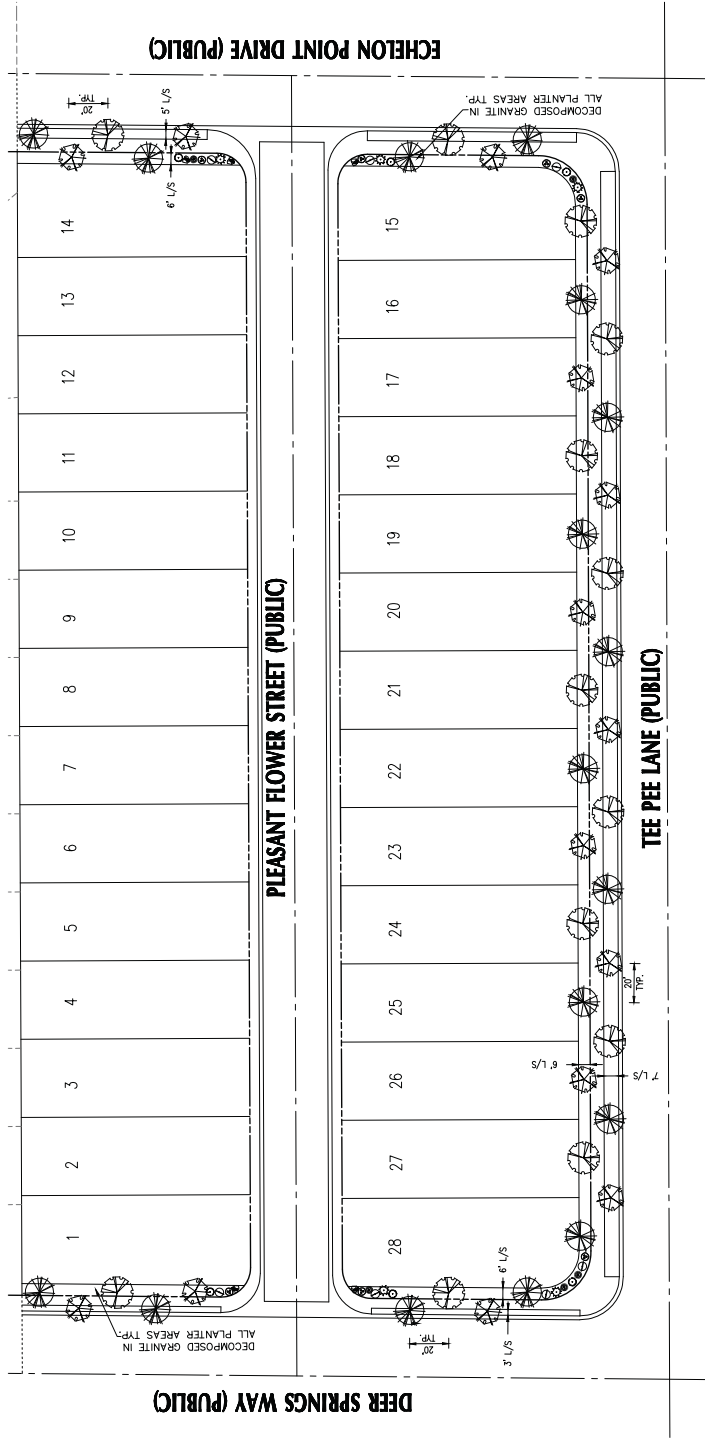
SYM.	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME
TREES				
	17	24" BOX	QUERCUS FLOPIDA	BLUE PALM VINE (MULTI-TRUNK)
	13	24" BOX	LAURUS NOBILIS	BAY LABRAL (STANDARD)
	15	24" BOX	QUERCUS LEX	HOLLY OAK (STANDARD)
SHRUBS				
	5	5 GAL	LOSTRUM LUCIDUM	GLASS/WAXLEAF PRIVET
	7	5 GAL	PITTOSPORUM TORBA "ESTIMATED"	VARGATE MOCK ORANGE
	6	5 GAL	PITTOSPORUM TORBA "TIBARI"	DWARF MOCK ORANGE
	7	5 GAL	RAPHIDOLEPS INDICA "SANTA CLARA"	SANTA CLARA HAWTHORN
	5	5 GAL	PHOTINIA FRAXINIFOLIA	RED TIP PHOTINIA
MATERIALS				
	12200 SF.		DECOMPOSED GRANITE IN ALL PLANTER AREAS 2" DEPTH (TYP.)	
	5		GOLD GRANITE BOLLERS (7'X3'X2' 2'X3'X2) BURY 1/3 OF BASE OF BOLLER	
LANDSCAPING PER TITLE 18.06.040 WITH SUPPLEMENTAL REQUIREMENTS FROM TDS 5.4.				



LANDSCAPE PLAN
DEER SPRINGS & TEE PEE
Richmond American Homes of Nevada

REV.	DESCRIPTION	DATE
1	1	1

PRJ-56495
11/12/14



MOD-56661, WVR-56662, SDR-56663 & TMP-56664 - REVISED

TEE PEE / DEER SPRINGS
By Richmond American Homes of Nevada

ADVANTAGE CIVIL DESIGN GROUP, LLP
2920 N. GREEN VALLEY PKWY., SUITE # 451E, # 422
HERNDON, VIRGINIA 20151
OFFICE: 703.992.2254
FAX: 703.996.2254
E-MAIL: ADV@ADVANTAGECIVIL.COM
WWW.ADVANTAGECIVIL.COM

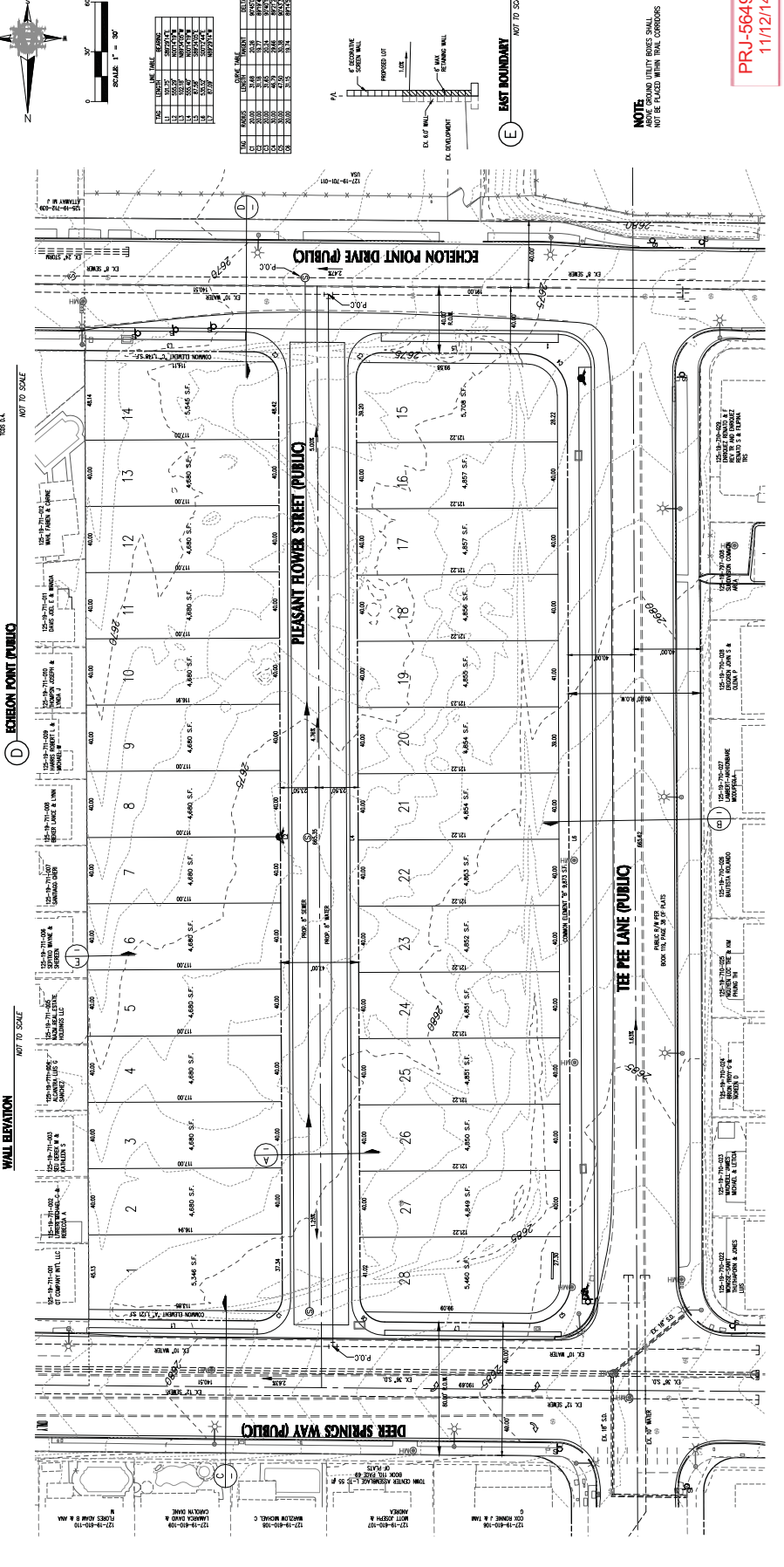
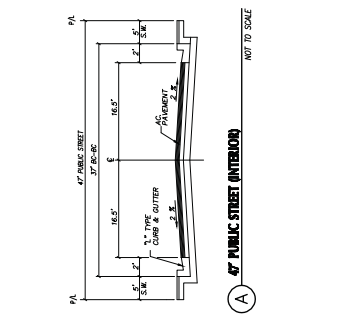
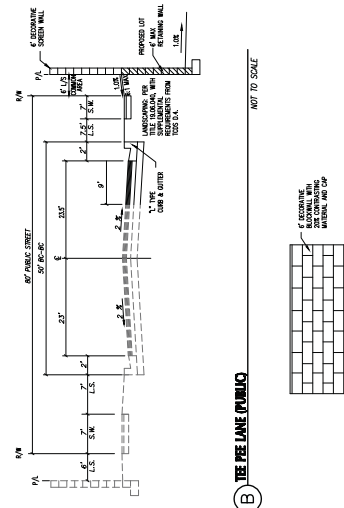
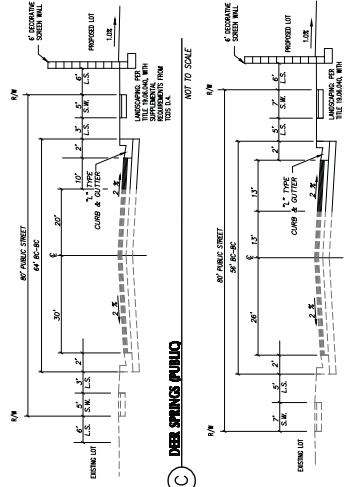
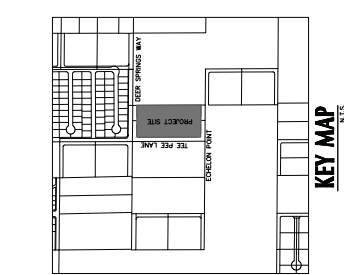
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ADVANTAGE CIVIL DESIGN GROUP, LLP
 2920 N. GREEN VALLEY HWY.
 HENDERSON, NV 89015
 PHONE: 702.946.2254
 FAX: 702.946.2254
 EMAIL: INFO@ADVANTAGECIVILDESIGN.COM

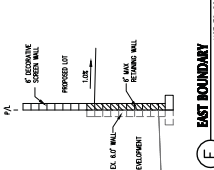


TENTATIVE MAP
DEER SPRINGS & TEE PEE
 By Richmond American Homes of Nevada

REVISIONS	DATE	BY	DESCRIPTION
1	11/12/14	PRJ-56495	DESIGNED BY TEE PEE
2	11/12/14	PRJ-56495	DATE: 11-12-14



LINE	ADJACENT	ADJACENT	ADJACENT
1	100.00	100.00	100.00
2	100.00	100.00	100.00
3	100.00	100.00	100.00
4	100.00	100.00	100.00
5	100.00	100.00	100.00
6	100.00	100.00	100.00
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8	100.00	100.00	100.00
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24	100.00	100.00	100.00
25	100.00	100.00	100.00
26	100.00	100.00	100.00
27	100.00	100.00	100.00
28	100.00	100.00	100.00



NOTE
 ABOVE BOUNDARY DIMENSIONS SHALL
 NOT BE PLACED WITHIN TRAIL CORRIDORS

MOD-56661, WVR-56662, SDR-56663 & TMP-56664 - REVISED

Justin Bozarth,
Qualified Employee

RICHMOND
AMERICAN HOMES
License #002617 / B-2 / Unlimited
LAS VEGAS
7770 Dean Martin Drive, D-8
Las Vegas, NV 89139 (702) 638-4400

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Date: 10/23/14
Drawn By: JLB
Revised:

Deer Springs/Tes Phe
City of Las Vegas

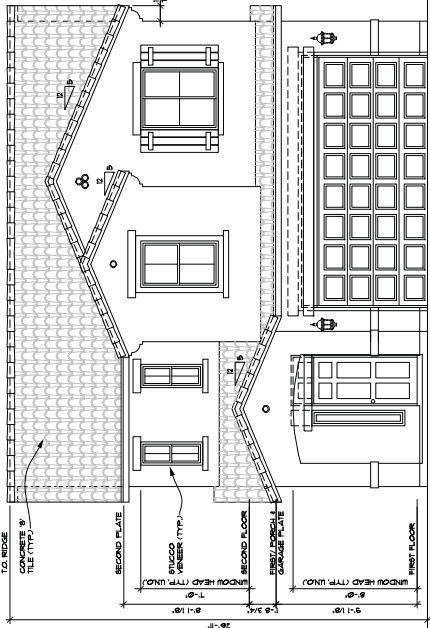
Plan Number:
L609

Plan Name:
LAWSON

Sheet Title:

ELEVATION A

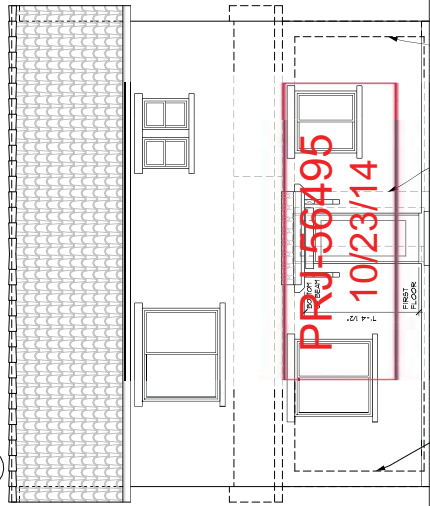
Sheet Number:
A2.1
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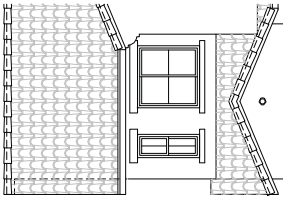
1 FRONT ELEVATION A
SCALE: 3/4"=1'-0"

ELEVATION NOTES
ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
• ROOFING MATERIAL TO BE MONTELE ROOFING
• SIDING MATERIAL TO BE ORIENTAL BROWN
• SIDING MATERIAL TO BE ORIENTAL BROWN
• SIDING MATERIAL TO BE ENVIRONMENTAL STONEWORKS
• MANUFACTURED STONE VENEER EBC2382
TRIM SIZES ARE LIMITED WIDTH X DEPTH

A WINDOW TRIM
SCALE: 1/2"=1'-0"



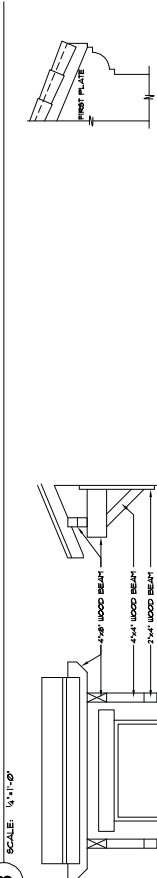
2 REAR ELEVATION A
SCALE: 3/4"=1'-0"



FRONT ELEVATION A
AT OPT. BR4
SCALE: 3/4"=1'-0"

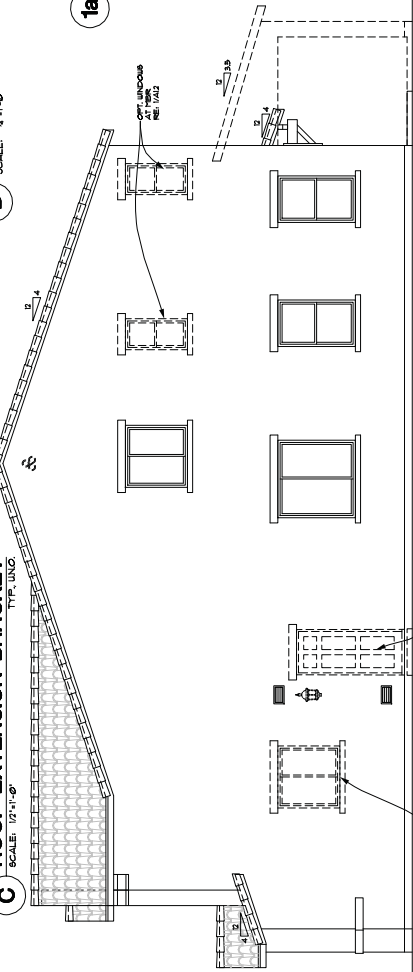
1a

3 LEFT ELEVATION A
SCALE: 3/4"=1'-0"



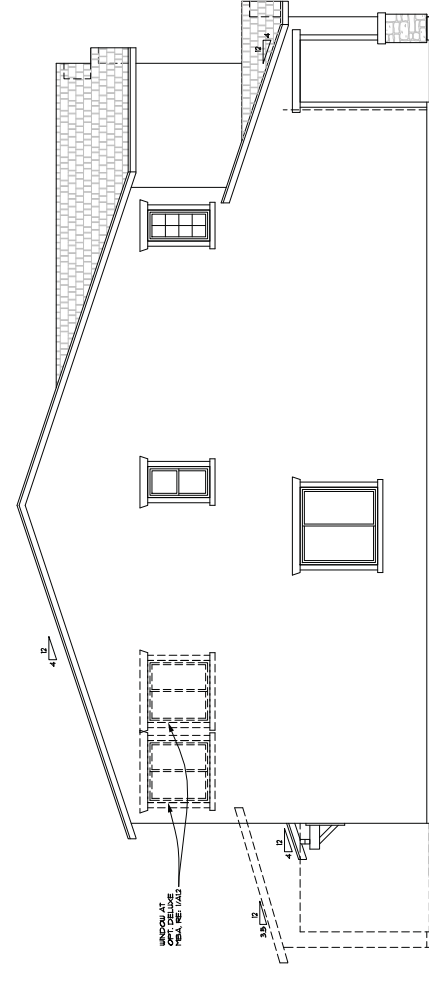
B EAVE CORBEL
SCALE: 3/4"=1'-0"

C ROOF EXTENSION BRACKET
SCALE: 1/2"=1'-0"



4 RIGHT ELEVATION A
SCALE: 3/4"=1'-0"

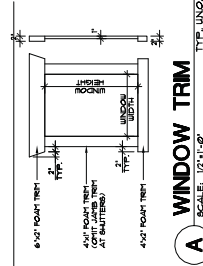
MOD-56661, WVR-56662, SDR-56663 & TMP-56664



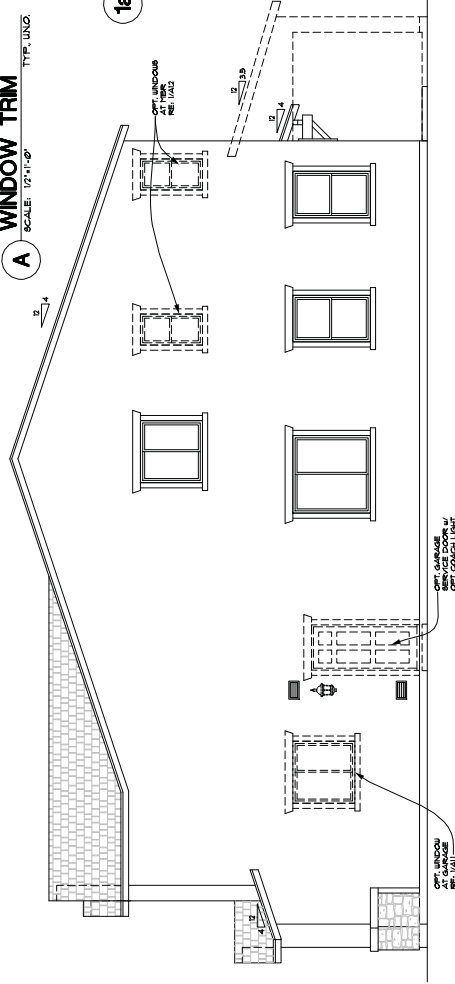
3 **LEFT ELEVATION B**
SCALE: 1/4"=1'-0"



**FRONT ELEVATION B
AT OPT. BR4**



WINDOW TRIM



4 **RIGHT ELEVATION B**
SCALE: $\frac{1}{4}" = 1'-0"$



1 **FRONT ELEVATION B**
SCALE: 1/4"=1'-0"



ELEVATION NOTES



2 **REAR ELEVATION B**
SCALE: 1/4" = 1'-0"

Justin Bozarth,
Qualified Employee

RICHMOND
AMERICAN HOMES
License #0026417 / B-2 / Unlimited
LAS VEGAS
7770 Dean Martin Drive, D-8
Las Vegas, NV 89139 (702) 638-4400

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consent of the copyright holder.
Date: 10/27/2014
Drawn By: JLG
Reviewed:
Title:

Dear Springs/Ten Pie
City of Las Vegas

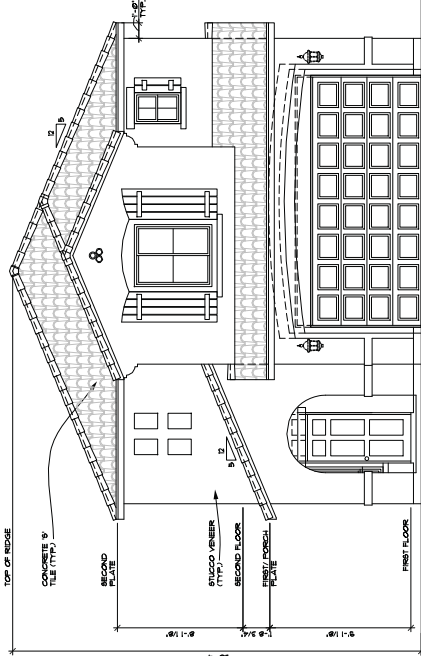
Plan Number:
L205

Plan Name:
LILLIAN

Sheet Title:

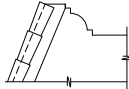
ELEVATION A

Sheet Number:
A2.1
a



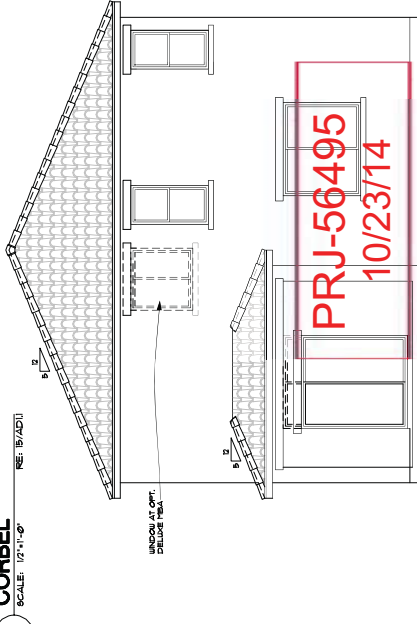
1 FRONT ELEVATION A
SCALE: 1/4"=1'-0"

ELEVATION NOTES
ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER
• INTERIOR FINISHES TO BE PERMANENTLY
• ROOFING MATERIAL TO BE POWER-LIFTE ROOFING
• STUCCO MATERIAL TO BE OFCEA DIAMOND WALL
• STUCCO FINISHES TO BE PERMANENTLY
• STUCCO MATERIAL TO BE ENVIRONMENTAL STONEWORKS
• MANUFACTURED STONE VENER BEB-2386
TRIM SIZES ARE LISTED WITH X DEPTH

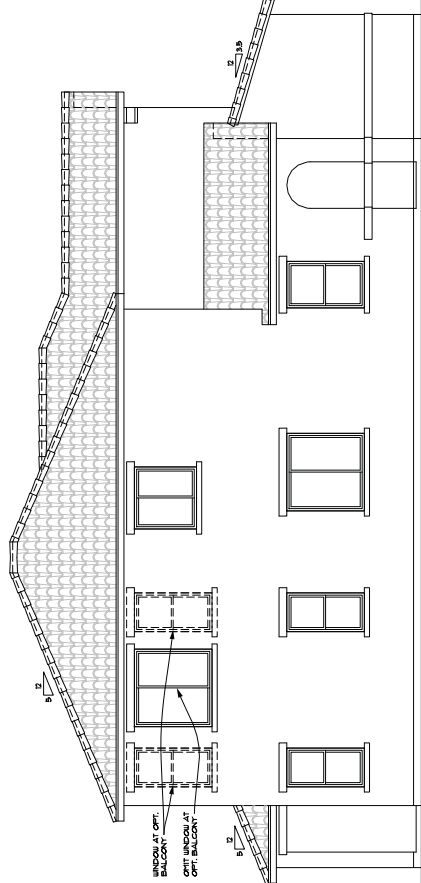


B CORBEL
SCALE: 1/2"=1'-0"

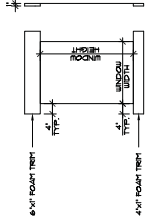
REF: B/AD1



2 REAR ELEVATION A
SCALE: 1/4"=1'-0"

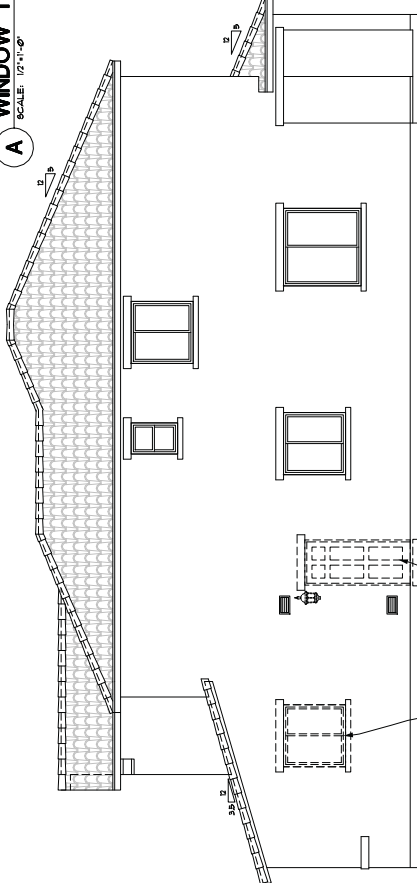


3 LEFT ELEVATION A
SCALE: 1/4"=1'-0"



A WINDOW TRIM
SCALE: 1/2"=1'-0"

TTY: UNO



4 RIGHT ELEVATION A
SCALE: 1/4"=1'-0"

MOD-566661, WVR-56662, SDR-56663 & TMP-56664

Justin Bozarth,
Qualified Employee

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Date: 10/23/14
Drawn By: JLG
Revisions:

Deer Springs/Dee Pee
City of Las Vegas

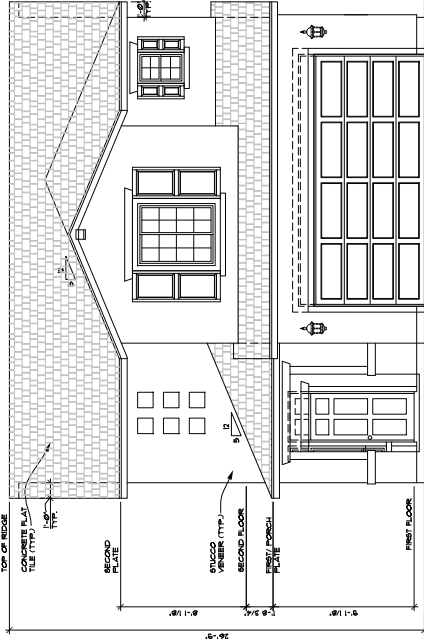
Plan Number:
L205

Plan Name:
LILLIAN

Sheet Title:

ELEVATION B

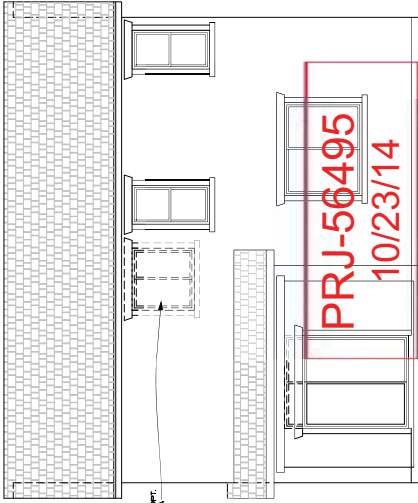
Sheet Number:
A22



1 FRONT ELEVATION B

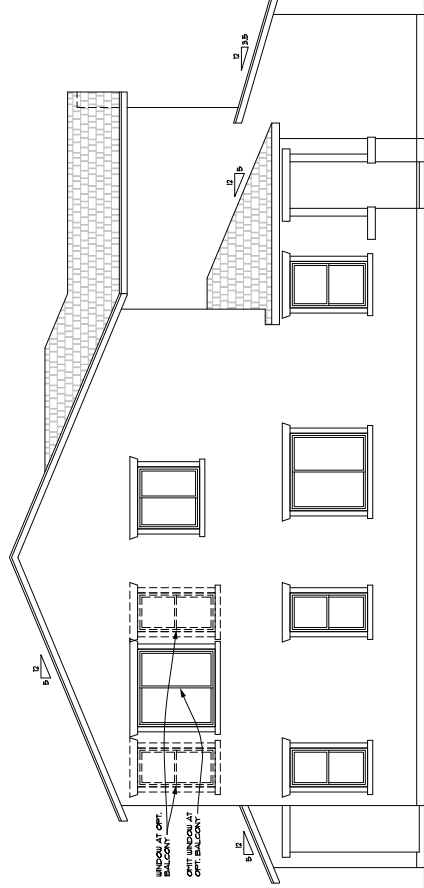
SCALE: 3/4"=1'-0"

ELEVATION NOTES
ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER
THE FOLLOWING NOTES:
• ROOFING MATERIAL TO BE POWER-LITTLE ROOFING
• SIDING MATERIAL TO BE OREGON DIAPYCNAL WALL
• STUCCO MATERIAL TO BE OREGON DIAPYCNAL WALL
• STUCCO MATERIAL TO BE ENVIRONMENTAL STONEWORKS
• MANUFACTURED STONE VENEER BBS-2386
VENT SIZES ARE LISTED WITHIN X DEPTH



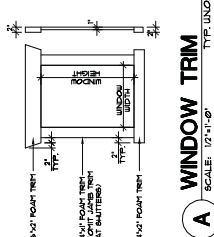
2 REAR ELEVATION B

SCALE: 3/4"=1'-0"



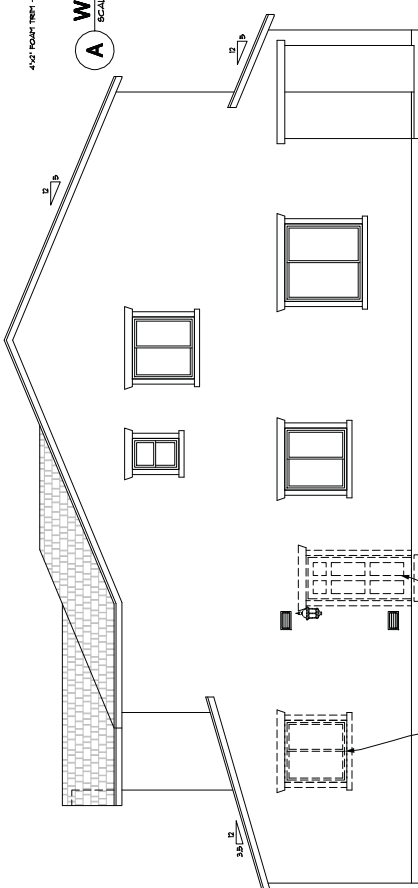
3 LEFT ELEVATION B

SCALE: 3/4"=1'-0"



A WINDOW TRIM

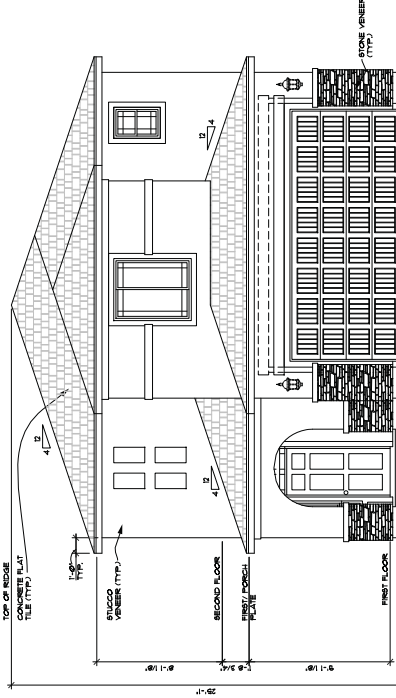
SCALE: 1/2"=1'-0"



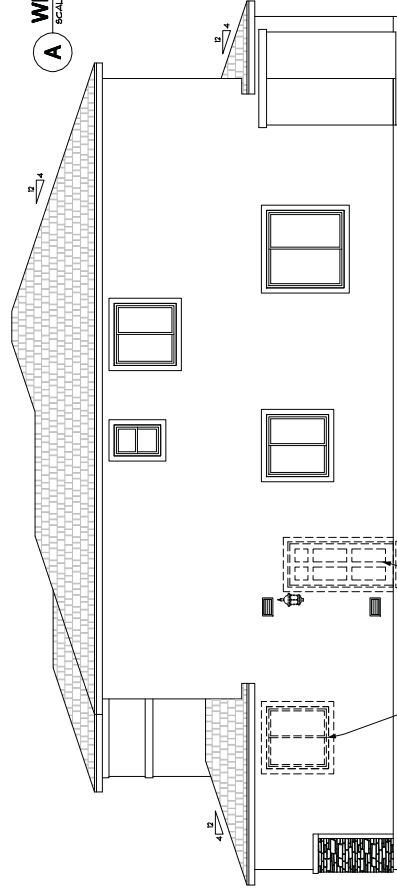
4 RIGHT ELEVATION B

SCALE: 3/4"=1'-0"

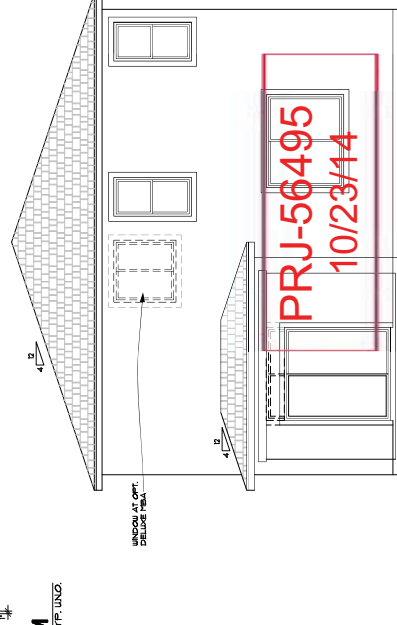
MOD-566661, WVR-56662, SDR-56663 & TMP-56664



1 **FRONT ELEVATION C**
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION C
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION C
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS
- ROOFING MATERIAL TO BE MONIER LITTLE ROOFING
- STUCCO MATERIAL TO BE CORCORAN TILE EMBLEM
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL
- STONE VENEER EBR-194
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS
- MANUFACTURED STONE VENEER EBR-2360

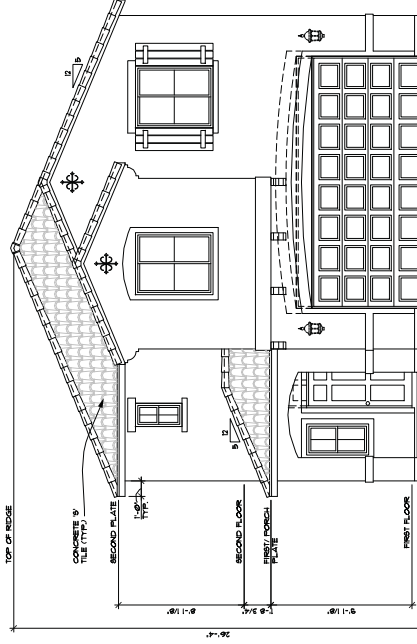
TRIM SIZES ARE LISTED WIDTH X DEPTH

Sheet Number:
A2.3
a

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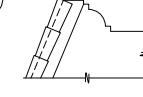
Justin Bozarth,
Qualified Employee

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

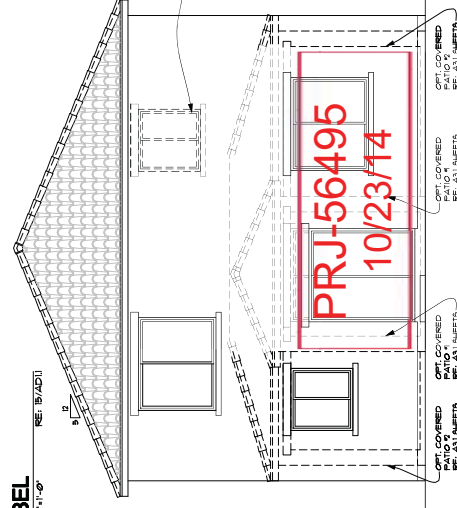


1 FRONT ELEVATION A
SCALE: 1/4" = 1'-0"

B **CORBEL**
SCALE: 1/2"=1'-0" RE: 15/AD11



2 REAR ELEVATION A



2 REAR ELEVATION A

ELEVATION NOTES
ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS • ROOFING MATERIAL TO BE MONIER LITTLE ROOFING PRODUCTS, CONCRETE ROOF TILE EBR-3621 • STUCCO MATERIAL TO BE OREGA DIAMOND WALL • STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS • MANUFACTURED STONE VENEER EBR-2366 TRIM SIZES ARE LISTED WIDTH X DEPTH

**Deer Springs/Tee Pee
City of Las Vegas**

Plan Number: **L186**

Plan Name: **LINDSAY**

Sheet Title:

ELEVATION A

Sheet Number:
A2.1
a

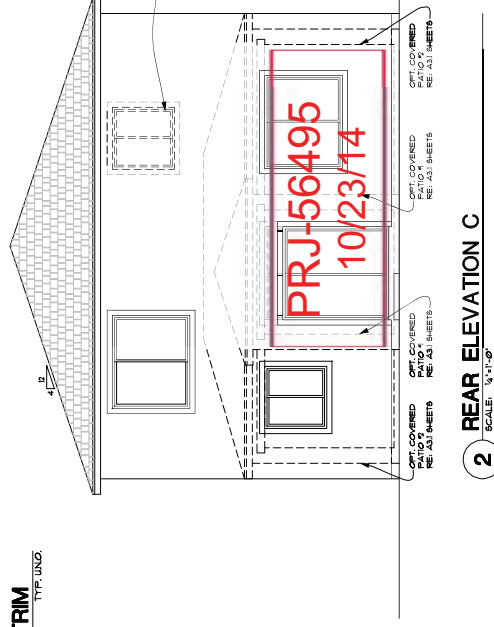
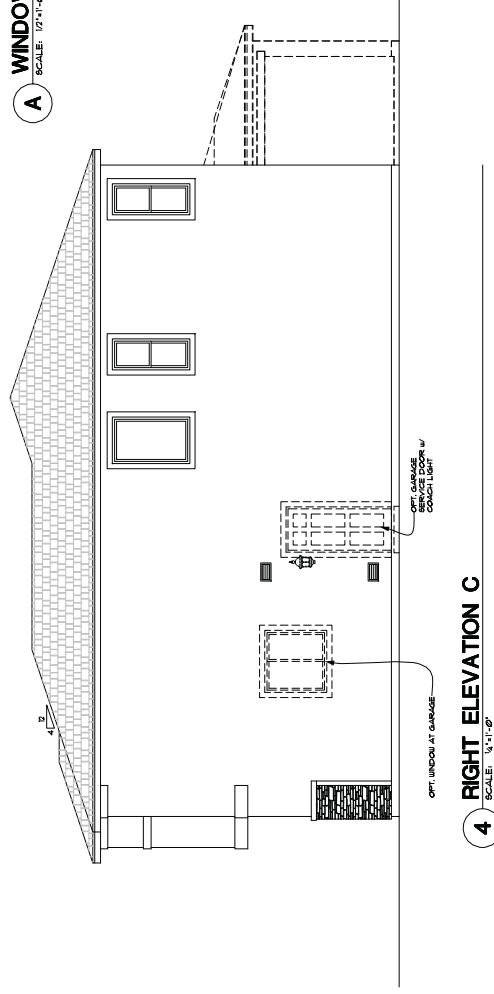
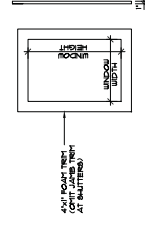
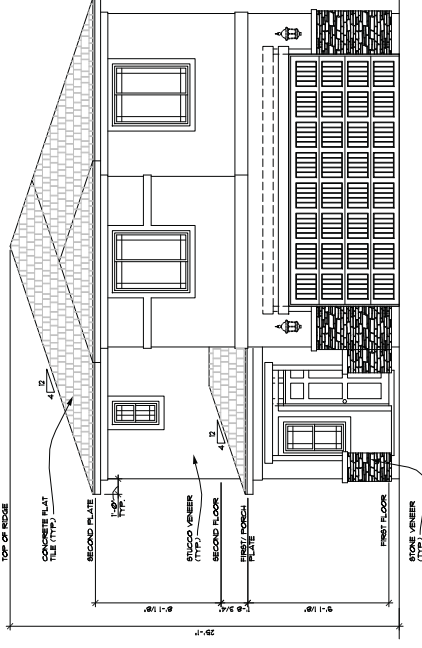
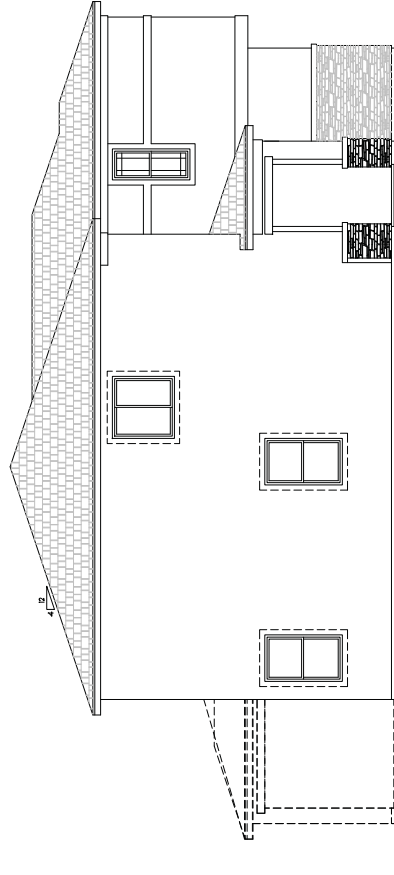
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RICHMOND  AMERICAN HOMES

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Date: 10/2/2014
Drawn By: J.J.G.
Revisions:
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MOD-56661, WVR-56662, SDR-56663 & TMP-56664



ELEVATION NOTES

- ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- ROOFING MATERIAL TO BE MONIER LITTLE ROOFING
- ROOFING FLASHING TO BE MONIER LITTLE ROOFING
- ROOFING CORNER FLASHING TO BE MONIER LITTLE ROOFING
- STUCCO TO BE CORNER FLASHING TO BE MONIER LITTLE ROOFING
- STUCCO VENEER EBR-1294
- STONE VENEER EBR-1294
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS
- MANUFACTURED STONE VENEER EBR-2390

TRIM SIZES ARE LISTED WIDTH X DEPTH

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**Deer Springs/Tee Pee
City of Las Vegas**

Plan Number:
L186

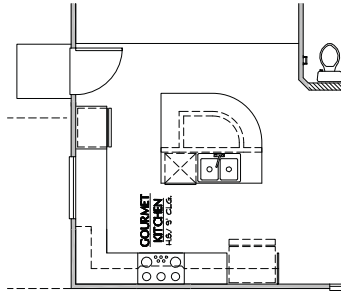
Plan Name:
LINDSAY

Sheet Title:

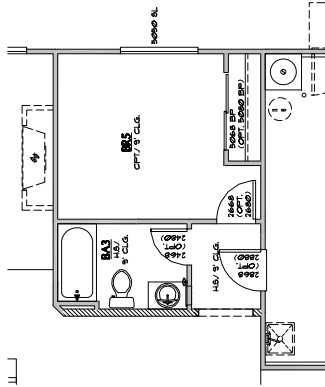
Sheet Number:
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MOD-56661, WVR-56662, SDR-56663 & TMP-56664

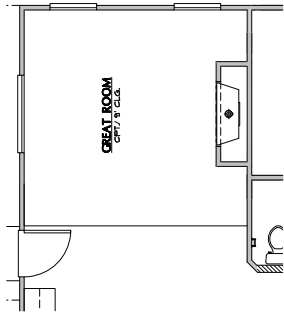
SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	492 SQ. FT.	-
PORCH AREA	-	59 SQ. FT.	-
OPT. COVERED PATIO #1	-	193 SQ. FT.	-
OPT. COVERED PATIO #2	-	240 SQ. FT.	-
FIRST FLOOR	1220 SQ. FT.	-	-
SECOND FLOOR	150 SQ. FT.	-	-
TOTAL	1370 SQ. FT.	-	-



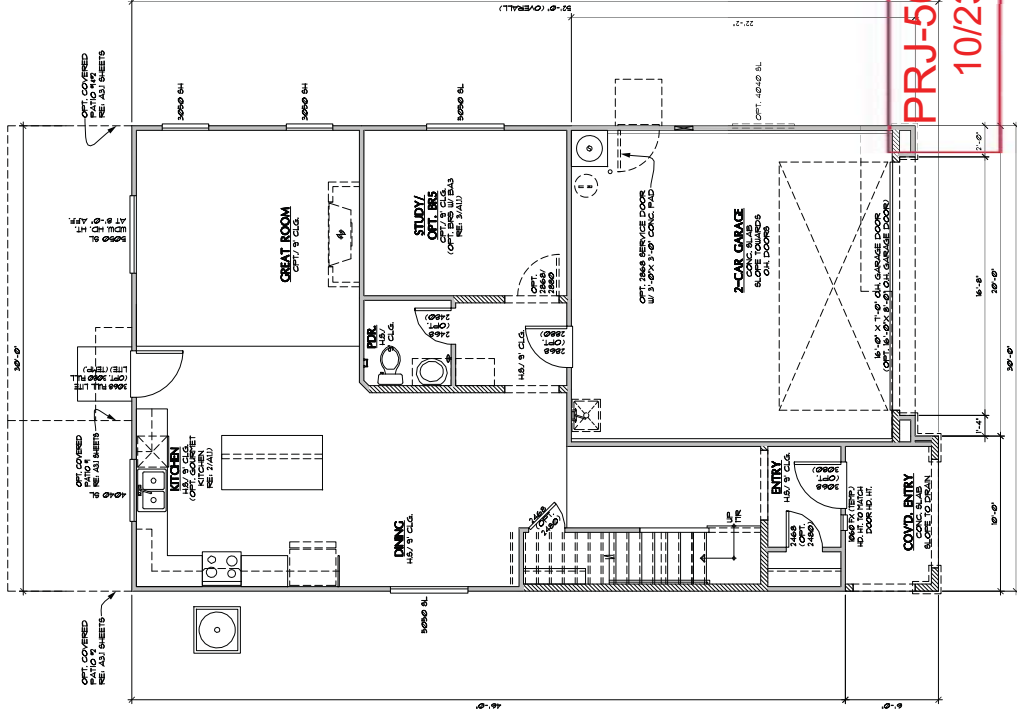
OPT.
GOURMET KITCHEN
SCALE: 1/4" = 1'-0"
SIMILAR AT ALL ELEVATIONS



3 OPT. BR5 W/ BA3
SCALE: 1/4" = 1'-0"
SIMILAR AT ALL ELEVATIONS



4 OPT. FIREPLACE
SCALE: 1/4" = 1'-0"
SIMILAR AT ALL ELEVATIONS



1 FIRST FLOOR
PLAN A (SIM. AT ELEV'S. B & C)
SCALE: 1/4" = 1'-0"

PLAN LEGEND	
2x4 WALL	FLAT ROOF
2x6 WALL	8'-0\"/>

NOTES:
1. REFER TO ELEVATIONS FOR EXTERIOR SLOTTED HEIGHTS. SHAPE OF SLOTTED HEIGHTS SHALL BE AS SHOWN. SLOTTED HEIGHTS SHALL BE 1/2\"/>

PLAN NOTES

1. FINISH FLOOR: 1/2\"/>

11. FINISH FLOOR: 1/2\"/>

12. FINISH FLOOR: 1/2\"/>

13. FINISH FLOOR: 1/2\"/>

14. FINISH FLOOR: 1/2\"/>

15. FINISH FLOOR: 1/2\"/>

16. FINISH FLOOR: 1/2\"/>

17. FINISH FLOOR: 1/2\"/>

18. FINISH FLOOR: 1/2\"/>

19. FINISH FLOOR: 1/2\"/>

20. FINISH FLOOR: 1/2\"/>

21. FINISH FLOOR: 1/2\"/>

22. FINISH FLOOR: 1/2\"/>

Justin Bozarth,
Qualified Engineer

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Las Vegas, NV 89139

Date: 10/23/14
Drawn By: JLC
Reviewed:

Deer Springs/Dee Pae
City of Las Vegas

Plan Number:
L609

Plan Name:
LAWSON

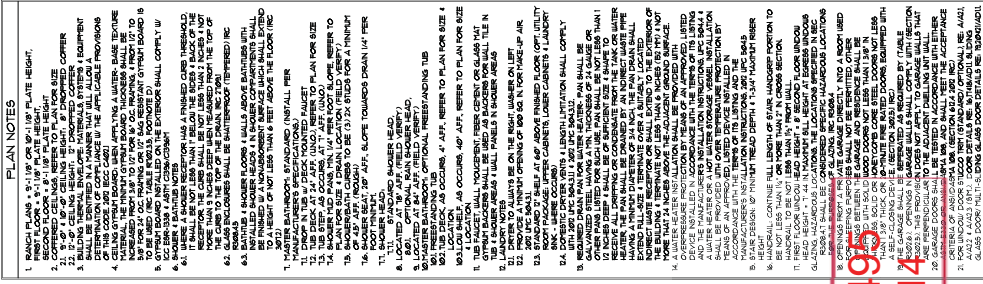
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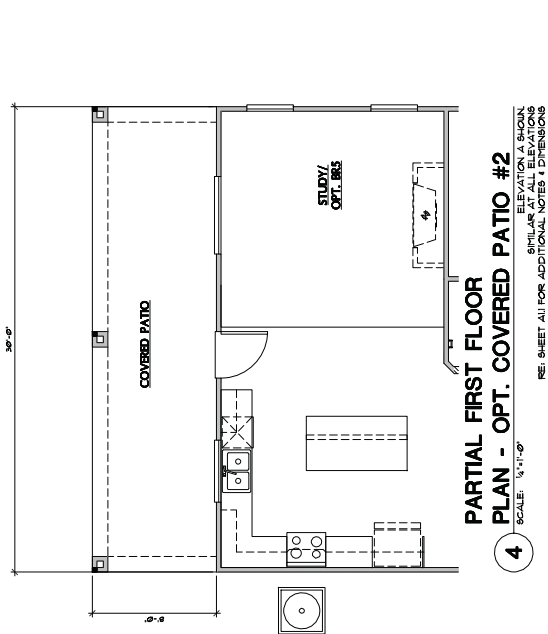
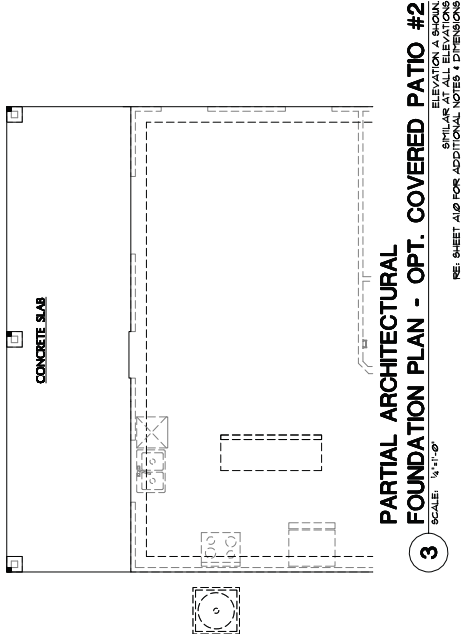
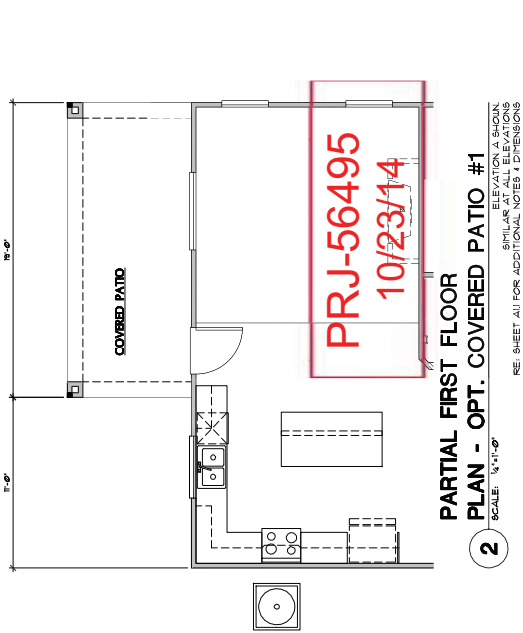
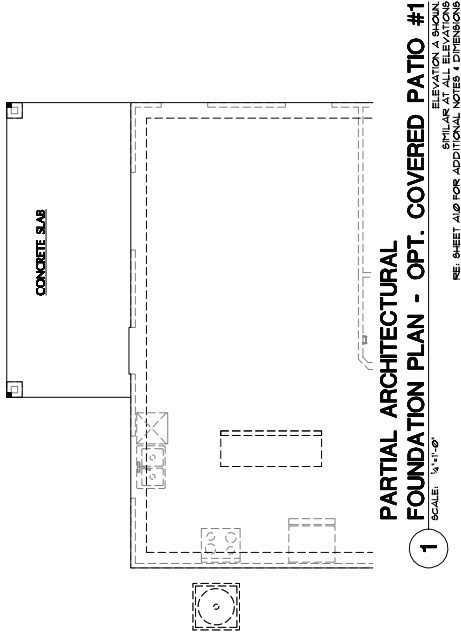
PLAN & OPTIONS

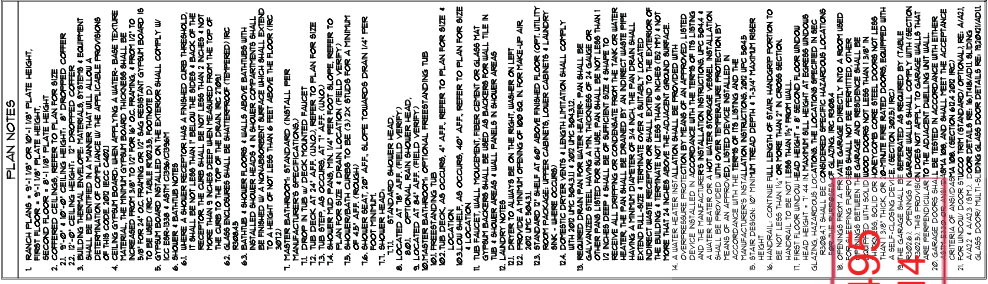
Sheet Number:
A1.1

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

PRJ-56495
10/23/14







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Date: 10/23/14
Drawn By: JLG
Revisions:

Deer Springs/Tes Phe
City of Las Vegas

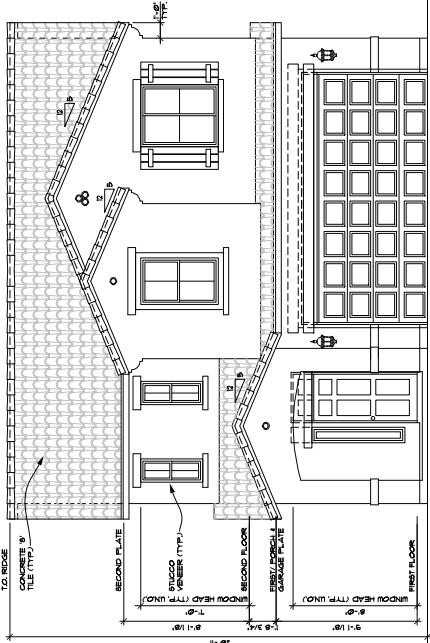
Plan Number:
L609

Plan Name:
LAWSON

Sheet Title:

ELEVATION A

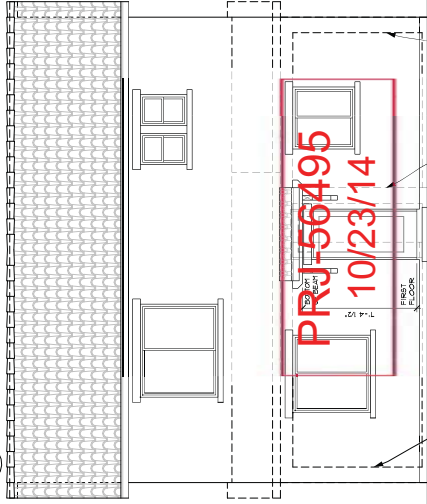
Sheet Number:
A2.1
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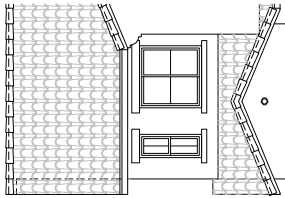
1 FRONT ELEVATION A
SCALE: 3/4"=1'-0"

ELEVATION NOTES
ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER
• ROOFING MATERIAL TO BE MONTELE ROOFING
• SIDING MATERIAL TO BE ORIENTAL BROWN
• SIDING MATERIAL TO BE ORIENTAL BROWN
• SIDING MATERIAL TO BE ENVIRONMENTAL STONEWORKS
• MANUFACTURED STONE VENEER EBC2382
TRIM SIZES ARE LIMITED WIDTH X DEPTH

A WINDOW TRIM
SCALE: 1/2"=1'-0"



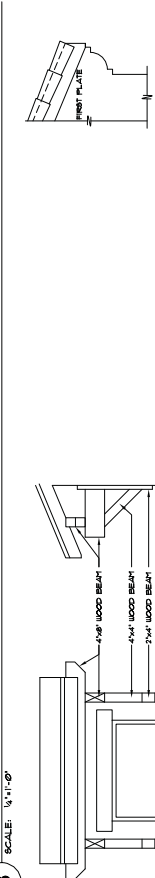
2 REAR ELEVATION A
SCALE: 3/4"=1'-0"



FRONT ELEVATION A
AT OPT. BR4
SCALE: 3/4"=1'-0"

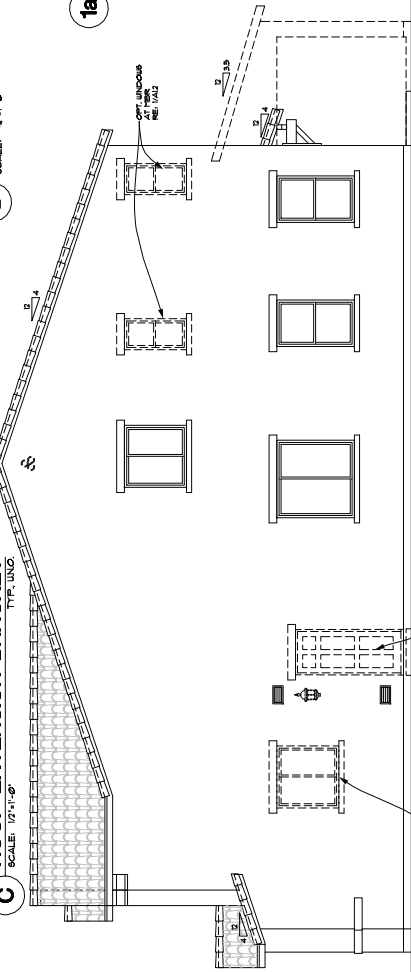
1a

3 LEFT ELEVATION A
SCALE: 3/4"=1'-0"



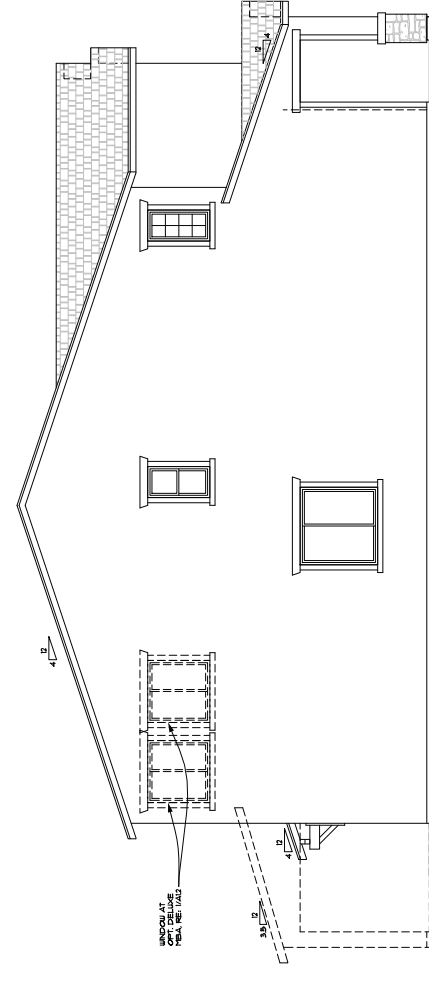
B EAVE CORBEL
SCALE: 3/4"=1'-0"

C ROOF EXTENSION BRACKET
SCALE: 1/2"=1'-0"

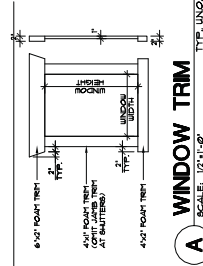


4 RIGHT ELEVATION A
SCALE: 3/4"=1'-0"

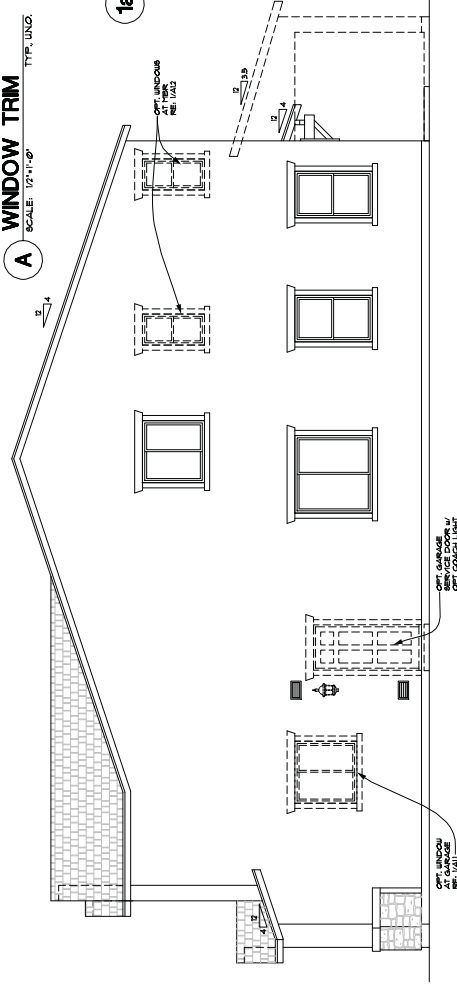
MOD-56661, WVR-56662, SDR-56663 & TMP-56664



3 **LEFT ELEVATION B**
SCALE: 1/4"=1'-0"



• **WINDOW TRIM**



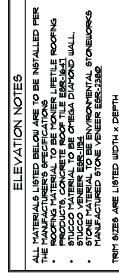
4 **RIGHT ELEVATION B**
SCALE: 1/4" = 1'-0"



FRONT ELEVATION B
AT OPT. BR4



1 FRONT ELEVATION B
SCALE: 1/4"=1'-0"



2 REAR ELEVATION B
SCALE: 1/4" = 1'-0"

Justin Bozarth,
Qualified Employee



Las Vegas

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Las Vegas

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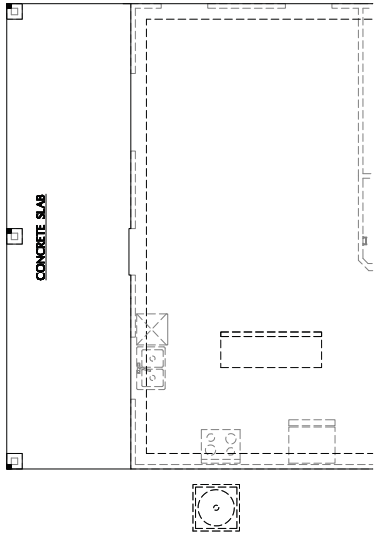
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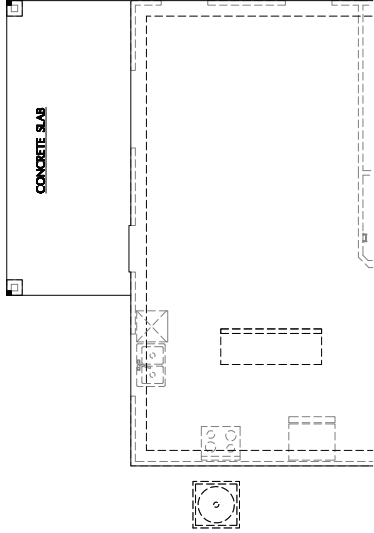
Date: 10/27/2014

Drawn By: JLB

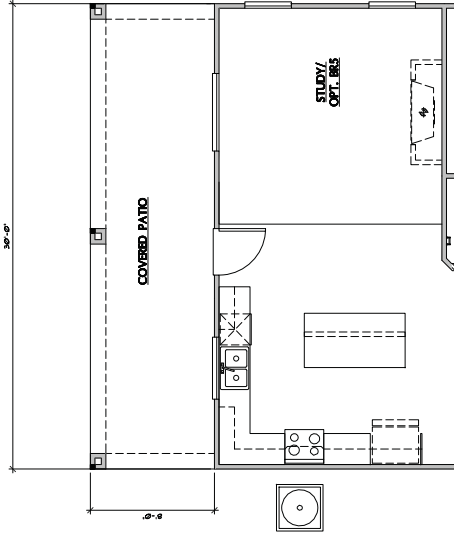
Revisions:



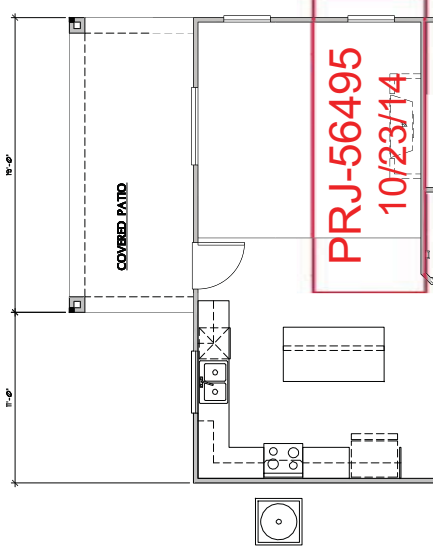
3 PARTIAL ARCHITECTURAL
FOUNDATION PLAN - OPT. COVERED PATIO #2
SCALE: 1/8"=1'-0"
ELEVATION & SECTION
SIMILAR AT ALL ELEVATIONS
RE: SHEET A10 FOR ADDITIONAL NOTES & DIMENSIONS



1 PARTIAL ARCHITECTURAL
FOUNDATION PLAN - OPT. COVERED PATIO #1
SCALE: 1/8"=1'-0"
ELEVATION & SECTION
SIMILAR AT ALL ELEVATIONS
RE: SHEET A10 FOR ADDITIONAL NOTES & DIMENSIONS



4 PARTIAL FIRST FLOOR
PLAN - OPT. COVERED PATIO #2
SCALE: 1/8"=1'-0"
ELEVATION & SECTION
SIMILAR AT ALL ELEVATIONS
RE: SHEET A10 FOR ADDITIONAL NOTES & DIMENSIONS



2 PARTIAL FIRST FLOOR
PLAN - OPT. COVERED PATIO #1
SCALE: 1/8"=1'-0"
ELEVATION & SECTION
SIMILAR AT ALL ELEVATIONS
RE: SHEET A10 FOR ADDITIONAL NOTES & DIMENSIONS

Dear Springs/Ten Pie
City of Las Vegas

Plan Number:
L609

Plan Name:
LAWSON

Sheet Title:

OPT. COVERED
PATIO PLANS

Sheet Number:
A31
a

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

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Date: 10/23/2014

Drawn By: JLB

Revisions:

Plan Name: LILLIAN

Sheet Title: FIRST FLOOR PLAN & OPTIONS

Sheet Number: A1.1

Plan Number: L205

City of Las Vegas: Dear Springs/Dee Pae

PLAN LEGEND

2x4 WALL

2x6 WALL

4x6 WALL

6x6 WALL

8x8 WALL

10x10 WALL

12x12 WALL

14x14 WALL

16x16 WALL

18x18 WALL

20x20 WALL

22x22 WALL

24x24 WALL

26x26 WALL

28x28 WALL

30x30 WALL

32x32 WALL

34x34 WALL

36x36 WALL

38x38 WALL

40x40 WALL

42x42 WALL

44x44 WALL

46x46 WALL

48x48 WALL

50x50 WALL

52x52 WALL

54x54 WALL

56x56 WALL

58x58 WALL

60x60 WALL

62x62 WALL

64x64 WALL

66x66 WALL

68x68 WALL

70x70 WALL

72x72 WALL

74x74 WALL

76x76 WALL

78x78 WALL

80x80 WALL

82x82 WALL

84x84 WALL

86x86 WALL

88x88 WALL

90x90 WALL

92x92 WALL

94x94 WALL

96x96 WALL

98x98 WALL

100x100 WALL

102x102 WALL

104x104 WALL

106x106 WALL

108x108 WALL

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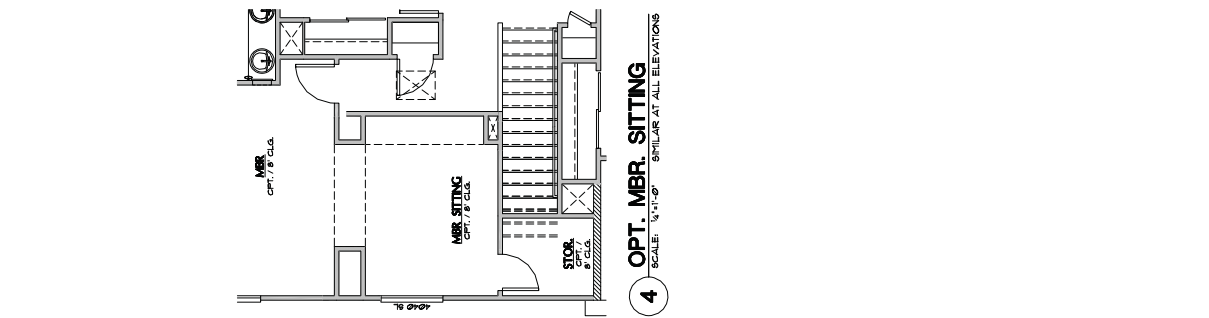
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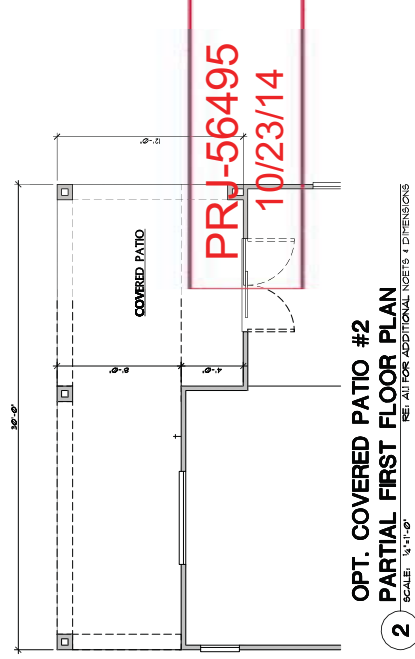
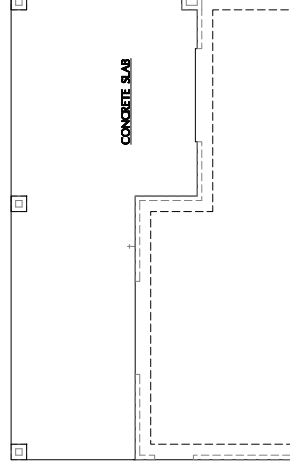
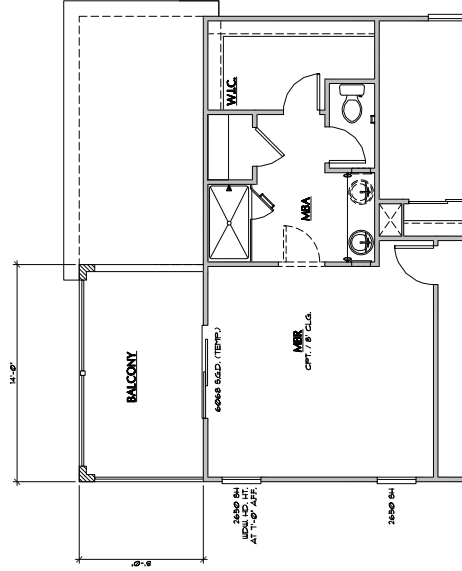
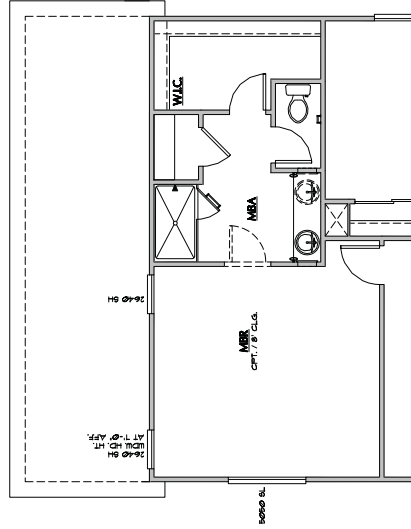
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**Deer Springs/Tee Pee
City of Las Vegas**

Plan Number: **L205**

Plan Name: **LILLIAN**

Sheet Title:

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Sheet Number: **A3.1**



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Drawn By: J.J.G.

Justin Bozarth,
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Reviewed:

Dear Springs/Dee Pae
City of Las Vegas

Plan Number:

L205

Plan Name:

LILLIAN

Sheet Title:

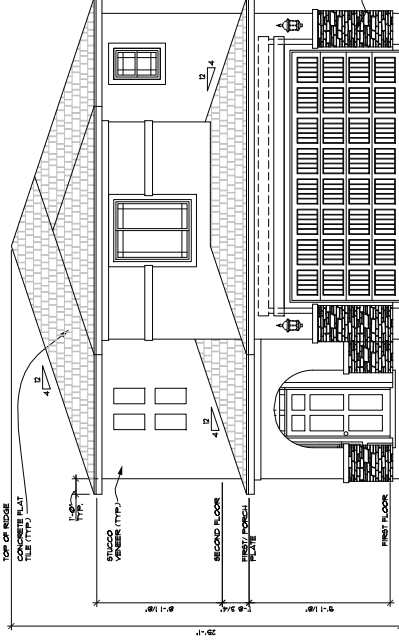
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Sheet Number:

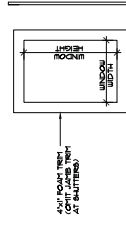
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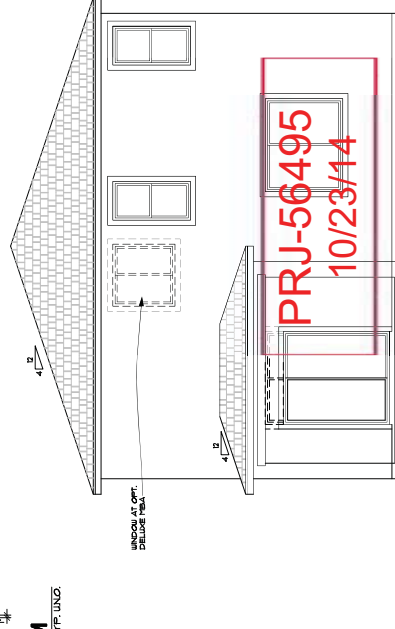
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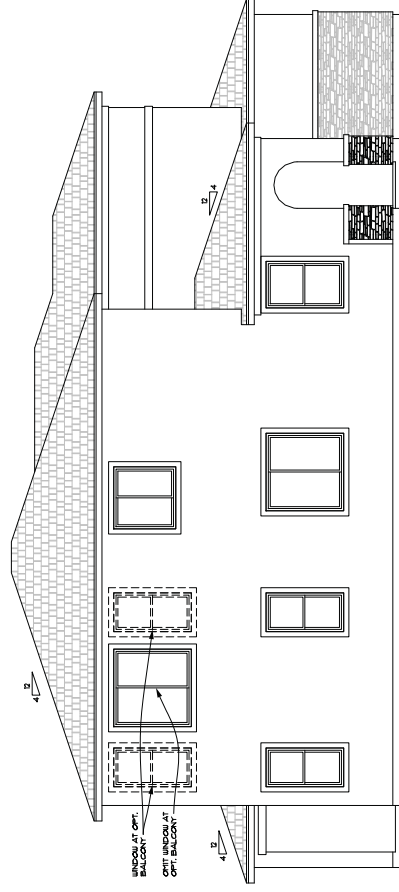
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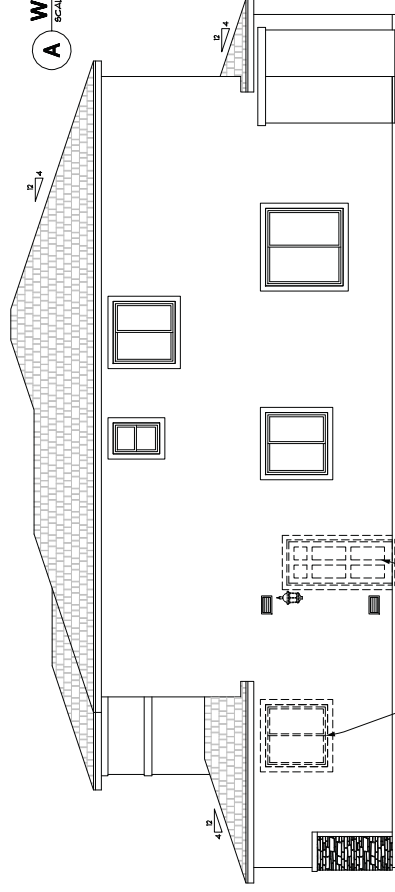
A WINDOW TRIM
SCALE: 1/2"=1'-0"
TYP. UNO.



REAR ELEVATION C



LEFT ELEVATION C



RIGHT ELEVATION C

Justin Bozarth,
Qualified Employee

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Drawn By: JLB
Revisions:

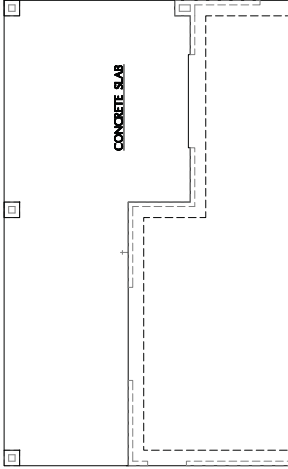
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City of Las Vegas

Plan Number:
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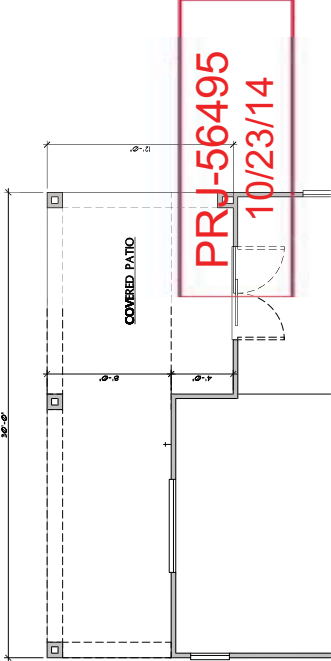
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Sheet Title:
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BALCONY -
PLANS**

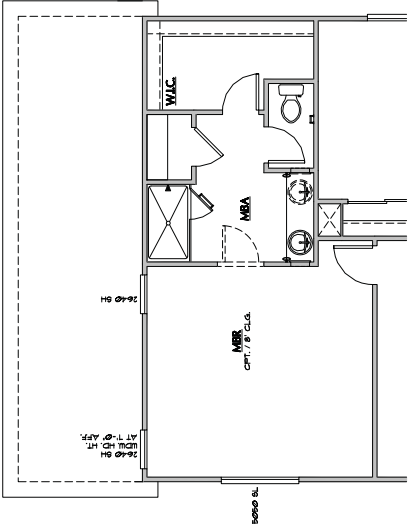
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A31
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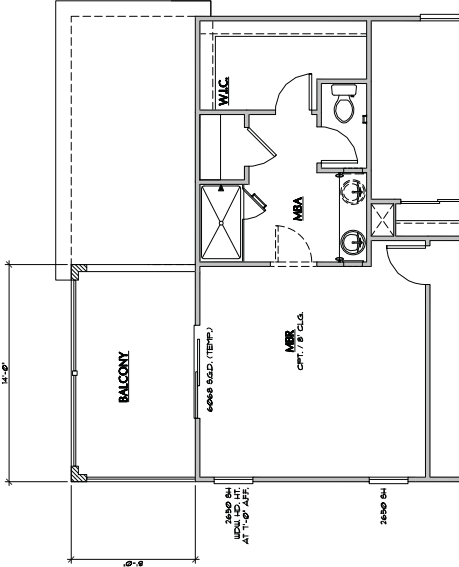
1
OPT. COVERED PATIO #2
PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0"
REF. ALL FOR ADDITIONAL NOTES & DIMENSIONS



2
OPT. COVERED PATIO #2
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
REF. ALL FOR ADDITIONAL NOTES & DIMENSIONS

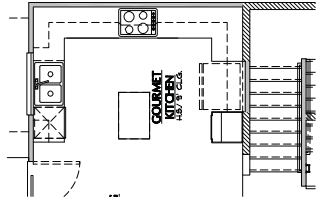


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PARTIAL SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
REF. ALL FOR ADDITIONAL NOTES & DIMENSIONS

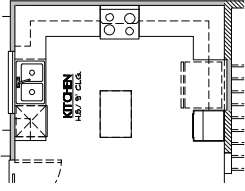


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OPT. BALCONY W/ OPT. COVERED PATIO #2
PARTIAL SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
REF. ALL FOR ADDITIONAL NOTES & DIMENSIONS

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

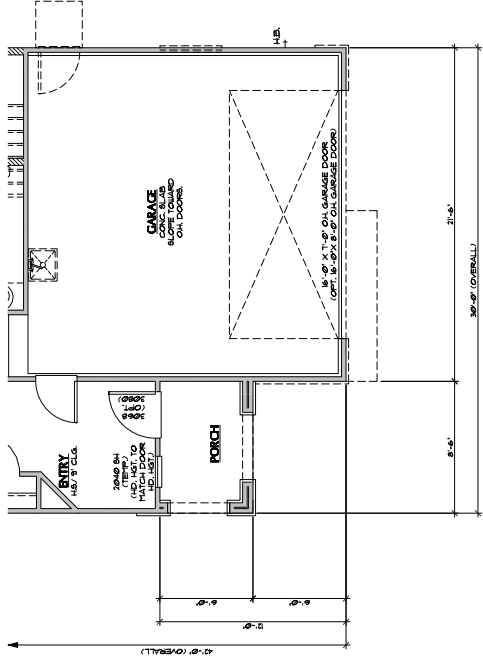


2 **OPT. GOURMET KITCHEN**
SCALE: 1/4"=1'-0"

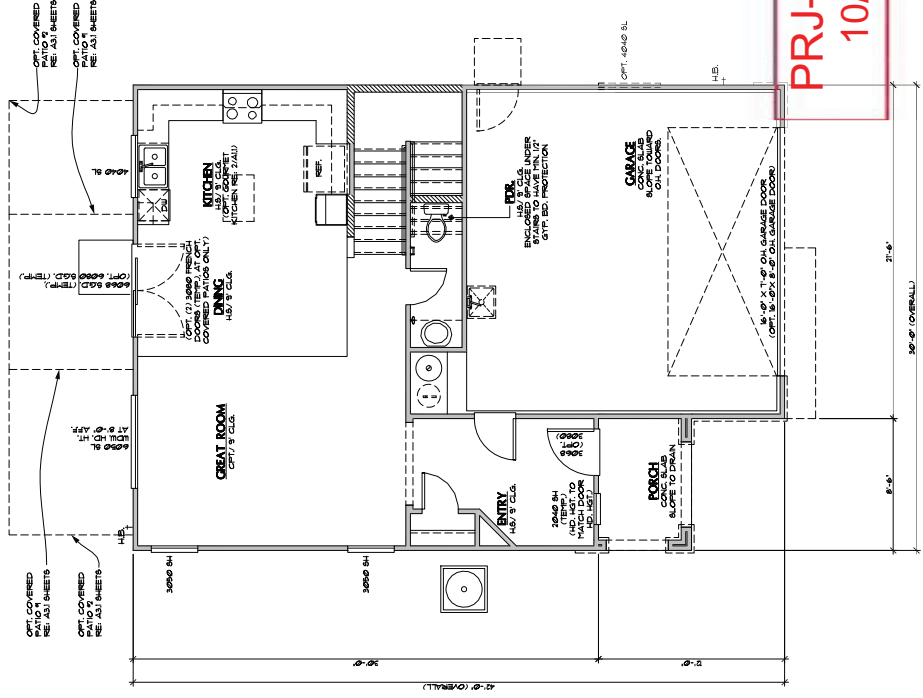


3 OPT. KITCHEN ISLAND
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	495 SQ. FT.
PORCH AREA	-	-	51 SQ. FT.
OPT. COVERED PATIO #1	-	-	60 SQ. FT.
OPT. COVERED PATIO #2	-	-	224 SQ. FT.
OPT. BALCONY	-	-	230 SQ. FT.
OPT. COVERED PATIO #3	-	-	12 SQ. FT.
FIRST FLOOR	105 SQ. FT.	-	-
SECOND FLOOR	115 SQ. FT.	-	-
TOTAL	1610 SQ. FT.	-	-



4 PARTIAL FIRST FLOOR PLAN B



1 FIRST FLOOR PLAN A (SIM. AT ELV. C)

PRJ-56495
10/23/14

Justin Bozarth,
Qualified Employee

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Date: 10/2/2014
Drawn By: JLB
Revisions:

Deer Springs/Tee Pee
City of Las Vegas

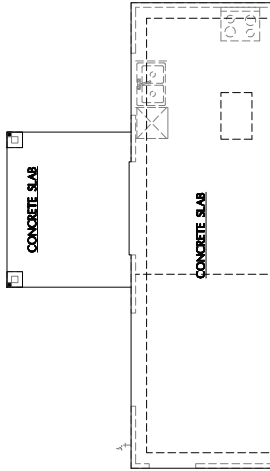
Plan Number:
L186

Plan Name:
LINDSAY

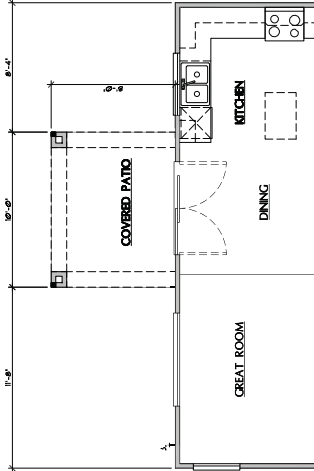
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OPT. COVERED
PATIO PLANS

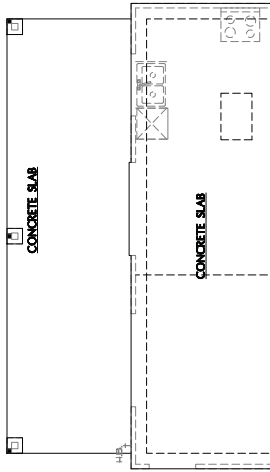
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A3.1
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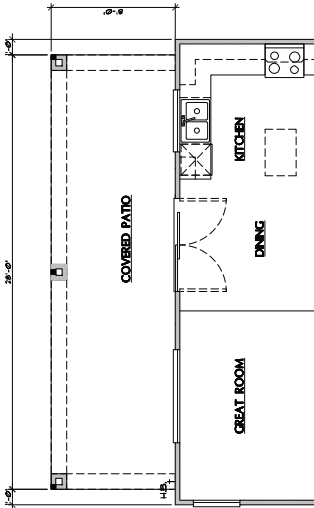
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ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0"
SIMILAR AT ALL ELEVATIONS



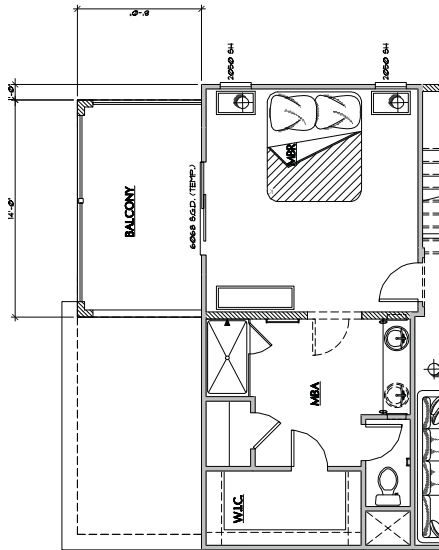
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SCALE: 1/4"=1'-0"
SIMILAR AT ALL ELEVATIONS



3 OPT. COVERED PATIO #2 PARTIAL
ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0"
SIMILAR AT ALL ELEVATIONS

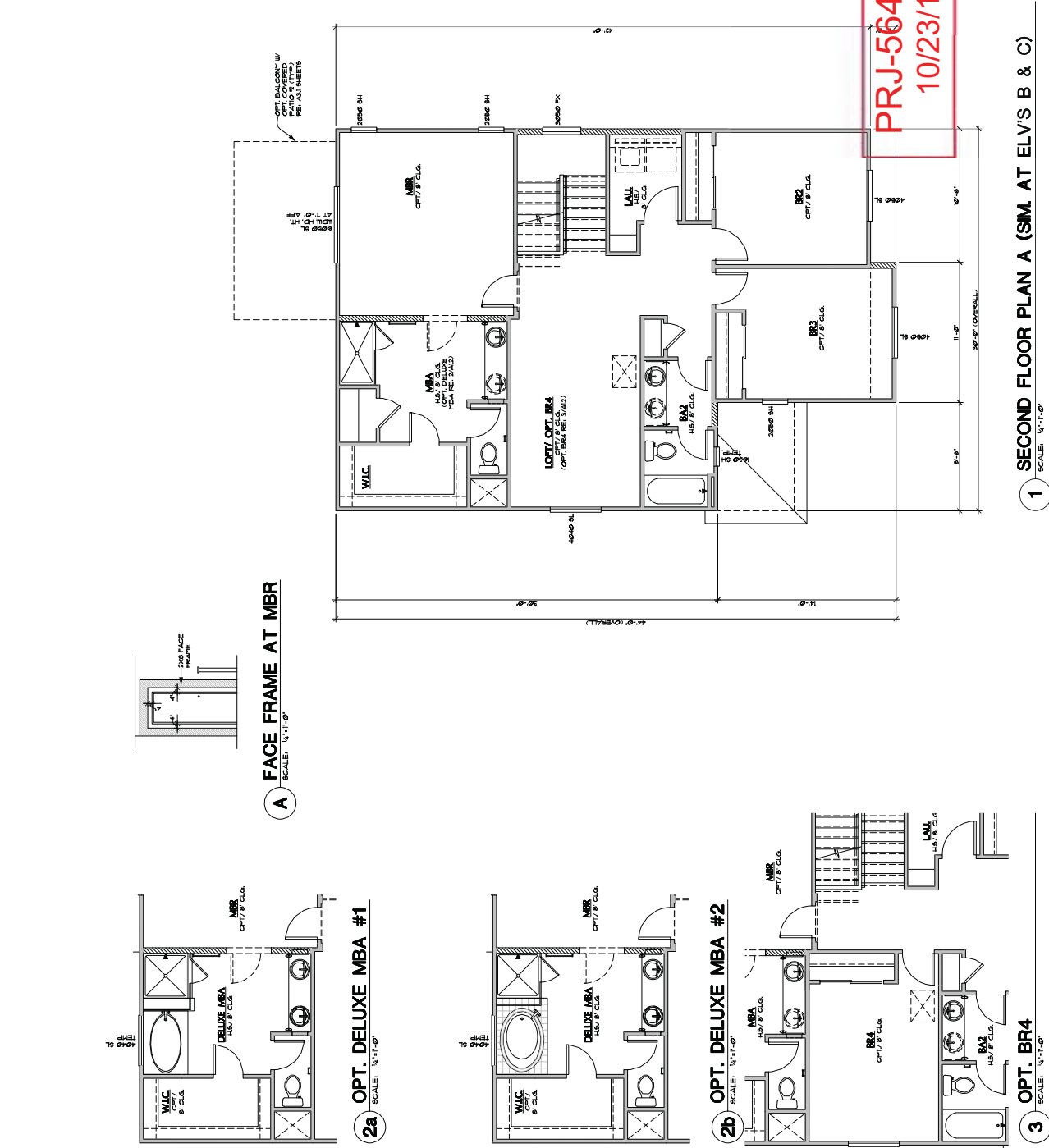
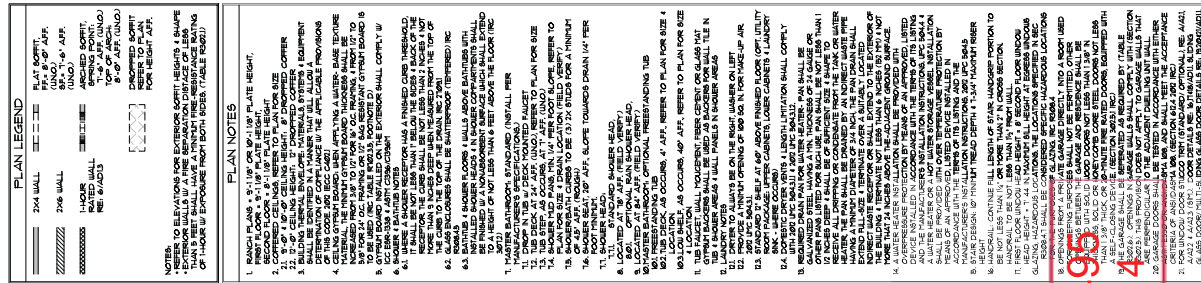


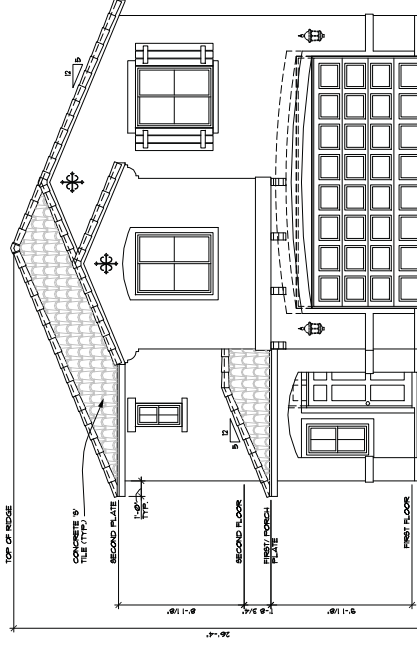
4 OPT. COVERED PATIO #2 PARTIAL FLOOR PLAN
SCALE: 1/4"=1'-0"
SIMILAR AT ALL ELEVATIONS



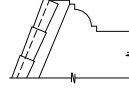
5 OPT. BALCONY W/ OPT. COVERED PATIO #2
PARTIAL SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
SEE ALL FOR ADDITIONAL NOTES & DIMENSIONS

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

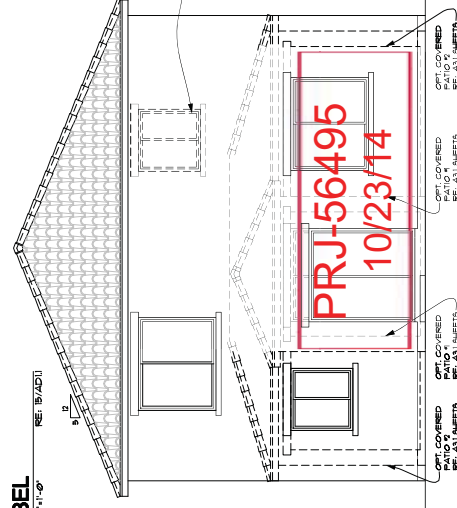




1 FRONT ELEVATION A



B **CORBEL**
SCALE: 1/2"=1'-0" RE: 15/AD1



2 REAR ELEVATION A
SCALE: 1/4" = 1'-0"

ELEVATION NOTES
ALL MATERIALS LISTED BELOW ARE TO BE MANUFACTURED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. • ALL STONE SHALL BE QUARRIED FROM THE PRODUCTS, CONCRETE OR MEGA DIL. • STUCCO MATERIAL TO BE OMEGA DIL. • STONE MANUFACTURED BY THE SAME MANUFACTURER AS THE STUCCO. • STONE MANUFACTURED TO BE ENVIRONMENTALLY FRIENDLY AND NON-TOXIC. • STONE MANUFACTURED STONE VENEER EBC. TYPICAL SIZES ARE LISTED WIDTH X DEPTH

B **CORBEL**
SCALE: 1/2"=1'-0" RE: 15/AD1

B **CORBEL**
SCALE: 1/2"=1'-0" RE: 15/AD1

**Deer Springs/Tee Pee
City of Las Vegas**

Plan Number: **L186**

Plan Name:

Sheet Title:

ELEVATION A

Sheet Number: **A2.1**

Justin Bozarth,
Qualified Employee

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Drawn By: J.J.G.
Reviewed:

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Revisions:

**Deer Springs/Tee Pee
City of Las Vegas**

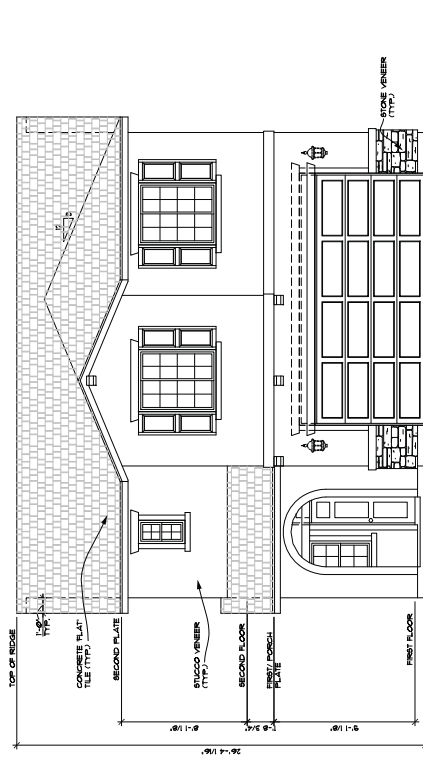
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L186

Plan Name:
LINDSAY

Sheet Title:

ELEVATION B

Sheet Number:
A2.2
a

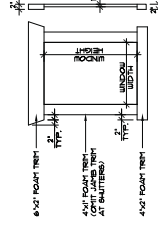


1 FRONT ELEVATION B
SCALE: 1/4"=1'-0"

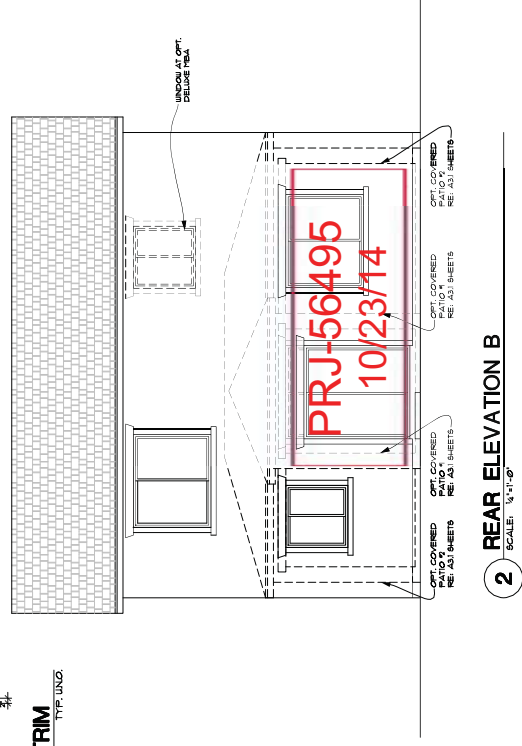
ELEVATION NOTES

- ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS
- ROOFING MATERIAL TO BE MONIER LITTLE ROOFING
- STUCCO MATERIAL TO BE MONIER LITTLE STUCCO
- STUCCO VENEER EBR-294
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS
- MANUFACTURED STONE VENEER EBR-2590

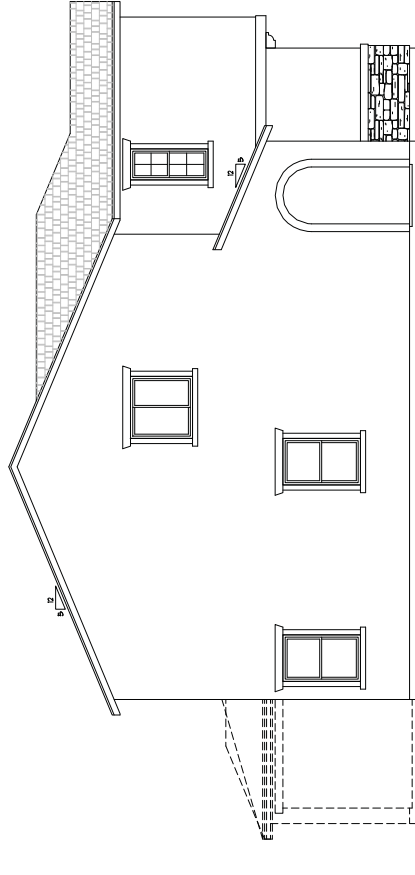
TRIM SIZES ARE LISTED WIDTH X DEPTH



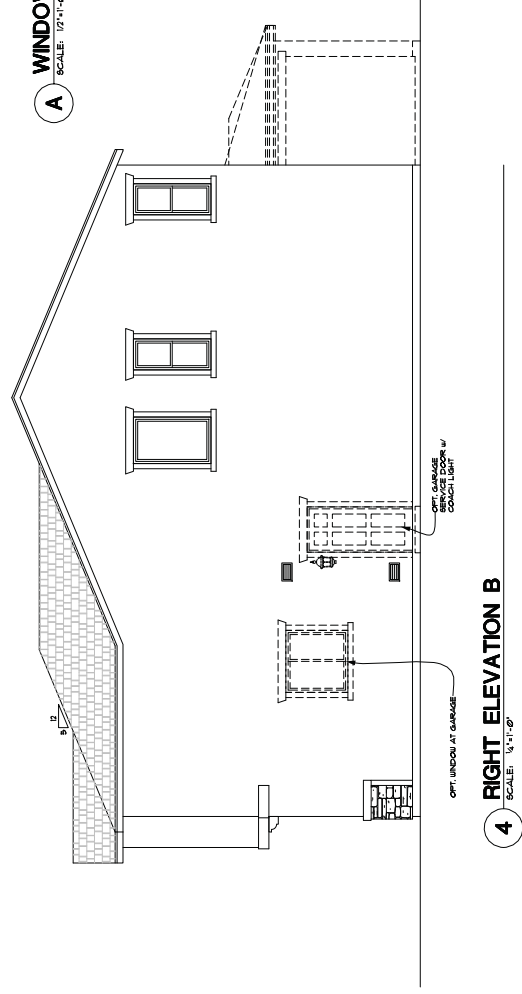
A **WINDOW TRIM**
SCALE: 1/2"=1'-0" TYP. UNO.



2 REAR ELEVATION B
SCALE: 1/4"=1'-0"



3 LEFT ELEVATION B
SCALE: 1/4"=1'-0"



4 **RIGHT ELEVATION B**
SCALE: 1/4"=1'-0"

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Justin Bozarth,
Qualified Employee

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Revisions:

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City of Las Vegas

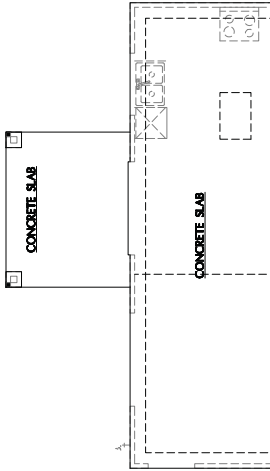
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Plan Name:
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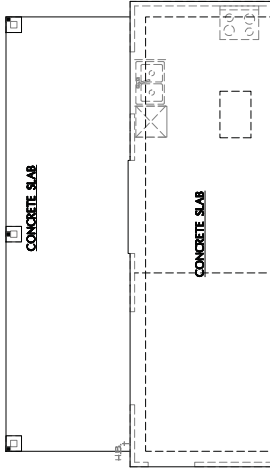
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PATIO PLANS

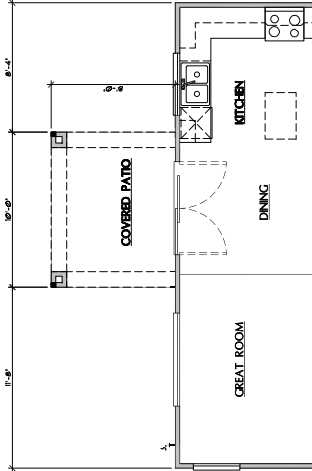
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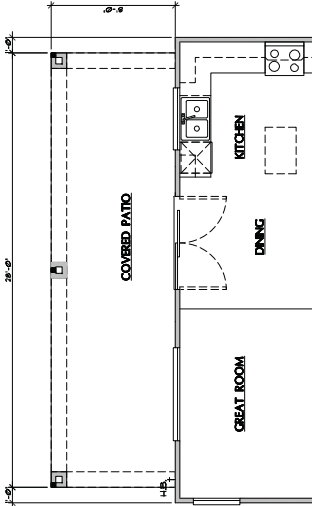
1 OPT. COVERED PATIO #1 PARTIAL
ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0"
SIMILAR AT ALL ELEVATIONS



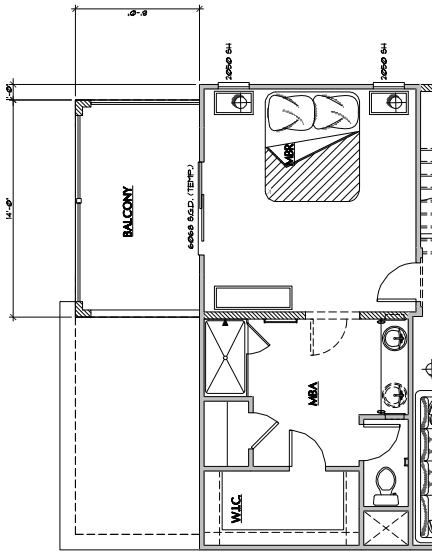
3 OPT. COVERED PATIO #2 PARTIAL
ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0"
SIMILAR AT ALL ELEVATIONS



2 OPT. COVERED PATIO #1 PARTIAL FLOOR PLAN
SCALE: 1/4"=1'-0"
SIMILAR AT ALL ELEVATIONS



4 OPT. COVERED PATIO #2 PARTIAL FLOOR PLAN
SCALE: 1/4"=1'-0"
SIMILAR AT ALL ELEVATIONS



5 OPT. BALCONY W/ OPT. COVERED PATIO #2
PARTIAL SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
REF. ALL FOR ADDITIONAL NOTES & DIMENSIONS

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Tee Pee / Dorrell

Las Vegas, NV
Exterior Color Selections - October 20, 2014

Elevation A Spanish Schemes	Body	Trim	Fascia	Garage Door	Shutters	Front Door	Roof Tile	Exterior Stone	Rail/ Decorative Ironwork If Applicable
Spanish #1	7554 Steamed Milk	6150 Universal Khaki	6082 Cobble Brown	6082 Cobble Brown	7620 Seaworthy	7620 Seaworthy	Charcoal Brown Blend 1BCCS1132	N/A	6006 Black Bean
Spanish #2	6127 Ivoire	6143 Basket Beige	6140 Kaffee	6140 Kaffee	7026 Griffin	7026 Griffin	Autumn Blend 1BCCS6160	N/A	6006 Black Bean
Spanish #3	7719 Fresco Cream	6088 Nuthatch	6048 Terra Burn	6048 Terra Burn	6167 Garden Gate	6167 Garden Gate	Autumn Blend 1BCCS6160	N/A	6006 Black Bean
Spanish #4	7724 Canoe	6096 Jute Brown	6090 Java	6090 Java	7594 Carriage Door	7594 Carriage Door	California Mission Blend 1BCCS6464	N/A	6006 Black Bean
Spanish #5	7539 Cork Wedge	7039 Virtual Taupe	7505 Manor House	7505 Manor House	7622 Homburg Gray	7622 Homburg Gray	Charcoal Brown Blend 1BCCS1132	N/A	6006 Black Bean
Spanish #6	7551 Greek Villa	6106 Kilim Beige	7508 Tavern Taupe	7508 Tavern Taupe	2847 Rookwood Bottle Green	2847 Rookwood Bottle Green	California Mission Blend 1BCCS6464	N/A	6006 Black Bean
Elevation B Craftsman Schemes	Body	Trim	Fascia /Corbels	Garage Door	Shutters	Front Door	Roof Tile	Exterior Stone	Rail/ Decorative Ironwork If Applicable
Craftsman #1	6093 Familiar Beige	6084 Modest White	6084 Modest White	2807 Rookwood Medium Brown	2809 Rookwood Shutter Green	2809 Rookwood Shutter Green	Saxony Brown Blend 1FACS3233	Mohave Country Ledge	6006 Black Bean
Craftsman #2	6088 Nuthatch	7022 Alpaca	7022 Alpaca	6090 Java	6069 French Roast	6069 French Roast	Saxony California Mission Blend 1FACS6464	Mohave Country Ledge	6006 Black Bean
Craftsman #3	6151 Quiver Tan	7547 Sandbar	7055 Enduring Bronze	7055 Enduring Bronze	6174 Andiron	6174 Andiron	Saxony Charcoal Brown Blend 1FACS1132	Bucks County Country Ledge	6006 Black Bean
Craftsman #4	7501 Threshold Taupe	6085 Simplify Beige	7510 Chateau Brown	6081 Down Home	7625 Mount Etna	7625 Mount Etna	Saxony Charcoal Brown Blend 1FACS1132	Chardonnay Country Ledge	6006 Black Bean
Craftsman #5	6122 Camelback	6102 Portabello	7041 Van Dyke Brown	7041 Van Dyke Brown	6062 Rugged Brown	6062 Rugged Brown	Saxony California Mission Blend 1FACS6464	Chardonnay Country Ledge	6006 Black Bean
Craftsman #6	6102 Portabello	6146 Umber	6076 Turkish Coffee	6076 Turkish Coffee	6034 Arresting Auburn	6034 Arresting Auburn	Saxony Brown Blend 1FACS3233	Bucks County Country Ledge	6006 Black Bean

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Tee Pee / Dorrell

Las Vegas, NV
Exterior Color Selections - October 20, 2014

Elevation C Prairie Schemes	Body	Trim	Fascia /Corbels	Garage Door	Shutters	Front Door	Roof Tile Flat Tile	Exterior Stone (Boral Cultured Stone)	Rail/ Decorative Ironwork If Applicable
Prairie #1	7538 Tamarind	7522 Meadowlark	6111 Coconut Husk	6111 Coconut Husk	6167 Garden Gate	6167 Garden Gate	Saxony Brown Blend 1FACS3233	Rustic Southern Ledge	6006 Black Bean
Prairie #2	6124 Cardboard	6120 Believable Buff	6146 Umber	6146 Umber	6188 Shade Grown	6188 Shade Grown	Saxony Brown Blend 1FACS3233	Rustic Southern Ledge	6006 Black Bean
Prairie #3	6095 Toasty	6099 Sand Dollar	6006 Black Bean	6006 Black Bean	6076 Turkish Coffee	6076 Turkish Coffee	Saxony California Mission Blend 1FACS6464	Walnut Southern Ledge	6006 Black Bean
Prairie #4	6089 Grounded	6087 Trusty Tan	6069 French Roast	6069 French Roast	6048 Terra Burn	6048 Terra Burn	Saxony California Mission Blend 1FACS6464	Walnut Southern Ledge	6006 Black Bean
Prairie #4	6144 Dapper Tan	6149 Relaxed Khaki	7645 Thunder Gray	7645 Thunder Gray	6013 Bitter Chocolate	6013 Bitter Chocolate	Saxony Charcoal Brown Blend 1FACS1132	Wolf Creek Southern Ledge	6006 Black Bean
Prairie #6	7039 Virtual Taupe	7037 Balanced Beige	7041 Van Dkye Brown	7041 Van Dkye Brown	7076 Cyberspace	7076 Cyberspace	Saxony Charcoal Brown Blend 1FACS1132	Wolf Creek Southern Ledge	6006 Black Bean

PAINT MANUFACTURER: Sherwin Williams

ROOFING MATERIAL: Monier Lifetile

STONE MANUFACTURER: Boral Cultured Stone

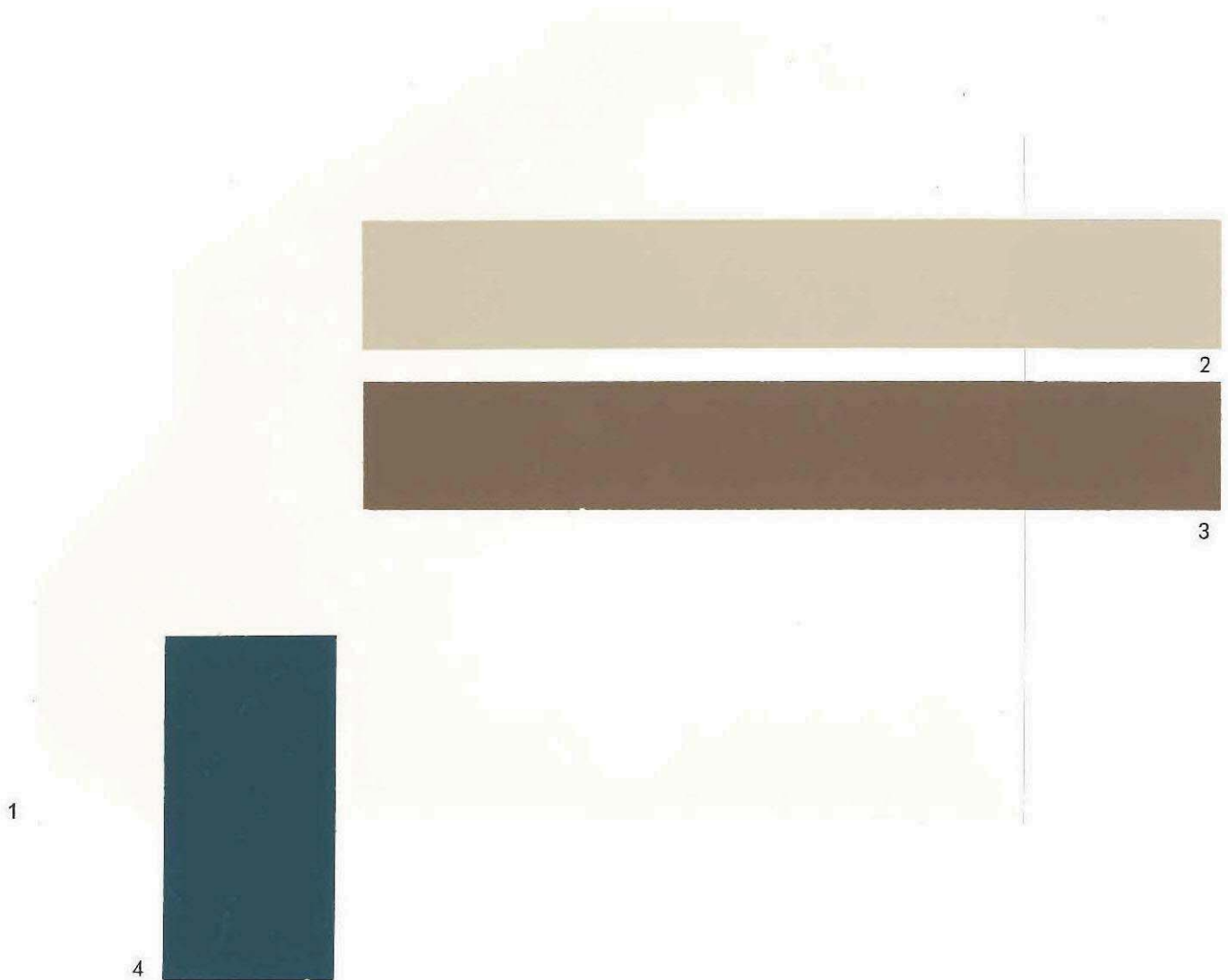
Any Nesco Deco Features - NATURAL Color (NO PAINT)

National Merchandising, October 20, 2014

PRJ-56495
10/23/14

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Spanish 1



14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

Richmond American Homes

- 1 Body
- 2 Trim
- 3 Fascia/Garage Door
- 4 Front Door/Shutters

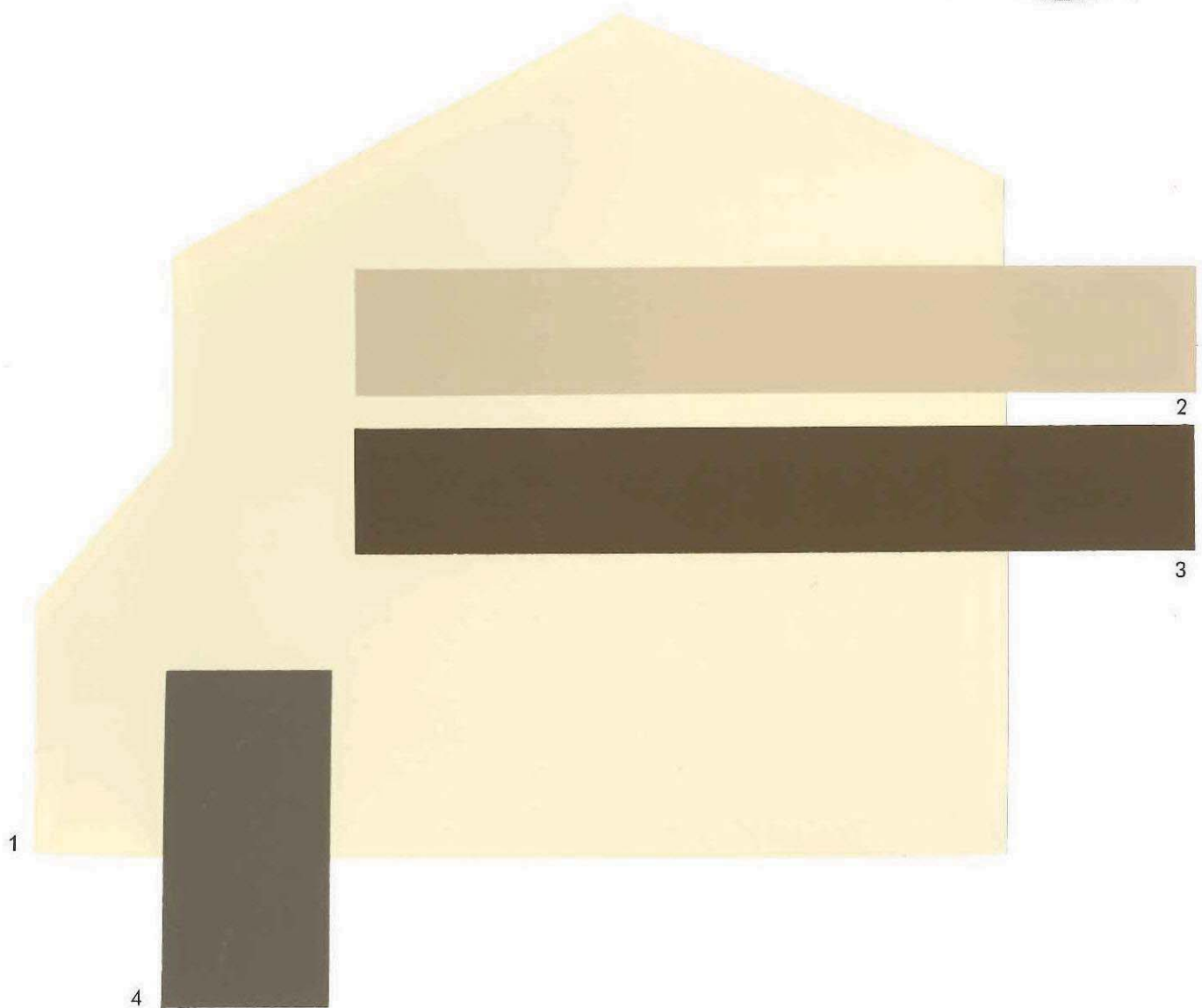
Steamed Milk
Universal Khaki
Cobble Brown
Seaworthy

SW 7554
SW 6150
SW 6082
SW 7620

PRJ-56495
10/23/14

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Spanish 2



Richmond American Homes

- 1 Body
- 2 Trim
- 3 Fascia/Garage Door
- 4 Front Door/Shutters

Ivoire
Basket Beige
Kaffee
Griffin

SW 6127
SW 6143
SW 6104
SW 7026

PRJ-56495
10/23/14

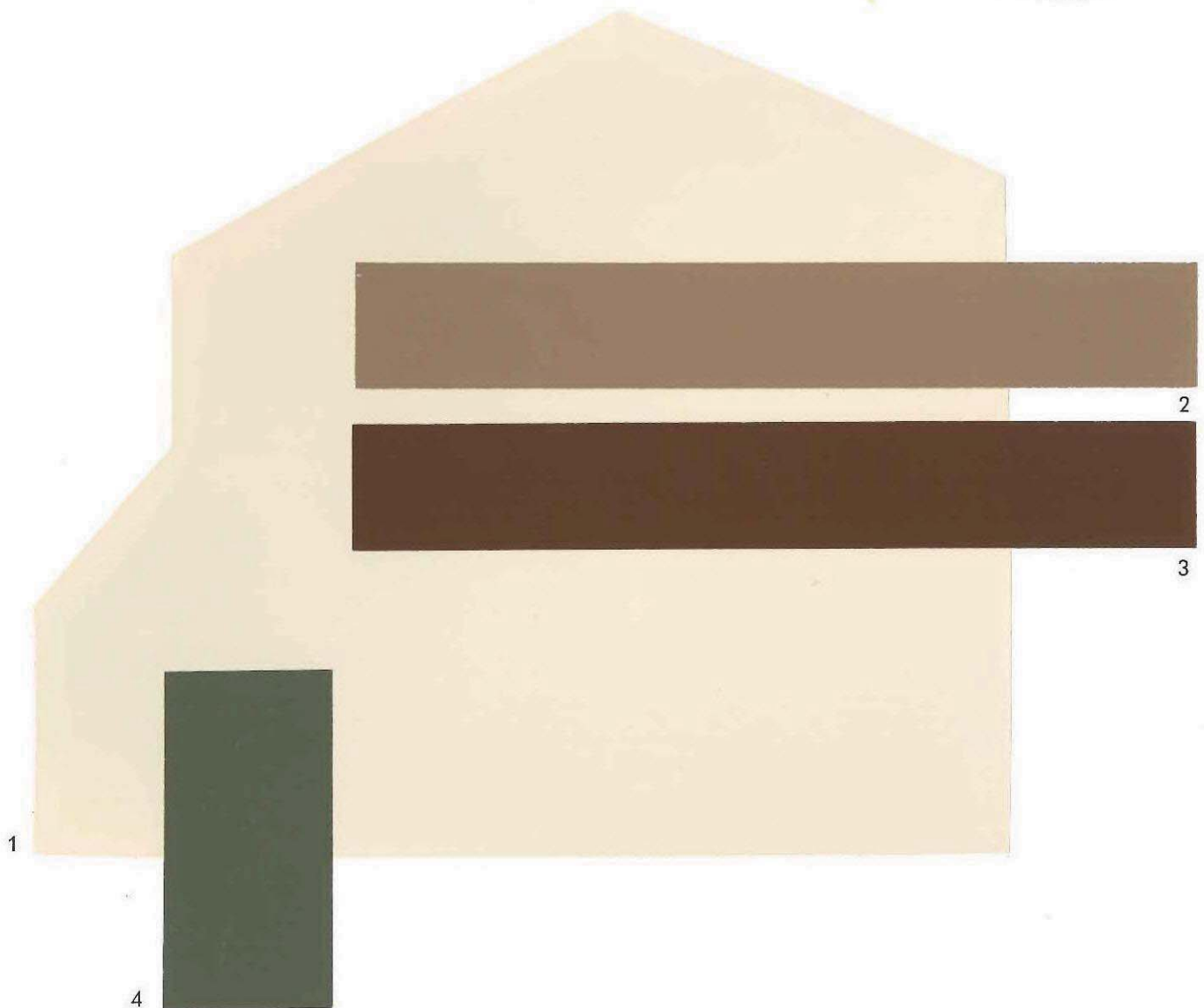


14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Spanish 3



Richmond American Homes



14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

- 1 Body
- 2 Trim
- 3 Fascia/Garage Door
- 4 Front Door/Shutters

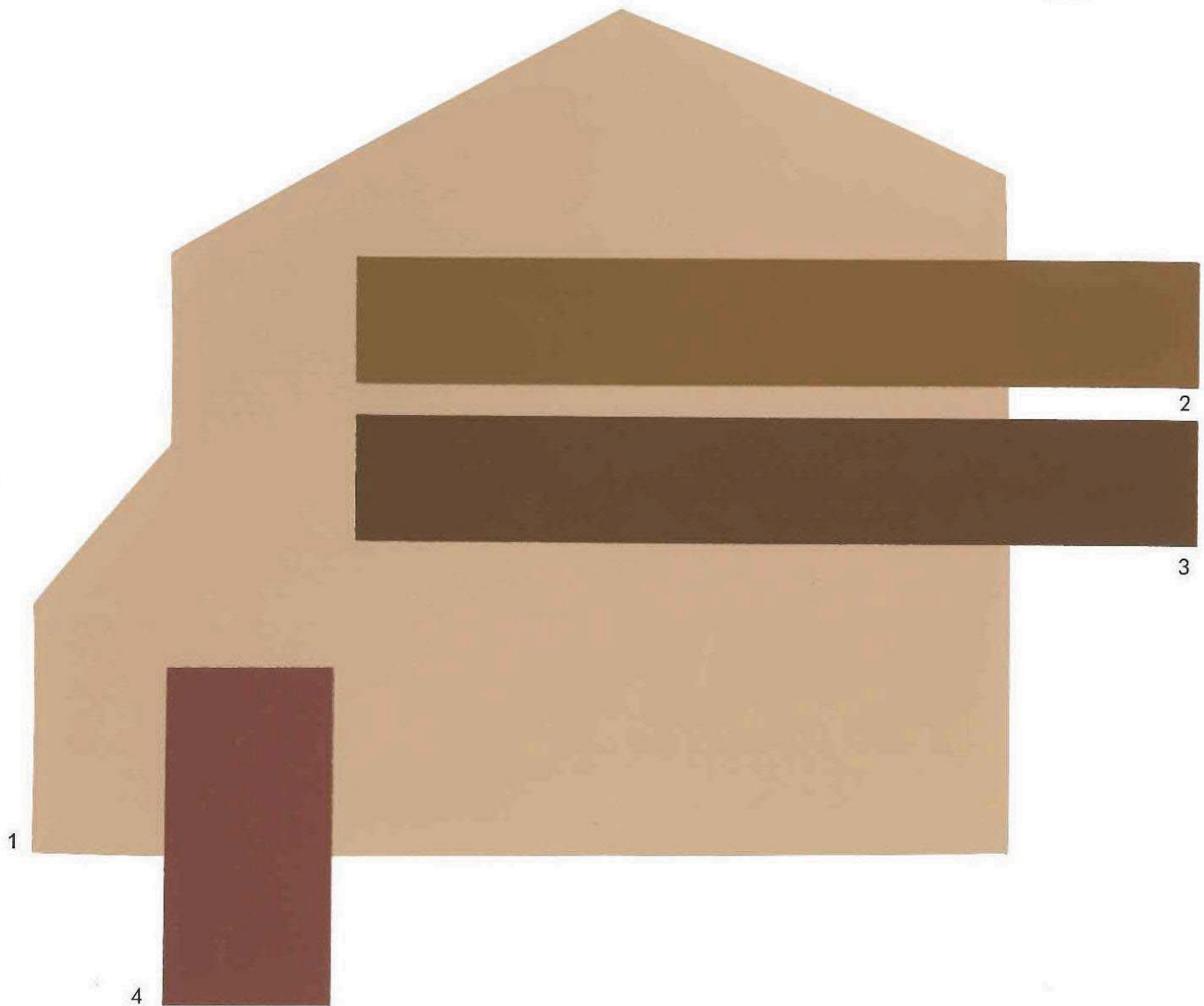
Fresco Cream
Nuthatch
Terra Brun
Garden Gate

SW 7719
SW 6088
SW 6048
SW 6167

PRJ-56495
10/23/14

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Spanish 4



14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

Richmond American Homes

- 1 Body
- 2 Trim
- 3 Fascia/Garage Door
- 4 Front Door/Shutters

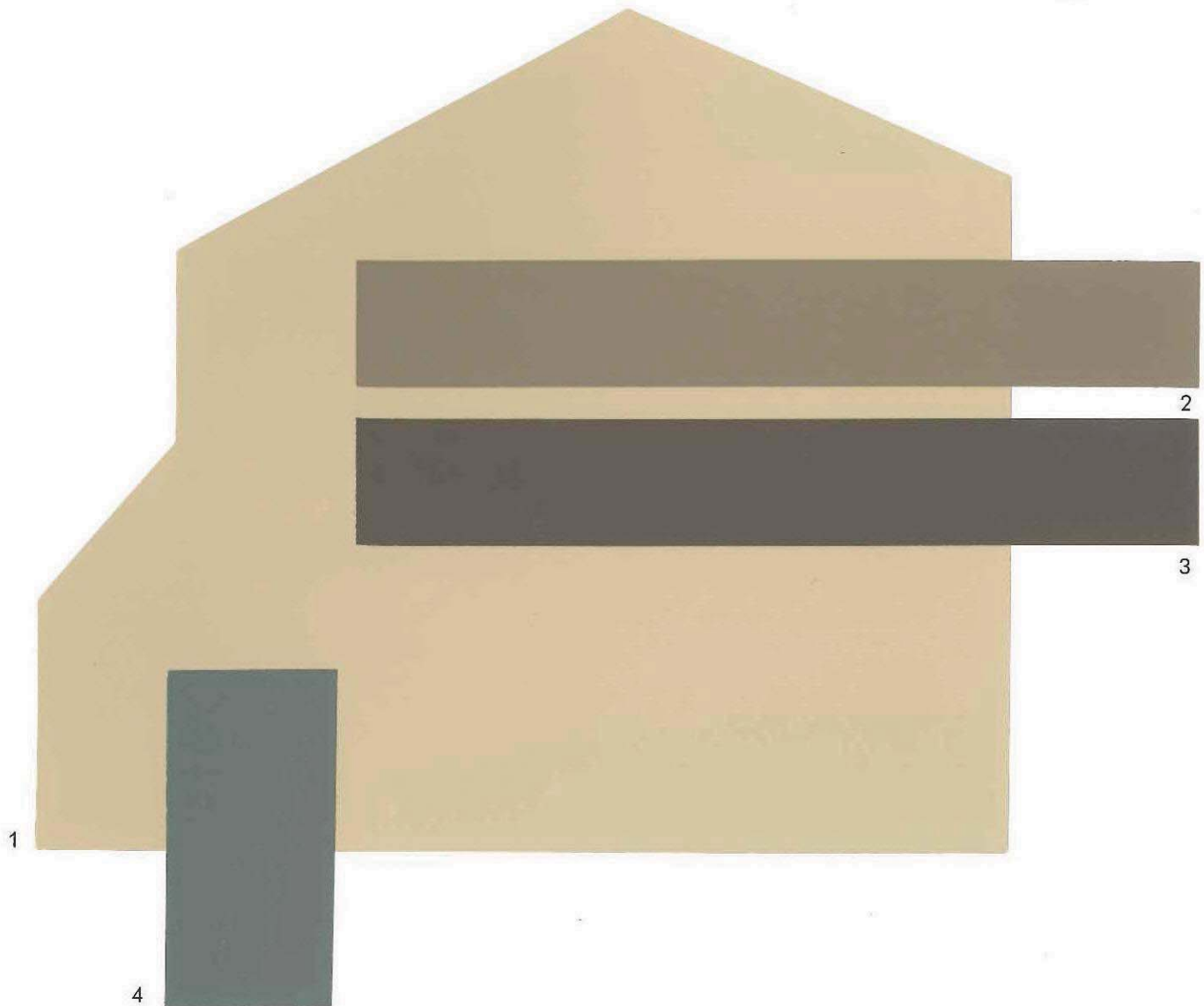
Canoe
Jute Brown
Java
Carriage Door

SW 7724
SW 6096
SW 6090
SW 7594

PRJ-56495
10/23/14

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Spanish 5



Richmond American Homes



14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

- 1 Body
- 2 Trim
- 3 Fascia/Garage Door
- 4 Front Door/Shutters

Cork Wedge
Virtual Taupe
Manor House
Homburg Gray

SW 7539
SW 7039
SW 7505
SW 7622

PRJ-56495
10/23/14

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Spanish 6

1

4

2

3

Richmond American Homes



**THE
FINISHING
TOUCH™**

14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

1 Body

2 Trim

3 Fascia/Garage Door

4 Front Door/Shutters

Greek Villa

Kilim Beige

Tavern Taupe

Roycroft Bottle Green

SW 7551

SW 6106

SW 7508

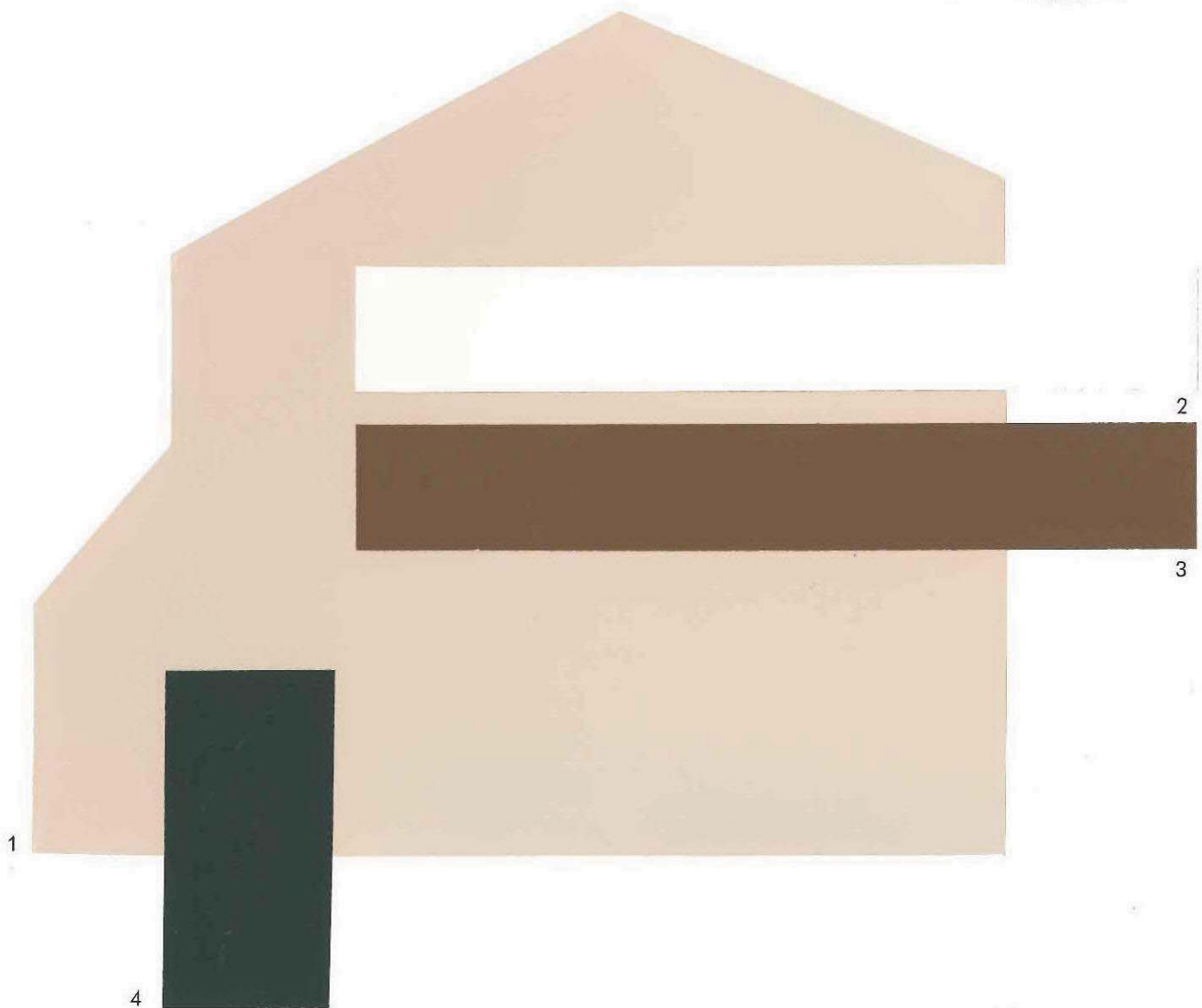
SW 2847

PRJ-56495

10/23/14

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Craftsman 1



Richmond American Homes

- 1 Body
- 2 Trim/Fascia/Corbels
- 3 Garage Door
- 4 Front Door/Shutters

Familiar Beige	SW 6093
Modest White	SW 6084
Rookwood Medium Brown	SW 2807
Rookwood Shutter Green	SW 2809

PRJ-56495
10/23/14

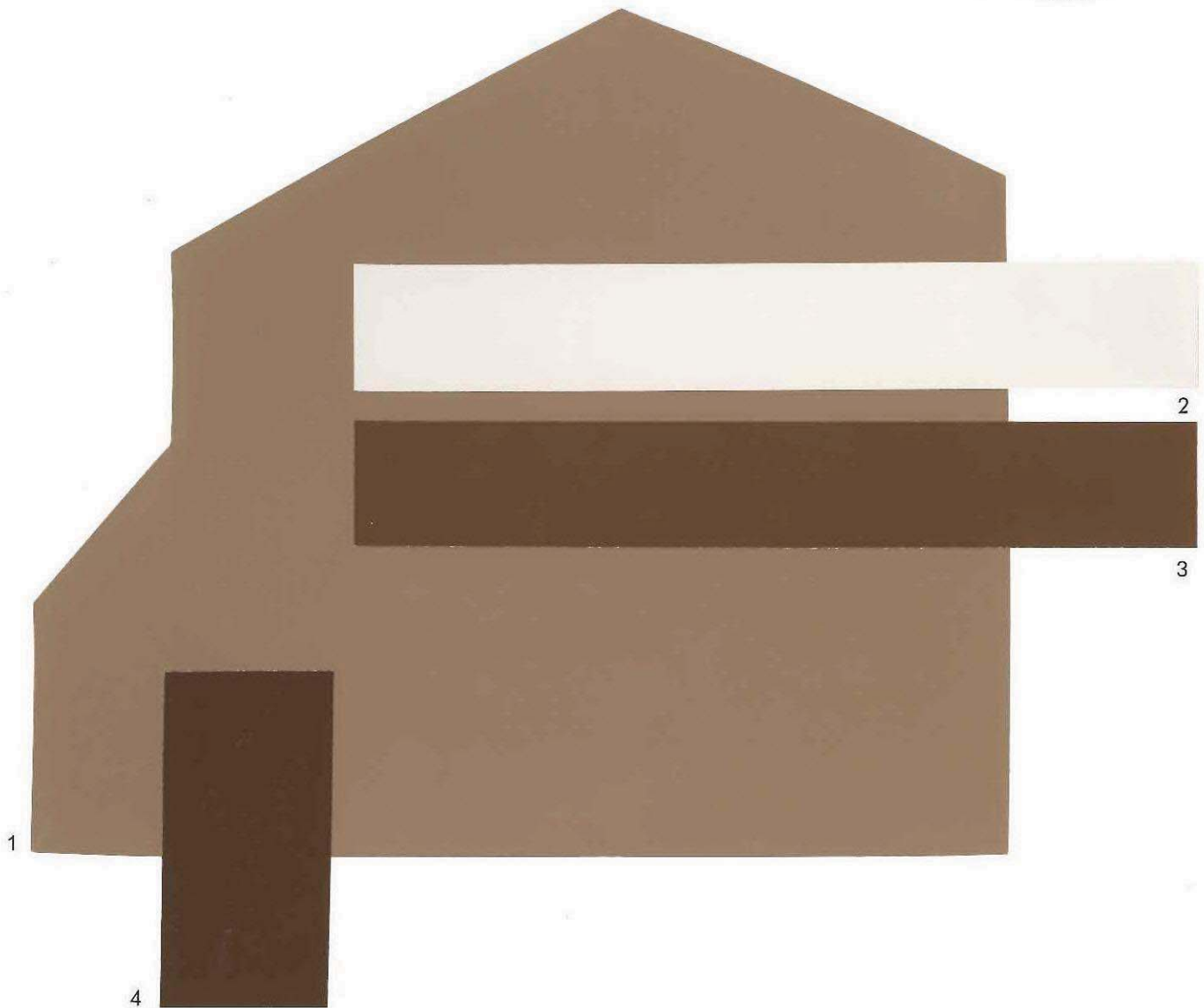


14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Craftsman 2



14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

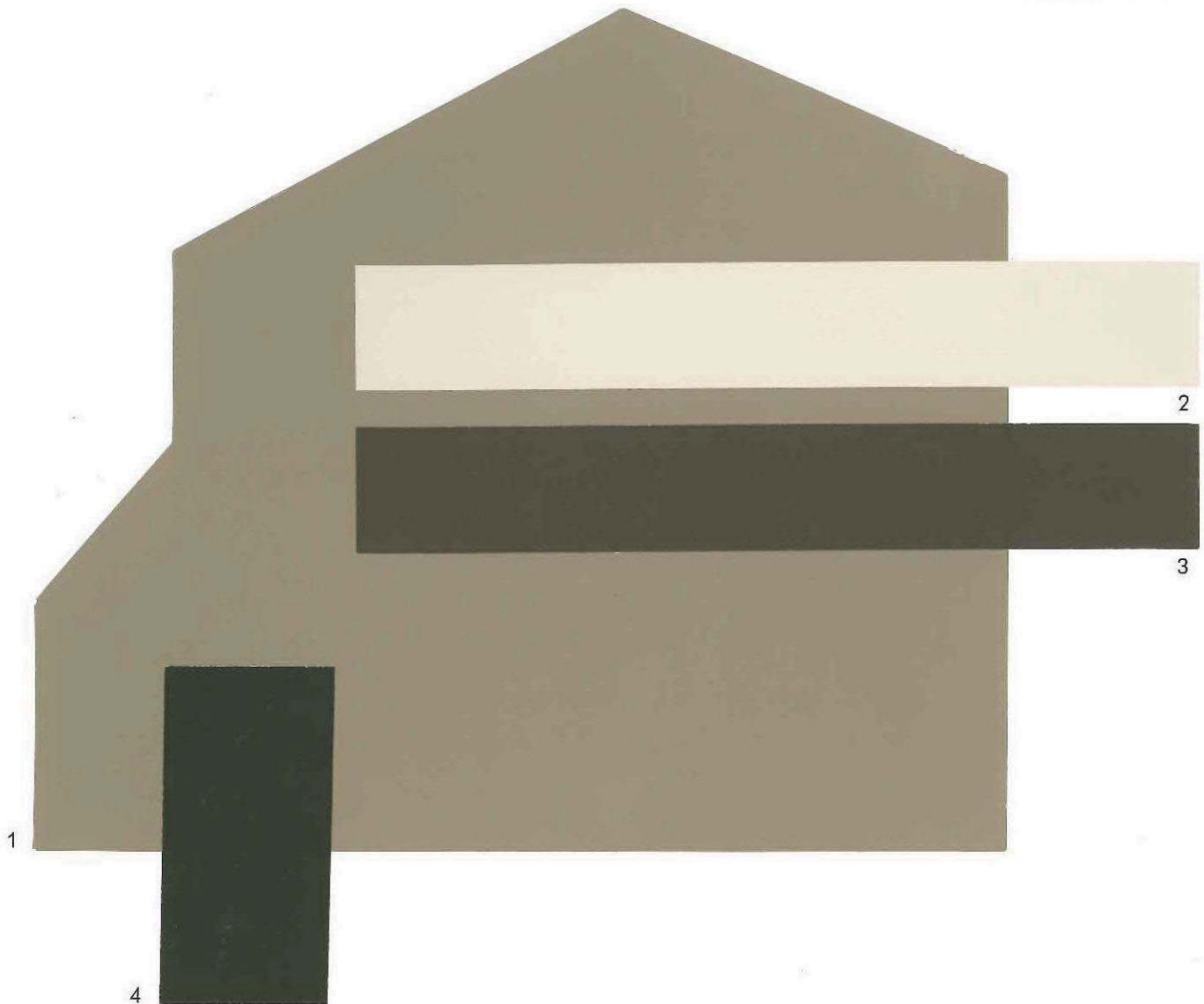
Richmond American Homes

1 Body	Nuthatch	SW 6088
2 Trim/Fascia/Corbels	Alpaca	SW 7022
3 Garage Door	Java	SW 6090
4 Front Door/Shutters	French Roast	SW 6069

PRJ-56495
10/23/14

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Craftsman 3



Richmond American Homes



14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

- 1 Body
- 2 Trim
- 3 Fascia/Corbels/Garage Door
- 4 Front Door/Shutters

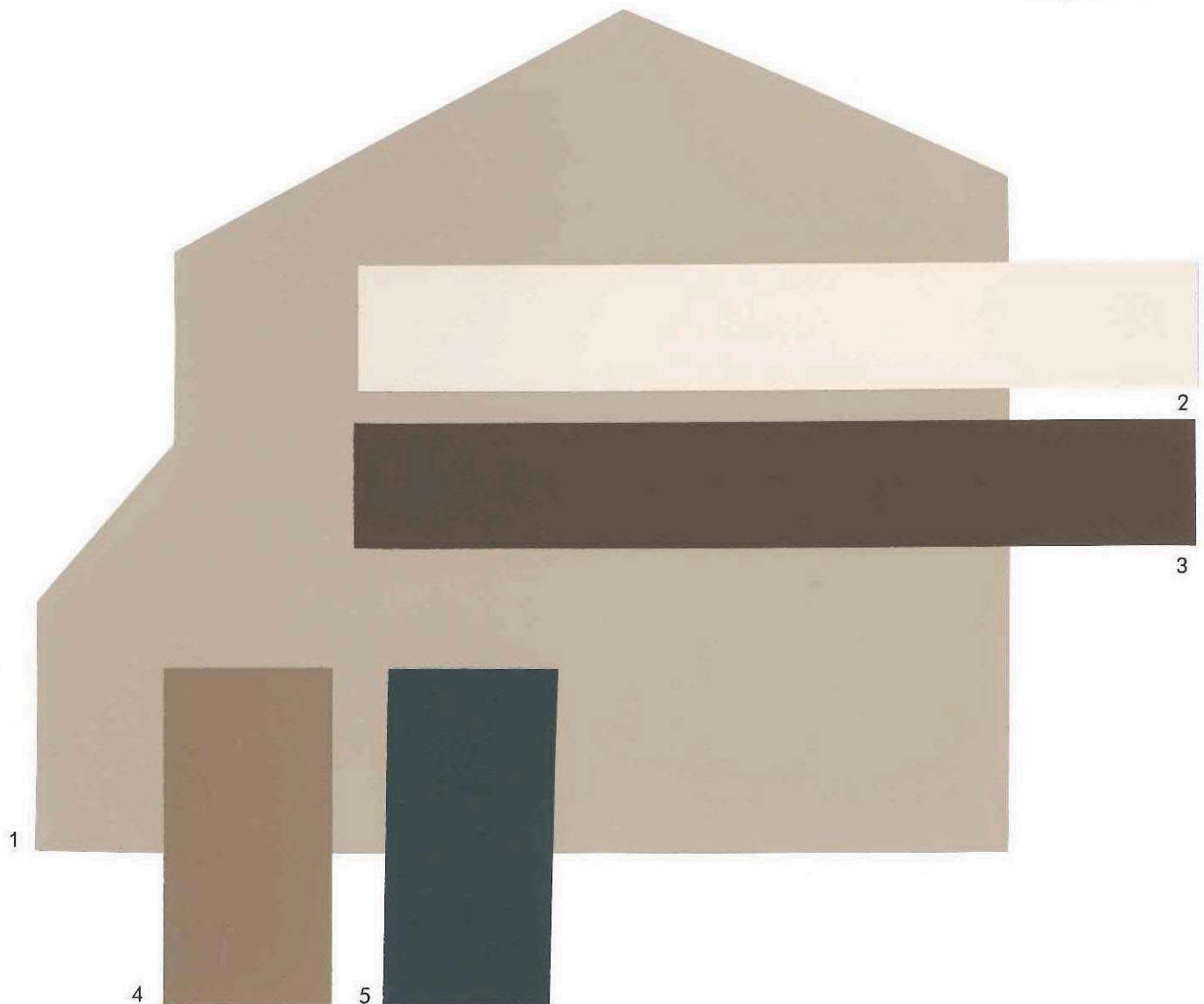
Quiver Tan
Sandbar
Enduring Bronze
Andiron

SW 6151
SW 7547
SW 7055
SW 6174

PRJ-56495
10/23/14

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Craftsman 4



14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

Richmond American Homes

- 1 Body
- 2 Trim
- 3 Fascia/Corbels
- 4 Garage Door
- 5 Front Door/Shutters

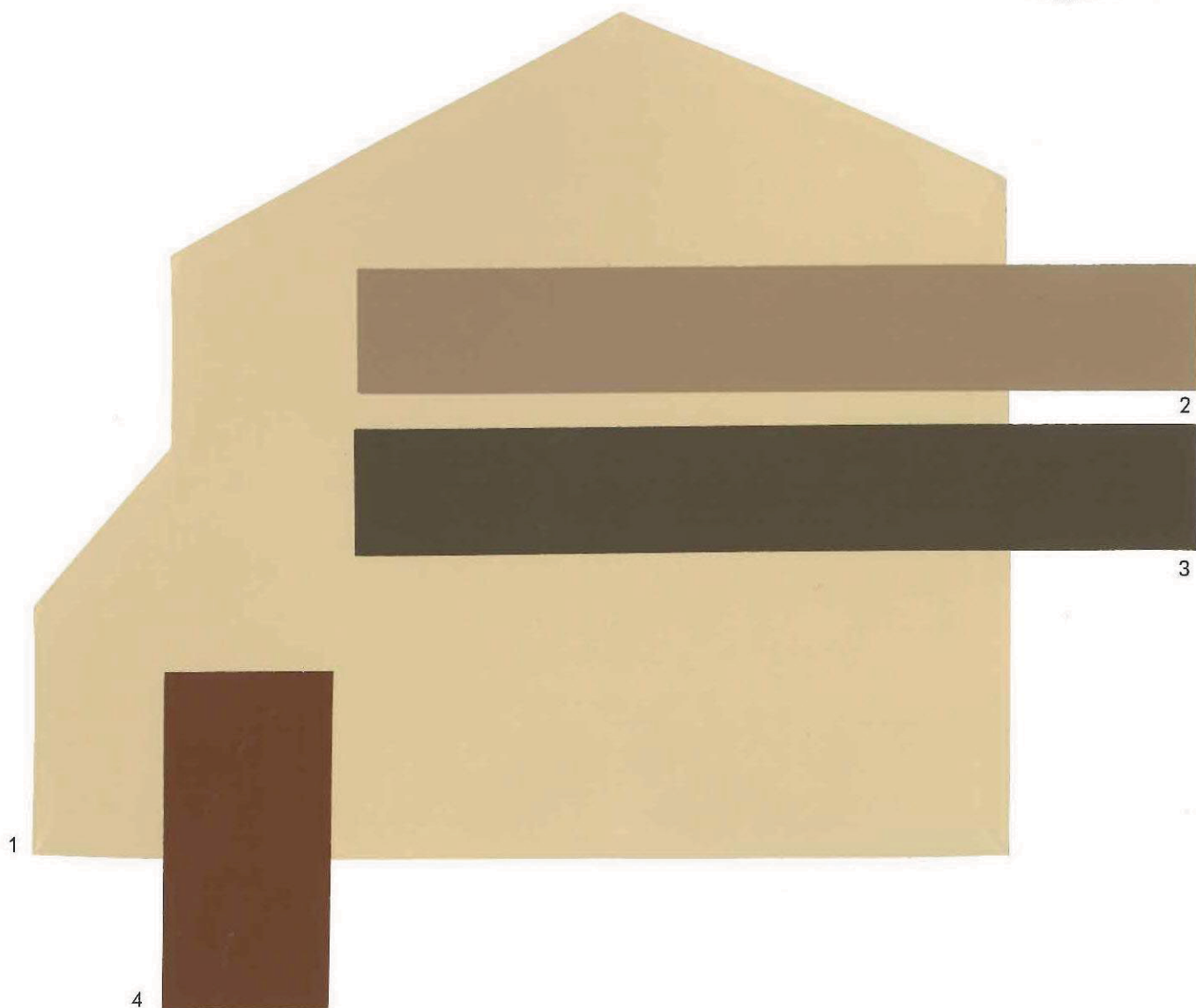
Threshold Taupe
Simplify Beige
Chateau Brown
Down Home
Mount Etna

SW 7501
SW 6085
SW 7510
SW 6081

SW 7625
PRJ-56495
10/23/14

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Craftsman 5



Richmond American Homes



14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

1 Body

2 Trim

3 Fascia/Corbels/Garage Door

4 Front Door/Shutters

Camelback

Portabello

Van Dyke Brown

Rugged Brown

SW 6122

SW 6102

SW 7041

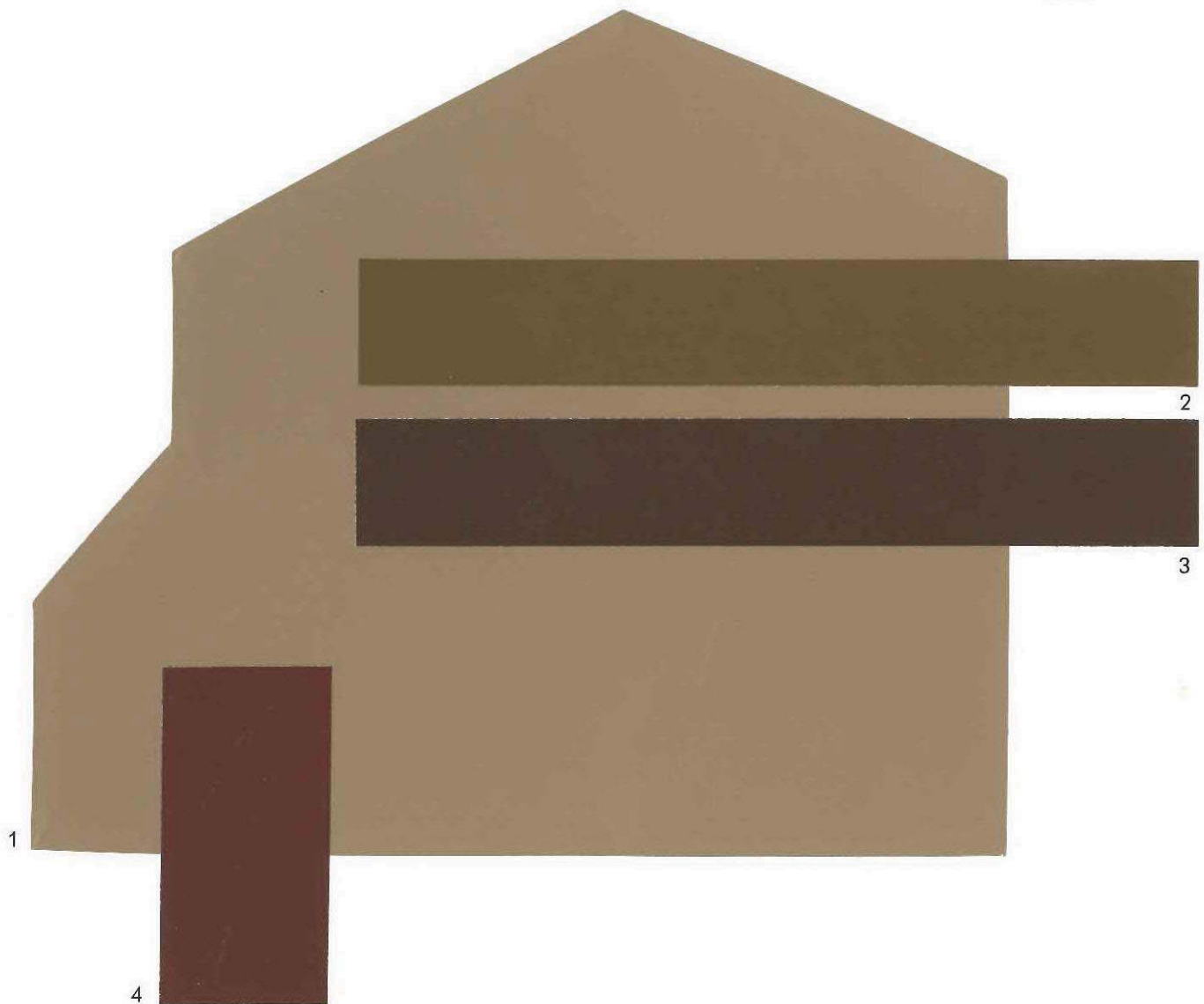
SW 6062

PRJ-56495

10/23/14

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Craftsman 6



14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

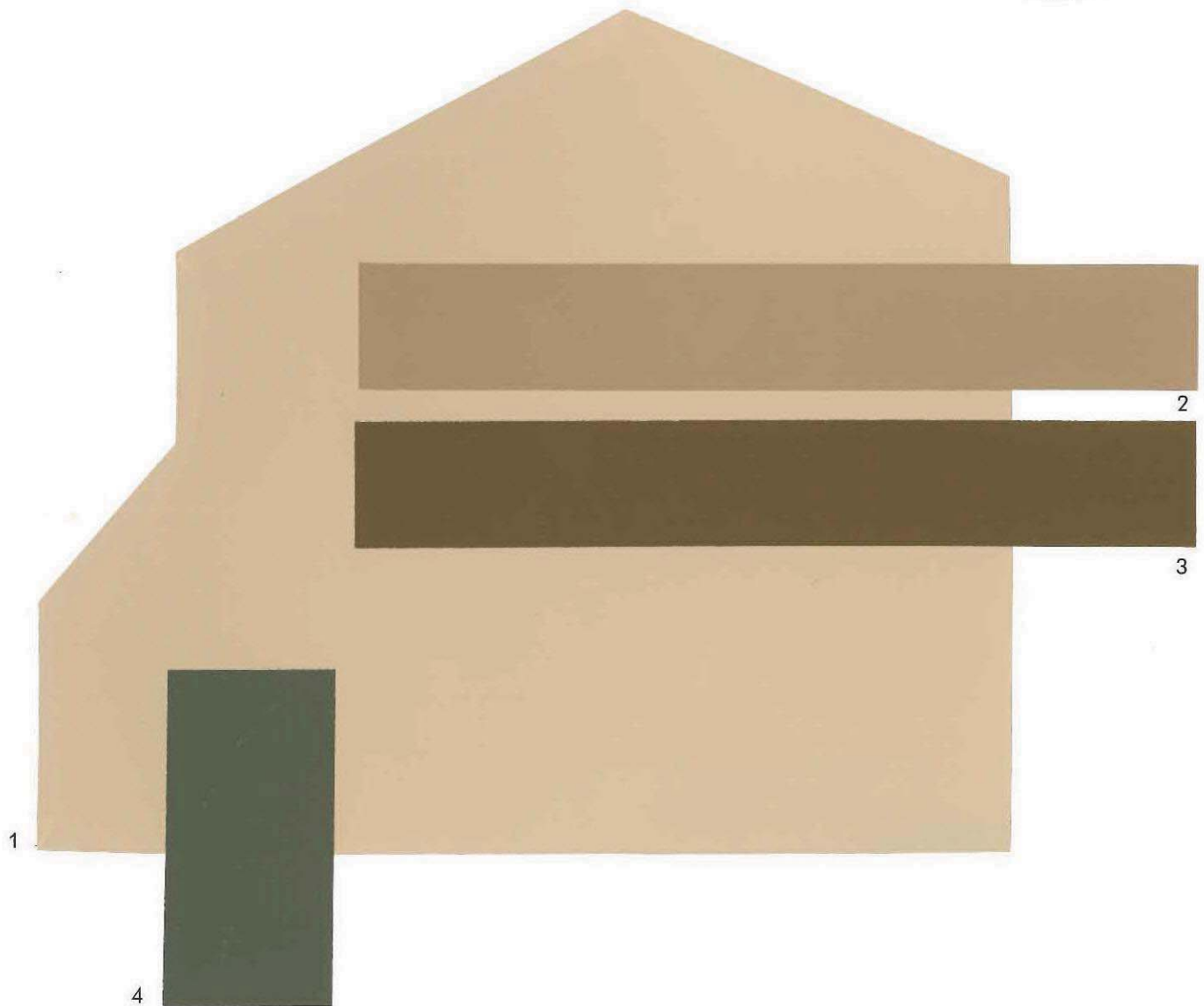
Richmond American Homes

1 Body	Portabello	SW 6102
2 Trim	Umber	SW 6146
3 Fascia/Corbels/Garage Door	Turkish Coffee	SW 6076
4 Front Door/Shutters	Arresting Auburn	SW 6034

PRJ-56495
10/23/14

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Prairie 1



14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

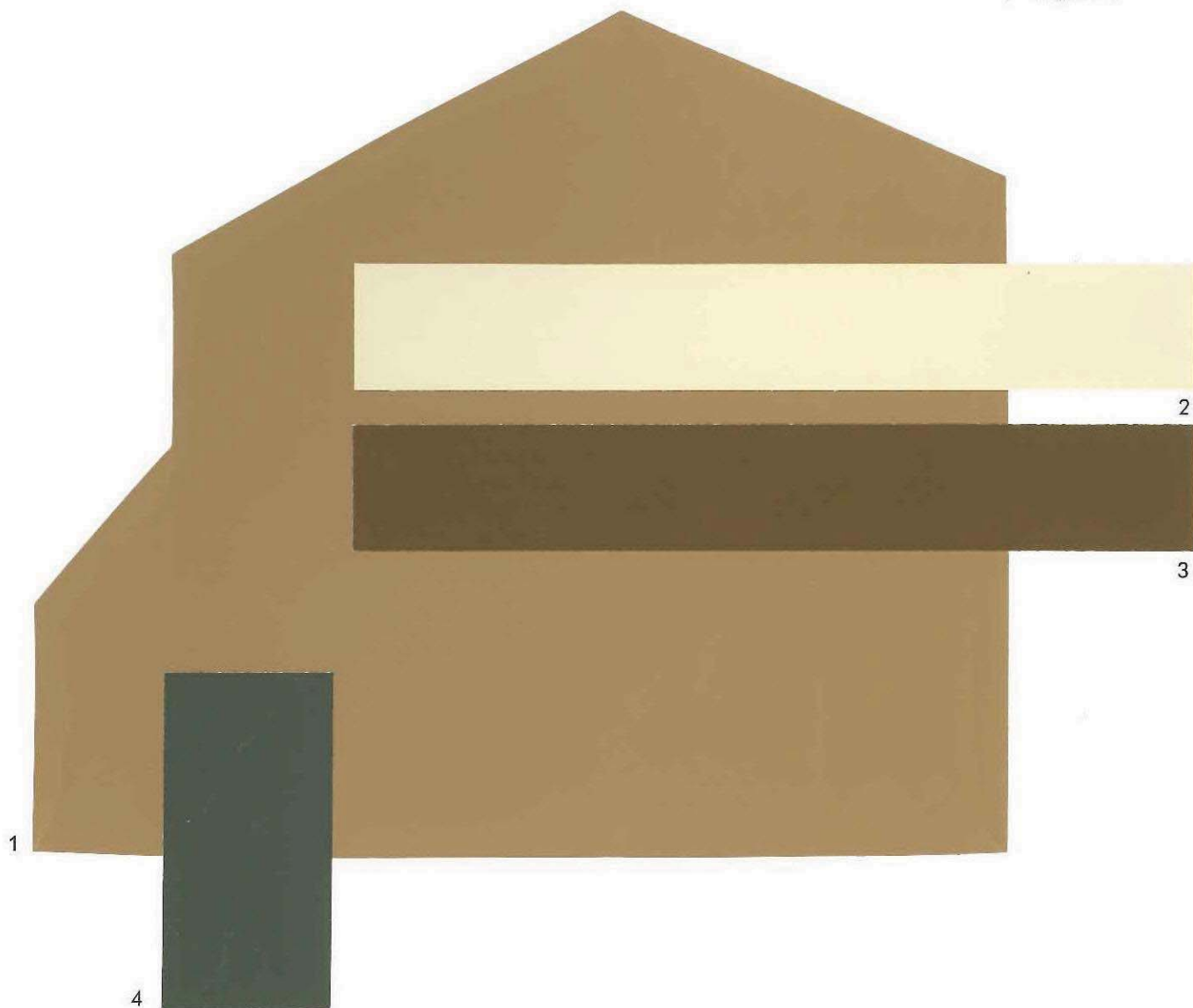
Richmond American Homes

1 Body	Tamarind	SW 7538
2 Trim	Meadowlark	SW 7522
3 Fascia/Corbels/Garage Door	Coconut Husk	SW 6111
4 Front Door/Shutters	Garden Gate	SW 6167

PRJ-56495
10/23/14

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Prairie 2



14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

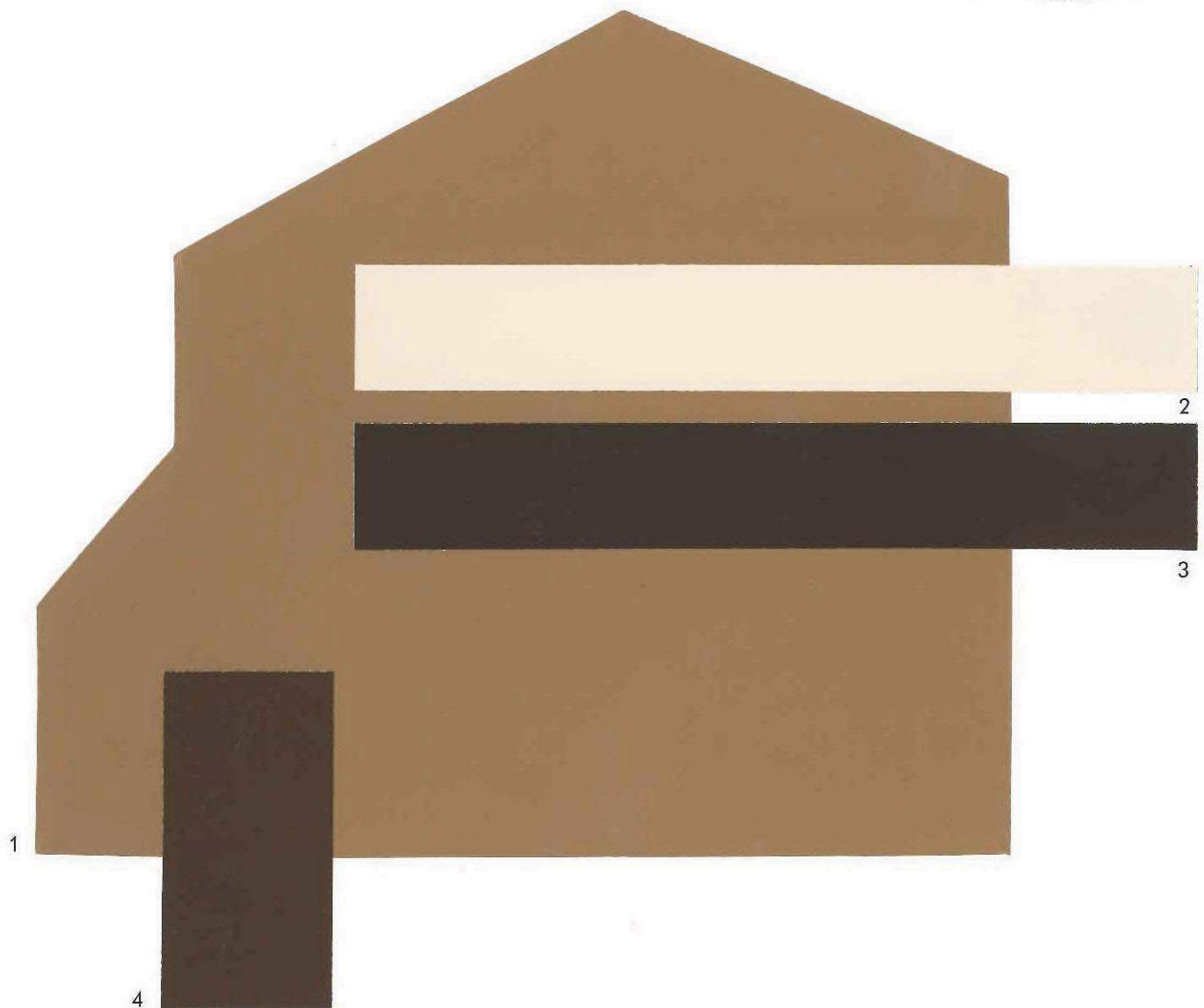
Richmond American Homes

1 Body	Cardboard	SW 6124
2 Trim	Believable Buff	SW 6120
3 Fascia/Corbels/Garage Door	Umber	SW 6146
4 Front Door/Shutters	Shade-Grown	SW 6188

PRJ-56495
10/23/14

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Prairie 3



Richmond American Homes



14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

- 1 Body
- 2 Trim
- 3 Fascia/Corbels/Garage Door
- 4 Front Door/Shutters

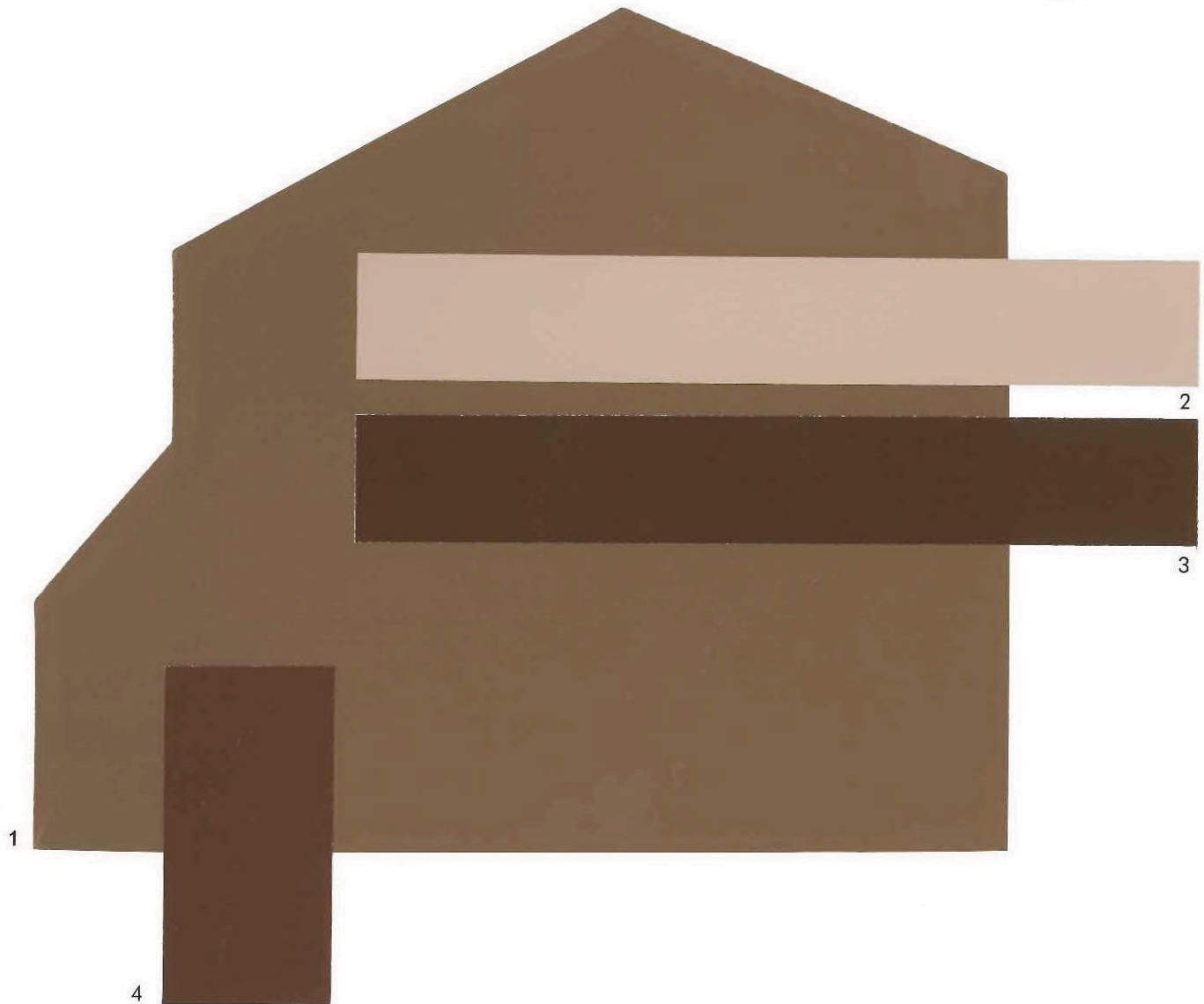
Toasty
Sand Dollar
Black Bean
Turkish Coffee

SW 6095
SW 6099
SW 6006
SW 6076

PRJ-56495
10/23/14

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Prairie 4



14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

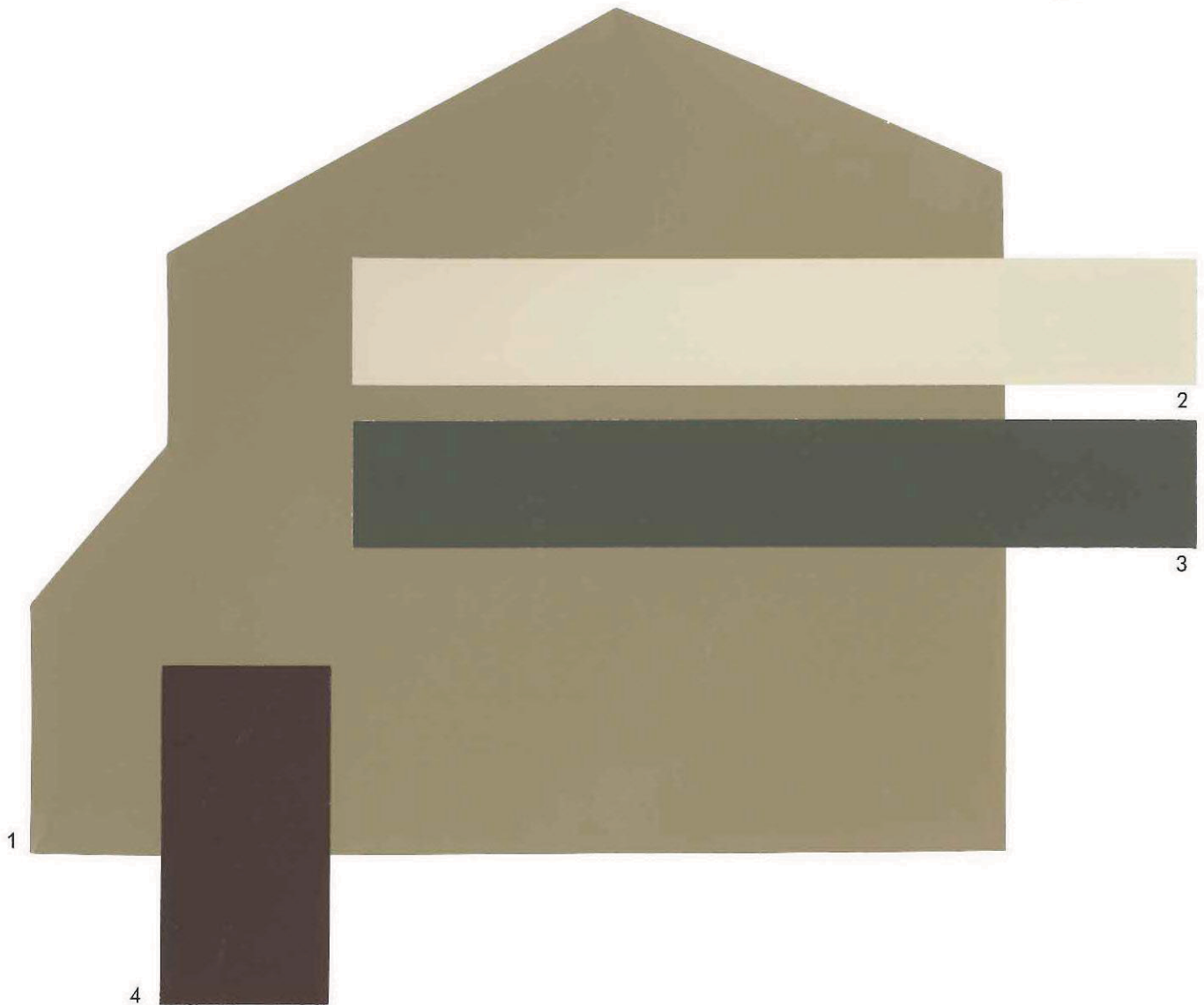
Richmond American Homes

1 Body	Grounded	SW 6089
2 Trim	Trusty Tan	SW 6087
3 Fascia/Corbels/Garage Door	French Roast	SW 6069
4 Front Door/Shutters	Terra Brun	SW 6048

PRJ-56495
10/23/14

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Prairie 5



14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

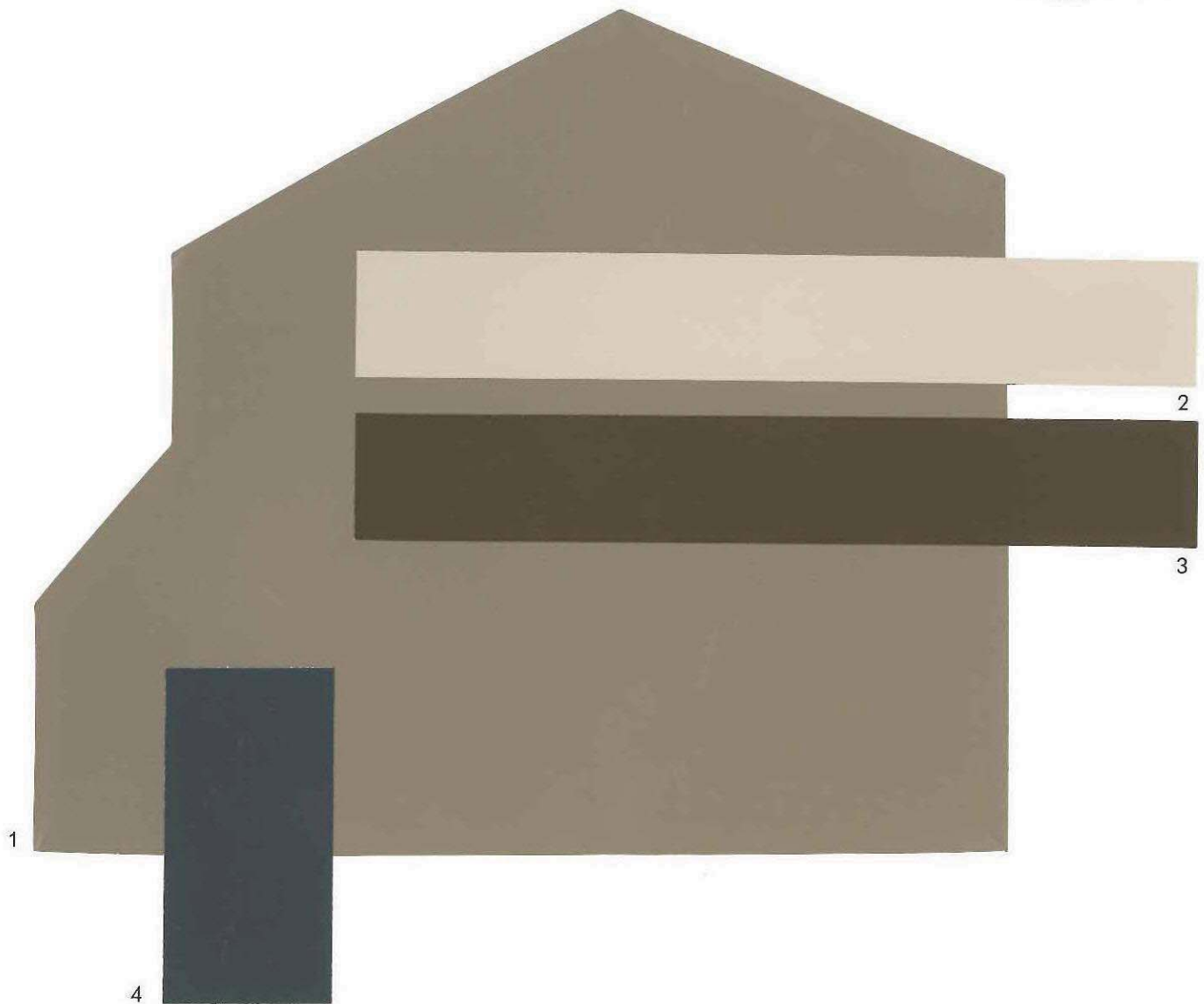
Richmond American Homes

1 Body	Dapper Tan	SW 6144
2 Trim	Relaxed Khaki	SW 6149
3 Fascia/Corbels/Garage Door	Thunder Gray	SW 7645
4 Front Door/Shutters	Bitter Chocolate	SW 6013

PRJ-56495
10/23/14

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

Prairie 6



Richmond American Homes



14-04-1148

Color samples shown approximate
actual paint colors as closely as possible.

- 1 Body
- 2 Trim
- 3 Fascia/Corbels/Garage Door
- 4 Front Door/Shutters

Virtual Taupe
Balanced Beige
Van Dyke Brown
Cyberspace

SW 7039
SW 7037
SW 7041
SW 7076

PRJ-56495
10/23/14

MOD-56661, WVR-56662, SDR-56663 & TMP-56664

School Development Tracking Form

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

Date Filed 11/03/2014 Application Number PRJ56495, TMP56664, MOD56661 Entity LV

Company Name Richmond American

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone _____ Mobile _____ Fax _____ Email _____

Project Name Deer Springs & Tee Pee

Project Description Deer Springs & Tee Pee

APN's 125-19-701-018

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1) 28	x 0.195 = 5	x 0.102 = 3	x 0.135 = 4
Multi-Family Units (2)	x 0.135 = 0	x 0.056 = 0	x 0.062 = 0
Resort Condo Units (3)			
Total	5	3	4

(1) Single Family unit is defined as single family detached home, mobile home, and town homes.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

* To be completed by CCSD

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Darnell ES	9480 W. Tropical Pkwy	K-5	788	762	05/16/14
Escobedo MS	9501 Echelon Point Dr	6-8	1646	1192	05/16/14
Centennial HS	10200 W. Centennial Pkwy	9-12	2596	2908	05/16/14

* CCSD Comments Centennial HS was over capacity for the 2013-14 school year. Centennial HS is 17.6% over capacity for the 2014 projected enrollment.

No new schools are planned for the area.

☐ Approved ☐ Disapproved

MOD-56661 & TMP-56664



MOD-56661 [PRJ-56495] - MAJOR MODIFICATION RELATED TO WVR-56662, SDR-56663 AND TMP-56664 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VISTA VERDE HOLDINGS, LLC
SOUTHEAST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE

10/30/14



**MOD-56661 [PRJ-56495] - MAJOR MODIFICATION RELATED TO WVR-56662, SDR-56663 AND TMP-56664 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VISTA VERDE HOLDINGS, LLC
SOUTHEAST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE**

10/30/14



MOD-56661 [PRJ-56495] - MAJOR MODIFICATION RELATED TO WVR-56662, SDR-56663 AND TMP-56664 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VISTA VERDE HOLDINGS, LLC
SOUTHEAST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE

10/30/14



MOD-56661 [PRJ-56495] - MAJOR MODIFICATION RELATED TO WVR-56662, SDR-56663 AND TMP-56664 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VISTA VERDE HOLDINGS, LLC
SOUTHEAST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE

10/30/14



MOD-56661 [PRJ-56495] - MAJOR MODIFICATION RELATED TO WVR-56662, SDR-56663 AND TMP-56664 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VISTA VERDE HOLDINGS, LLC
SOUTHEAST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE

10/30/14



November 11, 2014

Flinn Fagg
City of Las Vegas
Department of Planning
333 S. Rancho Road
Las Vegas, NV 89106

RE: Tentative Map, Major Modification, Site Development Plan Review and Waiver
for Deer Springs & Tee Pee by Richmond American Homes

Mr. Fagg,

Richmond American Homes is pleased to submit this Tentative Map, Major Modification, Site Development Plan Review and Waiver for the proposed 3.9 net acre Deer Springs & Tee Pee Single Family Residential Subdivision on APN# 125-19-701-018. We respectfully request that the Tentative Map for Deer Springs & Tee Pee to be heard together with the Site Development Plan Review schedule.

The project is generally located on the southeast corner of Deer Springs Way and Tee Pee Lane. The parcels are currently zoned T-C. The land is an "infill" property, with existing development nearby. Richmond proposes to construct 28 single family residences on the 3.9 net acre site, for an overall density of 7.2 units/acre.

The site is located within the Town Center Land Use Plan area and is designated L-TC (Low Density Residential). The proposed ML-TC (Medium Low Density Residential – Town Center) land use as proposed with this development will create a logical transition from the ML-TC land to the east with other existing lower density single family to the north. The applicant is requesting to submit for a Major Modification and Site Development Plan Review to allow for the development of Medium Low Density Residential development.

The density and intensity proposed with the Major Modification will result in a land use less intense than that allowed by the Town Center Land Use Plan. ML-TC land use at this location will not be an "outlier" type of use for the area, it will be compatible with the surrounding properties.

We respectfully request a reduction in intersection offset from the intersection of Echelon Point Drive and Tee Pee Lane and from the intersection of Deer Springs Way and Tee Pee Lane from 220 feet to 191 feet (measured from centerline to centerline). This would allow for access to the lots within the project.

The development will take direct ingress from Deer Springs Way and Echelon Point Drive, and will provide access to each individual lot via a standard 47-ft section with 36-ft of paving, L-curb, and 5-ft sidewalk on both sides of the road (parking both sides). Deer

PRJ-56495

11/12/14



Springs Way and Echelon Point Drive are 80-foot rights of way, and will have ample capacity to convey traffic from the development.

Streetscaping will be in conformance with Town Center requirements. A detailed landscape plans conforming to these standards will be submitted separate from these applications (landscaping per Title 19.06.040 with supplemental requirements from TCDS D.4). Onsite landscaping within the 6' perimeter buffer will meet Title 19.06 requirements on the landscape drawings for permit submittal.

Potable water is available to the site from Tee Pee Lane and Deer Springs Way. Sanitary sewer is also available for connection in Echelon Point Drive and Deer Springs Way. Drainage of storm runoff is from the northwest to the southeast, and the natural drainage pattern will be maintained. There is an existing storm drain along Deer Springs Way north of the site.

There are sufficient public safety, transportation, flood control, and utility facilities available to serve the subject property while maintaining sufficient levels of service to existing developments. Sandra Lee Thompson Elementary School, Edmundo Escobedo Middle School, and Centennial High School are all nearby to serve future students. The number of students for the 28-lot residential development will not be significant. Development of this site will impact the natural environment only in a way consistent with other developments in the area.

Please feel free to contact our office at 432-2234 if you have any additional questions or comments regarding this project.

Sincerely,
Advantage Civil Design Group, LLP

Brandon G. Doty, P.E.
Project Manager

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

WVR-56662 - WAIVER RELATED TO MOD-56661 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VISTA VERDE HOLDINGS, LLC - For possible action on a request for a Waiver of Title 19.02.140 TO ALLOW TWO EXTERNAL INTERSECTION OFFSETS OF 191 FEET WHERE 220 FEET IS REQUIRED on 3.91 acres at the southeast corner of Deer Springs Way and Tee Pee Lane (APN 125-19-701-018), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation] [PROPOSED: ML-TC (Medium Low Density Residential - Town Center)] Ward 6 (Ross) [PRJ-56495]. Staff recommends APPROVAL.

C.C.: 1/21/2015

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

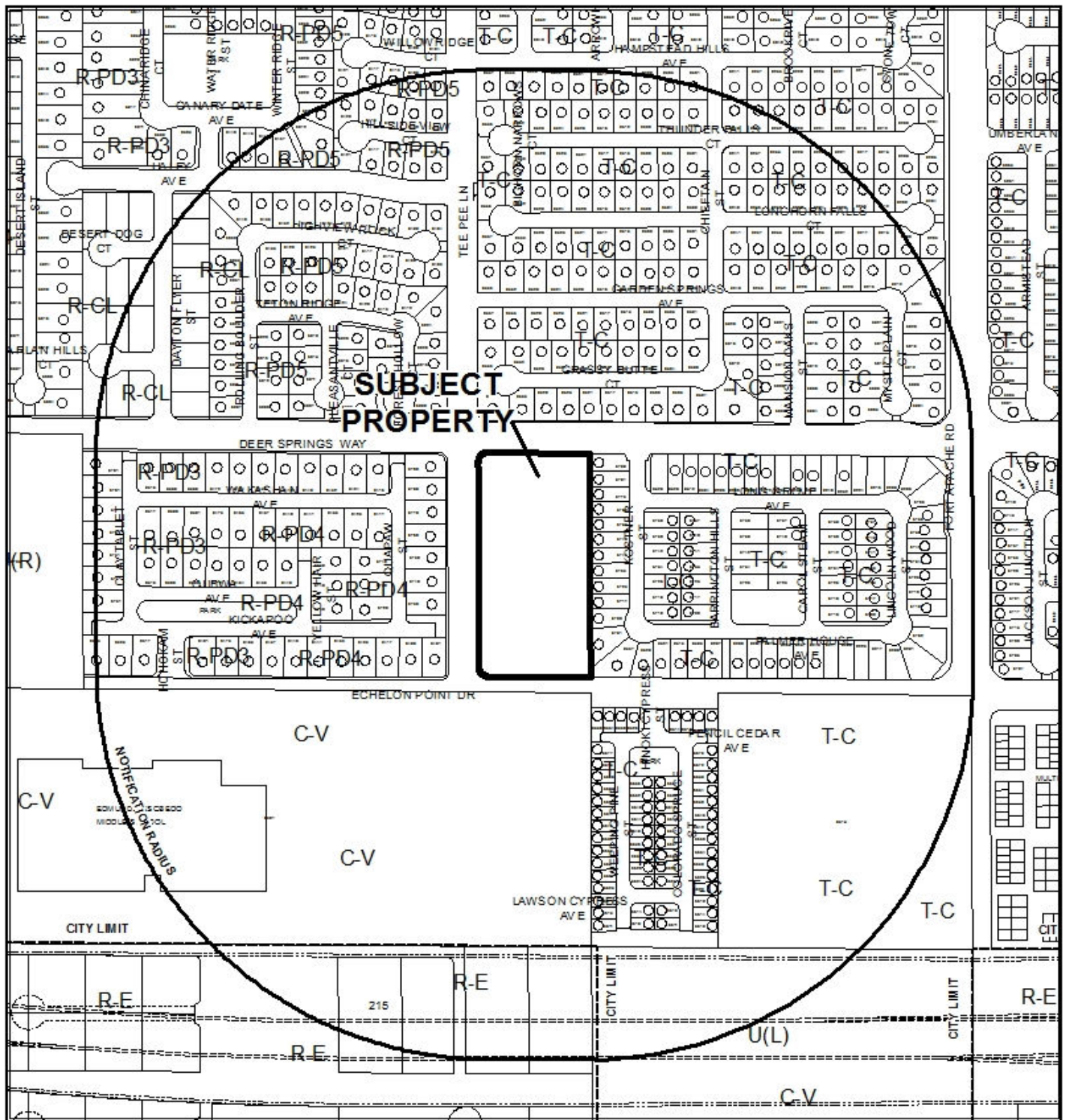
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - WVR-56662, SDR-56663 and TMP-56664 [PRJ-56495]
2. Consolidated Backup
3. Supporting Documentation



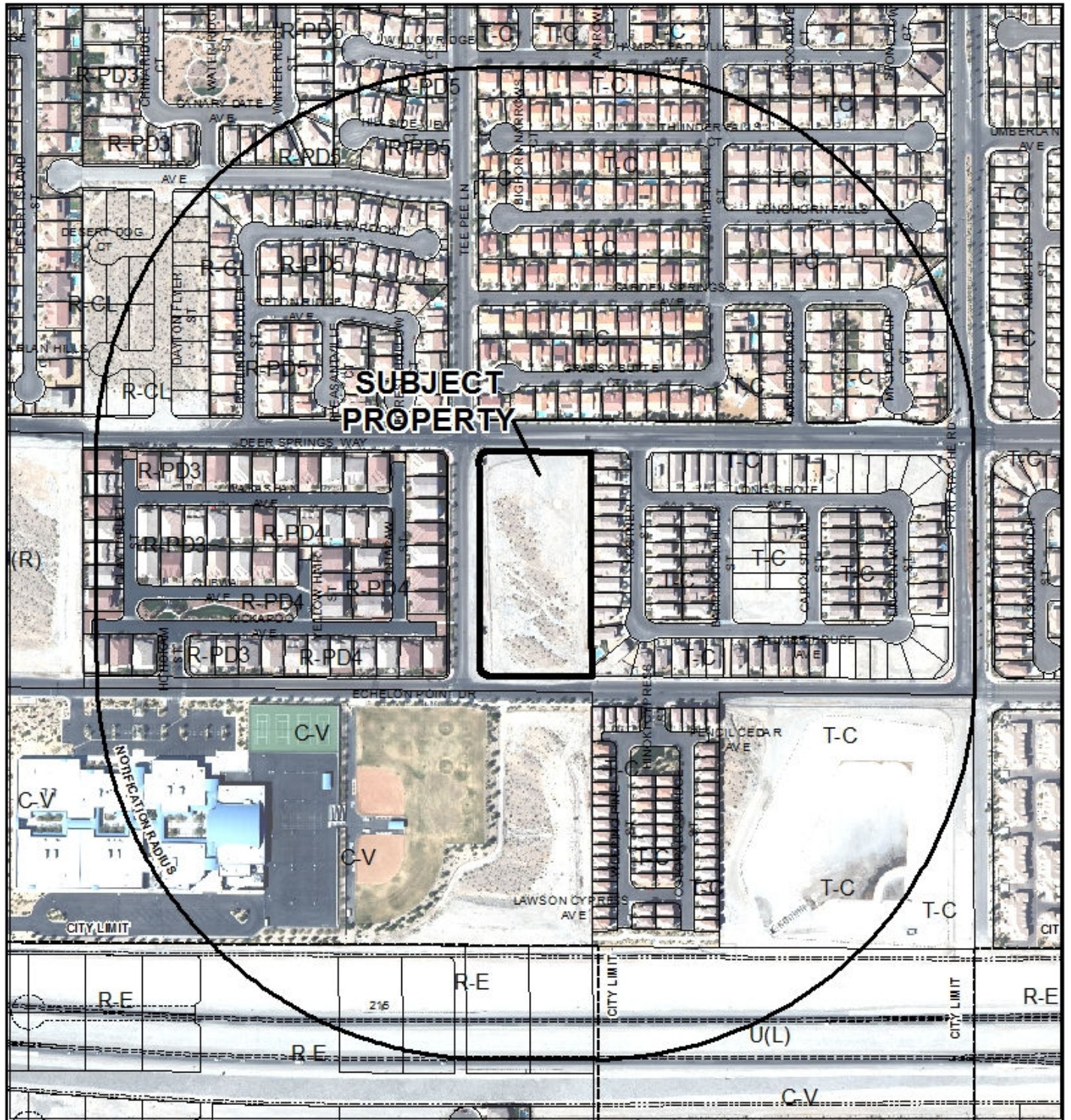
CASE: WVR-56662, SDR-56663 & TMP-56664 (PRJ-56495)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

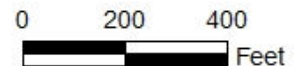
PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]





CASE: WVR-56662, SDR-56663 & TMP-56664 (PRJ-56495)

RADIUS: 1000 FEET



ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-56662** APN: 125-19-701-018

Name of Property Owner: Vista Verde Holdings, LLC, a Nevada limited liability company

Name of Applicant: Richmond American Homes of Nevada

Name of Representative: Advantage Civil Design Group

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

☐ Yes

☒ No

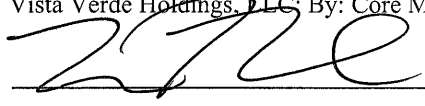
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

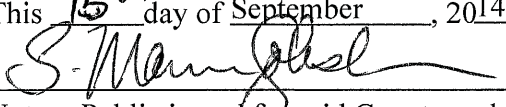
Vista Verde Holdings, LLC; By: Core Manager, LLC, its Manager

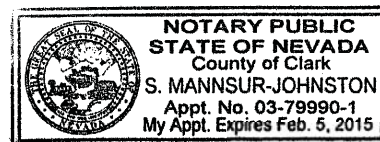
Signature of Property Owner: 

Print Name: Thomas J. DeVore, its Manager

Subscribed and sworn before me

This 15th day of September, 2014


Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver
 Project Address (Location) Tee Pee Lane & Deer Springs
 Project Name Deer Springs Proposed Use SFR
 Assessor's Parcel #(s) 125-19-701-018 Ward # 6
 General Plan: existing _____ proposed _____ Zoning: existing I-C proposed R-CL
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 5.05 +/- Lots/Units 28 Density _____
 Additional Information _____

PROPERTY OWNER Vista Verde Holdings LLC Contact Thomas J. DeVore
 Address 3455 Cliff Shadows Parkway Suite #220 Phone: (702) 242-4949 Fax: (702) 242-4949
 City Las Vegas State NV Zip 89129
 E-mail Address tdevore@fcglv.com

APPLICANT Richmond American Homes of NV Contact Brian Walsh
 Address 7770 S. Dean Martin Drive Phone: (702) 617-8412 Fax: _____
 City Las Vegas State NV Zip 89139
 E-mail Address brian.walsh@mdch.com

REPRESENTATIVE Advantage Civil Design Group Contact Brandon Doty
 Address 2920 N. Green Valley Pkwy Bldg 4 #422 Phone: (702) 432-2234 Fax: (702) 436-2234
 City Henderson State NV Zip 89014
 E-mail Address brandon@advantagecivil-nv.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.

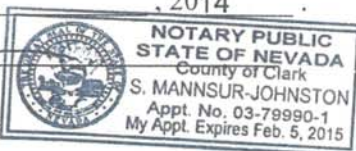
Print Name Thomas J. DeVore, Manager

Subscribed and sworn before me

This 15th day of September, 2014

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # **WVR-56662**

Meeting Date: **12/09/14 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.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

SDR-56663 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-56661 AND WVR-56662 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VISTA VERDE HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 28-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.91 acres at the southeast corner of Deer Springs Way and Tee Pee Lane (APN 125-19-701-018), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation] [PROPOSED: ML-TC (Medium Low Density Residential - Town Center)], Ward 6 (Ross) [PRJ-56495]. Staff recommends APPROVAL.

C.C.: 1/21/2015

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-56663** APN: 125-19-701-018

Name of Property Owner: Vista Verde Holdings, LLC, a Nevada limited liability company

Name of Applicant: Richmond American Homes of Nevada

Name of Representative: Advantage Civil Design Group

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

☐ Yes

☒ No

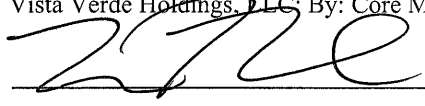
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

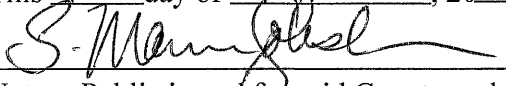
Vista Verde Holdings, LLC; By: Core Manager, LLC, its Manager

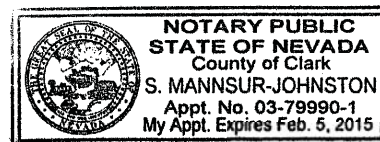
Signature of Property Owner: 

Print Name: Thomas J. DeVore, its Manager

Subscribed and sworn before me

This 15th day of September, 2014


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) Tee Pee Lane & Deer Springs
Project Name Deer Springs Proposed Use SFR
Assessor's Parcel #(s) 125-19-701-018 Ward # 6
General Plan: existing _____ proposed _____ Zoning: existing T-C proposed R-CL
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 5.05 +/- Lots/Units 28 Density _____
Additional Information _____

PROPERTY OWNER Vista Verde Holdings LLC Contact Thomas J. DeVore
Address 3455 Cliff Shadows Parkway Suite #220 Phone: (702) 242-4949 Fax: (702) 242-4949
City Las Vegas State NV Zip 89129
E-mail Address tdevore@fcglv.com

APPLICANT Richmond American Homes of NV Contact Brian Walsh
Address 7770 S. Dean Martin Drive Phone: (702) 617-8412 Fax: _____
City Las Vegas State NV Zip 89139
E-mail Address brian.walsh@mdch.com

REPRESENTATIVE Advantage Civil Design Group Contact Brandon Doty
Address 2920 N. Green Valley Pkwy Bldg 4 #422 Phone: (702) 432-2234 Fax: (702) 436-2234
City Henderson State NV Zip 89014
E-mail Address brandon@advantagecivil-nv.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]

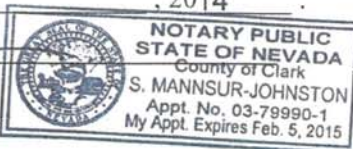
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Thomas J. DeVore, Manager

Subscribed and sworn before me

This 15th day of September, 2014

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



FOR DEPARTMENT USE ONLY

Case # **SDR-56663**

Meeting Date: **12/09/14 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.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

TMP-56664 - TENTATIVE MAP RELATED TO MOD-56661, WVR-56662 AND SDR-56663 - DEER SPRINGS & TEE PEE - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: VISTA VERDE HOLDINGS, LLC - For possible action on a request for a Tentative Map FOR A 28-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.91 acres at the southeast corner of Deer Springs Way and Tee Pee Lane (APN 125-19-701-018), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation] [PROPOSED: ML-TC (Medium Low Density Residential - Town Center)], Ward 6 (Ross) [PRJ-56495]. Staff recommends APPROVAL.

C.C.: 1/21/2015

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-56664** APN: 125-19-701-018

Name of Property Owner: Vista Verde Holdings, LLC, a Nevada limited liability company

Name of Applicant: Richmond American Homes of Nevada

Name of Representative: Advantage Civil Design Group

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

☐ Yes

☒ No

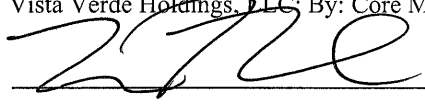
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

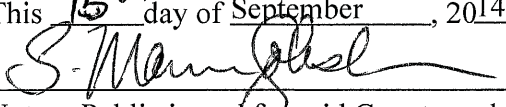
Vista Verde Holdings, LLC; By: Core Manager, LLC, its Manager

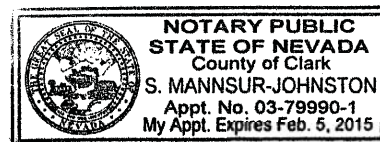
Signature of Property Owner: 

Print Name: Thomas J. DeVore, its Manager

Subscribed and sworn before me

This 15th day of September, 2014


Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
 Project Address (Location) Tee Pee Lane & Deer Springs
 Project Name Deer Springs Proposed Use SFR
 Assessor's Parcel #(s) 125-19-701-018 Ward # 6
 General Plan: existing _____ proposed _____ Zoning: existing I-C proposed R-CL
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 5.05 +/- Lots/Units 28 Density _____
 Additional Information _____

PROPERTY OWNER Vista Verde Holdings, LLC Contact Thomas J. DeVore
 Address 3455 Cliff Shadows Parkway Suite #220 Phone: (702) 242-4949 Fax: (702) 242-4949
 City Las Vegas State NV Zip 89129
 E-mail Address tdevore@fcglv.com

APPLICANT Richmond American Homes of NV Contact Brian Walsh
 Address 7770 S. Dean Martin Drive Phone: (702) 617-8412 Fax: _____
 City Las Vegas State NV Zip 89139
 E-mail Address brian.walsh@mdch.com

REPRESENTATIVE Advantage Civil Design Group Contact Brandon Doty
 Address 2920 N. Green Valley Pkwy Bldg 4 #422 Phone: (702) 432-2234 Fax: (702) 436-2234
 City Henderson State NV Zip 89014
 E-mail Address brandon@advantagecivil-nv.com

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

Property Owner Signature* _____

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

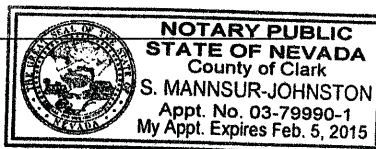
Print Name Thomas J. DeVore, Manager

Subscribed and sworn before me

This 15th day of September, 2014

S. Mannsur-Johnston

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	TMP-56664
Meeting Date:	12/09/14 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.



DEPARTMENT OF PLANNING

DATE:

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

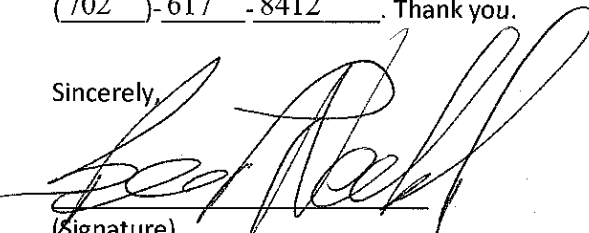
RE: **PROJECT NAME** Tee Pee & Deer Springs
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Richmond American Homes of Nevada (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Brian Walsh at
(702) - 617 - 8412. Thank you.

Sincerely,

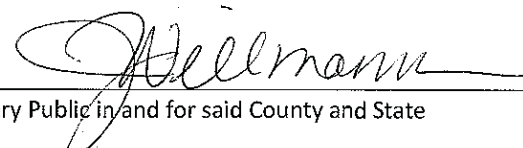

(Signature)

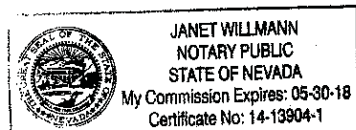
Brian P. Walsh

(Print)

Subscribed and sworn before me

This 22nd day of October, 20 14.


Notary Public in and for said County and State



PRJ-56495
10/23/14

TMP-56664

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING**DIRECTOR: TOM PERRIGO, ACTING**☐ Consent ☒ Discussion**SUBJECT:**

VAR-55892 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM THE STREET NAMING GUIDELINES AND STREET NAMING CONFIGURATION SECTIONS OF THE CITY OF LAS VEGAS STREET NAMING AND ADDRESSING ASSIGNMENT REGULATIONS, 2009 EDITION on Horse Drive between the US 95 and Iron Mountain Road, Fort Apache Road between the US 95 and Moccasin Road, as well as on Hualapai Way from Grand Teton Drive to Moccasin Road, respectively, Ward 6 (Ross) [PRJ-55473]. Staff recommends APPROVAL.

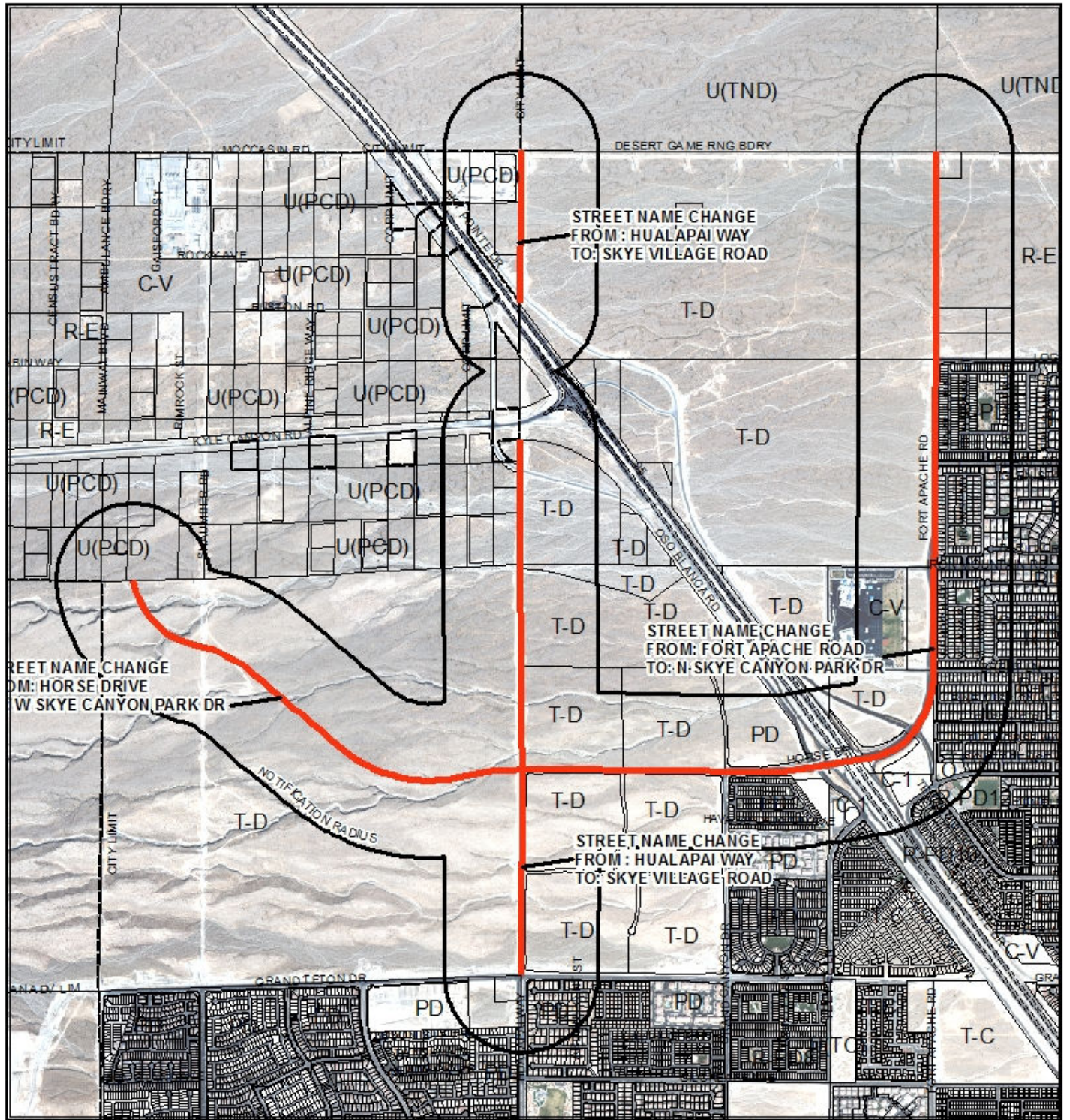
C.C.: 1/21/2015**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

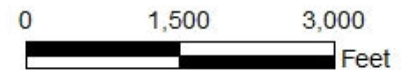
1. Location and Aerial Maps - VAR-55892 and SNC-55060 [PRJ-55473]
2. Conditions and Staff Report - VAR-55892 and SNC-55060 [PRJ-55473]
3. Supporting Documentation - VAR-55892 and SNC-55060 [PRJ-55473]
4. Photos - VAR-55892 and SNC-55060 [PRJ-55473]
5. Justification Letter - VAR-55892 and SNC-55060 [PRJ-55473]





CASE: VAR-55892 & SNC-55060 (PRJ-55473)

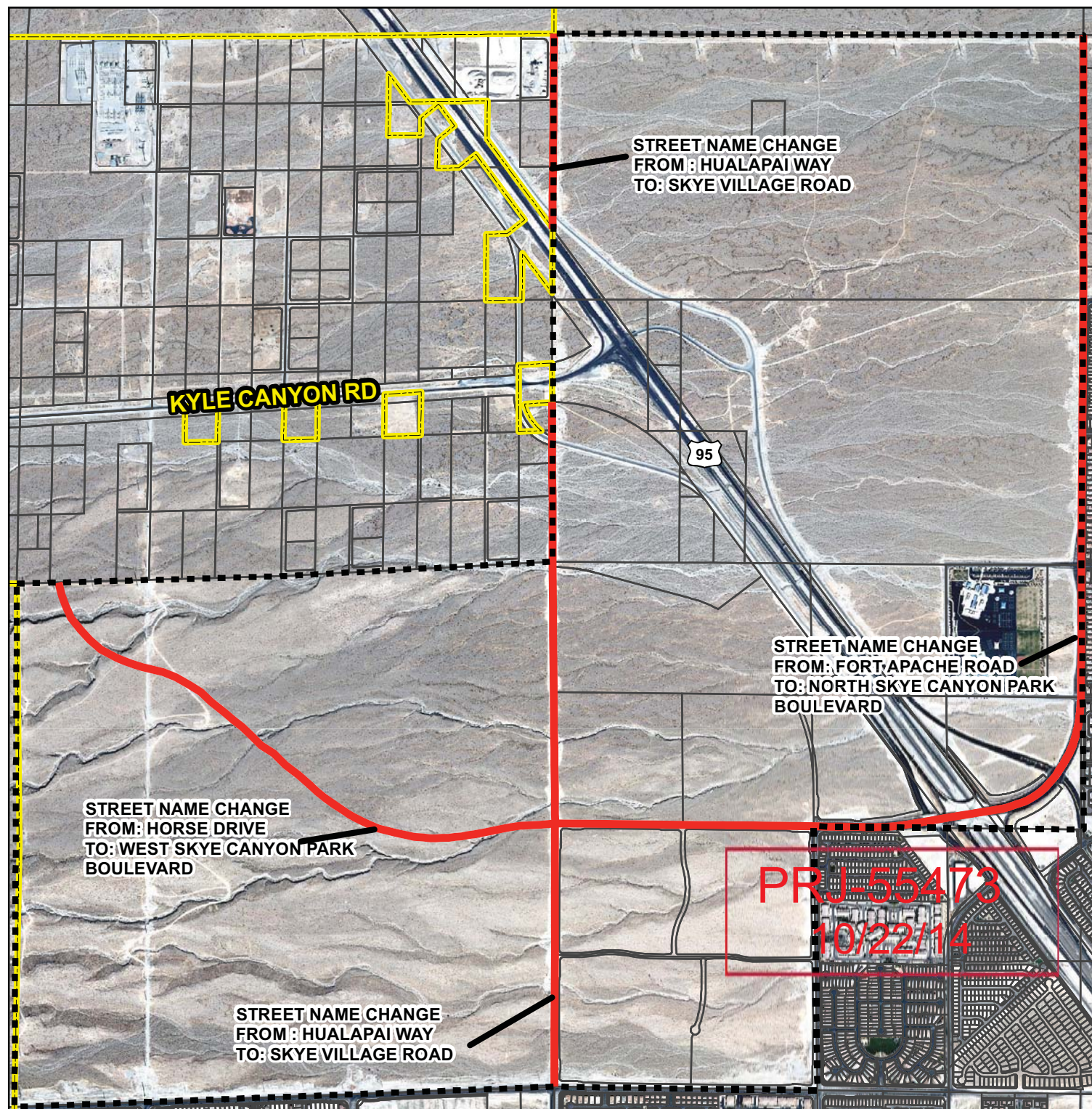
RADIUS: 1000 FEET





Street Name Change Exhibit

-  Proposed Street Name Changes
-  City Limits
-  Skye Canyon Boundary



SNC-55060



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

Date: Wednesday, October 22, 2014



VAR-55892 [PRJ-55473] - VARIANCE RELATED TO SNC-55060 - APPLICANT/OWNER: CITY OF LAS VEGAS

ON HORSE DRIVE BETWEEN THE US 95 AND IRON MOUNTAIN ROAD, FORT APACHE ROAD BETWEEN THE US 95 AND MOCCASIN ROAD, AS WELL AS ON HUALAPAI WAY FROM GRAND TETON DRIVE TO MOCCASIN ROAD, RESPECTIVELY

10/30/14



VAR-55892 [PRJ-55473] - VARIANCE RELATED TO SNC-55060 - APPLICANT/OWNER: CITY OF LAS VEGAS

ON HORSE DRIVE BETWEEN THE US 95 AND IRON MOUNTAIN ROAD, FORT APACHE ROAD BETWEEN THE US 95 AND MOCCASIN ROAD, AS WELL AS ON HUALAPAI WAY FROM GRAND TETON DRIVE TO MOCCASIN ROAD, RESPECTIVELY

10/30/14



VAR-55892 [PRJ-55473] - VARIANCE RELATED TO SNC-55060 - APPLICANT/OWNER: CITY OF LAS VEGAS

ON HORSE DRIVE BETWEEN THE US 95 AND IRON MOUNTAIN ROAD, FORT APACHE ROAD BETWEEN THE US 95 AND MOCCASIN ROAD, AS WELL AS ON HUALAPAI WAY FROM GRAND TETON DRIVE TO MOCCASIN ROAD, RESPECTIVELY

10/30/14



VAR-55892 [PRJ-55473] - VARIANCE RELATED TO SNC-55060 - APPLICANT/OWNER: CITY OF LAS VEGAS

ON HORSE DRIVE BETWEEN THE US 95 AND IRON MOUNTAIN ROAD, FORT APACHE ROAD BETWEEN THE US 95 AND MOCCASIN ROAD, AS WELL AS ON HUALAPAI WAY FROM GRAND TETON DRIVE TO MOCCASIN ROAD, RESPECTIVELY

10/30/14



VAR-55892 [PRJ-55473] - VARIANCE RELATED TO SNC-55060 - APPLICANT/OWNER: CITY OF LAS VEGAS

ON HORSE DRIVE BETWEEN THE US 95 AND IRON MOUNTAIN ROAD, FORT APACHE ROAD BETWEEN THE US 95 AND MOCCASIN ROAD, AS WELL AS ON HUALAPAI WAY FROM GRAND TETON DRIVE TO MOCCASIN ROAD, RESPECTIVELY

10/30/14



VAR-55892 [PRJ-55473] - VARIANCE RELATED TO SNC-55060 - APPLICANT/OWNER: CITY OF LAS VEGAS

ON HORSE DRIVE BETWEEN THE US 95 AND IRON MOUNTAIN ROAD, FORT APACHE ROAD BETWEEN THE US 95 AND MOCCASIN ROAD, AS WELL AS ON HUALAPAI WAY FROM GRAND TETON DRIVE TO MOCCASIN ROAD, RESPECTIVELY

10/30/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING**DIRECTOR: TOM PERRIGO, ACTING**☐ Consent ☒ Discussion**SUBJECT:**

SNC-55060 - STREET NAME CHANGE RELATED TO VAR-55892 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for multiple Street Name Changes FROM: HORSE DRIVE TO: W SKYE CANYON PARK DR (BETWEEN THE US 95 AND IRON MOUNTAIN ROAD); FROM: FORT APACHE ROAD TO: N SKYE CANYON PARK DR (BETWEEN THE US 95 AND MOCCASIN ROAD); AND FROM: HUALAPAI WAY TO: SKYE VILLAGE ROAD (BETWEEN GRAND TETON DRIVE AND MOCCASIN ROAD), Ward 6 (Ross) [PRJ-55473]. Staff recommends APPROVAL.

C.C.: 1/21/2015**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

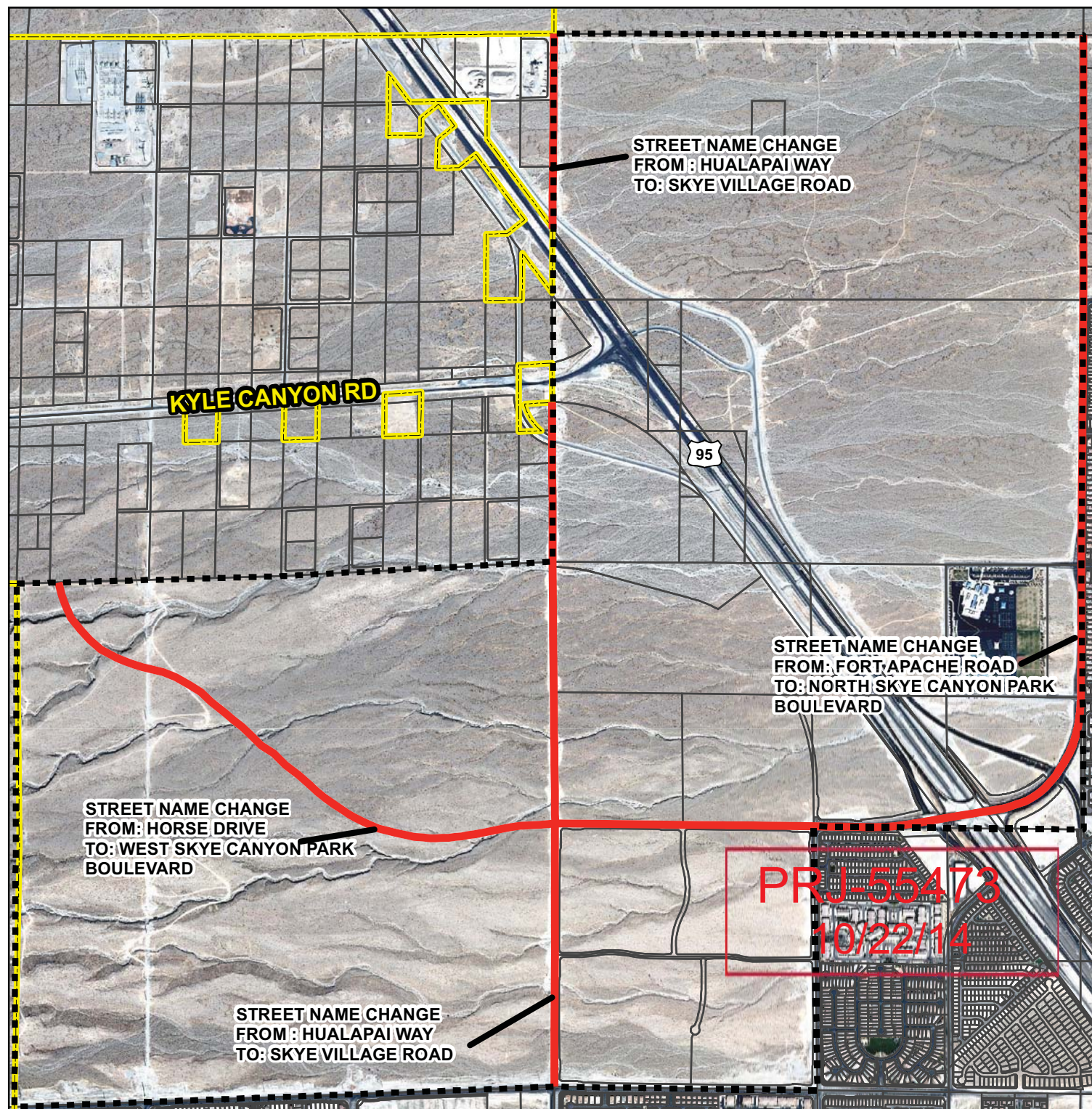
BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation



Street Name Change Exhibit

-  Proposed Street Name Changes
-  City Limits
-  Skye Canyon Boundary



SNC-55060



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

Date: Wednesday, October 22, 2014

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

VAR-56177 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC. - For possible action on a request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 75 FEET WHERE A MINIMUM OF 99 FEET IS REQUIRED at 6341 West Lone Mountain Road (APN 138-02-501-002), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-59959]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 1/21/2015

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

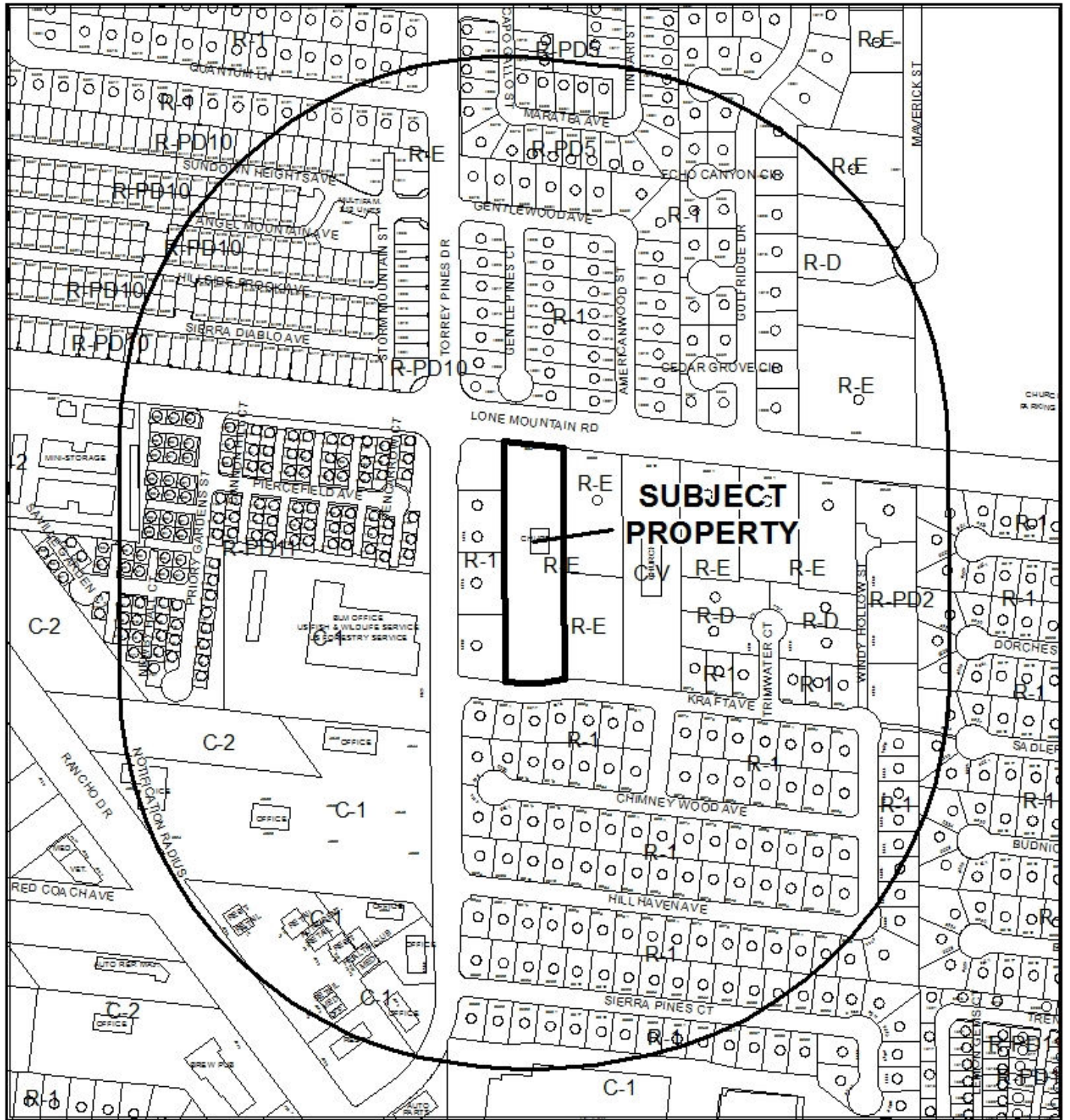
0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-56177, SUP-56178 and SDR-56179 [PRJ-55959]
2. Conditions and Staff Report - VAR-56177, SUP-56178 and SDR-56179 [PRJ-55959]
3. Supporting Documentation - VAR-56177, SUP-56178 and SDR-56179 [PRJ-55959]
4. Photos - VAR-56177, SUP-56178 and SDR-56179 [PRJ-55959]
5. Justification Letter - VAR-56177, SUP-56178 and SDR-56179 [PRJ-55959]



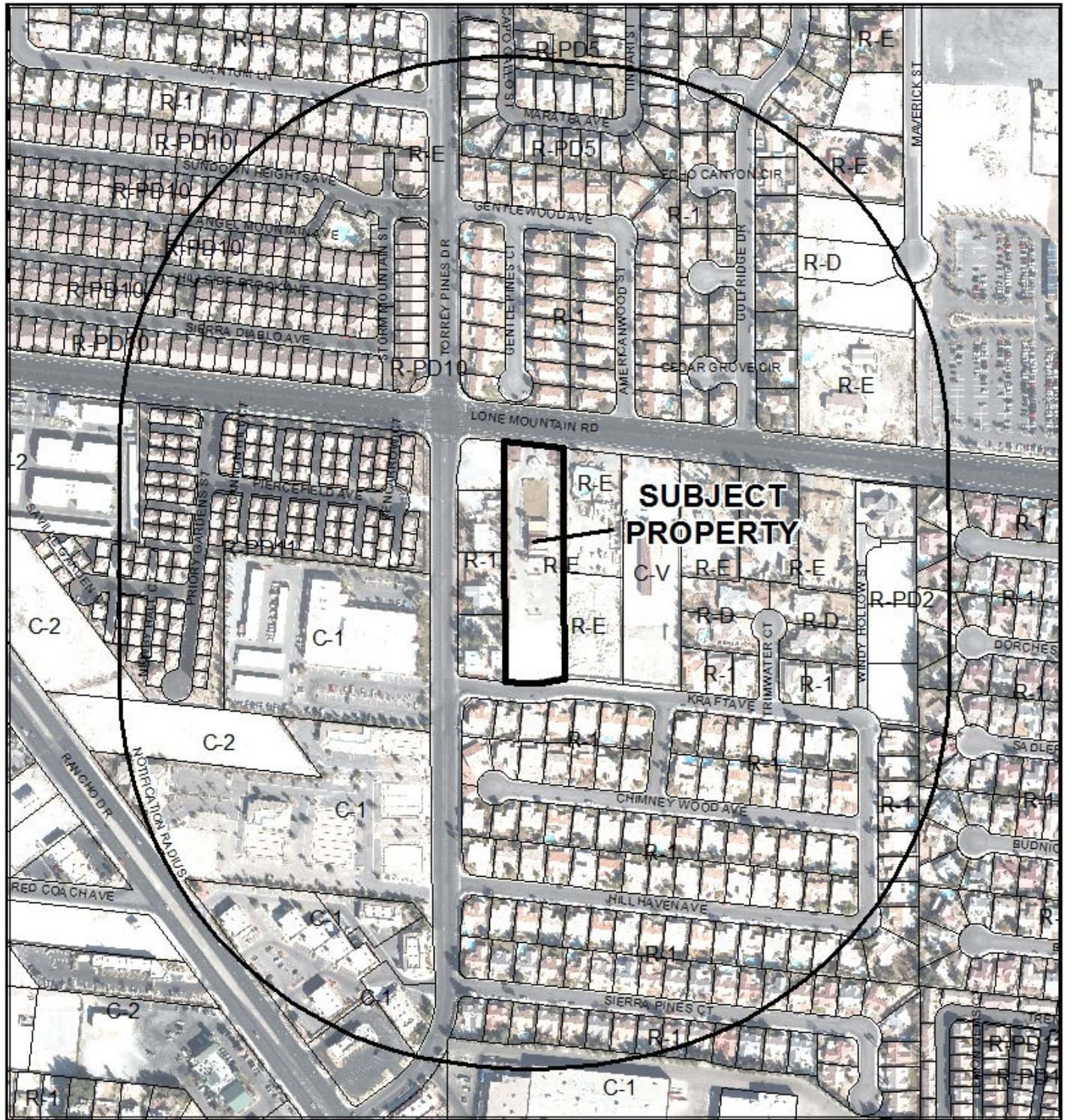
**CASE: VAR-56177, SUP-56178 AND SDR-56179
(PRJ-55959)**

RADIUS: 1000 FEET

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

0 300 600
Feet

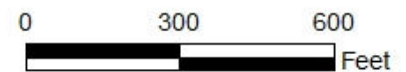




**CASE: VAR-56177, SUP-56178 AND SDR-56179
(PRJ-55959)**

RADIUS: 1000 FEET

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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-56177** APN: 138-02-501-002 & 014

Name of Property Owner: Gurdwara Baba Deep Singh, Inc

Name of Applicant: Gurdwara Baba Deep Singh

Name of Representative: Ace Engineering

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: _____

Amaz S Dhillion
Signature of Property Owner: _____

Print Name: HIMAR SINGH DHILLON

Subscribed and sworn before me

This 24th day of September, 2014

H Sull in and for said Clark County, NV
Notary Public in and for said County and State



CLV Planning - Application Form

Application Number:	PRJ-55959
Application/Petition For:	Major Amendment SDR and Major Amendment SUP to expand an existing house of worhsip at 6341 W. Lone Mountain Rd.
ProjectAddress (Location):	6341 W. LONE MOUNTAIN ROAD
Project Name	MAJOR AMENDMENT TO U-139-98 (SDR AND SUP)
Assessors Parcel #(s):	13802501002, 13802501014
Ward #:	WARD 4 (STAVROS S. ANTHONY), WARD 6 (STEVEN D. ROSS)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Patrice
Applicant Last Name:	SAMSON
Applicant Address:	6283 Dean Martin Drive Suite B
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89118
Applicant Phone:	7023965114
Applicant Fax:	7024468155
Applicant Email:	patrice@aceengineering.us
Rep First Name:	Patrice
Rep Last Name:	SAMSON
Rep Address:	6283 Dean Martin Drive Suite B
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89118
Rep Phone:	7023965114
Rep Fax:	7024468155
Rep Email:	patrice@aceengineering.us

VAR-56177, SUP-56178 & SDR-56179

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
GURDWARA BABA DEEP SINGH INC	9312 RED TWIG DR	LAS VEGAS, NV 89134-1810

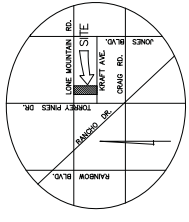
CLVEPLAN Applicant	Company	Title	Email
Pat Samson	Ace Engineering	Project Coordinator	patrice@aceengineering.us

VAR-56177, SUP-56178 & SDR-56179



LEGEND:

- PROPERTY LINE
- SET BACK
- CONTIGUOUS
- EXISTING LINE
- HANDICAP ACCESSIBLE ROUTE
- EX. BLOCK WALL
- EX. CHAIN LINK FENCE
- ILLUMINATION LIGHT



VICINITY MAP

PROJECT DATA

ASSESSOR'S PARCEL NUMBER: 138-02-501-002
PROJECT ADDRESS: GURUDWARA BABA DEEP SINGH
LAS VEGAS, NEVADA 89130

PROJECT DESCRIPTION: SIKH TEMPLE
ZONING: R-E
CITY OF LAS VEGAS

CODE ANALYSIS

- OCCUPANCY CLASSIFICATION: A3 SEC. 303 (PRAYER HALL)
A2 SEC. 303 (DINING HALL)
- TYPE OF CONSTRUCTION: YES
- FIRE SPRINKLERS: YES
- ALLOWABLE: 60' (TABLE 503, SEC. 504.2)
ACTUAL: 35'-0" (TOP OF PARAPET)
60'-0" (TOP OF DOME)
- STORIES: 2 (TABLE 503, SEC. 504.2)
ACTUAL: 2
- AREA: 24000 SQ.FT. (TABLE 503, SECTION 506.1 AND SECTION 506.4.1)
ACTUAL: 19854 SQ.FT.
- AREA BEACDOWN: 136305 SQ.FT. (3.13 AC)
GROSS SITE AREA: 136305 SQ.FT.
EXISTING BUILDING AREA: 432 SQ.FT.
EXISTING TRAILER AREA: 6043 SQ.FT.
PROPOSED BUILDING FIRST FLOOR AREA: 9297 SQ.FT.
PROPOSED BUILDING SECOND FLOOR AREA: 12657 SQ.FT.
GROSS BUILDING AREA: 19854 SQ.FT.
- LOT COVERAGE: 136305 SQ.FT. (3.13 AC)
PROPOSED GURUDWARA FOOTPRINT: 9297 SQ.FT. (0.728 AC)
PROVIDED PARKED AREA: 33757 SQ.FT. (0.777 AC)
PROVIDED LANDSCAPE AREA: 9297 SQ.FT. (0.728 AC)
TOTAL LOT AREA: 136305 SQ.FT. (3.13 AC)
TOTAL LOT COVERAGE: 136305 SQ.FT. (3.13 AC)
TOTAL LOT COVERAGE: 136305 SQ.FT. (3.13 AC)
TOTAL LOT COVERAGE: 136305 SQ.FT. (3.13 AC)

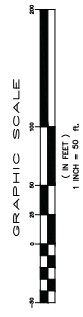
EX. PARKING ANALYSIS

- PARKING REQUIRED: (1/100 @ 4865 SQ.FT. GATHERING AREA)
TOTAL PARKING PROVIDED: 49 SPACES
TOTAL ACCESSIBLE PARKING REQUIRED: 2 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED: 4 SPACES
(INCLUDING 1 VAN ACCESSIBLE SPACE)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	62.64	174.50	202.408°	31.68
C2	41.64	225.50	110.3450°	20.89

LINE	LENGTH	BEARING
L1	62.64	S83.520°W
L2	41.64	S89.000°W
L3	49.57	N84.100°W
L4	600.57	N0016.42°E



PRJ-55959
11/06/14

DATE: 10/28/2014
JOB: 1003
DWG BY: JSC
CHK BY: JSC

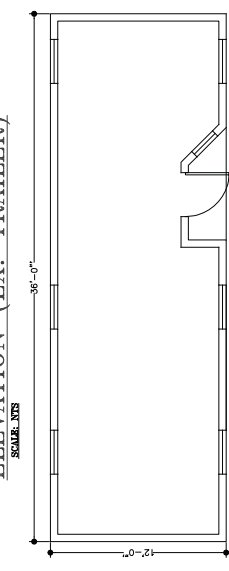
A1.0.0
SHEET
1 OF 6

SITE PLAN (BUILDING ADDITION)
GURUDWARA BABA DEEP SINGH JI
6341 W. LONE MOUNTAIN
LAS VEGAS, NEVADA 89130

ACE Design LLC
6283 Dragon Mountain Drive, Suite B
LAS VEGAS, NEVADA 89118
Phone: (702) 396-5114, Fax: (702) 446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering



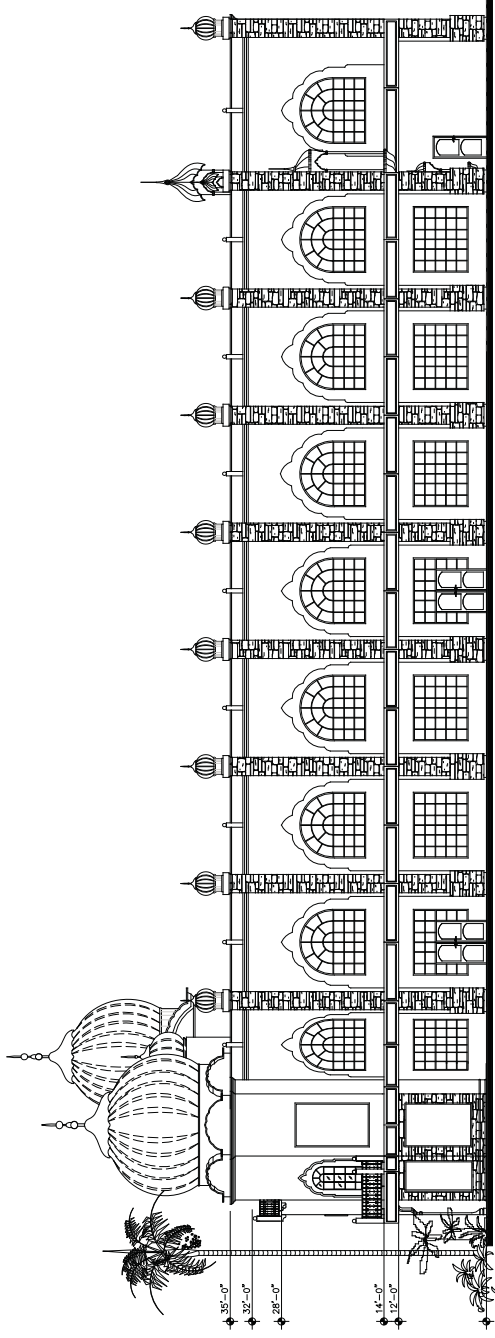
ELEVATION (EX. TRAILER)



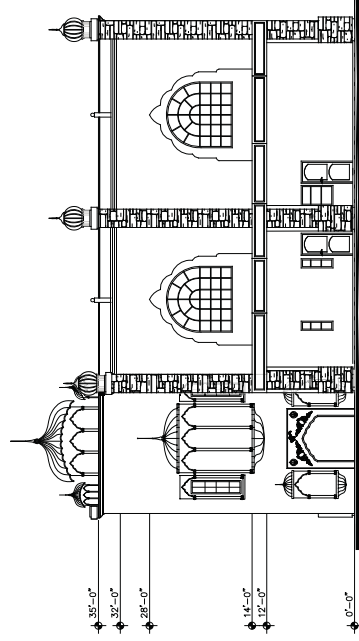
PLAN (EX. TRAILER)

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

VAR-56177, SUP-56178 & SDR-56179 - REVISED



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



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

GENERAL NOTES

1. EXISTING SUE CONDITIONS AND MAKE THE CONTRACTOR AWARE OF ANY DISCREPANCIES IN THE ELEVATIONS OR DRAWINGS PRIOR TO CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL REVIEW THE CONTRACT DRAWINGS AND SPECIFICATIONS AND VERIFY THE ACCURACY OF THE ELEVATIONS OR DRAWINGS PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS ARE TO THE FACE OF BLOCK UNLESS NOTED OTHERWISE.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. FINISH FLOOR ELEVATION ASSUMED TO BE 0'-0".
6. PROVIDE INTERMEDIATE RAILS IN GUARD RAIL AT MAXIMUM 4' SPACING.

KEY	NOTES
①	(3) COLOR COAT STUCCO (6) IS A 3-COAT, 7/8 INCH MINIMUM THICK (6) HAS TWO LAYERS OF GRADE 4 PAPER UNDER STUCCO. WEAP OCCURS OVER PLYWOOD SHEATHING, AND (6) HAS 26 OR GALVANIZED WEEP SPOOD AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCH ABOVE CONCRETE OR TALKING).

2	FUTURE DOME	
3	EXISTING BUILDING	
4	WINDOW FRONT SYSTEM (OWNER TO SELECT FINISH)	
5	SEE AFTER DOOR ACCESS LAYOUT BY OWNER'S NO. WORK AFFORDANCE W/ SECURITY CODE, VSA MEMPHIS ATTACHMENT W AFFR.	
6	STUCCO COVERED COLUMN	
7	RAILING	PRJ-55959
8	EX. ROOF TO BE REMOVED	11/06/14
9	NEW FLOOR TO BE ADDED	
10	EX. WINDOW TO BE REMOVED	



**VAR-56177 [PRJ-55959] - VARIANCE RELATED TO SUP-56178 AND SDR-56179 - APPLICANT/OWNER:
GURDWARA BABA DEEP SINGH, INC.
6341 WEST LONE MOUNTAIN ROAD**

10/06/14



**VAR-56177 [PRJ-55959] - VARIANCE RELATED TO SUP-56178 AND SDR-56179 - APPLICANT/OWNER:
GURDWARA BABA DEEP SINGH, INC.
6341 WEST LONE MOUNTAIN ROAD**

10/06/14



**VAR-56177 [PRJ-55959] - VARIANCE RELATED TO SUP-56178 AND SDR-56179 - APPLICANT/OWNER:
GURDWARA BABA DEEP SINGH, INC.
6341 WEST LONE MOUNTAIN ROAD**

10/06/14



VAR-56177 [PRJ-55959] - VARIANCE RELATED TO SUP-56178 AND SDR-56179 - APPLICANT/OWNER:
GURDWARA BABA DEEP SINGH, INC.
6341 WEST LONE MOUNTAIN ROAD

10/06/14



**VAR-56177 [PRJ-55959] - VARIANCE RELATED TO SUP-56178 AND SDR-56179 - APPLICANT/OWNER:
GURDWARA BABA DEEP SINGH, INC.
6341 WEST LONE MOUNTAIN ROAD**

10/06/14



**VAR-56177 [PRJ-55959] - VARIANCE RELATED TO SUP-56178 AND SDR-56179 - APPLICANT/OWNER:
GURDWARA BABA DEEP SINGH, INC.
6341 WEST LONE MOUNTAIN ROAD**

10/06/14

ACE Design, LLC
6283 Dean Martin Drive, Suite B
Las Vegas, NV 89118
(702) 396-5114 Fax (702) 446-8155

November 4, 2014

City of Las Vegas
Department of Planning
Development Services Center
333 N. rancho Drive, 3rd Floor
Las Vegas, NV 89106

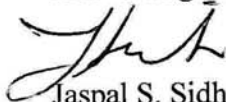
Subject: Site Design Review for Gurdwara Baba Deep Singh Inc
APN 138-02-501-002 – Justification Letter

The project is located at 6341 W. Lone Mountain Road. The building is a Sikh Temple. The congregation at this Temple has grown quite a bit since the structure was built in 1998. We are requesting to enlarge the Prayer Hall and the Dining Hall to accommodate the increase in weekly members attending services at the Temple. They have totally outgrown the existing space. There is also a modular building on the property which is proposed to be used as an office for the community.

The Temple has been in the community for the past 16 years and has always conformed to the standards set by the City of Las Vegas. The congregation would be most appreciative to the City of Las Vegas to allow them to enlarge their existing building to better serve their needs.

Respectfully,

ACE Design LLC



Jaspal S. Sidhu, PE
Principal

PRJ-55959
11/06/14

VAR-56177, SUP-56178 & SDR-56179 - REVISED

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

SUP-56178 - SPECIAL USE PERMIT RELATED TO VAR-56177 - PUBLIC HEARING - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC. - For possible action on a request for a Major Amendment to a previously approved Special Use Permit (U-0139-98) FOR A PROPOSED 15,340 SQUARE-FOOT EXPANSION TO AN EXISTING 3,882 SQUARE-FOOT HOUSE OF WORSHIP USE at 6341 West Lone Mountain Road (APN 138-02-501-002), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-59959]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 1/21/2015

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:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Back up
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-56178** APN: 138-02-501-002 & 014

Name of Property Owner: Gurdwara Baba Deep Singh, Inc

Name of Applicant: Gurdwara Baba Deep Singh

Name of Representative: Ace Engineering

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: _____

Amaz S Dhillion
Signature of Property Owner: _____

Print Name: HIMAR SINGH DHILLON

Subscribed and sworn before me

This 24th day of September, 2014

H Sull in and for said Clark County, NV
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

SDR-56179 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-56177 AND SUP-56178 - PUBLIC HEARING - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC. - For possible action on a request for a Major Amendment to a previously approved Plot Plan Review (U-0139-98) FOR A PROPOSED 15,340 SQUARE-FOOT EXPANSION TO AN EXISTING 3,882 SQUARE-FOOT HOUSE OF WORSHIP BUILDING at 6341 West Lone Mountain Road (APN 138-02-501-002), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-59959]. Staff recommends DENIAL.

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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:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Back up
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-56179** APN: 138-02-501-002 & 014

Name of Property Owner: Gurdwara Baba Deep Singh, Inc

Name of Applicant: Gurdwara Baba Deep Singh

Name of Representative: Ace Engineering

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: _____

Amaz S Dhillion
Signature of Property Owner: _____

Print Name: HIMAR SINGH DHILLON

Subscribed and sworn before me

This 24th day of September, 2014

H Sull in and for said Clark County, NV
Notary Public in and for said County and State



SDR 56179

Gurdwara Baba Deep Singh

6341 W. Lone Mountain Road

Proposed 15.34 thousand square foot expansion of an existing house of worship.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	3.882	9.11	35
AM Peak Hour			0.56	2
PM Peak Hour			0.55	2

Proposed Expansion	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	15.34	9.11	140
AM Peak Hour			0.56	9
PM Peak Hour			0.55	8

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	19.222	9.11	175
AM Peak Hour			0.56	11
PM Peak Hour			0.55	10

Existing traffic on all nearby streets:

Lone Mountain Rd.

Average Daily Traffic (ADT)	12,325
PM Peak Hour (heaviest 60 minutes)	986

Torrey Pines Ln.

Average Daily Traffic (ADT)	5,613
PM Peak Hour (heaviest 60 minutes)	449

Adjacent Street ADT Capacity

Lone Mountain Rd.	34,500
Torrey Pines Ln.	34,500

This project is expected to increase traffic by about 140 trips per day on Lone Mountain Rd. & Torrey Pines Ln. Currently, Lone Mountain is at about 36 percent of capacity and Torrey Pines is at about 16 percent of capacity. With this project, Lone Mountain is expected to remain at about 36 percent of capacity and Bonneville to be at about 17 percent of capacity.

Based on Peak Hour use, this project will add about 9 trips in the peak hour, or about one every seven minutes.

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING**DIRECTOR: TOM PERRIGO, ACTING**☐ Consent ☒ Discussion**SUBJECT:**

VAR-56629 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET DEVELOPMENT, LLC - For possible action on a request for a Variance TO ALLOW FOUR PARKING SPACES WHERE EIGHT SPACES ARE REQUIRED FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT at 601 East Bonneville Avenue (APN 139-34-710-019), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-56467]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 1/21/2015**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.

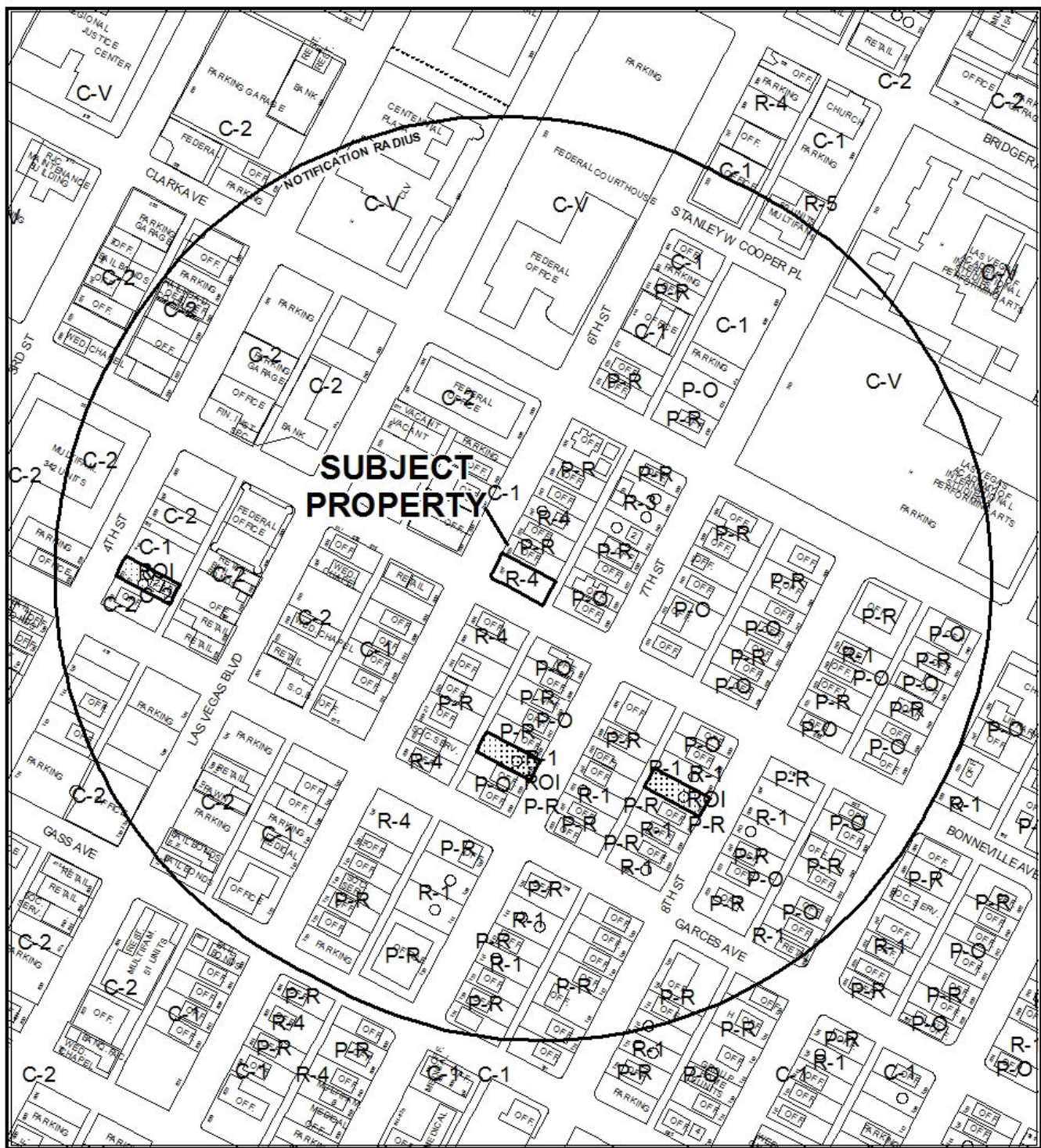
City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-56629, VAR-56630 and SDR-56632 [PRJ-56467]
2. Conditions and Staff Report - VAR-56629, VAR-56630 and SDR-56632 [PRJ-56467]
3. Supporting Documentation - VAR-56629, VAR-56630 and SDR-56632 [PRJ-56467]
4. Photos - VAR-56629, VAR-56630 and SDR-56632 [PRJ-56467]
5. Justification Letter - VAR-56629, VAR-56630 and SDR-56632 [PRJ-56467]



**CASE: VAR-56629, VAR-56630 &
SDR-56632 (PRJ-56467)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

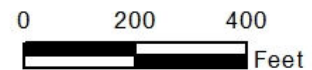




**CASE: VAR-56629, VAR-56630 &
SDR-56632 (PRJ-56467)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-56629

Case Number: PRJ-56467 APN: 139-34-710-019

Name of Property Owner: MAIN STREET DEVELOPMENT, LLC

Name of Applicant: THOMAS J. SCHOEMAN, AIA

Name of Representative: ALAN HEINRICH

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: _____

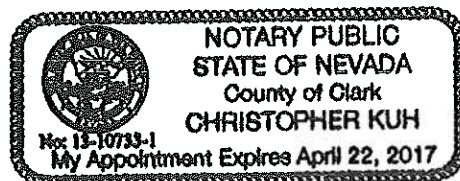
State of Nevada,
County of Clark

Print Name: THOMAS SCHOEMAN, AIA

Subscribed and sworn before me

This 21st day of October, 2014.

Notary Public in and for said County and State



PRJ-56467
10/22/14

CLV Planning - Application Form

Application Number:	PRJ-56467
Application/Petition For:	4-Unit Multi-Family Residential Development with a setback Variance and parking variance at 601 East Bonneville Avenue
ProjectAddress (Location):	601 EAST BONNEVILLE AVENUE
Project Name	THE BENJAMIN MULTI-FAMILY RESIDENTIAL DEVELOPMENT
Assessors Parcel #(s):	13934710019
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:	Thomas
Applicant Last Name:	Schoeman, AIA
Applicant Address:	37 Promontory Ridge Dr
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89135
Applicant Phone:	7022742796
Applicant Fax:	
Applicant Email:	thomasjschoeman@gmail.com
Rep First Name:	Alan
Rep Last Name:	Heinrich, AIA
Rep Address:	530 Las Vegas Blvd S, Suite 300
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89101
Rep Phone:	7024875349
Rep Fax:	7024309316
Rep Email:	alan@d3dslv.com

VAR-56629, VAR-56630 & SDR-56632 [PRJ-56467]

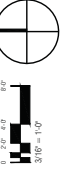
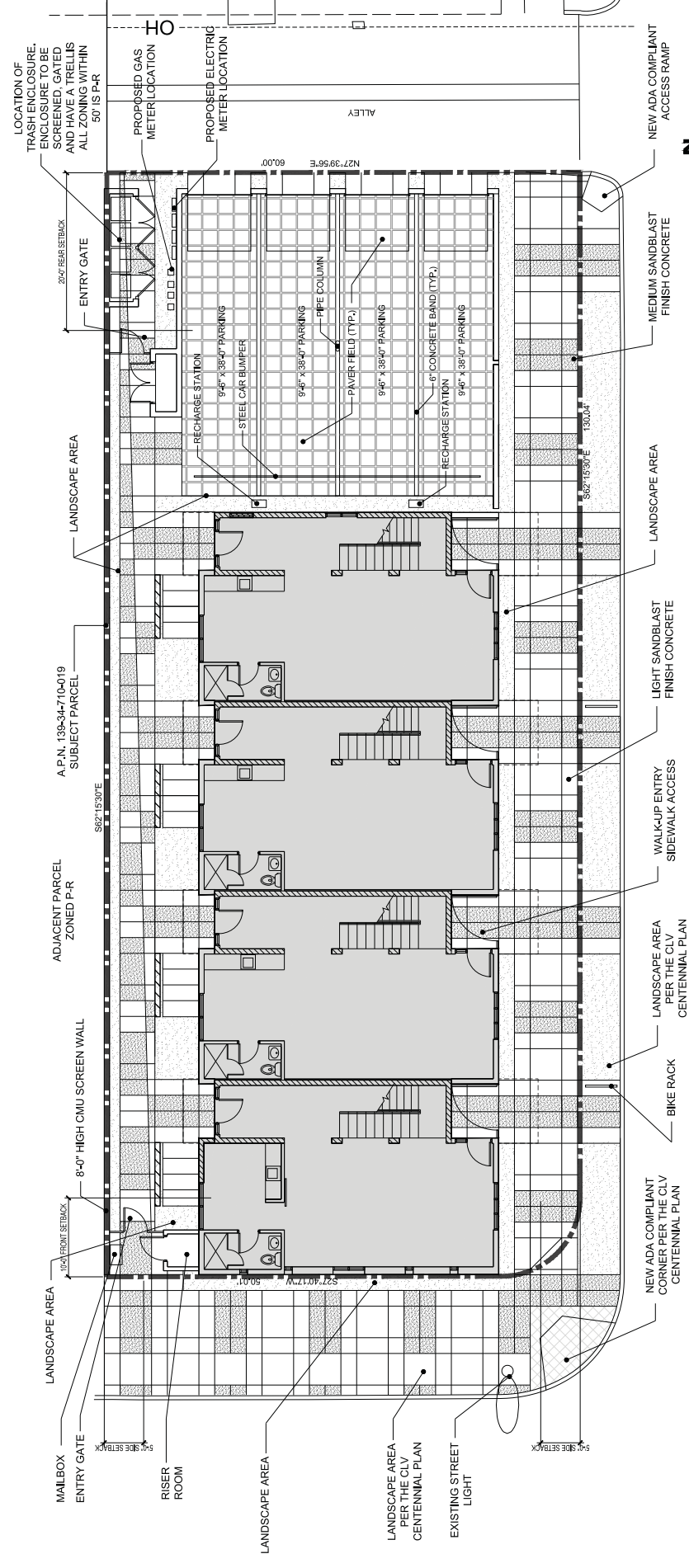
CLV Planning - Application Form

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
MAIN STREET DEVELOPMENT L L C	37 PROMONTORY RIDGE DR	LAS VEGAS, NV 89135

CLVEPLAN Applicant	Company	Title	Email
Alan Heinrich	d3 design studios	Managing Partner	alan@d3dslv.com

VAR-56629, VAR-56630 & SDR-56632 [PRJ-56467]



SITE ANALYSIS

PROPERTY SIZE:

- 8,380 SF (20 AC)
- 3,450 SF (FIRST LEVEL)
- 3,105 SF (SECOND LEVEL)
- 2,795 SF (THIRD LEVEL)
- 1,195 SF (PATIO AREAS)
- 605 SF (BALCONY AREAS)

F.A.R.:

- 41%
- 683 SF - 8%
- 25 UNITS PER ACRE (4 UNITS PROVIDED)

DENSITY: (R-4 ZONING)

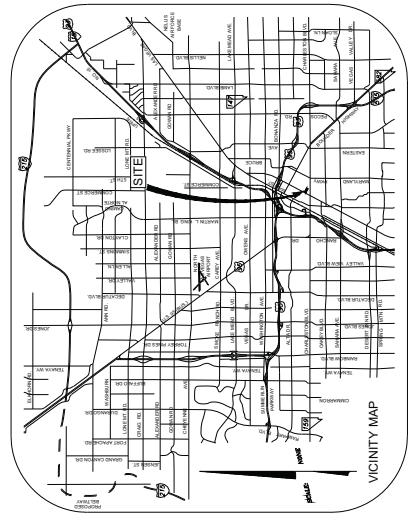
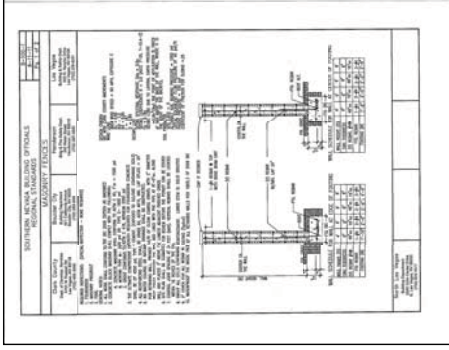
- 683 SF - 8%
- 1.75 SPACES PER 2 BEDROOM UNIT
- 2.00 SPACES PER 3 BEDROOM UNIT

LANDSCAPE AREA:

PARKING REQUIRED:

- 7.5 SPACES
- 4 SPACES

PARKING PROVIDED:



#	Date	Description
1	11/10/14	11/10/14

2014 CBS	2014 CBS
Project Manager	Darryl Brackwell
August 18, 2014	August 18, 2014
Drawn	Alan Heinrich, NCARB
Checked	Alan Heinrich, NCARB
Proposed in charge	Alan Heinrich, NCARB

Sheet Name:

 SITE PLAN

 Sheet Number:

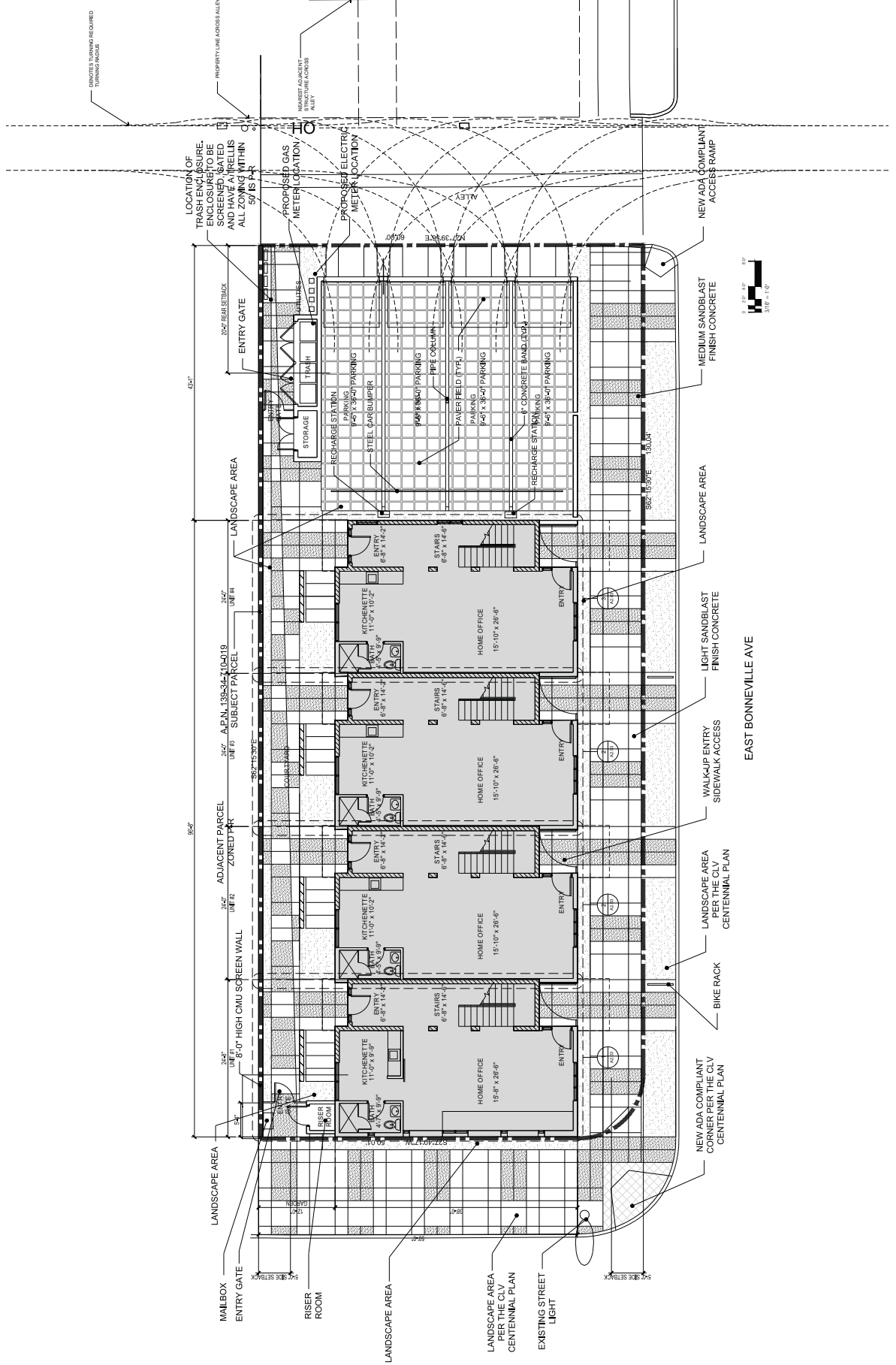
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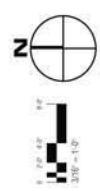
 PRJ-56467

 11/10/14

11/10/14

 2014 C3designstudios

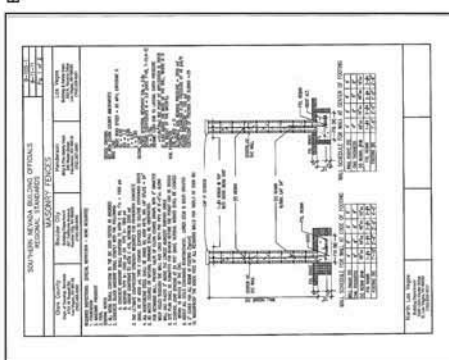


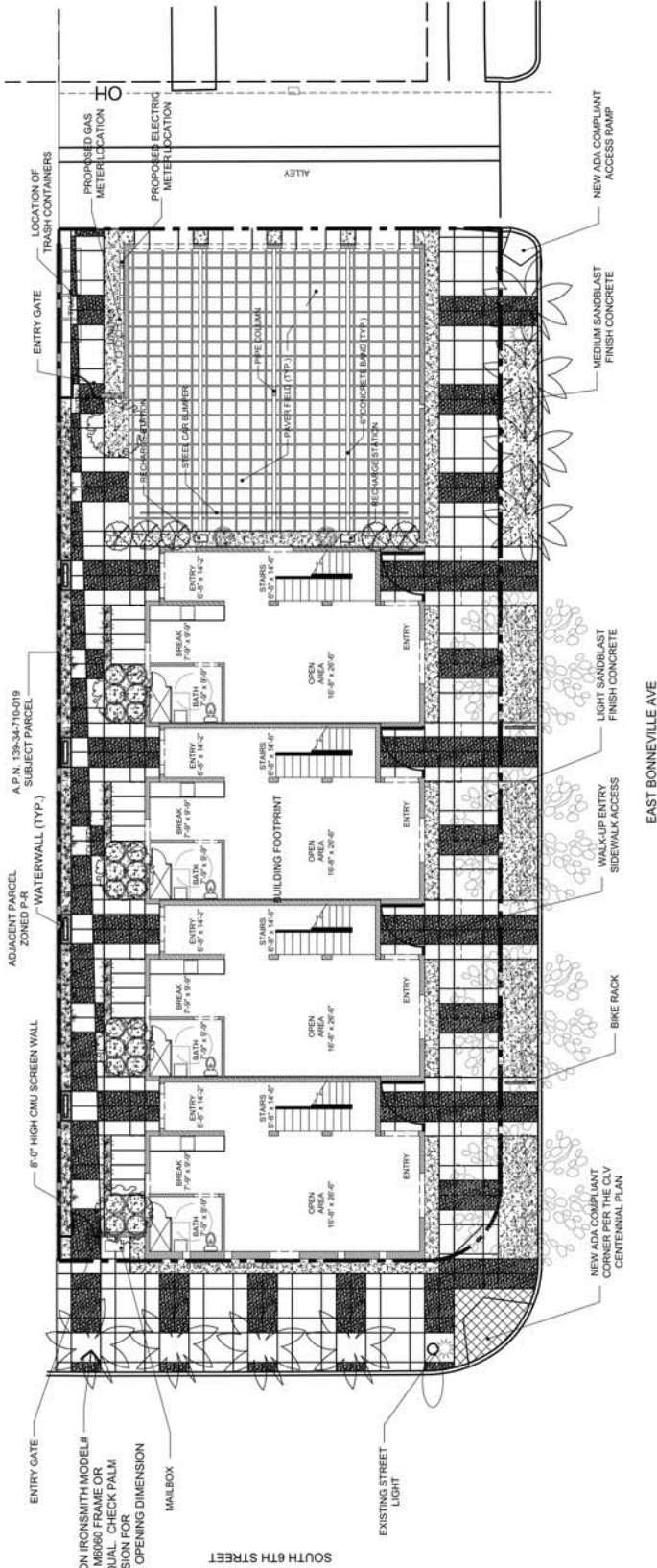


SITE ANALYSIS

PROPERTY SIZE:
BUILDING AREAS:
F.A.R.:
DENSITY: (R-4 ZONING)
LANDSCAPE AREA:
PARKING REQUIRED:
PARKING PROVIDED:

8,380 SF (20 AC)
3,450 SF (FIRST LEVEL)
3,105 SF (SECOND LEVEL)
2,795 SF (THIRD LEVEL)
1,195 SF (PATIO AREAS)
605 SF (BALCONY AREAS)
41%
683 SF - 8%
25 UNITS PER ACRE (4 UNITS PROVIDED)
683 SF - 8%
1.75 SPACES PER 2 BEDROOM UNIT
2.00 SPACES PER 3 BEDROOM UNIT
TOTAL SPACES REQ'D:
7.5 SPACES
4 SPACES



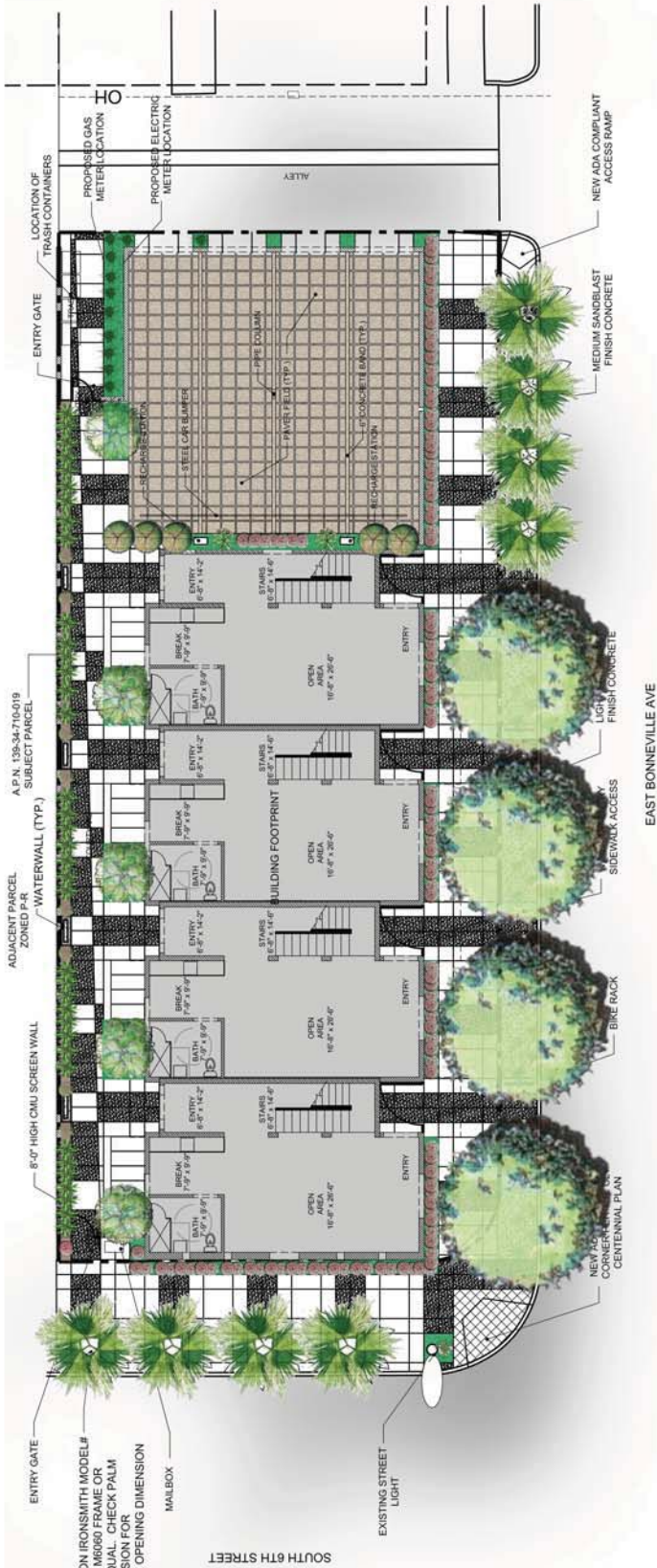


PLANT LEGEND

SYM.	COMMON NAME	BOTANICAL NAME	SIZE
	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	25' BTH.
	RED PUSH CHINESE PISTACHE	PISTACHIA CHINENSIS 'RED PUSH'	36" BOX
	WEeping ACACIA	ACACIA PENDULA	36" BOX
	HENKLE'S YELLOWWOOD	PODOCARPUS HENKELII	24" BOX
	ALPHONSE KARR BAMBOO	BAMBUSA MULTIPLX 'ALPHONSE KARR'	15 GAL.
	REGAL MIST DEER GRASS	MUHLENBERGIA CAPILLARIS	5 GAL.
	FOXTAIL ASPARAGUS FERN	ASPARAGUS SPRINGERII 'MEYERS'	5 GAL.
	HORSETAIL	EQUISETUM HYEMALE	5 GAL.
	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	5 GAL.
	ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS 'PLUMOSA'	5 GAL.
	SANTA CRUZ PYRACANTHA	PYRACANTHA 'SANTA CRUZ'	5 GAL.
	TUSCAN BLUE ROSEMARY	ROSMARINUS O. 'TUSCAN BLUE'	5 GAL.

GENERAL NOTES

- LANDSCAPE ARCHITECT OWNER TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. NOTIFY 48 HOURS IN ADVANCE OF DELIVERY AND/OR INSTALLATION DATE.
 - PLANT MATERIAL IS TO HAVE SPECIES IDENTIFICATION TAGS ON AT LEAST 10% OF TOTAL # OF EACH SPECIES INDICATING GENUS, SPECIES, CULTIVAR, ETC.
 - ALL PLANTS TO BE INSTALLED A MINIMUM OF 2' FROM OUTER CURB/PATH LINE. SYMBOL PLACEMENT IS NOT EXACT
 - ALL PLANTERS TO RECEIVE A 2" DEPTH OF 5/8" SCREENED MOHAVE GOLD ROCK MULCH AVAILABLE THROUGH KALAMAZOO MATERIALS (702)298.9131
- IRRIGATION NOTES
- THE IRRIGATION SYSTEM SHALL BE SUBTERRANEAN/DRIP BASED IRRIGATION. WHERE PIPING, VALVES, ETC. ARE SHOWN IN HARDSCAPE AREAS THEY ARE ACTUALLY INTENDED TO BE INSTALLED IN THE PLANTER AREAS ADJACENT, EXCEPT WHERE SLEEVES ARE REQUIRED. ALL IRRIGATION LINES TO BE PLACED WITHIN PROPERTY BOUNDARY, LAYOUT FOR CLARITY ONLY.
 - CONTRACTOR TO VERIFY EXISTING BACKFLOW PREVENTERS ARE IN COMPLIANCE WITH LVVWD STANDARDS, CODES AND REGULATIONS.
 - CONTRACTOR TO PROVIDE ALL NECESSARY SLEEVING UNDER ALL HARDSCAPES.
 - INSTALL SLEEVES AS PER GUIDE BELOW:
PIPE SIZE REQUIRED SLEEVING
3" PVC MAINLINE-----1 - 6" SCH 40 PVC SLEEVE
1" TO 2 1/2" PVC MAINLINE--1 - 4" SCH 40 PVC SLEEVE
1 1/2" LATERAL-----1 - 4" SCH 40 PVC SLEEVE
3/4" TO 1 1/4" LATERAL----1 - 2" SCH 40 PVC SLEEVE
- WIRE QUANTITY REQUIRED SLEEVING
1 - 25 CONTROL WIRES-----1 - 2" SCH 40 PVC SLEEVE
26 - 50 CONTROL WIRES-----2 - 2" SCH 40 PVC SLEEVES



PLANT LEGEND

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	ALPHONSE KARR BAMBOO	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	15 GAL.
	REGAL MIST DEER GRASS	MUHLENBERGIA CAPILLARIS	5 GAL.
	FOXTAIL ASPARAGUS FERN	ASPARAGUS SPRINGERII 'MEYERS'	5 GAL.
	HORSETAIL	EQUISETUM HYEMALE	5 GAL.
	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	5 GAL.
	ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS 'PLUMOSA'	5 GAL.
	SANTA CRUZ PYRACANTHA	PYRACANTHA 'SANTA CRUZ'	5 GAL.
	TUSCAN BLUE ROSEMARY	ROSMARINUS O. 'TUSCAN BLUE'	5 GAL.

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3/4" TO 1 1/4" LATERAL-----1 - 2" SCH 40 PVC SLEEVE

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1 - 25 CONTROL WIRES-----1 - 2" SCH 40 PVC SLEEVE
26 - 50 CONTROL WIRES-----2 - 2" SCH 40 PVC SLEEVES

PRJ-56467
10/29/14

LANDSCAPE
Planting Plan

DATE: 10/29/14
SCALE: 1" = 10'-0"
SHEET NO. 1 OF 1

PROJECT NO. 14-010-019
SUBJECT PARCEL

ADJACENT PARCEL
ZONED P.R.
A.P.N. 135-34-710-019

Benjamin Apartments
& Bonnieville
Las Vegas, Nevada 89103

PHONE: 702.364.1078
FAX: 702.364.1078

PROJECT NO. 14-010-019
SUBJECT PARCEL

ADJACENT PARCEL
ZONED P.R.
A.P.N. 135-34-710-019

Benjamin Apartments
& Bonnieville
Las Vegas, Nevada 89103

PHONE: 702.364.1078
FAX: 702.364.1078

LANDSCAPE
Planting Plan

DATE: 10/29/14
SCALE: 1" = 10'-0"
SHEET NO. 1 OF 1

PROJECT NO. 14-010-019
SUBJECT PARCEL

ADJACENT PARCEL
ZONED P.R.
A.P.N. 135-34-710-019

Benjamin Apartments
& Bonnieville
Las Vegas, Nevada 89103

PHONE: 702.364.1078
FAX: 702.364.1078

PROJECT NO. 14-010-019
SUBJECT PARCEL

ADJACENT PARCEL
ZONED P.R.
A.P.N. 135-34-710-019

Benjamin Apartments
& Bonnieville
Las Vegas, Nevada 89103

PHONE: 702.364.1078
FAX: 702.364.1078

LANDSCAPE
Planting Plan

DATE: 10/29/14
SCALE: 1" = 10'-0"
SHEET NO. 1 OF 1

PROJECT NO. 14-010-019
SUBJECT PARCEL

ADJACENT PARCEL
ZONED P.R.
A.P.N. 135-34-710-019

Benjamin Apartments
& Bonnieville
Las Vegas, Nevada 89103

PHONE: 702.364.1078
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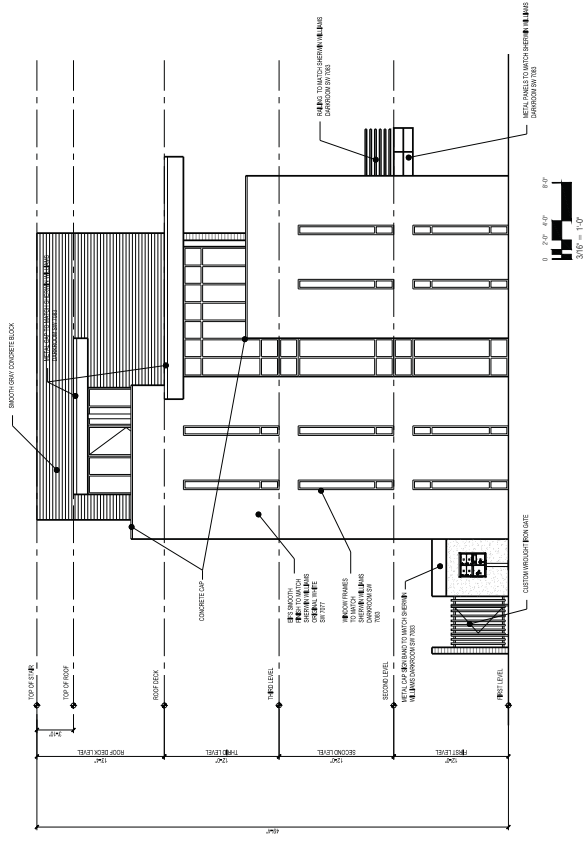
PROJECT NO. 14-010-019
SUBJECT PARCEL

ADJACENT PARCEL
ZONED P.R.
A.P.N. 135-34-710-019

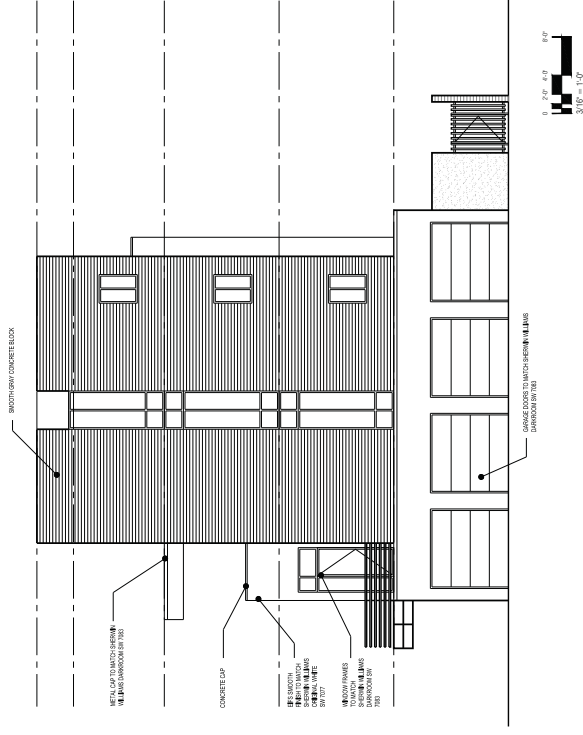
Benjamin Apartments
& Bonnieville
Las Vegas, Nevada 89103

PHONE: 702.364.1078
FAX: 702.364.1078

VAR-56629, VAR-56630 & SDR-56632 [PRJ-56467]



1
West Elevation
3/16" = 1'-0"



2 East Elevation
3/16"=1'-0"

[illegible]

The contractor shall check and verify all dimensions and report errors and omissions to this office prior to construction with these dimensions are not to be scaled.

2014.035	project number
August 18, 2014	

date	d3
------	----

Darryll Brandwine
drawn

Alan Heinrich, NCARB

at Name:

EXTERIOR ELEVATIONS

Port Number:

A51

PRJ-56467
10/22/14

VAR-56629, VAR-56630 & SDR-56632 [PRJ-56467]

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design studios
architecture | planning



MAIN STREET DEVELOPMENT, LLC
3005 S. TOWN CENTER DR.
SUITE A
LAS VEGAS, NV 89135
CONTACT: TOM SCHERMAN
702.274.2796



PROJECT NAME & LOCATION
"THE BENJAMIN"
APARTMENT 4-PLEX
601 EAST BONNEVILLE AVE
APN# 139-34-710-019
LAS VEGAS, NV 89101
CITY OF LAS VEGAS, NEVADA

PROJECT NAME & LOCATION:
"THE BENJAMIN"
APARTMENT 4-PLE
601 EAST BONNEVILLE
APN#: 139-34-710-0
LAS VEGAS, NV 89101
CITY OF LAS VEGAS, NEVADA



VAR-56629, VAR-56630 & SDR-56632 [PRJ-56467]

VAR-56629, VAR-56630 & SDR-56632 - REVISED



VAR-56629, VAR-56630 & SDR-56632 [PRJ-56467]

THE BENJAMIN
601 E BONNEVILLE AVE
LAS VEGAS, NV 89101

Main body color – Sherwin Williams “Original White” SW 7077



Concrete cap color – Sherwin Williams “Quest Gray” SW 7080



Metal cap, window frames – Sherwin Williams “Darkroom” SW 7083



Accent wall – Sherwin Williams “Scanda” SW 6529



Accent wall – Sherwin Williams “Antique Red” SW 7587



Concrete Block



Wood Soffit



VAR-56629, VAR-56630 & SDR-56632 [PRJ-56467]

PRJ-56467
10/22/14



**VAR-56629 [PRJ-56467] - VARIANCE RELATED TO VAR-56630 AND SDR-56632 - APPLICANT/OWNER:
MAIN STREET DEVELOPMENT, LLC
601 EAST BONNEVILLE AVENUE**

10/30/14

Justification Letter
601 E. Bonneville Avenue
Las Vegas, Nevada 89101

RE: PRJ56467-JF001

Main Street Development, LLC is proposing to develop a Multi-Family Residential project at the northeast corner of Bonneville Avenue and Sixth Street. The project named "The Benjamin" in honor of the Great Basin Explorer Benjamin Bonneville, will build four attached urban residential homes. Each residence is 2150 square feet, housed in a three story building with a fourth level roof deck. The Benjamin will offer a pedestrian friendly urban vertical living opportunity not currently available in downtown Las Vegas.

Public access to the residences will be along Bonneville Avenue with private residential access through a secured garden along the sites northern edge. On site parking is provided in an auto court which can be used as an extension to the garden area when autos are not present. In respect to The Las Vegas High School Historic District, The Benjamin deliberately incorporates a mid-century modern architectural style.

The project will be designed to the Silver Level of the LEED Reference Guide for Homes Design and Construction. The project will utilize BIPV-Building Integrated Photovoltaic as a renewable energy source. The project will incorporate many sustainable design features including but not limited to light reflective roofs, covered parking, correct building orientation, light colored building envelope and water efficient desert landscaping. On site bicycle parking, and vehicle recharging stations will be provided. The trash bin area will be enclosed and have a roof cover.

The project will qualify as a walkable community. Residents will have access to restaurants, pharmacies, convenience stores and retail venues within a half mile radius of the project site.

A vibrant urban community requires a mix of compatible uses. A neighborhood blended with professional office and urban residential projects fulfills that vision. The Benjamin enhances this community by adding to the quality residential choices within the neighborhood.

Due to a narrow property configuration the applicant is requesting a variance to the 10 foot front setback to a zero front setback along sixth street, this will match the Centennial Plan requirements on the west side of Sixth Street.

The applicant is additionally requesting a parking variance to allow four parking spaces where at 1.75 spaces for each two bedroom residence seven spaces would be required.

PRJ-56467
10/29/14

The project site plan proposes street improvements to match The Centennial Plan standards and as such requests a landscape waiver to zero-foot wide landscape buffers along the south, west, east and a portion of the north property lines. Additionally the tree and shrub requirements normally provided in the landscape buffer are proposed to be provided within the sidewalk right of way.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'T' followed by a long horizontal line and a final flourish.

Applicant:
Thomas J. Schoeman, AIA
Principal
Main Street Development, LLC

PRJ-56467
10/29/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

VAR-56630 - VARIANCE RELATED TO VAR-56629 - PUBLIC HEARING -
APPLICANT/OWNER: MAIN STREET DEVELOPMENT, LLC - For possible action on a
request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE TEN
FEET IS THE MINIMUM REQUIRED FOR A PROPOSED MULTI-FAMILY RESIDENTIAL
DEVELOPMENT at 601 East Bonneville Avenue (APN 139-34-710-019), R-4 (High Density
Residential) Zone, Ward 3 (Coffin) [PRJ-56467]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 1/21/2015

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:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-56630

Case Number: PRJ-56467 APN: 139-34-710-019

Name of Property Owner: MAIN STREET DEVELOPMENT, LLC

Name of Applicant: THOMAS J. SCHOEMAN, AIA

Name of Representative: ALAN HEINRICH

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: _____

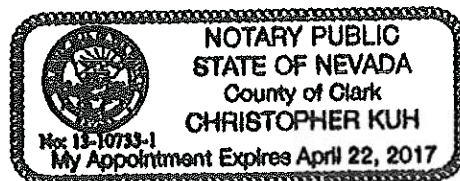
State of Nevada,
County of Clark

Print Name: THOMAS SCHOEMAN, AIA

Subscribed and sworn before me

This 21st day of October, 2014.

Notary Public in and for said County and State



PRJ-56467
10/22/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

SDR-56632 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-56629 AND VAR-56630 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET DEVELOPMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO ALLOW ZERO-FOOT LANDSCAPE BUFFERS ALONG THE SOUTH AND WEST PROPERTY LINES WHERE A MINIMUM TEN-FOOT WIDE BUFFER IS REQUIRED AND ZERO-FOOT WIDE LANDSCAPE BUFFERS ALONG THE EAST AND A PORTION OF THE NORTH PROPERTY LINES WHERE A MINIMUM SIX-FOOT WIDE BUFFER IS REQUIRED on 0.19 acres at 601 East Bonneville Avenue (APN 139-34-710-019), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-56467]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 1/21/2015

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:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-56632

Case Number: PRJ-56467 APN: 139-34-710-019

Name of Property Owner: MAIN STREET DEVELOPMENT, LLC

Name of Applicant: THOMAS J. SCHOEMAN, AIA

Name of Representative: ALAN HEINRICH

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: _____

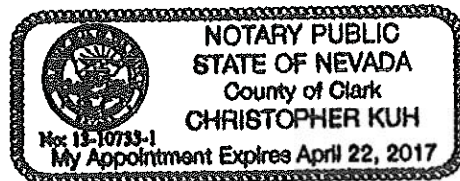
State of Nevada,
County of Clark

Print Name: THOMAS SCHOEMAN, AIA

Subscribed and sworn before me

This 21st day of October, 2014.

Notary Public in and for said County and State



PRJ-56467
10/22/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING**DIRECTOR: TOM PERRIGO, ACTING**☐ Consent ☒ Discussion**SUBJECT:**

VAR-56668 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA LEGAL SERVICES, INC. AND SIXTH STREET STRATEGIC SOLUTIONS, LLC - For possible action on a request for a Variance TO ALLOW A TEN-FOOT TALL WROUGHT IRON FENCE AND BLOCK WALL ALONG THE NORTH PROPERTY LINE AND A PORTION OF THE EAST AND WEST PROPERTY LINES WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.51 acres at 520-530 South 6th Street (APNs 139-34-310-066 through 068), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-56599]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 1/21/2015**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.

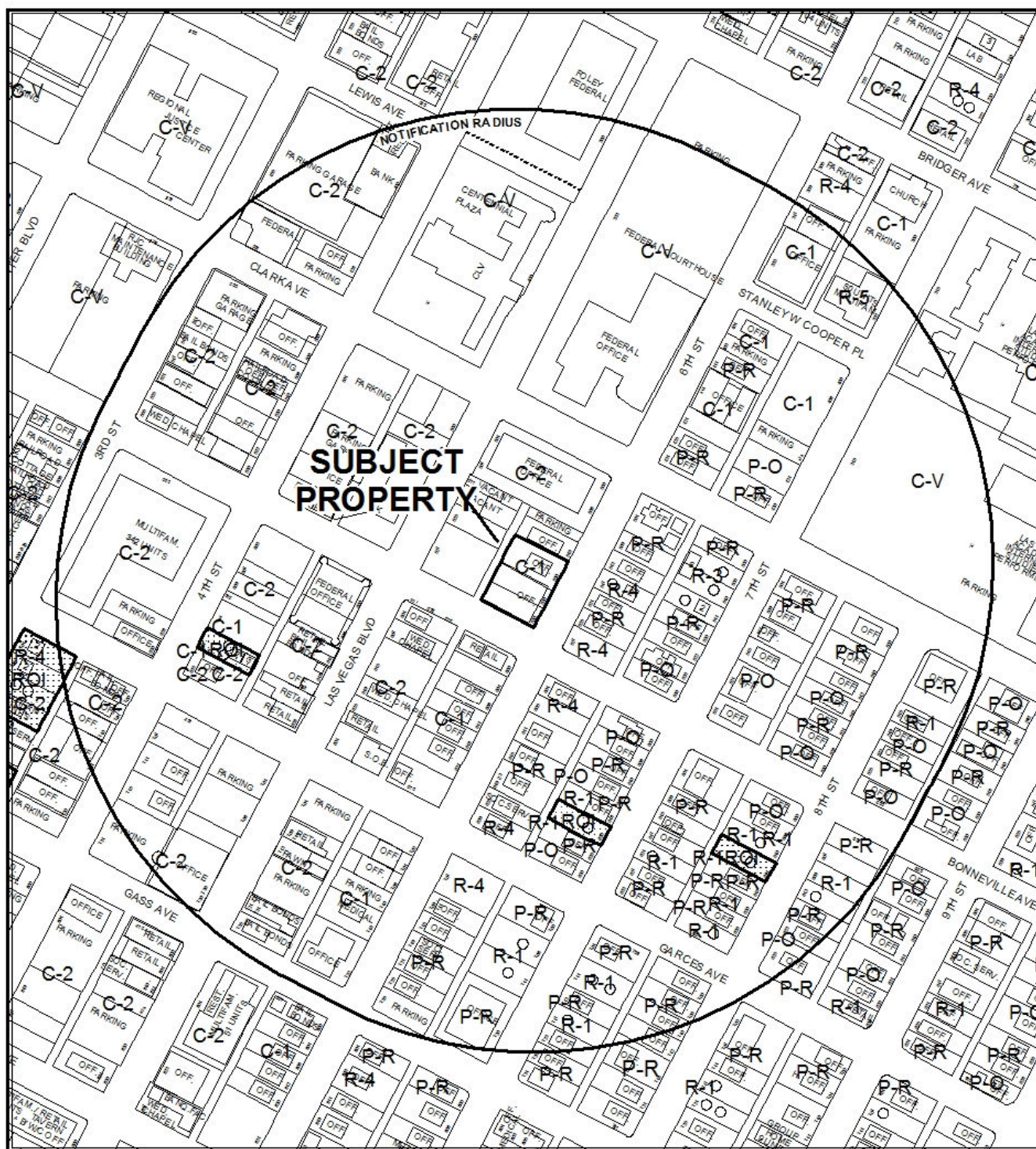
City Council Meeting

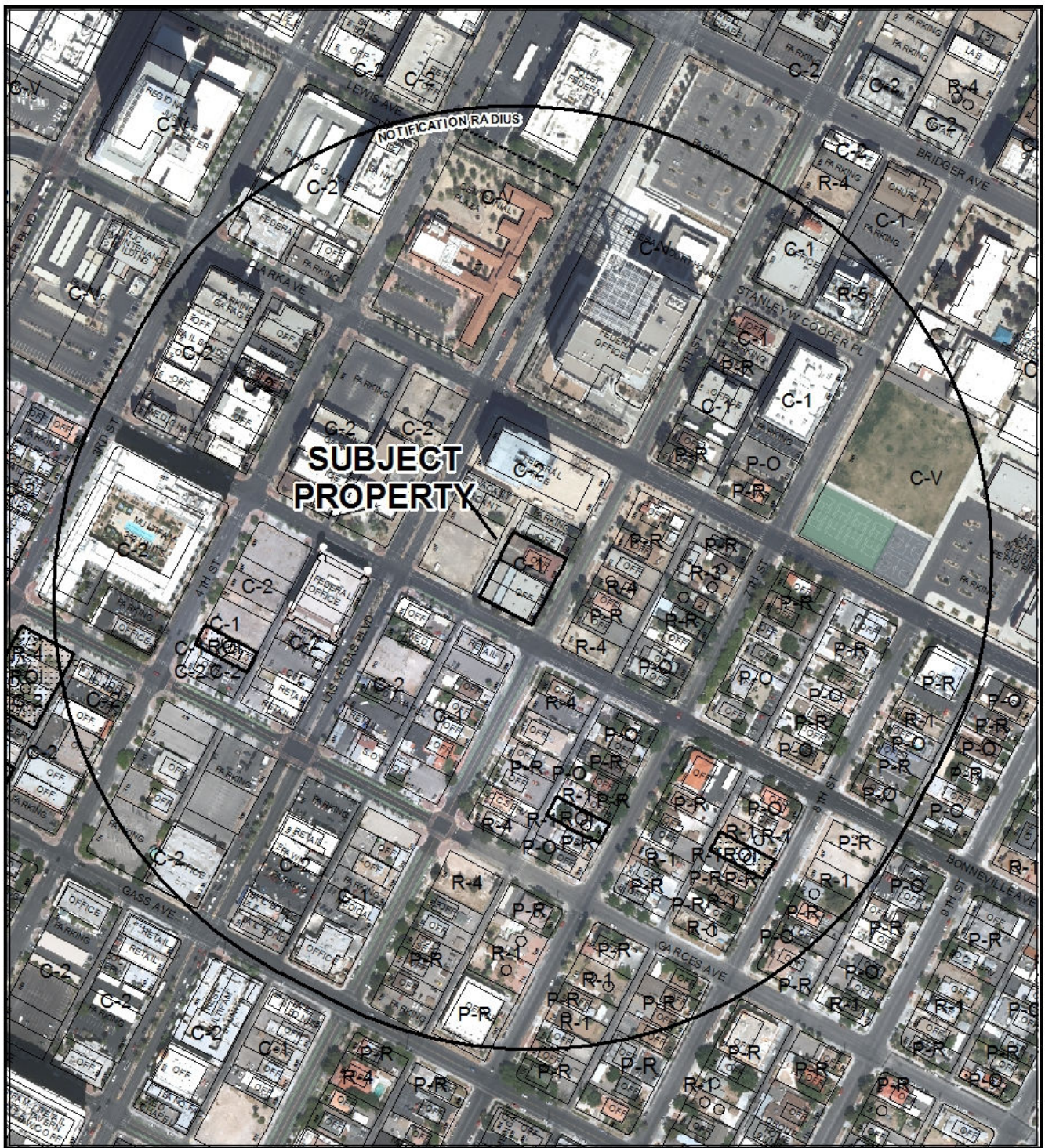
RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-56668 and SDR-56670 [PRJ-56599]
2. Conditions and Staff Report - VAR-56668 and SDR-56670 [PRJ-56599]
3. Supporting Documentation - VAR-56668 and SDR-56670 [PRJ-56599]
4. Photos - VAR-56668 and SDR-56670 [PRJ-56599]
5. Justification Letter - VAR-56668 and SDR-56670 [PRJ-56599]





CASE: VAR-56668 & SDR-56670 (PRJ-56599)

RADIUS: 1000 FEET

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

0 200 400
Feet





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-56668

Case Number: PRJ-56599 APN: 139-34-310-067 & 139-34-310-068

Name of Property Owner: Nevada Legal Services Inc

Name of Applicant: Nevada Legal Services Inc

Name of Representative: Pugsley Simpson Coulter Architects - Sara Rind

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: _____

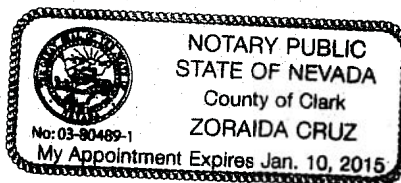
Signature of Property Owner: AnnMarie Johnson

Print Name: AnnMarie Johnson

Subscribed and sworn before me

This 30th day of October, 2014

Zoraida Cruz
Notary Public in and for said County and State



PRJ-56599

11/12/14



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-56668

Case Number: PRJ-56599 APN: 139-34-310-066

Name of Property Owner: Sixth Street Strategic Solutions LLC

Name of Applicant: Sixth Street Strategic Solutions LLC

Name of Representative: Pugsley Simpson Coulter Architects - Sara Rind

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: _____

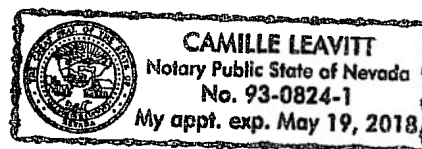
Print Name: TERESA M. MURPHY

Subscribed and sworn before me

This 7th day of NOVEMBER, 2014

Camille Leavitt

Notary Public in and for said County and State



PRJ-56599

11/12/14



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 520 South 6th Street

Project Name Nevada Legal Services Expansion Project Proposed Use Office

Assessor's Parcel #(s) 139-34-310-066 Ward # 3

General Plan: existing TwnCtr proposed N/A Zoning: existing C-1 proposed C-1

Commercial Square Footage 40,000 s.f. Floor Area Ratio 1.63

Gross Acres 0.56 Lots/Units _____ Density _____

Additional Information This Site Development Review is to include APN 139-34-310-067 & APN 139-34-310-068, currently under separate ownership. Please also see other application.

PROPERTY OWNER Sixth St Strategic Solutions LLC Contact Teresa Murphy

Address 516 S. 6th Street Phone: _____ Fax: _____

City Las Vegas State NV Zip _____

E-mail Address _____

APPLICANT Sixth St Strategic Solutions LLC Contact Teresa Murphy

Address 516 S. 6th Street Phone: _____ Fax: _____

City Las Vegas State NV Zip _____

E-mail Address _____

REPRESENTATIVE Pugsley Simpson Coulter Arch. Contact Sara Rind

Address 2480 E. Tompkins Ave., Ste. 222 Phone: (702) 435-1150 Fax: (702) 435-7699

City Las Vegas State NV Zip 89121

E-mail Address srind@pscarchitects.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.

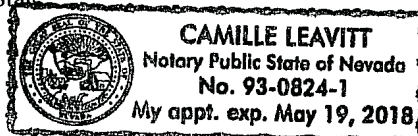
Print Name TERESA M. MURPHY

Subscribed and sworn before me

This 7th day of NOVEMBER, 20 14

Camille Leavitt

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **VAR-56668**

Meeting Date: **12/09/14 PC**

Total Fee: _____

Date Received: *

Received By: PRJ-56599

* 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



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 530 South 6th Street

Project Name Nevada Legal Services Expansion Project Proposed Use Office

Assessor's Parcel #(s) 139-34-310-067 & 139-34-310-068 Ward # 3

General Plan: existing TwnCtr proposed N/A Zoning: existing C-1 proposed C-1

Commercial Square Footage 40,000 s.f. Floor Area Ratio 1.63

Gross Acres 0.56 Lots/Units _____ Density _____

Additional Information This Site Development Review is to include APN 139-34-310-066, currently under separate ownership. Please also see other application.

PROPERTY OWNER Nevada Legal Services Inc Contact AnnaMarie Johnson

Address 530 S. 6th Street Phone: (702) 386-0404 Fax: _____

City Las Vegas State NV Zip 89101

E-mail Address ajohnson@nlslaw.net

APPLICANT Nevada Legal Services Inc Contact AnnaMarie Johnson

Address 530 S. 6th Street Phone: (702) 386-0404 Fax: _____

City Las Vegas State NV Zip _____

E-mail Address ajohnson@nlslaw.net

REPRESENTATIVE Pugsley Simpson Coulter Arch. Contact Sara Rind

Address 2480 E. Tompkins Ave., Ste. 222 Phone: (702) 435-1150 Fax: (702) 435-7699

City Las Vegas State NV Zip 89121

E-mail Address srind@pscarchitects.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* AnnaMarie Johnson

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

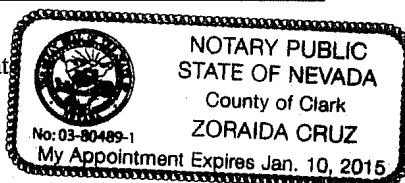
Print Name AnnaMarie Johnson

Subscribed and sworn before me

This 30th day of October, 20 14.

Zoraida Cruz

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # **VAR-56668**

Meeting Date: **12/09/14 PC**

Total Fee: _____

Date Received:*

Received By:

PRJ 56599

*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.

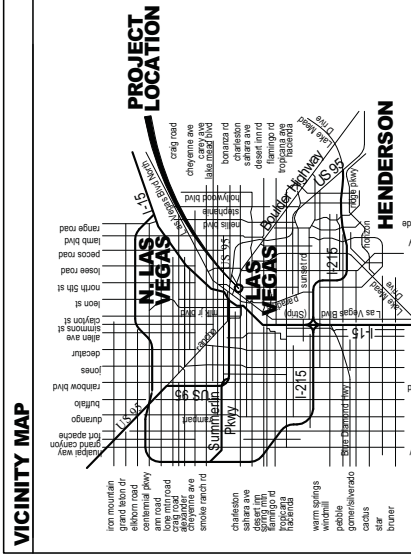
Revisions:		Description
No.	Date	

Consultant:

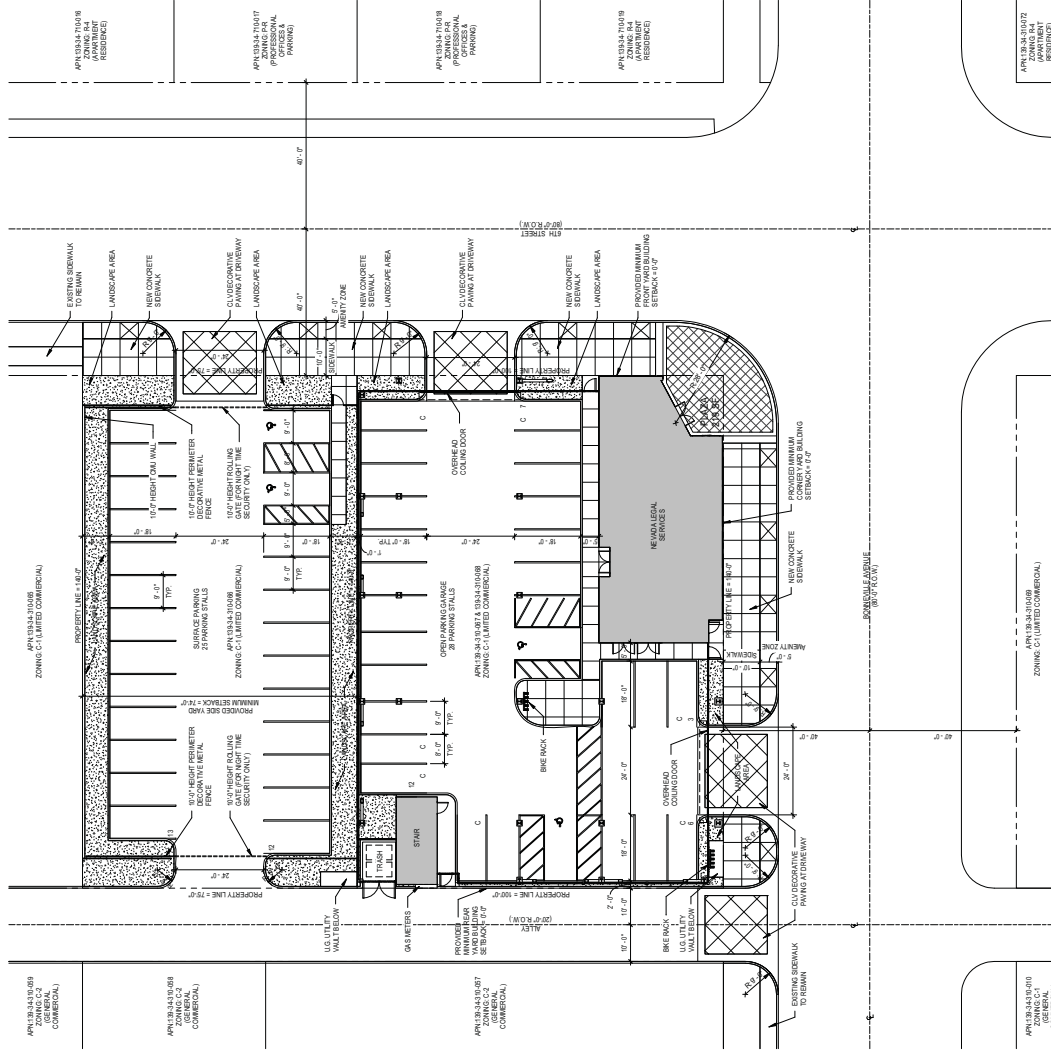
Stamp

Owner: Nevada Legal Services
Project Name: NEVADA LEGAL SERVICES expansion project
Project No. PSC - 1420
530 S. 6th Street, Las Vegas, NV 89101
Sheet Title: SITE PLAN

Date: 10/23/14
Drawn By: SR
Checked By: SR
Submitted: CLV Design Review
Submittal
Sheet No.



PROJECT DATA

[illegible]

SITE PLAN



Revisions:	No.	Date	Description



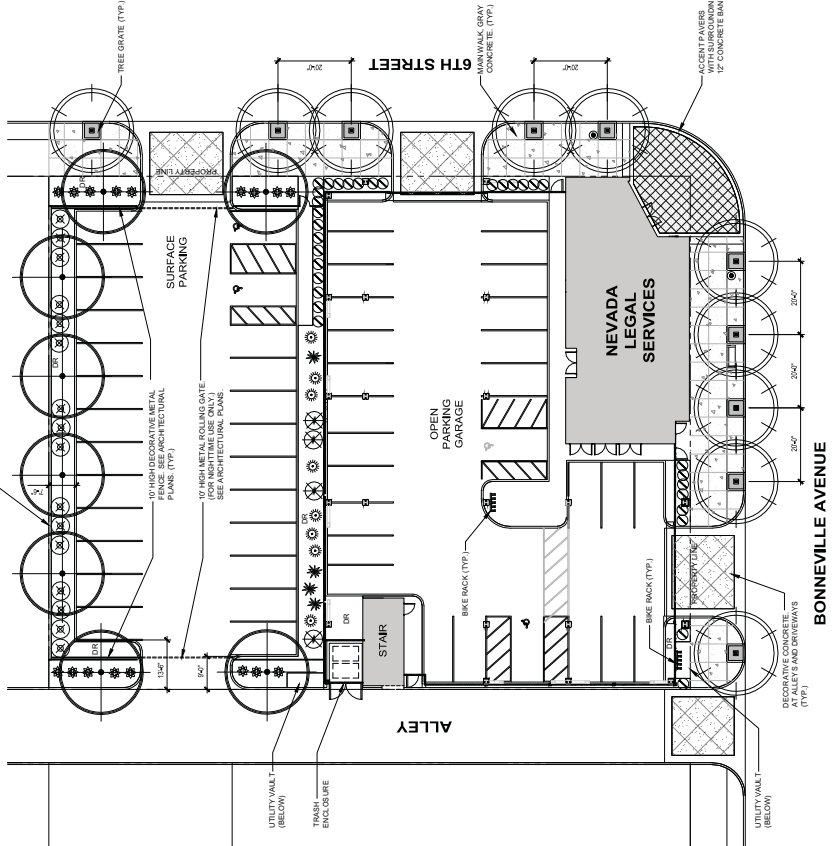
Stamp:

Project Name: NEVADA LEGAL SERVICES expansion project
Project No.: PSC - 1420
Owner: Nevada Legal Services
Sheet Title: LANDSCAPE PLAN
Las Vegas, NV 89101
VIEWS: SEE SHEET 10/23/14

Date: 10/23/14
Drawn By: CD
Checked By: SNS
Submitted: C/S Design
Reviewed: C/S Design
Sheet No.: LP001

LANDSCAPE LEGEND

TREES		
SYMBOL	BOTANICAL NAME COMMON NAME	QTY
	AGAVE TERRESTRIS SHOESTRING AGAVE	6
	PSTACHA CHENSIS CHEESE PISTACHE	10
SHRUBS		
SYMBOL	BOTANICAL NAME COMMON NAME	QTY
	AGAVE PARVIFLORUS AGAVE	17
	LEUCOPHYLLA LAMARCKII LEUCOPHYLLA	32
	LEUCOPHYLLA LAMARCKII LEUCOPHYLLA	16
	LEUCOPHYLLA LAMARCKII LEUCOPHYLLA	4
	LEUCOPHYLLA LAMARCKII LEUCOPHYLLA	8
	LEUCOPHYLLA LAMARCKII LEUCOPHYLLA	4
LANDSCAPE ELEMENTS		
SYMBOL	DESCRIPTION	QTY
	DECORATIVE ROCK, 1/2" CROWNED, COLOR GOLD	3,100 SF
	2" MINIMUM DEPTH, INSTALL IN ALL PLANTING AND OPEN PLANTING AREAS AND IN ALL TREE WELLS UNDER THE PLANTING AREAS	

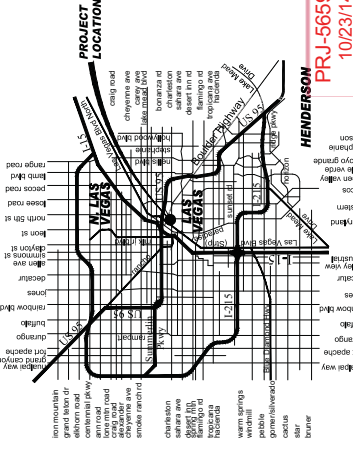


LANDSCAPE NOTES

1. VERIFY LOCATION OF ALL EXISTING ELEMENTS, INCLUDING BUILDINGS, WALLS, ROADS, CURBS, HARDSCAPE, VAULTS, AND UTILITIES ADJACENT TO OR AFFECTING THE WORK FOR THIS PROJECT PRIOR TO CONSTRUCTION.
2. THE QUANTITIES ON LEGEND ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL PLANTS TO BE HEALTHY, THRIVING AND FULL. ALL TREES MUST MEET MINIMUM CALIPER SIZE. PLANT MATERIALS SHALL HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY EACH SPECIES, INCLUDING THE GENUS, SPECIES AND VARIETY.
4. PROVIDE ROOT BARRIERS AT ALL TREES.
5. CONTRACTOR TO PROVIDE ONE #4X4 KNOCK-UP FOR EACH OF THE DECORATIVE HARDSCAPES SHOWING FINAL APPEARANCE INCLUDING ALL APPLICABLE COLORS, FINISHES, AND BEAVERS.
6. CONTRACTOR TO PROVIDE A SIGNAGE PLANTING AT THE BACK OF CURB AT THE FULL TYPICAL WIDTH OF THE FULL TYPICAL WIDTH OF THE NEW SIDEWALK. ALL LINES OF PLANTING TO BE PARALLEL AND PERPENDICULAR TO CENTERLINE OF ROAD UNLESS NOTED OTHERWISE.
7. INSTALL ALL SITE FURNITURE PER MANUFACTURER'S SPECIFICATIONS. SITE FURNITURE LOCATIONS TO BE APPROVED BY OWNER PRIOR TO FINAL INSTALLATION. TREE GRATES AND BENCHES ARE TO BE INSTALLED PARALLEL TO CURB. PAVEMENT JOINTS AND SCORING LINES ARE TO BE PARALLEL AND/OR PERPENDICULAR TO THE MAIN CURB ALIGNMENT.
8. BRING ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVES ATTENTION IMMEDIATELY.

SITE ANALYSIS:

TOTAL LANDSCAPE AREA WITHIN PROPERTY LINE	3,100 SF
TOTAL OPEN SPACE AREA (FIRST FLOOR)	21,500 SF
TOTAL LOT AREA	24,500 SF



VICINITY MAP



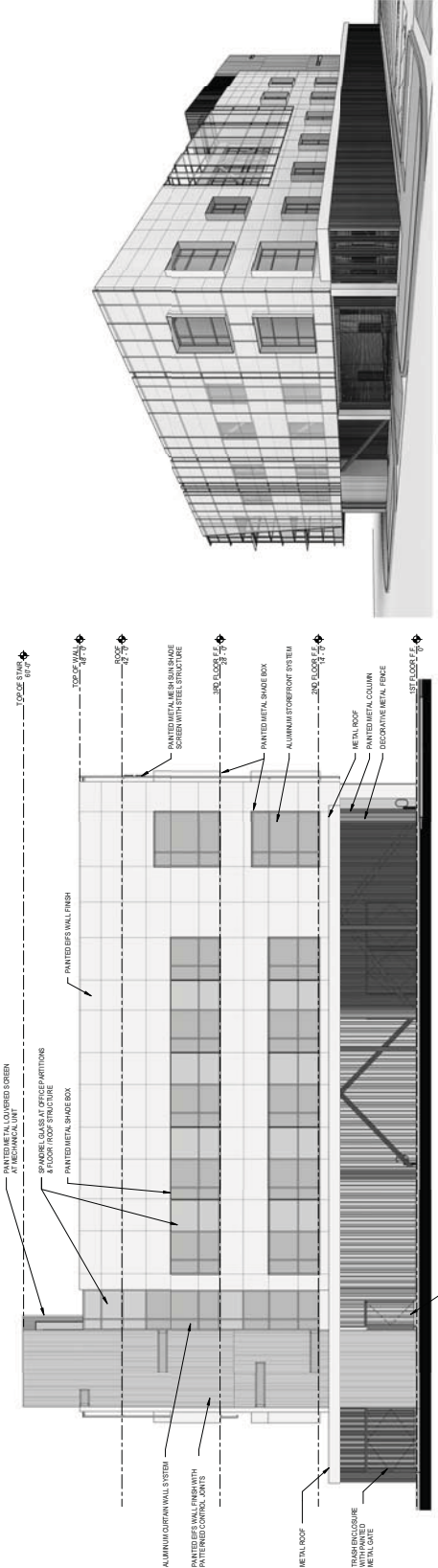
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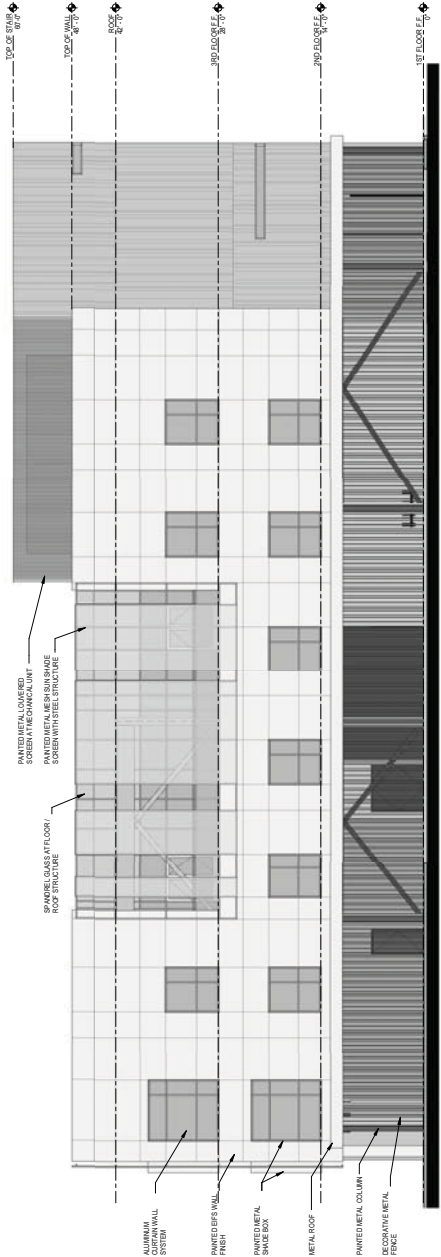
Owner:	Nevada Legal Services
Project Name:	NEVADA LEGAL SERVICES expansion project
Sheet Title:	EXTERIOR ELEVATIONS
	530 S. 6th Street, Las Vegas, NV 89101

Date: 10/23/14
 Drawn By: SR
 Checked By: SR
 Submitted: CLV Design Review
 Submitted: Submittal
 Sheet No.

PRJ-56599
10/23/14



WEST ELEVATION



NORTH ELEVATION



Revisions:		Description	
No.	Date		

Consultant:

Owner: Nevada Legal Services

Project Name: NEVADA LEGAL SERVICES expansion project

Project No.: PSC - 1420

Sheet Title: EXTERIOR ELEVATIONS

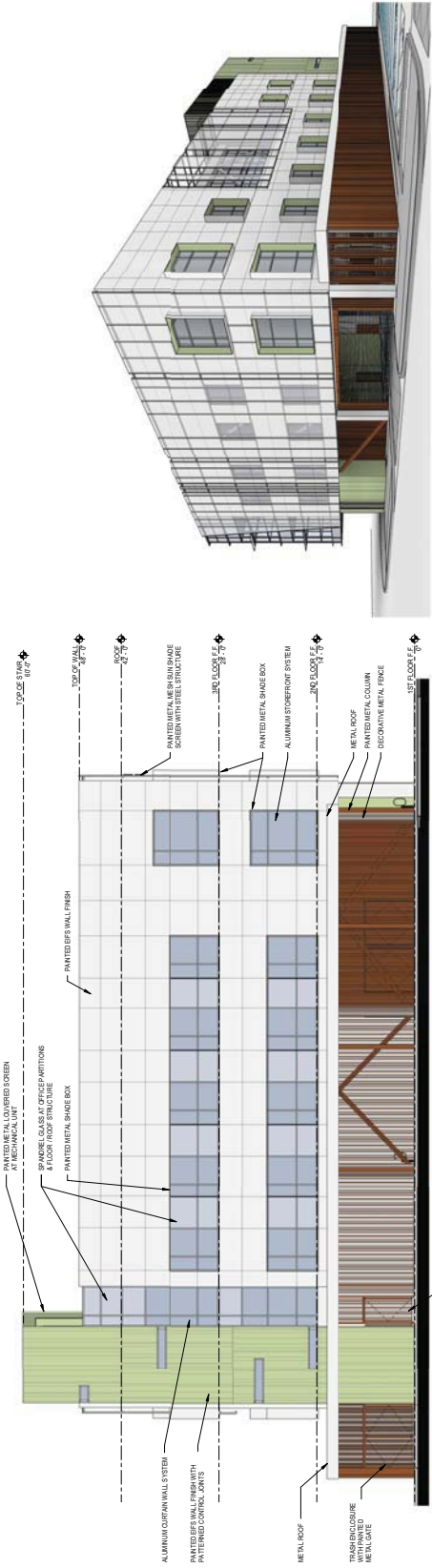
530 S. 6th Street, Las Vegas, NV 89101

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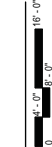
Date: 10/23/14
Drawn By: SR
Checked By: SR
Submitted: CLV Design Review
Submitted: 10/23/14
Sheet No.

PRJ-56599
10/23/14

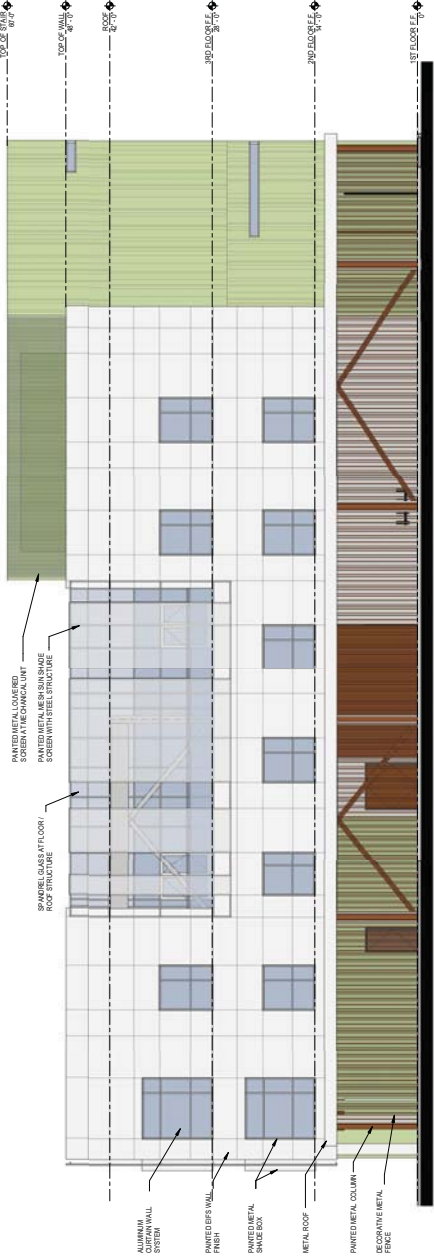
EV004



WEST ELEVATION



NORTHEAST CORNER VIEW



NORTH ELEVATION



VAR-56668 & SDR-56670 [PRJ-56599]

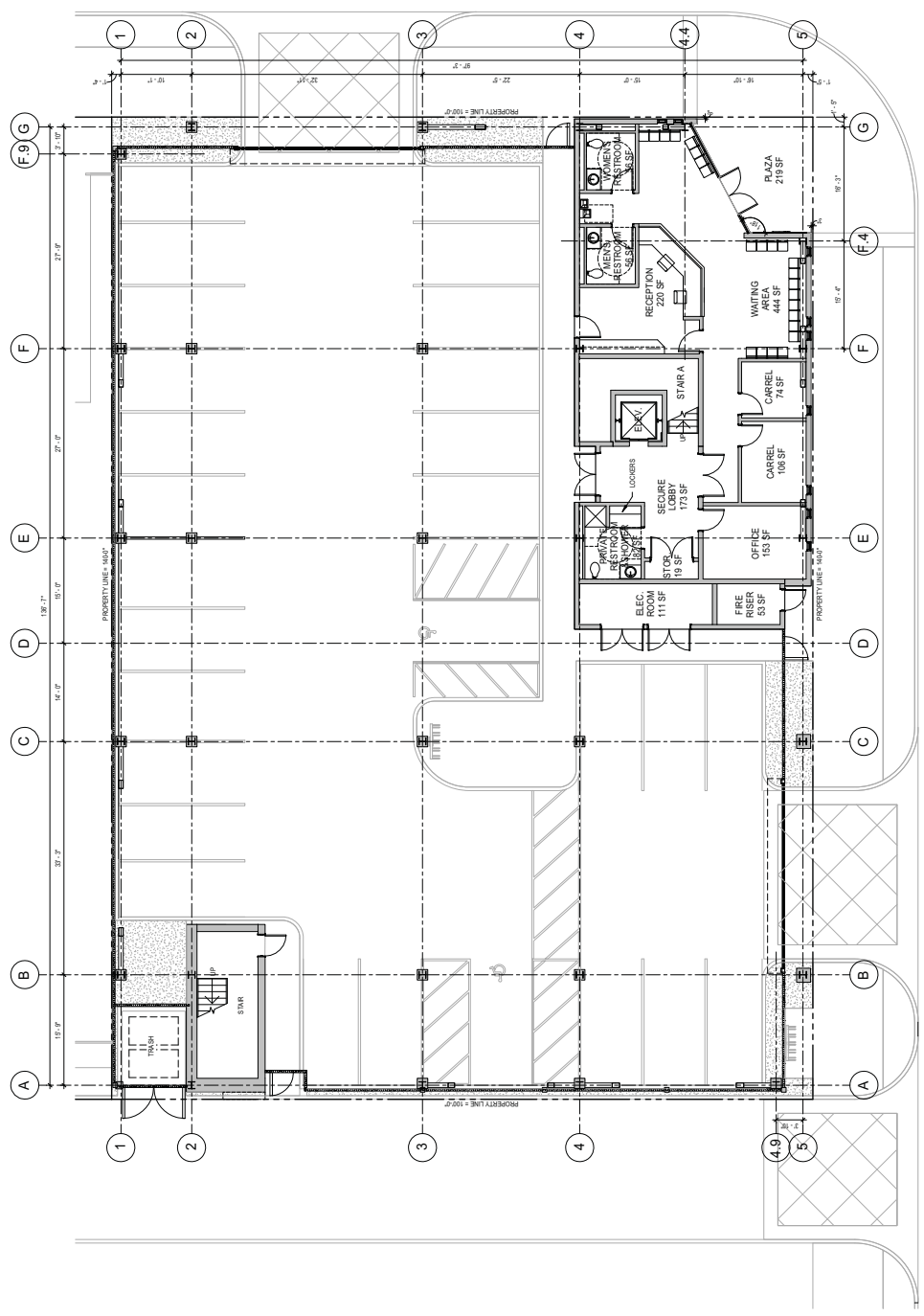
Revisions:		Description
No.	Date	

Consultant:

Stamp:	Owner	Nevada Legal Services 530 S. 6th Street, Las Vegas, NV 89101	Sheet Title:	FIRST FLOOR PLAN
	Project Name: NEVADA LEGAL SERVICES expansion project Project No. PSC - 1420			

Date: 10/23/14
 Drawn By: SR
 Checked By: SR
 Submitted: CLV Design Review
 Submittal
 Sheet No.

PRJ-56599
10/23/14



FIRST FLOOR PLAN

MAXIMUM OCCUPANCY = 85

Revisions:		Description	
No.	Date		
		Consultant:	

Stamp:

Owner: Nevada Legal Services

Project Name: NEVADA LEGAL SERVICES expansion project

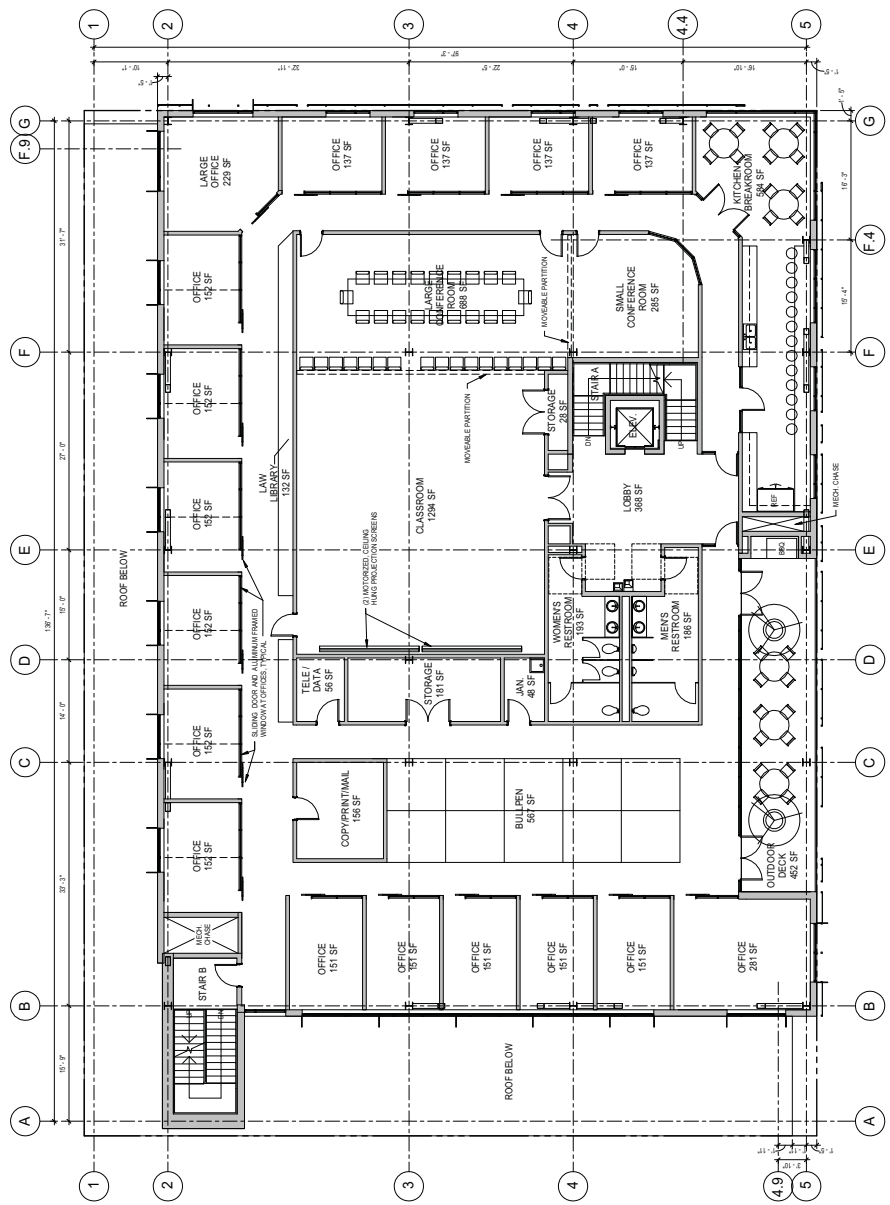
Project No. PSC - 1420

Sheet Title: 2ND FLOOR PLAN

530 S. 6th Street, Las Vegas, NV 89101

Date: 10/23/14
Drawn By: SR
Checked By: SR
Submitted: CLV Design Review
Submitted: 10/23/14
Sheet No. FP002

PRJ-56599
10/23/14



2ND FLOOR PLAN
118'-11" x 167'-7"

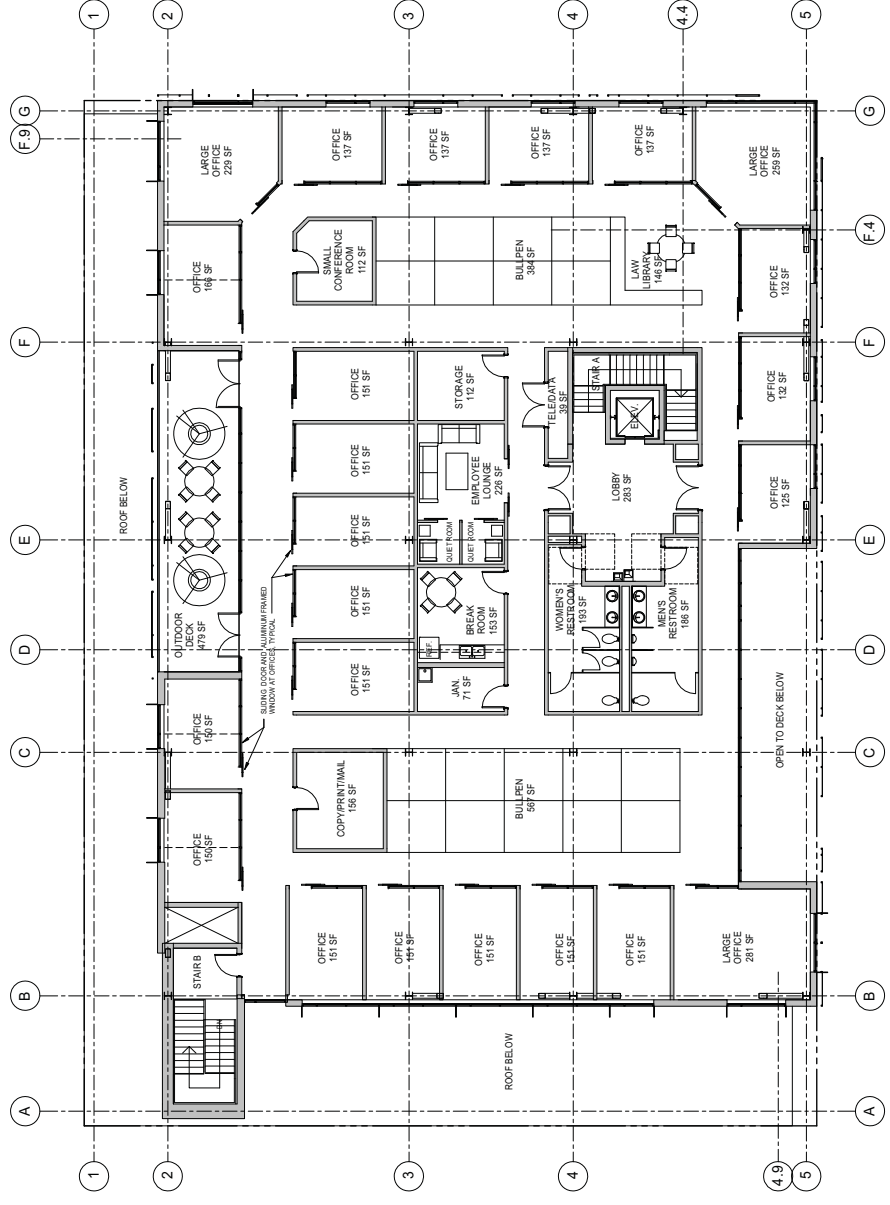
MAXIMUM OCCUPANCY = 325

0 5'-0" 10'-0" 15'-0"

PROJECT TRUE NORTH

VAR-56668 & SDR-56670 [PRJ-56599]

Revisions:		Description	
No.	Date		
		Consultant:	



3RD FLOOR PLAN

MAXIMUM OCCUPANCY = 120



PROJECT TRUE NORTH

Owner: Nevada Legal Services

Project Name: NEVADA LEGAL SERVICES expansion project

Project No. PSC - 1420

Sheet Title: 3RD FLOOR PLAN

530 S. 6th Street, Las Vegas, NV 89101

Stamp:

Date: 10/23/14
Drawn By: SR
Checked By: SR
Submitted: CLV Design Review
Submitted: 10/23/14
Sheet No. FP003

PRJ-56599
10/23/14

VAR-56668 & SDR-56670 [PRJ-56599]



VAR-56668 [PRJ-56599] - VARIANCE RELATED TO SDR-56670 - APPLICANT/OWNER: NEVADA LEGAL SERVICES, INC. AND SIXTH STREET STRATEGIC SOLUTIONS, LLC

520-530 SOUTH 6TH STREET

10/30/14



VAR-56668 [PRJ-56599] - VARIANCE RELATED TO SDR-56670 - APPLICANT/OWNER: NEVADA LEGAL SERVICES, INC. AND SIXTH STREET STRATEGIC SOLUTIONS, LLC
520-530 SOUTH 6TH STREET

10/30/14



**VAR-56668 [PRJ-56599] - VARIANCE RELATED TO SDR-56670 - APPLICANT/OWNER: NEVADA LEGAL SERVICES, INC. AND SIXTH STREET STRATEGIC SOLUTIONS, LLC
520-530 SOUTH 6TH STREET**

10/30/14

October 23, 2014

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

Pugsley.
Simpson.
Coulter.

Re: Nevada Legal Services - Expansion Project
Site Development Review - Justification Letter
Architect Project No. 1420
CLV PROJECT NO. PRJ-56599
APN: 139-34-310-066, 139-34-310-067, & 139-34-310-068

We are respectfully submitting the following request for a Site Development Review of the 0.56 acre parcel at the northwest corner of Bonneville Avenue and 6th Street for a new 40,000 GSF office building for Nevada Legal Services, Inc. The new structure is intended to replace and expand upon their existing facilities at the same location.

The current zoning is (C-1) Limited Commercial and the property is within the Office Core District of the (DCP-O) Downtown Centennial Plan Overlay District, compatible with the intended use. The proposed structure will consist of a total of 40,000 GSF, three-story office building with an 11,000 open parking garage and 3,000 GSF Lobby and Office space on the ground floor. The northern portion of the site will be a surface parking lot for employee and visitor use, providing a total of 28 private and 25 public parking stalls.

The structure has been designed to be compatible with the adjacent development in the area, with a scale that appropriately steps down from the higher density of the Downtown District to the adjacent Professional Office and Apartment Residence uses to the east. Meeting with the Downtown Centennial Plan requirements, the office entrance has been located at the corner of the intersection, while the parking garage and open parking lot access is shifted away from the intersection, to the sides, to provide safer vehicular site access. All utilities and trash enclosure access will be located along the alley and away from the intersection.

The proportions of the building provide a human scale, walkable environment at the ground floor with the mass of the second and third floors articulated as a light and airy form above. A durable concrete finish is proposed for the ground floor, while an EIFS system is proposed for the second and third floors. Metal mesh sun shade screens articulate the south, east and north facades to both break up the massing of the building and to provide better indoor comfort. Shadow boxes at the west and north facades and corner office windows continue to break up the overall massing of the building while controlling direct light access.

We respectfully request a waiver to the site setback requirements for a minimum of 70% of the first story façade to align along the front property line to be reduced to a minimum of 50%. In an effort to enhance the pedestrian realm, a 219 SF plaza has been located at the main public entrance, at the corner of Bonneville Avenue and 6th Street, causing this reduction. The intent of the setback requirement is supported by the decorative metal fence at the open parking garage adjacent to the enclosed office space, as well as 100% of the façade of the second and third floors above aligning with the front property line.

In order to provide security to the site after business hours, we are requesting a variance to the maximum 8 foot height fence and wall requirement to be 10 foot maximum at the west, north, and east sides of the surface parking lot. The higher fence is intended to secure the parking lot at

PRJ-56599
10/23/14

2480 E. Tompkins Ave · Ste 222 · Las Vegas, NV 89121 · 702.435.1150 · pscarchitects.com

ARCHITECTS **VAR-56668 & SDR-56670 [PRJ-56599]**

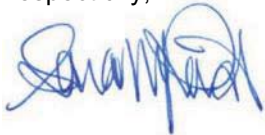
night and will include rolling gates at each driveway that are only to be closed after business hours. Associated with this, we respectfully request a waiver to deviate from the Downtown Centennial Plan screening standard 42 inch height ornamental fence design along 6th Street to be a decorative metal fence that matches the design at the adjacent open parking garage, for an overall cohesive feel on the property.

Lastly, we would like to request an exception to the required quantity of parking lot trees for the overall site. While a total of 53 parking stalls are provided, requiring a total of 9 parking lot trees, over half of the parking stalls are located in the parking garage below the building and do not allow trees to be interspersed. At the surface parking lot, we have provided a total of 8 parking lot trees along the perimeter landscape areas; however do not recommend that additional trees be located along the north face of the building which will have trouble with growth and durability in this area. The total number of parking stalls is critical to the operations of the business, so the addition of finger islands between parking stalls would reduce the total quantity of parking stalls available to accommodate an additional tree.

The proposed office building is to be designed and constructed as a sustainable development, being compatible with the criteria set forth by the USGBC LEED standards. In addition, a solar PV array and solar water heating systems are planned for the roof area to provide alternative energy sources. The landscape is to be xeriscape and all water systems for the site are to be low-water usage. Bicycle parking will also be provided, encouraging alternative modes of transportation to the site and making the project a strong contribution to the overall sustainability of the region.

This project will be an asset to the Downtown City of Las Vegas community, continuing Nevada Legal Service's commitment to provide free legal assistance to low-income Nevadans as they grow to serve our community's needs.

Respectfully,



Sara M. Rind
Project Manager

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

SDR-56670 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-56668 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA LEGAL SERVICES, INC. AND SIXTH STREET STRATEGIC SOLUTIONS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40,000 SQUARE-FOOT OFFICE BUILDING WITH A WAIVER TO ALLOW FIFTY PERCENT OF THE FIRST STORY FACADE TO ALIGN ALONG THE PROPERTY LINE WHERE SEVENTY PERCENT IS REQUIRED AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING FENCE STANDARDS on 0.51 acres at 520-530 South 6th Street (APNs 139-34-310-066 through 068), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-56599]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 1/21/2015

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:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-56670

Case Number: PRJ-56599 APN: 139-34-310-067 & 139-34-310-068

Name of Property Owner: Nevada Legal Services Inc

Name of Applicant: Nevada Legal Services Inc

Name of Representative: Pugsley Simpson Coulter Architects - Sara Rind

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): _____

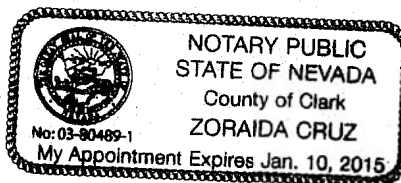
APN: _____

Signature of Property Owner: AnnMarie Johnson

Print Name: AnnMarie Johnson

Subscribed and sworn before me

This 30th day of October, 2014
Zoraida Cruz
Notary Public in and for said County and State



PRJ-56599
11/12/14



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-56670

Case Number: PRJ-56599

APN: 139-34-310-066

Name of Property Owner: Sixth Street Strategic Solutions LLC

Name of Applicant: Sixth Street Strategic Solutions LLC

Name of Representative: Pugsley Simpson Coulter Architects - Sara Rind

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: _____

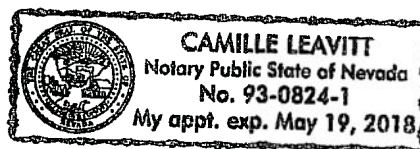
Print Name: TERESA M. MURPHY

Subscribed and sworn before me

This 7th day of NOVEMBER, 2014

Camille Leavitt

Notary Public in and for said County and State



PRJ-56599

11/12/14



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 520 South 6th Street

Project Name Nevada Legal Services Expansion Project Proposed Use Office

Assessor's Parcel #(s) 139-34-310-066 Ward # 3

General Plan: existing TwnCtr proposed N/A Zoning: existing C-1 proposed C-1

Commercial Square Footage 40,000 s.f. Floor Area Ratio 1.63

Gross Acres 0.56 Lots/Units _____ Density _____

Additional Information This Site Development Review is to include APN 139-34-310-067 & APN 139-34-310-068, currently under separate ownership. Please also see other application.

PROPERTY OWNER Sixth St Strategic Solutions LLC Contact Teresa Murphy

Address 516 S. 6th Street Phone: _____ Fax: _____

City Las Vegas State NV Zip _____

E-mail Address _____

APPLICANT Sixth St Strategic Solutions LLC Contact Teresa Murphy

Address 516 S. 6th Street Phone: _____ Fax: _____

City Las Vegas State NV Zip _____

E-mail Address _____

REPRESENTATIVE Pugsley Simpson Coulter Arch. Contact Sara Rind

Address 2480 E. Tompkins Ave., Ste. 222 Phone: (702) 435-1150 Fax: (702) 435-7699

City Las Vegas State NV Zip 89121

E-mail Address srind@pscarchitects.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.

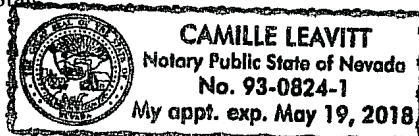
Print Name TERESA M. MURPHY

Subscribed and sworn before me

This 7th day of NOVEMBER, 20 14

Camille Leavitt

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **SDR-56670**

Meeting Date: **12/09/14 PC**

Total Fee: _____

Date Received: *

Received By: PRJ-56599

* 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



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 530 South 6th Street

Project Name Nevada Legal Services Expansion Project Proposed Use Office

Assessor's Parcel #(s) 139-34-310-067 & 139-34-310-068 Ward # 3

General Plan: existing TwnCtr proposed N/A Zoning: existing C-1 proposed C-1

Commercial Square Footage 40,000 s.f. Floor Area Ratio 1.63

Gross Acres 0.56 Lots/Units _____ Density _____

Additional Information This Site Development Review is to include APN 139-34-310-066, currently under separate ownership. Please also see other application.

PROPERTY OWNER Nevada Legal Services Inc Contact AnnaMarie Johnson

Address 530 S. 6th Street Phone: (702) 386-0404 Fax: _____

City Las Vegas State NV Zip 89101

E-mail Address ajohnson@nlslaw.net

APPLICANT Nevada Legal Services Inc Contact AnnaMarie Johnson

Address 530 S. 6th Street Phone: (702) 386-0404 Fax: _____

City Las Vegas State NV Zip _____

E-mail Address ajohnson@nlslaw.net

REPRESENTATIVE Pugsley Simpson Coulter Arch. Contact Sara Rind

Address 2480 E. Tompkins Ave., Ste. 222 Phone: (702) 435-1150 Fax: (702) 435-7699

City Las Vegas State NV Zip 89121

E-mail Address srind@pscarchitects.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* AnnaMarie Johnson

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

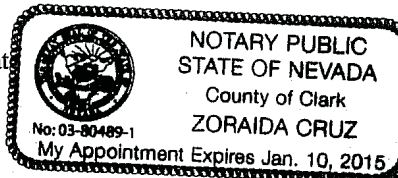
Print Name AnnaMarie Johnson

Subscribed and sworn before me

This 30th day of October, 20 14.

Zoraida Cruz

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # **SDR-56670**

Meeting Date: **12/09/14 PC**

Total Fee: _____

Date Received:*

Received By:

PRJ 56599

*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.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING**DIRECTOR: TOM PERRIGO, ACTING**☐ Consent ☒ Discussion**SUBJECT:**

VAR-56675 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA HAND DEVELOPMENT - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a request for a Variance TO ALLOW 139 PARKING SPACES WHERE 168 ARE REQUIRED on 9.46 acres located at 503 North Lamb Boulevard (APN 140-31-501-017), R-3 (Medium Density Residential) Zone, Ward (3) Coffin [PRJ-56634]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 1/21/2015**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.

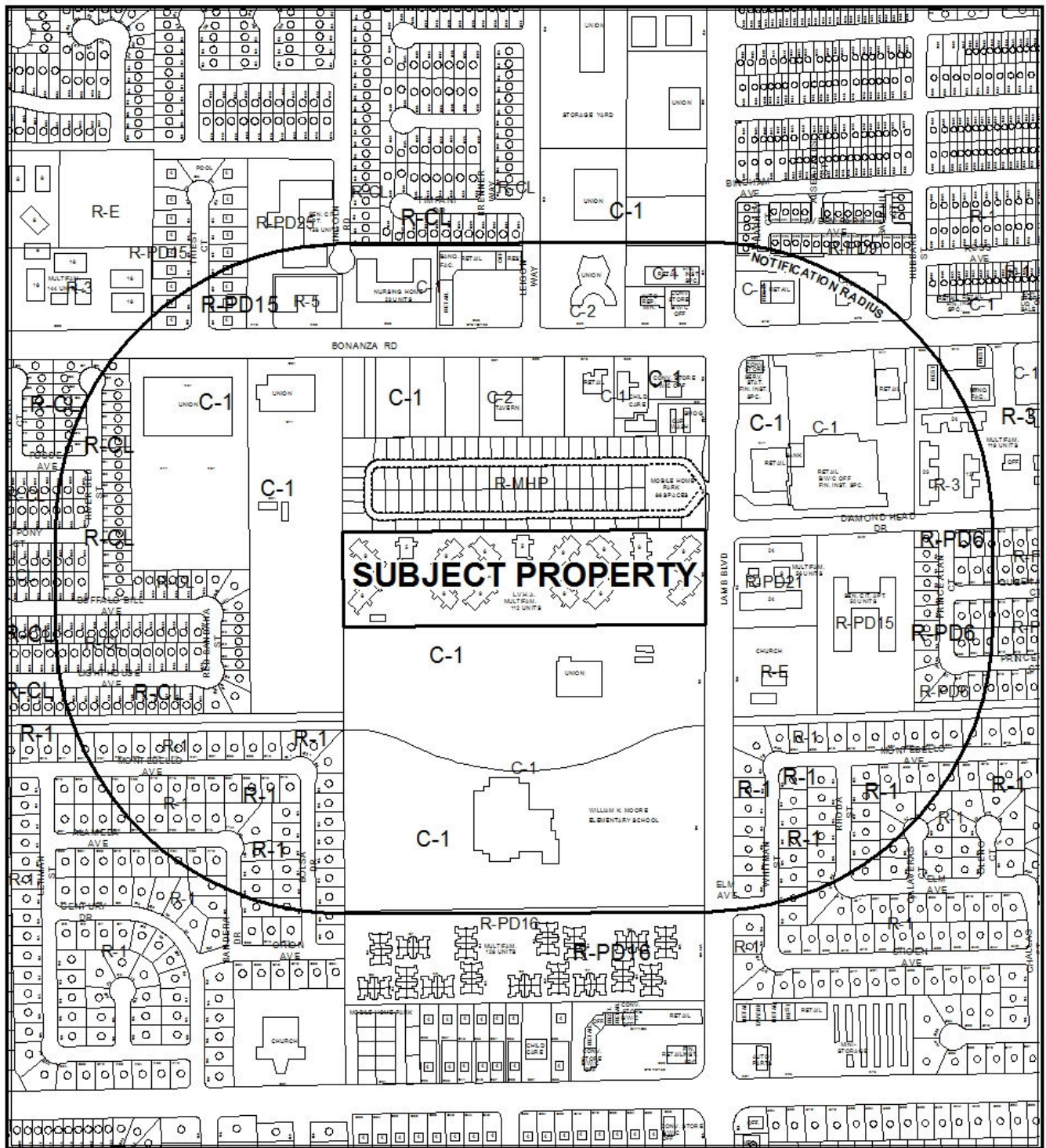
City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

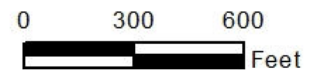
1. Location and Aerial Maps - VAR-56675 and SDR-56676 [PRJ-56634]
2. Conditions and Staff Report - VAR-56675 and SDR-56676 [PRJ-56634]
3. Supporting Documentation - VAR-56675 and SDR-56676 [PRJ-56634]
4. Photos - VAR-56675 and SDR-56676 [PRJ-56634]
5. Justification Letter - VAR-56675 and SDR-56676 [PRJ-56634]



CASE: VAR-56675 & SDR-56676 (PRJ-56634)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)





CASE: VAR-56675 & SDR-56676 (PRJ-56634)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

0 300 600
Feet





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-56675** APN: 140-31-501-017

Name of Property Owner: Southern Nevada Regional Housing Authority

Name of Applicant: Nevada H.A.N.D.

Name of Representative: Robert Fliebleman, Executive Vice-President, Nevada H.A.N.D.

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

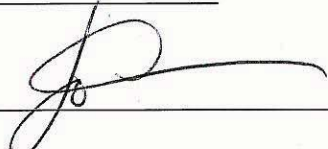
☒ No

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): _____

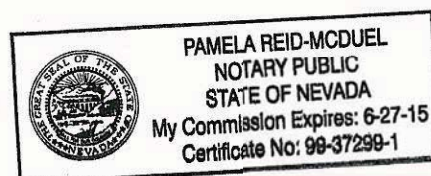
APN: _____

Signature of Property Owner: 

Print Name: John N. Hill, Executive Director

Subscribed and sworn before me

This 23 day of October, 2014
Pamela Reid-McDuel
Notary Public in and for said County and State



CLV Planning - Application Form

Application Number:	PRJ-56634
Application/Petition For:	Parking VAR SDR and accompany Waivers
ProjectAddress (Location):	503 NORTH LAMB BLVE
Project Name	VERA JOHNSON APARTMENTS
Assessors Parcel #(s):	14031501017
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:	9.47
Lots/Units:	112 Units
Additional Information:	15 existing buildings
Applicant First Name:	Tony
Applicant Last Name:	Burke
Applicant Address:	7250 Peak Dr.
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89128
Applicant Phone:	(702) 341-2245
Applicant Fax:	(702) 363-6060
Applicant Email:	tburke@sh-architecture.com
Rep First Name:	Robert
Rep Last Name:	Feibleman
Rep Address:	295 E. Warm Springs Road
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89119
Rep Phone:	(702) 739-3345
Rep Fax:	(702) 435-3039
Rep Email:	rfeibleman@nevadahand.org

VAR-56675 & SDR-56676 [PRJ-56634]

PRJ-56634
10/27/14

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
SOUTHERN NV HOUSING AUTHORITY	340 N 11TH ST #370	LAS VEGAS, NV 89101-3125

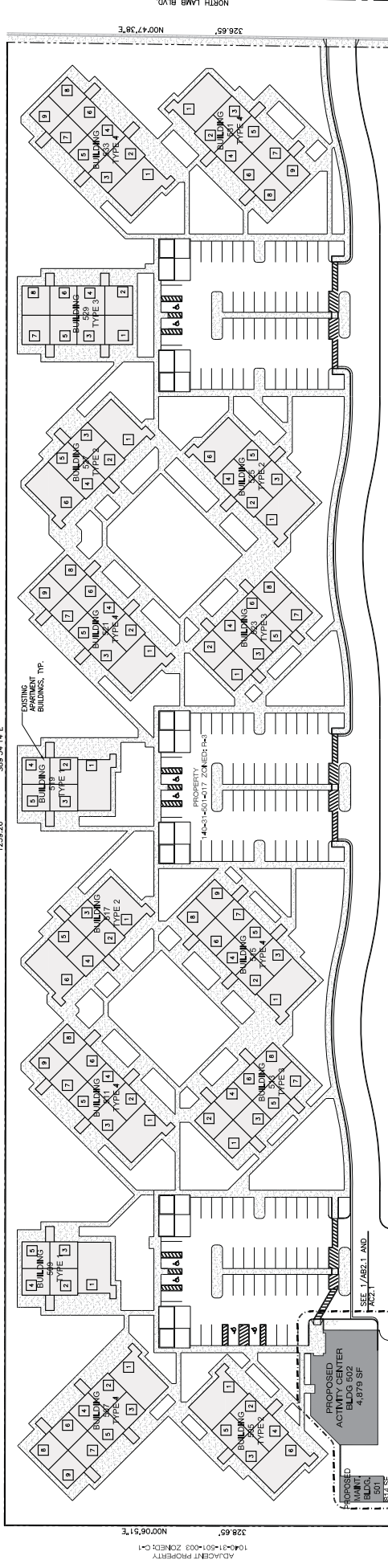
CLVEPLAN Applicant	Company	Title	Email
Tony Burke	SH Architecture	Senior Design Associate	tburke@sh-architecture.com

VAR-56675 & SDR-56676 [PRJ-56634]

PRJ-56634
10/27/14



ADJACENT PROPERTY
14-031-001-003 ZONED C-1
1259.25' SDR-5414'E



1256.05' SDR-5945'W
14-031-001-001 ZONED C-1



PROPOSED SITE PLAN

PROJECT DATA

EXISTING BUILDINGS: (15) 2-STORY/SINGLE STORY COMBINATION APARTMENT BUILDINGS
COMPRISED OF 112 INDIVIDUAL UNITS AS FOLLOWS:
(16) 2-STORY 2 BEDROOM APARTMENTS (UNIT TYPE 1, 1,008 S.F. EACH.)
(16) 2-STORY 3 BEDROOM APARTMENTS (UNIT TYPE 2, 1,220 S.F. EACH.)
109 UNITS ARE CURRENTLY IN SERVICE. 3 UNITS ARE BEING RETURNED TO SERVICE.

SITE PLAN OVERALL
SCALE: 1" = 40'-0"

VERA JOHNSON MANOR B
CITY OF LAS VEGAS, NV

DATE: 10.23.2014
SHEET: 1 OF 8

SH PROJECT NO.: 140042

PRJ-56634
10/27/14

STRUCTURE
7250 Peak Drive, Suite 216, Las Vegas, Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

VAR-56675 & SDR-56676 [PRJ-56634]



SITE DATA

APN: 140-31-501-017
JURISDICTION: CITY OF LAS VEGAS
ZONING: R-3 (LIMITED MULTIPLE RESIDENCE DISTRICT)
LAND USE: MULTIPLE RESIDENCE DISTRICT
LOT SIZE: 9.46 ACRES
SQUARE FOOTAGE: 412,078
SETBACKS:
BUILDING:
FRONT: 20'
SIDE: 5'
INTERIOR SIDE: 5'
REAR: 10'
PARKING TABULATION:
TOTAL EXISTING PARKING STALLS: 144
TOTAL EXISTING CARPARKING STALLS: 6
TOTAL STANDARD PARKING STALLS DELETED: (9)
TOTAL PARKING STALLS PROVIDED: 135
LANDSCAPE LEGEND:
EXISTING 30' PINES
NEW PLANTS

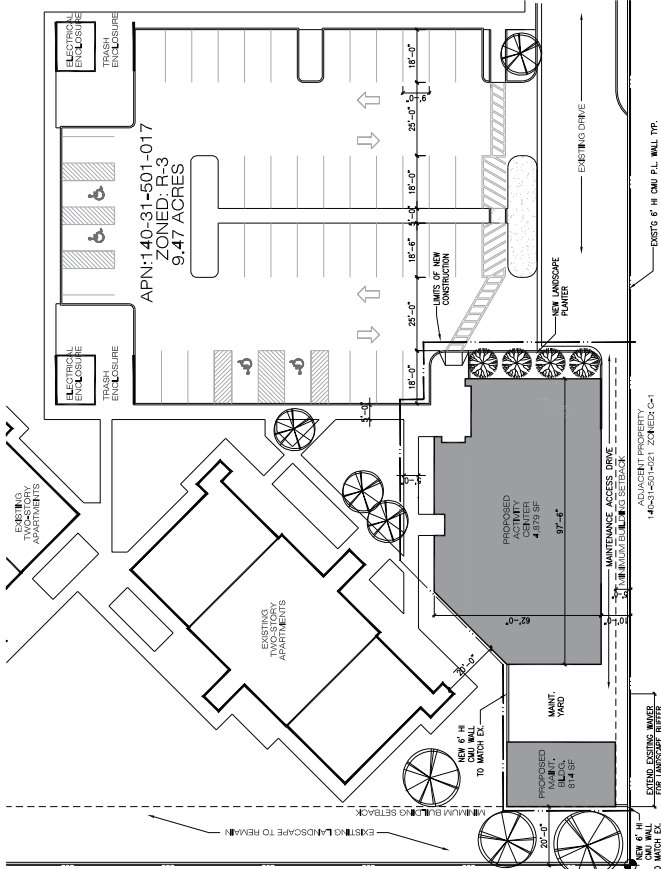
ALL BUILDING AREAS, LAND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.



VICINITY MAP NTS NORTH

PRJ-56634
10/27/14

SC ARCHITECTURE
7250 Peak Drive, Suite 216, Las Vegas, Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com



SITE PLAN (PARTIAL) OPTION 1
SCALE: 1" = 20'-0" NORTH

VERA JOHNSON MANOR B
CITY OF LAS VEGAS, NV

DATE: 10.23.2014
SHEET: 2 OF 8

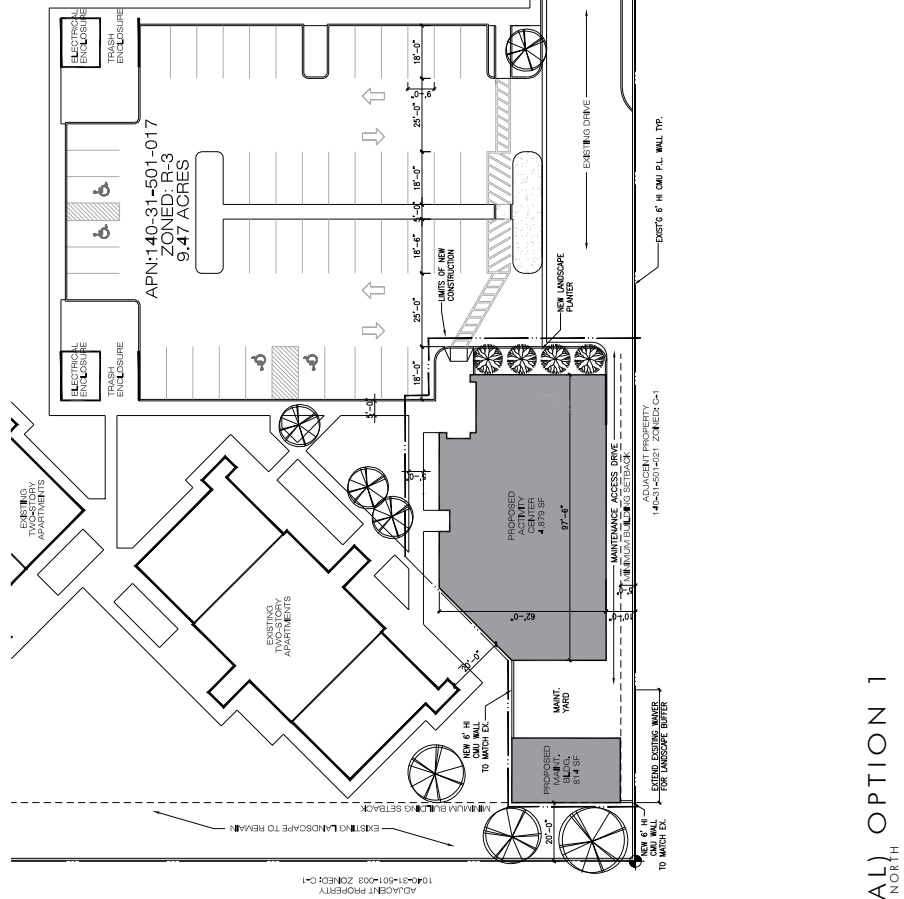
SH PROJECT NO.: 140042

VAR-56675 & SDR-56676 [PRJ-56634]



SITE DATA

APN:	140-31-501-017
JURISDICTION:	CITY OF LAS VEGAS
ZONING:	R-3 (LIMITED MULTIPLE RESIDENCE DISTRICT)
LAND USE:	
LOT SIZE:	AREA 3.46 ACRES
SQUARE FOOTAGE	412,078
SETBACKS:	
FRONT:	20'
SIDE:	5'
INTERIOR SIDE:	5'
REAR:	10'
PARKING TABULATION:	
TOTAL EXISTING	144
TOTAL EXISTING ADA COMPLIANT STALLS:	6
TOTAL STANDARD PARKING PROPOSED ADDITION:	(2)
TOTAL PARKING STALLS PROVIDED:	142
LANDSCAPE LEGEND	
	EXISTING 30' PINES
	NEW PLANTS



SITE PLAN (PARTIAL) OPTION 1

VERA JOHNSON MANOR
CITY OF LAS VEGAS, NV

DATE: 10.23.2014 SHEET: 3

SHEET: 2 OF 8

SH PROJECT NO.: 140042

PRJ-56634
10/27/14

PRJ-56634
10/27/14

VAR-56675 & SDR-56676 [PRJ-56634]



ACTIVITY BUILDING EAST ELEVATION

SCALE: 1" = 4'-0"



ACTIVITY BUILDING NORTH ELEVATION

EXTERIOR ELEVATIONS

SCALE: 1" = 4'-0"

VERA JOHNSON MANOR B
CITY OF LAS VEGAS, NV

DATE: 10.23.2014
SHEET: 4 OF 8

SH PROJECT NO.: 140042

ZONING

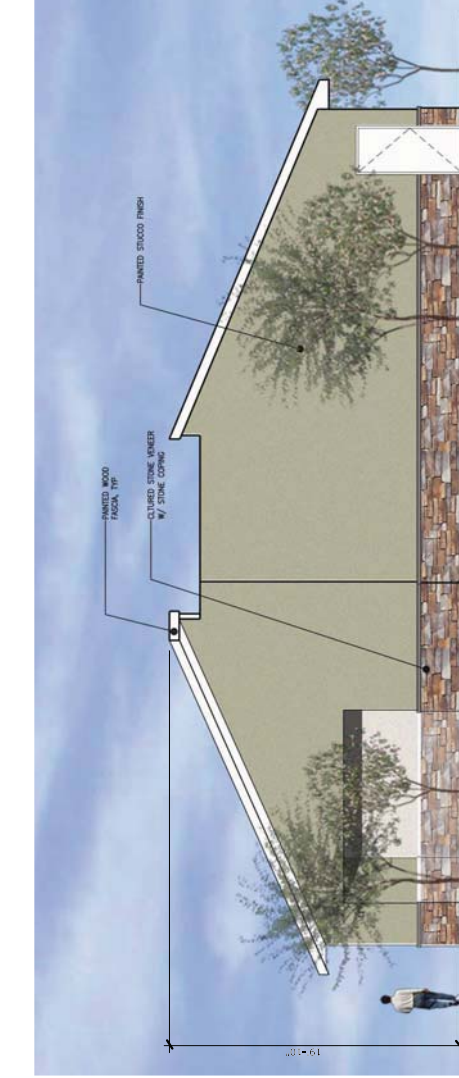
VAR-56675 & SDR-56676 [PRJ-56634]



ALL BUILDING AREAS AND CONCEPTS ARE PRELIMINARY AND SUBJECT TO CHANGE AND MODIFIED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENT AGENCIES.

PRJ-56634
10/27/14

ARCHITECTURE
7250 Peak Drive, Suite 216, Las Vegas, Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com



ACTIVITY BUILDING WEST ELEVATION

SCALE: 1" = 4'-0"



ACTIVITY BUILDING SOUTH ELEVATION

EXTERIOR ELEVATIONS

SCALE: 1" = 4'-0"

VERA JOHNSON MANOR B
CITY OF LAS VEGAS, NV

DATE: 10.23.2014
SHEET: 5 OF 8

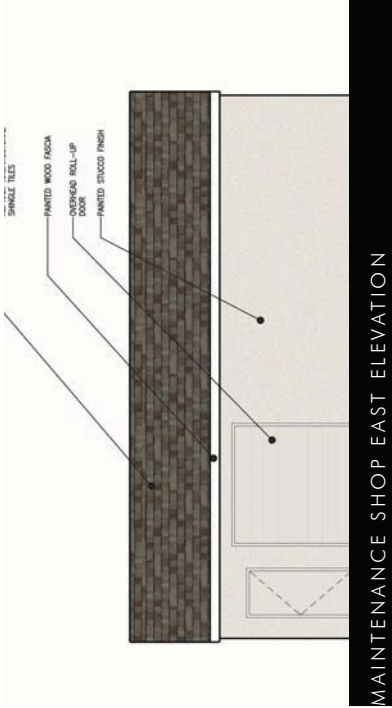
SH PROJECT NO.: 140042

ZONING

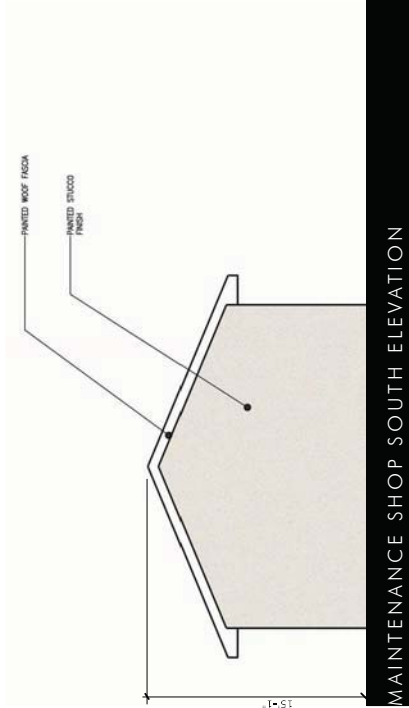
PRJ-56634
10/27/14

S
ARCHITECTURE
7250 Peak Drive, Suite 214, Las Vegas, Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

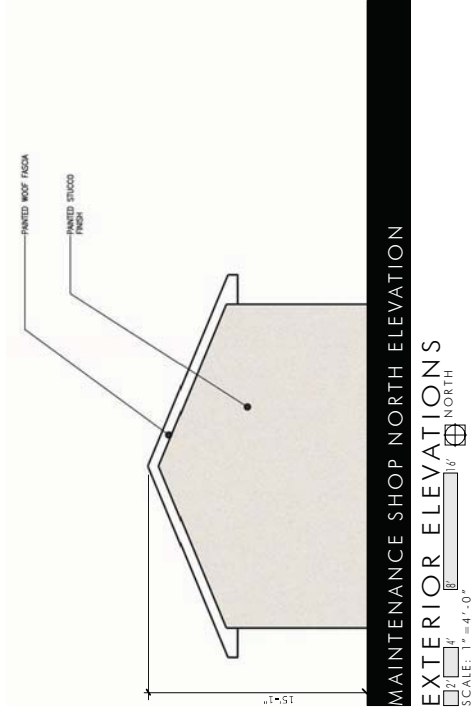
VAR-56675 & SDR-56676 [PRJ-56634]



MAINTENANCE SHOP EAST ELEVATION



MAINTENANCE SHOP SOUTH ELEVATION



MAINTENANCE SHOP NORTH ELEVATION

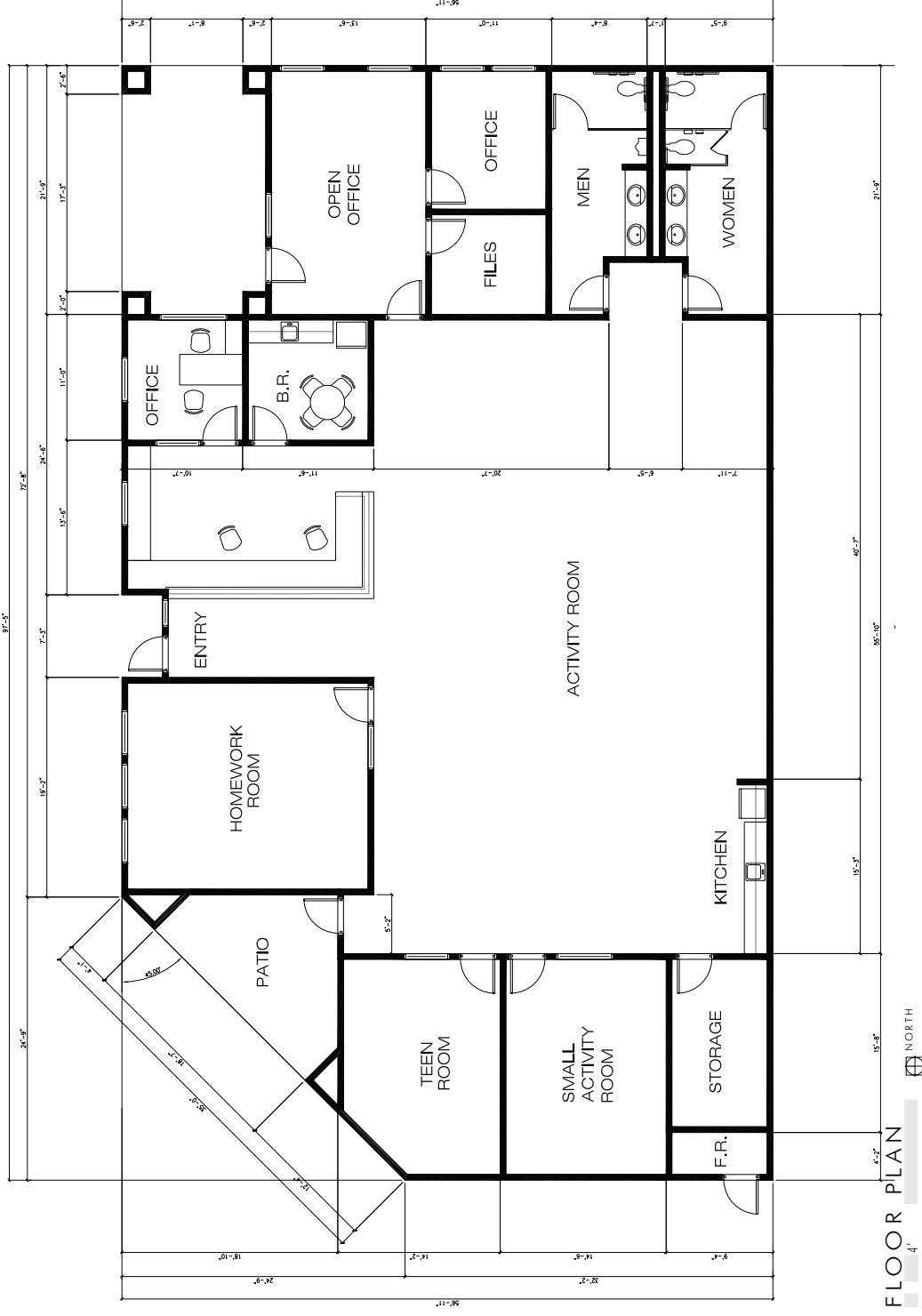
EXTERIOR ELEVATIONS
SCALE: 1" = 4'-0" NORTH

VERA JOHNSON MANOR B
CITY OF LAS VEGAS, NV

ZONING
DATE: 10.23.2014 SHEET: 7 OF 8

SH PROJECT NO.: 140042

VAR-56675 & SDR-56676 [PRJ-56634]



VERA JOHNSON MANOR B
CITY OF LAS VEGAS, NV

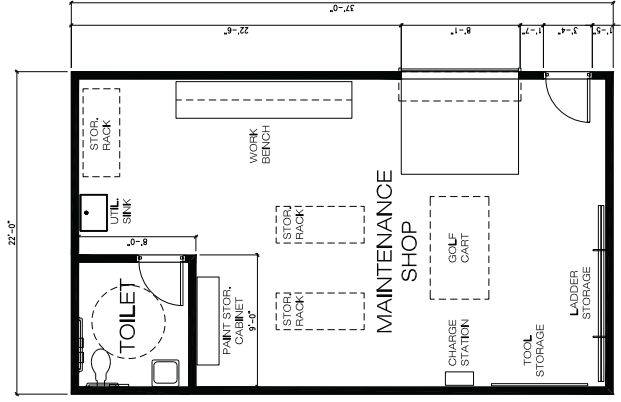
ZONING
DATE: 10.23.2014

SH PROJECT NO.: 140042

SHEET: 3 OF 8

PRJ-56634
10/27/14
ARCHITECTURE
7250 Flak Drive, Suite 216, Las Vegas, Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

VAR-56675 & SDR-56676 [PRJ-56634]



MAINTENANCE SHOP FLOOR PLAN

VERA JOHNSON MANOR B
CITY OF LAS VEGAS, NV

DATE: 10.23.2014
SHEET: 6 OF 8
SH PROJECT NO.: 140042

PRJ-56634
10/27/14

SH ARCHITECTURE
7250 Peak Drive, Suite 216, Las Vegas, Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com



FIELD COLOR

TRIM COLOR

DOOR COLOR

FIELD COLOR

ASPHALT ARCHITECTURAL SHINGLES

STEEL PERGOLA (WHITE)

DECORATIVE LIGHT FIXTURE

STONE VENEER

EXTERIOR COLOR & MATERIALS

VERA JOHNSON MANOR B
CITY OF LAS VEGAS, NV

ZONING
DATE: 10.23.2014

SHEET: 8 OF 8
SH PROJECT NO.: 140042

PRJ-56634
10/27/14

SARCHITECTURE
7250 Peak Drive, Suite 216, Las Vegas, Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

VAR-56675 & SDR-56676 [PRJ-56634]



**VAR-56675 [PRJ-56634] - VARIANCE RELATED TO SDR-56676 - APPLICANT: NEVADA HAND
DEVELOPMENT - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
503 NORTH LAMB BOULEVARD**

10/30/14



VAR-56675 [PRJ-56634] - VARIANCE RELATED TO SDR-56676 - APPLICANT: NEVADA HAND
DEVELOPMENT - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
503 NORTH LAMB BOULEVARD

10/30/14



VAR-56675 [PRJ-56634] - VARIANCE RELATED TO SDR-56676 - APPLICANT: NEVADA HAND
DEVELOPMENT - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
503 NORTH LAMB BOULEVARD

10/30/14



VAR-56675 [PRJ-56634] - VARIANCE RELATED TO SDR-56676 - APPLICANT: NEVADA HAND
DEVELOPMENT - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
503 NORTH LAMB BOULEVARD

10/30/14



October 23, 2014

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

Re: Site Development Permit for APN 140-31-501-017

To Whom It May Concern,

The enclosed information is for the demolition of an existing Maintenance Building and construction of a new Activity Center Building and new Maintenance Building location on a portion of the Vera Johnson Family Housing Units located at 503 North Lamb Blvd., Las Vegas, 89110. There will be no change in use of the existing apartment buildings or individual units. Minor interior renovations

The fifteen existing apartment buildings would receive exterior finish renovations and new entry trellises. The individual apartment units would receive all new interior finishes, doors, windows, fixtures and appliances.

Title 19.06.040 Landscape Buffers – We are requesting a waiver of the required Landscape Buffer at the Access Drive to the proposed Maintenance Building in order to extend the existing drive West to the new Maintenance Building. This waiver extends the previously approved waiver approximately 36' west. This waiver will not have a negative impact on the project site or on the adjacent site which is zoned C-1 Limited Commercial. The existing adjacent Union Center Building and parking are a considerable distance from the property line and the existing adjacent buffer is currently landscaped up to the project site boundary. The existing buffer along the West property line will remain as is with 30' tall pines. No additional Landscape Buffers will be provided or required.

The housing hours of operation will remain unchanged from normal occupied residential hours, 24/7, 12 months per year. The Activity Center office hours would be from 8:00a to 5:00p Monday through Friday while the Activity Center may remain open until 10:00p 7 days a week.

Parking currently provided is 144 spaces, of which 138 are standard spaces and 6 are ADA compliant spaces. This parking configuration would be reduced by 2 spaces for the proposed Activity Center. Title 19 requires 200 parking spaces be provided based on the existing number and type of units. However, this project had previously been approved for 150 parking spaces. Previous modification of ADA spaces reduced the available spaces to the current 144 spaces. We request a waiver to reduce the required parking to 142 spaces. The project is a low income SNRHA project. Tenant demographics and income levels support a reduced number of vehicles per unit/household.

The project will fulfill an urgent need for quality family housing facilities in the City of Las Vegas.

VAR-56675 & SDR-56676 [PRJ-56634]

PRJ-56634
10/27/14

Sincerely,

A handwritten signature in black ink, appearing to read "John A.", with a stylized flourish at the end.

SH ARCHITECTURE
John Anderson

VAR-56675 & SDR-56676 [PRJ-56634]

PRJ-56634
10/27/14

John V. Anderson, AIA Curt John Carlson, AIA Mark McGinty, RD John Sawdon, AIA

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING**DIRECTOR: TOM PERRIGO, ACTING**☐ Consent ☒ Discussion**SUBJECT:**

SDR-56676 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-56675 - PUBLIC HEARING - APPLICANT: NEVADA HAND DEVELOPMENT - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a request for a Major Amendment to Plot Plan Review (Z-0108-80) FOR A PROPOSED 814 SQUARE-FOOT MAINTENANCE BUILDING AND A 4,911 SQUARE-FOOT CLUB HOUSE WITH A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER WHERE FIVE FEET IS REQUIRED ON A PORTION OF THE SOUTHERN PROPERTY LINE WITHIN AN EXISTING 112-UNIT MULTI-FAMILY DEVELOPMENT on a portion of 9.46 acres located at 503 North Lamb Boulevard (APN 140-31-501-017), R-3 (Medium Density Residential) Zone, Ward (3) Coffin [PRJ-56634]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 1/21/2015**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:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-56676** APN: 140-31-501-017

Name of Property Owner: Southern Nevada Regional Housing Authority

Name of Applicant: Nevada H.A.N.D.

Name of Representative: Robert Fliebleman, Executive Vice-President, Nevada H.A.N.D.

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

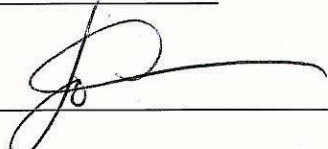
☒ No

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): _____

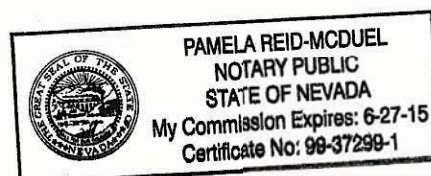
APN: _____

Signature of Property Owner: 

Print Name: John N. Hill, Executive Director

Subscribed and sworn before me

This 23 day of October, 2014
Pamela Reid-McDuel
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

SUP-56641 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YESENIA FELIX RODRIGUEZ - OWNER: MOJAVE DEVELOPMENT GROUP - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,062 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP USE WHERE 400 FEET IS REQUIRED at 23 North Mojave Road, Suite D (APN 139-36-812-005), M (Industrial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 1/21/2015

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:

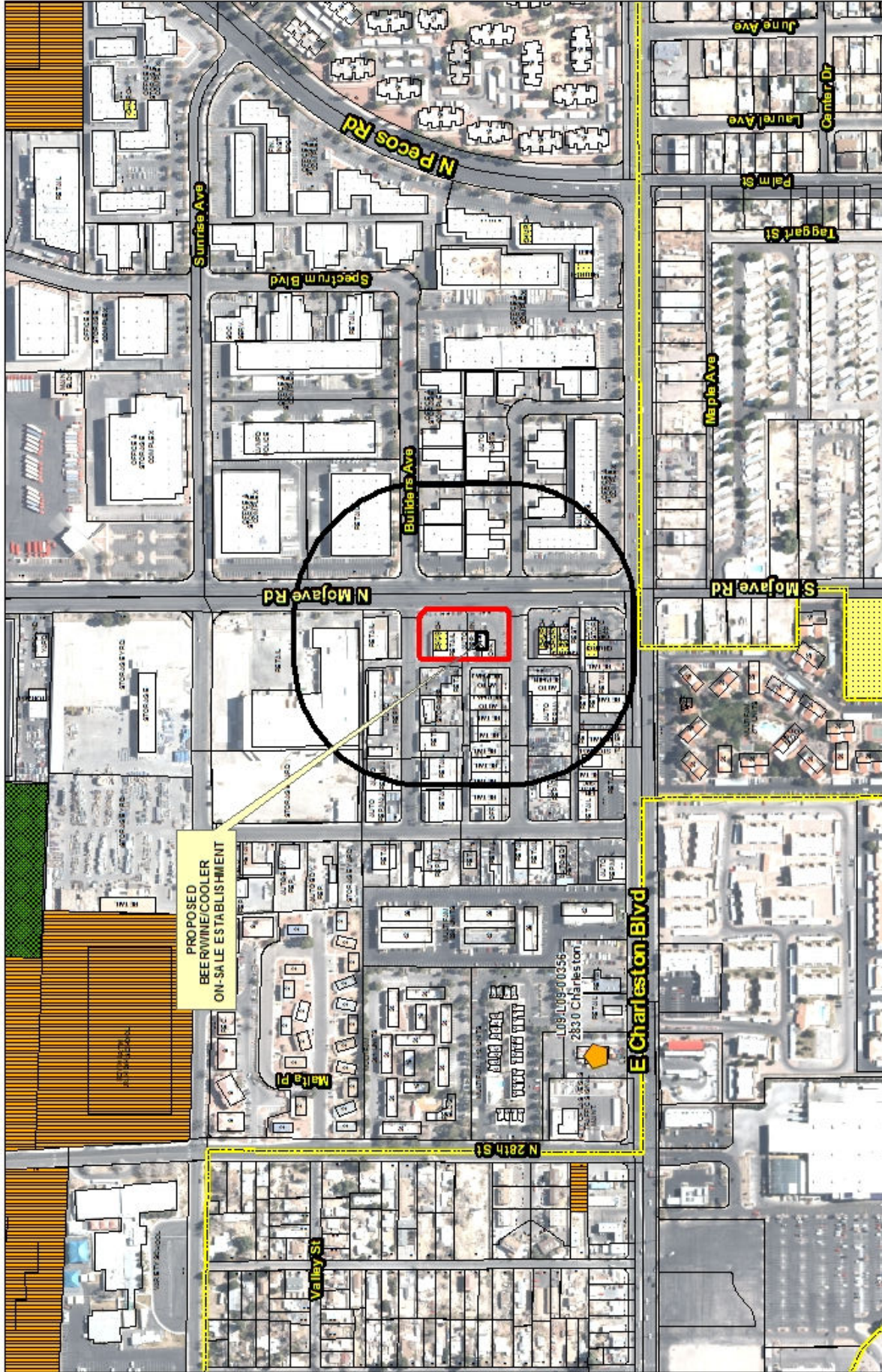
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

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



ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



PROPOSED
BEER/WINE/COOLER
ON-SALE ESTABLISHMENT

SUP-56641

**Beer/Wine/Cooler
On-Sale**

Business Licenses

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

Protected Uses

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



GIS maps are generally produced only to meet the needs of the City. Due to continuous development activity, the map is for reference only. Geographic Information System Planning Department, Charleston, SC 29405-1201

Date: Tuesday, October 28, 2014



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-56641**

APN: _____

Name of Property Owner: MOSAIC DEVELOPMENT. Joseph Vranesh

Name of Applicant: El Canelo Restaurant - MARISCOS SINABOA

Name of Representative: ZEHA P. WATSON LLC

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: _____

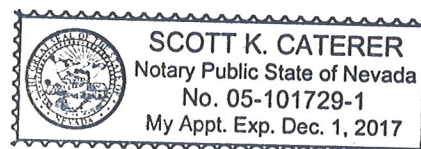
Signature of Property Owner: Joseph Vranesh

Print Name: Joseph VRANESH

Subscribed and sworn before me

This 22 day of OCT, 2014

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: YEsenia Felix Rodriguez
 Project Address (Location): 23 N. Mojave Unit D
 Project Name: EL Canelo Restaurant Proposed Use _____
 Assessor's Parcel #(s): 13936810 005 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

Mojave Development Group
PROPERTY OWNER Joseph VRANESH Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

APPLICANT Yesenia Felix Rodriguez Contact _____
 Address 23 N. Mojave Phone: 702 767 2916 Fax: _____
 City Las Vegas State NV Zip _____
 E-mail Address _____

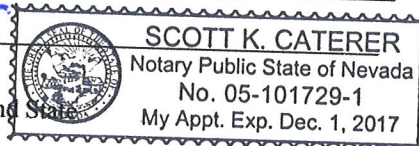
REPRESENTATIVE BETHA P. WATSON Contact _____
 Address 6138 Elderberry Wine Ave Phone: 702 431-7581 Fax: 702 431-7641
 City Las Vegas State NV Zip 89142
 E-mail Address d2TE22@AOL.COM

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

Property Owner Signature* Joseph Vranesh
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name JOSEPH VRANESH

Subscribed and sworn before me
 This 22 day of Oct, 20 17

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

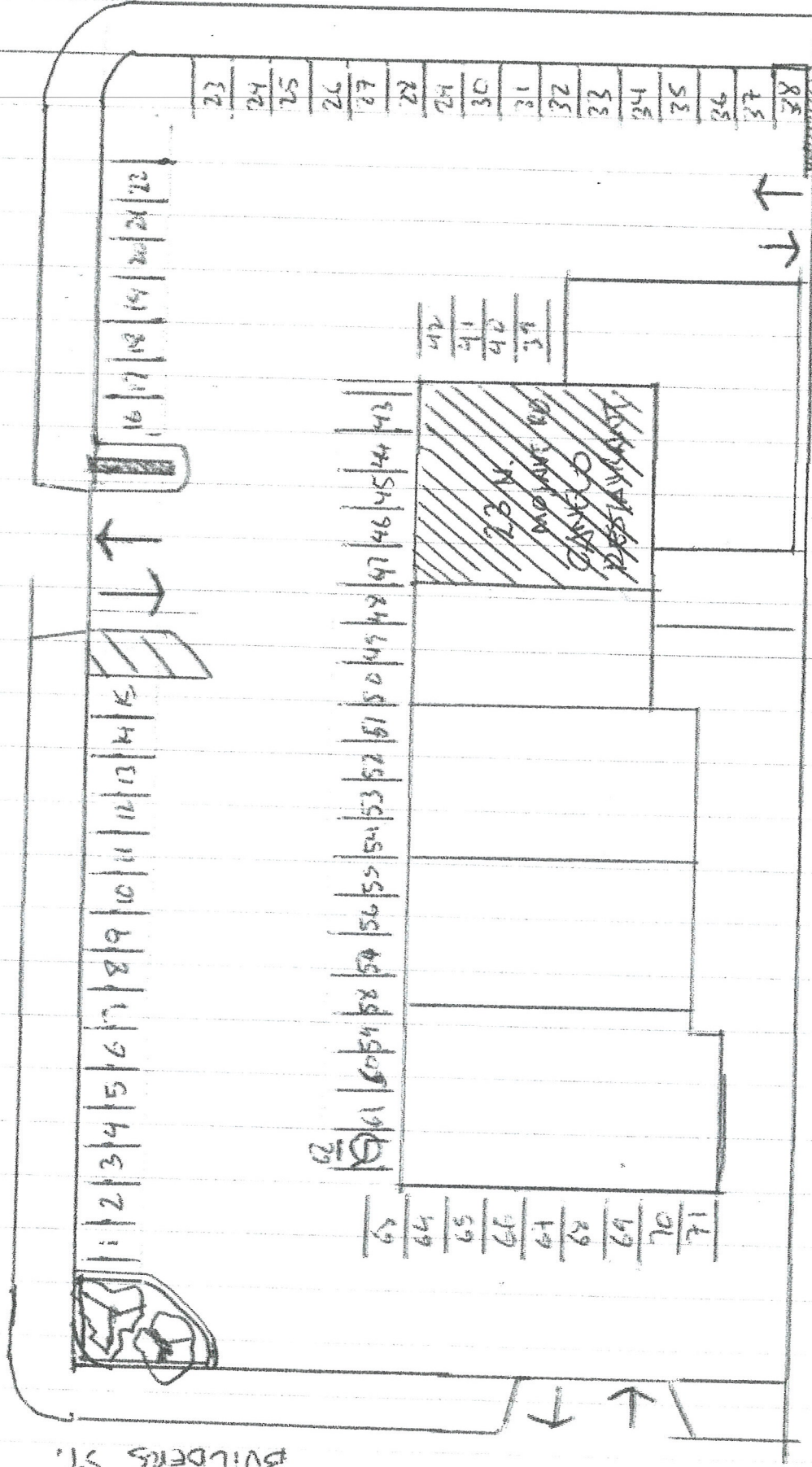
Case #	<u>SUP-56641</u>
Meeting Date:	<u>12/09/14 PC</u>
Total Fee:	<u>\$ 1,280</u>
Date Received:*	<u>10/23/14</u>
Received By:	<u>[Signature]</u>

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

MOJAVE RD.

CONTRACT ST.

BUILDERS ST.



RECEIVED

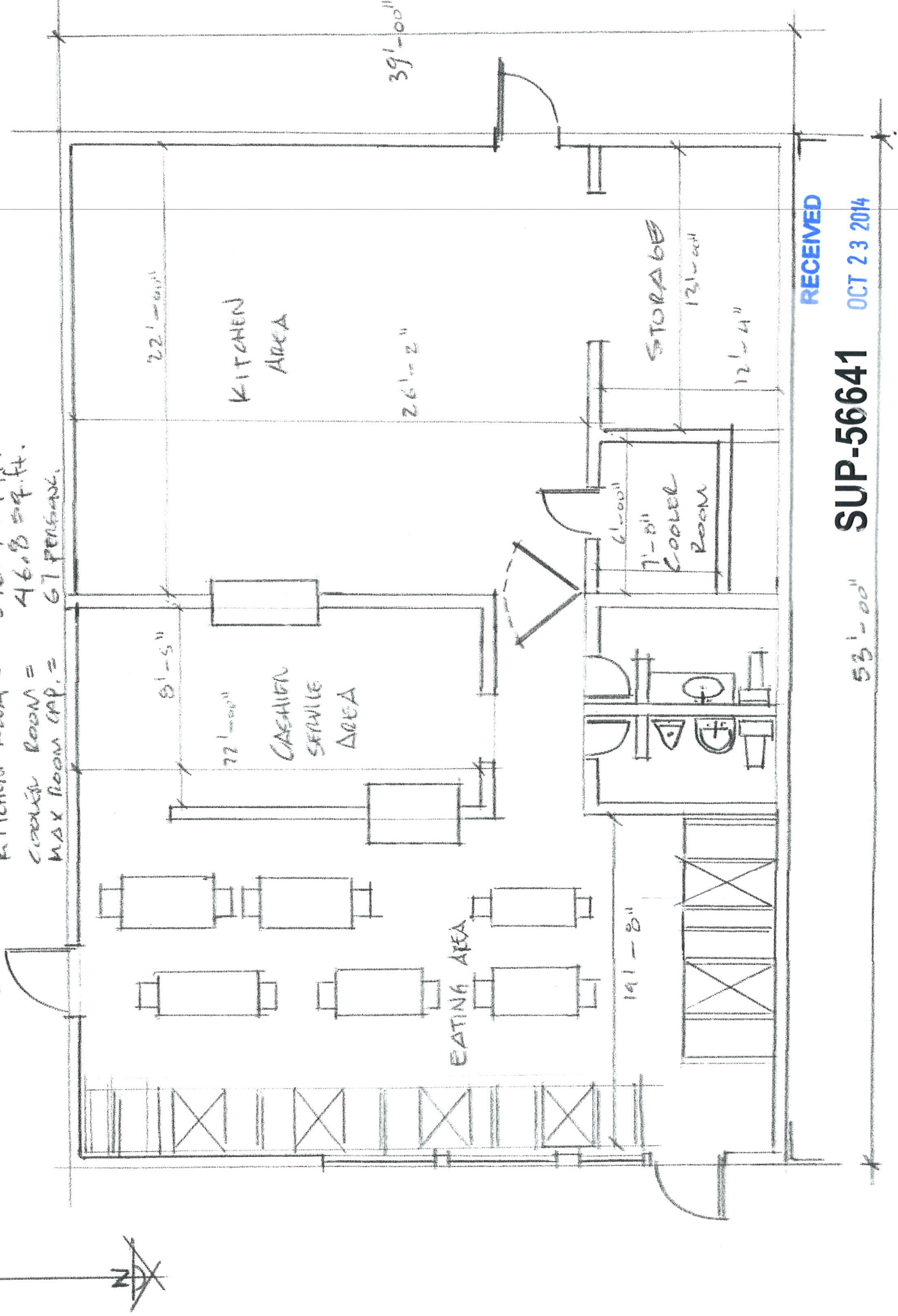
OCT 23 2014

SUP-56641

23 N. MOJAVE RD.

LOS VEGAS NV 89101

BUILDING AREA = 2,062 sq. ft.
EATING AREA = 772.2 sq. ft.
KITCHEN AREA = 576.4 sq. ft.
COOLER ROOM = 46.8 sq. ft.
MAX ROOM CAP. = 67 PERSONS



RECEIVED
SUP-56641
OCT 23 2014



SUP-56641 - SPECIAL USE PERMIT - APPLICANT: YESENIA FELIX RODRIGUEZ - OWNER: MOJAVE
DEVELOPMENT GROUP
23 NORTH MOJAVE ROAD, SUITE D

10/30/14



SUP-56641 - SPECIAL USE PERMIT - APPLICANT: YESENIA FELIX RODRIGUEZ - OWNER: MOJAVE
DEVELOPMENT GROUP
23 NORTH MOJAVE ROAD, SUITE D

10/30/14



**SUP-56641 - SPECIAL USE PERMIT - APPLICANT: YESENIA FELIX RODRIGUEZ - OWNER: MOJAVE
DEVELOPMENT GROUP
23 NORTH MOJAVE ROAD, SUITE D**

10/30/14

September 22, 2014

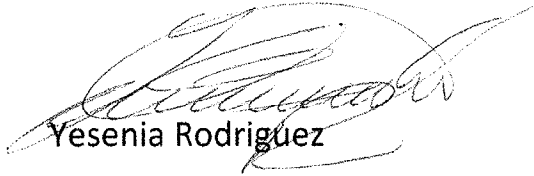
City of Las Vegas Business License

RE: Justification Letter Pre Plan #000851

Our business, Canelo Restaurant would like to add beer and wine for our customers.

Our business is losing money due to we are unable to serve beer and wine with food.

Thank you,



Yesenia Rodriguez

SUP-56641

October 17, 2014

Church

17 N. Mojave

Las Vegas, Nevada 89101

RE: EL Canelo Restaurant

Dear Church,

We are writing this letter regarding that our restaurant has applied with the City of Las Vegas to have the opportunity to sell beer and wine with food only.

Our restaurant culture has beer and wine all over the world with food at restaurants.

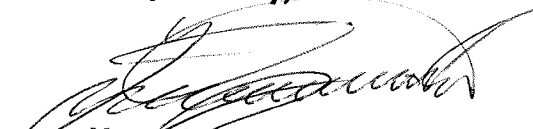
THERE WILL NOT BE ANY BEER NOR WINE SOLD AS OUTSIDE SALES SEPARATELY FROM THE RESTAURANT.

Beer and wine will only be served with food ordered to eat in the restaurant only.

Please be invited to come to our restaurant to explore our menu and service.

We would greatly appreciate your "blessing" with this new venture for our restaurant.

Respectfully,



Yesenia Felix Rodriguez

SUP-56641

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

SUP-56658 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: G3 LABS, LLC - OWNER: DESERT INN PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW EIGHT PARKING SPACES WHERE 26 SPACES ARE REQUIRED FOR A PROPOSED LABORATORY, MEDICAL OR DENTAL USE at 3216 and 3220 Procyon Street (APNs 162-08-410-028 and 029), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-56130]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 1/21/2015

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

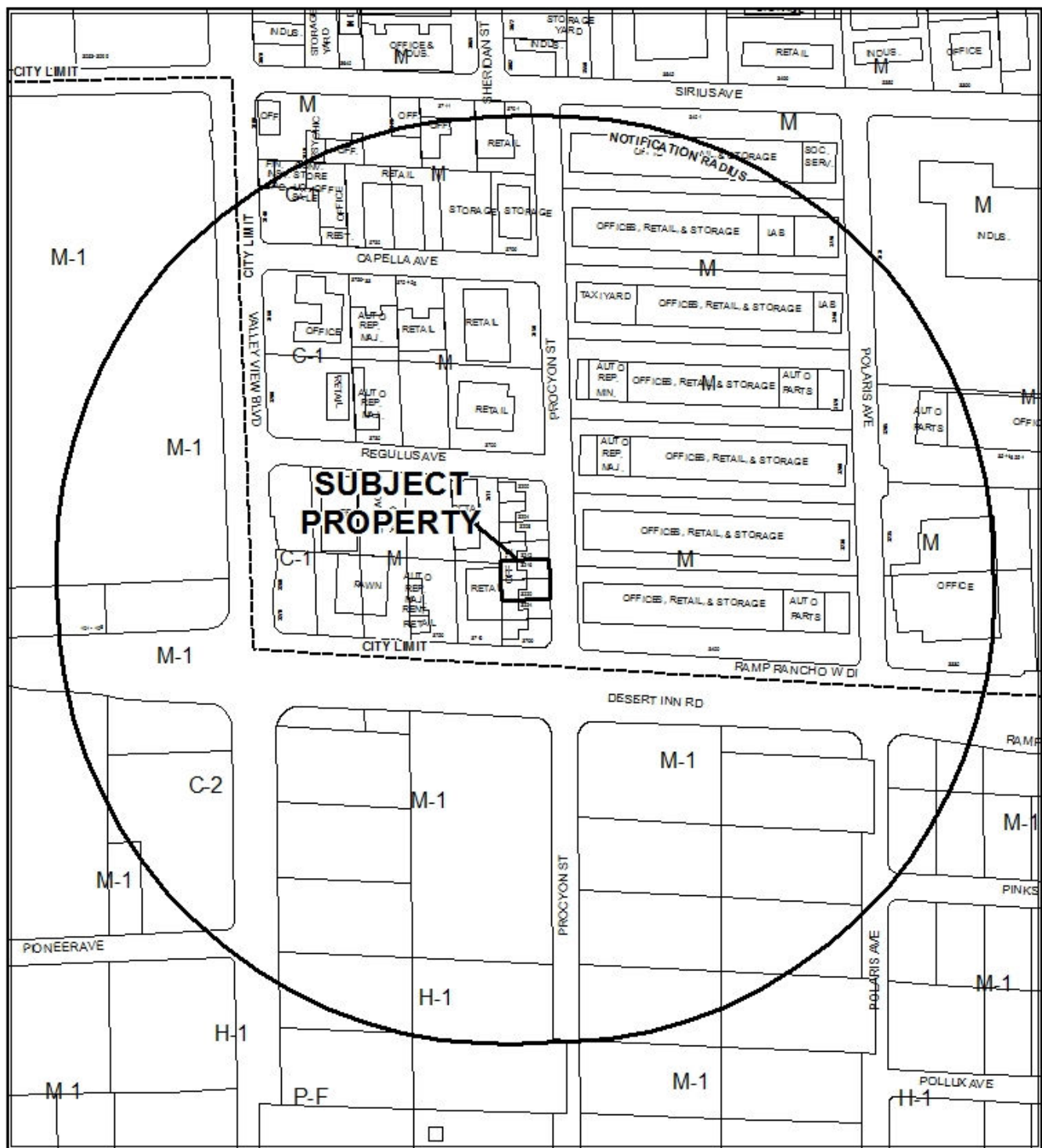
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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

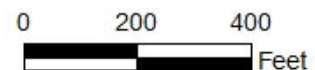
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

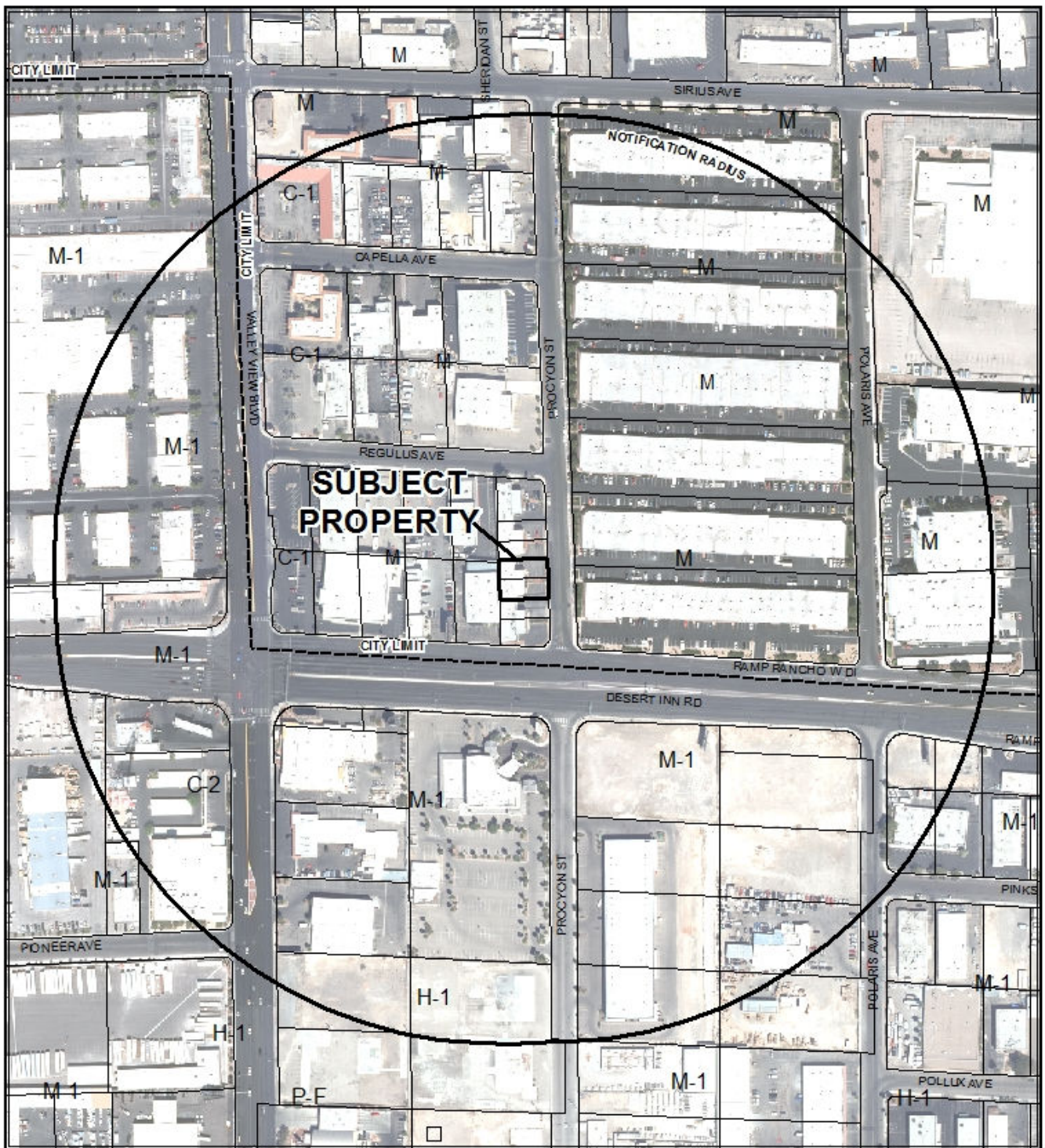


CASE: SUP-56658 (PRJ-56130)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)





CASE: SUP-56658 (PRJ-56130)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-56658

Case Number: _____ APN: _____

Name of Property Owner: Desert Inn Property, LLC

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: N/A

Partner(s): N/A

APN: _____

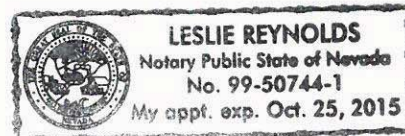
Signature of Property Owner: *Thomas A. Turner, Jr.*

Print Name: Thomas A. Turner, Jr., Managing Member

Subscribed and sworn before me

This 23rd day of October, 20 14

Leslie Reynolds
Notary Public in and for said County and State



CLV Planning - Application Form

Application Number:	PRJ-56130
Application/Petition For:	SUP for Alternative Parking Standard
ProjectAddress (Location):	3216 & 3220 PROCYON STREET
Project Name	G3 LABS, LLC
Assessors Parcel #(s):	16208410028, 16208410029
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:	
Lots/Units:	
Additional Information:	162-08-410-028 - 0.11 acres, and 162-08-410-029 - 0.12 acres.
Applicant First Name:	G3 Labs, LLC
Applicant Last Name:	G3 Labs, LLC
Applicant Address:	
Applicant City:	
Applicant State:	
Applicant Zip:	
Applicant Phone:	
Applicant Fax:	
Applicant Email:	sonetas@aol.com
Rep First Name:	William R.
Rep Last Name:	Whalen
Rep Address:	
Rep City:	
Rep State:	
Rep Zip:	
Rep Phone:	
Rep Fax:	
Rep Email:	sonetas@aol.com

SUP-56658

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
DESERT INN PROPERTY L L C	624 S 6TH ST	LAS VEGAS, NV 89101-6920

CLVEPLAN Applicant	Company	Title	Email
WILLIAM WHALEN	G3 LABS, LLC	MANAGING MEMBER	SONETAS@AOL.COM

SUP-56658

PARKING ANALYSIS

PARKING PROVIDED:	
REGULAR PARKING SPACES	6
HANDICAPPED PARKING SPACES	2
TOTAL	8

PARKING REQUIRED:	
REGULAR PARKING SPACES	6
HANDICAPPED PARKING SPACES	2
TOTAL	8

REGULUS AVE.
S86°24'10"E
136.09'

ZONED M-1
APN: 162-08-410-030
NOT A PART

PARCEL 4
4,747 Sq Ft
APN: 162-08-410-028
ZONED M-1

PARCEL 3
4,747 Sq Ft
APN: 162-08-410-029
ZONED M-1

ZONED M-1
APN: 162-08-410-030
NOT A PART

DESERT INN

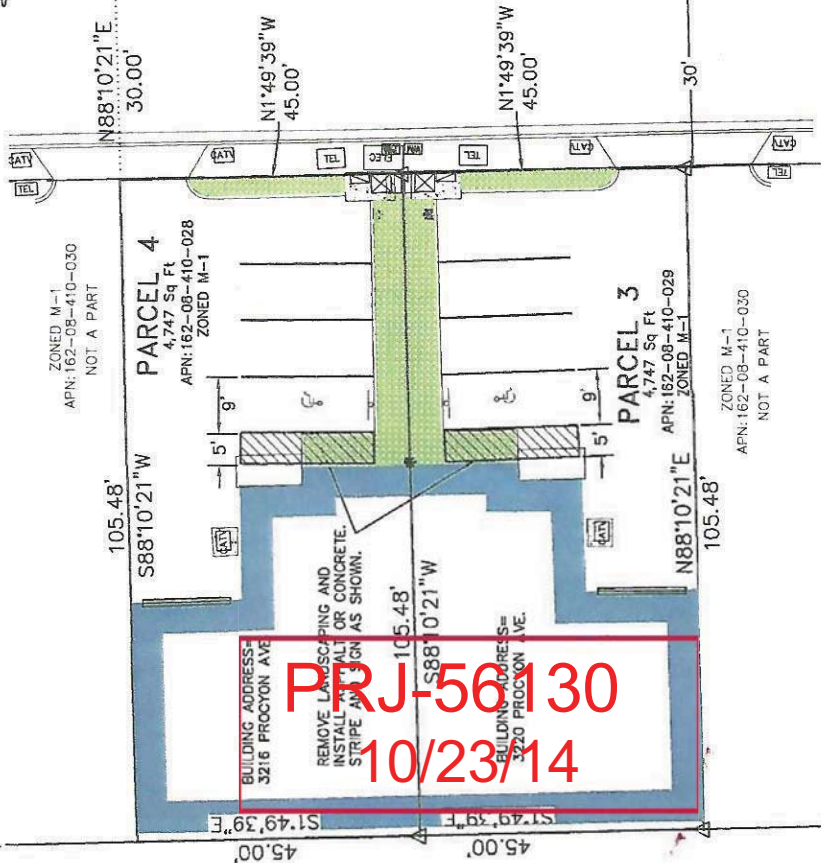
SCALE: 1" = 20'

ZONED M-1
APN: 162-08-410-032
NOT A PART

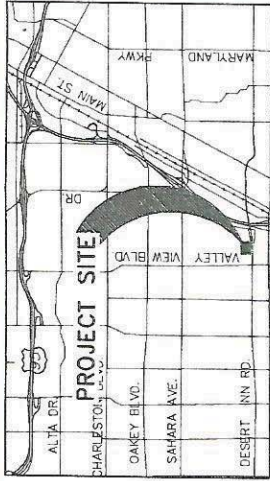
TOTAL SITE AREA

TOTAL AREA= 9,494 SF
LANDSCAPED AREA= 580 SF
BUILDING AREA= 3,920
% OF TOTAL LOT LANDSCAPED= 7%
% OF LOT COVERED BY BUILDING= 41%

PROCYON AVENUE



PJ-56130
10/23/14



VICINITY MAP
NOT TO SCALE

LEGEND

- RIGHT OF WAY LINE
- CENTERLINE
- PROPERTY LINE
- "A" CURB
- "L" CURB
- BUILDING LINE
- BUILDING DOORS
- 14' GARAGE ROLL UP DOOR
- CONCRETE
- BOLLARD
- WATER METER
- FIRE HYDRANT
- MISC. UTILITY
- ELECTRIC TRANSFORMER
- ELECTRIC UTILITY BOX
- TELEPHONE UTILITY BOX
- WATER VALVE
- WATER VAULT
- CABLE TV UTILITY BOX
- IRRIGATION CONTROL VALVE
- DECORATIVE ROCK

- FOUND ALUMINUM CAP AS NOTED
- CALCULATED POSITION NOTHING FOUND OR SET
- FOUND PK NAIL NOT ACCEPTED



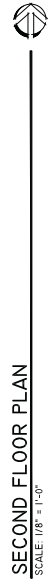
Dwyer Engineering Inc.
CIVIL ENGINEERS LAND SURVEYORS WATER RIGHTS LAND USE PLANNING
7310 SHORE MARCH RD., SUITE E (702) 254-2200
LAS VEGAS, NEVADA 89125 Fax: (702) 254-2239

SITE PLAN
OF
G3 LABS, LLC

JOB NO: 14705
SCALE: 1" = 20'

1 OF 1

SUP-56658



Dwyer Engineering

Parking Demand Analysis for G3 Labs LLC

City of Las Vegas, Nevada

Prepared for:

G3 Labs LLC
10624 S. Eastern Avenue Suite A 346
Henderson, NV 89052

Prepared by:

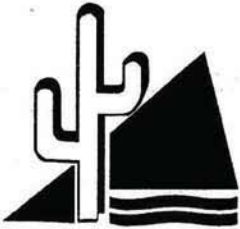
Dwyer Engineering
7310 Smoke Ranch Road, Suite E
Las Vegas, Nevada 89128
Tel: (702) 254-2200
Fax: (702) 254-2236

October 17, 2014

Project No. 14705

SUP-56658

PRJ-56130
10/23/14



DWYER ENGINEERING, INC.

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

October 17, 2014

William Whalen
G3 Labs, LLC
10624 S. Eastern Avenue, Suite A346
Henderson, NV 89052

Re: Parking Demand Analysis for
G3 Labs, LLC

Mr. Whalen,

The G3Labs LLC site is located at 3216 and 3220 Procyon street. The site is a 0.24 acre development located on the west side of Procyon just north of Desert Inn. Their APN'S are 162-06-410-028 & 029. The site locations are clearly shown on Figure 1 and 1A.

The G3Labs will occupy two (2) existing buildings located side by side with a common wall separating the buildings. Figure 2, Site Description Map; shows an aerial view of the buildings. Figure 3 shows a front view and Figure 4 shows a street view looking north on Procyon.

The site has eight (8) parking spaces and two warehouses/garages with roll up doors. The van used for collecting specimens will be stored and parked in one of the garage. There is space in the garage for the van and two employee cars. There is no customer demand at this site. The parking lot will only be used by the employees.

The facility expects to employ 6 full time employees so this would typically be one or two extra spaces. Even if the employees increase to seven, the parking is strictly a demand for employees, not for customers. Therefore this property meets the requirements for an attenuate parking standard.

The parking provided meets the demands of the property use.

Sincerely,

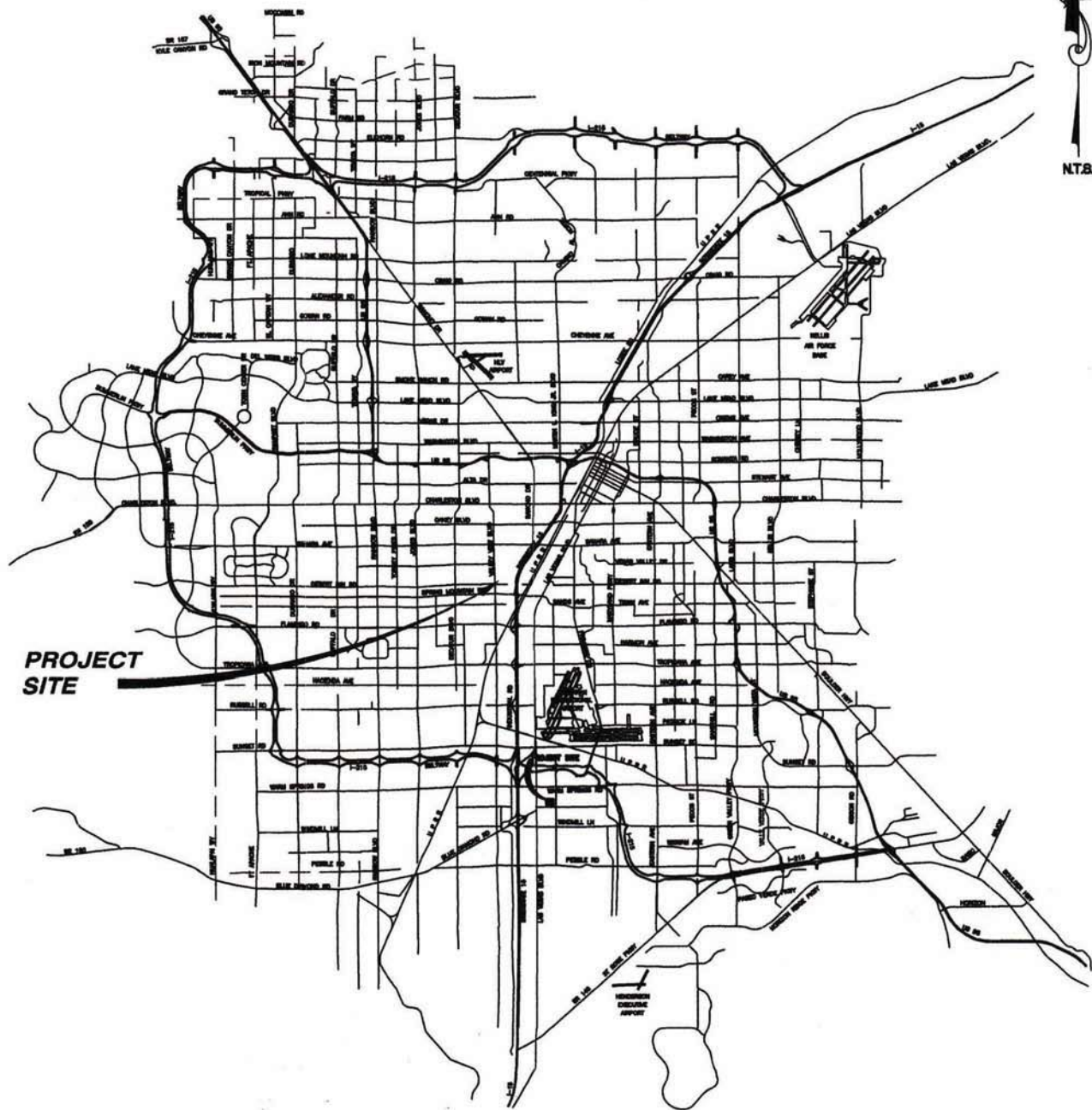
David A. Dwyer, P.E.



10-17-14

SUP-56658

PRJ-56130
10/23/14



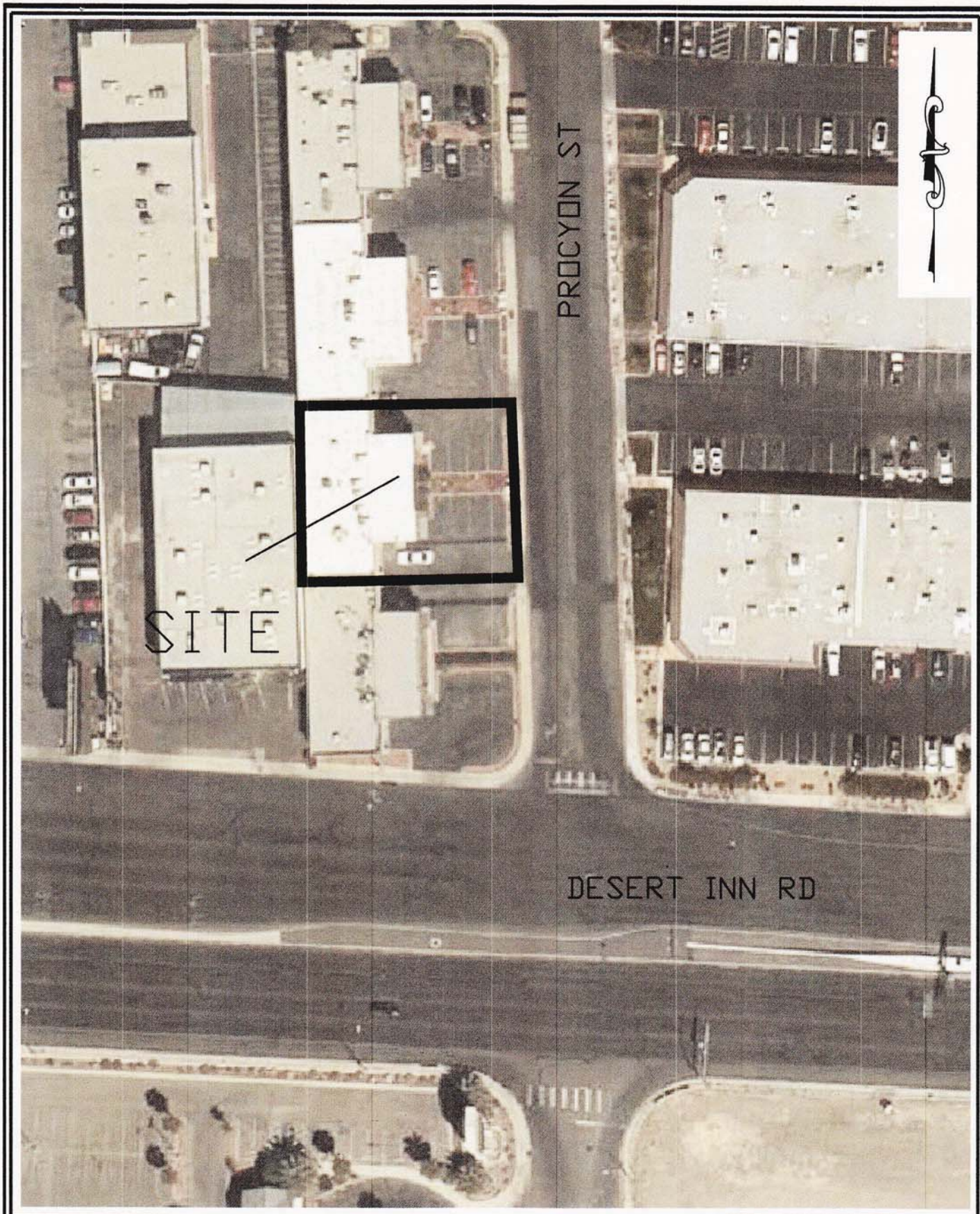
DWYER **E**NGINEERING
 7310 SMOKE RANCH RD. SUITE E
 LAS VEGAS, NV 89128
 (702) 254-2200 FAX:(702) 254-2236

FIGURE 1

VICINITY MAP

PRJ-56130
 10/23/14

SUP-56658



DWYER **E**NGINEERING
7310 SMOKE RANCH RD. SUITE E
LAS VEGAS, NV 89128
(702) 254-2200 FAX:(702) 254-2236

FIGURE 2

SITE DESCRIPTION MAP

PRJ-56130
10/23/14

SUP-56658



Figure 3



Figure 4

PRJ-56130
10/23/14

SUP-56658



SUP-56658 [PRJ-56130] - SPECIAL USE PERMIT - APPLICANT: 63 LABS, LLC - OWNER: DESERT INN
PROPERTY, LLC
3216 AND 3220 PROCYON STREET

10/30/14

G3 Labs, LLC
10624 S. Eastern Avenue, Suite A-346
Henderson, Nevada 89052
Telephone: (702) 848-0811 / FAX (702) 446-0450
e-mail: Sonetas@aol.com

October 22, 2014

TO: City of Las Vegas Planning Department

Subject: Justification Letter for Special Use Permit
Address: 3220 Procyon Street

The property at 3216 and 3220 have been leased as one property, to be used as a medical testing laboratory.

The property will consist of a laboratory of approximately 2,600 square feet, two warehouses of approximately 1,600 square feet, and administrative office space of approximately 1,200 square feet.

The property is zone M-1. The surrounding properties are also zoned M-1. This zoning is appropriate for a laboratory of this type.

The laboratory will not have any retail customers coming to the property. The samples that will be tested will be picked up at the customer's locations by laboratory personnel, brought to the laboratory for testing, and then returned to the customers upon completion of the required testing.

The parking at the laboratory will be, primarily, for employees of the laboratory.

A Reversionary Map, a DINA Report, and a Parking Demand Analysis for this property were prepared by Dwyer Engineering. A Floor Plan for this property was prepared by Suzana Rutar, Architect Ltd. Copies of those documents are attached hereto.

Note that the conclusion of the Parking Demand Analysis is that the available parking is adequate for this property.

The parking is sufficient for this property.



William R. Whalen
Managing Member

SUP-56658

PRJ-56130
10/23/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

SUP-56665 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TITAN AUTO - OWNER: GARY UNDERHILL - For possible action on a request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW 2,628 SQUARE FEET DEDICATED TO THE USE WHERE 25,000 SQUARE FEET IS THE MINIMUM REQUIRED at 1711 South Main Street (APN 162-03-302-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-56612]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 1/21/2015

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

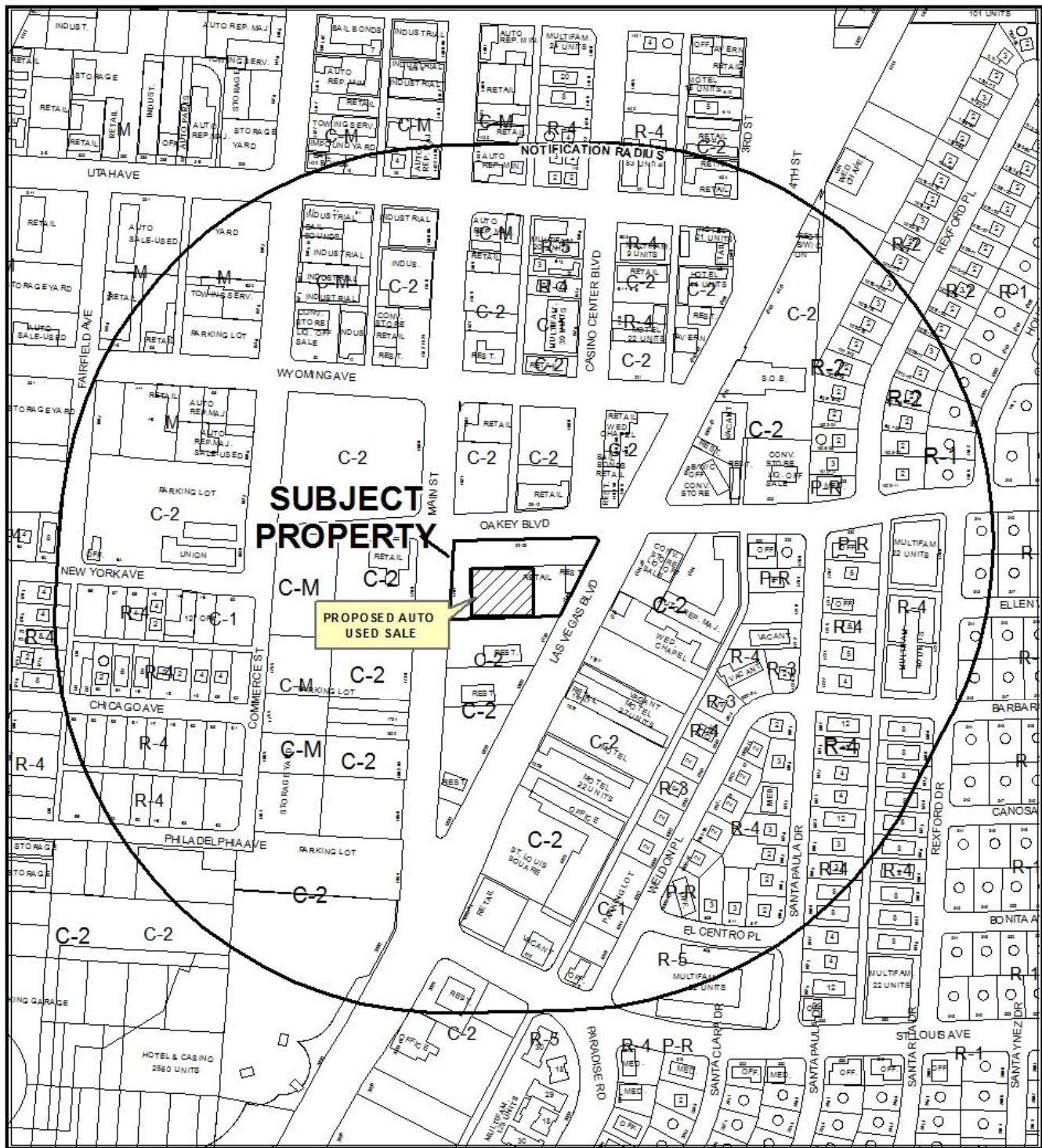
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RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

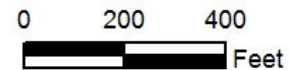
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

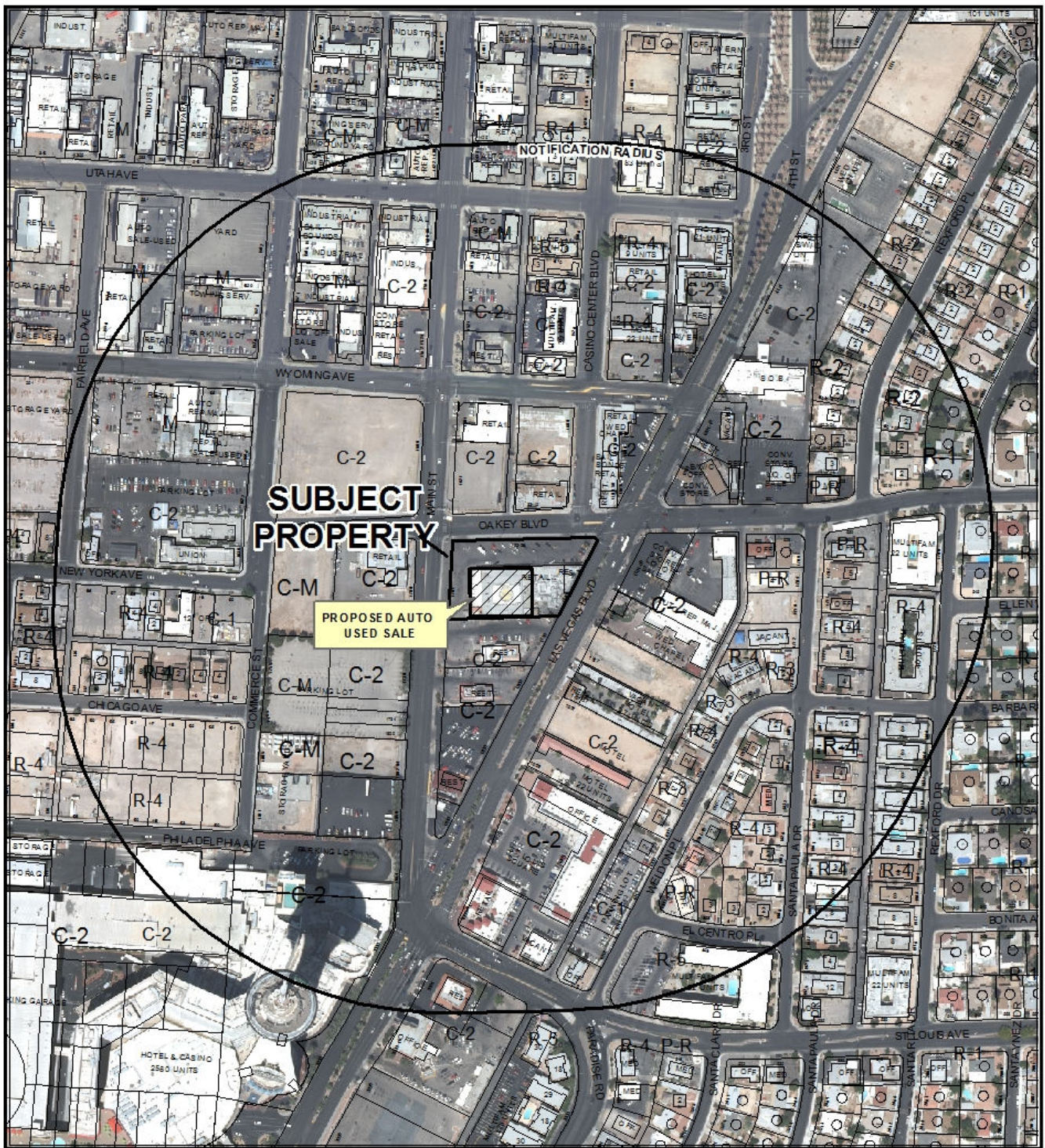


CASE: SUP-56665 (PRJ-56612)

RADIUS: 1000 FEET

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

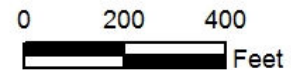




CASE: SUP-56665 (PRJ-56612)

RADIUS: 1000 FEET

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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-56665

Case Number: _____ APN: 162 03302 001
Name of Property Owner: Shawn Enayat LLC
Name of Applicant: SHAWN ENAYAT
Name of Representative: KC CAMUS

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: _____

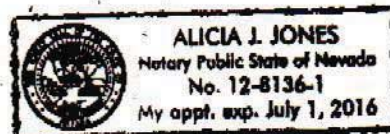
Signature of Property Owner: [Signature]

Print Name: Shawn Enayat

Subscribed and sworn before me

This 23 day of OCTOBER, 20 14

Alicia Jones
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
 Project Address (Location) 1711 S MAIN (1701)
 Project Name TITAN AUTO SALES Proposed Use USED AUTO SALES
 Assessor's Parcel #(s) 62 03302001 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed C-2
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.54 AC Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER [Signature] Contact [Signature]
 Address 37 Canyon Rd Phone 702 262 4535 Fax _____
 City Las Vegas State NV Zip 89101
 E-mail Address _____

APPLICANT SHAWN ENAYAT / TITAN AUTO Contact SHAWN ENAYAT
 Address 1431 S. MAIN Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89104
 E-mail Address _____

REPRESENTATIVE KC CAMIS ARCHITECT Contact KC CAMIS
 Address 652 MIDDLEGATE AVE B Phone: 702 262 9473 Fax: 702 253 1182
 City HENDERSON State NV Zip 89011
 E-mail Address kccamis@gmail.com

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

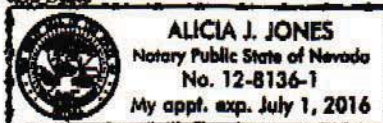
Print Name [Signature]

Subscribed and sworn before me

This 23 day of OCTOBER, 20 14
Alicia Jones

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **SUP-56665**

Meeting Date: **12/09/14 PC**

Total Fee:

Date Received:*

Received By:

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

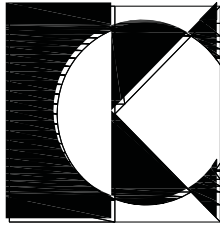
*Adopt Application Packet Application Form.pdf

PRJ-56612
10/23/14



SUP-56665 [PRJ-56612] - SPECIAL USE PERMIT - APPLICANT: TITAN AUTO - OWNER: GARY
UNDERHILL
1711 SOUTH MAIN STREET

10/30/14



**KC CAMIS
ARCHITECT**

652 MIDDLEGATE suite B
HENDERSON NEVADA 89011
702 262-9473 kccamis@gmail.com

To: City of Las Vegas Planning
Attn: to whom it may concern
Re: Titan Auto - Justification Letter

We are submitting this justification letter in support of a proposed Used car sales facility located on the southeast corner of Oakey and Main. APN number 162-03-302-001 The application being submitted on behalf of the project at this time is for the Special Use Permit consideration.

The owner would adhere to the minimum special use requirements. The site is in excess of the required 25000 sf. There will be no outside public address system used. There is no new lighting proposed, and the owner is aware that accessory rental is permitted.

The owner has a small used car sales business just north of this location 2 blocks. This location will operate out of the small office on the southwest corner of the building that was once a barber shop. The business would help to keep the center vital. It is the opinion of this office that it would be an appropriate use for the area.

Sincerely

KC Camis, Architect

SUP-56665

PRJ-56612
10/23/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

ROC-56281 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC - For possible action on a request for a Review of Condition of an approved Special Use Permit (SUP-53970) TO DELETE CONDITION #9 TO ELIMINATE THE REQUIREMENT TO CONSTRUCT SCHOOL FLASHERS ON AZURE DRIVE AND TO DELETE CONDITION #10 WHICH REQUIRES A TRAFFIC IMPACT ANALYSIS TO BE SUBMITTED THAT ADDRESSES BUS TURNOUTS, DEDICATED TURN LANES AND RIGHT-OF-WAY DEDICATIONS at 7485 West Azure Drive (APN 125-27-114-023), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-56268]. Staff recommends DENIAL.

GO TO CITY COUNCIL ON 1/21/2015

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

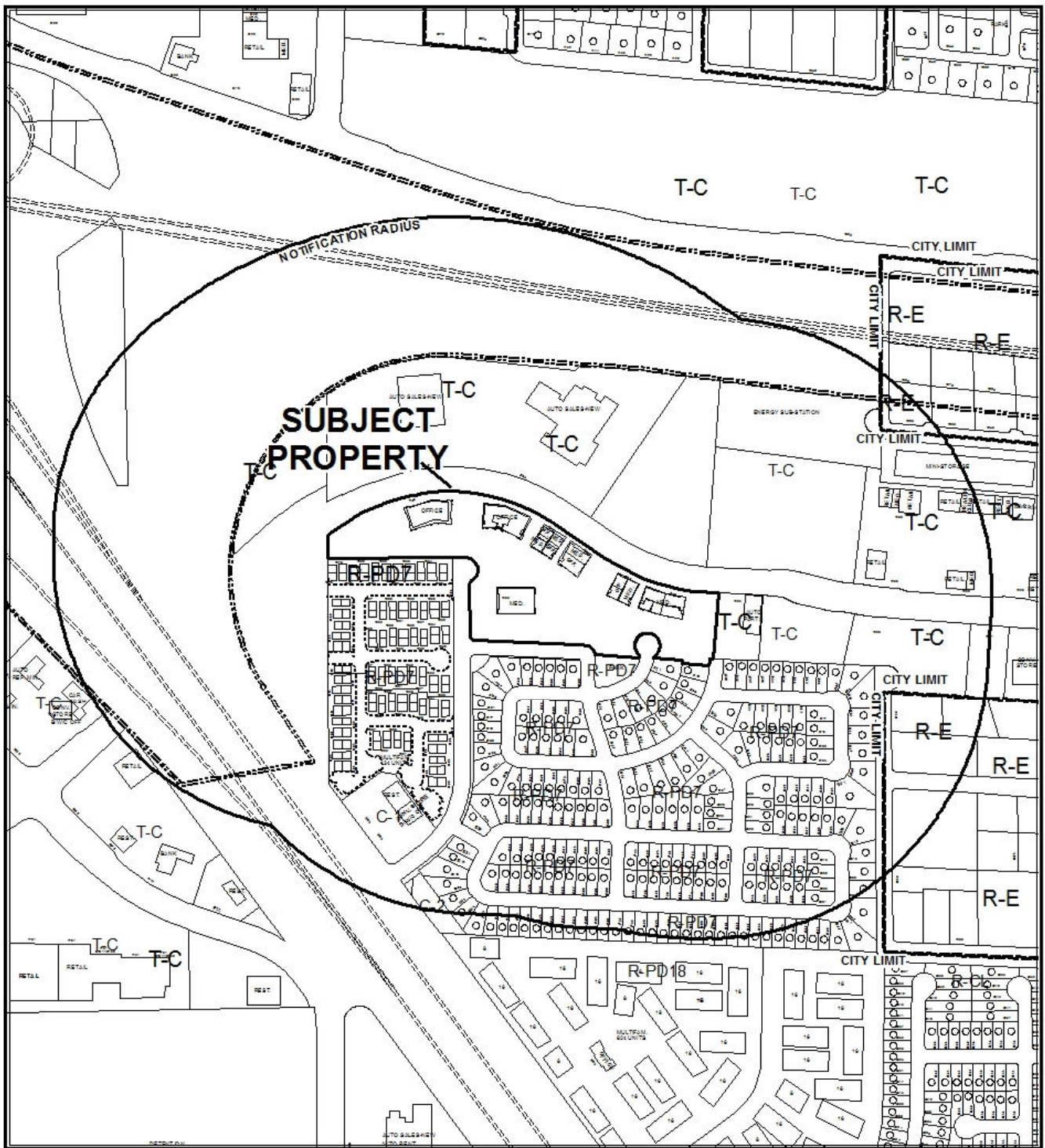
0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

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



CASE: ROC-56281 (PRJ-56268)

RADIUS: 1000 FEET

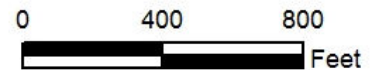
ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



CASE: ROC-56281 (PRJ-56268)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-56281** APN: 125-27-114-000
Name of Property Owner: Dynamic Property Holdings LLC
Name of Applicant: LaVar Winsor
Name of Representative: LaVar Winsor

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: LaVar Winsor

Subscribed and sworn before me

This 30 day of April, 2014

Sheila R. Sneed
Notary Public in and for said County and State



CLV Planning - Application Form

Application Number:	PRJ-56268
Application/Petition For:	ROC-XXXXX - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC - For possible action on a request for a Review of Condition of an approved Special Use Permit (SUP-53970) TO DELETE CONDITION #9 WHICH STATES "PRIOR TO OPERATING AS A SCHOOL, CONSTRUCT SCHOOL FLASHERS ON AZURE DRIVE, MEETING THE APPROVAL OF THE CITY TRAFFIC ENGINEER" AND TO DELETE CONDITION #10 WHICH STATES "A TRAFFIC IMPACT ANALYSIS MUST BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE ISSUANCE OF ANY BUILDING OR GRADING PERMITS, SUBMITTAL OF ANY CONSTRUCTION DRAWINGS OR THE RECORDATION OF A MAP SUBDIVIDING THIS SITE, WHICHEVER MAY OCCUR FIRST. COMPLY WITH THE RECOMMENDATIONS OF THE APPROVED TRAFFIC IMPACT ANALYSIS PRIOR TO OCCUPANCY OF THE SITE. THE TRAFFIC IMPACT ANALYSIS SHALL ALSO INCLUDE A SECTION ADDRESSING STANDARD DRAWINGS #234.1 #234.2 AND #234.3 TO DETERMINE ADDITIONAL RIGHT-OF-WAY REQUIREMENTS FOR BUS TURNOUTS ADJACENT TO THIS SITE, IF ANY; DEDICATE ALL AREAS RECOMMENDED BY THE APPROVED TRAFFIC IMPACT ANALYSIS. ALL ADDITIONAL RIGHTS OF WAY REQUIRED BY STANDARD DRAWING #201.1 FOR EXCLUSIVE RIGHT TURN LANES AND DUAL LEFT TURN LANES SHALL BE DEDICATED PRIOR TO OR CONCURRENT WITH THE COMMENCEMENT OF ON SITE DEVELOPMENT ACTIVITIES UNLESS SPECIFICALLY NOTED AS NOT REQUIRED IN THE APPROVED TRAFFIC IMPACT ANALYSIS. PHASED COMPLIANCE WILL BE ALLOWED IF RECOMMENDED BY THE APPROVED TRAFFIC IMPACT ANALYSIS. NO RECOMMENDATION OF THE APPROVED TRAFFIC IMPACT ANALYSIS, NOR COMPLIANCE THEREWITH, SHALL BE DEEMED TO MODIFY OR ELIMINATE ANY CONDITION OF APPROVAL IMPOSED BY THE PLANNING COMMISSION OR THE CITY COUNCIL ON THE DEVELOPMENT OF THIS SITE" at 7485 West Azure Drive (APN 125-27-114-023), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
ProjectAddress (Location):	7485 WEST AZURE DRIVE
Project Name	QUEST ACADEMY @ AZURE
Assessors Parcel #(s):	12527114024, 12527114025
Ward #:	WARD 6 (STEVEN D. ROSS)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Tony
Applicant Last Name:	Winsor
Applicant Address:	7495 W. Azure Dr.
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89130
Applicant Phone:	7029335300
Applicant Fax:	7024353432
Applicant Email:	tony.winsor@yahoo.com
Rep First Name:	Joe
Rep Last Name:	Morgan
Rep Address:	6440 Sky Pointe Dr. #140-487

PRJ-56268
10/22/14

CLV Planning - Application Form

Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89131
Rep Phone:	7027515044
Rep Fax:	7023590033
Rep Email:	joe@sustainbuilders.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. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
TRUSTEE CLARK COUNTY TREASURER	7495 W AZURE DR #100	LAS VEGAS, NV 89130-4417

CLVEPLAN Applicant	Company	Title	Email
Joseph Morgan	Sustain Builders	Manager	joe@sustainbuilders.com

PRJ-56268
10/22/14



A) Handicap accessible parking, access aisles and signage
B) Accessible path(s) with complying slopes to the public way
C) Accessible restrooms

If not present, revisions to plans are required.

COVERED SPACES:
TOTAL:

12. ACCESSIBLE ROUTES. ACCESSIBLE EXTERIOR ROUTES. Accessible exterior routes shall be provided from accessible interior routes without the need for a change in level greater than 1/2" without an approved ramp.

[illegible]

DESCRIPTION	CONCRETE
15. BUILDING	15. PAINTED A/C (02/AT02)
17. MONUMENT	17. SEPARATE PERMANENT LOCATION
18. DUSTING C	18. DUSTING C
19. CONC. PAV	19. CONC. PAV
20. ACCESSIBLE	20. ACCESSIBLE

FOR EACH
BACK

ACCESSIBLE SYMBOL (SEE DETAIL)

DESIGN (N.I.C.) SUBMITTED UNDER
F. PROVIDE POWER TO THIS

CONCRETE SIDEWALK

AT ACCESSIBLE PARKING STALL
AISLE.

[illegible]

BE REMOVED
ATTEMPTS TO REMAIN
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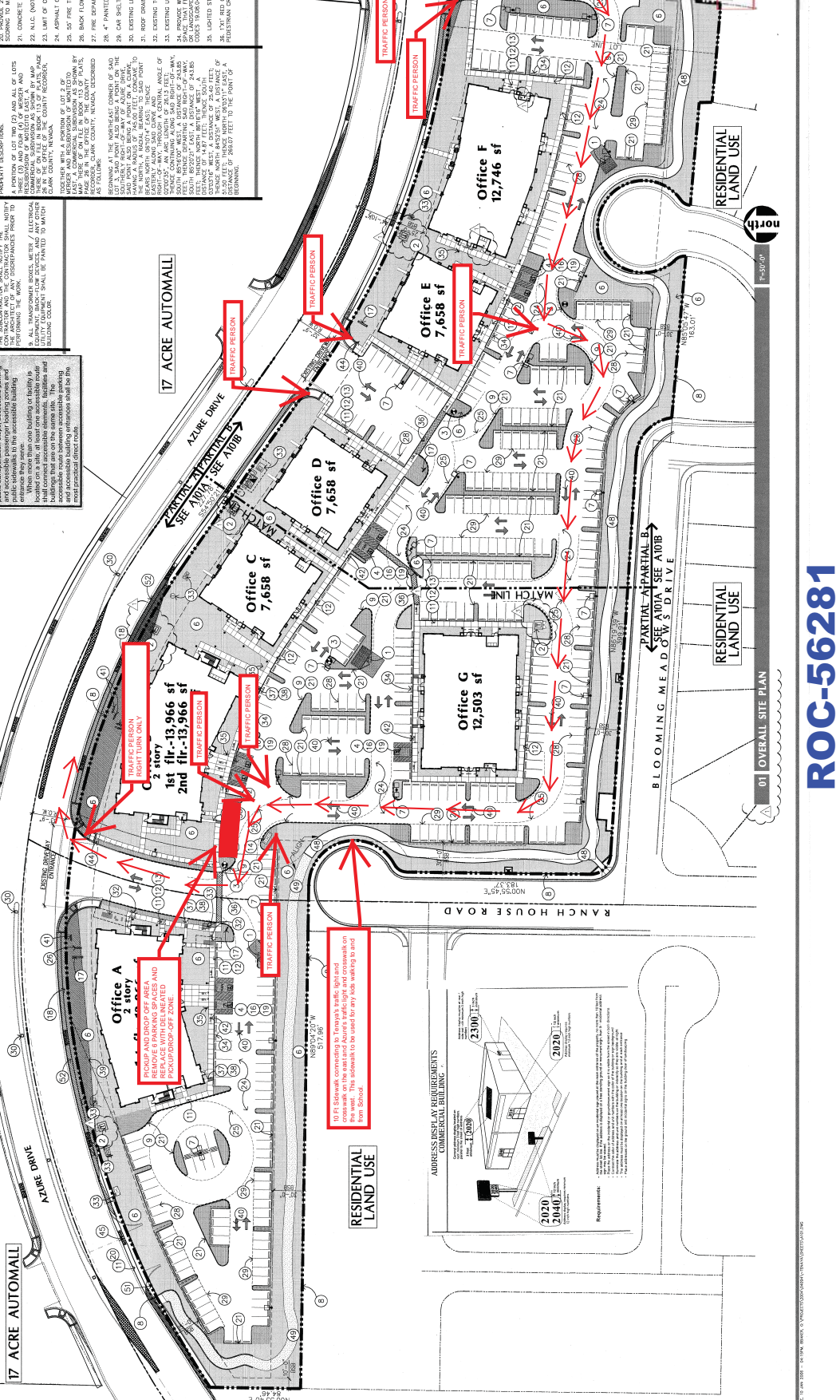
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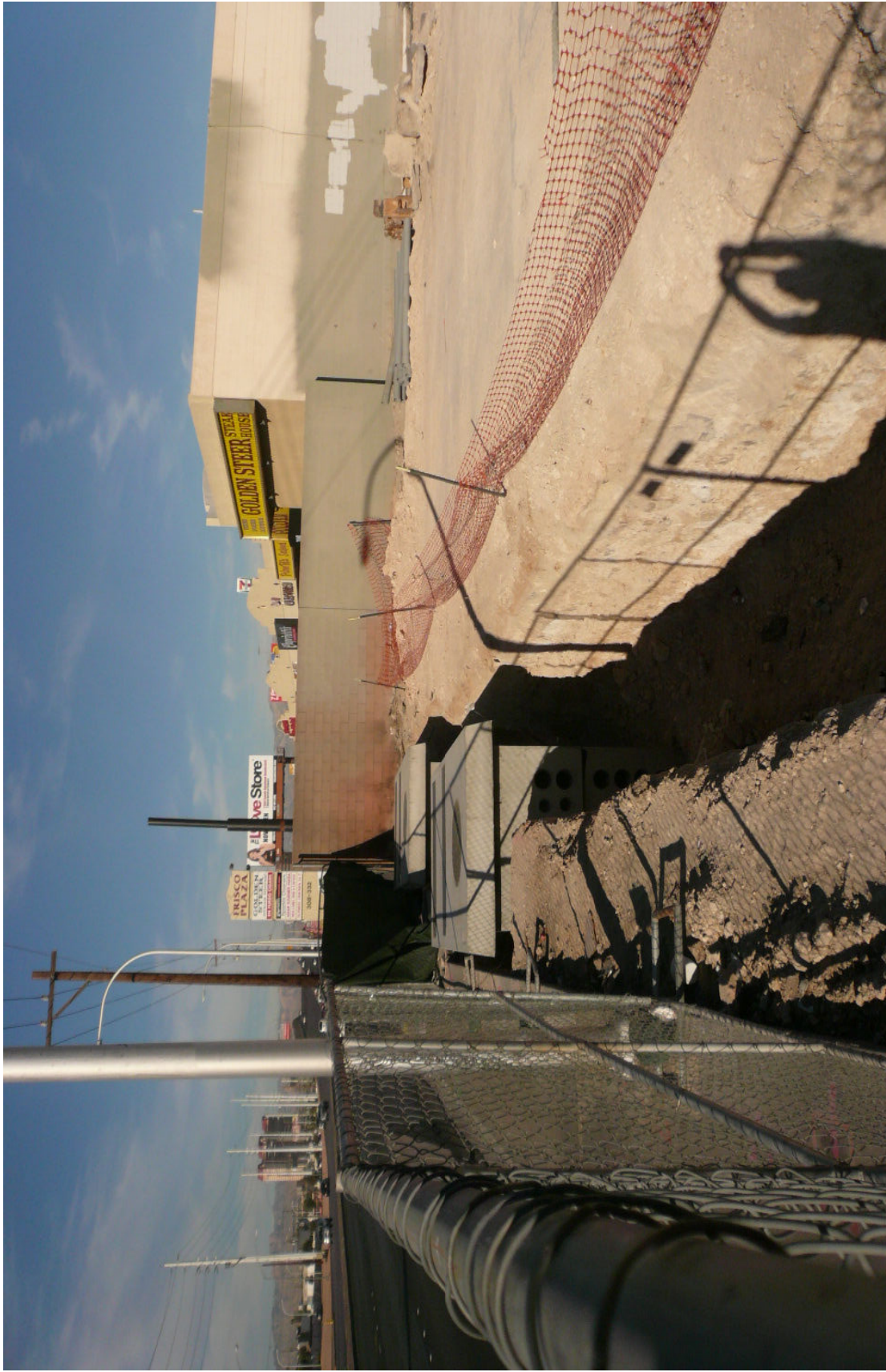
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ARCHITECTURAL
RJ-56268
11/04/14

**OVERALL
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SCALE: AS NOTED

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2. **PROPOSED**
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ROC-56281 [PRJ-56268] - REVIEW OF CONDITIONS - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC
7485 WEST AZURE DRIVE

10/30/14



ROC-56281 [PRJ-56268] - REVIEW OF CONDITIONS - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC
7485 WEST AZURE DRIVE

10/30/14



ROC-56281 [PRJ-56268] - REVIEW OF CONDITIONS - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC
7485 WEST AZURE DRIVE

10/30/14



ROC-56281 [PRJ-56268] - REVIEW OF CONDITIONS - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC
7485 WEST AZURE DRIVE

10/30/14



ROC-56281 [PRJ-56268] - REVIEW OF CONDITIONS - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC
7485 WEST AZURE DRIVE

10/30/14



ROC-56281 [PRJ-56268] - REVIEW OF CONDITIONS - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC
7485 WEST AZURE DRIVE

10/30/14



ROC-56281 [PRJ-56268] - REVIEW OF CONDITIONS - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC
7485 WEST AZURE DRIVE

10/30/14



ROC-56281 [PRJ-56268] - REVIEW OF CONDITIONS - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC
7485 WEST AZURE DRIVE

10/30/14



ROC-56281 [PRJ-56268] - REVIEW OF CONDITIONS - APPLICANT/OWNER: DYNAMIC PROPERTY HOLDINGS, LLC
7485 WEST AZURE DRIVE

10/30/14

Justification Letter

Project: Quest Academy Tenant Improvement

Address: 7485 W. Azure Dr. Las Vegas, NV 89130

September 30, 2014

City of Las Vegas

Planning Department

333 N. Rancho Dr.

Las Vegas, NV 89106

A detailed letter that explains the request: For review of SUP 53970 - conditions 9 and 10.

Intended use of the property: A public charter school.

Conditions requesting review:

“9. Prior to operating as a school, construction school flashers on Azure drive meeting the approval of the City Traffic Engineer.”

These on-site and off-site conditions currently comply with all NRS statues. The speed limit is below 35 miles an hour on Azure Dr. There is more than one lane traveling in the same direction on this street however there are signs in the median and both sides of the road which prevents signs from being blocked by cars traversing in adjacent lanes.

“10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas required by Standard Drawing @201.0 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. “

This site is an existing developed site with approved civil drawings. A traffic study was submitted and approved prior to existing site construction.

ROC-56281

PRJ-56268
10/22/14



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

June 11, 2014

Mr. LaVar (Tony) Winsor
Dynamic Property Holdings LLC
7495 West Azure Drive #100
Las Vegas, Nevada 89130

**RE: SUP-53970 [PRJ-53983] - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF JUNE 10, 2014**

Dear Applicant:

Your request for a Special Use Permit FOR A PUBLIC SCHOOL, SECONDARY USE at 7485 West Azure Drive (APN 125-27-114-023), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-53983], was considered by the Planning Commission on June 10, 2014.

The Planning Commission voted to **APPROVAL** of your request, subject to the following amended conditions:

Planning

1. *A public hearing required review before the Planning Commission shall be heard one (1) year from the date of final approval.*
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Public School, Secondary use.
3. Conformance to the approved conditions for Site Development Plan Review (SDR-6109).
4. Prior to issuance of building permits, the applicant shall submit a revised pick-up/drop-off route in which children are not required to traverse parked cars to reach the front entrance of the Private School, Secondary use.
5. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

ROC-56281

PRJ-56268
10/22/14

FM-0073a-04-12

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

Public Works

9. Prior to operating as a school, construct school Flashers on Azure Drive meeting the approval of the City Traffic Engineer.
10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

This action by the Planning Commission on **June 10, 2014** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **June 23, 2014**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

ROC-56281

PRJ-56268
10/22/14

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

VAC-56644 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Petition to Vacate the full width of 9th Street, between Clark Avenue and Lewis Avenue, Ward 3 (Coffin). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 1/21/2015

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

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

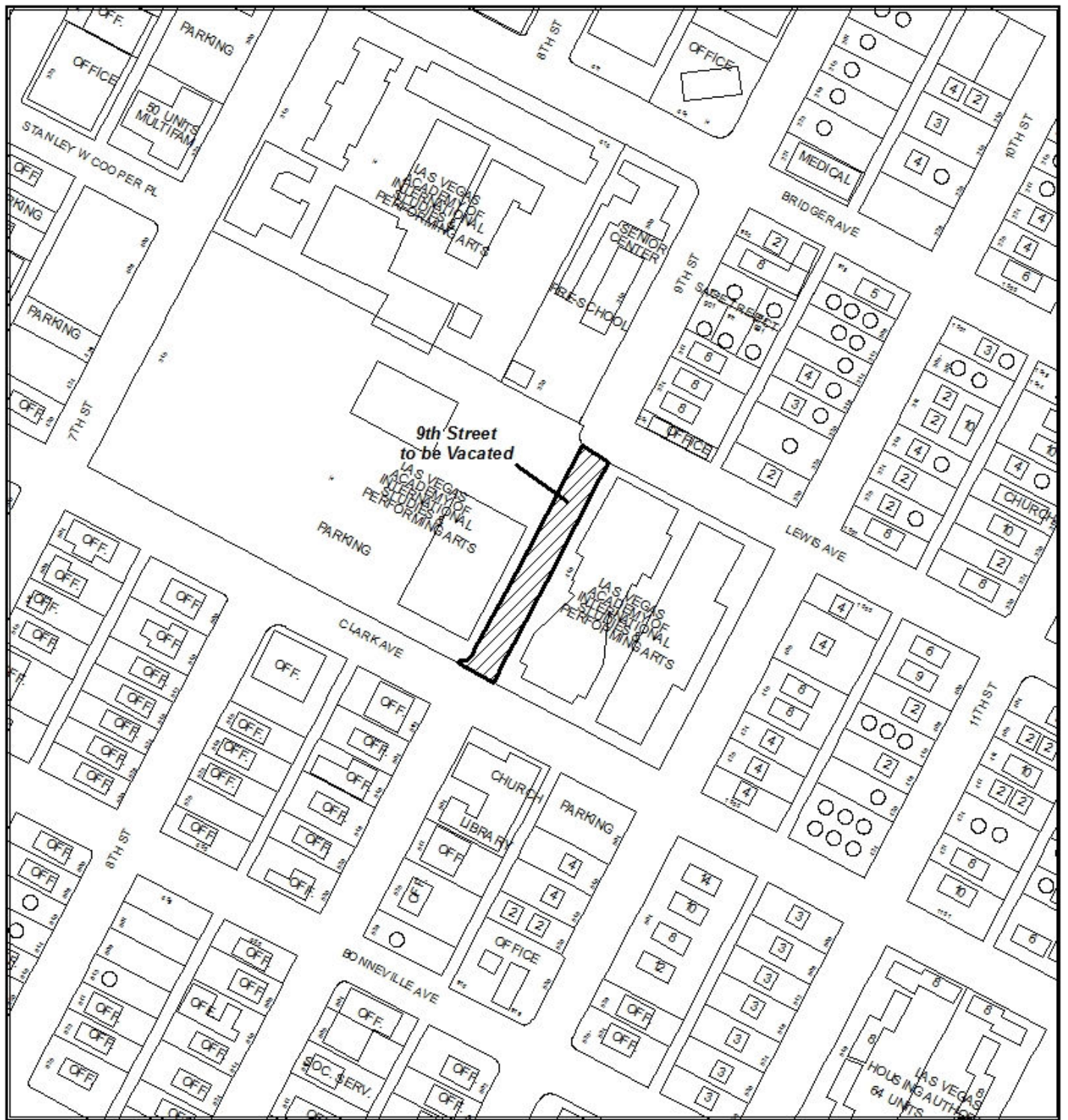
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RECOMMENDATION:

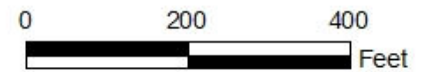
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

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

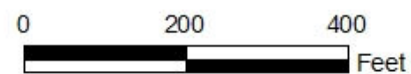


CASE: VAC-56644





CASE: VAC-56644





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

RECEIVED
OCT 23 2014
Dept of Planning
City of Las Vegas

Case Number: **VAC-56644** APN: 139-4-710-039 & 139-34-712-018

Name of Property Owner: Board of School Trustees

Name of Applicant: Linda K. Perri

Name of Representative: Linda K. Perri

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

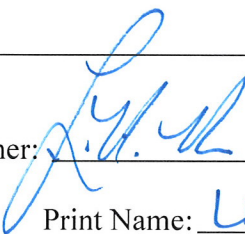
☒ No

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): _____

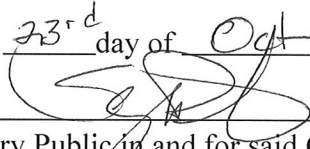
APN: _____

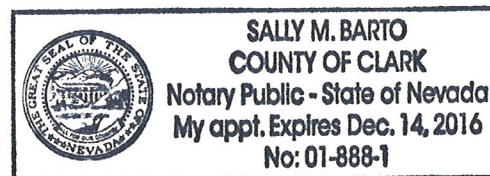
Signature of Property Owner: 

Print Name: LINDA K. PERRI

Subscribed and sworn before me

This 23rd day of Oct, 2014


Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED

OCT 23 2014

Dept of Planning
City of Las Vegas

Application/Petition For: Vacation of the 400 S Block of 9th Street

Project Address (Location) 315 S 7th Street, Las Vegas, NV 89101

Project Name th Street Vacation

Proposed Use C-V

Assessor's Parcel #(s) portion of 139-34-799-010 & -012

Ward # 3

General Plan: existing C-V proposed C-V Zoning: existing C-V proposed C-V

Commercial Square Footage n/a Floor Area Ratio n/a

Gross Acres 0.48 Lots/Units n/a Density n/a

Additional Information _____

PROPERTY OWNER School Bord of Trustees

Contact Linda K. Perri

Address 4190 McLeod Dr.

Phone: (702) 799-5214 Fax: (702) 799-5436

City Las Vegas

State NV

Zip 89117

E-mail Address lkperri@interact.ccsd.net

APPLICANT CCSD Real Property Management

Contact Linda K. Perri

Address 4190 McLeod Drive

Phone: (702) 799-5214 Fax: (702) 799-5436

City Las Vegas

State NV

Zip 89117

E-mail Address lkperri@interact.ccsd.net

REPRESENTATIVE CCSD Real Property Management

Contact Linda K. Perri

Address 4190 McLeod Drive

Phone: _____

Fax: _____

City Las Vegas

State NV

Zip 89117

E-mail Address lkperri@interact.ccsd.net

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]

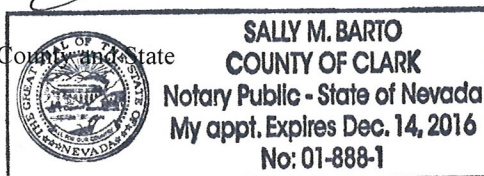
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name LINDA K. PERRI

Subscribed and sworn before me

This 23rd day of Oct, 20 14

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # VAC-56644

Meeting Date: 12/09/14

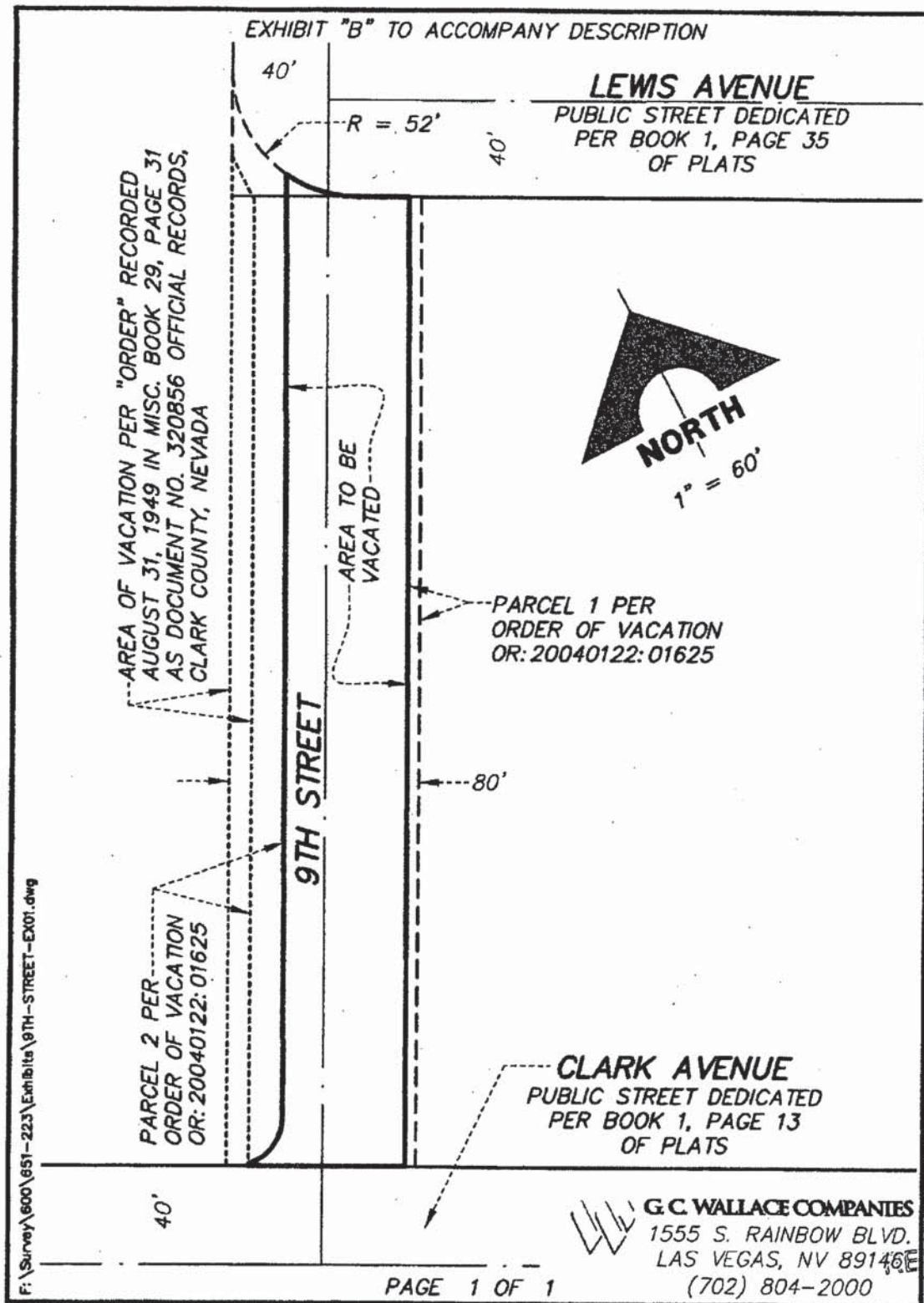
Total Fee: 1030.00

Date Received: * 10/23/14

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.

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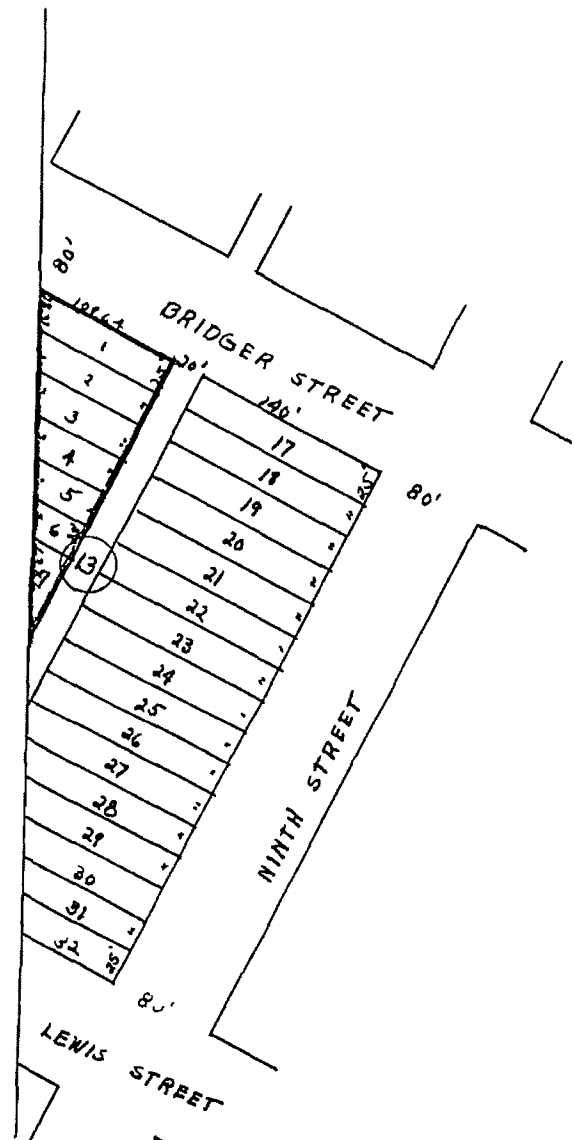
VAC-56644

OCT 23 2014

City of Las Vegas
Dept. of Planning

PLAT

Showing the tract of land described in
Guarantee of Title No LV-1106



This plat is furnished for information only. It is compiled from data which we believe to be accurate, but no liability is assumed by this company as to the correctness of such data.

PIONEER TITLE INSURANCE AND TRUST COMPANY



VAC-56644 - VACATION - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
9TH STREET, BETWEEN CLARK AVENUE AND LEWIS AVENUE

10/30/14



VAC-56644 - VACATION - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
9TH STREET, BETWEEN CLARK AVENUE AND LEWIS AVENUE

10/30/14

October 22, 2014

City of Las Vegas
Planning Department
Development Services Center, 3rd Floor
333 N. Rancho Boulevard
Las Vegas, Nevada 89106

Erin E. Cranor, President
Dr. Linda E. Young, Vice President
Patrice Tew, Clerk
Stavan Corbett, Member
Carolyn Edwards, Member
Chris Garvey, Member
Deanna L. Wright, Member

Pat Skorkowsky, Superintendent

RE: Las Vegas Academy of International Studies, Performing and Visual Arts
Request for Vacation of S. 9th Street - Justification Letter
APN: 139-34-710-039 and 139-34-712-018

Please consider this letter a request by the Clark County School District (District) for approval of a Vacation of 9th Street located between Lewis Avenue (Lewis) and East Clark Avenue (Clark) in Las Vegas, Nevada. The subject vacation is approximately 411 feet long and 51 feet wide. The proposed Vacation is bordered on the on the west by 315 S. 7th Street, known as APN 139-34-710-039, and on the east by 410 S. 9th Street, known as APN 139-34-712-018. These parcels are currently zoned Civic District (C-V) and comprise a portion of the Las Vegas Academy of International Studies, Performing and Visual Arts (Academy) campus.

The parcel located at 315 S. 7th Street, APN 139-34-710-039, on the west side of 9th Street, houses the old Las Vegas High School (School). The School had been built in 1930, and was conveyed to the District from the Las Vegas Land and Water Company through a Grant Bargain Sale Deed on July 12, 1935. This building is listed on the Local and National Registers of Historic Places and is Las Vegas' only example of the Art Deco style. The parcel located at 310 S. 9th Street, APN 139-34-712-018, on the east side of 9th Street, was conveyed to the District from Betty McCarthy through a Grant Bargain Sale Deed on September 26, 1940.

The old Las Vegas High School building that was constructed in 1930 consisted of approximately 216,982 +/- sf. In 1949, a vacation was recorded on the west side of 9th Street for approximately 10' between Lewis and Clark.

For the purpose of constructing additions to the Academy in August 2002, the District submitted an application to the City of Las Vegas (City) requesting a vacation of the entire public right of way (ROW) of 9th Street between Lewis and Clark. The improvements at the Academy included a theater, band building and dance classrooms. The application was held in abeyance by the City Council during the early part of 2003.

VAC-56644

RECEIVED
OCT 23 2014
Dept of Planning
City of Las Vegas

On April 22, 2003, the City Council approved the petition to vacate a portion of 9th Street between Lewis and Clark. The partial vacation of 9th Street was recorded as Document 20040122:1625 in January 2004 which vacated approximately 13 feet on the west side of 9th Street and 7 feet on the east side of 9th Street.

The above vacations resulted in a change in the alignment of 9th Street, between Lewis and Clark. The existing right of way (ROW) north of Lewis and south of Clark is 80 feet. The 9th Street ROW between Lewis and Clark is now approximately 50 feet to 51 feet due to the vacations that were recorded in 1949 and in 2004.

The City has adopted several plans over the years as a guide to revitalize the city's core and stabilize the older neighborhoods surrounding the Downtown. On September 6, 2000, the City Council adopted the Las Vegas Master Plan 2020, to drive the preparation and contents of a series of elements, special area plans and long-term land use designations. The special area plans were created to address areas with unique local land use, development and design issues.

Additionally, The Las Vegas Downtown Centennial Plan (Plan) was adopted on July 5, 2000, which provided a vision to guide the redevelopment of the original core of downtown Las Vegas. A revised, updated version of this Plan was adopted on January 3, 2007, which identified the Downtown Urban Pathways System. This included the portion of 9th street between Lewis and Clark that is the area requested as part of this vacation application. This trail is known as the Entertainment Trail. The Entertainment Trail is described as providing, "an important linkage between downtown districts on both side of Las Vegas Boulevard".

Lastly, on February 20, 2013, the City of Las Vegas Trails Element (Element) was approved by the City Council. This Element was initiated by the City of Las Vegas to establish a multi-modal transportation system for pedestrians, bicyclists and persons with other modes of non-motorized vehicular travel.

Due to the revitalization and redevelopment of downtown Las Vegas in recent years, and the focus on urban pathways and an increased transportation system for pedestrians and other non-motorized vehicular travel, the vacation of 9th street between Lewis and Clark will contribute to the vision that the City has defined for this area. The result will not only promote the increased safety for students and pedestrians accessing the Academy, but it further promotes the linkage between districts and the unique characteristics and cultural amenities of this area. Because the starting and ending point of the City of Las Vegas Self-Guided Walking Tour is the Academy, the vacation of 9th Street between Lewis and Clark will enhance the linkage to the neighborhood and the Las Vegas High School Historic District. It will also provide the oldest residential neighborhood within the city of Las Vegas with an opportunity to preserve and retain its architectural and historic integrity.

Thank you for your consideration of this request. Please do not hesitate to contact me with any questions at 702-799-5214, ext. 5417.

Sincerely,



Tracy Murphy, Coordinator IV
Real Property Management

c: Linda Perri, Director

VAC-56644

October 23, 2014

City of Las Vegas
Elizabeth N. Fretwell, City Manager
City Hall Manager's Office
400 Stewart Avenue, Eighth Floor
Las Vegas, NV 89101

Erin E. Cranor, President
Dr. Linda E. Young, Vice President
Patrice Tew, Clerk
Stavan Corbett, Member
Carolyn Edwards, Member
Chris Garvey, Member
Deanna L. Wright, Member

Pat Skorkowsky, Superintendent

RE: Clark County School District 9th Street Vacation Application
PREAPP2014-000940

Dear Ms. Fretwell:

The Clark County School District respectfully requests that the City of Las Vegas waive the associated fees for the above referenced application in relation to the District's application for the Vacation of 9th Street at the Las Vegas Academy of International Studies, Performing and Visual Arts. The District is seeking to waive fees totaling \$1,030.00 which include the following: a \$500.00 fee plus \$500.00 for notification and advertising costs plus \$30 for recording of Notice of Zoning Action. The justification for this request coincides with the Las Vegas Zoning Code, Waiver of Fees, Chapter 19.00.120 D. 1.

The District is hopeful that these fees can be waived and the processing of these applications facilitated in order to be considered at the December 9, 2014, Planning Commission meeting as well as the City Council's January 21, 2015, meeting.

Thank you for your consideration and prompt attention to this matter. Please do not hesitate to contact me if you have any questions at 799-5214 x5408.

Kind Regards,



Linda K. Perri, Director
CCSD Real Property Management

Cc: file

RECEIVED

OCT 23 2014

Dept of Planning
City of Las Vegas

VAC-56644

TX Result Report

P 1
 10/23/2014 10:30
 Serial No. AOP2011011474
 TC: 304297

Addressee	Start Time	Time	Prints	Result	Note
7023881807	10-23 10:30	00:00:53	001/001	OK	

Note

TMR: Timer TX, POL: Polling, ORG: Original Size Setting, FME: Frame Erase TX,
 MIX: Mixed Original TX, CALL: Manual TX, CSRC: CSRC, FOD: Forward, PC: PC Fax,
 BND: Double-Sided Binding Direction, SP: Special Original, FCODE: F-code, RTX: Re-TX,
 RLY: Relay, MBX: Confidential, BUL: Bulletin, SIP: SIP Fax, IPADR: IP Address Fax,
 I-FAX: Internet Fax

Result OK: Communication OK, S-OK: Stop Communication, PW-OFF: Power Switch OFF,
 TEL: RX from TEL, NG: Other Error, Cont: Continue, No Ans: No Answer,
 Refuse: Receipt Refused, Busy: Busy, M-Full: Memory Full,
 LOVR: Receiving length Over, POVR: Receiving page Over, FIL: File Error,
 DC: Decode Error, MDN: MDN Response Error, DSN: DSN Response Error.

BUSINESS & FINANCE DIVISION, REAL PROPERTY MANAGEMENT

4190 MCLEOD DRIVE • LAS VEGAS, NV 89121 • (702) 799-5214 • FAX (702) 799-5436

CCSD

CLARK COUNTY SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Erin E. Cranor, President
 Dr. Linda E. Young, Vice President
 Patrice Tew, Clerk
 Stavan Corbett, Member
 Carolyn Edwards, Member
 Chris Garvey, Member
 Deanna L. Wright, Member
 Pat Skorkowsky, Superintendent

October 23, 2014

City of Las Vegas
 Elizabeth N. Fretwell, City Manager
 City Hall Manager's Office
 400 Stewart Avenue, Eighth Floor
 Las Vegas, NV 89101

RE: Clark County School District 9th Street Vacation Application
 PREAPP2014-000940

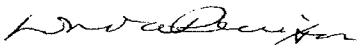
Dear Ms. Fretwell:

The Clark County School District respectfully requests that the City of Las Vegas waive the associated fees for the above referenced application in relation to the District's application for the Vacation of 9th Street at the Las Vegas Academy of International Studies, Performing and Visual Arts. The District is seeking to waive fees totaling \$1,030.00 which include the following: a \$500.00 fee plus \$500.00 for notification and advertising costs plus \$30 for recording of Notice of Zoning Action. The justification for this request coincides with the Las Vegas Zoning Code, Waiver of Fees, Chapter 19.00.120 D. 1.

The District is hopeful that these fees can be waived and the processing of these applications facilitated in order to be considered at the December 9, 2014, Planning Commission meeting as well as the City Council's January 21, 2015, meeting.

Thank you for your consideration and prompt attention to this matter. Please do not hesitate to contact me if you have any questions at 799-5214 x5408.

Kind Regards,



Linda K. Perri, Director
 CCSD Real Property Management

Cc: file

A. Adopted

The Director is authorized to charge fees related to the processing of applications, appeals and other requests in accordance with the Fee Schedule. The fee schedule, which is adopted by resolution of the City Council and is incorporated by this reference, shall be maintained on file in the office of the City Clerk. The fee schedule may be revised or amended from time to time by resolution of the City Council.

B. When payable

Fees for filing applications, appeals and other requests under this Title are set forth in the Fee Schedule and are due at the time the application or request is filed.

C. Additional Fees

With respect to any application, appeal or other request under this Title that requires notification of a public hearing, the applicant shall also pay the notification and advertising costs identified in the Fee Schedule. Payment of those costs shall be made upon filing of the application.

D. Waiver of Fees

The City Manager may waive any fee referred to in the Fee Schedule on behalf of:

1. Any member of the Southern Nevada Regional Planning Coalition; or
2. Any entity with whom the Coalition is required to integrate long-term planning programs pursuant to NRS 278.02584.



From:  Betsy Fretwell <efretwell@LasVegasNevada.GOV>

6/15/2010 2:02:44 PM 

Subject: Response: Waiver Letter for Application Fees

To:  **Patricia A. O'Gara**

Cc:  Tracy G. Murphy  James Nichols <jnichols@LasVegasNevada.GOV>

 Margo Wheeler <mwheeler@LasVegasNevada.GOV>

 Doug Rankin <drankin@LasVegasNevada.GOV>

Attachments:  Attach0.html

8K

Patricia,

Betsy has approved the waiver of fees associated with the northwest transportation yard as outlined in the letter you referenced below. Please contact our office if you have any questions. Thank you.

From: Patricia A. O'Gara [mailto:PAOGara@interact.ccsd.net]

Sent: Tuesday, June 15, 2010 11:59 AM

To: Betsy Fretwell

Cc: Tracy G. Murphy

Subject: Waiver Letter for Application Fees

RECEIVED
OCT 23 2014
Dept of Planning
City of Las Vegas

Ms. Fretwell,

Attached please find our letter requesting a waiver of fees.

A copy is also being faxed to your attention.

Thank you,

Patricia O'Gara

Secretary III

Real Property Management

799-5214 X5412

799-5436(Fax)

paogara@interact.ccsd.net

June 14, 2010

City of Las Vegas
Elizabeth N. Fretwell, City Manager
City Hall Manager's Office
400 Stewart Avenue, Eighth Floor
Las Vegas, NV 89101

Terri Janison, President
Carolyn Edwards, Vice President
Dr. Linda E. Young, Clerk
Chris Garvey, Member
Larry P. Mason, Member
Sheila Moulton, Member
Deanna L. Wright, Member

Dr. Walt Rulffes, Superintendent

RE: Clark County School District Northwest Transportation Yard Application
GPA-38556, SDR-38557, VAR-38553

Dear Ms. Fretwell:

The Clark County School District respectfully requests that the City of Las Vegas waive the associated fees for the above referenced applications in relation to the District's application for the northwest transportation yard project. The District is seeking to waive fees totaling \$3,410.00 which include the following: a GPA \$1,550.00, an SDR \$1,030.00, and a VAR \$830.00. The justification for this request coincides with the Las Vegas Zoning Code, Waiver of Fees. Chapter 19.18.010 C. 4(a) and 4(b).

The District is hopeful that these fees can be waived and the processing of these applications facilitated in order to be considered at the July 29, 2010 Planning Commission meeting as well as the City Council's September 1, 2010 meeting.

Thank you for your consideration and prompt attention to this matter. Please do not hesitate to contact me should you have any questions. I can be reached at 799-5214 x5408.

Kind Regards,



Linda K. Perri, Director
CCSD Real Property Management

Cc: file

RECEIVED

OCT 23 2010

Dept of Planning
City of Las Vegas

VAC-56644

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT:

TXT-56672 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend LVMC Chapters 19.12 related to permitted uses and 19.18 related to definitions and measures to update the descriptions and definitions of various Medical Marijuana Establishment uses to address the definition of a stand-alone detached facility and to provide for other related matters. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Proposed Amendments and Staff Report

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 9, 2014

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO, ACTING

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

