City of Las Vegas

PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

Todd L. Moody, Chair
Trinity Haven Schlottman, Vice Chair
Vicki Quinn
Gus W. Flangas
Glen Trowbridge
Cedric Crear
Sam Cherry

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.

January 12, 2016

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 DECEMBER 8, 2015.

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. **EOT-62316 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: GREAT WASH PARK, LLC** - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-52089) for a Major Amendment of an approved Site Development Plan Review (SDR-10770) TO REDUCE THE SOUTHEAST SIDE YARD SETBACK FROM 115 FEET TO 65 FEET AND TO REDUCE THE NUMBER OF RESIDENTIAL UNITS FROM 340 TO 300 OF AN EXISTING MIXED-USE DEVELOPMENT on 28.43 acres at 330, 340, 350 and 360 South Rampart Boulevard (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers) [PRJ-62145]. Staff recommends APPROVAL.

8. **VAR-62320 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GUSTAVO CAIN RAMIREZ CAMPOS** - For possible action on a request for a Variance TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED, TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, AND TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DETACHED DWELLING on 0.12 acres at 720 Effinger Street (APN 139-25-410-012), R-E (Residence Estates) Zone, Ward 3 (Coffin) [PRJ-62319]. Staff recommends APPROVAL.

9. **SUP-62124 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUSHI CULIACAN - OWNER: TENAYA VEGAS PARTNERS, LP, ET AL** - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 2,880 SQUARE-FOOT RESTAURANT at 4420 East Charleston Boulevard, Suite #5 (APN 140-32-401-013), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-62123]. Staff recommends APPROVAL.

10. **SUP-62233 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOLO'S CHICKEN AND WAFFLES - OWNER: WEINGARTEN REALTY INVESTORS** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,435 SQUARE-FOOT RESTAURANT WITH ALCOHOL at 2040 North Rainbow Boulevard (APN 138-23-215-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-62231]. Staff recommends APPROVAL.

11. **SUP-62273 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ENTERPRISE LEASING COMPANY-WEST, LLC - OWNER: T-UPR, LLC AND T-UPR II, LLC** - For possible action on a request for a Special Use Permit TO ALLOW A 1,700 SQUARE-FOOT AUTOMOBILE RENTAL FACILITY at 1 South Main Street (APN 139-34-101-005 through -008), C-2 (General Commercial) and M (Industrial) Zone, Ward 5 (Barlow) [PRJ-61894]. Staff recommends APPROVAL.

12. **SUP-62325 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EL NOPAL MEXICAN GRILL - OWNER: RED FEATHER PROPERTY, LLC** - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 1,514 SQUARE-FOOT RESTAURANT at 3231 North Decatur Boulevard, Suite #101 (APN 138-12-813-001), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-62324]. Staff recommends APPROVAL.

13. **SUP-62342 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KHOURY'S MEDITERRANEAN RESTAURANT - OWNER: G&I VIII VILLAGE SQUARE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH SERVICE BAR USE WITHIN A PROPOSED 3,653 SQUARE-FOOT RESTAURANT at 9340 West Sahara Avenue, Suite #106 (APN 163-06-816-034), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-62230]. Staff recommends APPROVAL.

14. **SUP-62344 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THEO SPYER - OWNER: HARRISON PROPERTIES, LTD** - For possible action on a request for a Major Amendment to an approved Special Use Permit (SUP-57327) FOR A PROPOSED 1,718 SQUARE-FOOT OUTDOOR PATIO ADDITION TO AN EXISTING 1,152 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 725 South Las Vegas Boulevard, Suite #210 (APN 139-34-401-020), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-61921]. Staff recommends APPROVAL.

15. **SDR-61910 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL** - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (Z-65-91) TO REVISE THE PARKING LOT, ADD PLAY AREAS, AND OTHER ON-SITE IMPROVEMENTS WITH A WAIVER OF THE MEDICAL DISTRICT STREETSCAPE STANDARDS FOR A PROPOSED INDIVIDUAL CARE CENTER (CHILD CARE) on 0.75 acres at 1617 Alta Drive (APNs 139-33-304-013, 014 and 015), PD (Planned Development) Zone, [MD-1 (Medical Support) Special Land Use Designation], Ward 1 (Tarkanian) [PRJ-61909]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

16. **DIR-62634 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: HELLFIRE MEDIA, LLC - OWNER: STATE BAR OF NEVADA** - For possible action on a request to designate the Wengert House as a Historic Building on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (HPC-62223) on 0.78 acres at 600 East Charleston Boulevard (APN 162-03-501-001), P-R (Professional Office and Parking) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

17. **ABEYANCE - VAR-61046 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KIM J LECLAIR** - For possible action on a request for a Variance TO ALLOW AN EXISTING DETACHED ACCESSORY STRUCTURES (CLASS II) [HORSE CORRALS] TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED, TO ALLOW A ONE-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING FOR AN EXISTING DETACHED ACCESSORY STRUCTURES (CLASS II) [SHADE STRUCTURE] WHERE SIX FEET IS REQUIRED, TO ALLOW A ONE-FOOT SIDE YARD SETBACK FOR EXISTING ACCESSORY STRUCTURES (CLASS II) [A 192 SQUARE-FOOT HAY BARN AND A 48 SQUARE-FOOT WELL HOUSE] WHERE 10 FEET IS REQUIRED, TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE CLASS II [ANIMAL SHADE STRUCTURE] WHERE 10 FEET IS REQUIRED, AND TO ALLOW A 12-FOOT CORNER SIDE YARD SETBACK FOR ACCESSORY STRUCTURES [ANIMAL SHADE STRUCTURE AND TACK ROOM] WHERE 15 FEET IS REQUIRED on 1.29 acres at 5525 West Rome Boulevard (APN 125-24-403-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-59862]. Staff recommends DENIAL.

18. **ABEYANCE - SUP-61047 - SPECIAL USE PERMIT RELATED TO VAR-61046 - PUBLIC HEARING - APPLICANT/OWNER: KIM J LECLAIR** - For possible action on a request for a Special Use Permit FOR AN EXISTING ANIMAL KEEPING & HUSBANDRY USE TO ALLOW 22 HORSES, ONE ALPACA AND 10 GOATS WHERE A MAXIMUM OF SEVEN HORSES AND SEVEN GOATS ARE ALLOWED at 5525 West Rome Boulevard (APN 125-24-403-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-59862]. Staff recommends DENIAL.

19. **ABEYANCE - SUP-61183 - SPECIAL USE PERMIT RELATED TO VAR-61046 AND SUP-61047 - PUBLIC HEARING - APPLICANT/OWNER: KIM J LECLAIR** - For possible action on a request for a Special Use Permit FOR A PROPOSED HORSE CORRAL OR STABLE (COMMERCIAL) USE TO PROVIDE INSTRUCTIONAL OR RECREATIONAL ACTIVITIES FOR OTHER THAN OCCUPANTS OF THE PREMISES at 5525 West Rome Boulevard (APN 125-24-403-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-59862]. Staff recommends DENIAL.

20. **ABEYANCE - VAR-61777 - VARIANCE - PUBLIC HEARING - APPLICANT: LV LAND COMPANY, LLC - OWNER: LV LAND COMPANY, LLC, ET AL** - For possible action on a request for a Variance TO ALLOW AN ALLEY TO TERMINATE IN A DEAD END DESIGN WHERE A CUL-DE-SAC OR PERPETUAL VEHICULAR ACCESS THROUGH THE SITE IS REQUIRED on 0.88 acres on the south side of Clark Avenue, 140 feet west of Las Vegas Boulevard (APNs 139-34-303-002, 139-34-311-151 and 153), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-60669]. Staff recommends DENIAL.

21. **ABEYANCE - VAC-61552 - VACATION RELATED TO VAR-61777 - PUBLIC HEARING - APPLICANT: LV LAND COMPANY, LLC - OWNER: LV LAND COMPANY, LLC, ET AL** - For possible action on a request for a Petition to Vacate a portion of a 20-foot wide public alley east of 4th Street, between Clark Avenue and Bonneville Avenue, Ward 3 (Coffin) [PRJ-60669]. Staff recommends DENIAL.

22. **ABEYANCE - VAR-61411 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 320 S 11TH, LLC** - For possible action on a request for a Variance TO ALLOW A FRONT LOADED GARAGE IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT PERMITTED, TO ALLOW ACCESSORY STRUCTURES THAT ARE NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING, TO ALLOW A SEVEN-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED, TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED AND TO ALLOW BUILDING SEPARATIONS OF ZERO FEET AND FOUR-FOOT WHERE SIX FEET IS THE MINIMUM REQUIRED FOR TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [GARAGES] TOTALING 1,931 SQUARE FEET on 0.17 acres at 320 South 11th Street (APN 139-34-712-095), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-61288]. Staff recommends DENIAL.

23. **ABEYANCE - SUP-61789 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RED HOOK CAPITAL PARTNERS II, LLC - OWNER: WELLS FARGO BANK, N.A. TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, PRIMARY at 7951 West Deer Springs Way (APN 125-21-710-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-61708]. Staff recommends APPROVAL.

24. **ABEYANCE - SDR-61790 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-61789 - PUBLIC HEARING - APPLICANT: RED HOOK CAPITAL PARTNERS II, LLC - OWNER: WELLS FARGO BANK, N.A. TRUST** - For possible action on a request for a Site Development Plan Review FOR A 36,205 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY WITHIN AN EXISTING BUILDING AND AN OUTDOOR PLAYGROUND on 2.22 acres at 7951 West Deer Springs Way (APN 125-21-710-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-61708]. Staff recommends APPROVAL.

25. **TABLED - RENOTIFICATION - GPA-58199 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC** - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE) AND C (COMMERCIAL) TO: LI/R (LIGHT INDUSTRY /RESEARCH) on 28.55 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-001, 002, 003, 012, 014, 031, 032 and 034; and 139-28-303-001 and 003), Ward 5 (Barlow) [PRJ-58196]. Staff recommends DENIAL.

26. **TABLED - RENOTIFICATION - ZON-58200 - REZONING RELATED TO GPA-58199 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL) on 28.55 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-001, 002, 003, 012, 014, 031, 032 and 034; and 139-28-303-001 and 003), Ward 5 (Barlow) [PRJ-58196]. Staff recommends DENIAL.

27. **GPA-62126 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ALLAN ROTHSTEIN - OWNER: MEXICAN GOLD & OIL EXPLORATION TRUST AND DRAKE ROTHSTEIN** - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 4.30 acres located on the northwest corner of Pioneer Way and Hickam Avenue (APN 138-03-305-006), Ward 4 (Anthony) [PRJ-61967]. Staff recommends APPROVAL.

28. **ZON-62127 - REZONING RELATED TO GPA-62126 - PUBLIC HEARING - APPLICANT: ALLAN ROTHSTEIN - OWNER: MEXICAN GOLD & OIL EXPLORATION TRUST AND DRAKE ROTHSTEIN** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL)] TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 4.30 acres located on the northwest corner of Pioneer Way and Hickam Avenue (APN 138-03-305-006), Ward 4 (Anthony) [PRJ-61967]. Staff recommends APPROVAL.

29. **GPA-62212 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC** - For possible action on a request for a General Plan Amendment FROM: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 7.59 acres on the east side of Rancho Drive 880 feet north of Lone Mountain Road (APN 125-35-401-003 and 005), Ward 4 (Anthony) [PRJ-61682]. Staff recommends APPROVAL.

30. **ZON-62213 - REZONING RELATED TO GPA-62212 - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC** - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 7.58 acres on the east side of Rancho Drive 880 feet north of Lone Mountain Road (APN 125-35-401-003), Ward 4 (Anthony) [PRJ-61682]. Staff recommends APPROVAL.

31. **VAR-62590 - VARIANCE RELATED TO GPA-62212 AND ZON-62213 - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC** - For possible action on a request for a Variance TO ALLOW NO IMPROVEMENTS TO AN EXISTING PRIVATE STREET AND TO ALLOW NO CUL-DE-SAC WHERE SUCH IS REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 15.05 acres at the northeast corner of Rancho Drive and Lone Mountain Road (APN 125-35-401-003 through -007), C-1 (Limited Commercial) and C-2 (General Commercial) [PROPOSED: C-2 (General Commercial) Zone], Ward 4 (Anthony) [PRJ-61682]. Staff recommends APPROVAL.

32. **SUP-62214 - SPECIAL USE PERMIT RELATED TO GPA-62212, ZON-62213 AND VAR-62590 - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 52,563 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE at the northeast corner of Rancho Drive and Lone Mountain Road (APN 125-35-401-003 through -007), C-1 (Limited Commercial) and C-2 (General Commercial) [PROPOSED: C-2 (General Commercial) Zone], Ward 4 (Anthony) [PRJ-61682]. Staff recommends APPROVAL.

33. **SUP-62215 - SPECIAL USE PERMIT RELATED TO GPA-62212, ZON-62213, VAR-62590 AND SUP-62214 - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED AUCTION HOUSE USE WITH A WAIVER TO ALLOW OUTDOOR DISPLAYS, SALES OR STORAGE OF MERCHANDISE at the northeast corner of Rancho Drive and Lone Mountain Road (APN 125-35-401-003 through -007), C-1 (Limited Commercial) and C-2 (General Commercial) [PROPOSED: C-2 (General Commercial) Zone], Ward 4 (Anthony) [PRJ-61682]. Staff recommends APPROVAL.

34. **SDR-62217 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-62212, ZON-62213 , VAR-62590, SUP-62214 AND SUP-62215 - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 52,563 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 15.05 acres at the northeast corner of Rancho Drive and Lone Mountain Road (APN 125-35-401-003 through -007), C-1 (Limited Commercial) and C-2 (General Commercial) [PROPOSED: C-2 (General Commercial) Zone], Ward 4 (Anthony) [PRJ-61682]. Staff recommends APPROVAL.

35. **GPA-62262 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC** - For possible action on a request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.54 acres located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard (APN 163-03-501-006), Ward 1 (Tarkanian) [PRJ-62119]. Staff recommends APPROVAL.

36. **ZON-62263 - REZONING RELATED TO GPA-62262 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC** - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-TH (SINGLE FAMILY ATTACHED) on 2.54 acres located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard (APN 163-03-501-006), Ward 1 (Tarkanian) [PRJ-62119]. Staff recommends APPROVAL.

37. **GPA-62296 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALVERSON J B EMP PFT SHR PL & TRUST AND ALVERSON J BRUCE TRUST** - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.22 acres on the south side of Charleston Boulevard, 160 feet west of Tenaya Way (APN 163-03-101-014), Ward 1 (Tarkanian) [PRJ-62120]. Staff recommends APPROVAL.

38. **ZON-62297 - REZONING RELATED TO GPA-62296 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALVERSON J B EMP PFT SHR PL & TRUST AND ALVERSON J BRUCE TRUST** - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-TH (SINGLE FAMILY ATTACHED) on 2.22 acres on the south side of Charleston Boulevard, 160 feet west of Tenaya Way (APN 163-03-101-014), Ward 1 (Tarkanian) [PRJ-62120]. Staff recommends APPROVAL.

39. **GPA-62387 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SEVENTY ACRES, LLC** - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: H (HIGH DENSITY RESIDENTIAL) on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 138-32-301-005), Ward 2 (Beers) [PRJ-62226]. Staff has NO RECOMMENDATION.

40. **ZON-62392 - REZONING RELATED TO GPA-62387 - PUBLIC HEARING - APPLICANT/OWNER: SEVENTY ACRES, LLC** - For possible action on a request for a Rezoning FROM: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 138-32-301-005), Ward 2 (Beers) [PRJ-62226]. Staff has NO RECOMMENDATION.

41. **SDR-62393 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-62387 AND ZON-62392 - PUBLIC HEARING - APPLICANT/OWNER: SEVENTY ACRES, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 720-UNIT MULTI-FAMILY RESIDENTIAL (CONDOMINIUM) DEVELOPMENT CONSISTING OF FOUR, FOUR-STORY BUILDINGS on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 138-32-301-005), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone [PROPOSED: R-4 (High Density Residential)], Ward 2 (Beers) [PRJ-62226]. Staff has NO RECOMMENDATION.

42. **ZON-62272 - REZONING - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC** - For possible action on a request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: M (INDUSTRIAL) on 1.94 acres at 1500 and 1504 Searles Avenue (APN 139-26-201-004), Ward 5 (Barlow) [PRJ-62133]. Staff recommends DENIAL.

43. **VAR-62274 - VARIANCE RELATED TO ZON-62272 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC** - For possible action on a request for a Variance TO ALLOW SIDE YARD SETBACKS THAT RANGE FROM ZERO FEET TO 44 FEET WHERE 50 FEET IS REQUIRED FOR EXISTING AND PROPOSED BUILDINGS on 1.94 acres at 1500 and 1504 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone [PROPOSED M: (Industrial)], Ward 5 (Barlow) [PRJ-62133]. Staff recommends DENIAL.

44. **SDR-62275- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-62272 AND VAR-62274 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC** - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-48917) FOR A PROPOSED 2,567 SQUARE-FOOT BUILDING WHERE 4,985 SQUARE-FOOT BUILDING USED FOR AUTO REPAIR WAS APPROVED, TWO, ABOVE GROUND 3,000-GALLON GASOLINE STORAGE TANKS AND AN EXISTING 75-SQUARE-FOOT GUARD SHACK on 1.94 acres at 1500 and 1504 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone [PROPOSED: M (Industrial)], Ward 5 (Barlow) [PRJ-62133]. Staff recommends DENIAL.

45. **ZON-62349 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN LAND USE DESIGNATION] TO R-1 (SINGLE FAMILY RESIDENTIAL) on 5.00 acres at the southeast corner of Deer Springs Way and Grand Canyon Drive (APN 125-19-701-001), Ward 6 (Ross) [PRJ-62258]. Staff recommends APPROVAL.

46. **VAR-62351 - VARIANCE RELATED TO ZON-62349 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST** - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON LOT NINE OF A PROPOSED 18-LOT RESIDENTIAL SUBDIVISION on 5.00 acres at the southeast corner of Deer Springs Way and Grand Canyon Drive (APN 125-19-701-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Land Use Designation] [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-62258]. Staff recommends DENIAL.

47. **VAR-62352 - VARIANCE RELATED TO ZON-62349 AND VAR-62351 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST** - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON LOT TEN OF A PROPOSED 18-LOT RESIDENTIAL SUBDIVISION on 5.00 acres at the southeast corner of Deer Springs Way and Grand Canyon Drive (APN 125-19-701-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Land Use Designation] [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-62258]. Staff recommends DENIAL.

48. **WVR-62529 - WAIVER RELATED TO ZON-62349, VAR-62351 AND VAR-62352 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST** - For possible action on a request for a Waiver TO ALLOW A 193-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 5.00 acres at the southeast corner of Deer Springs Way and Grand Canyon Drive (APN 125-19-701-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Land Use Designation] [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-62258]. Staff recommends APPROVAL.

49. **VAC-62354 - VACATION RELATED TO ZON-62349, VAR-62351, VAR-62352 AND WVR-62529 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST** - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements on the southeast corner of Deer Springs Way and Grand Canyon Drive, Ward 6 (Ross) [PRJ-62258]. Staff recommends APPROVAL.

50. **TMP-62355 - TENTATIVE MAP RELATED TO ZON-62349, VAR-62351, VAR-62352, WVR-62529 AND VAC-62354 - CONNOR HILLS 2 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST** - For possible action on a request for a Tentative Map FOR A 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.00 acres at the southeast corner of Deer Springs Way and Grand Canyon Drive (APN 125-19-701-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Land Use Designation] [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-62258]. Staff recommends APPROVAL.

51. **ZON-62343 - REZONING - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 25.00 acres at the southwest corner of Tropical Parkway and Michelli Crest Way (APN 126-25-701-001), Ward 6 (Ross) [PRJ-62280]. Staff recommends APPROVAL.

52. **VAR-62318 - VARIANCE - PUBLIC HEARING - APPLICANT: STARBUCKS COFFEE COMPANY - OWNER: JLSC COMMERCIAL, LLC AND JLSC, LLC** - For possible action on a request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 39 FEET WHERE A MINIMUM OF 60 FEET IS REQUIRED on 0.52 acres at the southwest corner of Sahara Avenue and Rye Street (APNs 162-08-103-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-61919]. Staff recommends APPROVAL.

53. **SDR-62317 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-62318 - PUBLIC HEARING - APPLICANT: STARBUCKS COFFEE COMPANY - OWNER: JLSC COMMERCIAL, LLC AND JLSC, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,750 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW AN EIGHT-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 0.52 acres at the southwest corner of Sahara Avenue and Rye Street (APNs 162-08-103-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-61919]. Staff recommends APPROVAL.

54. **VAR-62337 - VARIANCE - PUBLIC HEARING - APPLICANT: JOHN GEACH AND ZHE LI - OWNER: ROBARTS 1981 TRUST** - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE TWO ADDITIONAL SPACES ARE REQUIRED on 0.21 acres at 4033 West Sahara Avenue (APN 162-07-511-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-62137]. Staff recommends DENIAL.

55. **SUP-62340 - SPECIAL USE PERMIT RELATED TO VAR-62337 - PUBLIC HEARING - APPLICANT: JOHN GEACH AND ZHE LI - OWNER: ROBARTS 1981 TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,032 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 20 FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 4033 West Sahara Avenue (APN 162-07-511-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-62137]. Staff recommends DENIAL.

56. **VAR-62407 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC** - For possible action on a request for a Variance TO ALLOW A 27-FOOT PRIVATE STREET WHERE 47 FEET IS REQUIRED AND TO ALLOW NO AMENITY ZONES AND SIDEWALKS WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 2.49 acres located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APN 139-32-405-027), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-62201]. Staff recommends DENIAL.

57. **WVR-62353 - WAIVER RELATED TO VAR-62407 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC** - For possible action on a request for a Waiver TO ALLOW NO STREETLIGHTS WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 2.49 acres located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APN 139-32-405-027), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-62201]. Staff recommends DENIAL.

58. **VAC-62357 - VACATION RELATED TO VAR-62407 AND WVR-62353 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC** - For possible action on a request for a Petition to Vacate a PUBLIC SEWER EASEMENT generally located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard, Ward 1 (Tarkanian) [PRJ-62201]. Staff recommends APPROVAL.

59. **TMP-62358 - TENTATIVE MAP RELATED TO VAR-62407, WVR-62353 AND VAC-62357 - 805 CAMPBELL - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC** - For possible action on a request for a Tentative Map FOR A FOUR-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.49 acres located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APN 139-32-405-027), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-62201]. Staff recommends DENIAL.

60. **VAR-62414 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA STUPAK** - For possible action on a request for a Variance TO ALLOW A STREET NAME TO VARY ALONG THE SAME ALIGNMENT WHERE SUCH IS NOT ALLOWED on Baltimore Avenue between Las Vegas Boulevard and Fairfield Avenue, Ward 3 (Coffin) [PRJ-62413]. Staff recommends DENIAL.

61. **SNC-62415 - STREET NAME CHANGE RELATED TO VAR-62414 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA STUPAK** - For possible action on a request for a Street Name Change FROM: BALTIMORE AVENUE TO: BOB STUPAK AVENUE between Las Vegas Boulevard and Fairfield Avenue, Ward 3 (Coffin) [PRJ-62413]. Staff recommends DENIAL.

62. **VAR-62260 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HOP, LLC** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SETBACK FROM THE PUBLIC RIGHT-OF-WAY WHERE FIVE FEET IS REQUIRED FOR A PROPOSED FREESTANDING SIGN, TO ALLOW A PRIVATE SIGN TO ENCROACH INTO THE PUBLIC RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED AND TO ALLOW A SINGLE POLE ON THE SIGN WITH 10 INCHES OF GROUND CONTACT WHERE 31 INCHES IS REQUIRED on 0.48 acres on the west side of 3rd Street, 100 feet south of Colorado Avenue (APN 162-03-105-004), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-61912]. Staff recommends DENIAL.

63. **VAR-62279 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHN R. KLAI II AND JONATHAN S. SPARER** - For possible action on a request for a Variance TO ALLOW A 12-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED 4,073 SQUARE-FOOT ADDITION TO THE EXISTING 2,775 SQUARE-FOOT PRINCIPAL DWELLING AND A FIVE-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 436 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [GAZEBO] on 0.67 acres at 1333 Cashman Drive (APN 162-05-202-001), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-61692]. Staff recommends DENIAL.

64. **RQR-62044 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HOMELESS HELPERS** - For possible action on a request for a Required Review of an approved Special Use Permit (SUP-57330) FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW FOUR PARKING SPACES WHERE 18 SPACES ARE REQUIRED FOR A PROPOSED GENERAL PERSONAL SERVICE USE at 200 Foremaster Lane (APN 139-27-504-002), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

65. **SDR-62361 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PROVIEW SERIES 31, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT, INCLUDING 1,422 SQUARE FEET OF COMMERCIAL SPACE AND 48 MULTI-FAMILY RESIDENTIAL UNITS, WITH A WAIVER OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN REQUIREMENTS on 0.25 acres on the east side of 4th Street, approximately 125 feet north of Garces Avenue (APN 139-34-311-137), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-61920]. Staff recommends DENIAL.

66. **ROC-62359 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC.** - For possible action on a request for a Review of Condition of an approved Tentative Map (TMP-59534) TO MODIFY CONDITION #11 TO ALLOW A HALF BULB COMMON LOT TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION generally located on 20.0 acres at the northeast corner of Elkhorn Road and Hualapai Way (APNs 125-18-401-001, 002, 009 and 010), Ward 6 (Ross) [PRJ-62298]. Staff recommends DENIAL.

67. **VAR-62360 - VARIANCE RELATED TO ROC-62359 - PUBLIC HEARING - APPLICANT /OWNER: DR HORTON, INC.** - For possible action on a request for a Variance TO ALLOW A PUBLIC STREET TO TERMINATE WITHOUT A CUL-DE-SAC on 20.0 acres at the northeast corner of Elkhorn Road and Hualapai Way (APNs 125-18-401-001, 002, 009 and 010), Ward 6 (Ross) [PRJ-62298]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

68. **DIR-62805 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request for the Election of the 2016 Planning Commission Officers. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

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

City of Las Vegas Agenda Item No.: **1.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

SUBJECT:
CALL TO ORDER

City of Las Vegas Agenda Item No.: **2.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

City of Las Vegas Agenda Item No.: **3.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

SUBJECT:
ROLL CALL

City of Las Vegas Agenda Item No.: **4.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

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

City of Las Vegas Agenda Item No.: **5.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF DECEMBER 8, 2015.

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **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.

City of Las Vegas Agenda Item No.: **7.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☒ **Consent** ☐ **Discussion**

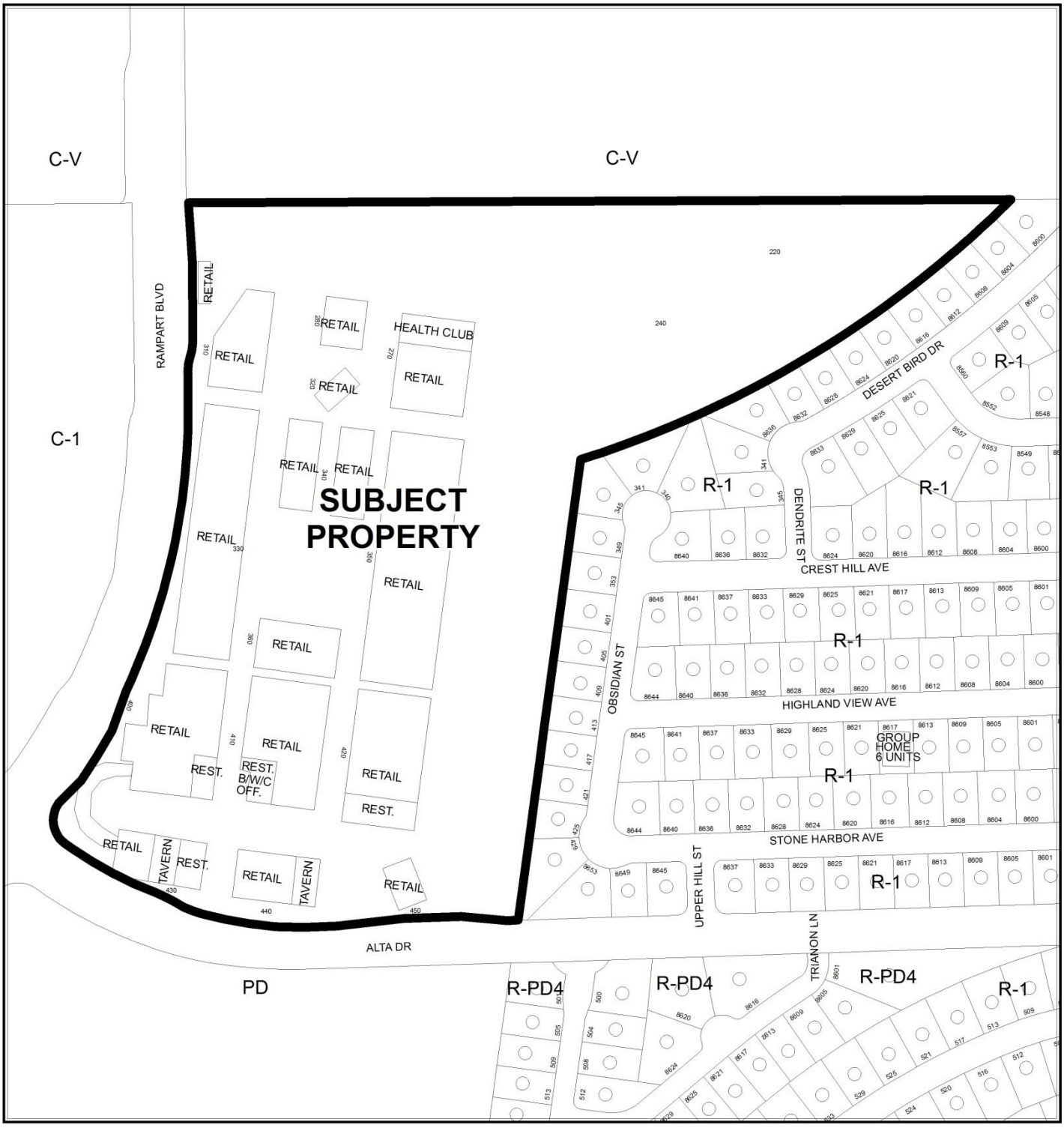
SUBJECT:
EOT-62316 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: GREAT WASH PARK, LLC - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-52089) for a Major Amendment of an approved Site Development Plan Review (SDR-10770) TO REDUCE THE SOUTHEAST SIDE YARD SETBACK FROM 115 FEET TO 65 FEET AND TO REDUCE THE NUMBER OF RESIDENTIAL UNITS FROM 340 TO 300 OF AN EXISTING MIXED-USE DEVELOPMENT on 28.43 acres at 330, 340, 350 and 360 South Rampart Boulevard (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers) [PRJ-62145]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter for SDR-52089 [PRJ-51517]

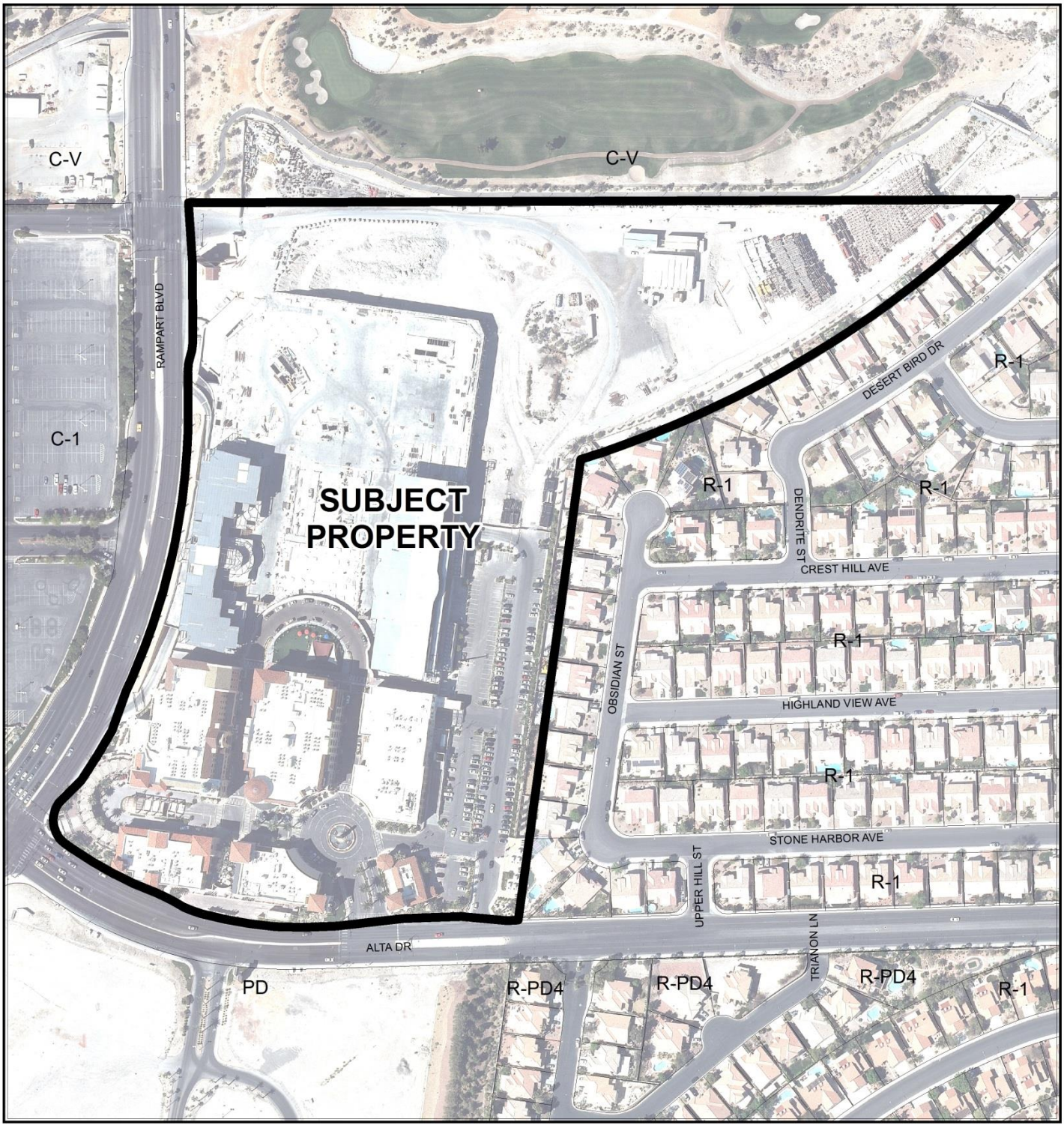


CASE: **EOT-62316 (PRJ-62145)**

0 200 400 Feet

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

N



CASE: **EOT-62316 (PRJ-62145)**

0 200 400 Feet

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GREAT WASH PARK, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
EOT-62316	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

EOT-62316 CONDITIONS

Planning

1. This Site Development Plan Review (SDR-52089) shall expire on January 14, 2018 unless another Extension of Time is approved by the Planning Commission.

2. Conformance to the conditions of approval of Site Development Plan Review (SDR-52089) and all other site related actions as required by the Department of Planning and Department of Public Works

MR

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a two-year Extension of Time of a previously approved Site Development Plan Review (SDR-52089). The subject site is currently a Mixed-Use development that has a number of projects under construction on a 28.43-acre parcel located on the northeast corner of Alta Drive and Rampart Boulevard. This request would allow the applicant additional time to ensure the economic viability of the Valley and demand for mixed use development increases. Staff recommends approval of this request.

ISSUES

- The Planning Commission approved a Site Development Plan Review (SDR-52089) for a Major Amendment to Site Development Plan Review (SDR-10770) to reduce the southeast side yard setback from 115 feet to 65 feet and to reduce the number of residential units from 340 to 300 of an existing Mixed-Use development on January 14, 2014.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
03/02/05	The City Council approved a Rezoning (ZON-5653) from U (Undeveloped) [GC (General Commercial) General Plan Designation] to C-2 (General Commercial) on 30.21 acres at the northeast corner of Rampart Boulevard and Alta Drive. The Planning Commission recommended approval. Staff recommended denial.
04/19/06	The City Council approved a Variance (VAR-10773) to allow 3,955 parking spaces where 4,961 spaces are required for a proposed Mixed Use Development on 28.69 acres at the northeast corner of Rampart Boulevard and Alta Drive. The Planning Commission recommended approval. Staff recommended denial.
	The City Council approved a Site Development Plan Review (SDR-10770) for a 10-story Mixed Use Development consisting of 699,000 net square feet of commercial space and 340 residential units on 28.69 acres at the northeast corner of Rampart Boulevard and Alta Drive. The Planning Commission recommended approval. Staff recommended denial.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/06/07	The City Council approved a Review of Condition (ROC-21668) to modify Condition Number 9 of an approved Site Development Plan Review (SDR-10770) to allow a four-foot landscape buffer along the south property line where eight feet is required adjacent to Building #9 within an approved Mixed Use development on 28.69 acres at the northeast corner of Rampart Boulevard and Alta Drive. Staff recommended approval.
07/12/07	The Planning Commission approved a Tentative Map (TMP-20197) for a one-lot mixed use subdivision on 28.62 acres at the northeast corner of Rampart Boulevard and Alta Drive. Staff recommended approval.
06/29/11	A Final Map (FMP-41668) for a one-lot commercial subdivision on 28.43 acres at the northeast corner of Rampart Boulevard and Alta Drive was recorded.
01/24/13	Planning Staff approved a Minor Amendment of Site Development Plan Review (SDR-47628) for an approved Site Development Plan Review (SDR-10770) for minor revisions to building facades and floor plans on Buildings 5, 11, 15 and 16 of an existing mixed use development on 28.43 acres at 330, 340, 350 and 360 South Rampart Boulevard.
01/14/14	The Planning Commission approved a Major Amendment of Site Development Plan (SDR-52089) to a previously approved Site Development Plan Review (SDR-10770) to reduce the southeast side yard setback from 115 feet to 65 feet and to reduce the number of residential units from 340 to 300 of an existing mixed-use development on 28.43 acres at 330, 340, 350 and 360 South Rampart Boulevard. Staff recommended approval of this request.

Most Recent Change of Ownership	
01/16/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits have been pulled for Buildings 1, 2 or 3, (this project).

Pre-Application Meeting
A neighborhood meeting was not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
12/03/15	A field check was conducted on the subject property, which revealed that the site was under construction.

Details of Application Request	
Site Area	
Net Acres	28.43

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Mixed-Use Development	GC (General Commercial)	C-2 (General Commercial)
North	Commercial Recreation and Amusement (Outdoor)	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Undeveloped [approved Shopping Center and Multi-Family Development]	SC (Service Commercial)	PD (Planned Development)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Hotel/Casino	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails (Pedestrian Path)	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

ANALYSIS

This is the first request for an Extension of Time for Site Development Plan Review (SDR-52089), which was approved by the Planning Commission on 01/14/14. The applicant is requesting additional time for the economy to recover and for demand for mixed-use projects to increase. Approval of the Extension of Time request will allow the project to be constructed per the approved plans in the future. A portion of the subject site is under construction; no building permits have been issued for the buildings associated with SDR-52089. The granting of this request will not cause any undo harm to the City or neighboring developments and will allow the applicant additional time to continue to develop the site. The Planning and Public Works Departments have no objection to this request for a two-year Extension of Time.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED NA

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Great Wash Park LLC

Project Address (Location): ~~302 S Rampart Blvd~~ 200, 220, 240 S RAMPART

Project Name Tivoli Village at Queensridge **Proposed Use** Mixed Use

Assessor's Parcel #(s) 138-32-615-001 **Ward #** _____

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

Commercial Square Footage 699,000 **Floor Area Ratio** .86

Gross Acres 28.43 **Lots/Units** 300 **Density** 11.25

Additional Information _____

PROPERTY OWNER Great Wash Park LLC **Contact** Paul Cline

Address 9525 Hillwood Drive, Ste 100 **Phone:** (702) 997-5679 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89134

E-mail Address pcline@tvqr.com

APPLICANT Great Wash Park LLC **Contact** Paul Cline

Address 9525 Hillwood Drive, Ste 100 **Phone:** (702) 997-5679 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89134

E-mail Address pcline@tvqr.com

REPRESENTATIVE Strategic Solutions **Contact** Terry Murphy

Address 7936 West Sahara Ave. **Phone:** (702) 889-2840 **Fax:** (702) 889-3215

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address tmurphy@strategicsolutionsnv.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 Noam Ziv Matthew R Byrnes

Subscribed and sworn before me

This 23 day of November, 20 15.

Jennifer Knighton

Notary Public in and for said County and State

JENNIFER KNIGHTON
Notary Public, State of Nevada
Appointment No. 14-15063-1
My Appt. Expires Sep 11, 2018

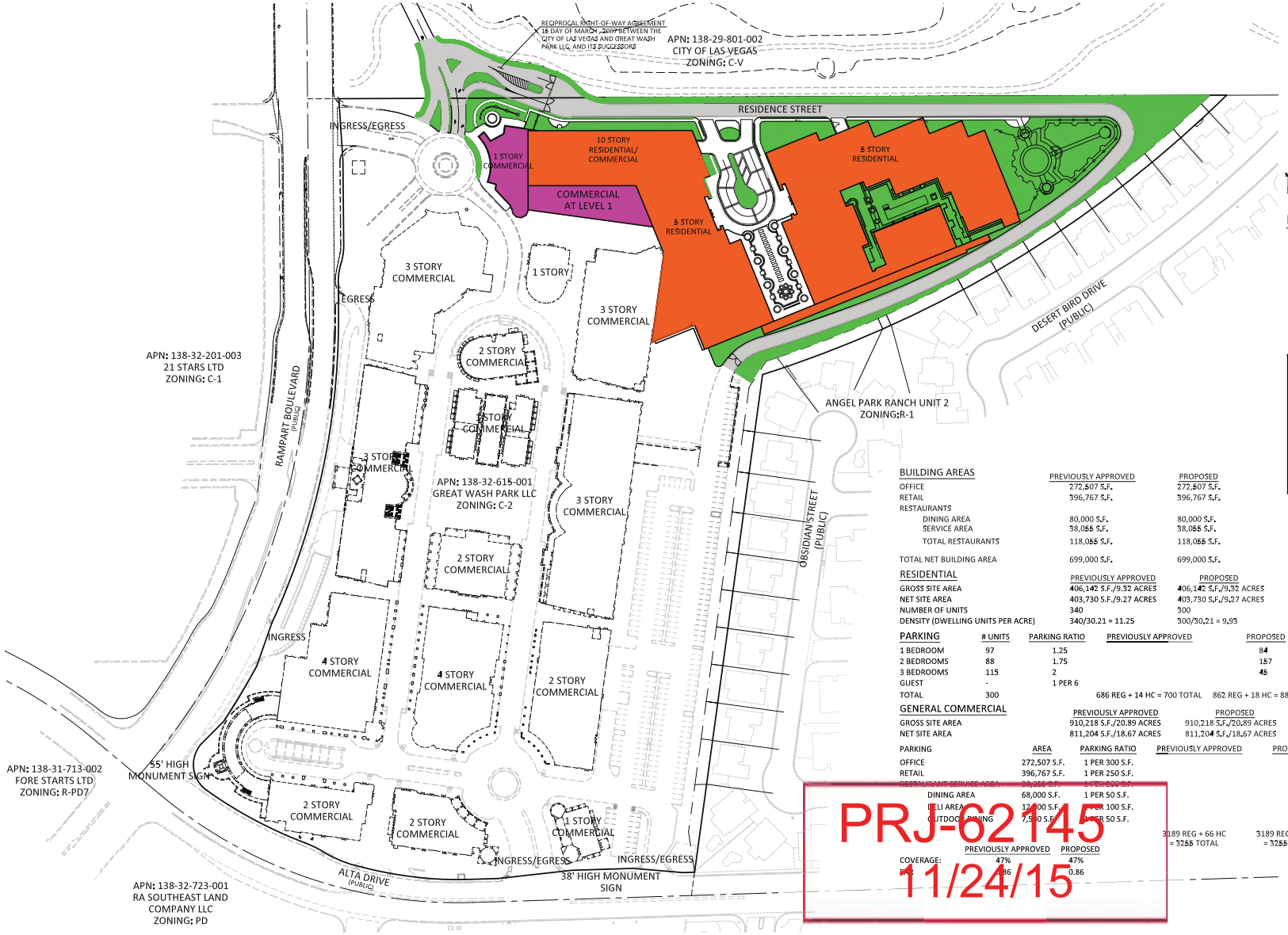
FOR DEPARTMENT USE ONLY

Case #	EOT-62316
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-62145
11/24/15

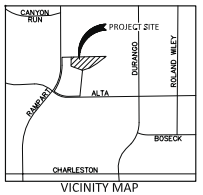
Revised 10/27/08



GRAPHIC SCALE

LEGEND

- LANDSCAPE AREA
- MULTI-FAMILY
- COMERCIAL
- PAVING
- EXISTING



VICINITY MAP

BUILDING AREAS	PREVIOUSLY APPROVED	PROPOSED
OFFICE	272,507 S.F.	272,507 S.F.
RETAIL	396,767 S.F.	396,767 S.F.
RESTAURANTS		
DINING AREA	80,000 S.F.	80,000 S.F.
SERVICE AREA	38,055 S.F.	38,055 S.F.
TOTAL RESTAURANTS	118,055 S.F.	118,055 S.F.
TOTAL NET BUILDING AREA	699,000 S.F.	699,000 S.F.

RESIDENTIAL	PREVIOUSLY APPROVED	PROPOSED
GROSS SITE AREA	406,142 S.F./9.32 ACRES	406,142 S.F./9.32 ACRES
NET SITE AREA	403,730 S.F./9.27 ACRES	403,730 S.F./9.27 ACRES
NUMBER OF UNITS	340	300
DENSITY (DWELLING UNITS PER ACRE)	340/30.21 = 11.25	300/30.21 = 9.93

PARKING	# UNITS	PARKING RATIO	PREVIOUSLY APPROVED	PROPOSED	REQUIRED
1 BEDROOM	97	1.25		84	105
2 BEDROOMS	88	1.75		157	276.5
3 BEDROOMS	115	2		45	90
GUEST	-	1 PER 6			47.83
TOTAL	300		686 REG + 14 HC = 700 TOTAL	862 REG + 18 HC = 880 TOTAL	508 REG + 11 HC = 519 TOTAL

GENERAL COMMERCIAL	PREVIOUSLY APPROVED	PROPOSED
GROSS SITE AREA	910,218 S.F./20.89 ACRES	910,218 S.F./20.89 ACRES
NET SITE AREA	811,204 S.F./18.67 ACRES	811,204 S.F./18.67 ACRES

PARKING	AREA	PARKING RATIO	PREVIOUSLY APPROVED	PROVIDED	REQUIRED
OFFICE	272,507 S.F.	1 PER 300 S.F.			884
RETAIL	396,767 S.F.	1 PER 250 S.F.			1,623
RESTAURANT SERVICE AREA	38,055 S.F.	1 PER 200 S.F.			191
DINING AREA	68,000 S.F.	1 PER 50 S.F.			1,360
DELI AREA	12,000 S.F.	1 PER 100 S.F.			120
OUTDOOR DINING	7,500 S.F.	1 PER 50 S.F.			150
			3189 REG + 66 HC = 3255 TOTAL	3189 REG + 66 HC = 3255 TOTAL	4241 REG + 87 HC = 4328 TOTAL

	PREVIOUSLY APPROVED	PROPOSED
COVERAGE:	47%	47%
FAR	0.86	0.86

PRJ-62145
11/24/15

EOT-62316

KLAI JUBA architects

TIVOLI RESIDENTIAL TOWERS
PRJ-51517
SDR-10770

civil squared engineering
5130 S. DURANGO DR., SUITE 104
LAS VEGAS, NV 89117
PHONE: (702) 248-8000
FAX: (702) 248-8070
www.civilsquared.com

KJA Job Number: 13027

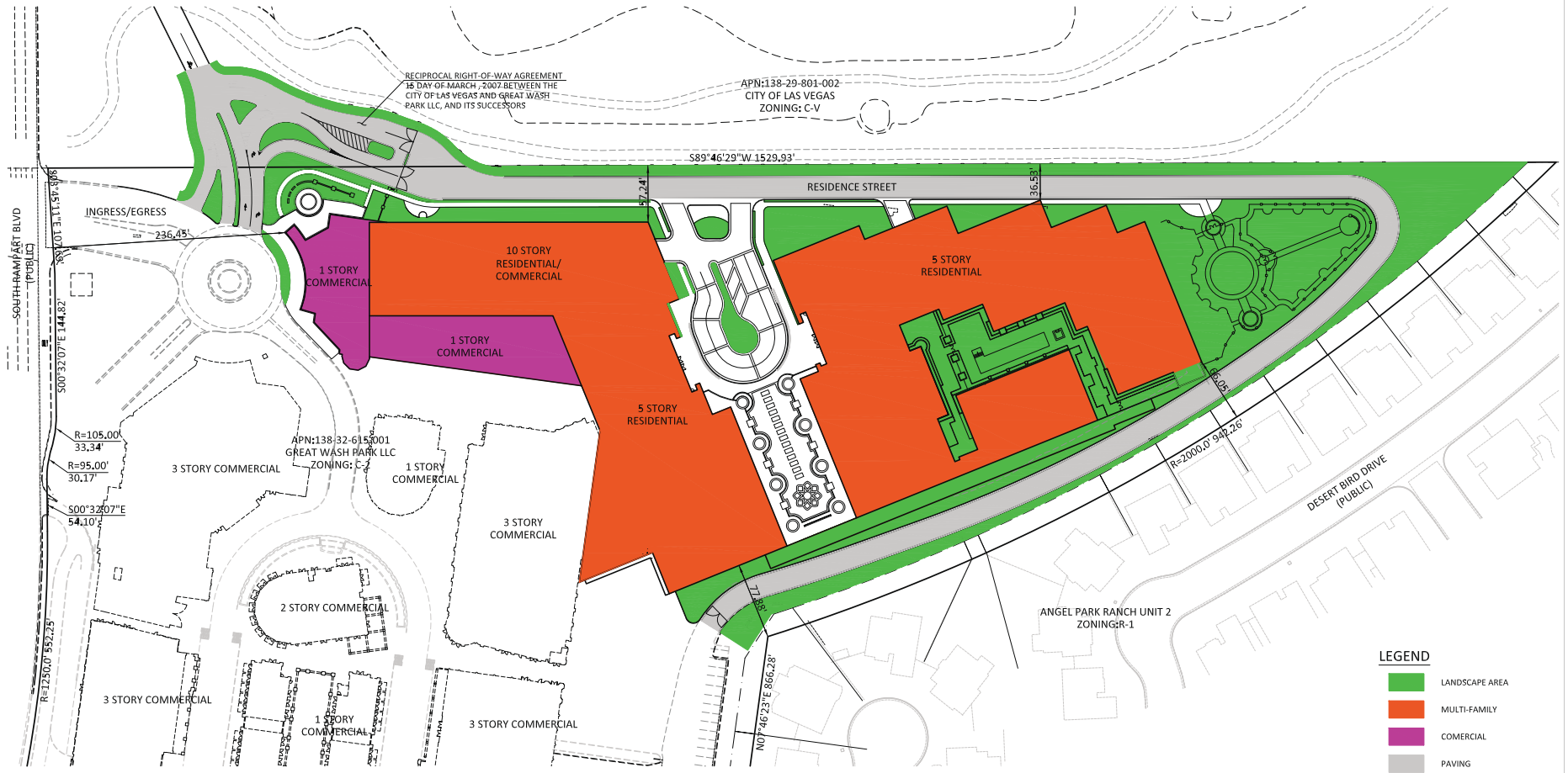
NAC 623.780

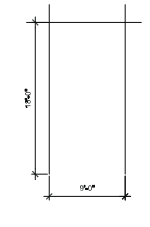
PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai • Darrell L. Juba
John B. Weil
KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

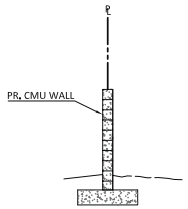
Issue Date: 11-26-2013
Revisions:

SP001

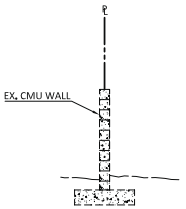




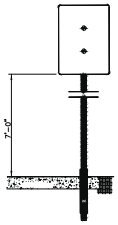
TYPICAL PARKING SPACE
NOT TO SCALE



PROPOSED PERIMETER CMU WALL
NOT TO SCALE



EXISTING PERIMETER CMU WALL
NOT TO SCALE



SIGN HEIGHT DETAIL
NOT TO SCALE

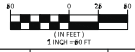
Tivoli Village Residential SDR Comparison

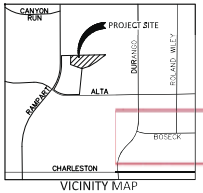
Item	Code Required	SDR-10770 (2006)	Redesigned Project (2013)
Unit Count		340 Approved	300 Proposed
Bedrooms		618	618
Height		Max height: 110' to roof of top floor (10 Stories above grade, 3 stories below grade)	Max height: 110' to roof of top floor (10 stories above grade, 4 stories below grade)
Setbacks			
Front Yard (Rampart)	10	No measurement for Residential	318.31'
Rear Yard (Residential)	20	114.66'	66.05'
Side Yard (Golf Course)	5	38.83'	36.53'
Vertical	1:3 (0.33) FROM PROPERTY LINE	37'-5" @ 114.6' (0.327)	10'-6" @ 66.05' (0.159)
Parking (City of Las Vegas Zoning Code Chapter 19.10)			
Residential		686 REG + 14 HC = 700 TOTAL	862 REG + 18 HC = 880 TOTAL
General Commercial		3189 REG + 66 HC = 3255 TOTAL	3189 REG + 66 HC = 3255 TOTAL

LEGEND

- LANDSCAPE AREA
- MULTI-FAMILY
- COMERCIAL
- PAVING
- EXISTING

GRAPHIC SCALE





VICINITY MAP

KLAI JUBA
architects

TIVOLI RESIDENTIAL TOWERS
PRJ-51517
SDR-10770

civil squared engineering
5130 S. DURANGO DR., SUITE 104
LAS VEGAS, NV 89117
PHONE: (702) 248-8000
FAX: (702) 248-8070
www.civilsquared.com

KJA Job Number: 13027

NAC 623.780

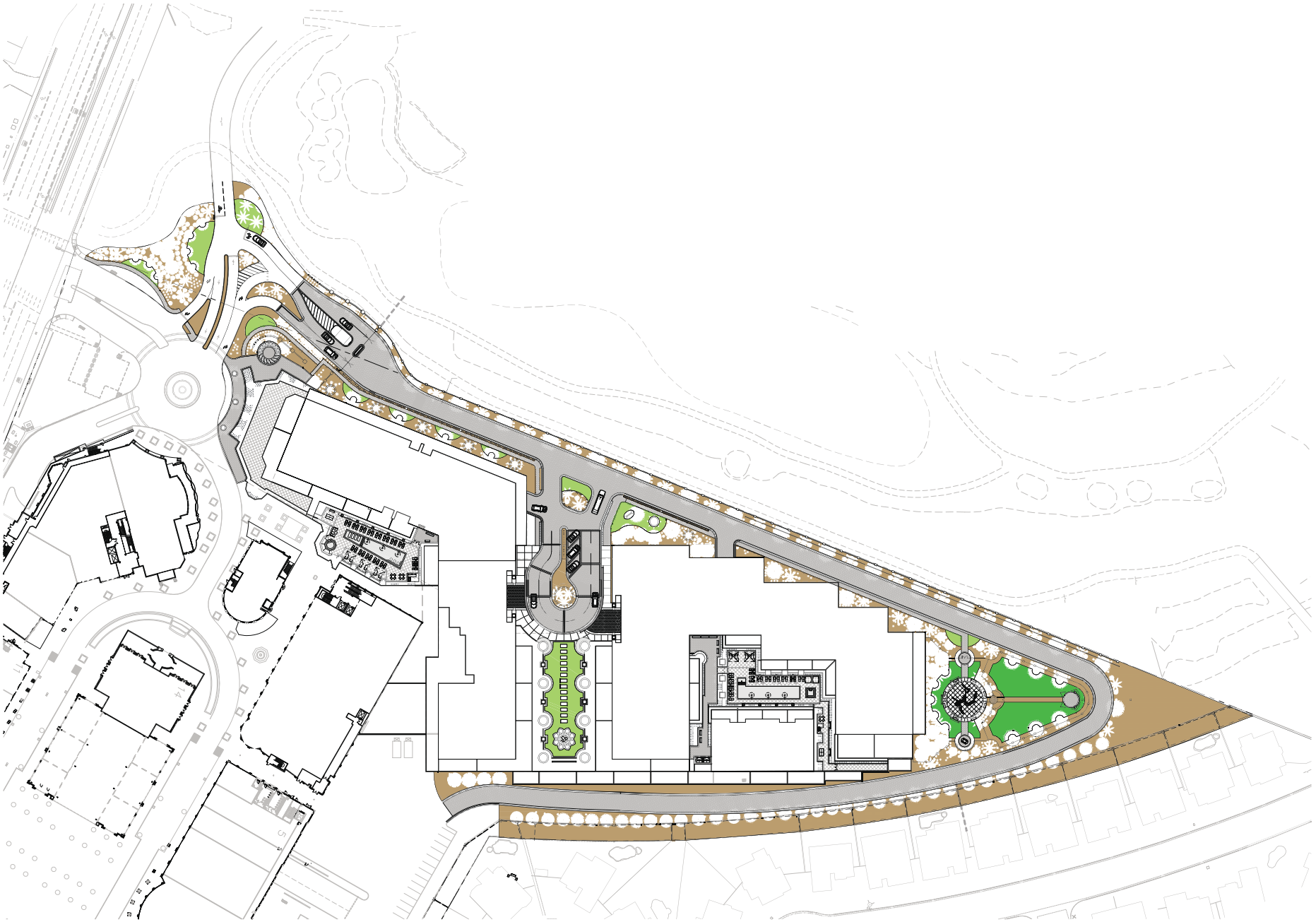
PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai • Daniel J. Juba
John B. Weil
KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revisions:

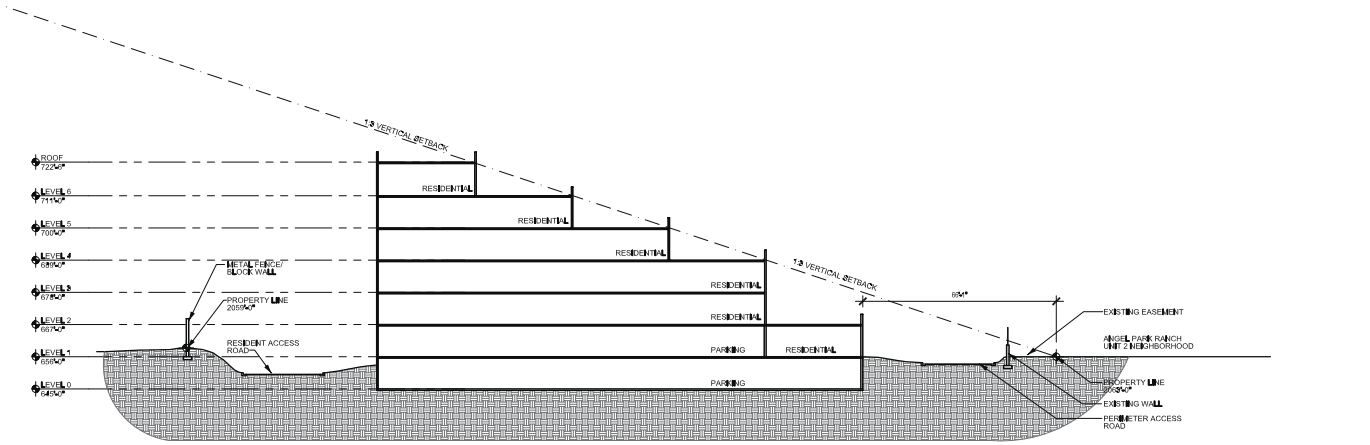
SP002

EOT-62316



EOT-62316

RESIDENTIAL ADJACENCY EXHIBIT



1 BUILDING SECTION
1" = 20'

KLAI JUBA
architects

TIVOLI RESIDENTIAL
TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE KLAI JUBA ARCHITECTS. THEY ARE DEVELOPED FOR THE SPECIFIC PROJECT AND SITE AND ARE NOT TO BE USED FOR ANY OTHER PROJECT OR SITE. THEY ARE NOT FOR CONSTRUCTION OR PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECTS.

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai II • Daniel J. Juba
John B. Weld

KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

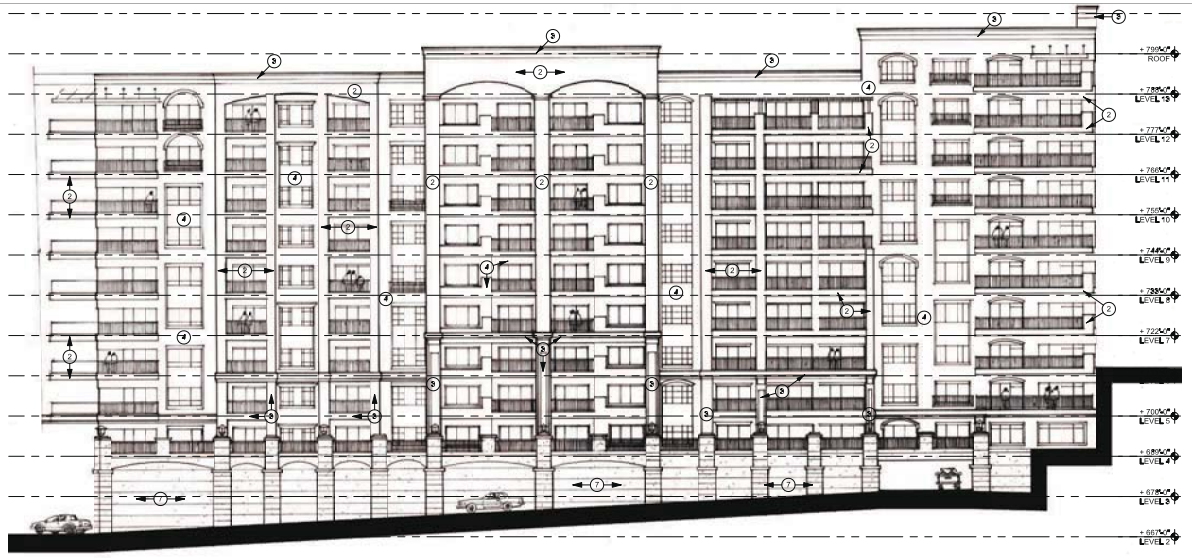
Issue Date: 11-26-2013
Revision:

RESIDENTIAL
ADJACENCY
EXHIBIT

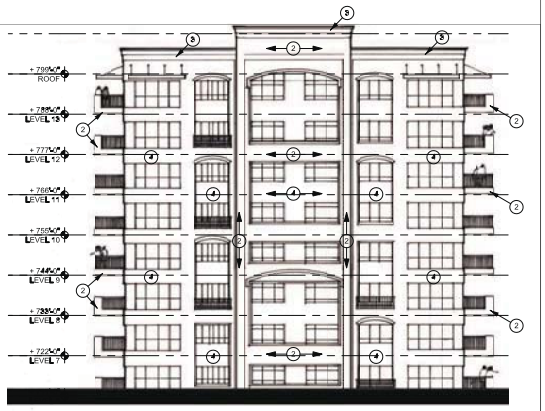
BUILDING
SECTION

CS001

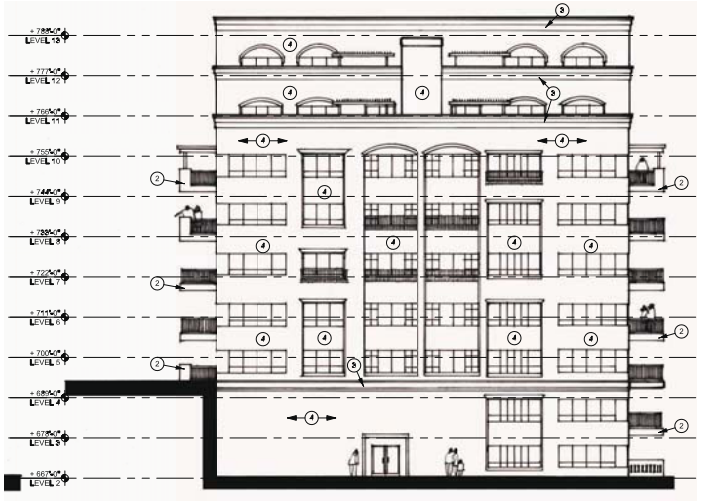
EOT-62316



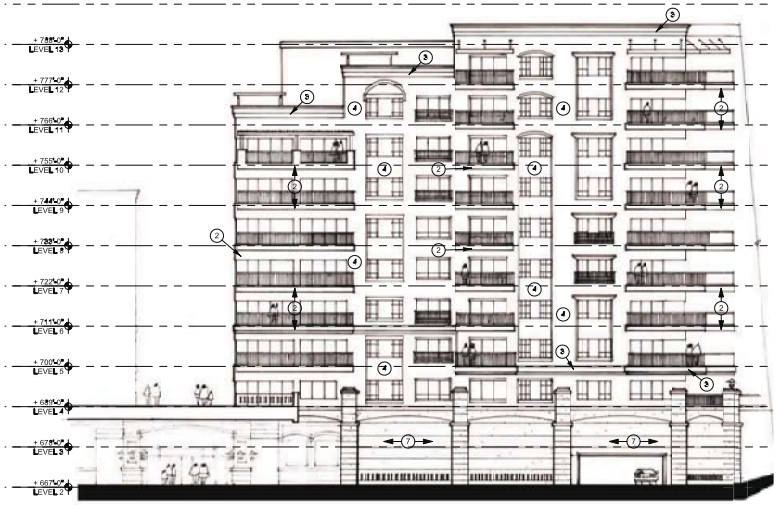
2 NORTH ELEVATION
1/16" = 1'-0"



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



4 SOUTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"

EXTERIOR FINISH LEGEND

NOTE: EXTERIOR FINISHES ARE BASED ON THE PREVIOUSLY APPROVED COLOR AND MATERIAL BOARDS FOR SDR-10770, BLDG. 1

1. MULLIONS: FRAZEE #7784M - NULLABOR SAND
2. PAINTED EIFS: FRAZEE #8364M - OLDE TOWN
3. PAINTED EIFS: FRAZEE #7280W - GOLDEN BLONDE
4. PAINTED EIFS: FRAZEE #7784M - NULLABOR SAND
5. METAL ROOF (NOT USED)
6. LOW E GLASS
7. STONE

KLAI JUBA architects

TIVOLI RESIDENTIAL TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai • David J. Juba
John B. Weil

KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revisions:

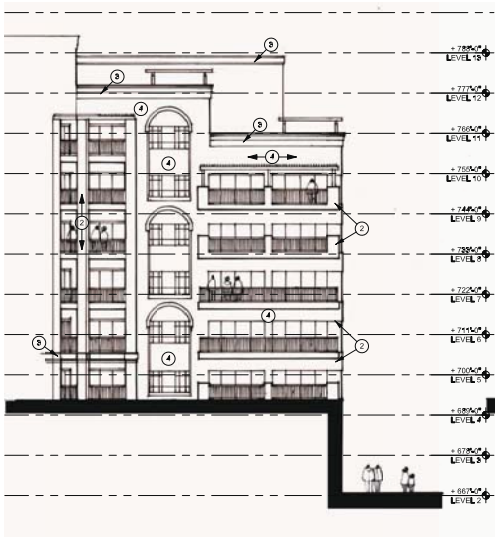
ELEVATIONS

EV001

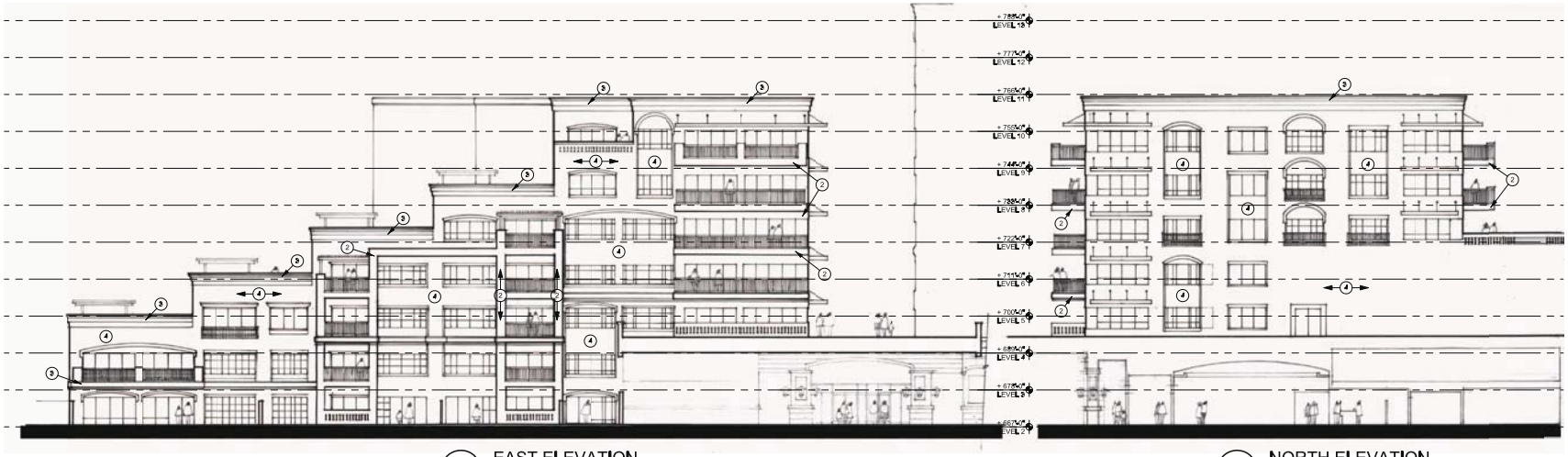
EOT-62316



6 SOUTH ELEVATION
1/16" = 1'-0"



5 WEST ELEVATION
1/16" = 1'-0"



8 EAST ELEVATION
1/16" = 1'-0"

7 NORTH ELEVATION
1/16" = 1'-0"

EXTERIOR FINISH LEGEND
NOTE: EXTERIOR FINISHES ARE BASED ON THE PREVIOUSLY APPROVED COLOR AND MATERIAL BOARDS FOR SDR-10770, BLDG. 1

1. MULLIONS: FRAZEE #7784M - NULLABOR SAND
2. PAINTED EIFS: FRAZEE #8364M - OLDE TOWN
3. PAINTED EIFS: FRAZEE #7280W - GOLDEN BLONDE
4. PAINTED EIFS: FRAZEE #7784M - NULLABOR SAND
5. METAL ROOF (NOT USED)
6. LOW E GLASS
7. STONE

KLAI JUBA
architects

TIVOLI RESIDENTIAL TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai • David J. Juba
John B. Weil

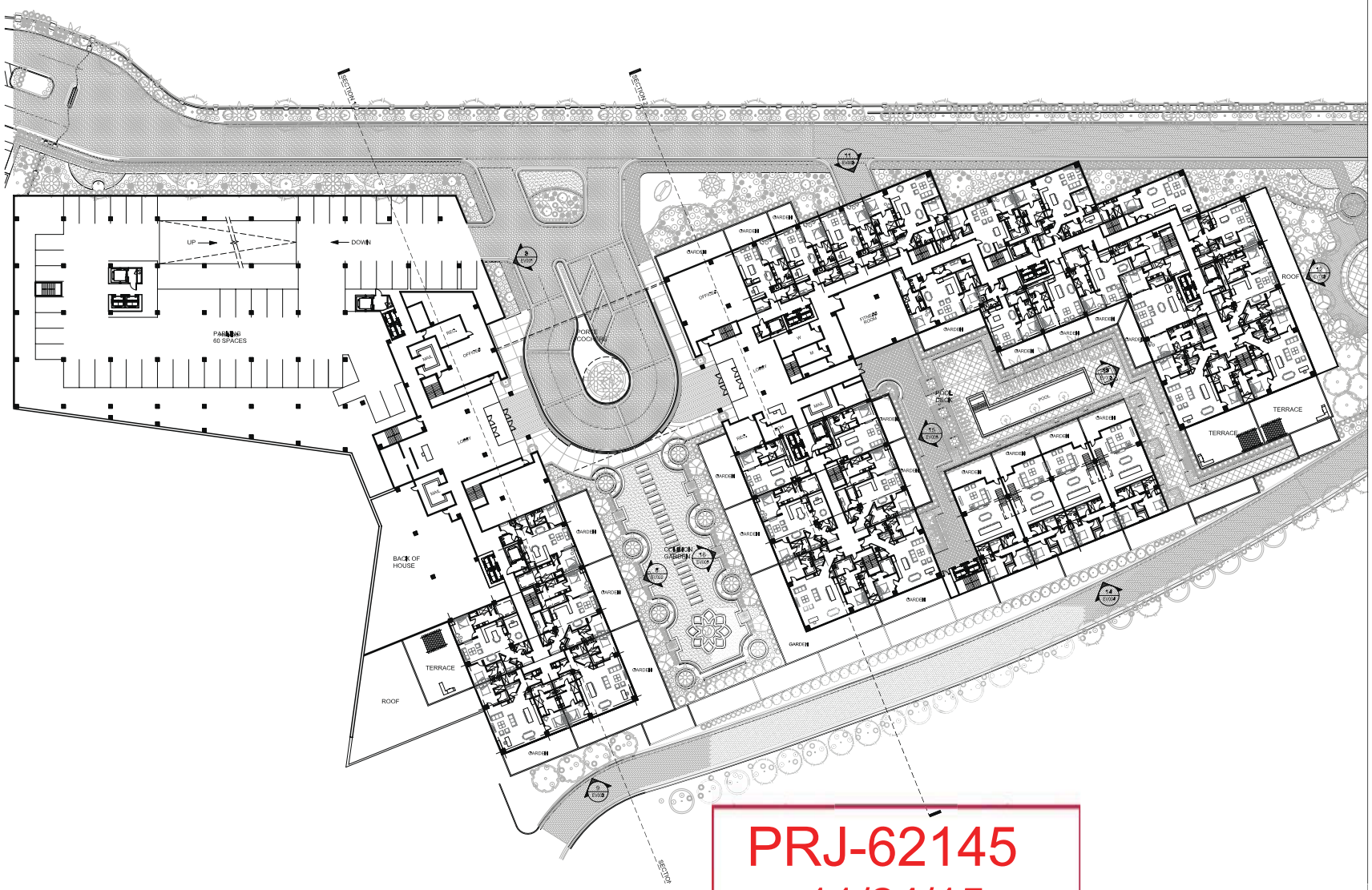
KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revisions:

ELEVATIONS

EV002

EOT-62316



PRJ-62145
11/24/15

1 LEVEL 2 FLOOR PLAN
1" = 30'

LEVEL 2
FLOOR PLAN

FP002

EOT-62316

KLAI JUBA
architects

TIVOLI RESIDENTIAL
TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

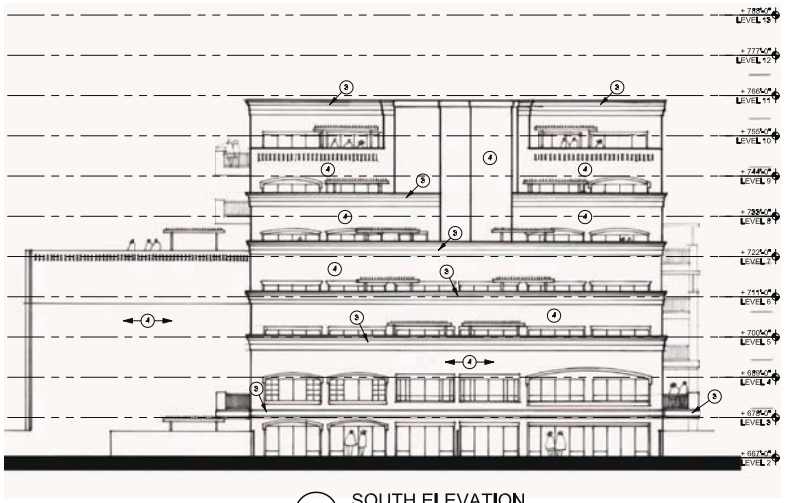
PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai • Daniel A. Juba
John B. Weiss
KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

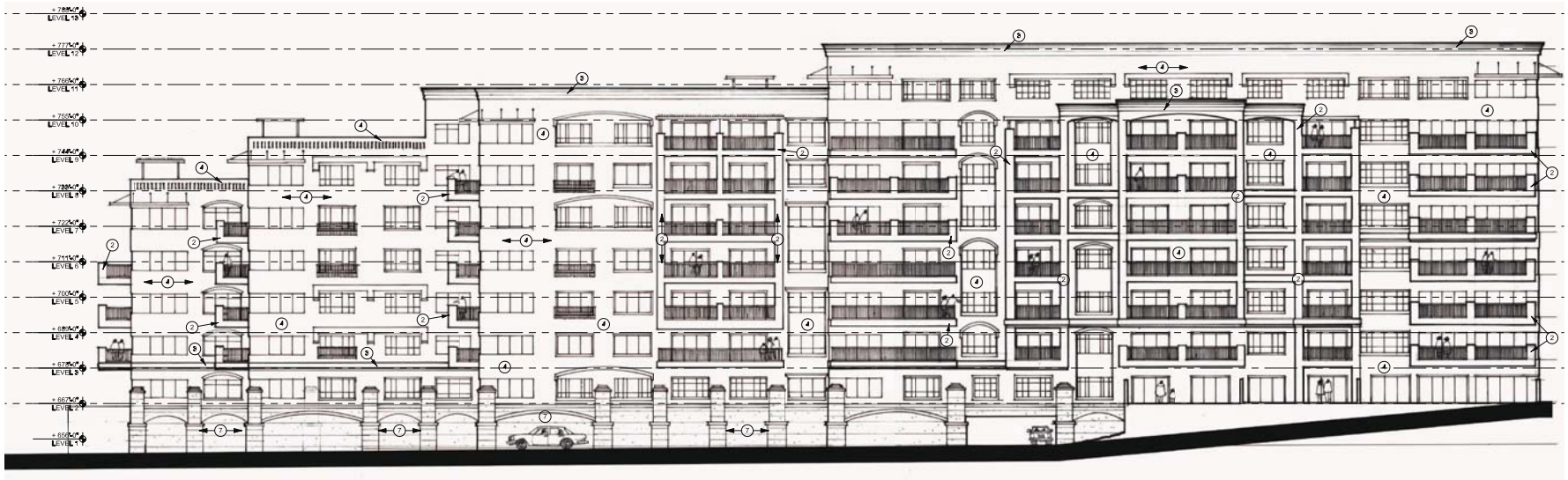
Issue Date: 11-26-2013
Revision:



10 WEST ELEVATION
1/16" = 1'-0"



9 SOUTH ELEVATION
1/16" = 1'-0"



11 NORTH ELEVATION
1/16" = 1'-0"

EXTERIOR FINISH LEGEND
NOTE: EXTERIOR FINISHES ARE BASED ON THE PREVIOUSLY APPROVED COLOR AND MATERIAL BOARDS FOR SDR-10770, BLDG. 1

1. MULLIONS: FRAZEE #7784M - NULLABOR SAND
2. PAINTED EIFS: FRAZEE #5864M - OLDE TOWN
3. PAINTED EIFS: FRAZEE #7280W - GOLDEN BLONDE
4. PAINTED EIFS: FRAZEE #7784M - NULLABOR SAND
5. METAL ROOF (NOT USED)
6. LOW E GLASS
7. STONE

KLAI JUBA architects

TIVOLI RESIDENTIAL TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai • David J. Juba
John B. Weil

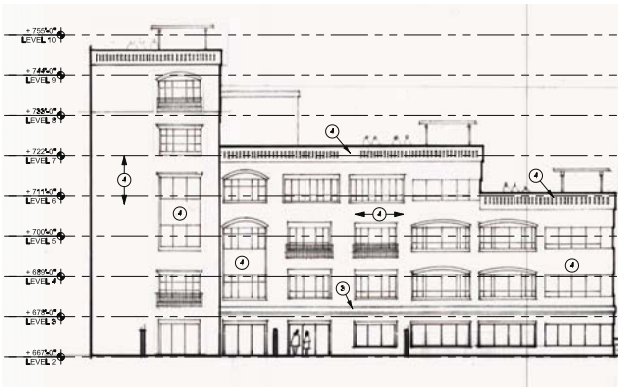
KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revision:

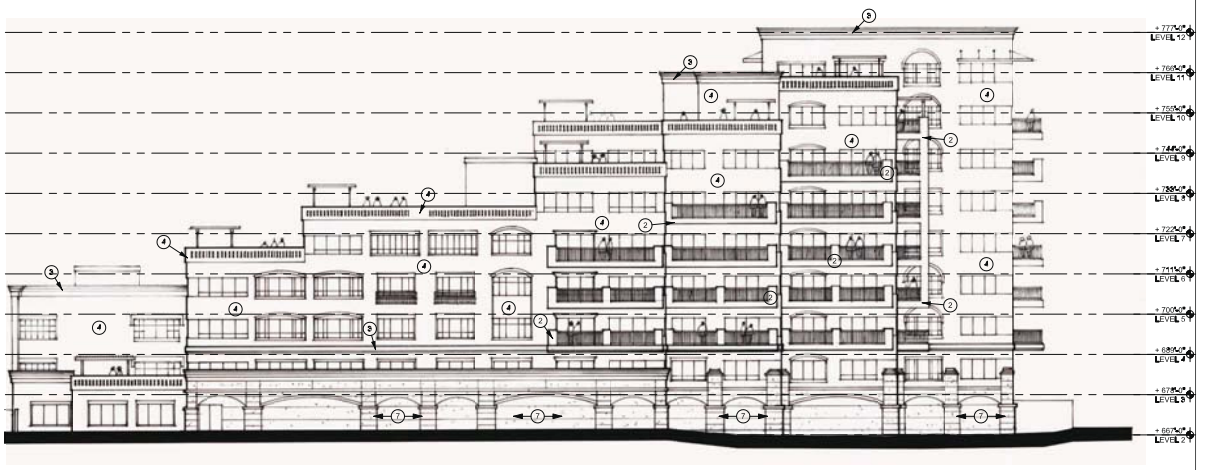
ELEVATIONS

EV003

EOT-62316



13 WEST ELEVATION
1/16" = 1'-0"



12 EAST ELEVATION
1/16" = 1'-0"



14 SOUTH ELEVATION
1/16" = 1'-0"

EXTERIOR FINISH LEGEND
NOTE: EXTERIOR FINISHES ARE BASED ON THE PREVIOUSLY APPROVED COLOR AND MATERIAL BOARDS FOR SDR-10770, BLDG. 1

1. MULLIONS: FRAZEE #7784M - NULLABOR SAND
2. PAINTED EIFS: FRAZEE #8364M - OLDE TOWN
3. PAINTED EIFS: FRAZEE #7280W - GOLDEN BLONDE
4. PAINTED EIFS: FRAZEE #7784M - NULLABOR SAND
5. METAL ROOF (NOT USED)
6. LOW E GLASS
7. STONE

KLAI JUBA architects

TIVOLI RESIDENTIAL TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGN PROFESSIONAL OWNER OF THE DESIGN AND SPECIFICATIONS AND ARE NOT TO BE USED FOR THE CLIENT ANY OF THE DESIGN PROFESSIONAL OWNER OR OTHER PROJECTS. THE DESIGN PROFESSIONAL OWNER HAS NOT FOR CONSTRUCTION OR UTILIZED ONLY FOR THE ORIGINAL PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECTS.

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai III • Daniel J. Juba
John B. Weld

KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revision:

ELEVATIONS

EV004

EOT-62316



15 EAST ELEVATION
1/16" = 1'-0"



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

EXTERIOR FINISH LEGEND
NOTE: EXTERIOR FINISHES ARE BASED ON THE PREVIOUSLY APPROVED COLOR AND MATERIAL BOARDS FOR SDR-10770, BLDG. 1

1. MULLIONS: FRAZEE #7784M - NULLABOR SAND
2. PAINTED EIFS: FRAZEE #5864M - OLDE TOWN
3. PAINTED EIFS: FRAZEE #7280W - GOLDEN BLONDE
4. PAINTED EIFS: FRAZEE #7784M - NULLABOR SAND
5. METAL ROOF (NOT USED)
6. LOW E GLASS
7. STONE

KLAI JUBA
architects

TIVOLI RESIDENTIAL
TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai • David J. Juba
John S. Weiss

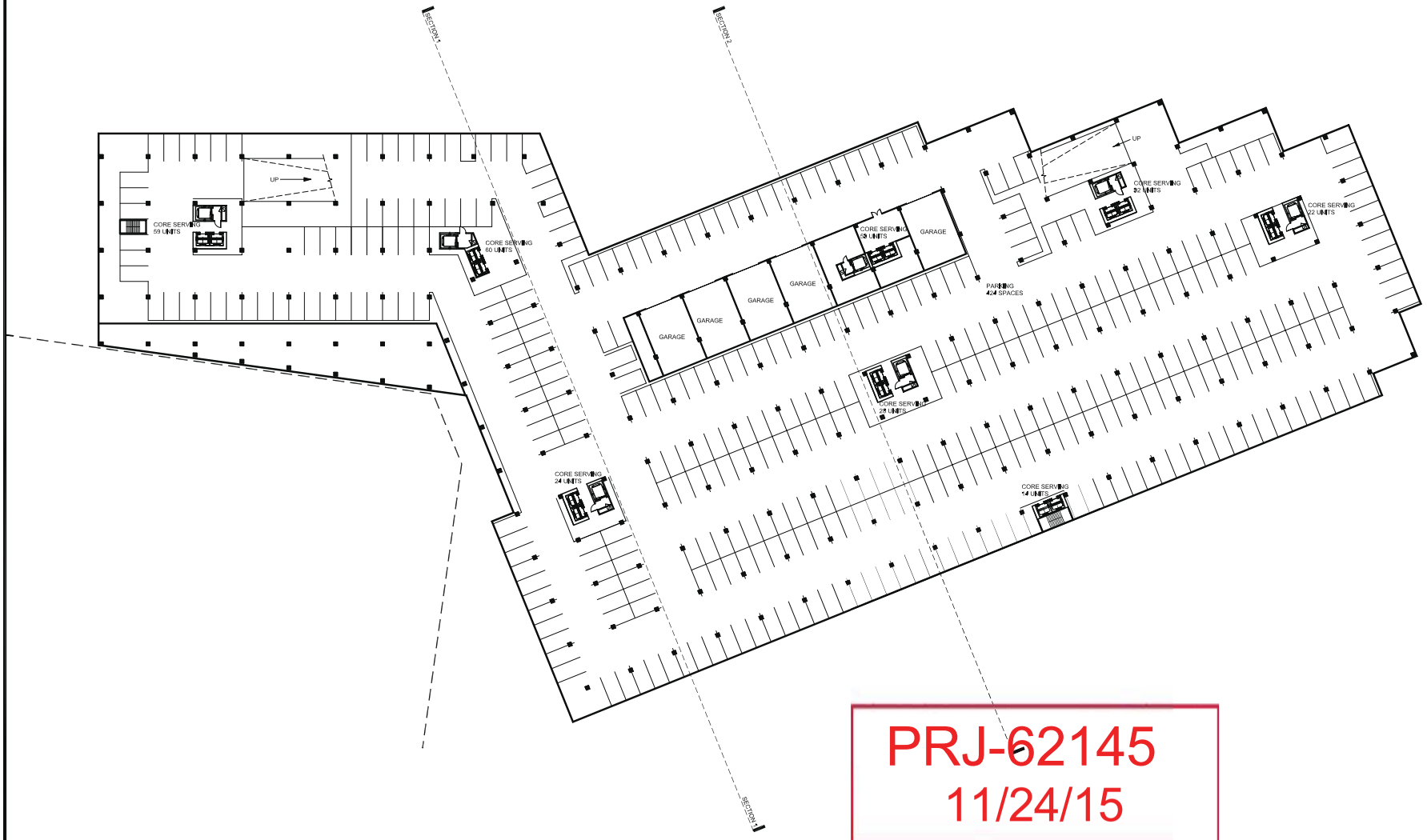
KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revisions:

ELEVATIONS

EV005

EOT-62316



PRJ-62145
11/24/15

1 LEVEL 0 FLOOR PLAN
1" = 30'

KLAI JUBA
architects

TIVOLI RESIDENTIAL TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai • Daniel J. Juba
John B. Weiss
KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revision:

LEVEL 0
FLOOR PLAN

FP000

EOT-62316



1 LEVEL 1 FLOOR PLAN
1" = 20'

KLAI JUBA
architects

TIVOLI RESIDENTIAL
TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai • Daniel A. Juba
John B. Weiss

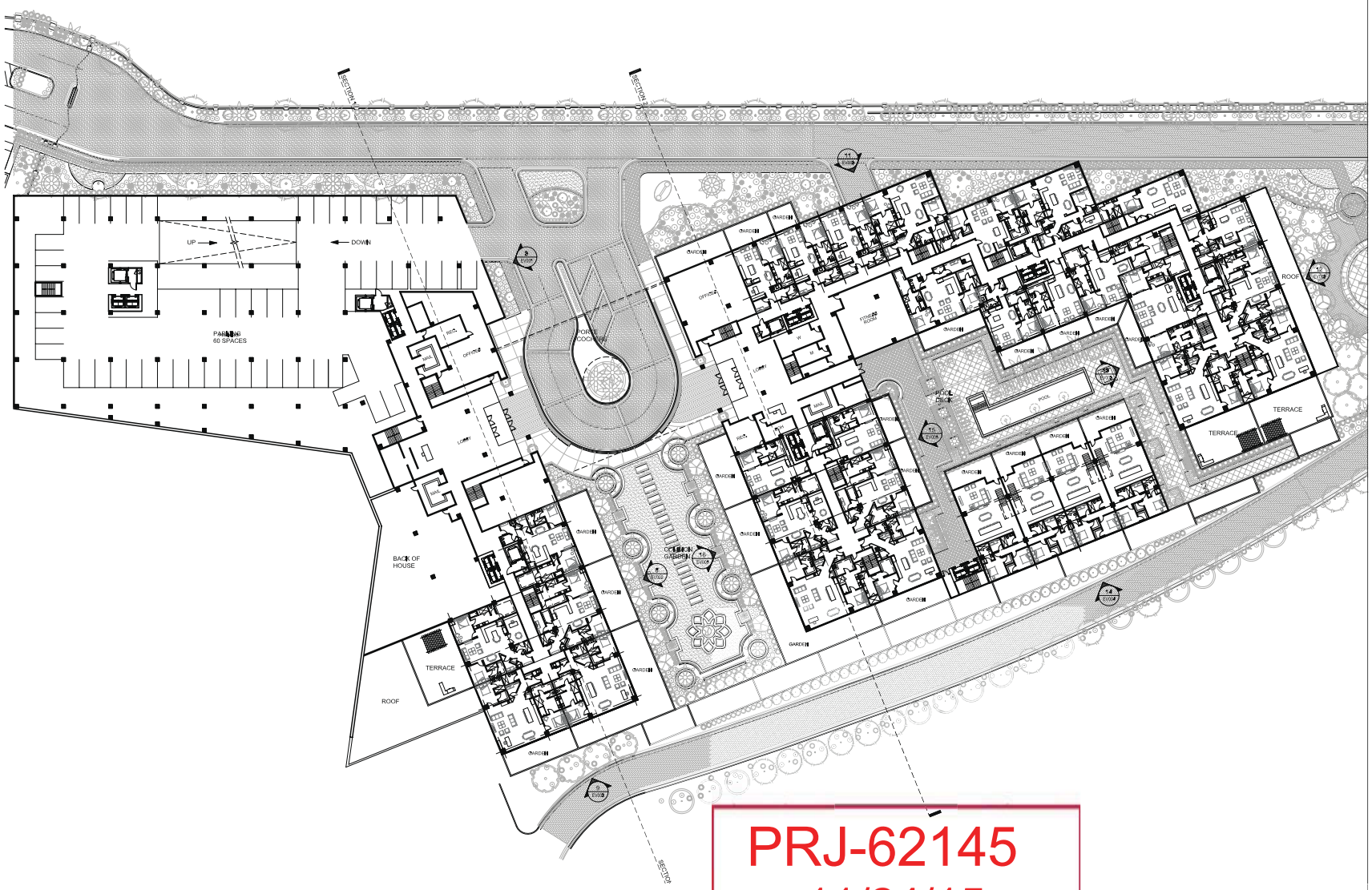
KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revision:

LEVEL 1
FLOOR PLAN

FP001

EOT-62316



PRJ-62145
11/24/15

1 LEVEL 2 FLOOR PLAN
1" = 30'

KLAI JUBA
architects

TIVOLI RESIDENTIAL
TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai • David A. Juba
John B. Weiss

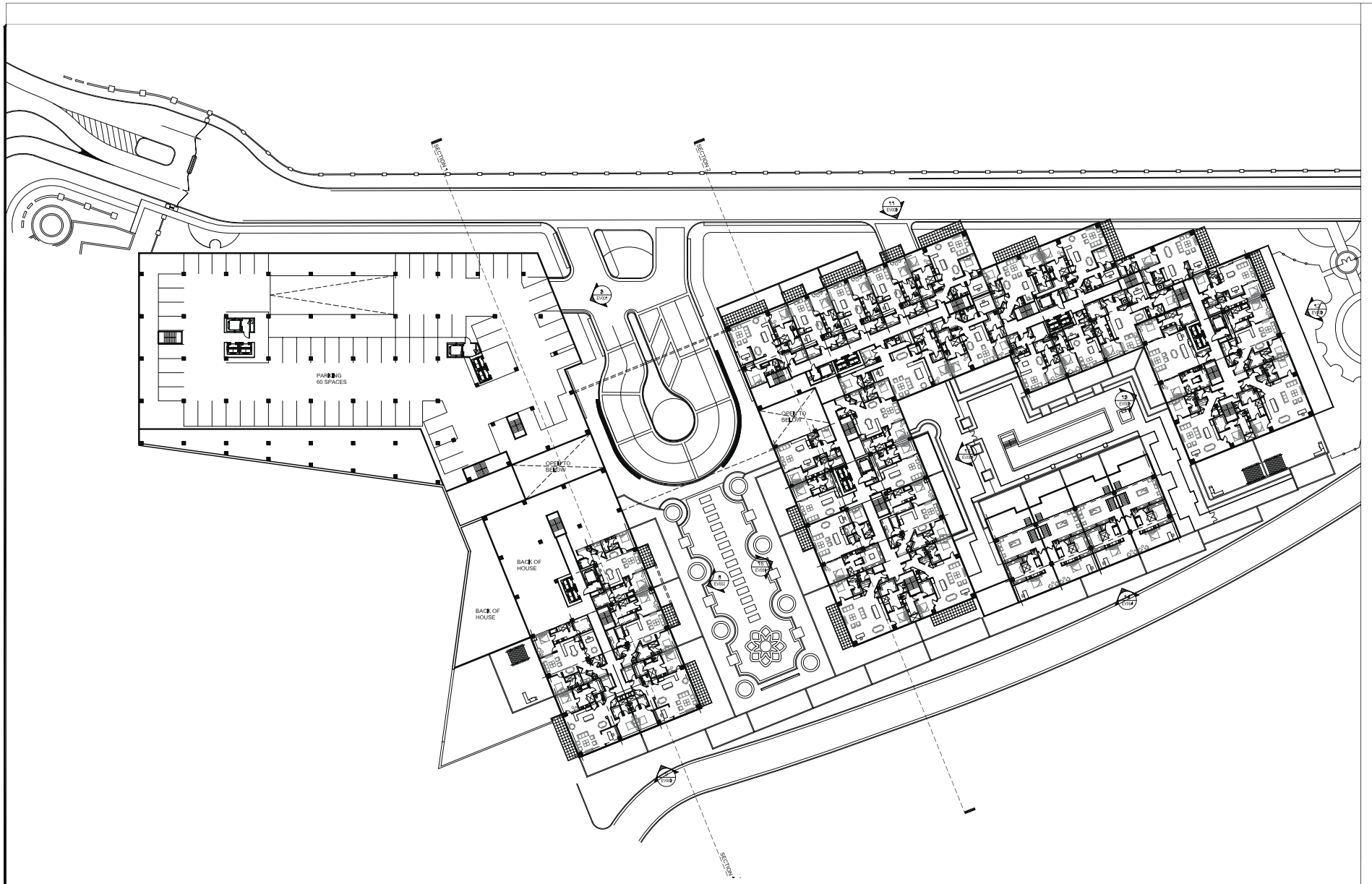
KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revision:

LEVEL 2
FLOOR PLAN

FP002

EOT-62316



1 LEVEL 3 FLOOR PLAN
1" = 30'

KLAI JUBA
architects

TIVOLI RESIDENTIAL TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

DRAWINGS AND SPECIFICATIONS ARE HEREIN THE PROPERTY OF THE CONSULTANT AND SHALL NOT BE USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT. THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai III • Daniel J. Juba
John S. Weld

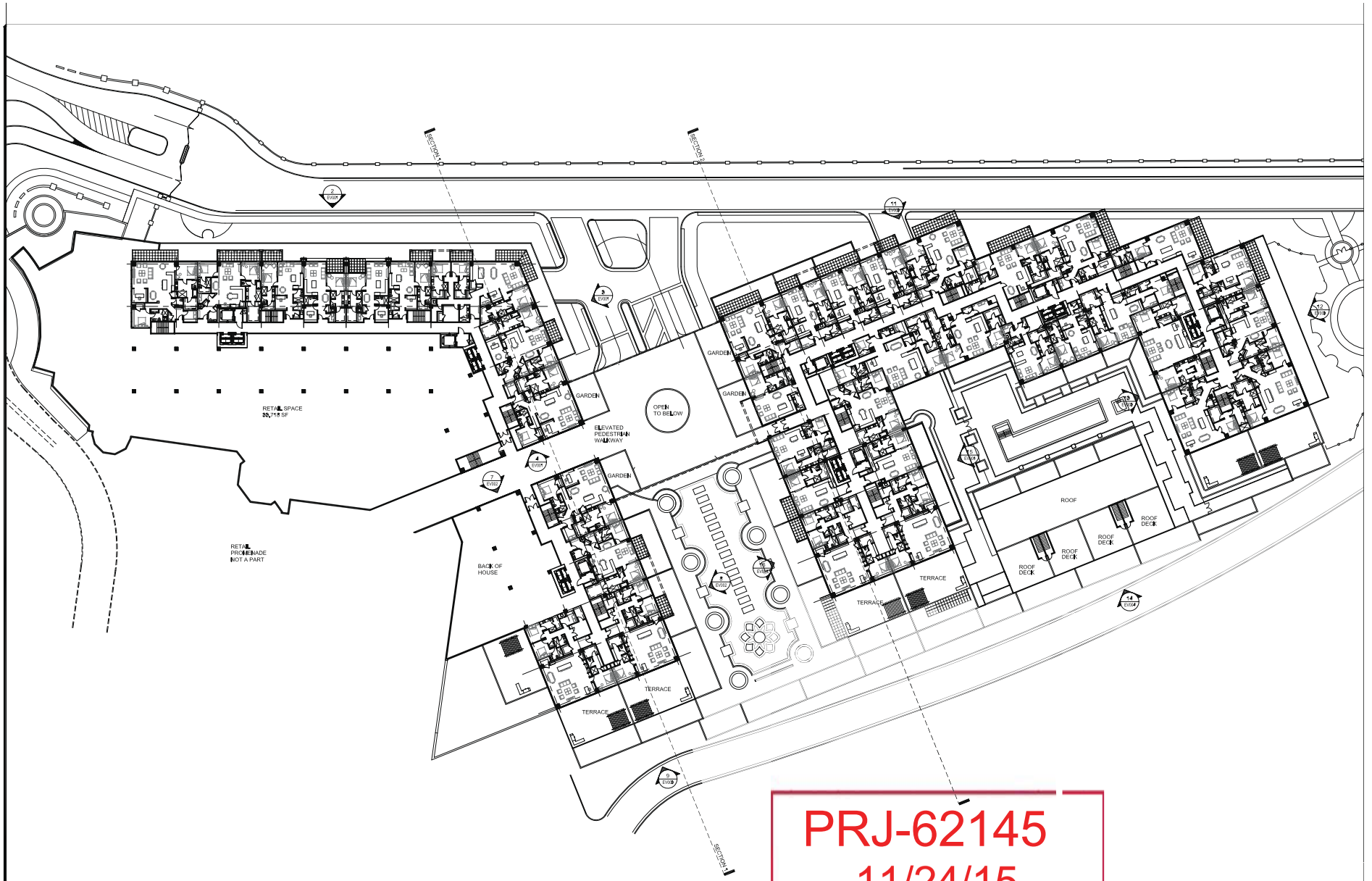
KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revision:

LEVEL 3
FLOOR PLAN

FP003

EOT-62316



PRJ-62145
11/24/15

1 LEVEL 4 FLOOR PLAN
1" = 30'

KLAI JUBA
architects

TIVOLI RESIDENTIAL TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai • Daniel J. Juba
John B. Weiss

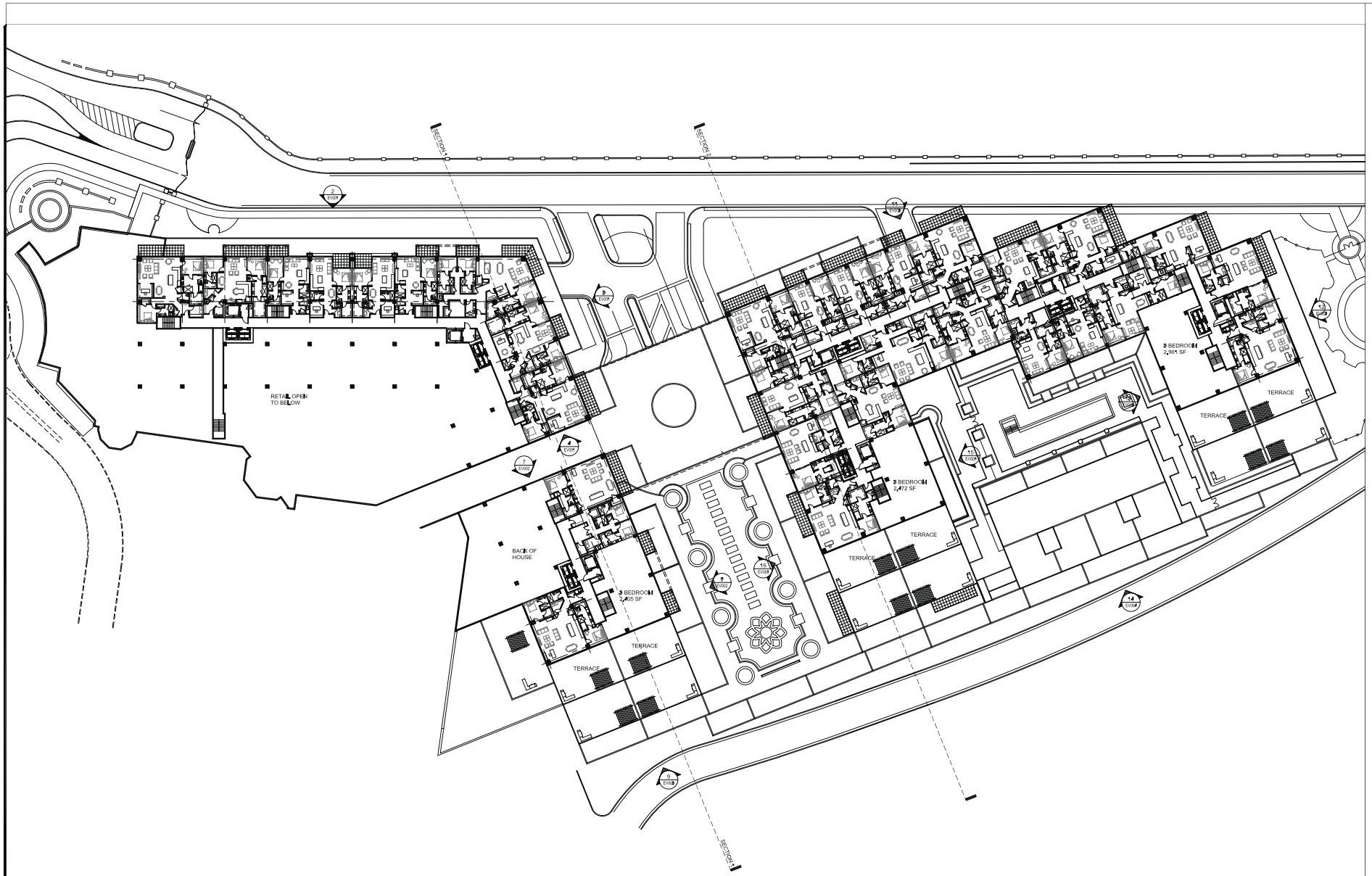
KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revisions:

LEVEL 4
FLOOR PLAN

FP004

EOT-62316



1 LEVEL 4 FLOOR PLAN
1" = 20'

LEVEL 5 FLOOR PLAN

KLAI JUBA architects

TIVOLI RESIDENTIAL TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

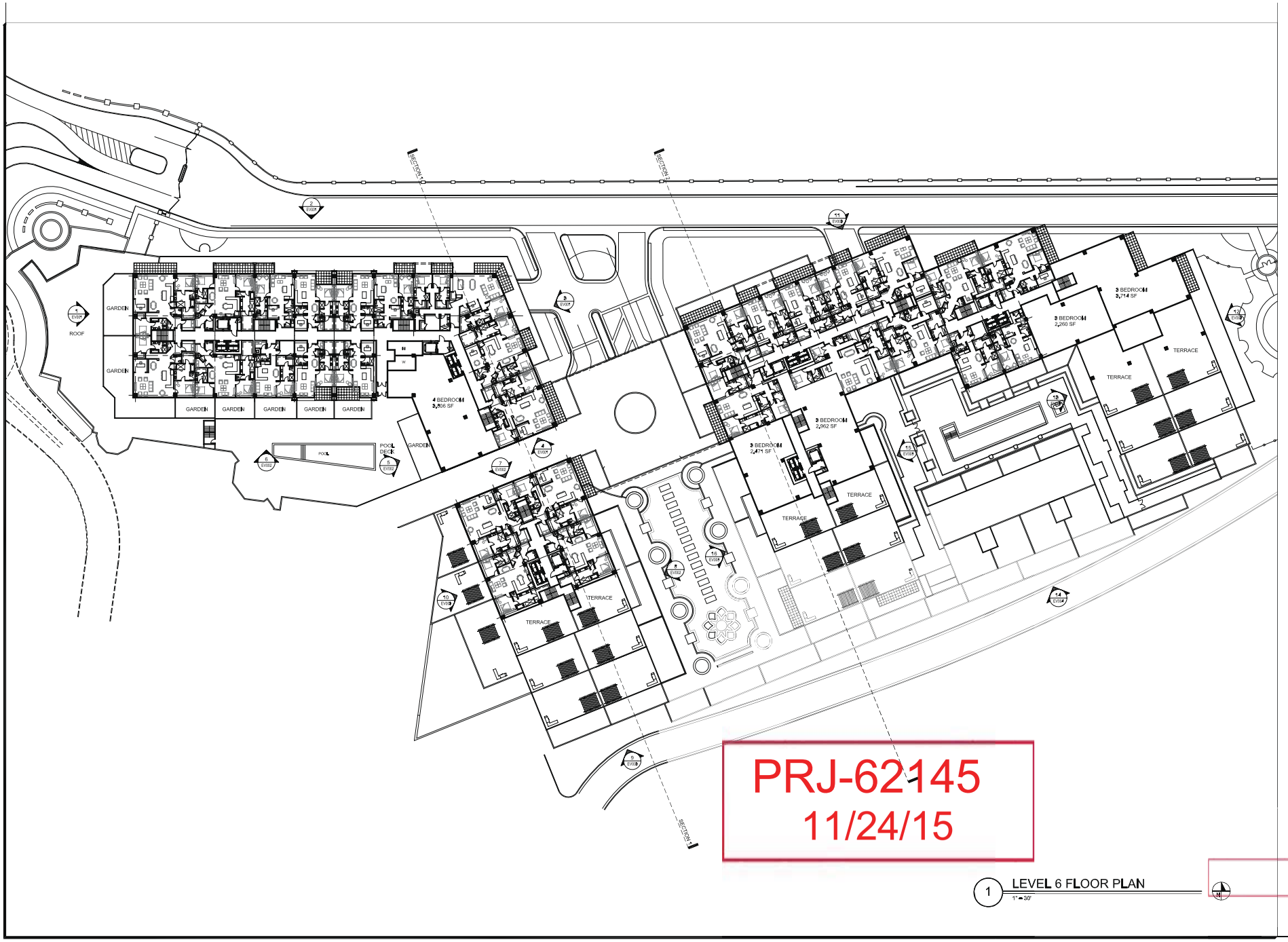
John R. Klai • Daniel J. Juba
John B. Weil

KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revision:

FP005

EOT-62316



PRJ-62145
11/24/15

1 LEVEL 6 FLOOR PLAN
1" = 30'

KLAI JUBA
architects

TIVOLI RESIDENTIAL TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

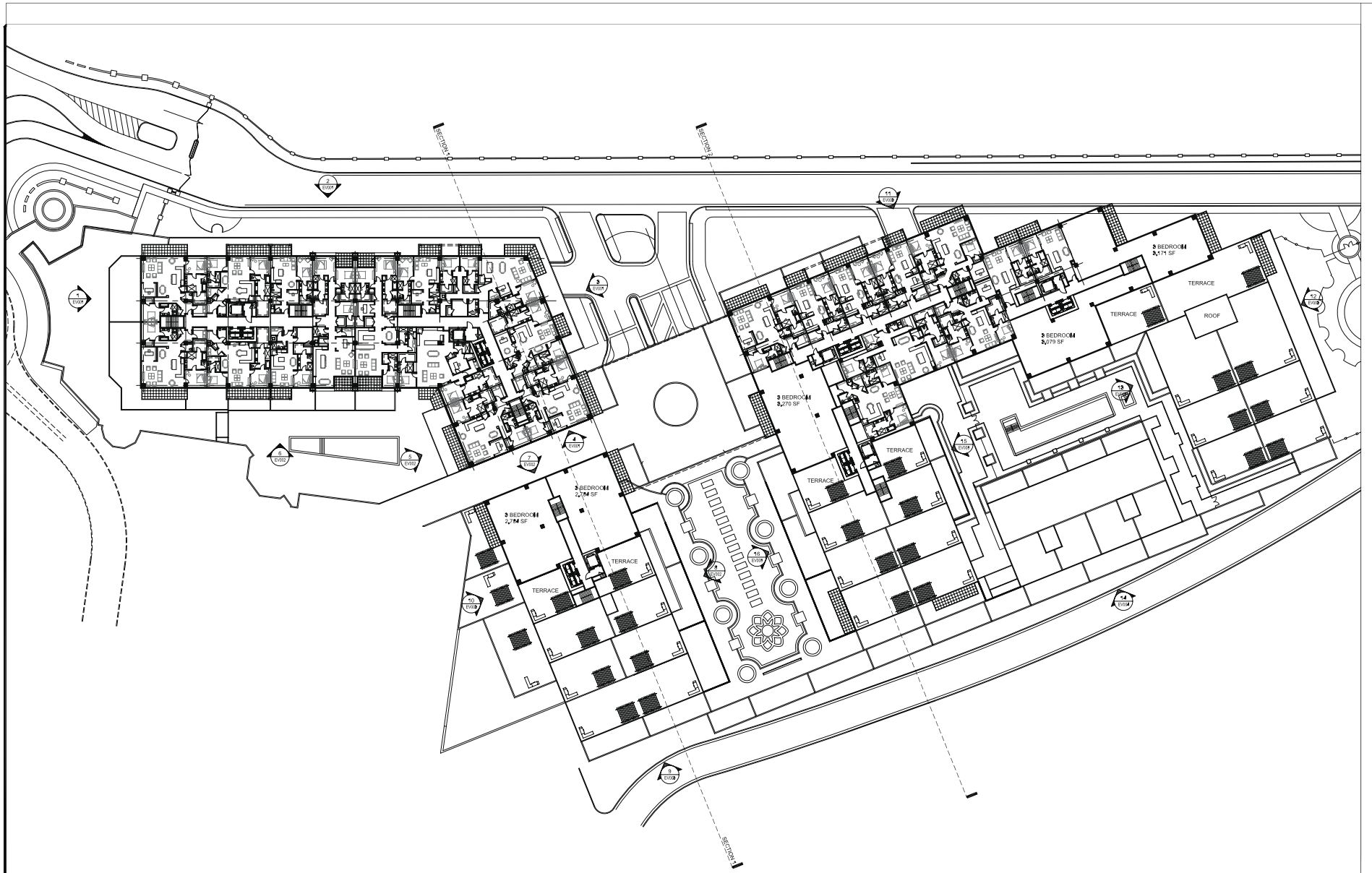
John R. Klai • David J. Juba
John B. Weiss
KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revisions:

LEVEL 6
FLOOR PLAN

FP006

EOT-62316



1 LEVEL 7 FLOOR PLAN
1" = 20'

KLAI JUBA
architects

TIVOLI RESIDENTIAL TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

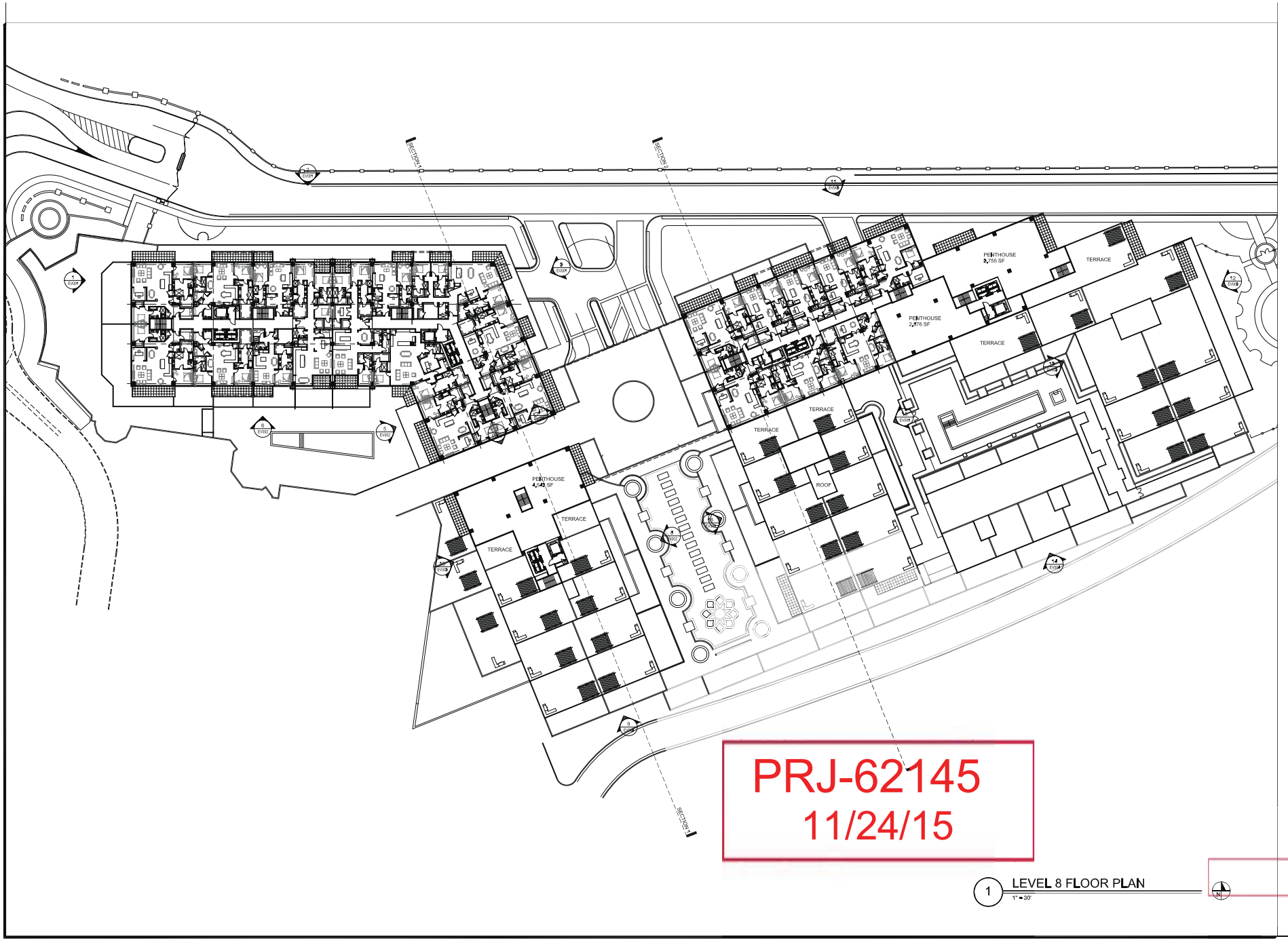
John R. Klai • David A. Juba
John B. Weiss
KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revision:

LEVEL 7
FLOOR PLAN

FP007

EOT-62316



PRJ-62145
11/24/15

1 LEVEL 8 FLOOR PLAN
1" = 30'

KLAI JUBA
architects

TIVOLI RESIDENTIAL TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai • David J. Juba
John B. Weil

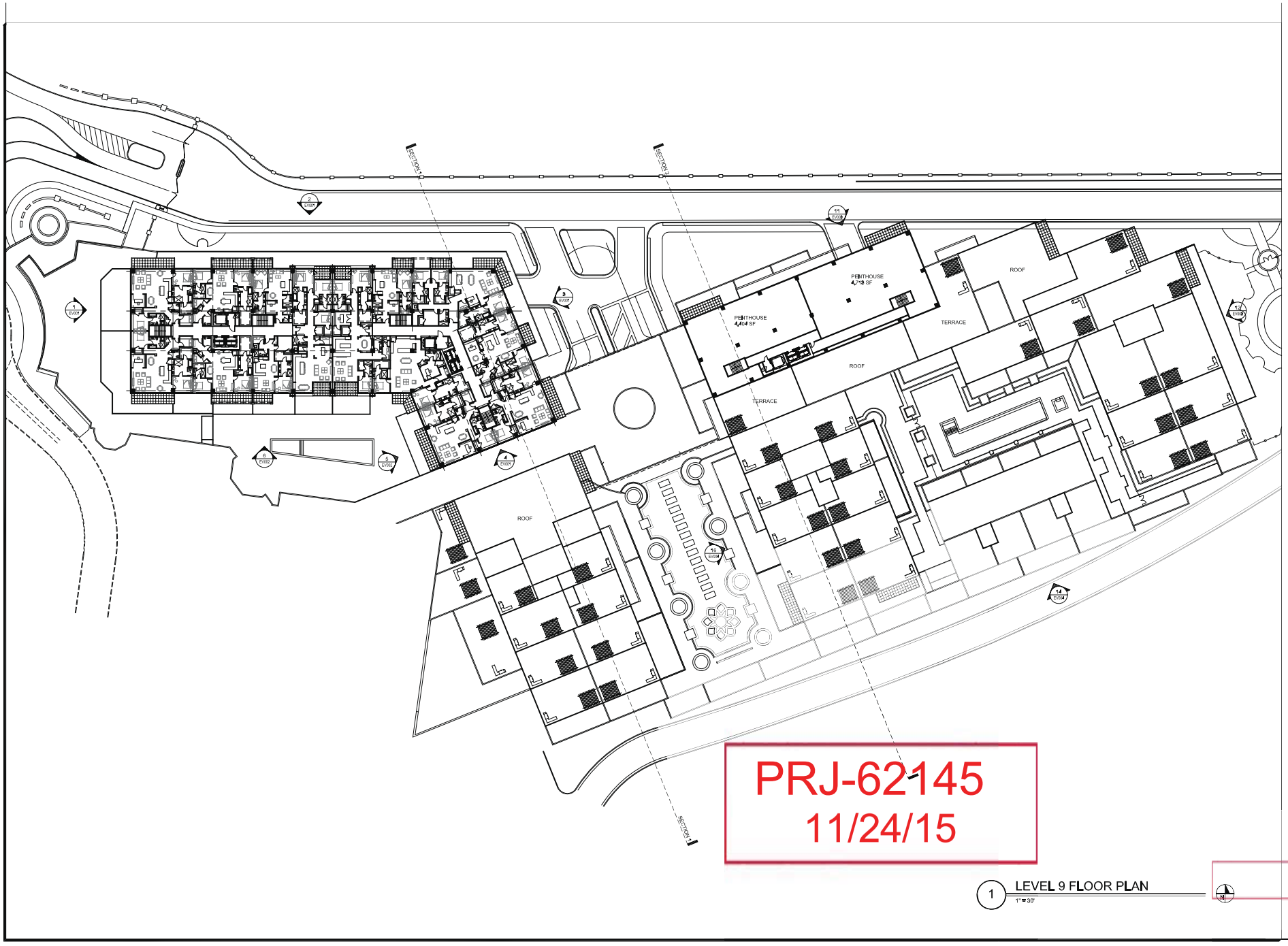
KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revisions:

LEVEL 8
FLOOR PLAN

FP008

EOT-62316



PRJ-62145
11/24/15

1 LEVEL 9 FLOOR PLAN
1" = 30'

KLAI JUBA
architects

TIVOLI RESIDENTIAL
TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai • David J. Juba
John B. Weil

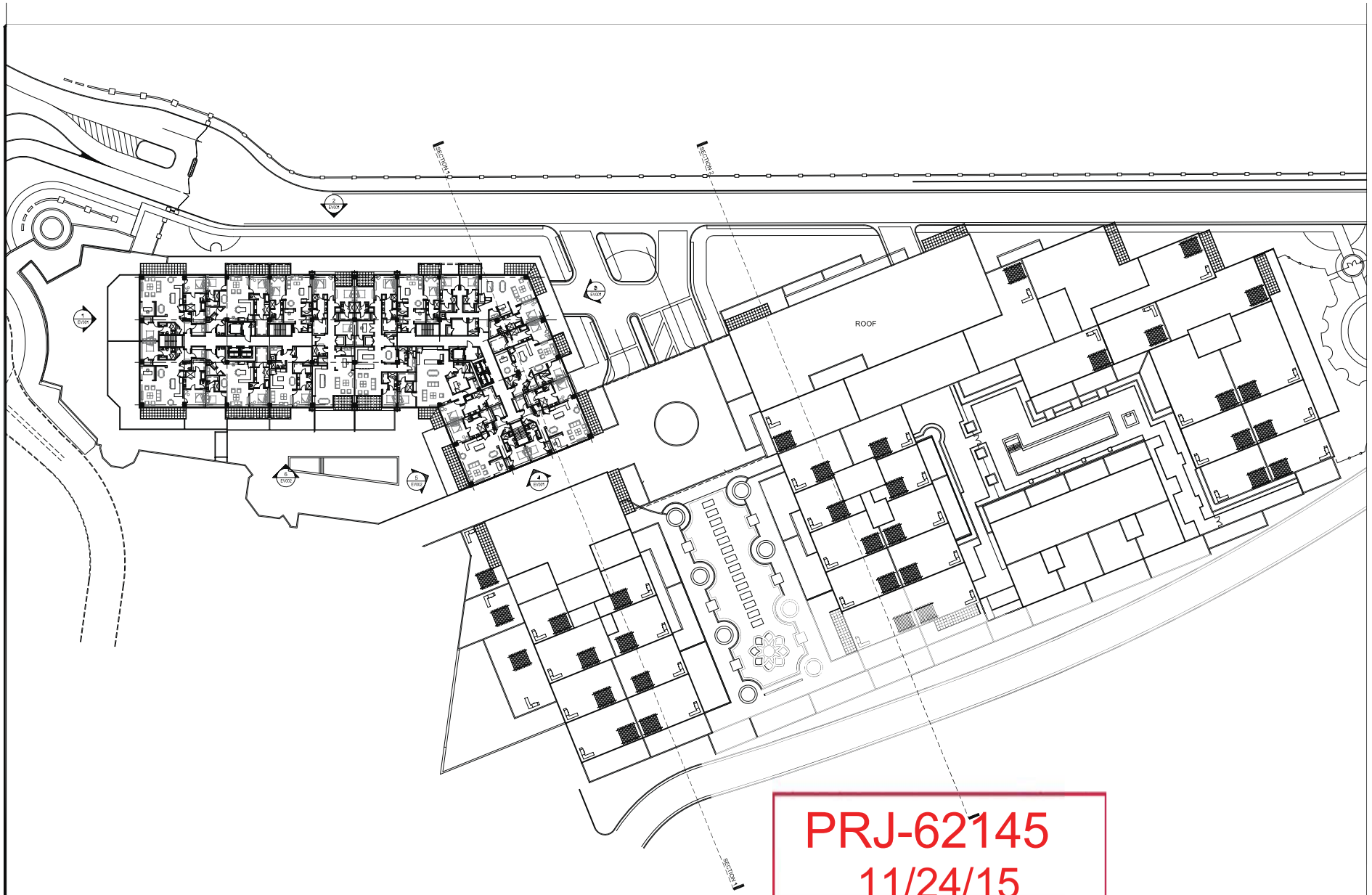
KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revision:

LEVEL 9
FLOOR PLAN

FP009

EOT-62316



KLAI JUBA
architects

TIVOLI RESIDENTIAL
TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai • David J. Juba
John B. Weil

KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revision:

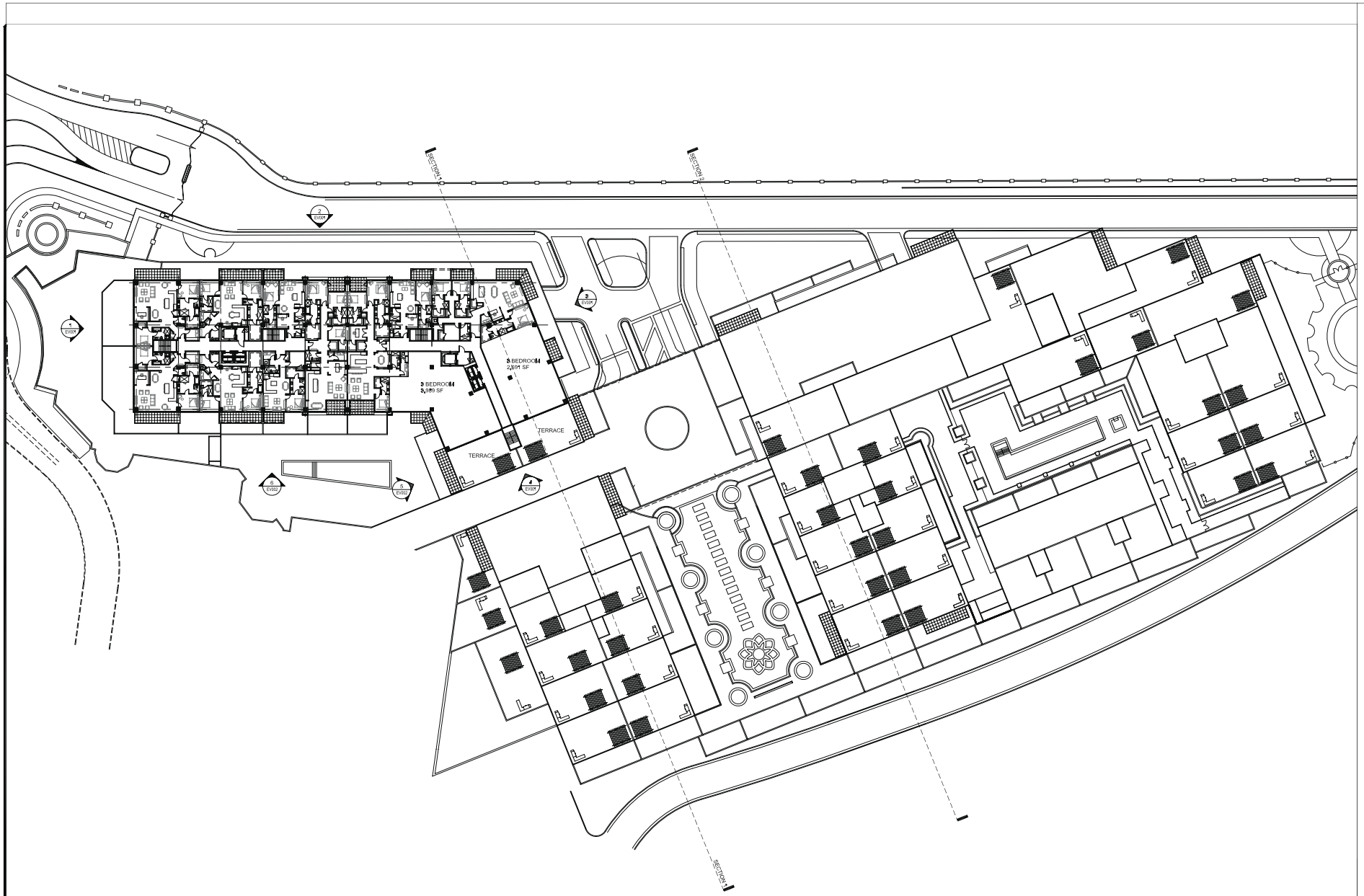
PRJ-62145
11/24/15

1 LEVEL 10 FLOOR PLAN
1" = 30'

LEVEL 10
FLOOR PLAN

FP010

EOT-62316



1 LEVEL 11 FLOOR PLAN
1" = 20'

KLAI JUBA
architects

TIVOLI RESIDENTIAL TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai • David J. Juba
John B. Weiss

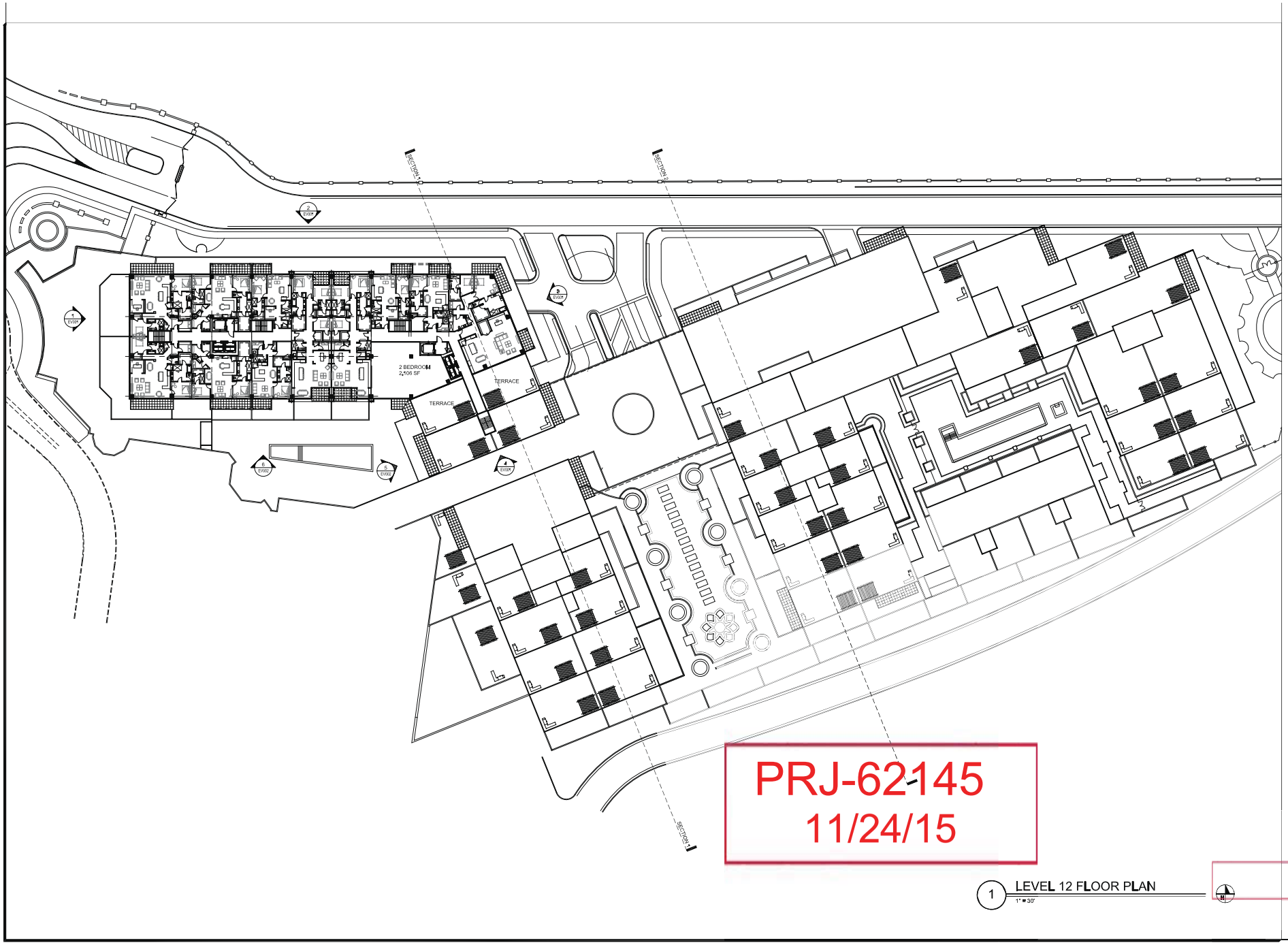
KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revisions:

LEVEL 11
FLOOR PLAN

FP011

EOT-62316



KLAI JUBA
architects

TIVOLI RESIDENTIAL
TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai • David A. Juba
John B. Weil

KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revision:

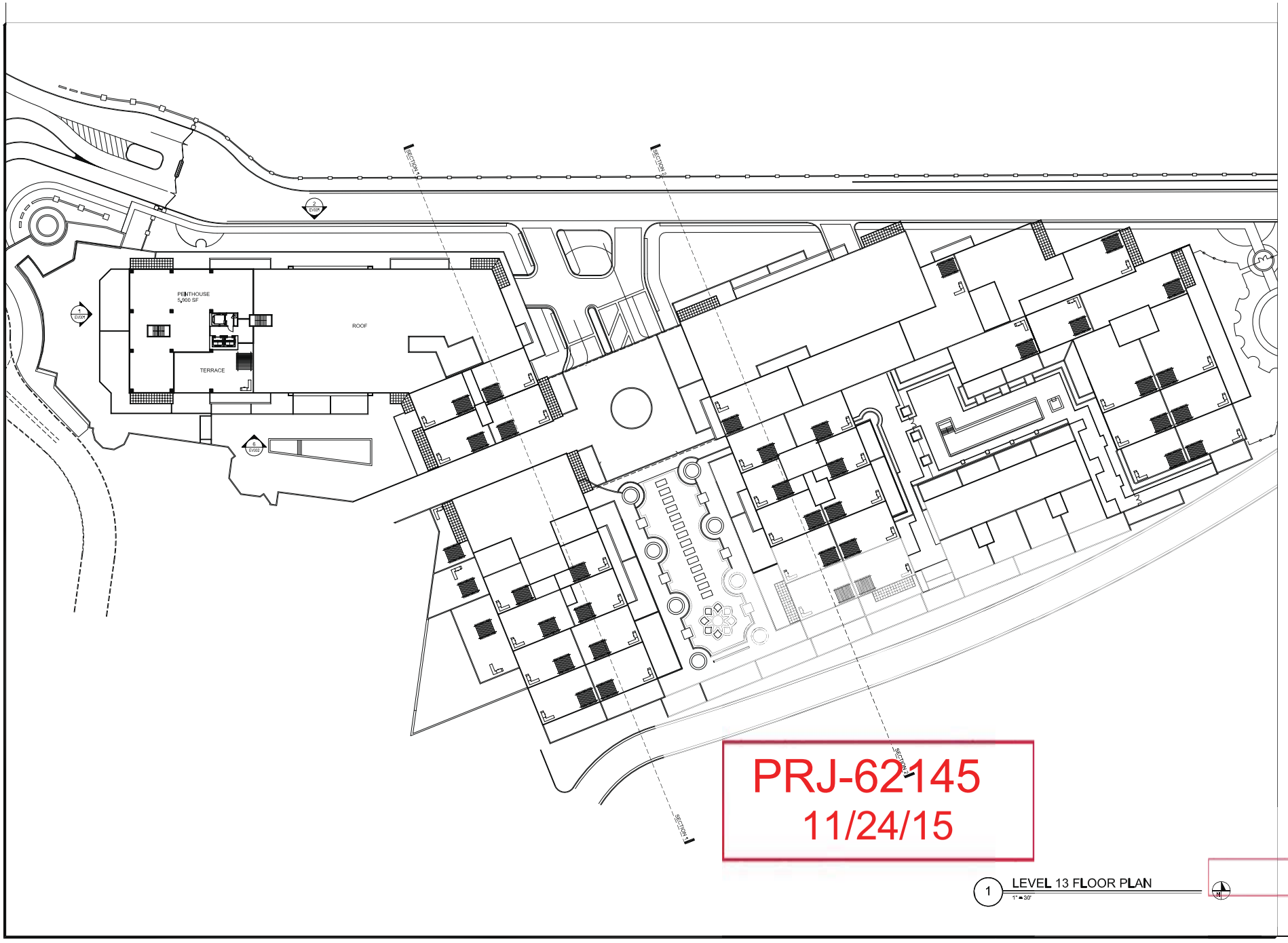
PRJ-62145
11/24/15

1 LEVEL 12 FLOOR PLAN
1" = 30'

LEVEL 12
FLOOR PLAN

FP012

EOT-62316



KLAI JUBA
architects

TIVOLI RESIDENTIAL
TOWERS
PRJ-51517
SDR-10770

KJA Job Number: 13027

NAC 623.780

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11-26-2013

John R. Klai • Daniel J. Juba
John B. Weil

KLAI JUBA ARCHITECTS
4444 West Russell Road Suite J
Las Vegas • Nevada 89118
Phone 702 • 221 • 2254
Fax 702 • 221 • 7655

Issue Date: 11-26-2013
Revision:

PRJ-62145
11/24/15

1 LEVEL 13 FLOOR PLAN
1" = 30'

LEVEL 13
FLOOR PLAN

FP013

EOT-62316

Parking Calculation
Based on Net Leaseable at 100% Occupancy - All Phases

	Gross Bldg	Retail Net	Office Net	Hotel Net	Rest Net	Rest. Dining	Rest. BOH (40%)	Rest/Patio *Estimate	Health Club Net	Bldg Net w/o patio	Retail Patio Area
Bldg 4	73,926	26,144	35,792		-	-	-	-		61,936	
Bldg 5	131,806	33,176	73,433	-	3,553	2,132	1,421	1,154		110,162	
Bldg 6	55,783	33,860			14,982	10,038	4,944	2,361		48,842	
Bldg 7	4,973	-			4,770	3,196	1,574	1,540		4,770	
Bldg 8	36,464	3,680	3,749		22,772	15,257	7,515	2,919		30,201	
Bldg 9	43,728	31,913			6,266	4,198	2,068	2,545		38,179	
Rampart Arc	3,091	-			2,619	1,755	864	1,810		2,619	
Bldg 10	133,573	21,369	89,440		6,826	4,573	2,253	244		117,635	
Bldg 11	105,610	21,101	50,370		9,406	6,302	3,104	919		80,877	
Bldg 12	112,765	7,990	-	70,305	4,030	2,700	1,330	1,740		82,325	
Bldg 15	56,584	47,804			-	-	-	-		47,804	19,863
Bldg 16	11,664	4,487			6,792	4,551	2,241	1,547		11,279	
Bldg 17	124,932	22,588	53,974		1,832	1,227	605	947	29,835	108,229	
Totals	894,899	254,112	306,758	70,305	83,848	55,929	27,919	17,726	29,835	744,858	
SF per Space		250	300	1 per key		50	200	50	200		
Total Spaces		**1,016**	**1,023**	**133**		**1,119**	**140**	**355**	**149**	**3,935**	
SF		254,112	306,758	70,305	83,848	55,929	27,919	17,726	29,835	744,858	
Occupancy %		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100%	100%	
Occupancy											
Net Parking Per Code		1,016	1,023	133	-	1,119	140	355	149	3,935	

Analysis of cumulative changes

	Gross	Net
Original S.F.	787,329	699,000
Add for Bldg 17 Conversion	95,749	95,482
Approved Total	883,078	794,482
Revision SDR - 54397	895,390	775,890
Approved Net remaining to assign in future buildings		18,592
3/25/2015 SDR Revison	894,899	744,858
Approved Net remaining to assign in future buildings		49,624

Maximum Parking Available	3434
Parking Maximum:	3319
Peak Load Parking Surplus (Deficit)	**115**
Handicapped Parking Required Per LVMC 19.18.030(D)(4)(c)	45

Overall Peak

Parking Accumulation Percentages

Hour of Day	Office				Retail				Restaurant				Health Club				Hotel Per LVMC 19.18.030(D)(4)(c)				Totals			
	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend	
(Start)	%	# of Spaces	%	# of Spaces	%	# of Spaces	%	# of Spaces	%	# of Spaces	%	# of Spaces	%	# of Spaces	%	# of Spaces	%	# of Spaces	%	# of Spaces	%	# of Spaces	%	# of Spaces
6:00 AM	3%	31												0		0	100%	133	100%	133	4.2%	164	3.4%	133
7:00 AM	20%	205	20%	205	8%	81	3%	30	2%	35	2%	35		0		0	65%	86	65%	86	10.3%	407	9.0%	356
8:00 AM	63%	644	60%	614	18%	183	10%	102	5%	87	3%	52		0		0	65%	86	65%	86	25.4%	1000	21.7%	854
9:00 AM	93%	951	80%	818	42%	427	30%	305	10%	175	6%	105		0		0	65%	86	65%	86	41.7%	1639	33.4%	1314
10:00 AM	100%	1023	80%	818	68%	691	45%	457	20%	349	8%	140	86%	128	86%	128	65%	86	65%	86	57.9%	2277	41.4%	1629
11:00 AM	100%	1023	100%	1023	87%	884	73%	742	30%	524	10%	175	71%	106	71%	106	65%	86	65%	86	66.7%	2623	54.2%	2132
12:00 PM	90%	921	100%	1023	97%	986	85%	864	50%	874	30%	524	53%	79	53%	79	65%	86	65%	86	74.9%	2946	65.5%	2576
1:00 PM	90%	921	80%	818	100%	1016	95%	965	70%	1223	45%	786	49%	73	49%	73	65%	86	65%	86	84.3%	3319	69.3%	2728
2:00 PM	97%	992	60%	614	97%	986	100%	1016	60%	1048	45%	786	42%	63	42%	63	65%	86	65%	86	80.7%	3175	65.2%	2565
3:00 PM	93%	951	40%	409	95%	965	100%	1016	60%	1048	45%	786	49%	73	49%	73	65%	86	65%	86	79.4%	3123	60.2%	2370
4:00 PM	77%	788	40%	409	87%	884	90%	914	50%	874	45%	786	76%	113	76%	113	65%	86	65%	86	69.8%	2745	58.7%	2308
5:00 PM	47%	481	20%	205	79%	803	75%	762	70%	1223	60%	1048	88%	131	88%	131	65%	86	65%	86	69.2%	2724	56.7%	2232
6:00 PM	23%	235	20%	205	82%	833	65%	660	90%	1572	90%	1572	100%	149	100%	149	90%	120	80%	106	73.9%	2909	68.4%	2692
7:00 PM	7%	72	20%	205	89%	904	60%	610	100%	1747	95%	1660	77%	115	77%	115	90%	120	80%	106	75.2%	2958	68.5%	2696
8:00 PM	7%	72	20%	205	87%	884	55%	559	100%	1747	100%	1747	62%	92	62%	92	90%	120	80%	106	74.1%	2915	68.8%	2709
9:00 PM	3%	31			61%	620	40%	406	100%	1747	100%	1747					90%	120	80%	106	64.0%	2518	57.4%	2259
10:00 PM	3%	31			32%	325	38%	386	90%	1572	95%	1660					90%	120	80%	106	52.0%	2048	54.7%	2152
11:00 PM					13%	132	13%	132	70%	1223	85%	1485					90%	120	80%	106	37.5%	1475	43.8%	1723
12:00 AM									50%	874	70%	1223					90%	120	80%	106	25.3%	994	33.8%	1329

PRJ-62145
11/24/15

EOT-62316



EOT-62316 [PRJ-62145] - EXTENSION OF TIME - APPLICANT/OWNER: GREAT WASH PARK, LLC
330, 340, 350 AND 360 SOUTH RAMPART BOULEVARD

12/03/15



EOT-62316 [PRJ-62145] - EXTENSION OF TIME - APPLICANT/OWNER: GREAT WASH PARK, LLC
330, 340, 350 AND 360 SOUTH RAMPART BOULEVARD

12/03/15

TIVOLI VILLAGE

November 23, 2015

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

RE: The Village at Queensridge (aka Tivoli Village at Queensridge)
PRJ-62145, PRJ-51517
SDR-10770, SDR-52089, SDR-58923
Extension of Time Request

To whom it may concern:

This letter will function as the Justification Letter for a proposed modification to SDR-52089 for The Village at Queensridge, a mixed-use project located at the northeast corner of Rampart Boulevard and Alta Drive.

This urban mixed-use center features pedestrian-friendly streets with stone paved walkways and convenient amenities such as an integrated below-ground parking structure with direct access to the surrounding shops. Limited above-ground parking is also available, adding to the center's metropolitan vibe without disturbing the pedestrian experience.

I. EXTENSION OF TIME REQUEST
The Major Amendment to Site Development Plan Review (SDR-10770) approved in SDR-52089 is nearing expiration. We have not been able to pursue this portion of the project within two years from the approval date due to market conditions and demand for the product.

We are requesting and extension of two years to the approval given in SDR-52089.

Our intent is to pursue the project as shown in SDR-52089.

II. PARKING IMPACTS
Please see the parking analysis submitted and approved in SDR-58923. There are no changes in parking in this application.

We appreciate your consideration of this amendment, and trust that you will find this to be within the parameters for an Administrative Review. We look forward to continuing the excellent relationship we have with the City of Las Vegas for the completion of this project.

Sincerely,

Noam Ziv

9525 Hillwood Dr., Suite 100, Las Vegas, NV 89134
p. 702.940-8880 f. 702.940-8881 tvqr.com

PRJ-62145
11/24/15

EOT-62316

RECEIVED
JAN 1 6 2014
BY:

January 15, 2014

Mr. Gary Chappell
Great Wash Park, LLC
9525 Hillwood Drive, Suite #100
Las Vegas, Nevada 89134

RE: SDR-52089 (PRJ-51517) - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF JANUARY 14, 2014

Dear Mr. Chappell:

Your request for possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-10770) TO REDUCE THE SOUTHEAST SIDE YARD SETBACK FROM 115 FEET TO 65 FEET AND TO REDUCE THE NUMBER OF RESIDENTIAL UNITS FROM 340 TO 300 OF AN EXISTING MIXED-USE DEVELOPMENT on 28.43 acres at 330, 340, 350 and 360 South Rampart Boulevard (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers) [PRJ-51517], was considered by the Planning Commission on January 14, 2014.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the landscape plan and building elevations, date stamped 11/26/13 and the site plan date stamped 12/16/13, except as amended by conditions herein.

3. 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.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner. The landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

PRJ-62145
EOT-62316

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

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

6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

7. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

8. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.

9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Provide paved access to the existing public sewer manholes near the northeast corner of this site (SSMH #s VG-2474 and VG-2473) acceptable to the Sanitary Sewer Section of the Department of Public Works prior to approval of construction drawings for this site or the recordation of a map, whichever may occur first.

12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site.

13. An update to the previously approved 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 or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. 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.

PRJ-62316
11/24/15
EOT-62316

14. An Update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

15. Site Development to comply with all applicable conditions of approval for SDR-10770 and all other applicable site-related actions.

This action by the Planning Commission on **January 14, 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 please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***January 27, 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:clb

cc: Mr. Greg Borgel
Moreno & Associates
300 South Fourth Street, Suite #1500
Las Vegas, Nevada 89101

PRJ-62145
11/24/15

EOT-62316

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

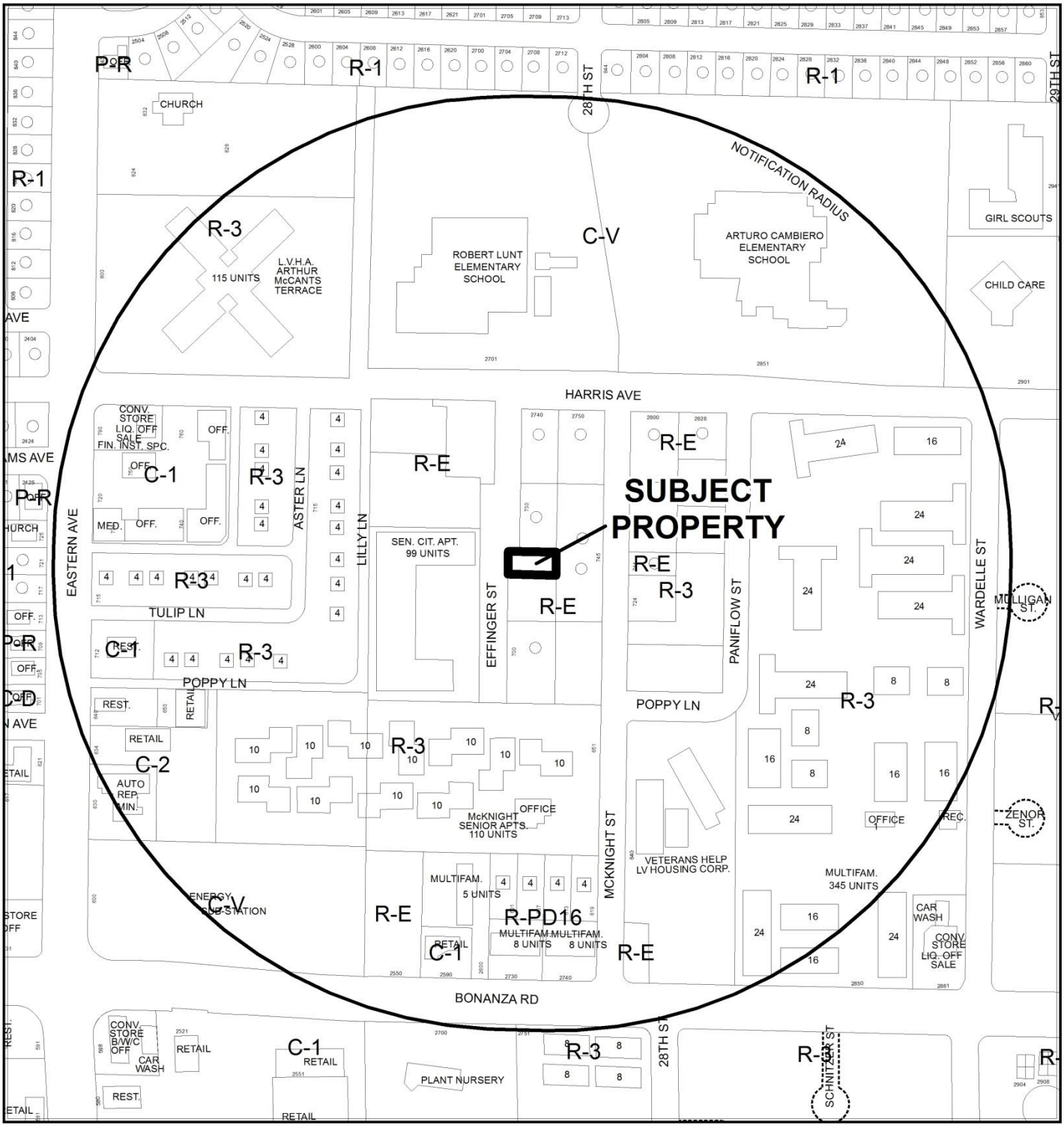
SUBJECT:
VAR-62320 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GUSTAVO CAIN RAMIREZ CAMPOS - For possible action on a request for a Variance TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED, TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, AND TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DETACHED DWELLING on 0.12 acres at 720 Effinger Street (APN 139-25-410-012), R-E (Residence Estates) Zone, Ward 3 (Coffin) [PRJ-62319]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



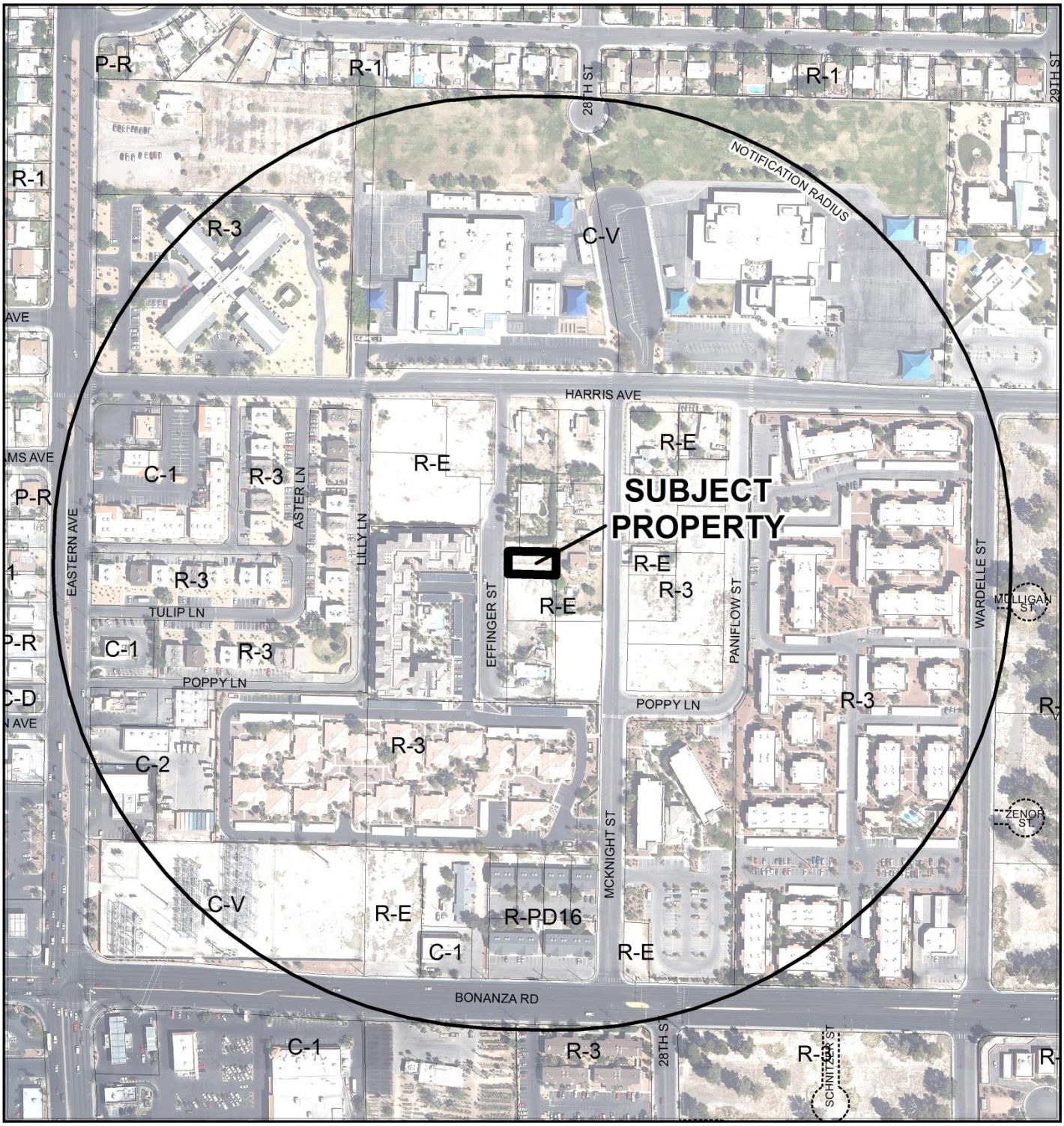
CASE: **VAR-62320 (PRJ-62319)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N



CASE: **VAR-62320 (PRJ-62319)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GUSTAVO CAIN RAMIREZ CAMPOS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-62320	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

VAR-62320 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All 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.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is an application for a 25-foot front yard setback where 50 feet is required; a five-foot side yard setback where 10 feet is required; and a 15-foot rear yard setback where 35 feet is required on a legal, nonconforming lot located within the R-E (Residence Estates) zoning district at 720 Effinger Street. The subject site does not meet the minimum lot size and lot width standards set forth by Title 19.06 for the R-E (Residence Estates) Zoning District, restricting the ability for the applicant to construct a detached single family home that would meet the minimum setback standards set forth by Title 19.06. The applicant has proposed alternative building setbacks that resemble those required by Title 19.06 for the R-1 (Single Family Residential) zoning district that would allow for the construction of a 600 square-foot, two-bedroom, two-bath, single family home with an attached 200 square-foot, single car garage, with room for an addition to the rear of the home for future habitable space. The setbacks proposed by the applicant allow for the vacant, nuisance lot to be developed with a detached single-family residential home. Staff finds the proposed setbacks to be appropriate for the circumstances presented by this legal, nonconforming lot, and find the proposed setbacks will not negatively affect the neighboring properties; therefore, staff recommends approval of this application.

ISSUES

- The subject site is a legal, nonconforming, R-E (Residence Estates) zoned lot. The applicant has proposed alternative building setbacks for the construction of a detached, single family residence. Staff supports this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/22/04	Code Enforcement processed a complaint (#9041) for a vacant lot at 720 Effinger Street. The case was resolved on 03/04/04.
12/10/07	Code Enforcement processed a complaint (#60478) for a vacant lot with debris/trash and a fence that is falling down at 720 Effinger Street. The case was resolved on 01/04/08.

Most Recent Change of Ownership	
04/08/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/19/15	A building permit (#301364) was issued for a wall/fence at 720 Effinger Street. The permit is still open.

Pre-Application Meeting	
11/24/15	Staff conducted a pre-application meeting with the owner and his representative where the submittal requirements for a Variance application for setbacks requirements were discussed.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
12/03/15	Staff conducted a routine field check of the subject site where a vacant lot was observed. Block wall materials had been delivered for construction.

Details of Application Request	
Site Area	
Net Acres	0.12

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	L (Low Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)
South	Vacant	L (Low Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)
West	Senior Citizen Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A

Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply for the R-E (Residence Estates) Zoning District:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	20,000 SF	5,250 SF	N*
Min. Lot Width	100 Feet	50 Feet	N*
Min. Setbacks			
• Front	50 Feet	25 Feet	N*
• Side	10 Feet	5 Feet	N*
• Rear	35 Feet	15 Feet	N*
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories / 35 Feet	14 Feet	Y

**Per Title 19.14, the subject site has been determined to be a legal, non-conforming R-E (Residence Estates) zoned lot.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Effinger Street	Local Street	Title13	50	Y

ANALYSIS

The subject site is a legal, non-conforming lot within the R-E (Residence Estates) zoning district located at 720 Effinger Street. The existing lot does not meet the minimum lot size or minimum lot width requirements set forth by Title 19.06. The applicant has proposed alternative building setbacks to allow for the construction of a 600 square-foot, two bedroom, two bath, single family home with an attached 200 square-foot, single car garage, with room for an addition to the rear of the home for future habitable space. The setbacks proposed by the applicant resemble those required by Title 19.06 for the R-1 (Single Family Residential) zoning district as demonstrated by the table below.

Required Setbacks Pursuant to Title 19.06:			
	R-E (Residence Estates) Zoning District	Subject Site	R-1 (Single Family Residential) Zoning District
Minimum Lot Size	20,000 SF	5,250 SF *	6,500 SF
Minimum Lot Width	100 FT	50 FT *	60 FT
Minimum Front Yard Setback	50 FT	25 FT **	20 FT
Minimum Side Yard Setback	10 FT	5 FT **	5 FT
Minimum Rear Yard Setback	35 FT	15 FT **	15 FT
Maximum Lot Coverage	N/A	50%	50%

**Per Title 19.14, the subject site is a legal, non-conforming lot.*
***Setbacks are proposed as part of this Variance application.*

If a home was to be constructed adhering to the standards set forth by Title 19.06 for the R-E (Residence Estates) zoning district, the allowable constructible area would be approximately 30 feet wide and 20 feet in depth, allowing for a maximum buildable area of 600 square feet. The setbacks proposed in this application would allow for a buildable width of 40 feet, with a 65-foot buildable depth, allowing for a 2,600 square-foot buildable area in total. The R-1 (Single Family Residential) zoning district restricts lot coverage to a maximum of 50 percent. The proposed 2,600 square-foot buildable area would also meet this standard set forth by Title 19.06 for the R-1 (Single Family Residential) zoning district.

Alternatively, rezoning the subject site to R-1 (Single Family Residential) would create "spot zoning," and require a Variance for the existing 50-foot lot width as the subject site would not meet the minimum lot width requirement of 60 feet in the R-1 (Single Family Residential) zoning district set forth by Title 19.06.

Staff finds the proposed setbacks to be appropriate for the circumstances presented by this legal, nonconforming lot, and finds the proposed setbacks will not negatively affect the neighboring properties; therefore, staff recommends approval of this application.

FINDINGS (VAR-62320)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Evidence of a unique or extraordinary circumstance has been presented, in that the existing legal, nonconforming R-E (Residence Estates) zoned lot is too small to accommodate a dwelling that can meet the required R-E (Residence Estates) standards set forth by Title 19.06. The applicant has proposed building setbacks resembling those found in the R-1 (Single Family Residential) zoning district. The hardship is therefore justified in this circumstance, and a Variance would therefore be appropriate.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 39

NOTICES MAILED 40

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-62320

Case Number: VAR-62320 APN: 139-25-410-012

Name of Property Owner: GUSTAVO CAIN RAMIREZ CAMPOS

Name of Applicant: FRANCISCO IBARRA

Name of Representative: FRANCISCO IBARRA

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: X _____

Print Name: GUSTAVO CAIN RAMIREZ CAMPOS

Subscribed and sworn before me

This 25th day of November, 2015

_____

Notary Public in and for said County and State

RODOLFO ANGUIANO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-17-18
Certificate No: 14-15595-1

Revised 11-14-06 f:\depot\Application Packet\Statement of Financial Interest.pdf

PRJ-62319
11/30/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE TO REDUCE SETBACKS

Project Address (Location) 720 EFFINGER ST, LAS VEGAS NV 89101

Project Name SETBACK VARIANCE Proposed Use _____

Assessor's Parcel #(s) 139-25-410-012 Ward # 3

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

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER GUSTAVO CAIN RAMIREZ C. Contact _____

Address 720 EFFINGER ST Phone: (702) _____ Fax: (702) 441 7111

City LAS VEGAS State NV Zip 89101

E-mail Address _____

APPLICANT GUSTAVO CAIN RAMIREZ CAMPOS Contact _____

Address 720 EFFINGER ST Phone: _____ Fax: (702) 441 7111

City LAS VEGAS State NV Zip 89101

E-mail Address _____

REPRESENTATIVE FRANCISCO IBARRA Contact _____

Address 1009 N. JONES BLVD Phone: (702) 6750628 Fax: (702) 441-7111

City LAS VEGAS State NV Zip 89108

E-mail Address paxi67@yahoo.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* X _____

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

Print Name Gustavo Cain Ramirez Campos

Subscribed and sworn before me

This 25th day of November, 2015.

_____

Notary Public in and for said County and State

RODOLFO ANQUIANO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-17-18
Certificate No: 14-15595-1

FOR DEPARTMENT USE ONLY

Case #	VAR-62320
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

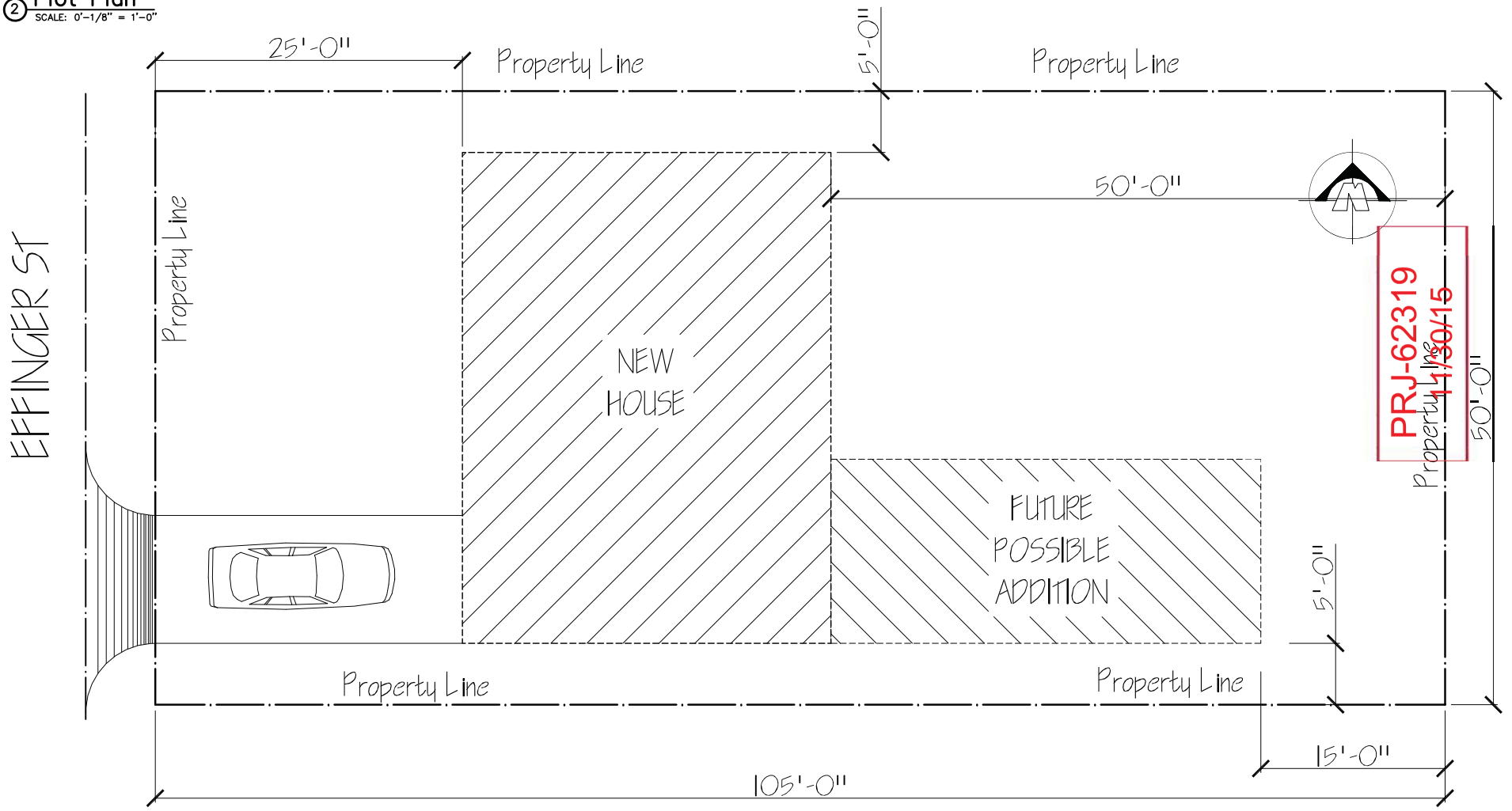
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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

PRJ-62319
11/30/15

② Plot Plan
SCALE: 0'-1/8" = 1'-0"

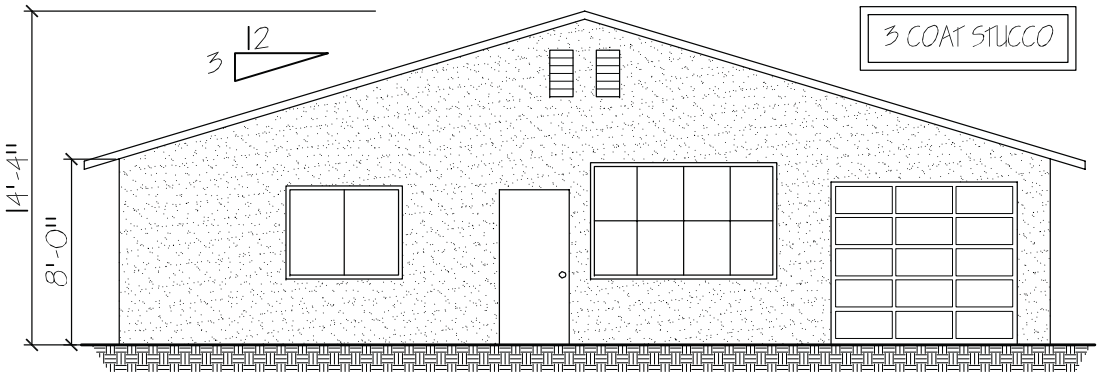


Owner: Gustavo Campos/ Cain Ramirez	Project: NEW HOUSE	Sheet No. G–02
Address: 720 Effinger St, Las Vegas, NV 89101	Date: 10.26.2015	Scale: EACH SHEET
	Drawing Title: Plot Plan	

VAR-62320

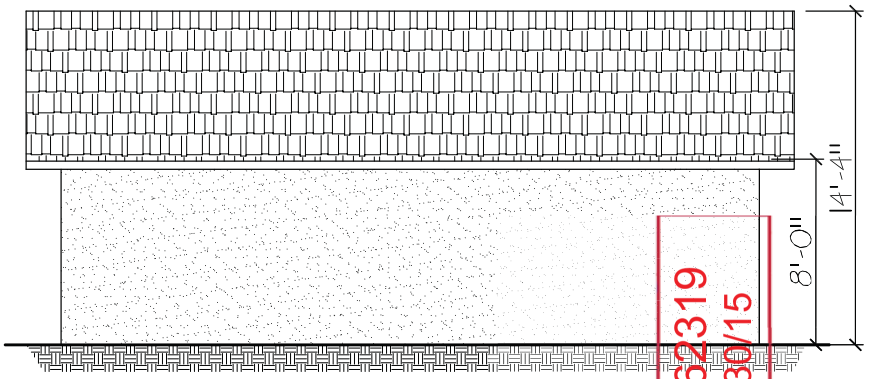
⑥ Elevations

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



WEST ELEVATION
(FRONT VIEW)

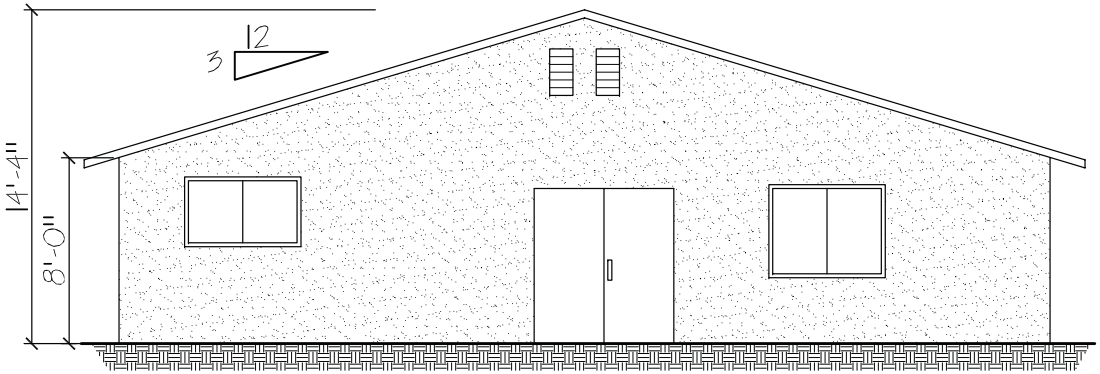
MIN ROOF PITCH 3 : 12
OR MATCHING EXISTING



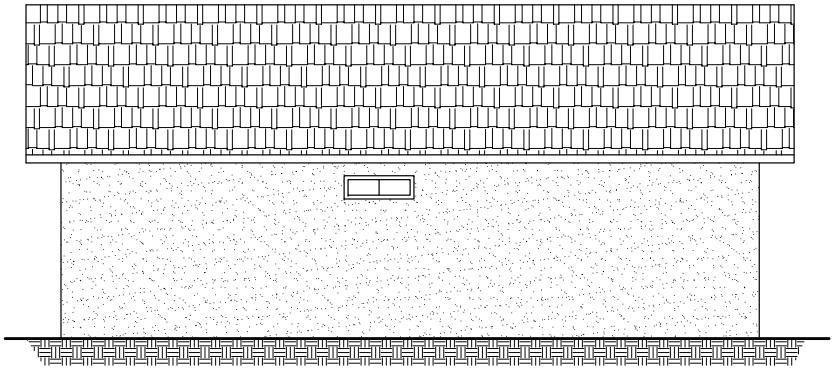
SOUTH ELEVATION
(SIDE VIEW)

TO ENSURE PROPER VENTILATION
ON NEW ATTIC PROVIDE 1 s.f VENT
PER EACH 300 s.f OF ATTIC SPACE
(PROVIDED THRU GABLE VENTS)

PRJ-62319
11/30/15



EAST ELEVATION
(REAR VIEW)



NORTH ELEVATION
(SIDE VIEW)

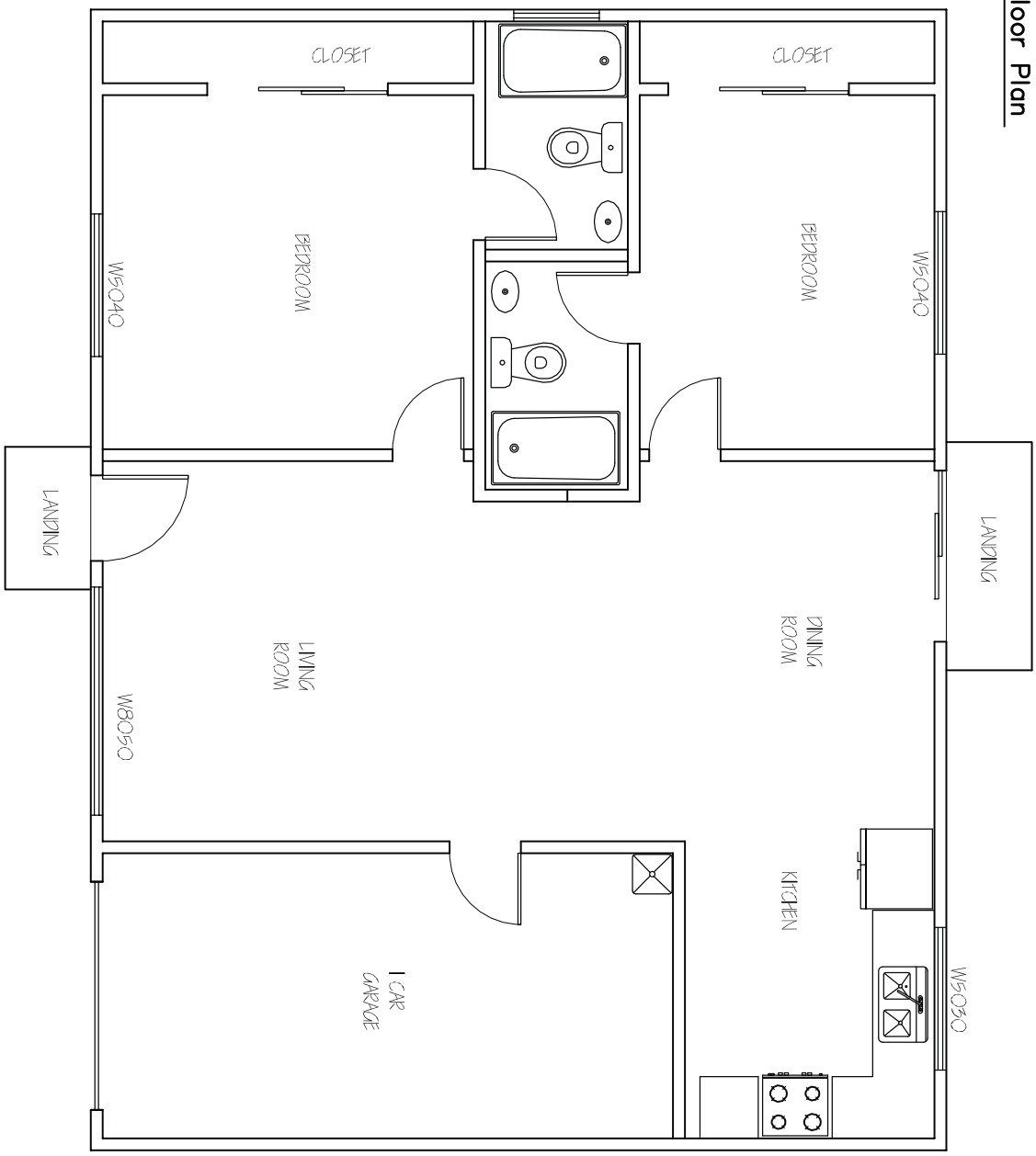
Owner: Gustavo Campos/ Cain Ramirez	Project: NEW HOUSE	Sheet No. A–03b
Address: 720 Effinger St, Las Vegas, NV 89101	Date: 10.26.2015	Scale: EACH SHEET
	Drawing Title: ELEVATIONS	

VAR-62320

VAR-62320

④ Proposed Floor Plan

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

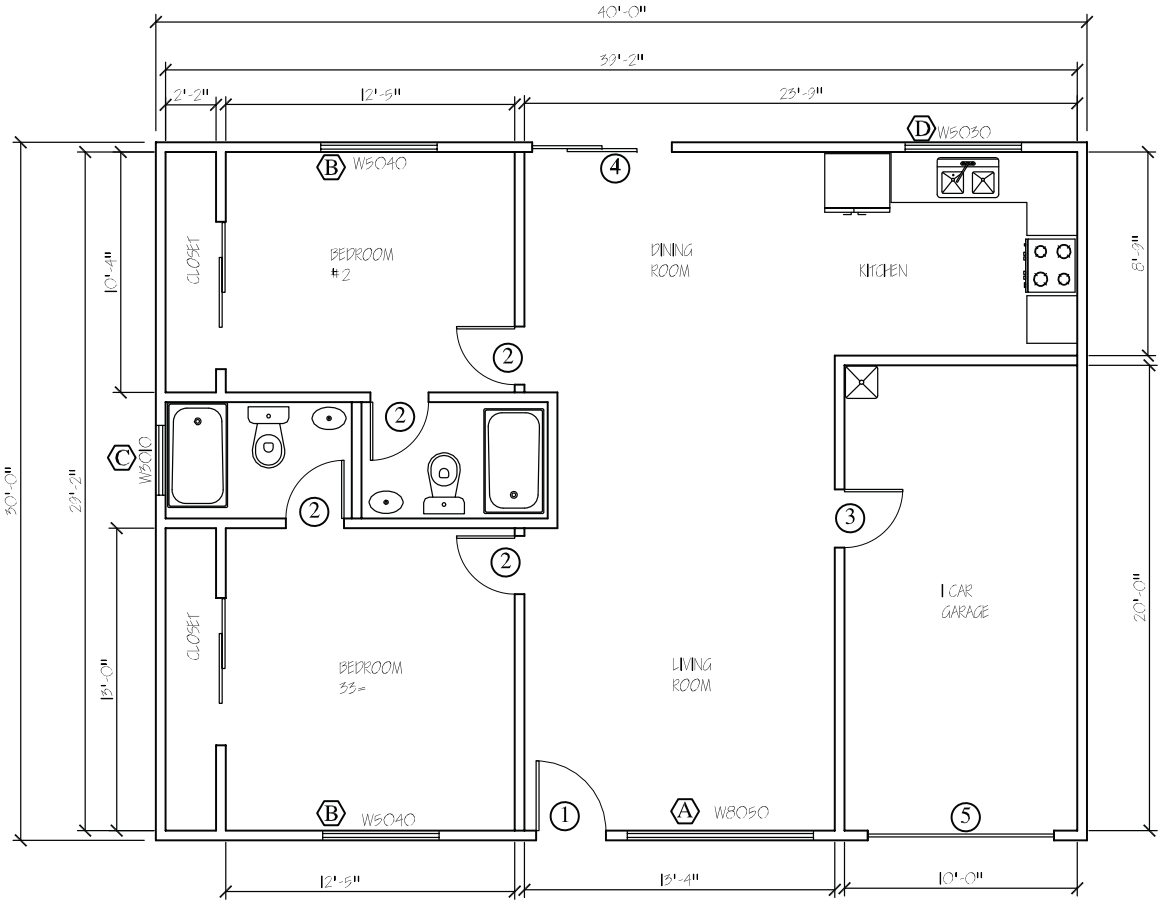


PRJ-62319
11/30/15

Owner: Gustavo Campos/ Cain Ramirez	Project: NEW HOUSE	Sheet No. A-01
Address: 720 Effinger St, Las Vegas, NV 89101	Date: 10.26.2015	Scale: EACH SHEET
	Drawing Title: EXISTING/PROPOSED FLOOR PLAN	

Dimensioned and Finished Plan

⑤ SCALE: 0'-3/16" = 1'-0"



DOOR SCHEDULE

SYM	SIZE WIDTH	SIZE HEIGHT	THICK.	TYPE	REMARKS
1	3'-0"	6'-8"		SOLID CORE	EXTERIOR
2	2'-6"	6'-8"		HOLLOW CORE	INTERIOR
3	2'-6"	6'-8"		SOLID CORE	EXTERIOR/FIRE RATED
4	6'-0"	6'-8"		TEMPERED GLASS	EXTERIOR/DBL PANEL
5	8'-0"	7'-0"		GARAGE DOOR	METAL PANELS

WINDOW SCHEDULE

SYM	SIZE WIDTH	SIZE HEIGHT	MAT.	TYPE
A	8'-0"	5'-0"	VINYL	LOW EMITANCE, DBL PANEL/ HRZ. SLIDING
B	5'-0"	4'-0"	VINYL	LOW EMITANCE, DBL PANEL/ HRZ. SLIDING
C	3'-0"	1'-0"	VINYL	LOW EMITANCE, DBL PANEL/ HRZ. SLIDING
D	4'-0"	3'-0"	VINYL	LOW EMITANCE, DBL PANEL/ HRZ. SLIDING

PRJ-62319
11/30/15

FINISH SCHEDULE

ROOM/ AREA	FLOOR	WALL	CEILING
INTERIOR AREAS	Tile/Carpet	Gyp.Brd.	Gyp.Brd.
BATHROOMS	Tile/Vynil	Cement.Brd.	
Exteriors *	N/A	Stucco (3 coats)	

* Stucco Finish, matching existing.
* Roof shingles, matching existing.

Owner: Gustavo Campos/ Cain Ramirez	Project: NEW HOUSE	Sheet No. A-02
Address: 720 Effinger St, Las Vegas, NV 89101	Date: 10.26.2015	Scale: EACH SHEET
	Drawing Title: DIMENSIONED PLAN AND FINISHES	

VAR-62320



VAR-62320 [PRJ-62319] - VARIANCE - APPLICANT/OWNER: GUSTAVO CAIN RAMIREZ CAMPOS
720 EFFINGER STREET

12/03/15



VAR-62320 [PRJ-62319] - VARIANCE - APPLICANT/OWNER: GUSTAVO CAIN RAMIREZ CAMPOS
720 EFFINGER STREET

12/03/15



VAR-62320 [PRJ-62319] - VARIANCE - APPLICANT/OWNER: GUSTAVO CAIN RAMIREZ CAMPOS
720 EFFINGER STREET

12/03/15



VAR-62320 [PRJ-62319] - VARIANCE - APPLICANT/OWNER: GUSTAVO CAIN RAMIREZ CAMPOS
720 EFFINGER STREET

12/03/15



VAR-62320 [PRJ-62319] - VARIANCE - APPLICANT/OWNER: GUSTAVO CAIN RAMIREZ CAMPOS
720 EFFINGER STREET

12/03/15



VAR-62320 [PRJ-62319] - VARIANCE - APPLICANT/OWNER: GUSTAVO CAIN RAMIREZ CAMPOS
720 EFFINGER STREET

12/03/15



VAR-62320 [PRJ-62319] - VARIANCE - APPLICANT/OWNER: GUSTAVO CAIN RAMIREZ CAMPOS
720 EFFINGER STREET

12/03/15



VAR-62320 [PRJ-62319] - VARIANCE - APPLICANT/OWNER: GUSTAVO CAIN RAMIREZ CAMPOS
720 EFFINGER STREET

12/03/15

Las Vegas, Nevada, November 24, 2015

To whoever it concerns:

Hereby, we request that the setbacks at property located on 720 Effinger St, Las Vegas NV 89101 to be modified. We request a Variance/waiver to increase the existing setbacks to the following:

- Front Setback to be 25 feet (West).
- Side Setback to be 5 feet (North)
- Side Setback to be 5 feet (South)
- Rear Setback to be 15 feet (East), for future expansions or remodeling.

The reason is that the way the setbacks are now, we can barely have space to build a new home for me and my family, since it is a very narrow lot in comparison with the neighborhood. It would be nice to have a very comfortable and spacious area for my kids to play indoors.

Thanks in advance for your consideration to my petition.

Best Regards

Gustavo Cain Ramirez Campos

VAR-62320

PRJ-62319
11/30/15

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

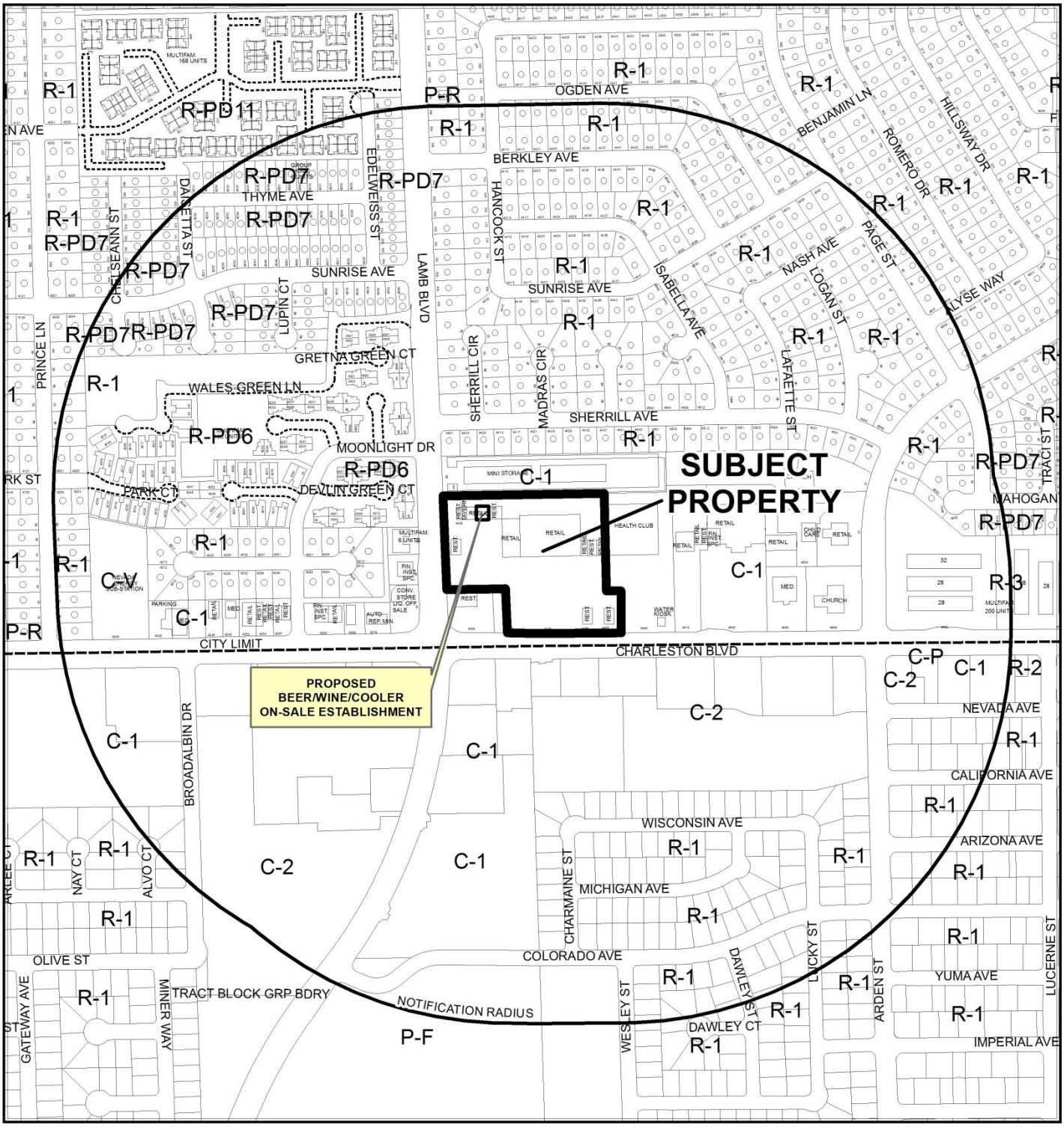
SUBJECT:
SUP-62124 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUSHI CULIACAN - OWNER: TENAYA VEGAS PARTNERS, LP, ET AL - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 2,880 SQUARE-FOOT RESTAURANT at 4420 East Charleston Boulevard, Suite #5 (APN 140-32-401-013), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-62123]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

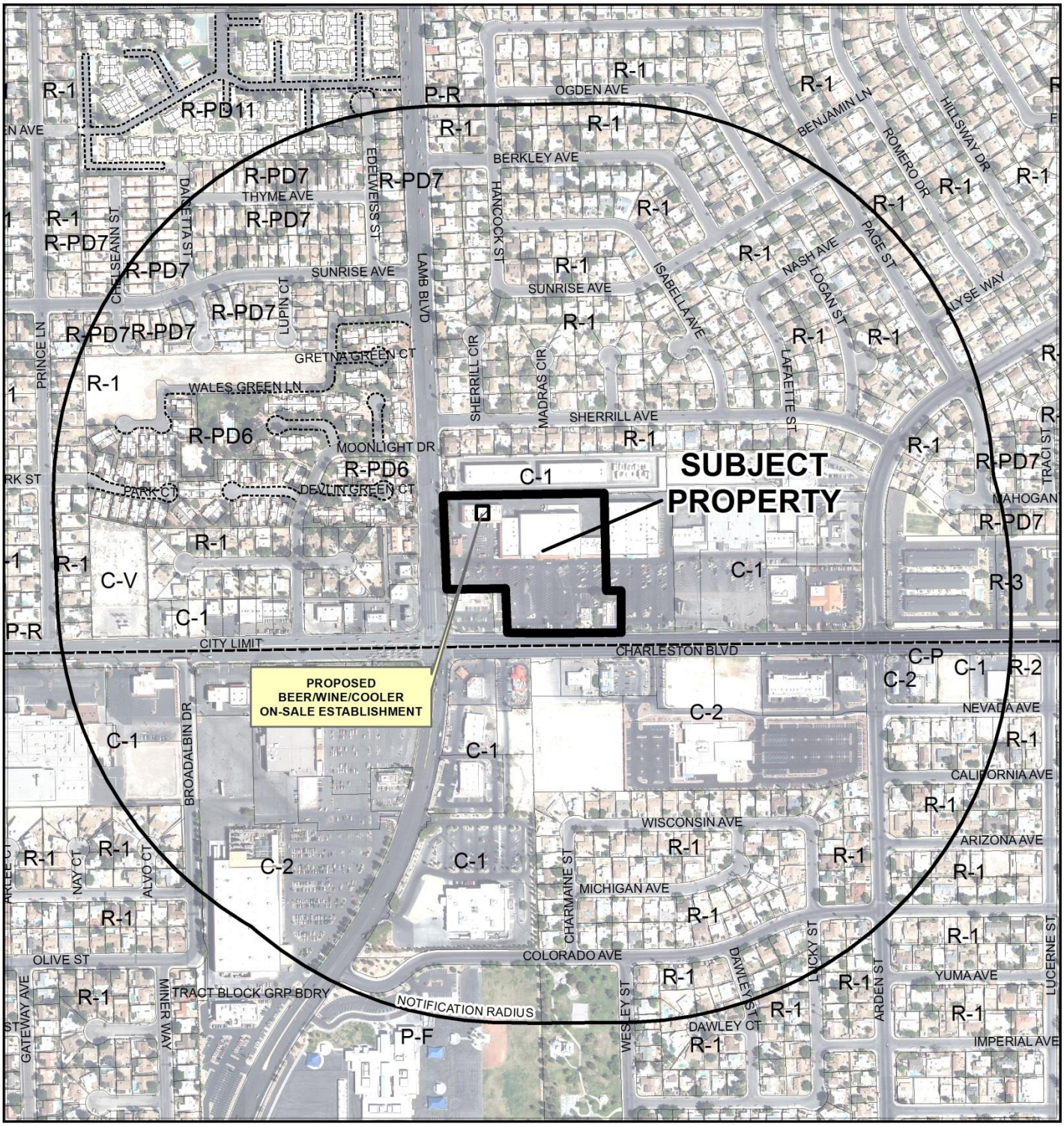
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



CASE: **SUP-62124 (PRJ-62123)**

RADIUS: 1500 FEET

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



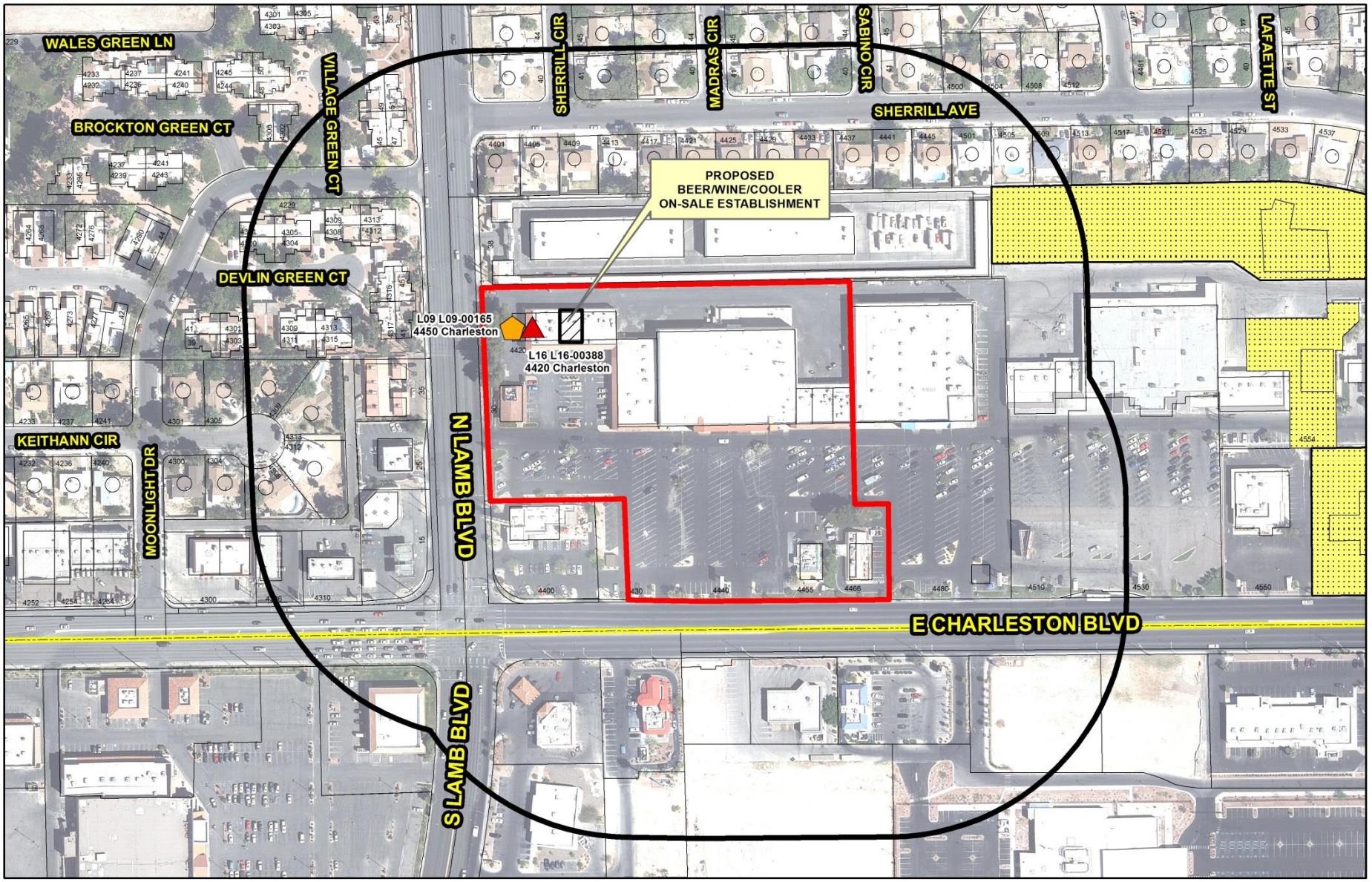
CASE: **SUP-62124 (PRJ-62123)**

RADIUS: 1500 FEET

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

0 500 1,000 Feet

N



SUP-62124
(PRJ-62123)
Beer/Wine/Cooler On-Sale

Business Licenses

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

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Thursday, December 10, 2015

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SUSHI CULIACAN - OWNER: TENAYA VEGAS PARTNERS, LP, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-62124	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-62124 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale Establishment use is required.

2. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.

3. 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.

4. 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.

5. 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.

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Beer/Wine/Cooler On-Sale Establishment within an existing 2,880 square-foot restaurant located at 4420 East Charleston Boulevard, Suite #5. The proposed Beer/Wine/Cooler On-Sale Establishment will be located within an existing 98,649 square-foot shopping center and will be ancillary to the existing restaurant. As this request can be conducted in a compatible and harmonious manner within the existing shopping center, staff recommends approval of this application. If this request is denied, the restaurant will not be allowed to serve alcohol on premises.

ISSUES

- A Beer/Wine/Cooler On-Sale Establishment is a conditional use in the C-1, C-2, C-PB, C-M and M Zoning Districts; however, the subject site is approximately 240 feet away from a church/house of worship and could not meet Conditional Use Regulation Number 1 which requires any Beer/Wine/Cooler On-Sale Establishment not to be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park. Due to the physical measurement of the separation being more than 1,200 feet when measured door-to-door, staff recommends approval of this application.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/18/76	The Board of City Commissioners approved a request for Reclassification of Property (Z-68-75) from R-1 and R-3 to C-1 on property generally located on the north side of East Charleston between Lamb Boulevard and Marion Drive.
03/28/78	The City Planning Commission approved a request for a Plot Plan Review (Z-83-63) to allow the development of a neighborhood shopping center on property located at the northeast corner of Charleston Boulevard and Lamb Boulevard.
12/10/81	The City Planning Commission approved a request for a Plot Plan Review [Z-68-75(1)] on property generally located on the north side of Charleston Boulevard between Lamb Boulevard and Marion Drive
11/10/83	The City Planning Commission approved a request for a Plot Plan Review [Z-68-75(2)] on property generally located on the north side of Charleston Boulevard between Lamb Boulevard and Marion Drive.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/08/83	The City Planning Commission approved a request for a Plot Plan Review [Z-68-75(3)] on property generally located on the northwest corner of Charleston Boulevard and Marion Drive.
09/27/88	The Planning Commission approved a request for a Plot Plan Review [Z-68-75(4)] for a proposed commercial shopping center on property located on the north side of Charleston Boulevard and the west side of Marion Drive.
09/11/13	A case (#133186) was opened by Business Licensing Enforcement due to return mail/out-of-business notice. The case was resolved on 10/02/13.
10/02/13	A case (#134081) was opened by Business Licensing Enforcement for an unlicensed business. The case was resolved on 10/02/13.
08/12/15	The Department of Planning administratively approved a request for a Minor Amendment to a previously approved Plot Plan Review (Z-0083-63) for façade changes to an existing commercial building on the northeast corner of Charleston Boulevard and Lamb Boulevard.

Most Recent Change of Ownership	
10/15/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/04/00	A building permit (#21833) was issued for 4420 East Charleston Boulevard, Suite #5 for a hood fire extinguisher. The permit expired on 06/09/01.
05/19/06	A building permit (#63937) was issued for 4420 East Charleston Boulevard, Suite #5 for a kitchen hood. The permit received its final inspection on 01/08/08.
06/14/06	A building permit (#6004156) was issued for 4420 East Charleston Boulevard, Suite #5 to replace kitchen hoods and exhaust fans. The permit received its final inspection on 10/19/06.
08/04/06	A building permit (#70554) was issued for 4420 East Charleston Boulevard, Suite #5 for an interior demo of two non-structural walls. The permit is still open.
08/15/06	A building permit (#71033) was issued for 4420 East Charleston Boulevard, Suite #5 to add emergency lighting to the men's and women's bathrooms; to relocate two existing lights; and to replace one existing light. The permit received its final inspection on 11/02/06.
10/16/06	A building permit (#6006490) was issued for 4420 East Charleston Boulevard, Suite #5 for electrical work/kitchen hood. The permit expired on 04/21/07.

Related Building Permits/Business Licenses	
11/27/06	A building permit (#6007108) was issued for 4420 East Charleston Boulevard, Suite #5 for a non-work Certificate of Occupancy/Tenant Improvement. The permit received its final inspection on 12/04/06.
10/05/10	A building permit (#173420) was issued for 4420 East Charleston Boulevard, Suite #5 for a non-work Certificate of Occupancy/Tenant Improvement. The permit received its final inspection on 11/19/10.
09/14/15	A business license (G63-06838) for a restaurant with 110 seats was issued for 4420 East Charleston Boulevard, Suite #5. The license is currently active.
09/17/15	A building permit (#299464) was issued for 4420 East Charleston Boulevard, Suite #5 for a kitchen hood extinguishing system. The permit received its final inspection on 09/24/15.

Pre-Application Meeting	
11/12/15	Staff conducted a pre-application meeting with the representative where it was determined the proposed site would not meet Condition Number 1of the Conditional Use Regulations for a Beer/Wine/Cooler On-Sale Establishment and that a Special Use Permit application would be required. The submittal requirements for a Special Use Permit were explained to the representative.

Neighborhood Meeting
A neighborhood meeting was not required for this application, nor was one held.

Field Check	
12/03/15	During a routine field check, staff noted the existing window signage exceeds the maximum allowed for the C-1 (Limited Commercial) Zoning district of twenty-five percent (25%). Other non-related, non-permitted temporary signs were also noted throughout the shopping center. Graffiti was observed on the utility box along East Charleston Boulevard. A condition of approval has been added requiring the signage be permitted and meet minimum code requirements within 30 days of final approval.

Details of Application Request	
Site Area	
Net Acres	6.93

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
South	Convenience Store with Gasoline Pumps	CG [(Commercial General) Clark County, Nevada]	C-1 (Local Business District) Clark County
	Restaurant		C-2 (General Commercial District) Clark County
	Auto Repair Garage		
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Convenience Store with Gasoline Pumps	SC (Service Commercial)	C-1 (Limited Commercial)
	Financial Institution, Specified		R-3 (Medium Density Residential)
	Single-Family, Attached	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – Six Units per Acre)
	Multi-Family Residential		

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Lamb Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	98,649 SF	1:250	395				
TOTAL SPACES REQUIRED			395		426		Y
Regular and Handicap Spaces Required			387	8	409	17	Y

ANALYSIS

The applicant is proposing to establish a Beer/Wine/Cooler On-Sale use within an existing restaurant at 4420 East Charleston Boulevard, Suite #5. The subject site is located within the C-1 (Limited Commercial) zoning district, which encourages low to medium intensity retail, office, and other commercial uses such as restaurants. The proposed Beer/Wine/Cooler On-Sale Establishment use is a conditional use in the C-1 (Limited Commercial) zoning district. The subject site is located within a shopping center that measured approximately 240 feet away from an existing church/house of worship located northeast of the shopping center at 37 Marion Drive. The subject site's inability to satisfy Conditional Use Regulation one which requires the proposed use to not be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park has resulted in a Special Use Permit being required per Title 19.12040.B which states, "Except as otherwise specifically provided regarding a particular use, when one or more of the itemized conditional use regulations cannot or will not be met, a Special Use Permit is required for the use."

The 2,880 square-foot restaurant is located within an existing 98,649 square-foot shopping center located at the northeast corner of Charleston Boulevard and Lamb Boulevard. The existing shopping center provides shared access and parking throughout the subject site. The proposed use meets all minimum parking requirements.

Staff is recommending approval of this Special Use Permit request, as the proposed use is located within an established shopping center designed to accommodate a variety of uses and will not negatively impact the existing church/house of worship located more than 1,200 feet away when measured door-to-door.

The Las Vegas Valley Water District (LVVWD) comments that the "customer is currently served by LVVWD, but does not have the required backflow prevention per NAC 445A.67195. Civil plans will need to be submitted to LVVWD for backflow retrofit."

Beer/Wine/Cooler On-Sale Establishment Conditional Use Regulations:

The Beer/Wine/Cooler On-Sale Establishment use is defined by Title 19.12 as "an establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers only for consumption on the premises where the same is sold."

The Conditional Use Regulations for this use include:

1. Except as otherwise provided, any beer/wine/cooler on-sale establishment (hereinafter "establishment") must be more than 400 feet from any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed use does not meet this requirement, as the proposed site is located approximately 240 feet away from an existing church/house of worship. As the proposed use can be conducted in a compatible and harmonious manner within the existing shopping center, staff recommends approval of this Special Use Permit application.

2. Except as otherwise provided in Regulation 3 below, the distance referred to in Regulation 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
   a. Any leasehold parcel; or

b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Regulation 1.

The property line of the proposed use measures approximately 240 feet to the property line of the protected use, thus requiring a Special Use Permit.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Regulation 1 shall be measured in a straight line:
    a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
    b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

    Regulation 3 does not apply, as the subject site is less than 80 acres.

4. The minimum distance requirements in Regulation 1 do not apply to:

    a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
    b. A proposed establishment having more than 50,000 square feet of retail floor space.

    Regulation 4 is not applicable to this request.

5. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

    A condition of approval has been added to ensure compliance with Regulation 5.

FINDINGS (SUP-62124)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Beer/Wine/Cooler On-Sale Establishment use is located within an established shopping center with restaurants and general retail stores and will be ancillary to the existing restaurant use at the subject site. The proposed use is compatible with the surrounding land uses and can be conducted in a manner that is harmonious with the surrounding uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is located within an existing commercial shopping center with shared access and parking throughout the site. The proposed site is physically suitable for the intensity of the proposed land use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The subject site is accessed by Charleston Boulevard and Lamb Boulevard. Both roads are designated as Primary Arterials as classified by the Master Plan of Streets and Highways and provide adequate access to the subject site for the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit will not compromise the public health, safety, and welfare of the public as the proposed use is subject to regular inspections by regulatory agencies such as the Southern Nevada Health District and the City of Las Vegas Department of Planning Business Licensing Division.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use met all applicable conditions of approval for a Beer/Wine/Cooler On-Sale Establishment use per Title 19.12, except for Conditional Use Regulation Number 1 which requires the proposed use to not be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City Park.

The subject site is approximately 240 feet away from a church/house of worship. However, the subject property is an established shopping center designed to accommodate

a variety of uses. Staff has determined the proposed use to be complimentary to the variety of commercial uses existing within the shopping center; therefore staff is recommending approval of the requested Special Use Permit.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 748

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-62124

Case Number: PRJ-62123 APN: 140-32-401-013

Name of Property Owner: CHARLESTON LAMB PARTNERS LP

Name of Applicant: Juan Gabriel Gil

Name of Representative: Eileen Peralta

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: STUART SCHNEIDER

State of California, Ventura County

Subscribed and sworn before me

This 8th day of December, 2015 by Stuart I. Schneider

_____

Notary Public in and for said County and State

LAILA A. BISCALDI
COMM. #2008482
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. FEB. 23, 2017

Revised 11-14-06

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

PRJ-62123
12/10/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sushi Culiacan / Juan Gabriel Gil

Project Address (Location) 4420 E Charleston Blvd Ste. 5 & 6

Project Name Sushi Culican **Proposed Use** _____

Assessor's Parcel #(s) 140-32-401-013 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER CHARLESTON CAMB PARTNERS **Contact** Stuart Schneider

Address 2815 Townsgate Rd #130 **Phone:** 805.777-1177 **Fax:** _____

City Thousand Oaks **State** CA **Zip** 91361

E-mail Address schneider@sslcinc.com

APPLICANT Juan Gabriel Gil **Contact** _____

Address 4420 E. Charleston Blvd. #5 & #6 **Phone:** 702-502-638 **Fax:** -

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

E-mail Address -

REPRESENTATIVE Eileen Peralta **Contact** _____

Address 4660 S. Eastern Ave. #105 **Phone:** 702-489-940 **Fax:** 702-489-6491

City Las Vegas **State** NV **Zip** 89119

E-mail Address em-latin@yahoo.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 Stuart Schneider

State of California Ventura County

Subscribed and sworn before me

This 8 day of December, 2015.

My Stuart I. Schneider

Notary Public in and for said County and State

LAILA A. BISCALDI
COMM. #2008482
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. FEB. 23, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-62124
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

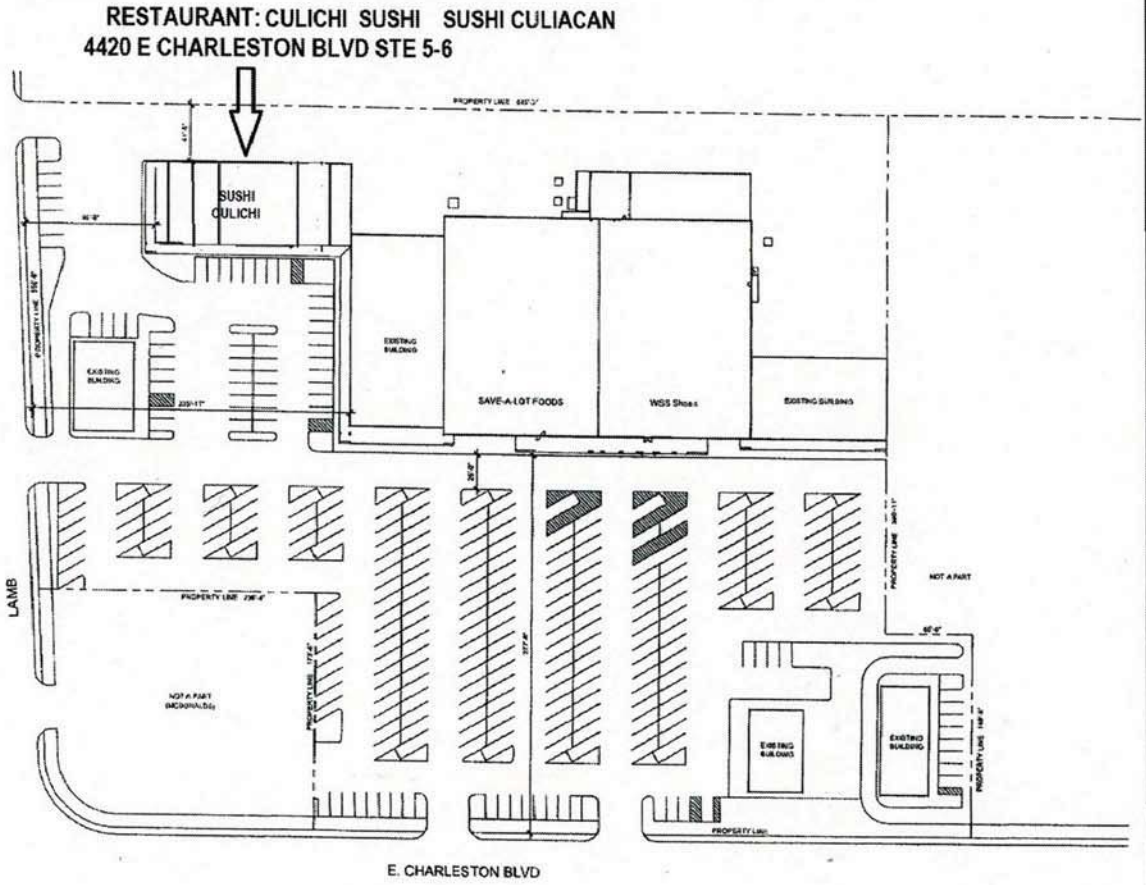
f:\depot\Application Packet\Application Form.pdf

PRJ-62123
12/10/15

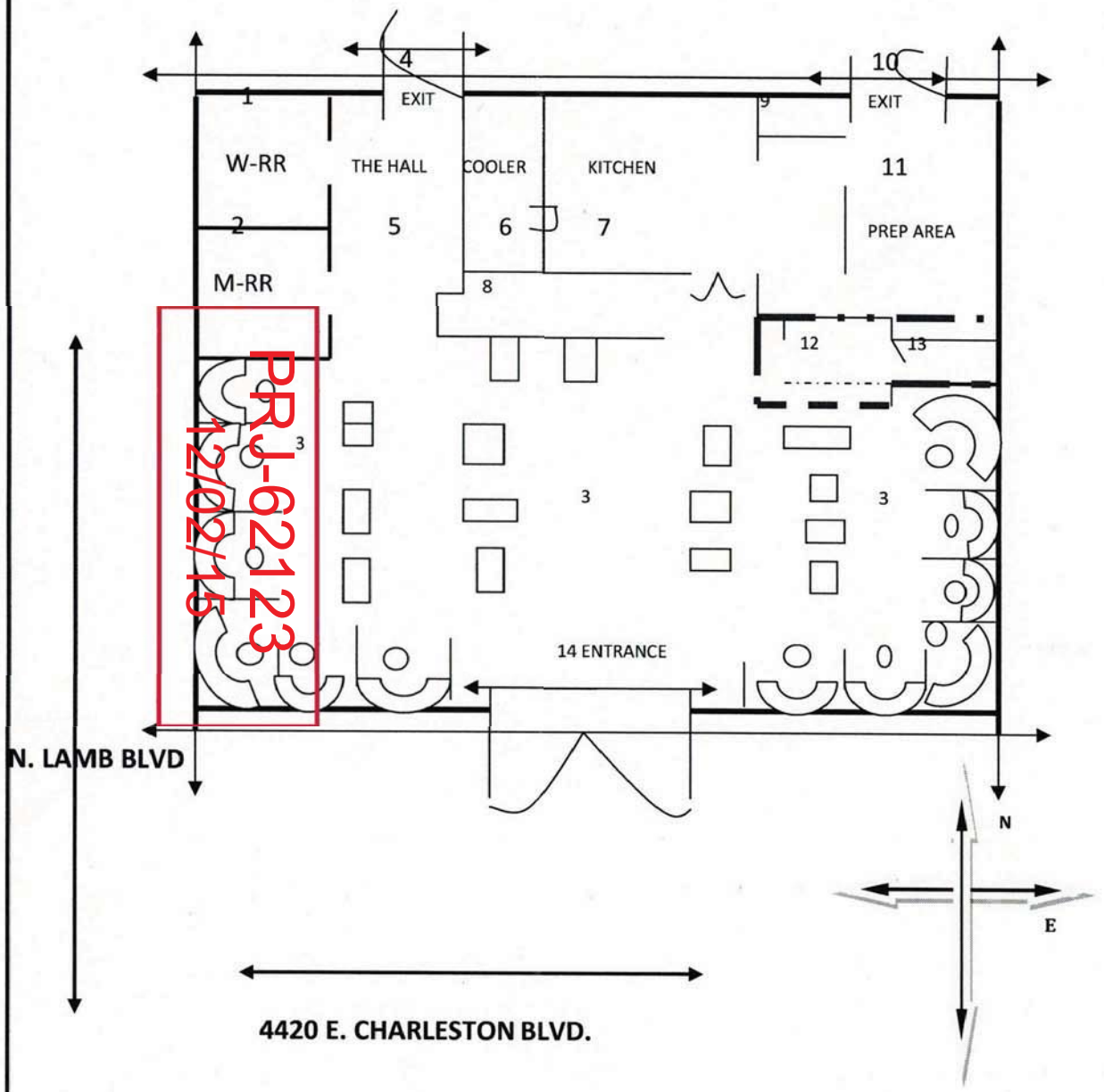
SITE PLAN

RESTAURANT NAME: CULICHI SUSHI SUSHI CULIACAN
PARCEL No. : 140-32-401-013
RECORD DOC. No. 20141015:01546
ZONING AND LANDUSE: C-1
RESTAURANT APPROXIMATE SIZE :2,880 SQ. FT.
PARKING SPACE: 286
HANDICAP PARKING SPACE: 10
TOTAL BUILDING 8 700

PRJ-62123
12/02/15



SUP-62124



PRJ-62123
12/02/15

PROGECT NAME: **CULICHI SUSHI**

ADDRESS: **4420 E CHARLESTON BLVD 5-6**

PARCEL No. : **140-32-401-013**

RECORD DOC. No.: **20141015:01546**

ZONING AND LANDUSE: **C-1**

RESTAURANT APPROXIMATE: **2,880 SQ. FT.**

1. MEN'S REST ROOM
2. LADIES RESTROOM
3. DINING ROOM/W BOOTH TABLES / TABLES AND CHAIRS
4. BACK EXIT DOOR
5. THE HALL
6. WALK IN COOLER
7. KITCHEN
8. 3-CMPT. SINK AREA
9. STORAGE SOAK SINK
10. BACK EXIT DOOR
11. PREP. AREA
12. FOUNTAIN BEVERAGE DISPENSER/ BEER AND WINE SERVED AREA
13. STORAGE
14. MAIN ENTERANCE

SUP-62124



SUP-62124 [PRJ-62123] - SPECIAL USE PERMIT - APPLICANT: SUSHI CULIACAN - OWNER: TENAYA VEGAS PARTNERS, LP, ET AL
4420 EAST CHARLESTON BOULEVARD, SUITE #5

12/03/15



SUP-62124 [PRJ-62123] - SPECIAL USE PERMIT - APPLICANT: SUSHI CULIACAN - OWNER: TENAYA VEGAS PARTNERS, LP, ET AL
4420 EAST CHARLESTON BOULEVARD, SUITE #5

12/03/15



SUP-62124 [PRJ-62123] - SPECIAL USE PERMIT - APPLICANT: SUSHI CULIACAN - OWNER: TENAYA VEGAS PARTNERS, LP, ET AL
4420 EAST CHARLESTON BOULEVARD, SUITE #5

12/03/15



SUP-62124 [PRJ-62123] - SPECIAL USE PERMIT - APPLICANT: SUSHI CULIACAN - OWNER: TENAYA VEGAS PARTNERS, LP, ET AL
4420 EAST CHARLESTON BOULEVARD, SUITE #5

12/03/15



SUP-62124 [PRJ-62123] - SPECIAL USE PERMIT - APPLICANT: SUSHI CULIACAN - OWNER: TENAYA VEGAS PARTNERS, LP, ET AL
4420 EAST CHARLESTON BOULEVARD, SUITE #5

12/03/15

Sushi Culiacan

4420 E. Charleston Blvd. Ste. 5-6
Las Vegas, Nevada 89104

November 3, 2015

City of Las Vegas
Department of Planning
Business License Division
333 N. Rancho Dr., 6th Floor
Las Vegas, NV 89106

Department of Planning:

I am requesting a Special Use Permit because I am applying for a Beer/Wine License for the sale of Beer/Wine/Cooler On-Sale in my restaurant with the consumption of a meal. My restaurant Sushi Culiacan is located at 4420 E. Charleston Blvd. Ste. 5-6, Las Vegas, NV 89104.

I have 5 employees and the hours of operations are from 11:00am – 10:00pm. I currently have a Beer-Wine-Spirits On-Sale license from the City of North Las Vegas for my restaurant Aguachiles Culichi located at 2462 N. Las Vegas Blvd., North Las Vegas, NV 89030.

If you have any questions or need further information please contact Eileen Peralta at (702) 489-9400.

Respectfully,

Juan Gabriel Gil
President

SUP-62124 - REVISED

PRJ-62123
12/02/15

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

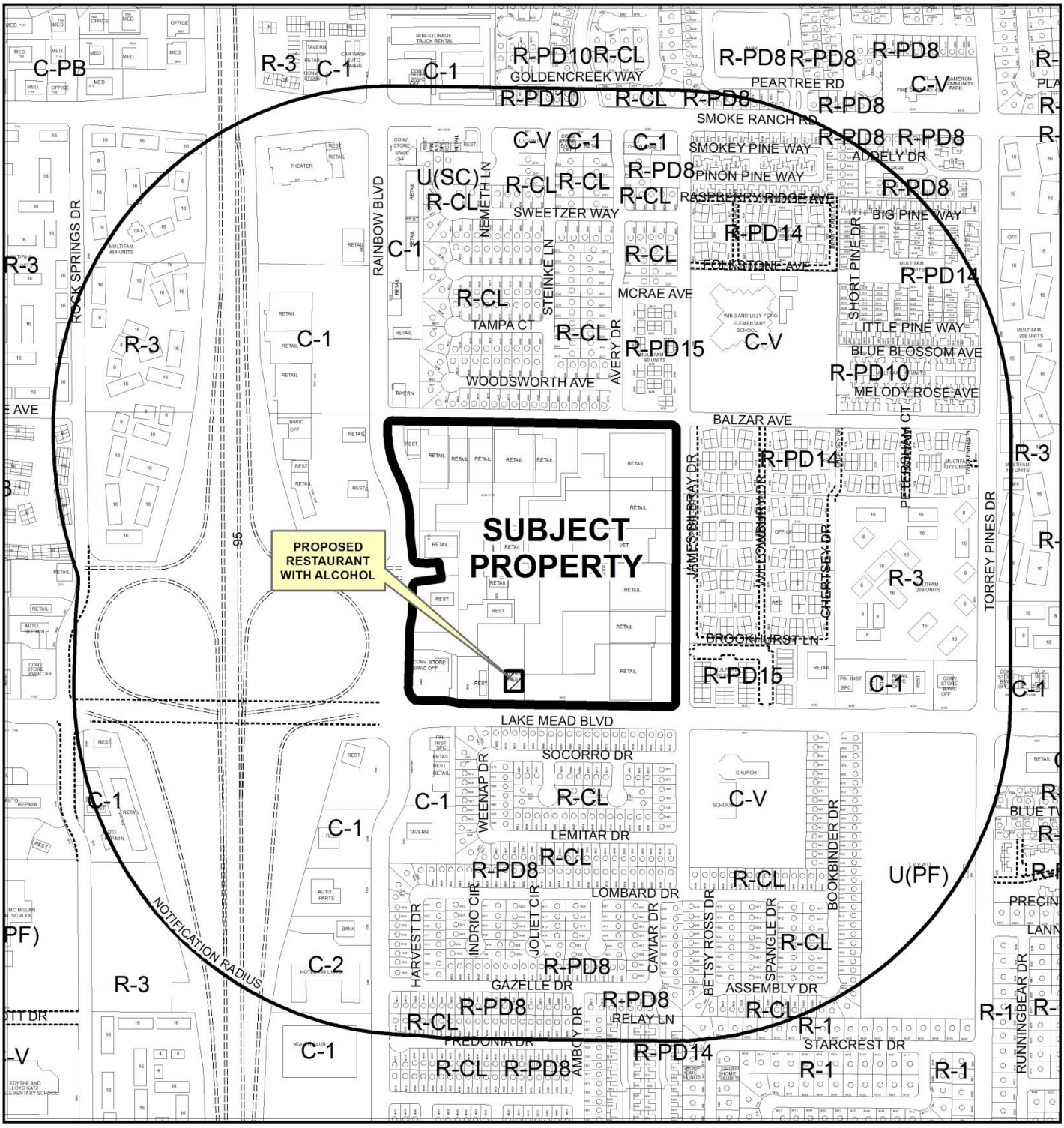
SUBJECT:
SUP-62233 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOLO'S CHICKEN AND WAFFLES - OWNER: WEINGARTEN REALTY INVESTORS - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,435 SQUARE-FOOT RESTAURANT WITH ALCOHOL at 2040 North Rainbow Boulevard (APN 138-23-215-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-62231]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest/Support Postcards



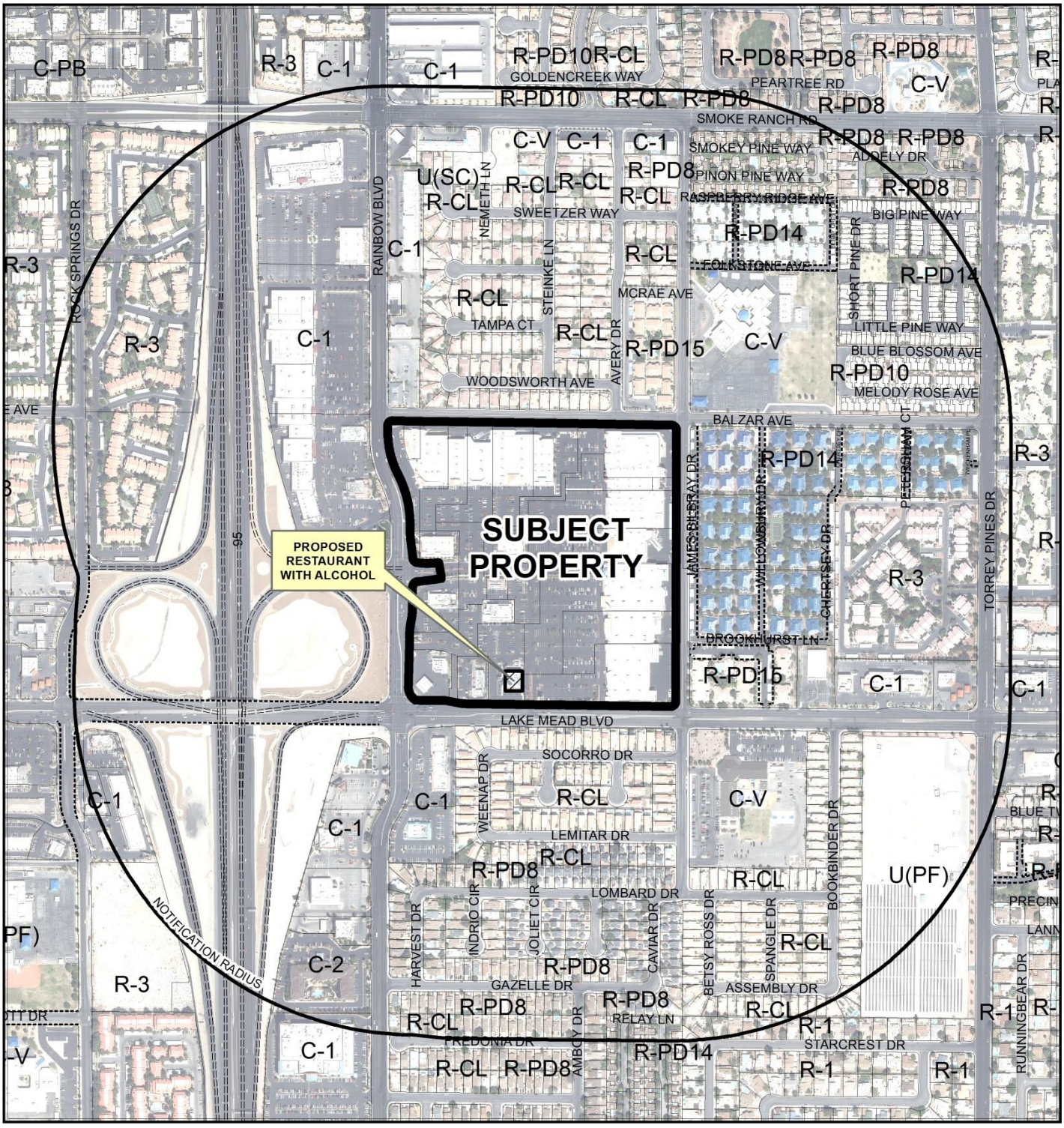
CASE: **SUP-62233 (PRJ-62231)**

RADIUS: 1500 FEET

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

0 500 1,000 Feet

N



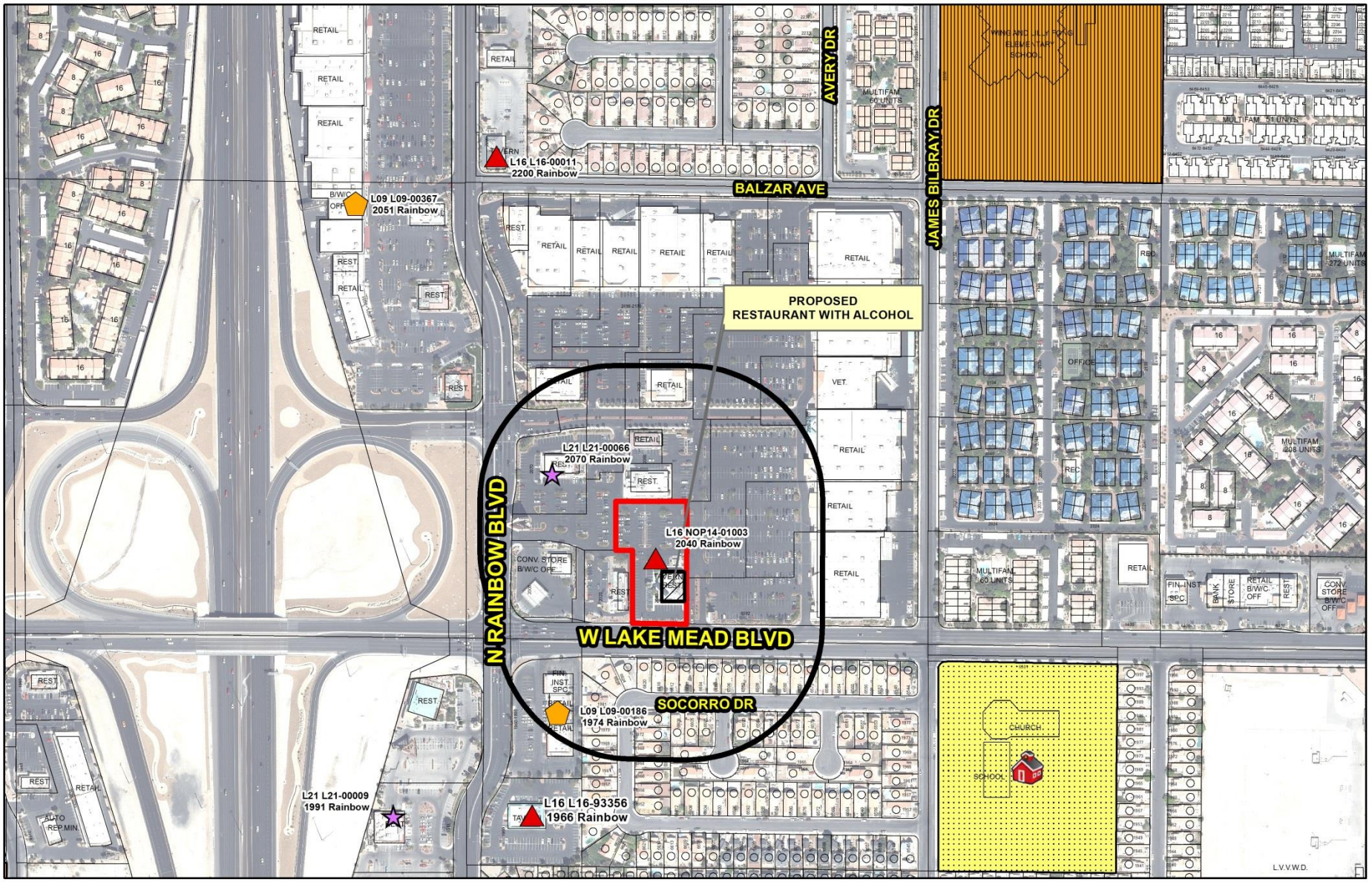
CASE: **SUP-62233 (PRJ-62231)**

RADIUS: 1500 FEET

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

0 500 1,000 Feet

N



SUP-62233
(PRJ-62231)

Restaurant With Alcohol

Business Licenses

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

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Thursday, December 10, 2015

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LOLO'S CHICKEN AND WAFFLES - OWNER: WEINGARTEN REALTY INVESTORS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-62233	Staff recommends APPROVAL, subject to conditions	

** CONDITIONS **

SUP-62233 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Restaurant with Alcohol use.

2. 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.

3. 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.

4. 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.

5. Minors shall only be permitted in such areas wherein spirituous, malt or fermented liquors or wines are served only in conjunction with regular meals and where dining tables or booths are provided separate from the bar in conformance with Title 6.50.

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 6,435 square-foot Restaurant with Alcohol use at 2040 North Rainbow Boulevard. The existing vacant building is a standalone pad within the existing *Best in the West* Shopping Center, located at the northeast corner of Lake Mead Boulevard and Rainbow Boulevard. The shopping center provides shared parking and access throughout the 35 acre site. The proposed use is in compliance with all minimum Special Use Permit requirements as outlined by Title 19.12 for a Restaurant with Alcohol use, including all minimum parking requirements; therefore, staff recommends approval of the Special Use Permit request. If denied, the restaurant could operate on the subject site; however, alcohol service would be prohibited.

ISSUES

- Per Title 19.12, a Restaurant with Alcohol use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. The proposed use is in compliance with all minimum Special Use Permit requirements as outlined by Title 19.12 for a Restaurant with Alcohol use; therefore, staff recommends approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/20/90	The City Council approved a Reclassification of Property (Z-61-90) from N-U (Non-Urban) to C-1 (Limited Commercial) for a proposed commercial shopping center on property located on the northeast corner of Rainbow Boulevard and Lake Mead Boulevard.
08/07/91	The City Council approved a request for an Extension of Time [Z-61-90(1)] for a proposed commercial shopping center on property located on the northeast corner of Rainbow Boulevard and Lake Mead Boulevard.
08/19/92	The City Council approved a request for an Extension of Time [Z-61-90(2)] for a proposed commercial shopping center on property located on the northeast corner of Rainbow Boulevard and Lake Mead Boulevard.
08/02/94	The City Council approved a request for an Extension of Time [Z-61-90(3)] for a proposed commercial shopping center on property located on the northeast corner of Rainbow Boulevard and Lake Mead Boulevard.
07/05/95	The City Council approved a request for an Extension of Time [Z-61-90(4)] for a proposed commercial shopping center on property located on the northeast corner of Rainbow Boulevard and Lake Mead Boulevard.

Most Recent Change of Ownership	
04/10/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/25/96	A building permit (#96014850) was issued for a new restaurant at 2040 North Rainbow Boulevard. The permit received its final inspection on 11/16/97.
07/25/96	A building permit (#96014851) was issued for on-site improvements at 2040 North Rainbow Boulevard. The permit expired on 05/24/97.
08/02/96	A building permit (#96015626) was issued for plumbing/new building at 2040 North Rainbow Boulevard. The permit received its final inspection on 11/07/97.
08/02/96	A building permit (#96015647) was issued for a temporary power pole at 2040 North Rainbow Boulevard. The permit expired on 05/24/97.
08/02/96	A building permit (#96015687) was issued for a wall/trash enclosure at 2040 North Rainbow Boulevard. The permit received its final inspection on 11/06/97.
08/06/96	A building permit (#96015842) was issued for electrical/new building at 2040 North Rainbow Boulevard. The permit expired on 05/24/97.
08/19/96	A building permit (#96396990) was issued for a U/G stub-in/fire at 2040 North Rainbow Boulevard. The permit expired on 05/24/97.
09/03/96	A building permit (#96397389) was issued for a fire permit at 2040 North Rainbow Boulevard. The permit expired on 05/24/97.
09/11/96	A building permit (#96018428) was issued for a sound system at 2040 North Rainbow Boulevard. The permit expired on 05/24/97.
09/26/96	A building permit (#96019560) was issued for mechanical work for a new restaurant at 2040 North Rainbow Boulevard. The permit expired on 05/24/97.
10/15/96	A building permit (#96398652) was issued for 2040 North Rainbow Boulevard. The permit expired on 05/24/97.
11/01/96	A building permit (#96399101) was issued for 2040 North Rainbow Boulevard. The permit expired on 05/24/97.
11/01/96	A building permit (#96399102) was issued for a fire alarm system at 2040 North Rainbow Boulevard. The permit expired on 05/24/97.
11/04/96	A building permit (#96399117) was issued for electrical (fire alarm) at 2040 North Rainbow Boulevard. The permit expired on 05/24/97.
11/05/96	A building permit (#96022123) was issued for a wall mounted sign at 2040 North Rainbow Boulevard. The permit expired on 05/24/97.
11/08/96	A building permit (#96399116) was issued for 2040 North Rainbow Boulevard. The permit expired on 05/24/97.

Related Building Permits/Business Licenses	
11/12/96	A building permit (#96022608) was issued for a sign at 2040 North Rainbow Boulevard. The permit expired on 05/24/97.
11/19/96	A business license (R09-00754) was issued for a restaurant at 2040 North Rainbow Boulevard. The license went inactive on 11/28/14.
11/19/96	A business license (L16-00247) was issued for a tavern at 2040 North Rainbow Boulevard. The license went into non-operational status on 02/11/14.
03/29/02	A building permit (#4001163) was issued for a fire safety permit at 2040 North Rainbow Boulevard. The permit expired on 07/31/04.
01/20/04	A building permit (#96022123) was issued for a wall mounted sign at 2040 North Rainbow Boulevard. The permit expired on 05/24/97.
02/15/06	A building permit (#6001215) was issued for a tenant improvement - remodel at 2040 North Rainbow Boulevard. The permit received its final inspection on 07/19/06.
11/17/05	A building permit (#54463) was issued for a customer service request inspection at 2040 North Rainbow Boulevard. The permit expired on 11/22/05.
06/16/06	A building permit (#67653) was issued for plumbing at 2040 North Rainbow Boulevard. The permit received its final inspection on 06/15/09.
08/26/2008	A building permit (#122883) was issued for a hot water heater at 2040 North Rainbow Boulevard. The permit is still open.
01/16/13	A building permit (#227300) was issued for a kitchen hood extinguishing system at 2040 North Rainbow Boulevard. The permit received its final inspection on 11/08/13.
06/06/13	Code Enforcement processed a case (#129722for graffiti at 2040 North Rainbow Boulevard. The case was resolved on 06/06/13.
01/22/14	Business Licensing Enforcement processed a case (#137145) for a possible change of location or business closure at 2040 North Rainbow Boulevard. The case was resolved on 02/04/14.
02/11/14	A business license (NOP14-01003) was issued for a non-operational tavern at 2040 North Rainbow Boulevard. The license expired on 02/11/15.
04/01/14	A building permit (#257427) was issued for a central station monitoring system (security) at 2040 North Rainbow Boulevard. The permit received its final inspection on 04/09/14.
05/14/14	A building permit (#260417) was issued for a customer service request inspection at 2040 North Rainbow Boulevard. The permit received its final inspection on 05/28/14.
10/06/14	A building permit (#270652) was issued for a customer service request inspection at 2040 North Rainbow Boulevard. The permit received its final inspection on 10/13/14.

Related Building Permits/Business Licenses	
08/24/15	A building permit (#297364) was issued for an interior/exterior demolition at 2040 North Rainbow Boulevard. The permit is still open.
10/01/15	A building permit (#296053) was issued for a tenant improvement at 2040 North Rainbow Boulevard. The permit is still open.
10/01/15	A building permit (#296054) was issued for on-sites at 2040 North Rainbow Boulevard. The permit is still open.
10/01/15	A building permit (#296055) was issued for a restaurant addition at 2040 North Rainbow Boulevard. The permit is still open.
10/27/15	A building permit (#302954) was issued for a fire alarm system at 2040 North Rainbow Boulevard. The permit is still open.
10/29/15	A building permit (#301809) was issued for a fire sprinkler system at 2040 North Rainbow Boulevard. The permit is still open.
11/09/15	A building permit (#304025) was issued for exterior signage at 2040 North Rainbow Boulevard. The permit is still open.
12/03/15	A building permit (#305990) was issued for a kitchen hood extinguishing system at 2040 North Rainbow Boulevard. The permit received its final inspection on 12/17/15.
12/23/15	A building permit (#307669) was issued for a central station monitoring system (security) at 2040 North Rainbow Boulevard. The permit is still open.

Pre-Application Meeting	
11/23/15	A pre-application meeting was held between staff and the applicant's representative where the submittal requirements for a Special Use Permit for a Restaurant with Alcohol were discussed.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
12/03/15 and 12/17/15	Staff performed routine field checks of the subject site where staff observed the former Tavern being remodeled (Tenant Improvement Building Permit #296053) for the proposed Restaurant with Alcohol. Two field checks were performed as access to the site was limited during the first site visit due to construction for the tenant improvement.

Details of Application Request	
Site Area	
Net Acres	1.49

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Tavern	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
	Multi-family	ML (Medium Low Density Residential)	R-PD15 (Residential Planned Development – 15 Units per Acre)
South	Financial Institution, Specified / General Retail / Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Single Family, Attached	M (Medium Density Residential)	R-PD14 (Residential Planned Development – 14 Units per Acre)
	Multi-family	M (Medium Density Residential)	R-PD15 (Residential Planned Development – 15 Units per Acre)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 140 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails – Pedestrian Path	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Rainbow Boulevard	Major Collector	Master Plan of Streets and Highways	80	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	418,200 SF	1:250	1673				
TOTAL SPACES REQUIRED			1673		1809		Y
Regular and Handicap Spaces Required			1646	27	1758	51	Y

ANALYSIS

The applicant is proposing to establish a Restaurant with Alcohol use within an existing 6,435 square-foot vacant commercial building at 2040 North Rainbow Boulevard. The existing building is a standalone commercial pad site within the existing *Best in the West* shopping center. The shopping center provides shared parking and access throughout the 35 acre site. The proposed use is permissible in the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit.

The Restaurant with Alcohol use is defined by Title 19.12 as "a restaurant and bar operation with alcoholic beverage sales in which:

1. The actual seating available at all times within the dining area will accommodate at least 100 persons. For purposes of this requirement, the "dining area" does not include bar stool seating at the bar or lounge seating, but may include table or booth seating within the bar area and table seating within a patio area;
2. Alcoholic beverages are served in the restaurant area only in conjunction with the service of food;

3. Full-course meals are available during all hours the bar area is open to the public;
4. A cook and food server, other than a bartender, are available at all times the bar area is open to the public; and
5. The restaurant operation is the principal portion of the business.

The floor plan submitted with this application demonstrates floor and patio seating for 111 persons, with the restaurant being the principal portion of this business. The proposed Restaurant with Alcohol use adheres to all minimum Special Use Permit requirements outlined by Title 19.12. The subject site is not within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park; and has provided seating for more than 100 persons. In addition, staff has added a Condition of Approval requiring the business conform to all provisions of LVMC Chapter 6.50 with regards to operating a Restaurant with Alcohol business license. Staff is recommending approval of this application, as the use is considered appropriate for the surrounding area and can be conducted in a manner that is harmonious and compatible with the existing surrounding uses.

Minimum Special Use Permit Requirements for a Restaurant with Alcohol:

The Minimum Special Use Permit Requirements for this use include:

1. No restaurant with alcohol use shall be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed use meets this requirement as there are no protected uses (church/house of worship; school; individual care center licensed for more than 12 children; or City park) within 400 feet of the proposed restaurant with alcohol.

2. Except as otherwise provided in Requirement 3 below, the distance referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed restaurant with alcohol which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed restaurant with alcohol. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
   a. Any leasehold parcel; or
   b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

The proposed use meets this requirement as there are no protected uses (church/house of worship; school; individual care center licensed for more than 12 children; or City park) within 400 feet of the proposed restaurant with alcohol.

3. In the case of a restaurant with alcohol proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Regulation 1 shall be measured in a straight line:
    c. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
    d. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the restaurant with alcohol will be located, without regard to intervening obstacles.

Requirement 3 does not apply, as the subject site is less than 80 acres.

4. When considering a Special Use Permit application for a restaurant with alcohol which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

The subject site does not require a distance Waiver from a protected use; therefore, this requirement does not apply to this application.

5. The minimum distance requirement in Requirement 1 does not apply to an establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

Requirement 5 is not applicable to this request.

6. The parcel or use is operated or controlled by an agency or subdivision of local, state or federal government (C-V only).

Requirement 6 is not applicable to this request.

7. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

A condition of approval has been added to ensure compliance with Requirement 7.

FINDINGS (SUP-62233)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The subject site was previously licensed for a Tavern use that vacated the site in 2014. The proposed use, Restaurant with Alcohol, is less intense than the previous tenant and is compatible with the surrounding land uses within the existing shopping center, and can be conducted in a manner that is harmonious with the existing surrounding uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is located within the 35 acre Best in the West Shopping Center, located on the northeast corner of Rainbow Boulevard and Lake Mead Boulevard. The shopping center was designed to accommodate a variety of uses such as restaurants and retail stores and is physically suitable for the intensity of the proposed land use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The subject site is accessed by Lake Mead Boulevard, a 100-foot Primary Arterial as defined by the Master Plan of Streets and Highways; and Rainbow Boulevard, a Major Collector as defined by the Master Plan of Streets and Highways. Both Lake Mead Boulevard and Rainbow Boulevard provide adequate access to the subject site for the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit will not compromise the public health, safety, and welfare, as the proposed use is subject to regular inspections by regulatory agencies such as the Southern Nevada Health District and the City of Las Vegas Department of Planning Business Licensing Division.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Restaurant with Alcohol meets all applicable conditions per Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 1172

APPROVALS 2

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-62233 APN: 138-23-215-005

Name of Property Owner: Weingarten Realty Investors

Name of Applicant: Lolo's WMD, LLC

Name of Representative: Lucy Stewart, LAS Consulting, Inc

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Weingarten Realty Investors By: William M Crook

Print Name: William M. Crook

Subscribed and sworn before me

This 24th day of November, 2015

Alison K. Spencer

Notary Public in and for said County and State

ALISON K SPENCER
Notary Public, State of Texas
My Commission Expires
JANUARY 19, 2017

PRJ-62231
11/25/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use permit for restaurant w/alcohol

Project Address (Location) 2040 N. Rainbow

Project Name Lolo's Chicken & Waffles **Proposed Use** Rest.w/alcohol

Assessor's Parcel #(s) 138-23-215-005 **Ward #** 5

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

Commercial Square Footage 6345 **Floor Area Ratio**

Gross Acres 1.49 **Lots/Units** 1 **Density**

Additional Information Re-approve alcohol at this location

PROPERTY OWNER Weingarten Realty Investors **Contact** P. Wilke

Address P.O. Box 924133 **Phone:** **Fax:**

City Houston **State** TX **Zip** 77292

E-mail Address

APPLICANT LoLo's WMD, LLC **Contact** Bill Neving

Address 13305 Birch Drive #201 **Phone:** 4015583333 **Fax:** exten.16

City Omaha **State** NE **Zip** 68164

E-mail Address Bill@cutchallmanagement.com

REPRESENTATIVE LAS Consulting **Contact** Lucy Stewart

Address 1916 Trail Peak Lane **Phone:** 7024996469 **Fax:** 7029460857

City Las Vegas **State** NV **Zip** 89134

E-mail Address stewplan@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* Weingarten Realty Investors, By: William M Crook

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

Print Name William M. Crook

Subscribed and sworn before me

This 24th day of November, 20 15.

Alison K. Spencer

Notary Public in and for said County and State

ALISON K SPENCER
Notary Public, State of Texas
My Commission Expires
JANUARY 19, 2017

FOR DEPARTMENT USE ONLY

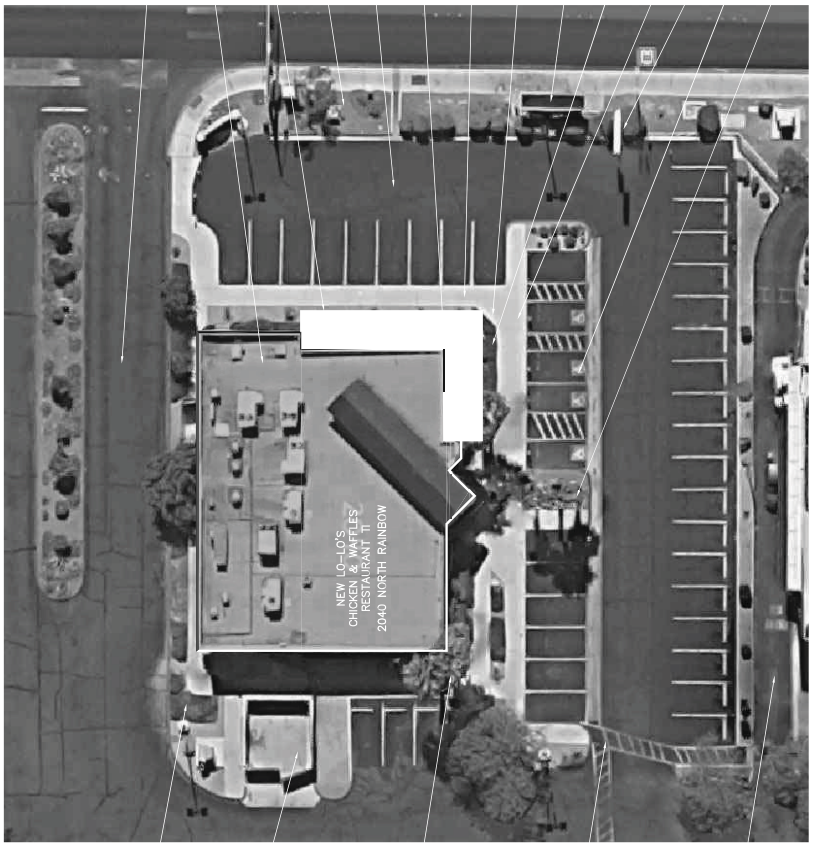
Case #	SUP-62233
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-62231
12/5/15

Revised 10/27/08

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


NEW LO-LO'S
CHICKEN & WAFFLES
RESTAURANT TI
2040 NORTH RAINBOW

SUP-62233


NEW LO-LO'S
CHICKEN & WAFFLES
RESTAURANT TI
2040 NORTH RAINBOW

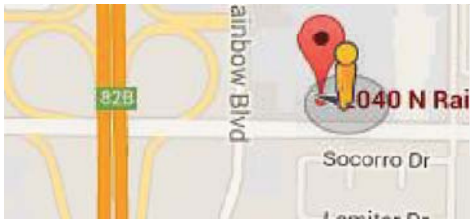
SUP-62233

Google Maps Las Vegas, Nevada



Image capture: Aug 2011 © 2015 Google

Street View - Aug 2011



PRJ-62231
11/25/15

SUP-62233

Google Maps Las Vegas, Nevada



Image capture: Aug 2011 © 2015 Google

Street View - Aug 2011



PRJ-62231
11/25/15

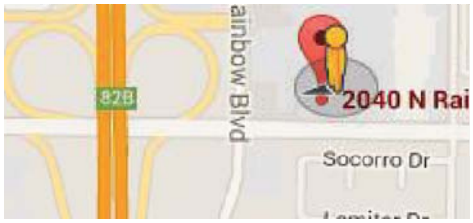
SUP-62233

Google Maps Las Vegas, Nevada



Image capture: Aug 2011 © 2015 Google

Street View - Aug 2011



PRJ-62231
11/25/15

SUP-62233

Google Maps Las Vegas, Nevada



Image capture: Aug 2011 © 2015 Google

Street View - Aug 2011

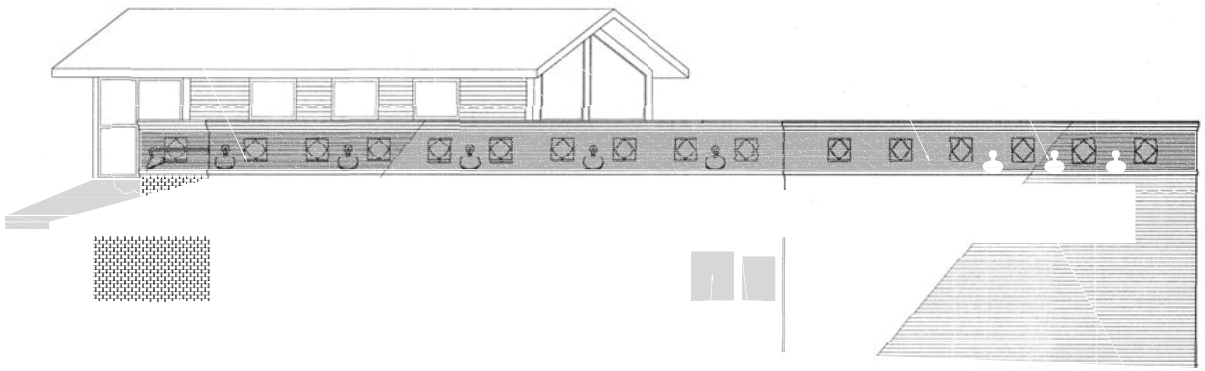


PRJ-62231
11/25/15

SUP-62233



SUP-62233



SUP-62233

VEGAS



PRJ-62231
11/25/15

LO-LO'S Chicken & Waffles

Las Vegas, Nevada
2015 . 05 . 07

LGE | DESIGNGROUP

RENDERING VIEW

This artist rendering is for conceptual design only and should not be referred to as a construction document.

LGE DESIGN BUILD

SUP-62233



PRJ-62231
11/25/15

LO-LO'S Chicken & Waffles

Las Vegas, Nevada
2015 . 05 . 07

LGE DESIGNGROUP

RENDERING VIEW

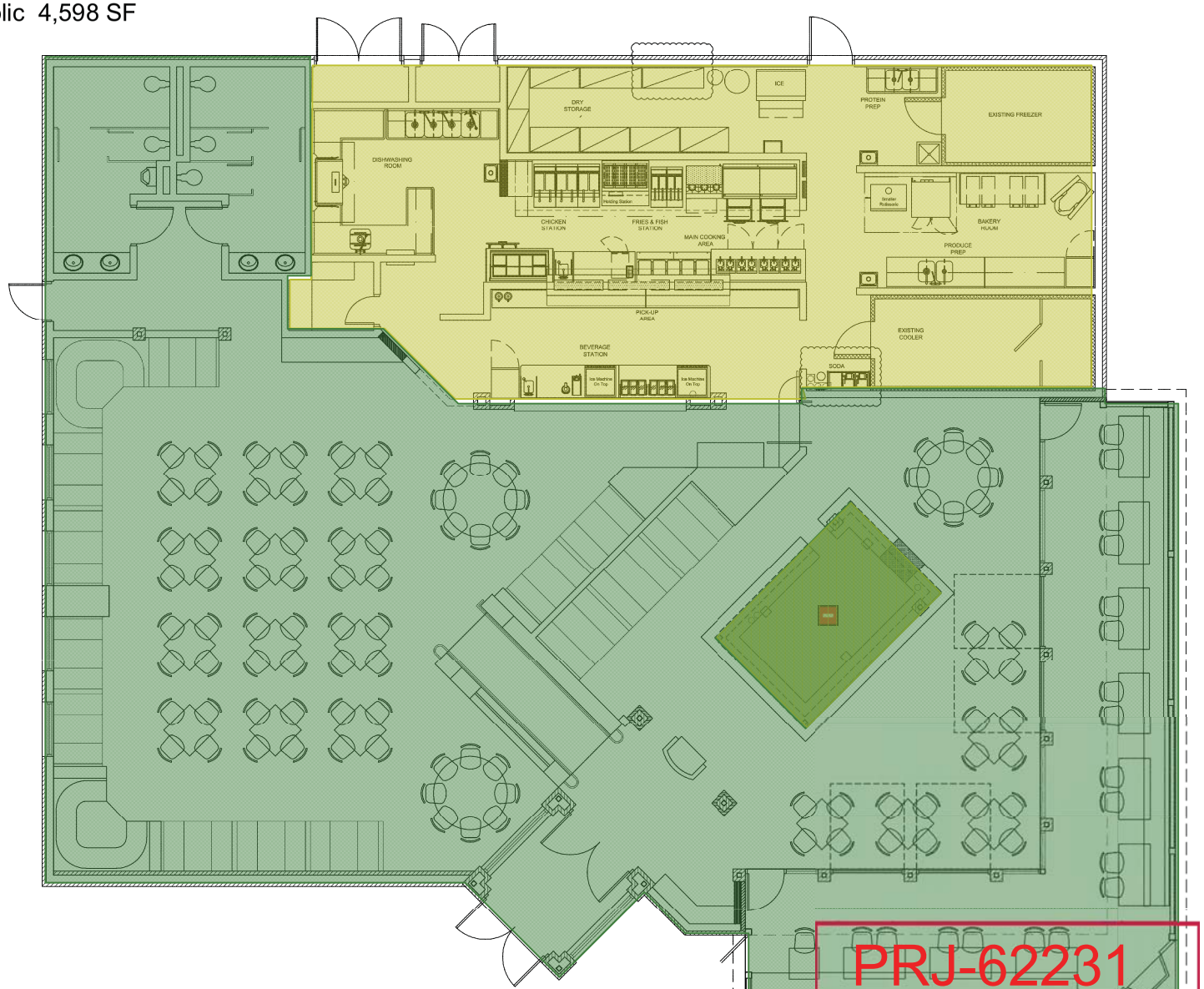
This artist rendering is for conceptual design only and should not be referred to as a construction document.

LGE DESIGN BUILD

SUP-62233

BOH 1,837 SF

Public 4,598 SF



REMODEL FLOOR PLAN

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

0 2' 4' 8'

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

PRJ-62231

11/25/15

Notes:

1. -

REVISIONS

Mark	Date	Description

Breslin Builders shall have no liability for use of this information without their written consent. Copyright (c) 1997 - 2015. All rights reserved. These plans are prepared for the exclusive use for the specific purpose for which it was intended and for other than the client for whom it was prepared is forbidden unless expressly permitted in advance by Breslin Builders. These drawings shall be used for one project only.

CONTRACTOR

THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR AS A CATEGORY A CONTRACTOR PER NRS 624.215

BRESLIN BUILDERS — COMPANY NAME

JACK BRESLIN — CONTRACTORS REPRESENTATIVE OR MASTER OF A PLUMBER OR ELECTRICAL NUMBER

0018169 — CONTRACTOR LICENSE

TODD McBRAYER — PLANS PREPARED BY

SIGNATURE

Date: June 4, 2015

Project No.: 1715A

Designed By: TMM

Checked By: TMM

BRESLIN BUILDERS

5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702) 798-3977
FAX (702) 798-3908

DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR

LICENSE #0018169

www.BreslinBuilders.com

Project:

Lo Lo's Chicken and Waffles Restaurant Remodel

2040 N. Rainbow Blvd.
Las Vegas, Nevada 89108

Sheet Title:

Remodel Floor Plan

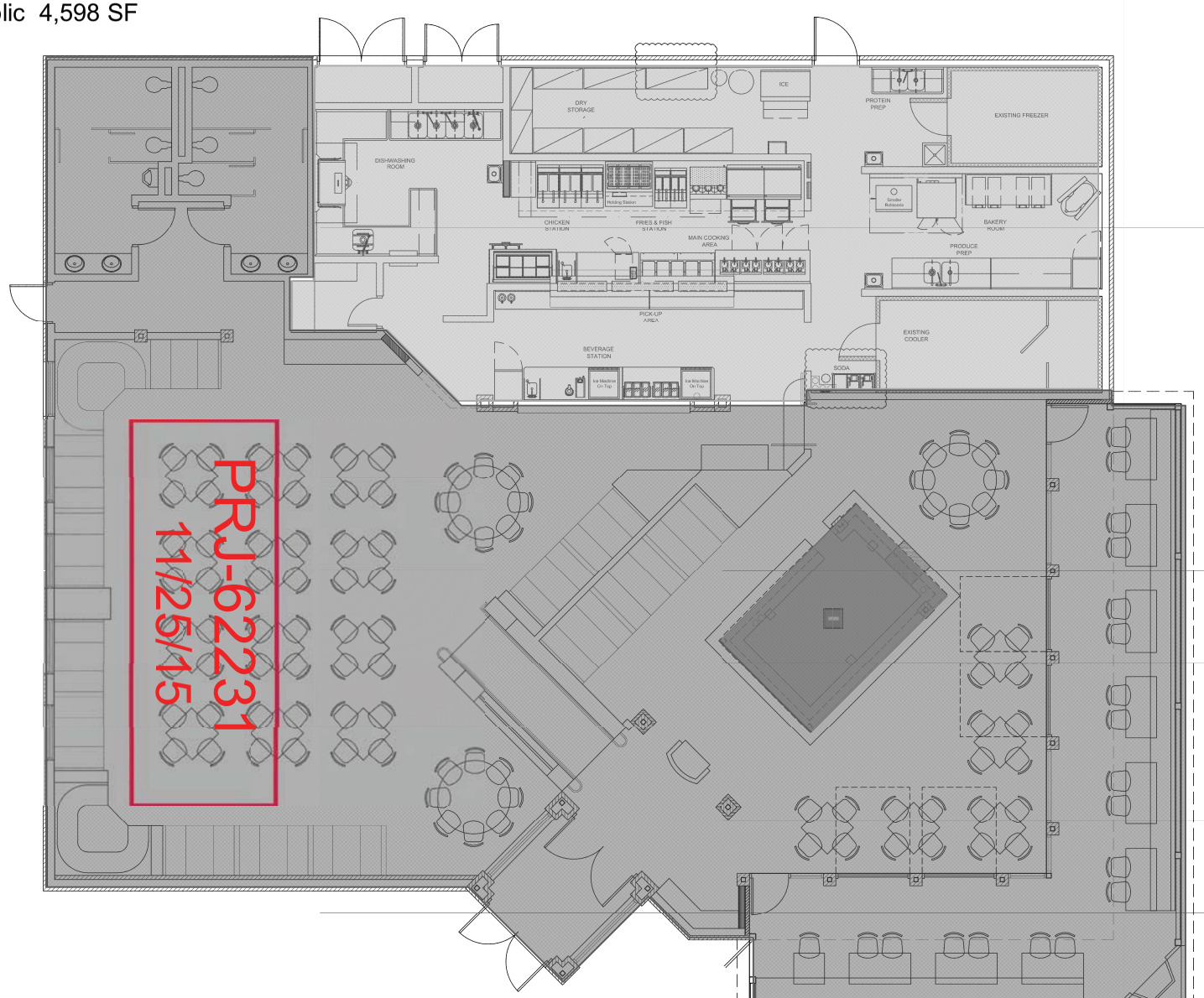
Sheet No:

A1.00

SUP-62233

BOH 1,837 SF

Public 4,598 SF



REMODEL FLOOR PLAN

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

0 2' 4' 8'

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

Notes:

1. –

REVISIONS

Mark	Date	Description

CONTRACTOR

BRESLIN BUILDERS

JACK BRESLIN

071619

TODD McBRAYER

Date: June 4, 2015

Project No.: 1715A

Designed By: TMM

Checked By: TMM

BRESLIN BUILDERS

5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702) 798-3977
FAX (702) 798-3908

DESIGN AND CONSTRUCTION
LICENSED GENERAL CONTRACTOR

www.BreslinBuilders.com

Project:

Lo Lo's Chicken and Waffles Restaurant Remodel

2040 N. Rainbow Blvd.
Las Vegas, Nevada 89108

Sheet Title:

Remodel Floor Plan

Sheet No:

A1.00

SUP-62233



SUP-62233 [PRJ-62231] - SPECIAL USE PERMIT - APPLICANT: LOLO'S CHICKEN AND WAFFLES - OWNER: WEINGARTEN REALTY INVESTORS
2040 NORTH RAINBOW BOULEVARD

12/03/15



SUP-62233 [PRJ-62231] - SPECIAL USE PERMIT - APPLICANT: LOLO'S CHICKEN AND WAFFLES - OWNER: WEINGARTEN REALTY INVESTORS
2040 NORTH RAINBOW BOULEVARD

12/03/15



SUP-62233 [PRJ-62231] - SPECIAL USE PERMIT - APPLICANT: LOLO'S CHICKEN AND WAFFLES - OWNER: WEINGARTEN REALTY INVESTORS
2040 NORTH RAINBOW BOULEVARD

12/03/15



SUP-62233 [PRJ-62231] - SPECIAL USE PERMIT - APPLICANT: LOLO'S CHICKEN AND WAFFLES - OWNER: WEINGARTEN REALTY INVESTORS
2040 NORTH RAINBOW BOULEVARD

12/03/15



SUP-62233 [PRJ-62231] - SPECIAL USE PERMIT - APPLICANT: LOLO'S CHICKEN AND WAFFLES - OWNER: WEINGARTEN REALTY INVESTORS
2040 NORTH RAINBOW BOULEVARD

12/03/15

Lucy Stewart
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

November 24 2015

Ms. Nicole Eddowes, M.S. Planner I
City of Las Vegas, Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: PRJ-62231_JF001

Dear Ms. Eddowes:

Please accept this letter as our justification for a SUP for the above referenced property. The subject property was originally approved as a part of the overall shopping center (Best in the West). The subject property was previously occupied by a tavern, Tony Romas, and was built in 1997, per the assessor's records.

There is a Baptist Church and Academy located diagonally across the street (Lake Mead Blvd) approximately 145 feet away, property line to property line. Based on the assessor's records, the church was built in 1990, seven years before the tavern and the school was established in 1998, according to the church's website.

The last business license on the subject property was for Tony Roma's (Tavern), which was marked out of business on 02/04/14. According to the Planning Department there are no SUP's for liquor uses, so the previous tavern use was nonconforming. Since the tavern has been out of business for more than a year, the nonconforming status has expired.

SUP-62233

PRJ-62231
11/25/15

A special Use Permit (SUP) is now required with waivers to the separation to the church and academy is now required to reinstate alcohol at this location. A new tenant, Lolo's Chicken & Waffles, applied for a tenant improvement permit in August 2015 and is currently under construction.

This request is to reapprove alcohol at this location, in conjunction with a restaurant. Alcohol has been available at this location for 16 years with no impact to the church. While the distance measures is 145 feet, that is measured from the property line. The subject property is actually located 800 feet from the church property lot and the two buildings are actually a little over a 1000 feet from each other. In addition, they are separated from each other by a six lane, divided road (Lake Mead).

We believe this to be a good use of the building. Approval of this application converts a vacant building to a viable business with employment for the area, creates a neighbored restaurant, and eliminates a dead space in a vibrant shopping center.

Thank you for your consideration in this matter; please do not hesitate to contact me with any questions.

Yours truly,

Lucy Stewart

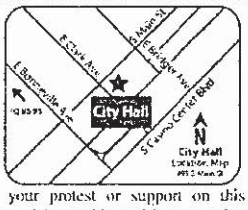
Lucy Stewart

PRJ-62231
11/25/15

18882698548 From: James Benedetto
2016-01-05 02:43:05 (GMT)
To: CITY OF LAS VEGAS Page 2 of 2

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-62233 [PRJ-62231]
Planning Commission Meeting of 1/12/2016

89 LRDRNP1 89108

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1600

RECEIVED
JAN 5 2015
City of Las Vegas
Dept. of Planning

Case: SUP-62233
138233113105
BENEDETTO MARY R & JAMES GERARD
1905 SPANGLE DR
LAS VEGAS NV 89108-7721

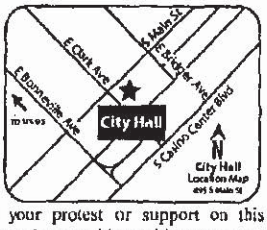
10 P
1

p.1
951-735-3316
charles grover

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1600

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.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-62233 [PRJ-62231]

Planning Commission Meeting of 1/12/2016

114 LADGNPI 92882

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Case: SUP-62233

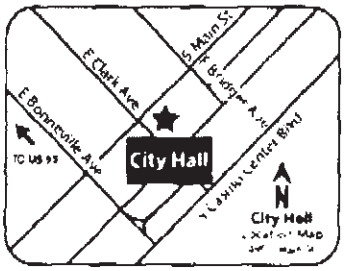
13823122023
GROVER CHARLES H & IRENE
1341 OAKBURL CIR
CORONA CA 92882-8022

10 A

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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-62233 [PRJ-62231]

Planning Commission Meeting of 1/12/2016

55 LRDGNPI 89108

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Case SUP-62233

13823210042
LANDOVSKY ROSEMARY R
2124 BAVINGTON DR #B
LAS VEGAS NV 89108-7089

10A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

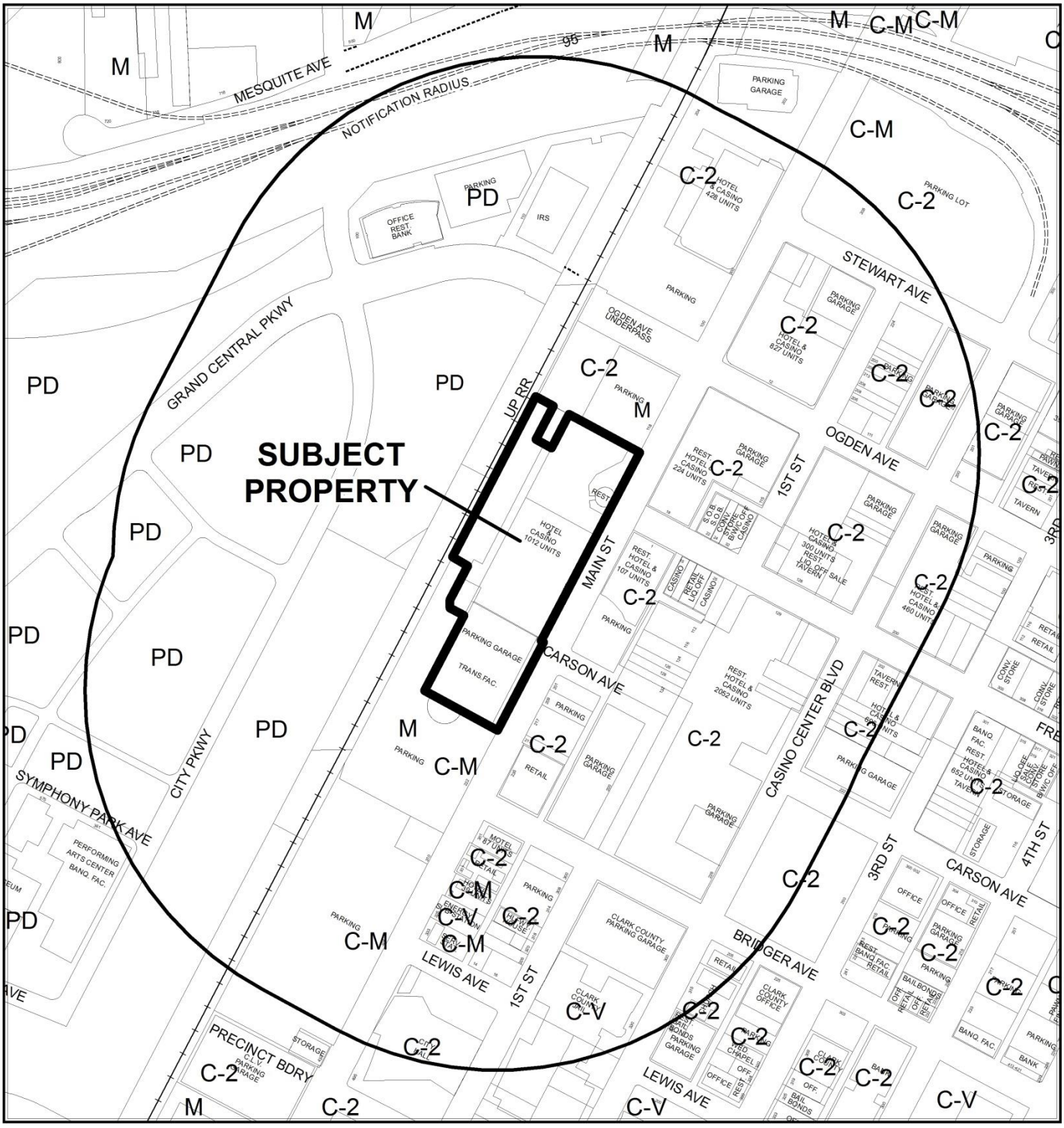
SUBJECT:
SUP-62273 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ENTERPRISE LEASING COMPANY-WEST, LLC - OWNER: T-UPR, LLC AND T-UPR II, LLC - For possible action on a request for a Special Use Permit TO ALLOW A 1,700 SQUARE-FOOT AUTOMOBILE RENTAL FACILITY at 1 South Main Street (APN 139-34-101-005 through -008), C-2 (General Commercial) and M (Industrial) Zone, Ward 5 (Barlow) [PRJ-61894]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-62273 (PRJ-61894)**

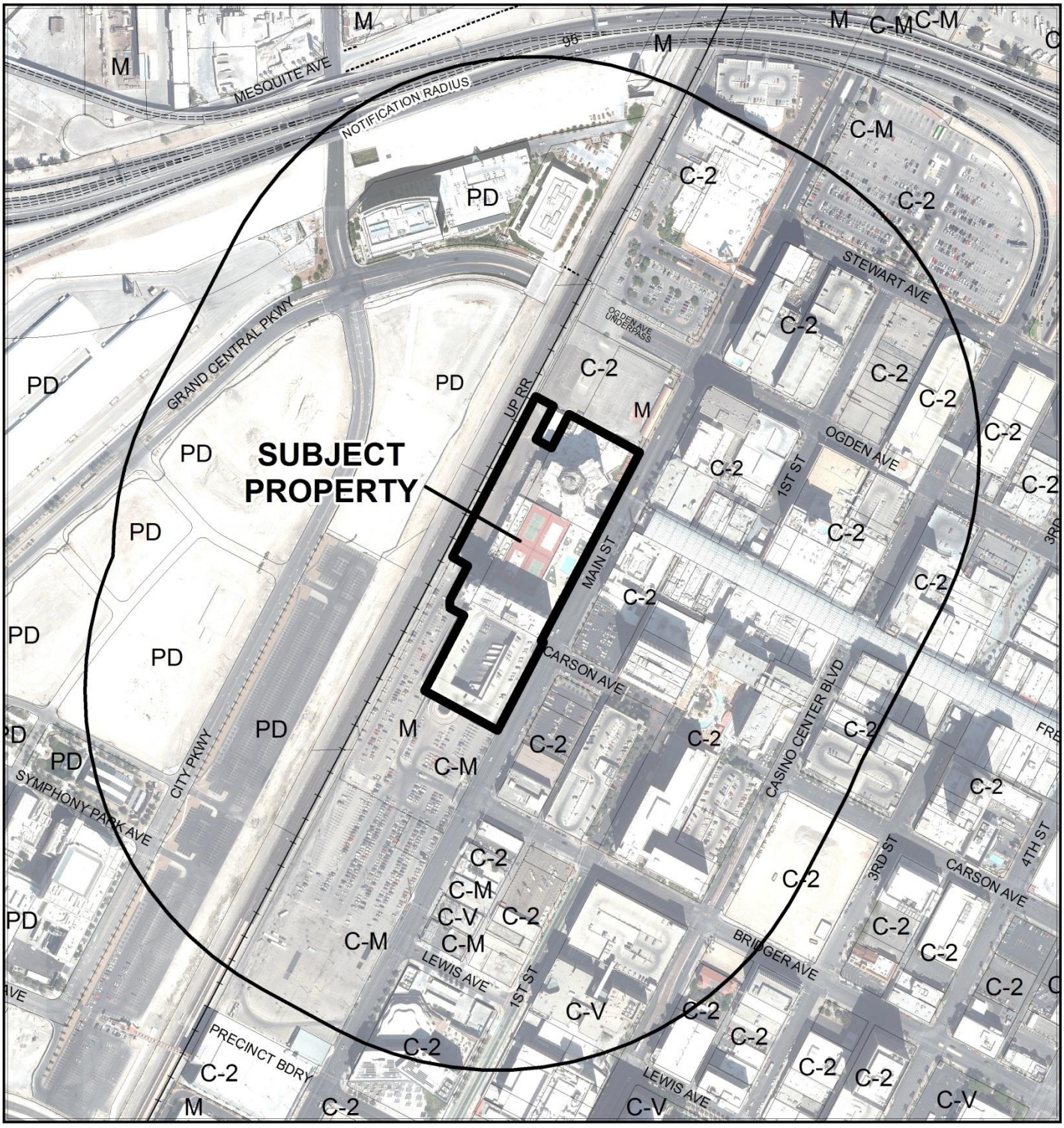
RADIUS: 1000 FEET

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

0 400 800

Feet

N



CASE: **SUP-62273 (PRJ-61894)**

RADIUS: 1000 FEET

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

0 400 800 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ENTERPRISE LEASING COMPANY-WEST, LLC - OWNER: T-UPR, LLC AND T-UPR II, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-62273	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-62273 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Automobile Rental use.

2. 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.

3. A Waiver from Title 19.12 is hereby approved, to allow a 1,700 square-foot rental services area where 25,000 square feet is the minimum allowed.

4. 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.

5. 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.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a proposed 1,700 square-foot Automobile Rental use within an existing hotel and casino at 1 South Main Street. This application is accompanied with a Waiver request to allow a 1,700 square-foot rental services area where 25,000 square feet is the minimum allowed. As this request can be conducted in a compatible and harmonious manner within the existing Hotel and Casino, staff recommends approval of this application. If denied, the applicant will not be allowed to conduct the Automobile Rental use at this location.

ISSUES

- A Waiver is required to allow a 1,700 square-foot rental services area where 25,000 square feet is the minimum allowed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/12/70	The City Council approved Rezoning (Z-0001-70) from C-V (Civic) and C-2 (General Commercial) zones to C-M (Commercial/Industrial) and M (Industrial) zones for a hotel casino on 7.34 acres on the west side of Main Street between Ogden Avenue and Carson Avenue.
07/15/81	The Board of City Commissioners approved an Architectural Review (AR-0004-81) for an expansion of a hotel by 500 rooms at 1 South Main Street. The Planning Commission and staff recommended approval.
02/16/00	The City Council approved a Special Use Permit (U-0137-99) for an automobile rental facility within an existing hotel and casino at 1 South Main Street. Planning Commission and staff recommended approval.
07/14/11	Staff administratively approved a Site Development Plan Review (SDR-42227) for sidewalk and plaza area improvements on a portion of 1.49 acres at 1 South Main Street.
11/29/11	The Downtown Design Review Committee approved the design (ARC-43816) for a 45 square-foot wall sign for a proposed restaurant within an existing Hotel located at 1 South Main Street. Staff recommended approval of the request.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/28/12	The Downtown Design Review Committee approved the design (ARC-45769) to add a proposed 250 square-foot wall sign to the east façade of an existing Hotel at 1 South Main Street. Staff recommended approval of the request.
05/13/14	The Planning Commission withdrew without prejudice a request for a Site Development Plan Review (SDR-53485) for a proposed 79,150 square-foot Commercial Recreation/Amusement (Indoor) facility in conjunction with an existing Hotel with Waivers of the Downtown Centennial Plan site planning and architectural design standards at 1 South Main Street. Staff recommended denial of the request.
08/24/15	The Downtown Design Review Committee approved the design (ARC-60788) to add a proposed 77 square-foot wall sign at an existing Hotel/Casino at 1 Main Street. Staff recommended approval of the request.

Most Recent Change of Ownership	
10/17/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1971	A business license (H06-00006) was issued for a Resort Hotel at 1 South Main Street. The license is still active.
c. 1971	A business license (G08-00078) was issued for non-restricted gaming at 1 South Main Street. The license is still active.
06/26/09	A building permit (#142371) was issued to replace an electronic message unit on an existing wall sign with neon letters at 1 South Main Street. A sign inspection was approved on 08/06/09.
12/12/11	A building permit (#198587) was issued for a 45 square-foot wall sign at 1 South Main Street. A final sign inspection has not been approved.
07/09/12	A building permit (#215076) was issued for a 240 square-foot wall sign at 1 South Main Street. The permit was finalized on 02/20/14.

Pre-Application Meeting	
10/28/15	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Special Use Permit for a proposed Automobile Rental use.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one conducted.

Field Check	
12/03/15	During a routine site inspection staff observed a well maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	6.41

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hotel and Casino	C (Commercial)	C-2 (General Commercial)
			M (Industrial)
North	Parking Lot	C (Commercial)	C-2 (General Commercial)
South	Parking Lot	C (Commercial)	M (Industrial)
			C-M (Commercial/Industrial)
East	Hotel and Casino	C (Commercial)	C-2 (General Commercial)
	Fremont Street Experience	ROW (Right-of-Way)	
West	Union Pacific Railroad	ROW (Right-of-Way)	ROW (Right-of-Way)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
DCP-O (Downtown Centennial Plan Overlay District) – Central Casino Core	Y
DC-O (Downtown Casino Overlay District – Special Signage Area)	Y
DC-O (Downtown Casino Overlay District - 75’ Buffer Area)	Y
Other Plans or Special Requirements	***Compliance***
Las Vegas Redevelopment Plan Area	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Main Street	Primary Arterial	Master Plan of Streets & Highways	80	N

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel, Motel or Hotel Suites	1,003 guest rooms	1 space for every guest room	1,003				
Non-restricted gaming	59,941SF	1:90 SF	667				
Automobile Rental (56 SF interior Space/ 1,644 SF exterior space)	1,700 SF	1:200 SF	9				
TOTAL SPACES REQUIRED			1,679		1,513		N*

**Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*

Waivers		
Requirement	***Request***	***Staff Recommendation***
Within the C-2 (General Commercial) and M (Industrial) zoning district, the use shall have a minimum size of 25,000 square feet in size.	To allow a 1,700 square-foot rental service area where 25,000 square feet is the minimum allowed.	Approval

ANALYSIS

The applicant is requesting a Special Use Permit for a proposed 1,700 square-foot Automobile Rental use within an existing hotel and casino at 1 South Main Street. This application is accompanied with a Waiver request to allow a 1,700 square-foot rental services area where 25,000 square feet is the minimum allowed. The subject site is located in an existing 1,003 room Hotel and Casino within a C-2 (General Commercial) and M (Industrial) zoning district. The existing commercial development provides shared access and parking throughout the subject site.

The Automobile Rental use is described in Tile 19.12 as: "A facility for the rental of new or used automobiles or other passenger vehicles. For purposes of the limitations of this Title on outside storage, vehicles kept on a lot for rental purposes are not considered to be outside storage."

Conditional Use Regulations:

1. The minimum site area designated for rental services shall be 25,000 square feet.

The subject site is located within the C-2 (General Commercial) and M (Industrial) zoning district and proposes a 1,700 square-foot rental services area. The applicant has requested a Waiver from Title 19.12 to allow a 1,700 square-foot rental services area where 25,000 square feet is the minimum allowed. The applicant has indicated on the submitted site plan that rental services area will be comprised of a 56 square-foot rental counter on the interior casino floor, nine parking spaces totaling 1,458 square feet located on the third floor of the parking garage and a 186 square-foot area will be used to vacuum and clean vehicles located in a parking space located on the western perimeter of the subject site behind the hotel and casino.

Because this use is proposed to be located on a 6.44 acre hotel/casino site, staff finds there is adequate justification to support the waiver.

2. The installation and use of an outside public address or bell system is prohibited.

The installation and use of an outside public address or bell system has not been proposed with this request.

3. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

The applicant has indicated in the submitted justification letter that no used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

4. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

The installation of additional exterior lighting on site has not been proposed with this request.

5. Service bays for repairs, installations, cleaning or gas dispensing services facing a public street or a residential zoning district shall be screened to a height of at least 8 feet.

No service bays have been proposed with this request. The applicant has indicated on the submitted site plan that a 186 square-foot area will be used to vacuum and clean vehicles located in a parking space located on the western perimeter of the subject site behind the hotel and casino adjacent to the existing Union Pacific Railroad right-of-way.

According to the submitted justification letter and submitted plans, the proposed use meets the definition outlined above, except for condition #1. The subject site is located within an existing hotel and casino which can handle the intensity of the proposed use. It has been determined that the proposed Automobile Rental use can be conducted in a manner that is compatible with the existing hotel and casino and surrounding land uses, therefore, staff is recommending approval, as the use is considered appropriate for the surrounding area.

FINDINGS (SUP-62273)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The subject site was previously approved to operate with an ancillary Automobile Rental facility through the approval of Special Use Permit (U-0137-99). However, the use ceased operation for more than one calendar year, which required re-establishment of the license and conformance to current Title 19.12 requirements. The proposed Automobile Rental use will be located within an existing hotel and casino which can handle the intensity of the proposed use. The proposed Automobile Rental use is compatible with the surrounding land uses and can be conducted in a manner that is harmonious with surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site currently is an existing 1,003 unit hotel and casino with a 60,000 square-foot casino floor area that is physically suitable for the intensity of the proposed land use.

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

Access to the site will not change. Vehicles may enter the property from Main Street which is classified as 80-foot Primary Arterial Street by the Master Plan of Streets and Highways.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

Approval of this Special Use Permit will not compromise the public health safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed use meets all applicable conditions of approval for a Automobile Rental use per Title 19.12. Except for conditional use regulation #1, which requires minimum site area designated for rental services shall be 25,000 square feet. The applicant has requested a Waiver of conditional use regulation #1 to allow a 1,700 square-foot rental services area, which requires the approval of a Special Use Permit.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 83

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-62273

Case Number: PRJ-61894 APN: 139-34-101-006; -007

Name of Property Owner: T-U P R LLC

Name of Applicant: Enterprise Leasing Company-West, LLC

Name of Representative: Linda Fowler

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: Ivy Greenberg, CFO

Subscribed and sworn before me

This 12th day of November, 2015

_____

Notary Public in and for said County and State

TANYA E HOOPER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HO6283257
Qualified In New York County
My Commission Expires June 03, 2017

PRJ-61894
11/23/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Enterprise Leasing Company-West, LLC

Project Address (Location) 1 Main Street Las Vegas, NV 89101

Project Name Rental Counter in Plaza lobby **Proposed Use** Vehicle Rental

Assessor's Parcel #(s) 139-34-101-006 and 139-34-101-007 **Ward #** 5

General Plan: existing X proposed ____ **Zoning:** existing X proposed ____

Commercial Square Footage ____ **Floor Area Ratio** ____

Gross Acres ____ **Lots/Units** ____ **Density** ____

Additional Information ____

PROPERTY OWNER T-U P R LLC **Contact** ____

Address 1 Main St **Phone:** (702) 386-2337 **Fax:** (702) 386-2569

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

E-mail Address ____

APPLICANT Enterprise Leasing Company-West, LLC **Contact** Linda Fowler

Address 6855 Bermuda Rd **Phone:** (702) 597-4564 **Fax:** (702) 597-5509

City Las Vegas **State** NV **Zip** 89119

E-mail Address linda.m.fowler@ehi.com

REPRESENTATIVE Enterprise Leasing Company-West **Contact** Linda Fowler

Address 6855 Bermuda Rd **Phone:** (702) 597-4564 **Fax:** (702) 597-5509

City Las Vegas **State** NV **Zip** 89119

E-mail Address linda.m.fowler@ehi.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 Ivy Greenberg, CFO

Subscribed and sworn before me

This 12th day of November, 20 15.

____

Notary Public in and for said County and State

TANYA E HOOPER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HO6283257
Qualified in New York County
My Commission Expires June 03, 2017

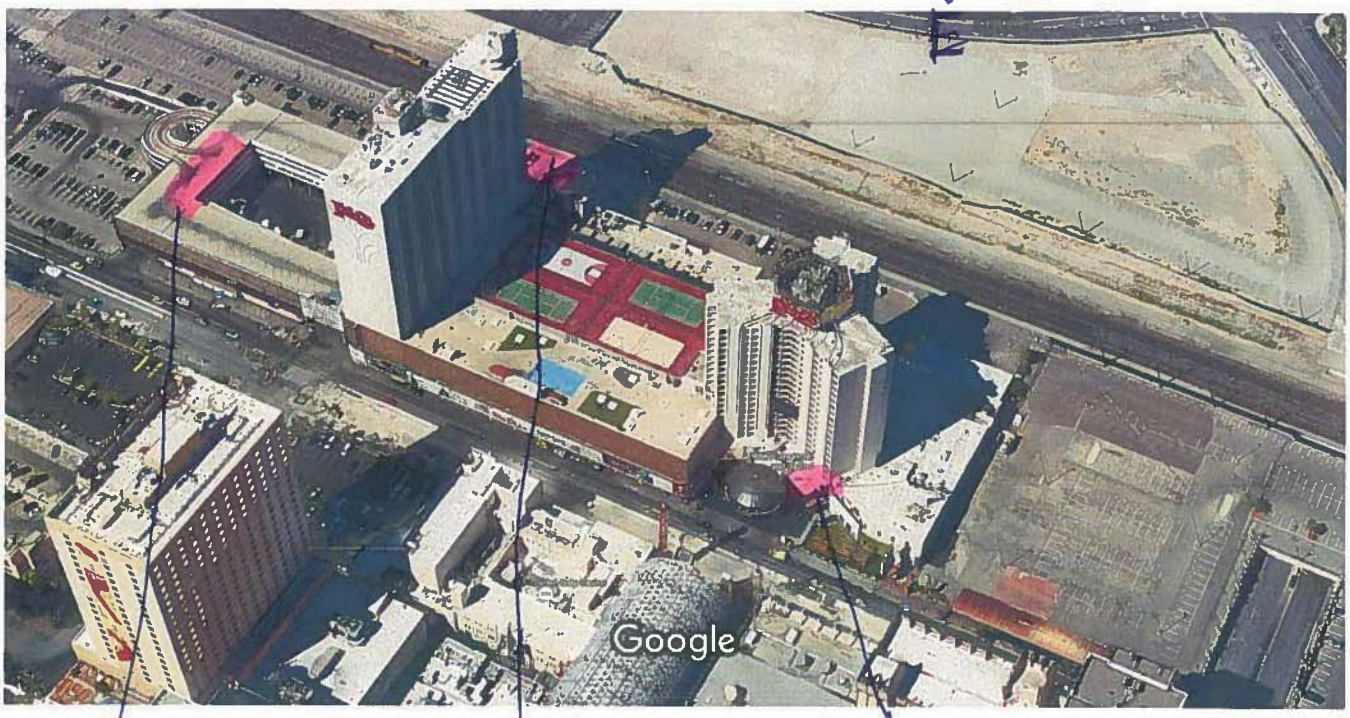
FOR DEPARTMENT USE ONLY

Case #	**SUP-62273**
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-61894
11/23/15

Google Maps Google Maps



Imagery ©2015 Google, Map data ©2015 Google 50 ft

9 PARKING SPACES ON 3RD FLOOR PARKING GARAGE
SQ FT = 1458

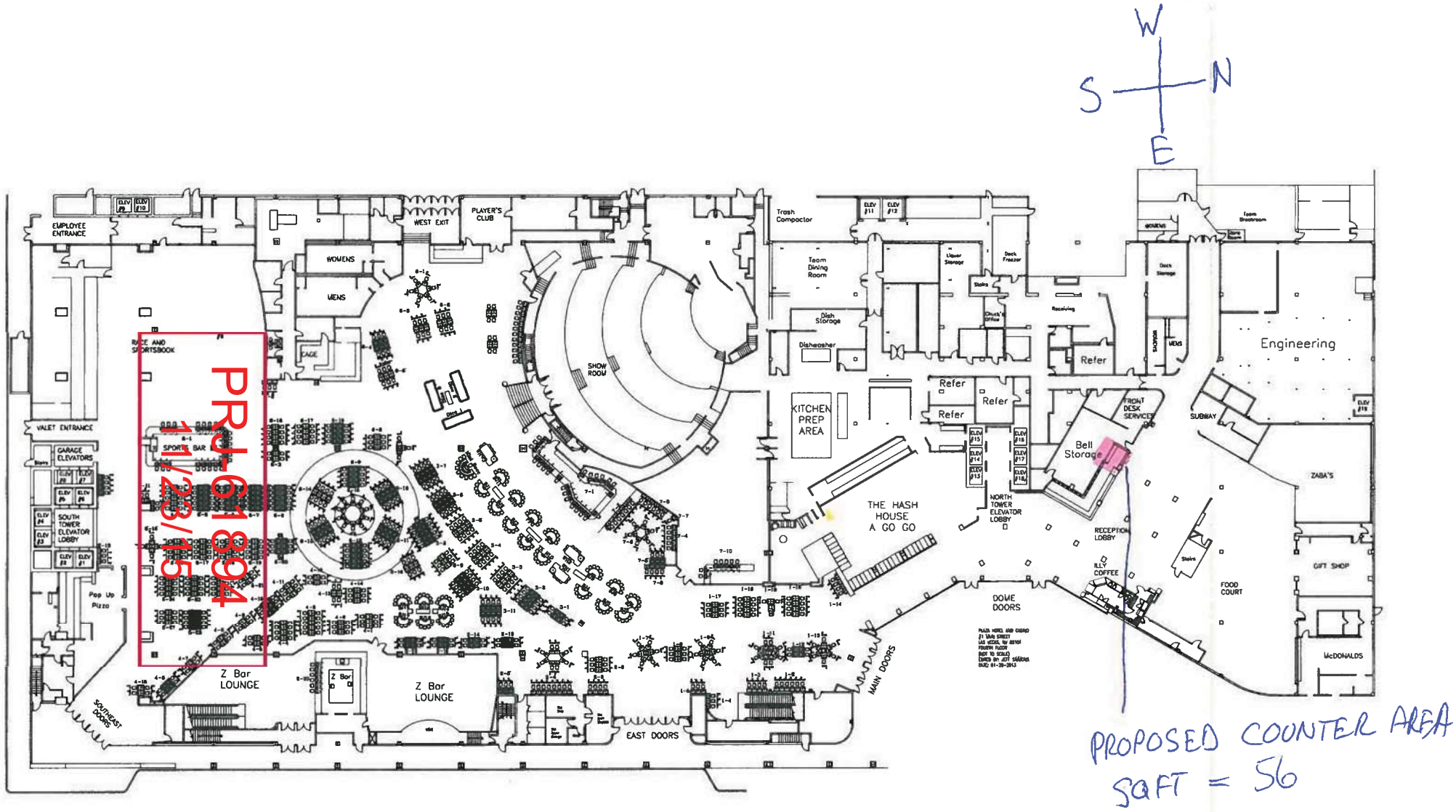
1 PARKING SPACE TO VACUUM + CLEAN CARS - NO WATER
SQ FT = 186

RENTAL COUNTER INSIDE FRONT ENTRANCE AT REGISTRATION COUNTER
SQ FT = 56

TOTAL = 1700 SQ FT

PRJ-61894
11/23/15

SUP-62273



PRJ-61894
1/23/25

SUP-62273

NOTES

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.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

MAP LEGEND

ASSESSOR'S PARCELS - CLARK CO., NV.

Michele W. Shafe - Assessor

PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE

CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL

001 ROAD PARCEL NUMBER
001 PARCEL NUMER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

BOOK T20S R61E

138	139	140
163	162	161

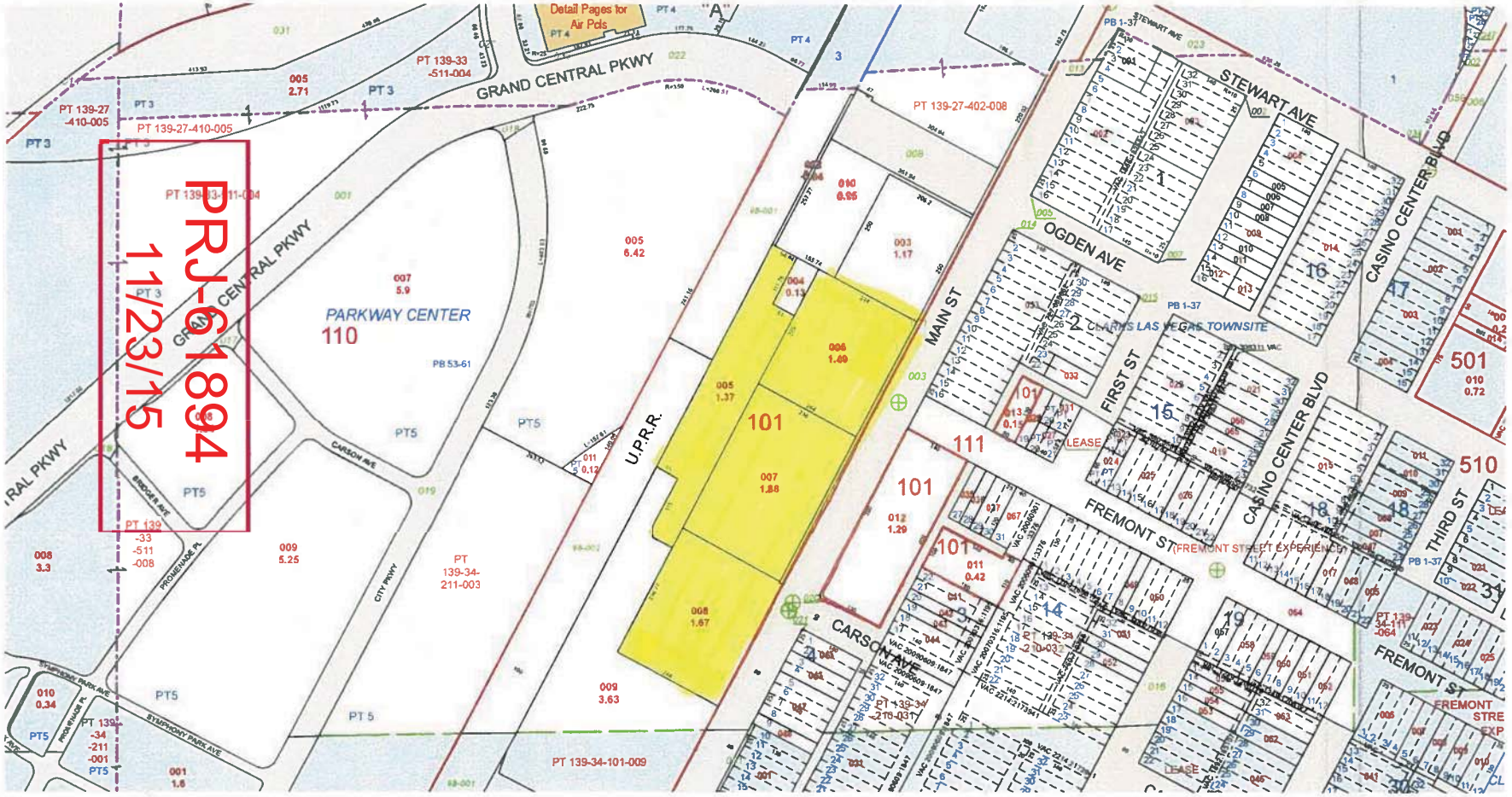
SEC. 34

MAP N 2 NW 4

139-34-1

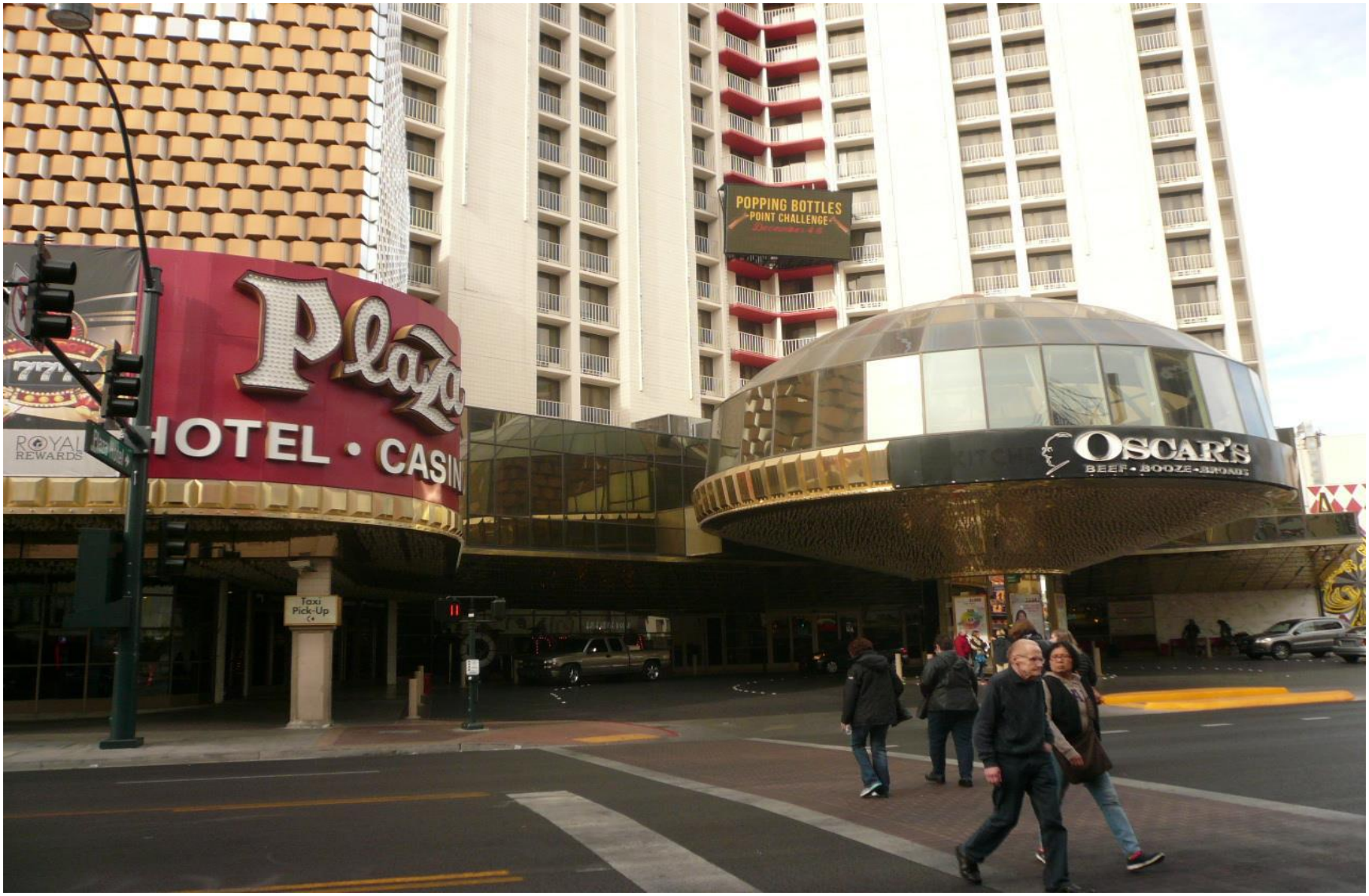
Scale: Variable

Rev: 9/11/2014



TAX DIST 203

SUP-62273



SUP-62273 [PRJ-61894] - SPECIAL USE PERMIT - APPLICANT: ENTERPRISE LEASING COMPANY-WEST, LLC - OWNER: T-UPR, LLC AND T-UPR II, LLC
1 SOUTH MAIN STREET

12/03/15



SUP-62273 [PRJ-61894] - SPECIAL USE PERMIT - APPLICANT: ENTERPRISE LEASING COMPANY-WEST, LLC - OWNER: T-UPR, LLC AND T-UPR II, LLC
1 SOUTH MAIN STREET

12/03/15

ENTERPRISEHOLDINGS

Enterprise Holdings
6855 Bermuda Road
Las Vegas, NV 89119
702-597-1600
enterpriseholdings.com

November 20, 2015

Attn: City of Las Vegas

Re: Enterprise Rent-A-Car, 1 Main Street
Justification Letter for SUP application

To Whom It May Concern:

Enterprise Rent-A-Car wishes to apply for a Supplemental Use Permit to open a new branch inside the existing Plaza Hotel at 1 Main Street. Our hours of operation will be Monday-Sunday 7:30am-5:30pm with 1 employee set up to conduct business. We would be an ancillary business to primarily service the hotel. We would also be open to the public and accept walk-ins. This location will allow our company additional opportunities for growth. Currently our closest location is 301 Freemont St inside The D.

We will as a whole only occupy around 1700sq ft. even though it is spread across the property of at least 25,000sq ft. Since we do not meet this condition specifically we ask that you grant us a Special Use Permit to conduct business in the Plaza.

Conditional Use Regulations:

1. The minimum site area designated for rental services shall be 25,000 sq ft.
2. The installation and use of an outside public address stystem is prohibited.
3. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.
4. All exterior lighting shall be screened or otherwise designed sa as not to shine directly onto any adjacent parcel of land.
5. Service bays for repairs, installations, cleanin or gas dispensing services facing a public street or a residential zoning district shall be screened to a height of at least 8 feet.

Enterprise Rent-A-Car has been in business over 50 years and we pride ourselves on great customer service. We want to help increase business in the city and continue to provide a great product and deliver exceptional customer service to the local community.

Thank you for your consideration in this matter.

Linda Fowler

Linda Fowler
Group Operations Supervisor
Enterprise Rent-A-Car

SUP-62273

PRJ-61894
11/23/15

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

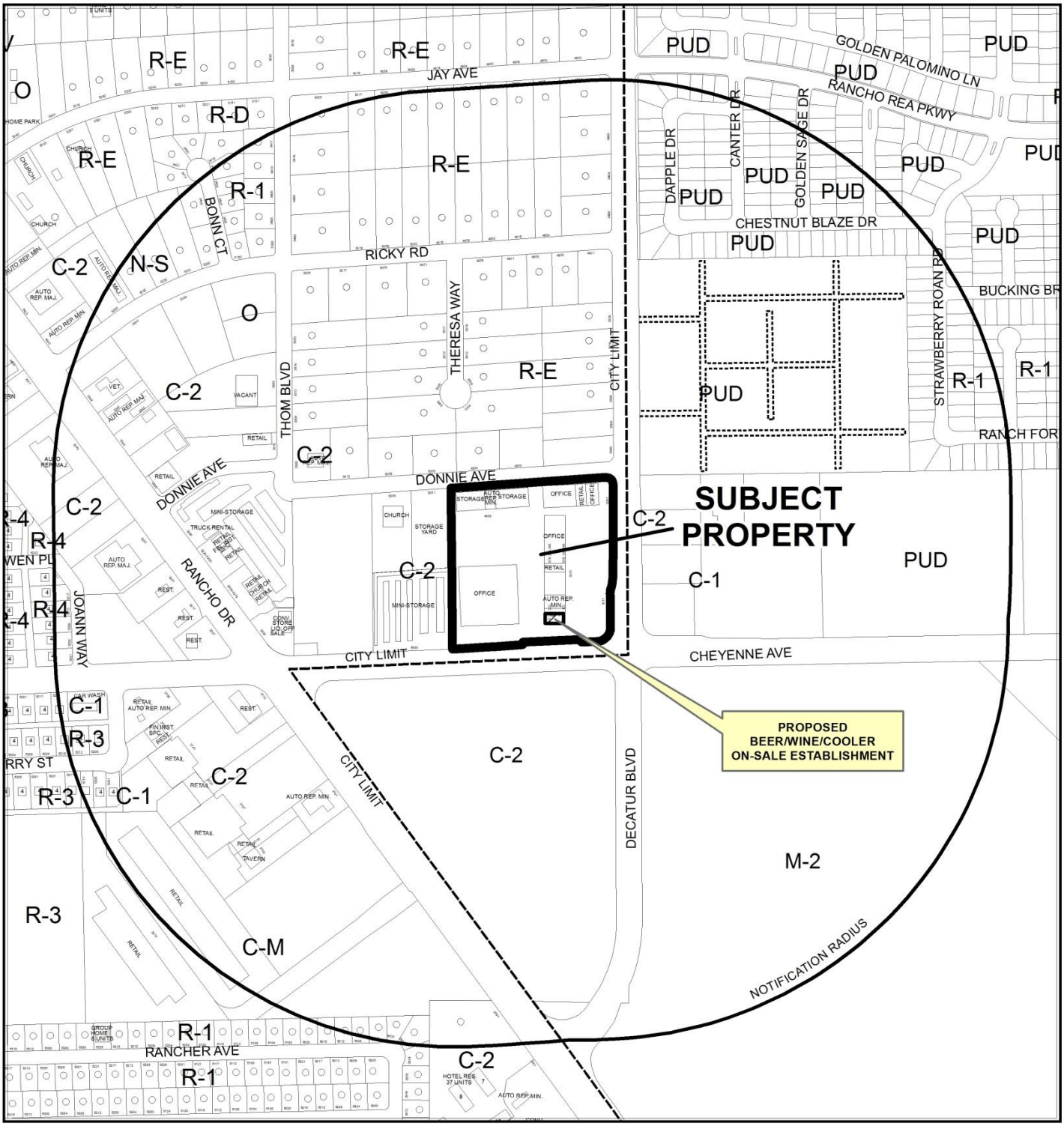
SUBJECT:
SUP-62325 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EL NOPAL MEXICAN GRILL - OWNER: RED FEATHER PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 1,514 SQUARE-FOOT RESTAURANT at 3231 North Decatur Boulevard, Suite #101 (APN 138-12-813-001), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-62324]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Support Postcards



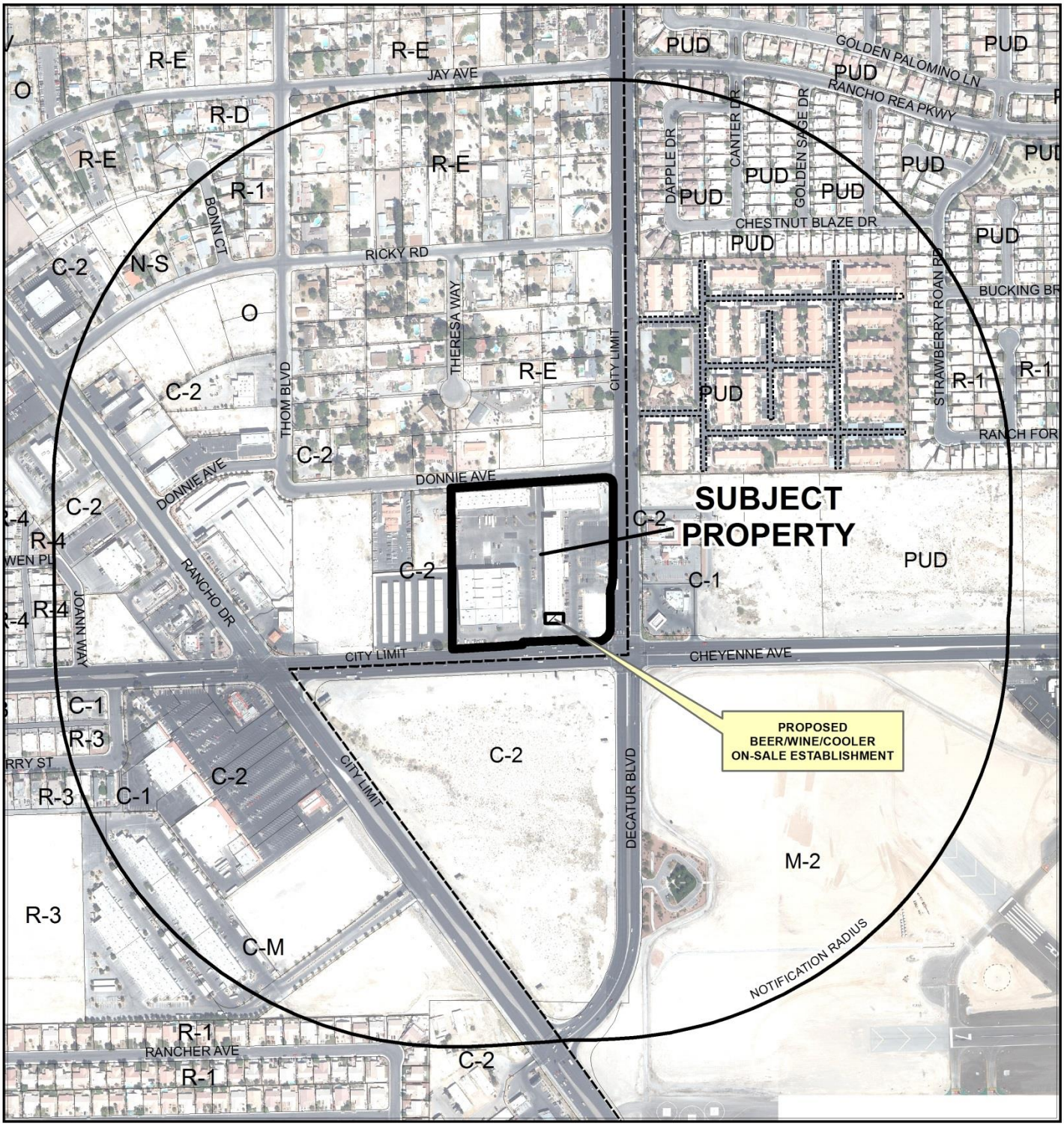
CASE: **SUP-62325 (PRJ-62324)**

RADIUS: 1000 FEET

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

0 400 800 Feet

N



CASE: **SUP-62325 (PRJ-62324)**

RADIUS: 1000 FEET

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

0 400 800 Feet

N



SUP-62325
(PRJ-62324)

Beer/Wine/Cooler On-Sale

Business Licenses

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

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Tuesday, December 01, 2015

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: - APPLICANT: EL NOPAL MEXICAN GRILL - OWNER: RED FEATHER PROPERTY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-62325	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-62325 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale Establishment use.

2. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.

3. 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.

4. 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.

5. 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.

6. Minors shall only be permitted in such areas wherein spirituous, malt or fermented liquors or wines are served only in conjunction with regular meals and where dining tables or booths are provided in conformance with Title 6.50.

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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Beer/Wine/Cooler On-Sale Establishment within an existing 1,514 square-foot restaurant located at 3231 North Decatur Boulevard, Suite #101. The proposed Beer/Wine/Cooler On-Sale Establishment will be located within an existing 118,001 square-foot shopping center and will be ancillary to the existing restaurant. As this request can be conducted in a compatible and harmonious manner within the existing shopping center, staff recommends approval of this application. If this request is denied, the restaurant will not be allowed to serve alcohol on premises.

ISSUES

- A Beer/Wine/Cooler On-Sale Establishment is a conditional use in the C-1, C-2, C-PB, C-M and M Zoning Districts; however, the subject site is approximately 150 feet away from a church/house of worship and the proposed use cannot meet Conditional Use Regulation Number 1 which requires any Beer/Wine/Cooler On-Sale Establishment not to be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park. Due to the physical measurement of the separation being more than 700 feet when measured door-to-door, staff recommends approval of this application.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/02/91	The City Council approved a request for a Site Development Plan Review (Z-0122-90) of a 38,160 square-foot office and warehouse development on 3.51 acres at 4920 West Cheyenne Avenue on the west portion of the subject site. The Planning Commission and staff recommended approval.
05/22/98	The Planning Department administratively approved a Site Development Plan Review [Z-0079-97(2)] for a 99,315 square-foot shopping center on 4.92 acres at 3281 North Decatur Boulevard on the east portion of the subject site.
04/07/14	The Department of Planning administratively approved a request for a Minor Amendment (SDR-53304) of an approved Site Development Plan Review (Z-0079-97) for an expanded parking lot and façade improvement to an existing shopping center at 3231 and 3281 North Decatur Boulevard.

Most Recent Change of Ownership	
05/07/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/16/99	A building permit (#99013902) was issued for building #1 shell certificate of completion at 3231 North Decatur Boulevard. The permit was renewed on 04/15/02 and is still open.
08/16/99	A building permit (#99016292) was issued for onsite water, sewer, and fire at 3231 North Decatur Boulevard. The permit was renewed on 04/15/02 and is still open.
11/20/00	A building permit (#21078) was issued for alarm monitoring at 3231 North Decatur Boulevard. The permit expired on 04/20/02.
04/25/02	A building permit (#2007523) was issued for central station monitoring of alarm at 3231 North Decatur Boulevard. The permit expired on 03/15/03.
06/12/02	A building permit (#2010567) was issued for a block wall and trash enclosure at 3231 North Decatur Boulevard. The permit expired on 12/21/02.
09/03/02	A building permit (#2015952) was issued for a fire alarm at 3231 North Decatur Boulevard. The permit expired on 03/08/03.
09/24/02	A building permit (#2017318) was issued for a change of contractor for building 1 shell at 3231 North Decatur Boulevard. The permit received its final inspection on 10/14/02.
10/18/02	A building permit (#2018907) was issued for sprinkler monitoring at 3231 North Decatur Boulevard. The permit expired on 05/17/03.
12/20/11	A building permit (#201600) was issued for an interior restroom addition at 3231 North Decatur Boulevard, Suite 101. The permit expired on 10/11/12.
02/22/12	A building permit (#204944) was issued for a fire sprinkler system at 3231 North Decatur Boulevard, Suite 101. The permit received its final inspection on 12/04/12.
04/03/12	A building permit (#207693) was issued for a fire alarm system at 3231 North Decatur Boulevard, Suite 101. The permit received its final inspection on 05/24/12.
12/05/12	A building permit (#223610) was issued for an Interior Tenant Improvement (Restaurant) at 3231 North Decatur Boulevard, Suite 101. The permit received its final inspection on 05/23/13.
01/14/13	A building permit (#227505) was issued for a kitchen hood extinguishing system at 3231 North Decatur Boulevard, Suite 101. The permit received its final inspection on 04/02/13.
03/27/13	A building permit (#230312) was issued for a fire sprinkler system at 3231 North Decatur Boulevard, Suite 101. The permit received its final inspection on 04/02/13.
10/16/13	A building permit (#246953) was issued for a kitchen hood extinguishing system at 3231 North Decatur Boulevard, Suite 101. The permit is still open.
02/20/15	Code Enforcement investigated a complaint (#150791) for flags and banners at 3231 North Decatur Boulevard, Suite 101. The case was resolved on 03/08/15.

Pre-Application Meeting	
11/24/15	Staff conducted a pre-application meeting with the representative, where it was determined that the proposed site would not meet Condition Number 1 of the Conditional Use Regulations for a Beer/Wine/Cooler On-Sale Establishment and that a Special Use Permit application would be required. The submittal requirements for a Special Use Permit were also explained to the representative.

Neighborhood Meeting
A neighborhood meeting was not required for this application, nor was one held.

Field Check	
12/03/15	During a routine field check, staff noted non-permitted, temporary signs advertising the existing restaurant. A condition of approval has been added requiring the temporary signs be permitted within 30 days of final approval.

Details of Application Request	
Site Area	
Net Acres	8.43

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	GC (General Commercial)	C-2 (General Commercial)
North	Vacant	DR (Desert Rural Density Residential)	R-E (Residence Estates)
	Detached Single Family Residential		
South	Vacant	Community Commercial (North Las Vegas, Nevada)	C-2 (General Commercial District) North Las Vegas
East	Convenience Store with Fuel Pumps	Community Commercial (North Las Vegas, Nevada)	C-1 (Neighborhood Commercial District) North Las Vegas
	Animal Hospital		
	Tavern		
West	/Mini Storage Facility	GC (General Commercial)	C-2 (General Commercial)
	Outdoor Storage		

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District - 35 Feet	Y
Rural Preservation Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways	110	Y
Cheyenne Avenue	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	118,001 SF	1:250	472				
TOTAL SPACES REQUIRED			472		371		Y*
Regular and Handicap Spaces Required			463	9	360	11	Y*

**The subject site has been determined to be parking impaired per Title 19.18.030, as the site was developed prior to the shopping center land use and corresponding parking requirements.*

ANALYSIS

The applicant is proposing to establish a Beer/Wine/Cooler On-Sale use within an existing restaurant at 3231 North Decatur Boulevard, Suite 101. The subject site is located within the C-2 (General Commercial) zoning district, which encourages commercial uses of an intense character

such as retail, service, automotive, wholesale, office, and other general business uses such as restaurants. The proposed Beer/Wine/Cooler On-Sale Establishment use is a conditional use in the C-2 (General Commercial) zoning district. The subject site is located within a shopping center that is situated approximately 150 feet away from an existing church/house of worship located west of the shopping center at 5005 Donnie Avenue. The subject site's inability to satisfy Conditional Use Regulation one, which requires the proposed use to not be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park has resulted in a Special Use Permit being required per Title 19.12040.B, which states, "Except as otherwise specifically provided regarding a particular use, when one or more of the itemized conditional use regulations cannot or will not be met, a Special Use Permit is required for the use."

The 1,514 square-foot restaurant is located within an existing 118,001 square-foot shopping center located at the northwest corner of Cheyenne Avenue and Decatur Boulevard. The existing shopping center provides shared access and parking throughout the subject site. The proposed use meets all minimum parking requirements per Title 19.18.030, as the subject site has been determined to be parking impaired.

The proposed use is located within an established shopping center designed to accommodate a variety of uses including restaurants and general retail, and will not negatively impact the existing church/house of worship located more than 700 feet away when measured door-to-door; therefore, staff is recommending approval of this Special Use Permit request.

Beer/Wine/Cooler On-Sale Establishment Conditional Use Regulations:

The Beer/Wine/Cooler On-Sale Establishment use is defined by Title 19.12 as "an establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers only for consumption on the premises where the same is sold."

The Conditional Use Regulations for this use include:

1. Except as otherwise provided, any beer/wine/cooler on-sale establishment (hereinafter "establishment") must be more than 400 feet from any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed use does not meet this requirement, as the proposed site is located approximately 150 feet away from an existing church/house of worship. As the proposed use can be conducted in a compatible and harmonious manner within the existing shopping center, staff recommends approval of this Special Use Permit application.

2. Except as otherwise provided in Regulation 3 below, the distance referred to in Regulation 1 shall be determined with reference to the shortest distance between two

property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

a. Any leasehold parcel; or
b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Regulation 1.

The property line of the proposed use measures approximately 150 feet to the property line of the protected use, thus requiring a Special Use Permit.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Regulation 1 shall be measured in a straight line:

c. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
d. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

Regulation 3 does not apply, as the subject site is less than 80 acres.

4. The minimum distance requirements in Regulation 1 do not apply to:

e. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
f. A proposed establishment having more than 50,000 square feet of retail floor space.

Regulation 4 is not applicable to this request.

5. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

A condition of approval has been added to ensure compliance with Regulation 5.

FINDINGS (SUP-62325)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Beer/Wine/Cooler On-Sale Establishment use will be ancillary to the existing restaurant use at the subject site. The proposed use is compatible with the surrounding land uses and can be conducted in a manner that is harmonious with the surrounding uses as it is located more than 700 feet away when measured door-to-door from the protected use.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is located within an existing commercial shopping center that is physically suitable for the intensity of the proposed land use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The subject site is accessed by Decatur Boulevard and Cheyenne Avenue. Both roads are designated as Primary Arterials as classified by the Master Plan of Streets and Highways and provide adequate access to the subject site for the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit will not compromise the public health, safety, and welfare of the public as the proposed use is subject to regular inspections by regulatory agencies such as the Southern Nevada Health District and the City of Las Vegas Department of Planning Business Licensing Division.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use met all applicable conditions of approval for a Beer/Wine/Cooler On-Sale Establishment use per Title 19.12, except for Conditional Use Regulation Number 1

which requires the proposed use to not be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City Park. The subject site is approximately 150 feet away from a church/house of worship. However, the subject property is an established shopping center designed to accommodate a variety of uses. Staff has determined the proposed use to be complimentary to the variety of commercial uses existing within the shopping center; therefore, staff is recommending approval of the requested Special Use Permit.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 508

APPROVALS 2

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-62325

Case Number: PRJ 62325 APN: 138-12-813-001

Name of Property Owner: Red Feather Property, LLC

Name of Applicant: El Nopal Mexican Grill #3

Name of Representative: Eileen Peralta

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: Nibou Gabbay

Print Name: Nibou Gabbay

Subscribed and sworn before me

This 30th day of November, 2015

Notary Public in and for said County and State

DAVID NOROUZI
Commission # 2009789
Notary Public - California
Los Angeles County
My Comm. Expires Mar 4, 2017

Revised 11-14-06

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

PRJ-62324
12/02/15

PRJ-62324
12/10/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: El Nopal Mexican Grill #3

Project Address (Location) 3324 N. Decatur Blvd., #101, Las Vegas, NV 89130

Project Name Red Feather Property, LLC **Proposed Use** _____

Assessor's Parcel #(s) 138-12-813-001 **Ward #** _____

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

Commercial Square Footage Approx. 150,000 **Floor Area Ratio** _____

Gross Acres 8.43 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Red Feather Property, LLC **Contact** David Norouzi

Address 10880 Wilshire Blvd., #400 **Phone:** 310.208.1840 **Fax:** 310.208.1850

City Los Angeles **State** CA **Zip** 90024

E-mail Address David@Fenixdevelopmentinc.com

APPLICANT Jose Morales **Contact** _____

Address 2000 S. Las Vegas Blvd #C2 **Phone:** 702-722-0904 **Fax:** —

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

E-mail Address —

REPRESENTATIVE Eileen Peralta **Contact** _____

Address 4660 S. Eastern #105 **Phone:** 702 489-9400 **Fax:** 702 489-6491

City Las Vegas **State** NV **Zip** 89119

E-mail Address kabyleen2@yahoo.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 Nikki Babbay

Subscribed and sworn before me

This 30th day of November, 20 15.

_____
David Norouzi

Notary Public in and for said County and State

DAVID NOROUZI
Commission # 2009789
Notary Public - California
Los Angeles County
Comm. Expires Mar 4, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-62325
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

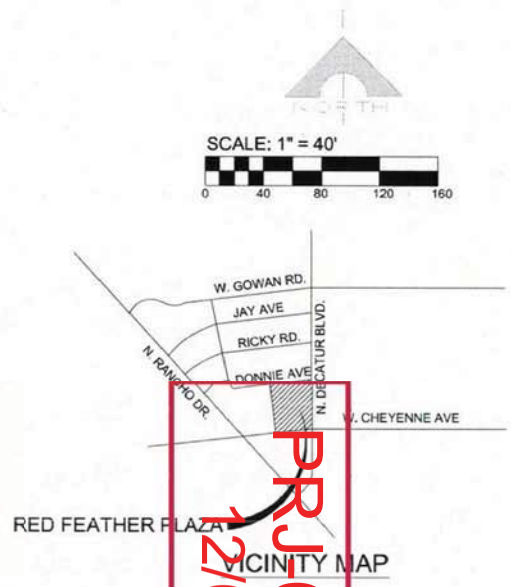
The application will not be deemed complete until the required materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Code.

PRJ-62324

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

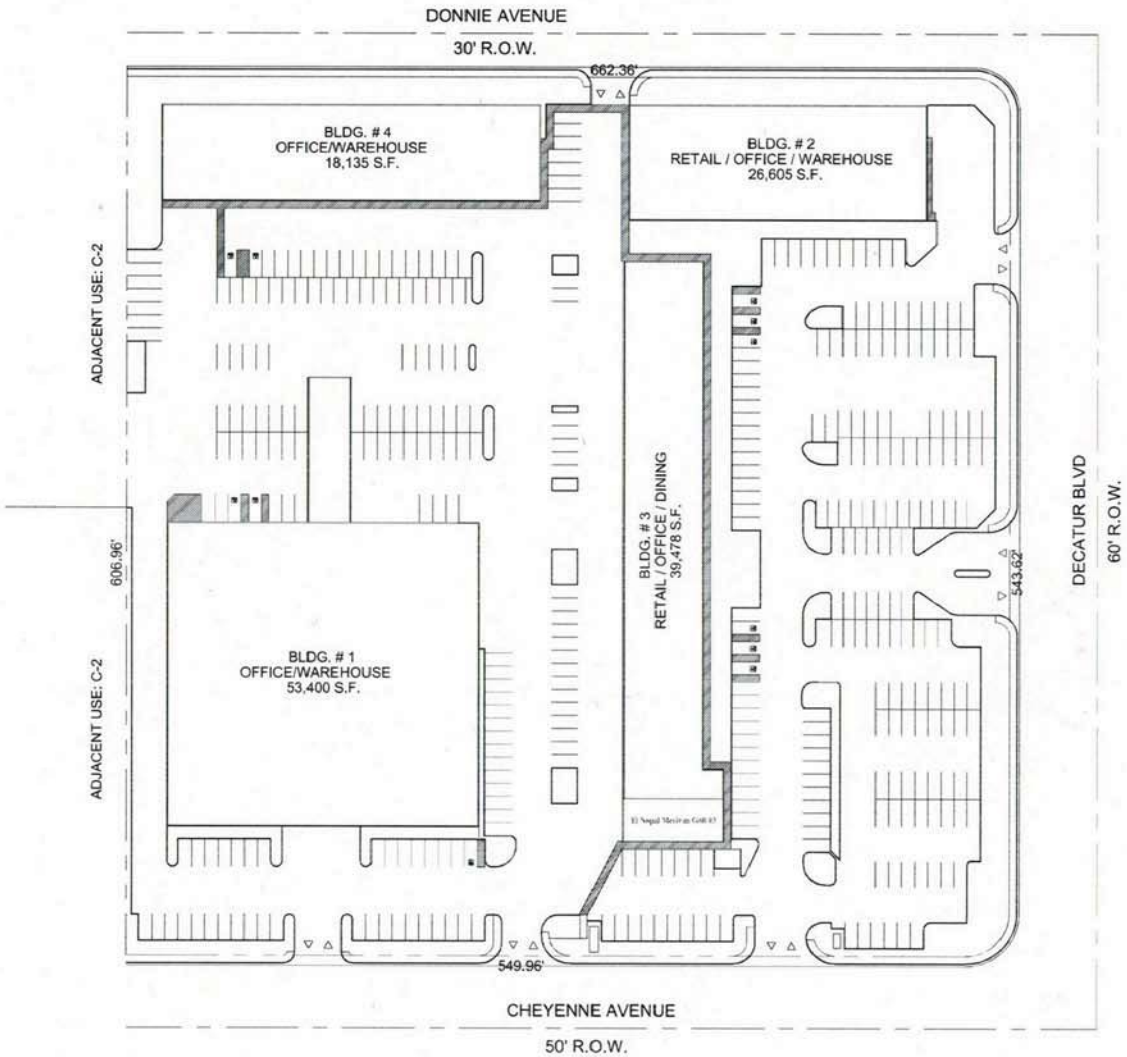
Revised 10/27/08

PRJ-62324
12/10/15



VICINITY MAP

PRJ-62324
12/02/15



SUP-62325

RED FEATHER CENTER
3231 & 3281 DECATUR BLVD BLDG #2&3
LAS VEGAS, NV 89130

SITE PLAN

DATE : 5/23/14
JOB # :
SCALE : 1" = 40'
DRAWN BY :
REVISION :

SHEET #
SD.1

PLUMBING FIXTURE CALCULATION

WATER CLOSETS: 1 PER 75
MEN / WOMEN = 2 TOTAL = 2

LAVATORIES: 1 PER 200
MEN / WOMEN = 2 TOTAL = 2

SERVICE SINK = 1

CODE ANALYSIS

OCCUPANCY: A2
HEIGHT: ACTUAL = 30'-0"
STORIES: ACTUAL = ONE
AREA: ACTUAL = 1,514 SQ. FT.
REQUIRED EXITS: TWO
FIRE SPRINKLERS: YES (EXISTING)
SPECIAL INSPECTIONS REQUIRED: NONE
FIRE RESISTIVE CONSTRUCTION REQUIREMENTS: NONE
OCCUPANCY LOAD: SEATING/WAITING AREA = 972 S.F. @ 1/15 = 65
SERVICE AREA = 275 S.F. @ 1/200 = 2
RESTROOM AREA = 136 S.F. @ N/A = 0
STORAGE = 131 S.F. @ 1/300 = 1

CONSTRUCTION TYPE: VB
ALLOWABLE = 40'-0"
ALLOWABLE = TWO
ALLOWABLE = 6,000 SQ. FT.
PROVIDED EXITS: THREE

TOTAL OCCUPANCY: 68

CODES

2009	I.B.C.
2009	U.M.C.
2009	U.P.C.
2008	N.E.C.
2009	I.E.C.C.
2009	I.F.C.C.

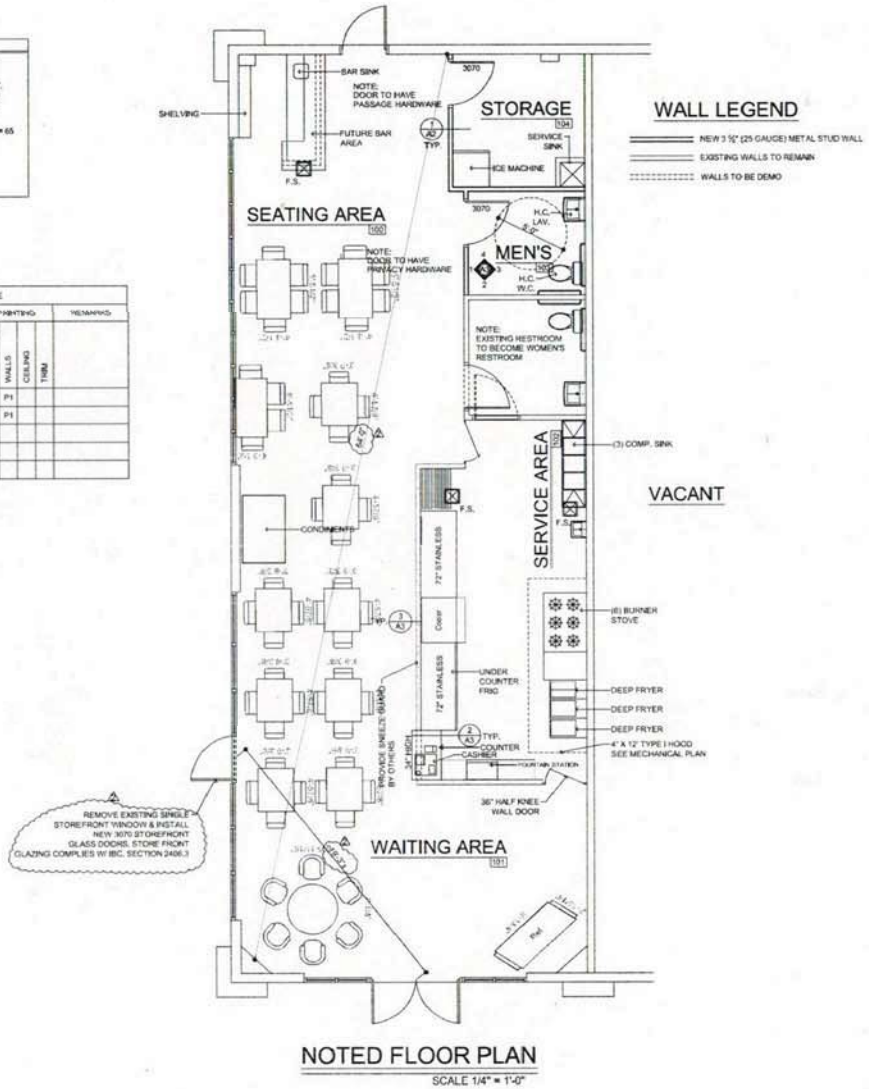
ROOM FINISH SCHEDULE

ROOM							PAINTING				REMARKS
LOCATION	NAME	FLOOR	BASE	WALLS	SCOT	CEILING	FLOOR	WALLS	CEILING	TRIM	
100	SEATING AREA	F1	B1	W2		C2		P1			
101	WAITING AREA	F1	B1	W2		C2		P1			
102	SERVICE AREA	F1	B1	W2		C2					
103	MEN'S RESTROOM	F1	B2	W2		C1					
104	STORAGE	F2	B1	W2		C2					

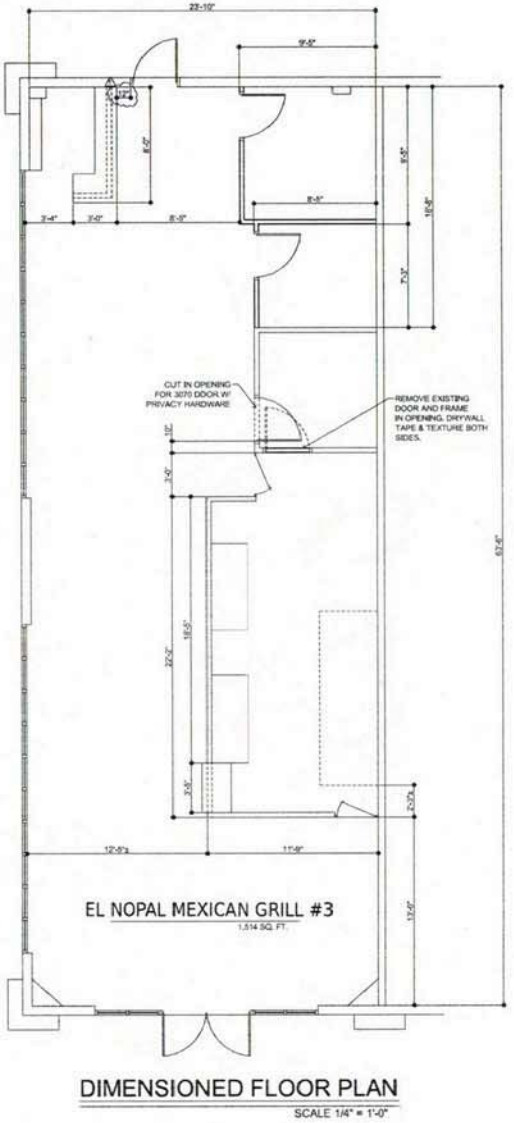
KEYED ROOM FINISHES

F1 QUARRY TILE
F2 CONCRETE FLOORING
B1 RUBBER WALL BASE 4" HIGH 1/8" RUBBER BASE BLACK
B2 4" QUARRY TILE
P1 SEMI-GLOSS PAINT (COLOR BY OWNER)
W2 5/8" TYP. "X" DRYWALL
WS "FRP" PANEL 4'-0" A.F.F.
C1 5/8" TYPE "X" DRYWALL FIRE TAPE
C2 EXISTING SUSPEND CEILING @ 11'-2"

PRJ-62324
12/02/15



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



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

SUP-62325

El Nopal Mexican Grill #3
3231 N. DECATUR BLVD STE. 101
LAS VEGAS, NV 89130

CONSTRUCTION DRAWINGS

DATE :	9/30/12	REVISION :
JOB # :		1 11/28/12
SCALE :	1/4" = 1'-0"	2 4/15/13
DRAWN BY :		3 10/29/15

SHEET #
A-1



SUP-62325 [PRJ-62324] - SPECIAL USE PERMIT - APPLICANT: EL NOPAL MEXICAN GRILL - OWNER: RED FEATHER PROPERTY, LLC
3231 NORTH DECATUR BOULEVARD, SUITE #101

12/03/15



SUP-62325 [PRJ-62324] - SPECIAL USE PERMIT - APPLICANT: EL NOPAL MEXICAN GRILL - OWNER: RED FEATHER PROPERTY, LLC
3231 NORTH DECATUR BOULEVARD, SUITE #101

12/03/15



SUP-62325 [PRJ-62324] - SPECIAL USE PERMIT - APPLICANT: EL NOPAL MEXICAN GRILL - OWNER: RED FEATHER PROPERTY, LLC
3231 NORTH DECATUR BOULEVARD, SUITE #101

12/03/15

El Nopal Mexican Grill #3
3231 N. Decatur Blvd. Ste. 101
Las Vegas, Nevada 89130

November 19, 2015

City of Las Vegas
Department of Planning
Business License Division
333 N. Rancho Dr., 6th Floor
Las Vegas, NV 89106

Department of Planning:

I am requesting a Special Use Permit because I am applying for a Beer/Wine License for the sale of Beer/Wine/Cooler On-Sale in my restaurant with the consumption of a meal. My restaurant El Nopal Mexican Grill #3 is located at 3231 N. Decatur Blvd. Ste. 101, Las Vegas, NV 89130.

I have 3 employees and the hours of operations are from 8:00am – 9:00pm. I currently have a Beer-Wine-Spirits On-Sale license with the City of Las Vegas for my other restaurant Mexican Grill El Nopal located at 2000 S. Las Vegas Blvd. Ste. C2, Las Vegas, NV 89104.

If you have any questions or need further information please contact Eileen Peralta at (702) 489-9400.

Respectfully,

Jose Morales
Jose Morales
President

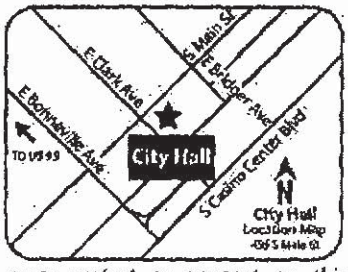
PRJ-62324
12/02/15

SUP-62325

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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-62325 [PRJ-62324]
Planning Commission Meeting of 1/12/2016

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Case: SUP-62325
13907415191
TIMMONS DANIEL R SR & DEBRA A
2748 OAK RIDGE DR
CARSON CITY NV 89703-8338

82 LRDGNPI 89703

IFCC
7758852883
01/03/2016 23:15

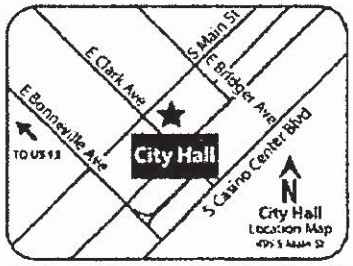
12A

Jan 04 16 10:26a F.E.I. Construction 702 485-6870 p.1

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-62325 [PRJ-62324]
Planning Commission Meeting of 1/12/2016

Case: SUP-62325

13812710054
E S M I PROPERTIES L L C
5252 RICKY RD
LAS VEGAS NV 89130-3108

97 LRDGNPI 89130

12A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

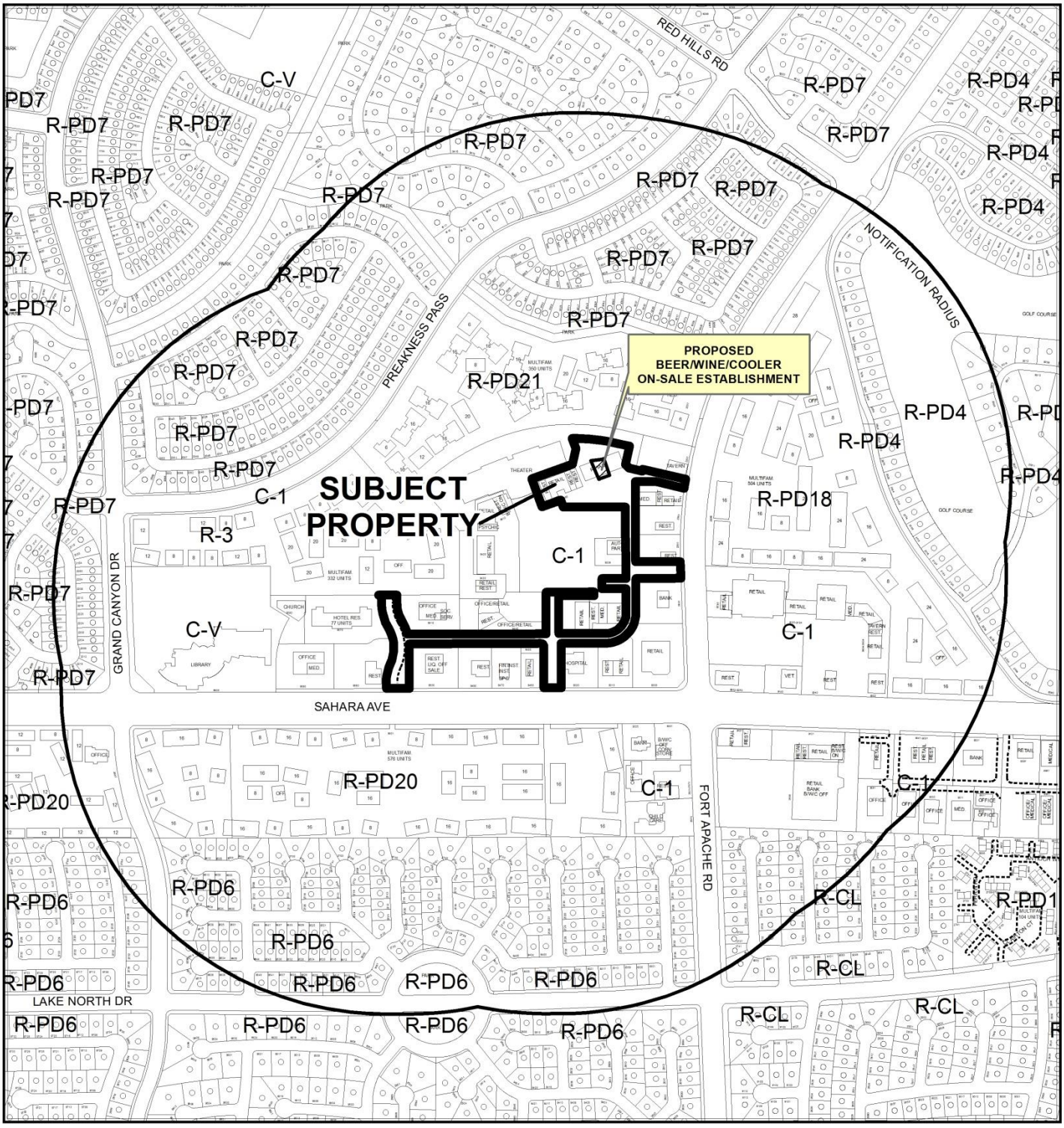
SUBJECT:
SUP-62342 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KHOURY"S MEDITERRANEAN RESTAURANT - OWNER: G&I VIII VILLAGE SQUARE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH SERVICE BAR USE WITHIN A PROPOSED 3,653 SQUARE-FOOT RESTAURANT at 9340 West Sahara Avenue, Suite #106 (APN 163-06-816-034), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-62230]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Support Postcard



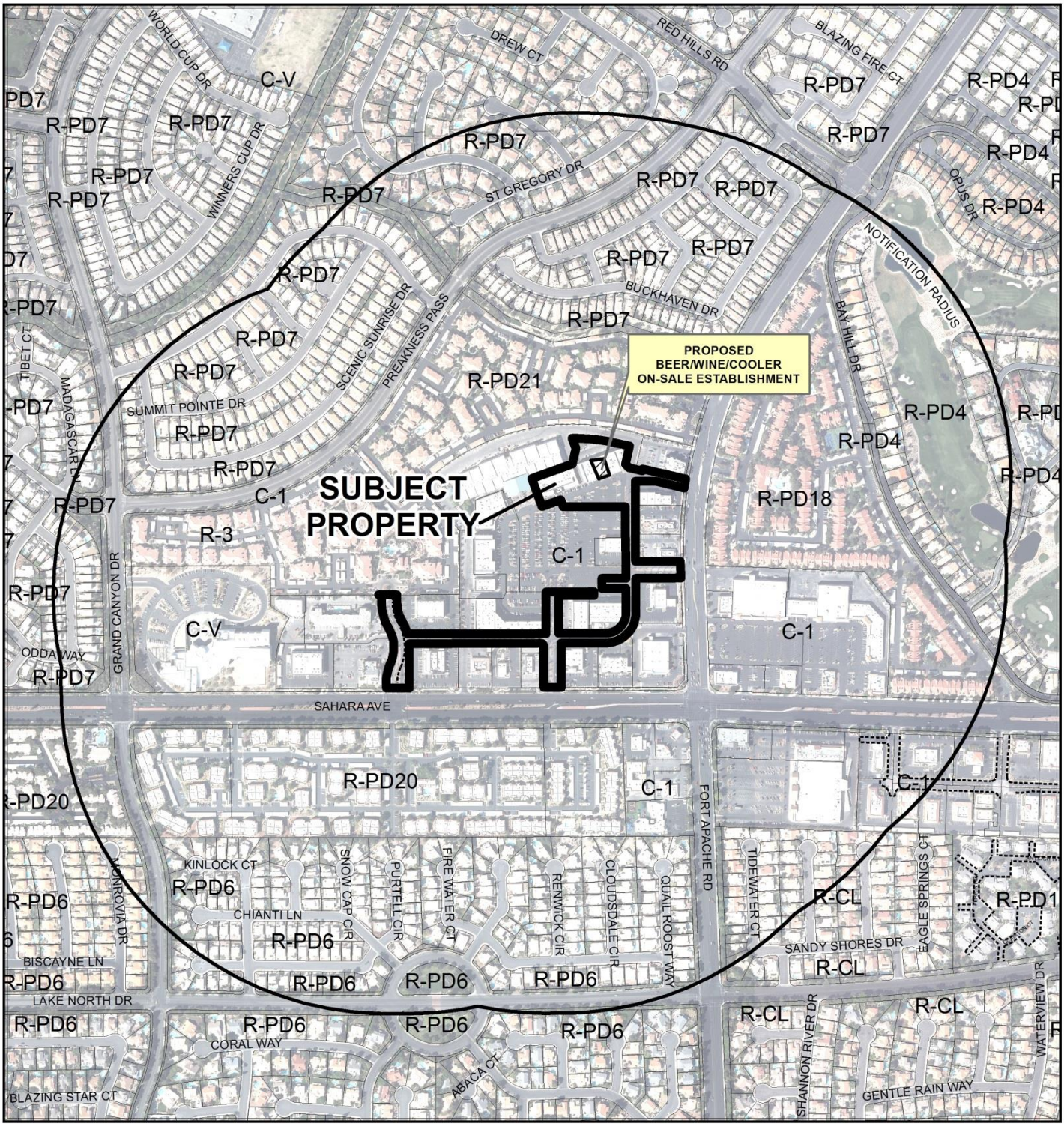
CASE: **SUP-62342 (PRJ-62230)**

RADIUS: 1500 FEET

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

0 500 1,000
Feet

N



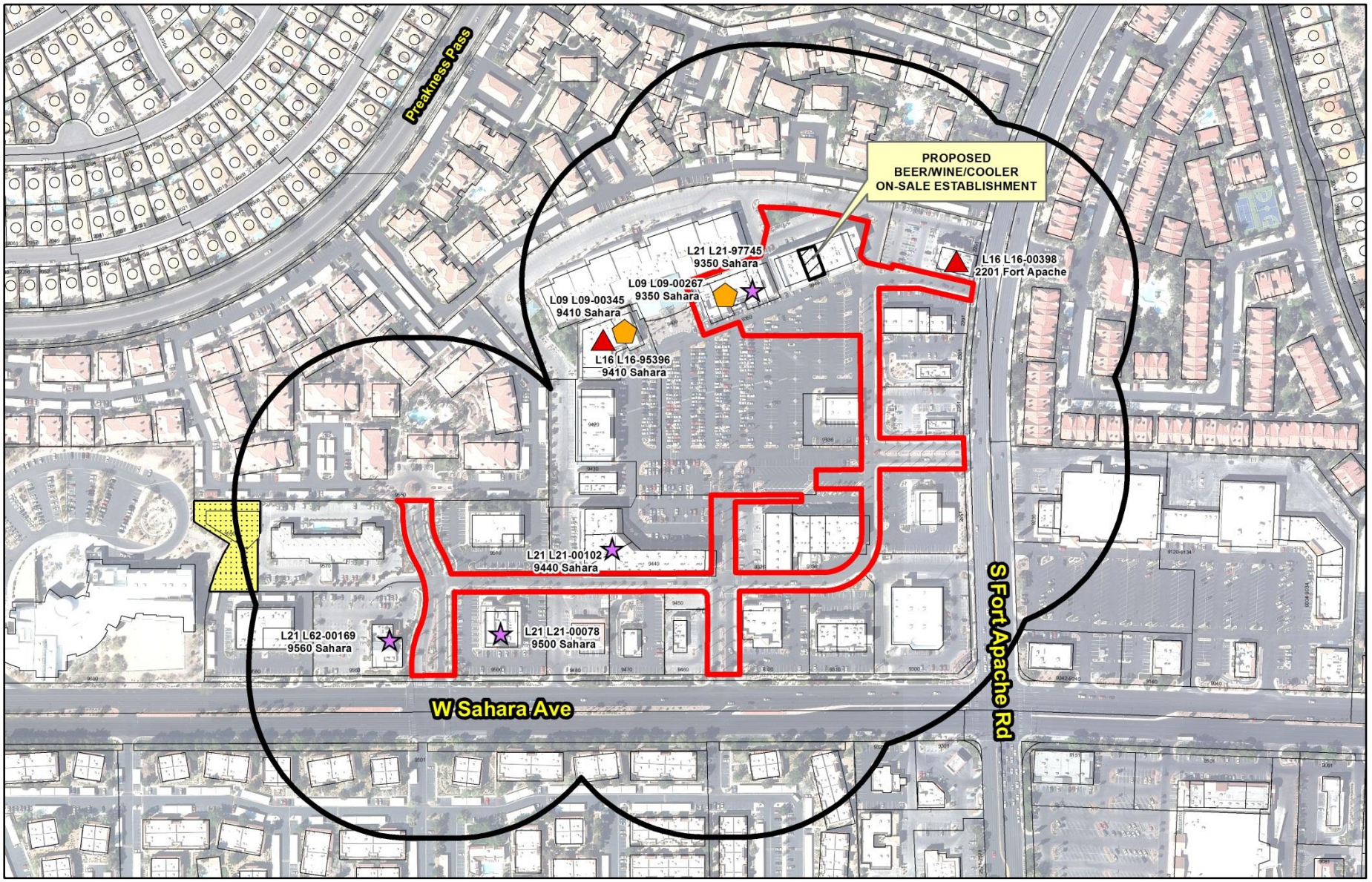
CASE: **SUP-62342 (PRJ-62230)**

RADIUS: 1500 FEET

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

0 500 1,000 Feet

N



SUP-62342
(PRJ-62230)

Beer/Wine/Cooler On-Sale

Business Licenses

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

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Tuesday, December 01, 2015

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: - APPLICANT: KHOURY'S MEDITERRANEAN RESTAURANT - OWNER: G&I VIII VILLAGE SQUARE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-62342	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-62342 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Restaurant with Service Bar use.

2. 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.

3. 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.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit and business license.

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting approval of a Special Use Permit to serve alcohol with meals served within an existing 3,653 square-foot restaurant located in an existing shopping center at 9340 West Sahara Avenue, Suite #106. The passage of City Las Vegas Ordinance #6467 on 10/07/15 changed the Restaurant with Service Bar use from requiring a Special Use Permit to a conditional use permit within the C-1 (Service Commercial) zoning district; however, a Special Use Permit is required to allow a 336-foot distance separation from a house of worship where 400 feet is required. Staff supports this request, as the closest access route from the site to the religious facility is approximately 1,762 feet past two buildings and through the shopping center. The site provides shared parking and access throughout the 36.73-acre site. This use can be conducted in a harmonious and compatible manner with the existing and future land uses. For these reasons, staff recommends approval of the Special Use Permit request. If denied, the restaurant can remain open; however, alcohol sales will not be allowed.

ISSUES

- A Restaurant with Service Bar use is a conditional use in the C-1 (Service Commercial) zoning district. The subject site does not meet the minimum conditional use permit requirements.
- A Special Use Permit is required to allow a 336-foot distance separation from a house of worship where 400 feet is the minimum required. Staff supports this request, as there is an adequate buffer to mitigate the secondary impacts that may be caused by the proposed use and the protected use. The buffer is a 36.73-acre shopping center. The closest entry to the religious facility is approximately 1,762 feet to the southwest.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/15/89	The City Council approved a Rezoning (Z-0139-88) to C-1 (Limited Commercial) for the subject site as part of a larger request for approval of the Peccole Master Development Plan. The Planning Commission and staff recommended approval.
05/29/94	A Final Map (FM-0149-96) of a one-lot commercial subdivision (Wellington Commercial Center) generally located at the northwest corner of Sahara Avenue and Fort Apache Road was recorded in the Office of the County Recorder.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/14/98	An amended Final Map of a commercial subdivision (Wellington Commercial Center) generally located at the northwest corner of Sahara Avenue and Fort Apache Road was recorded in the Office of the County Recorder.
11/09/98	The City Council approved a Special Use Permit (U-00115-98) request for Supper Club use with a Waiver to allow a zero-foot distance separation for a house of worship where 400 feet is required on the property located north of Sahara Avenue west of Fort Apache Road. The Planning Commission recommended approval.
10/15/08	The City Council approved a Special Use Permit (SUP-29208) request for a Beer/Wine/Cooler On-sale Establishment use with a Waiver to allow a zero-foot distance separation for a house of worship where 400 feet is required at 9350 West Sahara Avenue, Suite #110. The Planning Commission recommended approval.
07/09/13	The Planning Commission approved a Special Use Permit (SUP-45256) for a Beer/Wine/Cooler On-sale Establishment use with a Waiver to allow a zero-foot distance separation for a house of worship where 400 feet is required at 9350 West Sahara Avenue, Suite #150. Staff recommended approval.
07/17/12	The Department of Planning administratively approved a Site Development Plan Review (SDR-45538) for building façade improvements, minor site modifications, and parking lot and landscaping improvements to an existing shopping center.
10/07/15	The City Council approved Ordinance # 6467 changing various uses from requiring a Special Use Permit to a conditional use. The Restaurant with Service Bar use was included in this bill.

Most Recent Change of Ownership	
01/23/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/11/98	A building permit (#98016374) was issued for a shell building at 9340 West Sahara Avenue. A final inspection and certificate of completion were approved 03/04/99.
11/18/15	A building permit (#304867) was issued for a tenant improvement for restaurant at 9340 West Sahara Avenue, Suite #106. The permit has not been finalized as of 11/19/15.

Pre-Application Meeting	
11/23/15	A pre-application meeting was held with the applicant to discuss the Special Use Permit submittal requirements for a Beer/Wine/Cooler On-Sale use or a Restaurant with Service Bar use.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
12/03/15	A field check was conducted on the subject property, which revealed a well maintained commercial subdivision with the subject suite under construction.

Details of Application Request	
Site Area	
Net Acres	6.37

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential (Apartments)	M (Medium Density Residential)	R-PD21(Residential Planned Development – 21 Units per Acre)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Multi-Family Residential (Apartments)	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	426,767 SF	1 space per 250 SF GFA	1,708				
TOTAL SPACES REQUIRED			1,708		1,996		Y
Regular and Handicap Spaces Required			1,680	28	1,909	87	Y

Conditional use not met		
Requirement	***Request***	***Staff Recommendation***
The Restaurant with Service Bar use requires a distance separation of 400 feet from a religious facility.	To allow a 336-foot distance separation from a religious facility where 400 feet is the minimum required.	Approval

ANALYSIS

The proposed use is located within an existing Shopping Center on the northwest corner of Sahara Avenue and Fort Apache Road. The property is zoned C-1 (Limited Commercial), which can be characterized as a zoning district that provides most retail shopping and personal services, and may be appropriate for mixed use developments. The proposed Restaurant with Service Bar use is a conditional use in the C-1 zoning district.

The Restaurant with Service Bar use is defined by Title 19.12 as "A bar wherein alcoholic beverage drinks are prepared for service only at tables in a restaurant and for consumption only in connection with a meal served on the premises, and where customers are not permitted to purchase alcoholic beverage drinks directly from the bar or for off-premise consumption."

The proposed use meets the definition outlined above, as the provided floor plan and justification letter detail the intent to sell alcoholic beverages in conjunction with meals served.

The minimum Conditional Use Permit requirements for this use include:

1. Any restaurant service bar must be more than 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

The proposed use does not meet this requirement, as there is a religious facility located 336 feet from the proposed Restaurant with Service Bar use. Staff supports the reduced distance separation, as the closest access to the house of worship is 1,762 feet away through a 36.73-acre shopping center.

2. Except as otherwise provided in Requirement 3 below, the minimum distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed restaurant with service bar which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed restaurant with service bar. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

    a. Any leasehold parcel; or
    b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

    The proposed use meets this requirement, as the measurement is taken from the existing property located at the northwest corner of Sahara Avenue and Fort Apache Road.

3. In the case a restaurant with service bar proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

    a. From the nearest property line of the existing use to the nearest portion of the structure in which the restaurant service bar will be located, without regard to intervening obstacles; or

    b. In the case of a proposed restaurant service bar which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the restaurant service bar will be located, without regard to intervening obstacles.

    This requirement does not apply to the proposed use, as the parcel on which it is proposed is less than 80 acres in size.

4. The minimum distance requirements in Requirement 1 do not apply to:

a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or

b. A proposed establishment having more than 50,000 square feet of retail floor space.

Neither condition applies to this application.

5. *All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50. (Nonwaivable)

The proposed use will be required to meet this requirement, as it is a condition of approval of the Special Use Permit.

The applicant is requesting a Restaurant with Service Bar use within an existing 3,653 square-foot restaurant at 9340 West Sahara Avenue, Suite #106. The proposed Restaurant with Service Bar use would be located within an established shopping center that has general retail, restaurant and office uses located throughout the site. The existing retail center provides cross-access and shared parking throughout the entire Shopping Center. No additional parking is required for the proposed use, as the parking requirements were addressed during the original development of the site.

The existing property line is 336 feet from a protected use (Torah Learning Center) to the southwest. As the minimum distance separation is measured from property line to property line, the proposed use fails to meet the required 400-foot distance separation from a house of worship. A Special Use Permit is required to allow a 16% reduction from the required 400-foot separation mandated by Title 19. Staff supports the request, as the closest access route to the site from the religious facility is approximately 1,762 feet away through a 36.73-acre shopping center. Except for the minimum 400-foot distance separation from a religious facility, all conditional use permit requirements are met and Title 19 requirements are met; therefore, staff is recommending approval, as the use is considered appropriate for the surrounding area. If denied, the restaurant can remain open; however, the consumption of alcohol would be prohibited.

FINDINGS (SUP-62342)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The subject location is an existing 426,767 square-foot shopping center with restaurants, offices, and other retail uses. The proposed Restaurant with Service Bar use can be operated in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The proposed Restaurant with Service Bar use will operate within an existing retail center with shared access and parking throughout the commercial development. The existing site is physically suitable for the proposed use.

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

Primary access to the subject site is provided by Sahara Avenue and Fort Apache Road. Both roadways are 100-foot wide Primary Arterials with adequate capacity for the proposed Restaurant with Service Bar use.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

Approval of this Special Use Permit will not compromise the public health safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed Restaurant with Service Bar use meets all the applicable conditional use permit requirements of Title 19.12, except the distance separation, which requires a Special Use Permit that staffs supports.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 1129

APPROVALS 1

PROTESTS 0

MR

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-62342 APN: 163-06-816-034

Name of Property Owner: G & I VIII Village Square, LLC

Name of Applicant: Khoury's Mediterranean Restaurant

Name of Representative: Issa & Mariz Khoury

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: Erica Lowndes, Auth Signer

Subscribed and sworn before me

This 24 day of November, 2015

[signature]

Notary Public in and for said County and State

R. MOCTEZUMA
COMM. # 2046709
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. OCT. 25, 2017

PRJ-62230
11/25/15

CLV Planning - Application Form

Application Number:	PRJ-62230
Application/Petition For:	SUP- Beer/Wine/Cooler On-Sale Establishment
ProjectAddress (Location):	9340 WEST SAHARA AVENUE, SUITE 106
Project Name	KHOURY'S MEDITERRANEAN RESTAURANT
Assessors Parcel #(s):	16306816034
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:	Issa & Mariz
Applicant Last Name:	Khoury
Applicant Address:	4725 N Jensen St
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89129
Applicant Phone:	702-327-2311
Applicant Fax:	
Applicant Email:	khouryslv@gmail.com
Rep First Name:	Issa & Mariz
Rep Last Name:	Khoury
Rep Address:	4725 N Jensen St
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89129
Rep Phone:	702-327-2311
Rep Fax:	
Rep Email:	khouryslv@gmail.com

SUP-62342

PRJ-62230
11/25/15

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	

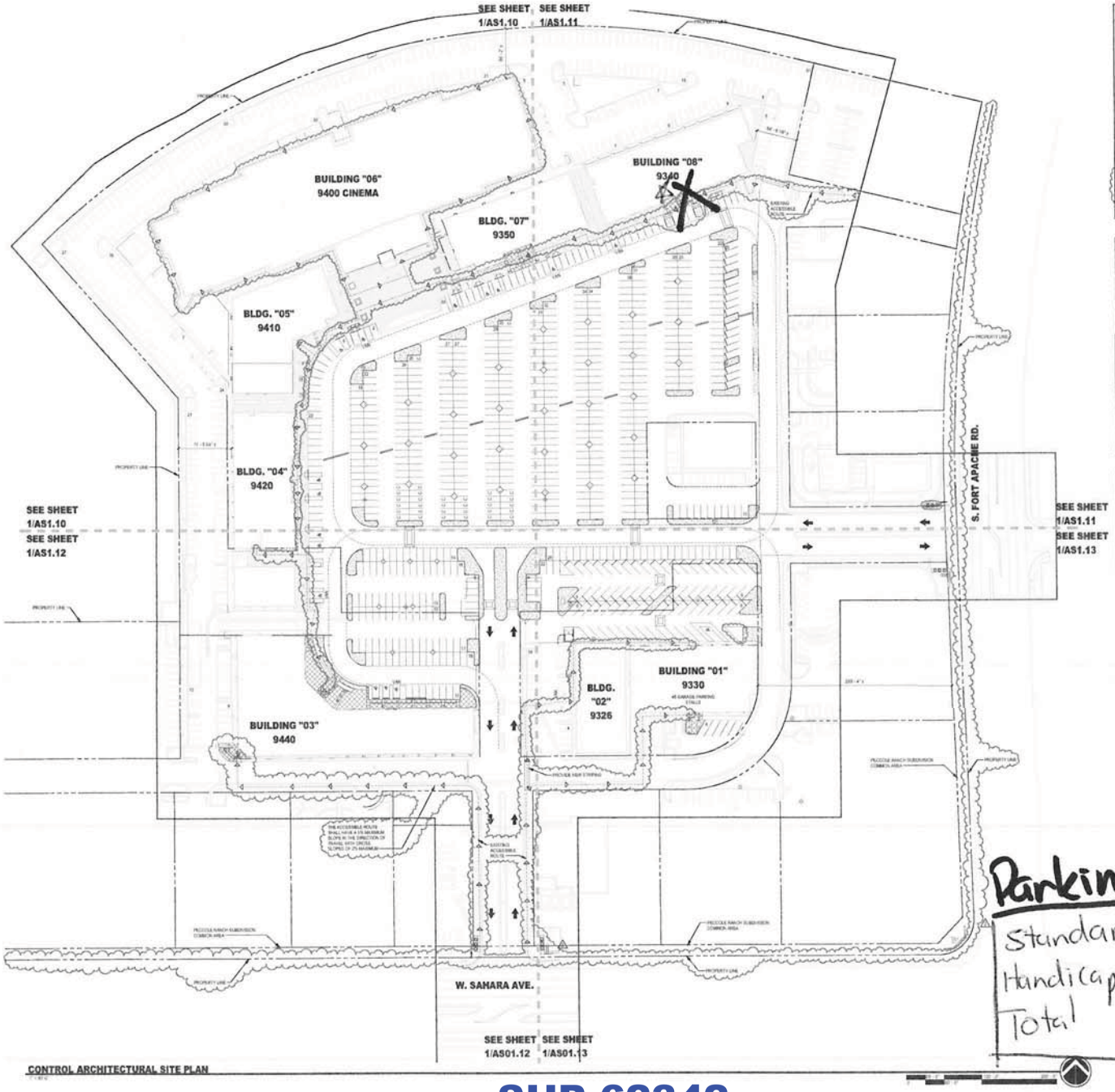
Owner(s)	ADDR1	ADDR2
SHOPS AT GRAND CANYON 14 SYNDICA	9440 W SAHARA AVE #240	LAS VEGAS, NV 89117-8821

CLVEPLAN Applicant	Company	Title	Email
Mariz Khoury	Khoury's Mediterranean Restaurant	owner	khouryslv@gmail.com

SUP-62342

PRJ-62230
11/25/15

Site Plan



CONTROL ARCHITECTURAL SITE PLAN

GENERAL NOTES

LEGEND

SITE ANALYSIS

PRJ-62230
11/25/15

Parking

Standard	1,909
Handicapped	87
Total	1,996

Pugsley. Simpson. Coulter. ARCHITECTS

2480 E. Tropicana Ave. Ste 222
Las Vegas, NV 89121
702.435.1180
pscarchitects.com

Revisions:

No.	Date	Description
1	08.08.12	ADDENDUM 1
2	08.08.12	BUILDING DEPT. COMMENTS

Consultant:

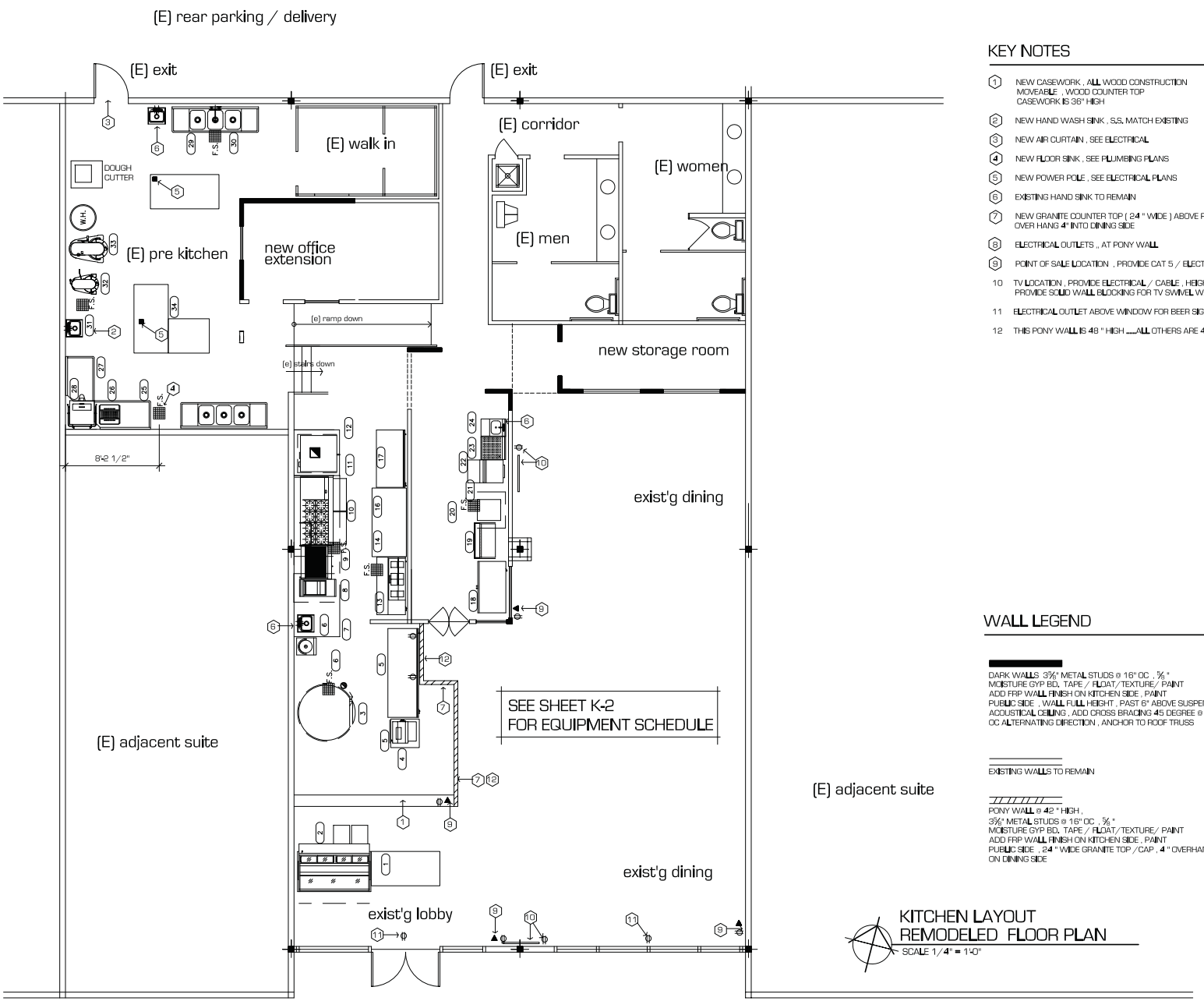
Stamp:

Owner: SENTINEL DEVELOPMENT
Project Name: WELLINGTON COMMERCIAL CENTER VILLAGE SQUARE IMPROVEMENTS
W. SAHARA AVE. & S. FORT APACHE RD.
Project No: PSC-1141
Sheet Title: ARCHITECTURAL CONTROL SITE PLAN

Date: 08.08.12
Checked By: RJ
Submittal: 100% SUBMITTAL

Sheet No.
AS1.01

SUP-62342



KEY NOTES

1. NEW CASEWORK , ALL WOOD CONSTRUCTION MOVEABLE , WOOD COUNTER TOP CASEWORK IS 36" HIGH
2. NEW HAND WASH SINK , S.S. MATCH EXISTING
3. NEW AIR CURTAIN , SEE ELECTRICAL
4. NEW FLOOR SINK , SEE PLUMBING PLANS
5. NEW POWER POLE , SEE ELECTRICAL PLANS
6. EXISTING HAND SINK TO REMAIN
7. NEW GRANITE COUNTER TOP [24 " WIDE] ABOVE PONY WALL OVER HANG 4" INTO DINING SIDE
8. ELECTRICAL OUTLETS ,, AT PONY WALL
9. POINT OF SALE LOCATION , PROVIDE CAT 5 / ELECT OUTLET
10. TV LOCATION , PROVIDE ELECTRICAL / CABLE , HEIGHT PER OWNER PROVIDE SOLID WALL BLOCKING FOR TV SWIVEL WALL BRACKET
11. ELECTRICAL OUTLET ABOVE WINDOW FOR BEER SIGNS , 4 PLEX
12. THIS PONY WALL IS 48 " HIGH .....ALL OTHERS ARE 42" HIGH

WALL LEGEND

DARK WALLS 3⅝" METAL STUDS @ 16" OC , ⅝ " MOISTURE GYP BD. TAPE / FLOAT/TEXTURE/ PAINT ADD FRP WALL FINISH ON KITCHEN SIDE , PAINT PUBLIC SIDE , WALL FULL HEIGHT , PAST 6" ABOVE SUSPENDED ACOUSTICAL CEILING , ADD CROSS BRACING 45 DEGREE @ 48" OC ALTERNATING DIRECTION , ANCHOR TO ROOF TRUSS

EXISTING WALLS TO REMAIN

PONY WALL @ 42 " HIGH , 3⅝" METAL STUDS @ 16" OC , ⅝ " MOISTURE GYP BD. TAPE / FLOAT/TEXTURE/ PAINT ADD FRP WALL FINISH ON KITCHEN SIDE , PAINT PUBLIC SIDE , 24 " WIDE GRANITE TOP /CAP , 4 " OVERHANG ON DINING SIDE

KITCHEN LAYOUT
REMODELED FLOOR PLAN
SCALE 1/4" = 1'-0"

SUP-62342

REVISIONS	BY:
1	PLAN CHECK
2	

PRJ-62230
11/25/15

OSCAR O'KEEFE ARCHITECT
2256 SAVANNAH RIVER
HENDERSON , NEVADA . 89044
PHONE: [702] 461-4848
EMAIL: OOKEOSCAR@ATT.COM
WESTERN HEADQUARTERS

TITLE: KITCHEN LAYOUT REMODELED FLOOR PLAN
PROJECT: TENANT IMPROVEMENT KOURYS RESTAURANT
ADDRESS: 9340 WEST SAHARA AVENUE BLDG # R-4 ,, SUITE # 106 CITY OF LAS VEGAS , NV

DRAWN O'KEEFE
CHECKED O'KEEFE
DATE 10-24-2015
SCALE AS SHOWN
JOB NO.
SHEET K-1



SUP-62342 [PRJ-62230] - SPECIAL USE PERMIT - APPLICANT: KHOURY'S MEDITERRANEAN RESTAURANT - OWNER: G&I VIII VILLAGE SQUARE, LLC
9340 WEST SAHARA AVENUE, SUITE #106

12/03/15



SUP-62342 [PRJ-62230] - SPECIAL USE PERMIT - APPLICANT: KHOURY'S MEDITERRANEAN RESTAURANT - OWNER: G&I VIII VILLAGE SQUARE, LLC
9340 WEST SAHARA AVENUE, SUITE #106

12/03/15



SUP-62342 [PRJ-62230] - SPECIAL USE PERMIT - APPLICANT: KHOURY'S MEDITERRANEAN RESTAURANT - OWNER: G&I VIII VILLAGE SQUARE, LLC
9340 WEST SAHARA AVENUE, SUITE #106

12/03/15

Khoury's
Mediterranean
Restaurant

702-327-2311
9340 W Sahara Ave #105 & #106
khouryslv@gmail.com
www.KhourysLV.com

December 10,2015

To: City of Las Vegas
Re: Liquor License

This letter is the justification letter for the special use requested for Khoury's Mediterranean Restaurant at 9340 W. Sahara Ave #106. We are requesting the following special use:

1. Restaurant with a Service Bar - alcohol will be served in conjunction with food.

We have operated in the county for almost 10 years at 6115 S. Fort Apache #100. We are moving locations to 9340 W. Sahara Ave #106. We are opening a full service restaurant just as we are currently. We serve Mediterranean/Lebanese food. We are requesting to sell beer, wine and cooler.

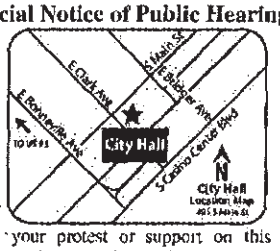
Thank You,
Issa and Mariz Khoury

SUP-62342 - REVISED

PRJ-62230
12/10/15

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-62342 [PRJ-62230]
Planning Commission Meeting of 1/12/2016

73 LRDGNPI 89117

RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Case: SUP-62342
16308111004
BERGER ALAN
RESCA LISA
2721 BROOKSTONE CT
LAS VEGAS NV 89117-2443

01/03/2016 09:27

13A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

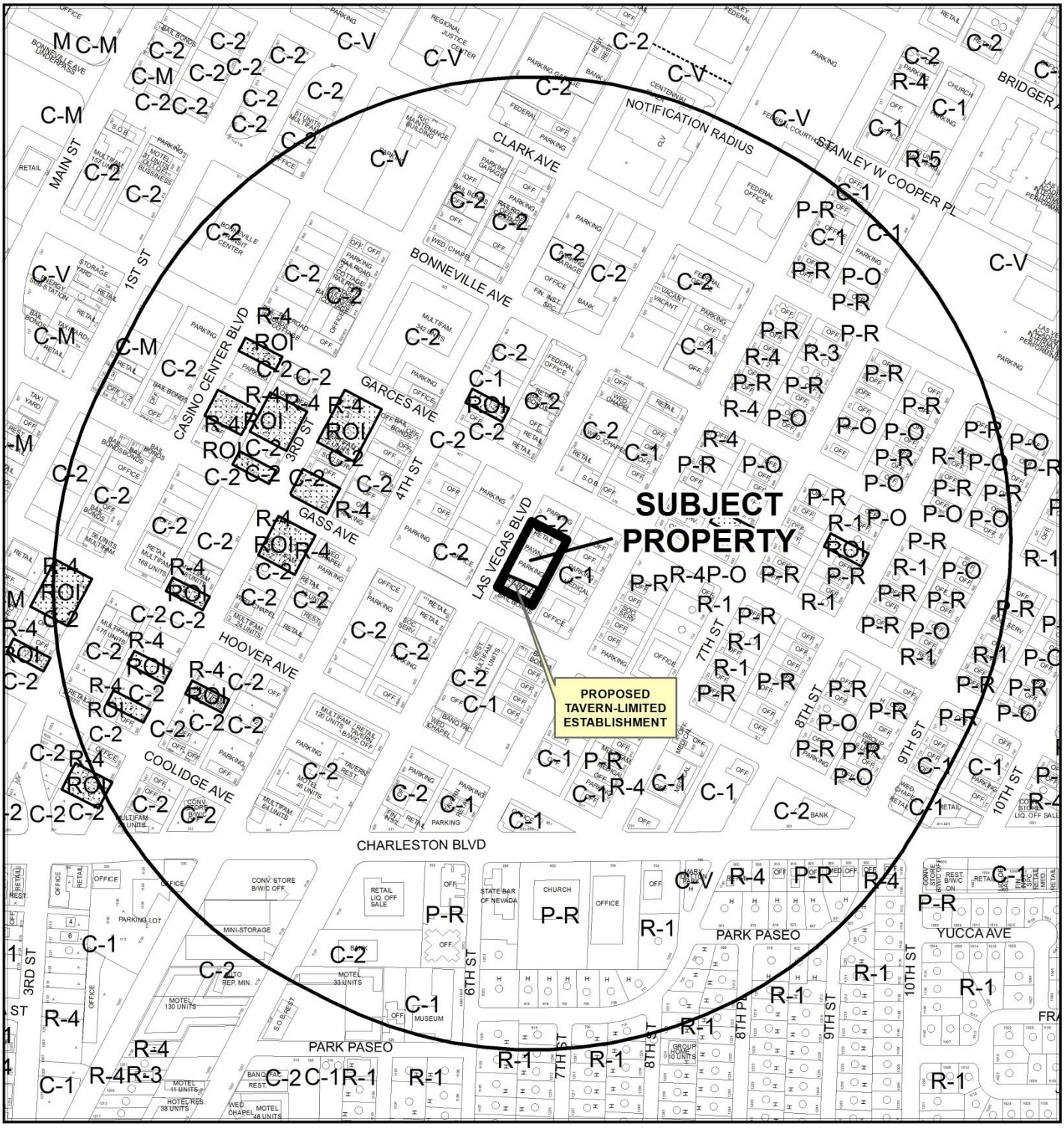
SUBJECT:
SUP-62344 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THEO SPYER - OWNER: HARRISON PROPERTIES, LTD - For possible action on a request for a Major Amendment to an approved Special Use Permit (SUP-57327) FOR A PROPOSED 1,718 SQUARE-FOOT OUTDOOR PATIO ADDITION TO AN EXISTING 1,152 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 725 South Las Vegas Boulevard, Suite #210 (APN 139-34-401-020), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-61921]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest/Support Postcards



CASE: **SUP-62344 (PRJ-61550)**

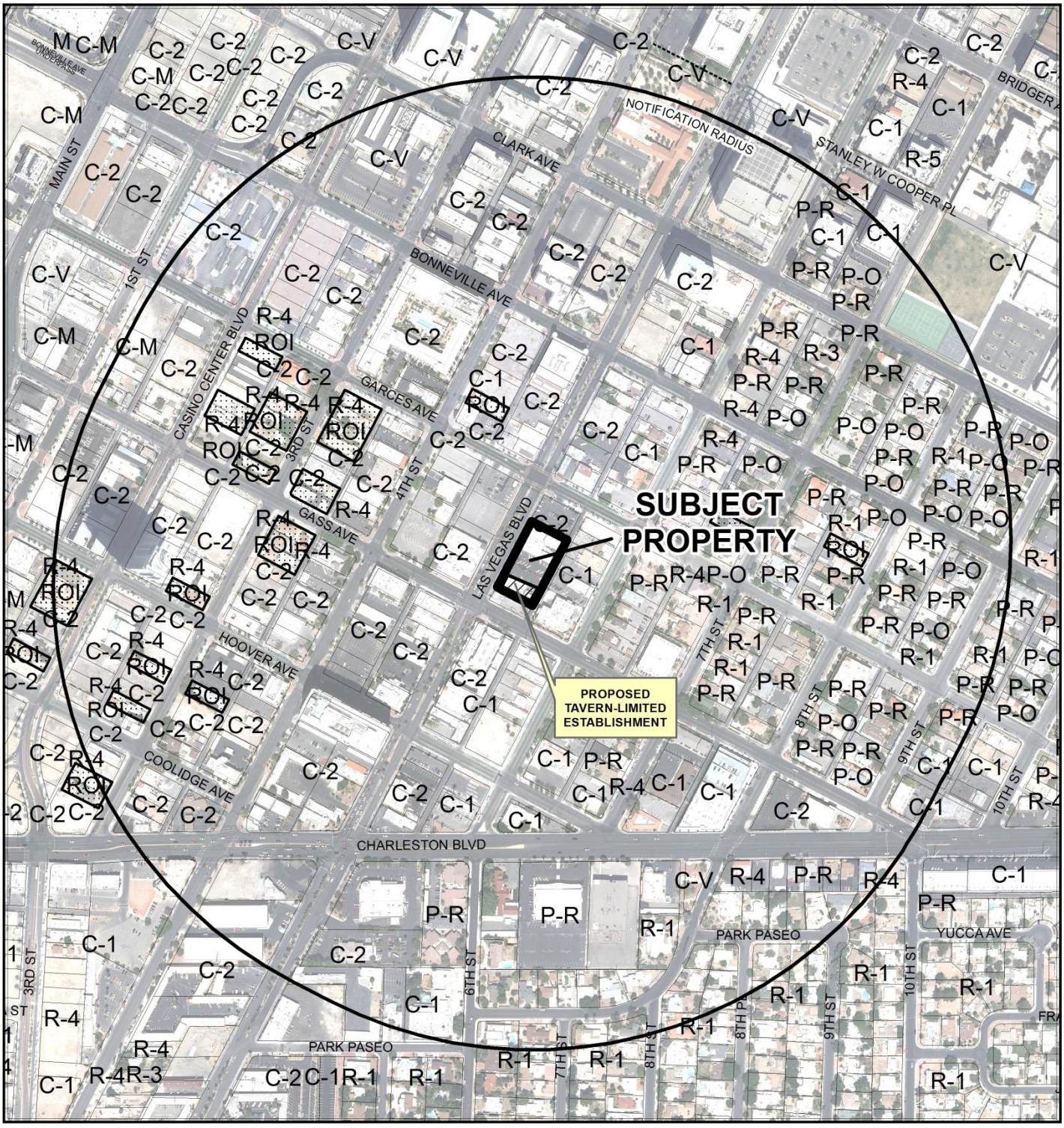
RADIUS: 1500 FEET

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

0 400 800

Feet

N



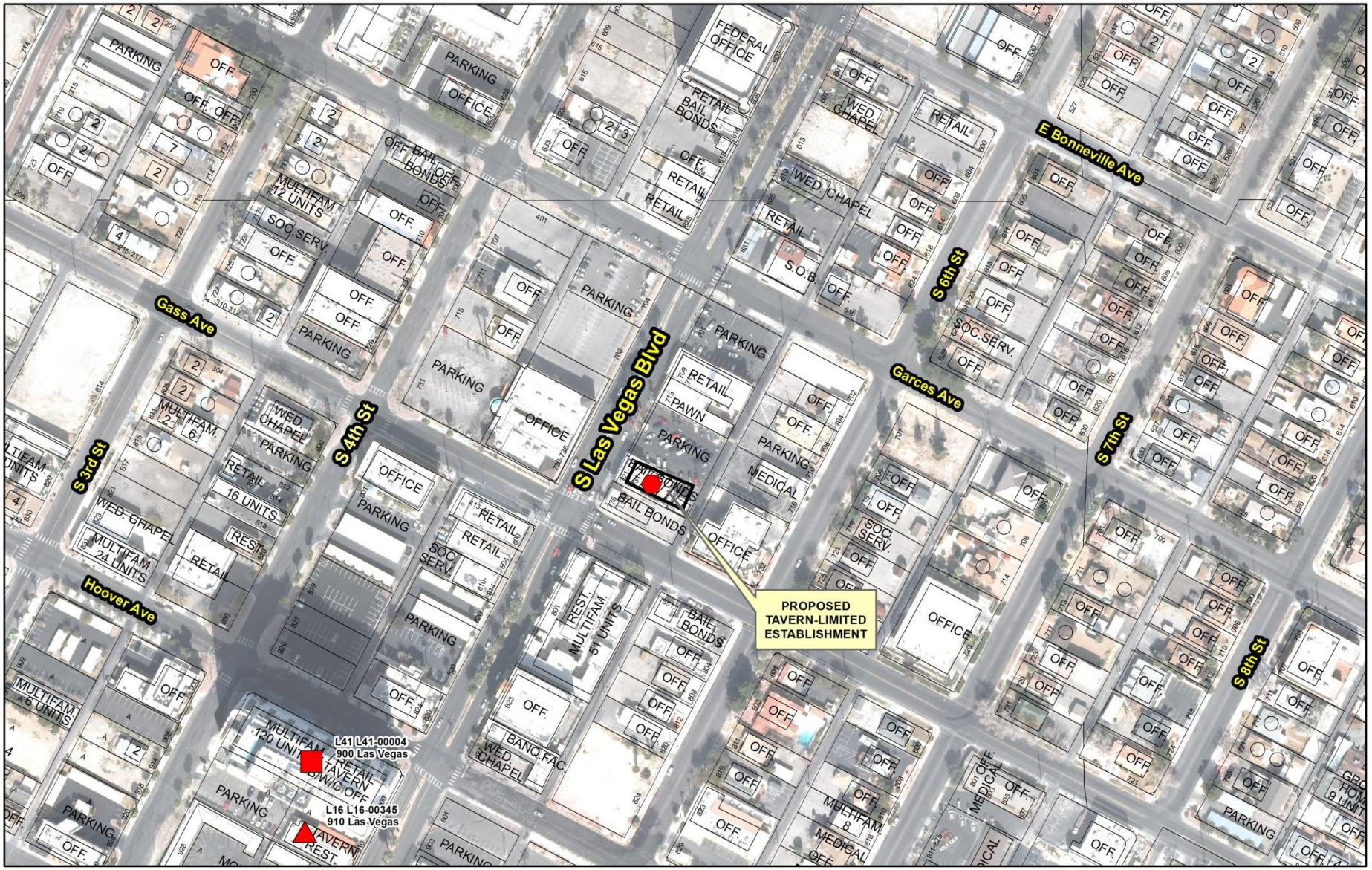
CASE: **SUP-62344 (PRJ-61550)**

RADIUS: 1500 FEET

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

0 400 800 Feet

N



SUP-62344 (PRJ-61550)

Tavern-Limited Establishment

Business Licenses

- Tavern
- Tavern-Limited
- Urban Lounge

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Private Schools
- Entertainment District
- Subject Property

N

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, December 01, 2015

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: THEO SPYER - OWNER: HARRISON PROPERTIES, LTD

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-62344	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-62344 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited use.

2. Conformance to the Conditions of Approval for Special Use Permit (SUP-57327) shall be required, except as amended herein.

3. 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.

4. 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.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as part of any business license application.

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

7. No one under the age of 21 is authorized with the licensed establishment.

8. The licensed establishment must operate in accordance with the submitted security plan approved by the Director.

9. All updates to the security plan must be approved by the Director prior to implementation.

10. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Amendment to an approved Special Use Permit (SUP-57327) to allow a 1,718 square-foot outdoor seating addition to an existing 1,721 square-foot Tavern-Limited Establishment at 725 South Las Vegas Boulevard, Suite #210. The outdoor seating area for this existing 1,152 square-foot Tavern-Limited Establishment was previously approved for a 569 square-foot expansion through a Minor Special Use Permit (SUP-61678), which was approved by the Planning Department on 10/28/15. This proposed 1,718 square-foot expansion to the outdoor seating area will bring the total outdoor seating area to 2,287 square feet, with 1,152 square feet of interior space.

No waivers are required for this application and the proposed expansion exceeds the 50% threshold for an administrative approval of the previously approved Special Use Permit, which requires the approval of a Major Amendment. The proposed expansion of alcohol meets all Title 19 requirements and can be conducted in a manner that is harmonious and compatible with the neighborhood and adjacent commercial uses; therefore, the Department of Planning is recommending approval this application with conditions.

ISSUES

- The expansion of an existing Special Use Permit by more than fifty percent of the approved floor area is considered a Major Amendment pursuant to Title 19.16.110(M).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/28/89	The Board of Zoning Adjustment approved a request for a Special Use Permit (U-0141-89) to allow a Class III secondhand dealership for the buying and selling of used gold, silver and jewelry on property located at 725 South Las Vegas Boulevard.
03/18/09	The City Council approved a Special Use Permit (SUP-32815) for a proposed Bailbond Service at 729 South Las Vegas Boulevard. The Planning Commission recommended approval of the request on 02/12/09.
06/19/13	The City Council approved a Variance (VAR-48762) to allow a proposed projecting sign on the same property as an existing freestanding sign where such is not allowed at 713 South Las Vegas Boulevard. The Planning Commission recommended approval of the request on 05/14/13.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/15/14	The City Council approved a Site Development Plan Review (SDR-55324) for an 11,708 square-foot commercial building with a waiver of the Downtown Centennial Plan Architectural Design Standards at 725, 729 and 731 South Las Vegas Boulevard. Planning Commission and staff recommended approval.
11/06/14	Staff administratively approved a Final Map (FMP-56613) for reversion to acreage of 10 lots on 0.78 acres on the east side of Las Vegas Boulevard, approximately 50 feet north of Gass Avenue. The Final Map was recorded on 01/06/15.
02/10/15	The Planning Commission approved a Special Use Permit (SUP-57326) for a 1,152 square-foot Tavern-Limited Establishment use (ground level) at 725, 729 and 731 South Las Vegas Boulevard. Staff recommended approval.
	The Planning Commission approved a Special Use Permit (SUP-57327) for an 864 square-foot Tavern-Limited Establishment use with 288 square feet of outdoor seating area (second level) at 725, 729 and 731 South Las Vegas Boulevard. Staff recommended approval of the request.
10/28/15	The Planning Department approved a request for a Minor Amendment to approved Special Use Permit (SUP-57327) for a proposed 569 square-foot outdoor patio addition to an existing 1,152 square-foot Tavern-Limited Establishment use at 725 South Las Vegas Boulevard, Suite #210.

Most Recent Change of Ownership	
02/09/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/11/14	A building permit (#269096) was issued to demolish a 3,551 square-foot building and a 1,484 square-foot building at 725, 729 and 731 South Las Vegas Boulevard. The permit has not received a final inspection.
02/05/15	A Civil Improvement Plan (#56911) was approved by staff for an 11,708 square-foot commercial building at 725, 729 and 731 South Las Vegas Boulevard. A final approval was issued on 02/10/15.
	A building permit (#273378) was issued for a container building at 725 South Las Vegas Boulevard. The permit has not been finalized.
	A building permit (#273379) was issued for a on-sites for a container building at 725 South Las Vegas Boulevard. The permit was finalized on 09/30/15.
08/13/15	A building permit (#294494) was issued for tenant improvements for a bar/lounge (Rollin Smoke Bar) at 725 South Las Vegas Boulevard, Suite #210. The permit was finalized on 09/30/15.

Related Building Permits/Business Licenses	
10/01/15	A business license (#P63-00325) was issued for a Tavern-Limited (Ricks Rollin Smoke Barbecue) at 725 South Las Vegas Boulevard, Suite #210. The license is currently temporarily active.
	A business license (#G63-05865)) was issued for a Night Club (Ricks Rollin Smoke Barbecue) at 725 South Las Vegas Boulevard, Suite #210. The license is currently active.

Pre-Application Meeting	
10/29/15	A pre-application meeting was held with the applicant's designated representative. Where the requirements to submittal requirements for a Major Amendment to a previously approved Special Use Permit for an existing Tavern-Limited Establishment were discussed.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one conducted.

Field Check	
12/03/15	During a routine site inspection staff noticed a well maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	0.77

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail	MXU (Mixed Use)	C-2 (General Commercial)
North	Parking Lot	MXU (Mixed Use)	C-2 (General Commercial)
	Pawn Shop	C (Commercial)	C-2 (General Commercial)
South	Bailbond Service	MXU (Mixed Use)	C-2 (General Commercial)

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
East	Office, Other than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Office, Other than Listed	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
Downtown Centennial Plan (Downtown South)	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District (Downtown South)	Y
Live/Work Overlay District	Y
Las Vegas Boulevard Scenic Byway Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highway	100	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern-Limited Establishment	854 SF + (proposed 2,287 SF outdoor seating)	1:50 SF of public seating area	63				

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
	298 SF	1:200 SF of remaining GFA, with a minimum of 10 spaces required	10				
General Retail	9,404 SF	1:175 SF	54				
Pawn Shop	11,824 SF	1:250 SF	48				
TOTAL SPACES REQUIRED			175		38		N*
Regular and Handicap Spaces Required			169	6	37	1	N*

**Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*

ANALYSIS

This is a request for a Major Amendment to an approved Special Use Permit (SUP-57327) to allow a 1,718 square-foot outdoor seating addition to an existing 1,721 square-foot Tavern-Limited Establishment at 725 South Las Vegas Boulevard, Suite #210. The outdoor seating area for this existing 1,152 square-foot Tavern-Limited Establishment was previously approved for a 569 square-foot expansion through a Minor Special Use Permit (SUP-61678), which was approved by the Planning Department on 10/28/15.

The proposed area of expansion is located within the second floor open air promenade of the existing structure, and will provide additional seating area for patrons. This proposed 1,718 square-foot expansion to the outdoor seating area will bring the total outdoor seating area to 2,287 square feet, with 1,152 square feet of interior space; which represents a 198% in floor area from the original entitlement of 1,152 square-feet. The expansion of an existing Special Use Permit by more than fifty percent of the approved floor area is considered a Major Amendment and may not be approved administratively pursuant to Title 19.16.110(M). The applicant has requested this Major Amendment to the approved Special Use Permit (SUP-57327) so that alcohol can be served within proposed area of expansion.

No waivers are required for this application. Staff recommends approval of the proposed Special Use Permit, with conditions, as this proposed development specifically meets the goals of Las Vegas Downtown Centennial Plan by promoting a pedestrian friendly environment with a diverse array of retail establishments.

Because this is an outdoor establishment, staff has included conditions 7 through 10, which are intended to ensure that all patrons are at least 21 years of age.

FINDINGS (SUP-62344)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The existing Tavern-Limited Establishment use is located in the Downtown Centennial Plan – Downtown South District and serves as Pawn Star's themed venue and is complementary to the other restaurants and taverns in the neighborhood. This proposal will contribute to the enhancement of existing businesses specifically encouraged within the Downtown Centennial Plan Area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site can physically accommodate the proposed Tavern-Limited Establishment use and is in close proximity other restaurants in the area.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Site access is provided from Las Vegas Boulevard, a 100-foot Primary Arterial as designated in the Master Plan of Streets and Highways. This street is sufficient in size to accommodate the needs of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this proposed Special Use Permit will not compromise the public health, safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed use meets all applicable conditions for a Tavern-Limited Establishment per Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED 1038

APPROVALS 2

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-62344

Case Number: PRJ-54961 APN: 139-34-7410-176, 177

Name of Property Owner: Harrison Properties

Name of Applicant: Harrison Properties

Name of Representative: Law Office of Jay Brown

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: Rick Harrison

Subscribed and sworn before me

This 15th day of July, 2014

_____

Notary Public in and for said County and State

Monica Sainz
Notary Public
State of Nevada
Appt. No.: 12-7216-1
My Commission Expires Feb. 28, 2016

PRJ-61921
11/25/15

CLV Planning - Application Form

Application Number:	PRJ-61921
Application/Petition For:	Rick's Rollin' Smoke Tavern Limited - Major Amendment
ProjectAddress (Location):	725 SOUTH LAS VEGAS BLVD, SUITE #210
Project Name	RICK'S ROLLIN' SMOKE TAVERN LIMITED - MAJOR AMENDM
Assessors Parcel #(s):	13934401020
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:	Theo
Applicant Last Name:	Spyer
Applicant Address:	713 Las Vegas Blvd
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89101
Applicant Phone:	(702) 683-0059
Applicant Fax:	
Applicant Email:	theos@gspawn.com
Rep First Name:	Lora Dreja
Rep Last Name:	C/o Brown, Brown and Premsrirut
Rep Address:	520 South 4th Street
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89101
Rep Phone:	(702) 598-1408
Rep Fax:	(702) 385-1023
Rep Email:	lora@brownlawlv.com

SUP-62344

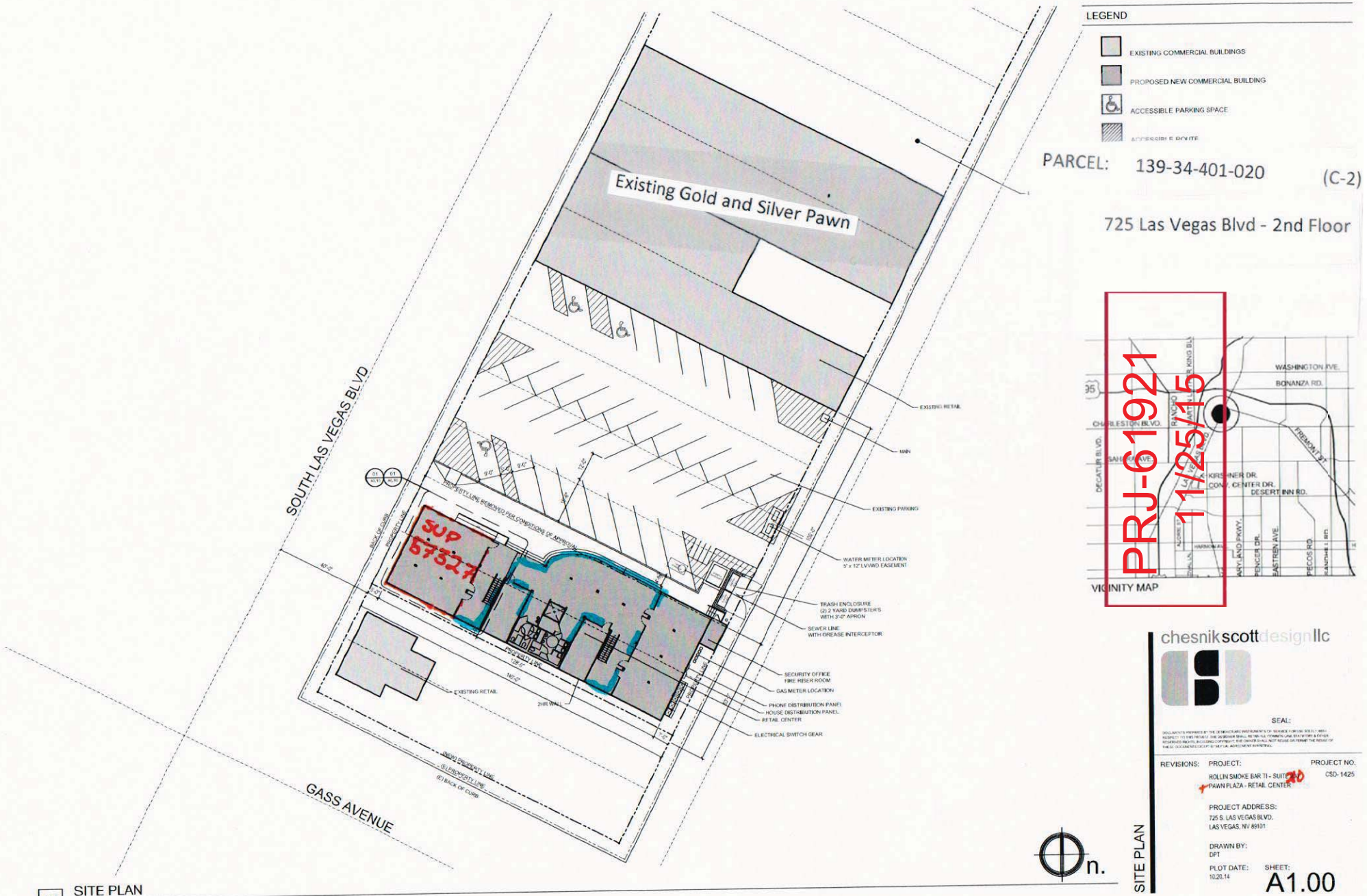
CLV Planning - Application Form

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
HARRISON PROPERTIES LTD	713 LAS VEGAS BLVD S	LAS VEGAS, NV 89101-6755

CLVEPLAN Applicant	Company	Title	Email
Lora Dreja	Brown, Brown & Premsrirut	Land Entitlements	lora@brownlawlv.com

SUP-62344



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

chesnikscottdesignllc

SEAL:

REVISIONS:

PROJECT: ROLLIN SMOKE BAR TI - SUITE 210
PAWN PLAZA - RETAIL CENTER

PROJECT NO. CSD-1425

PROJECT ADDRESS:
725 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

DRAWN BY: DPT

PLOT DATE: 10.20.14

SHEET: A1.00

SITE PLAN

SUP-62344


HOT ROD APPAREL
Rita's
RESERVED PARKING
OPEN
PRJ-61921
11/25/15

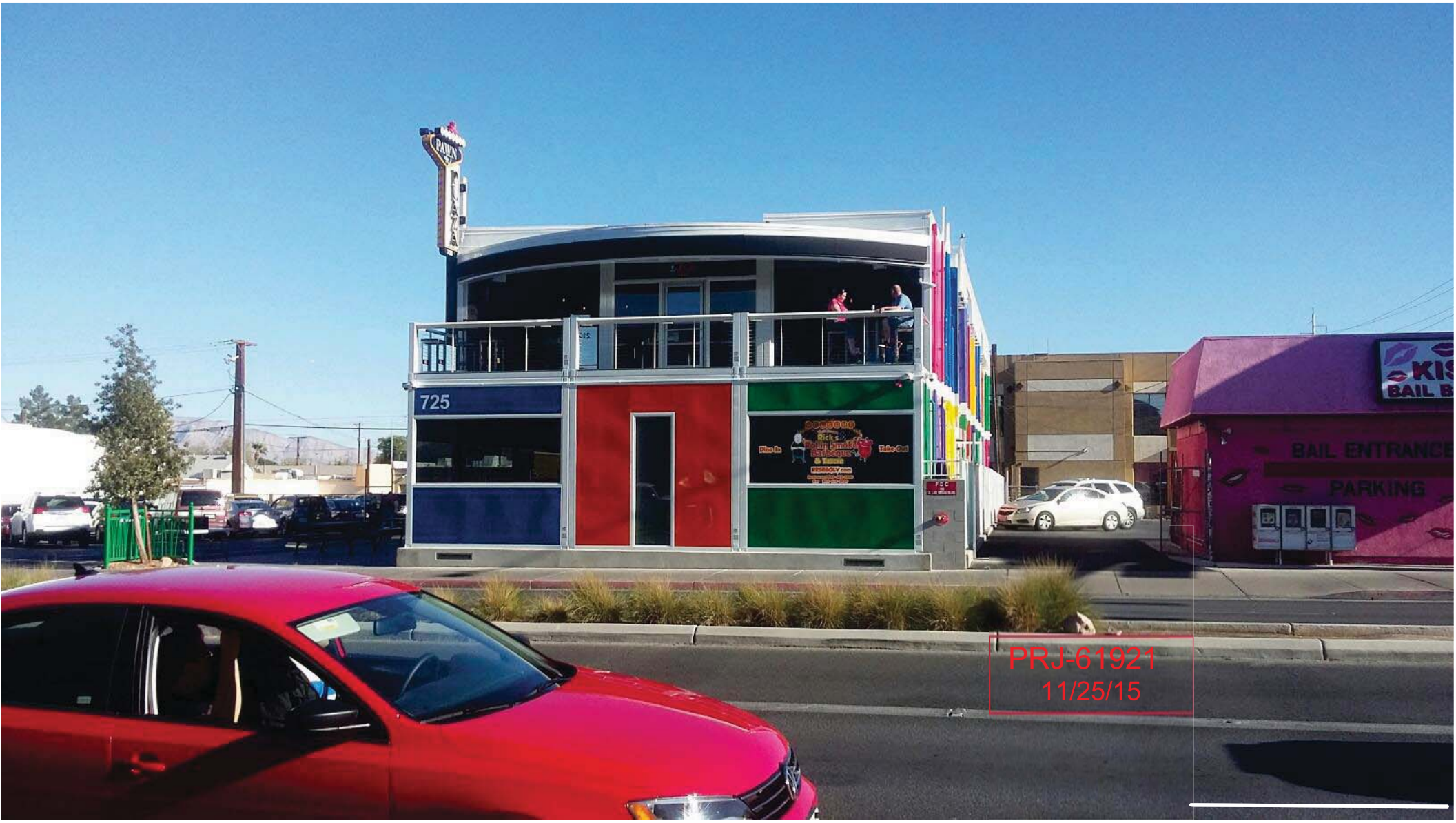
SUP-62344



SUP-62344



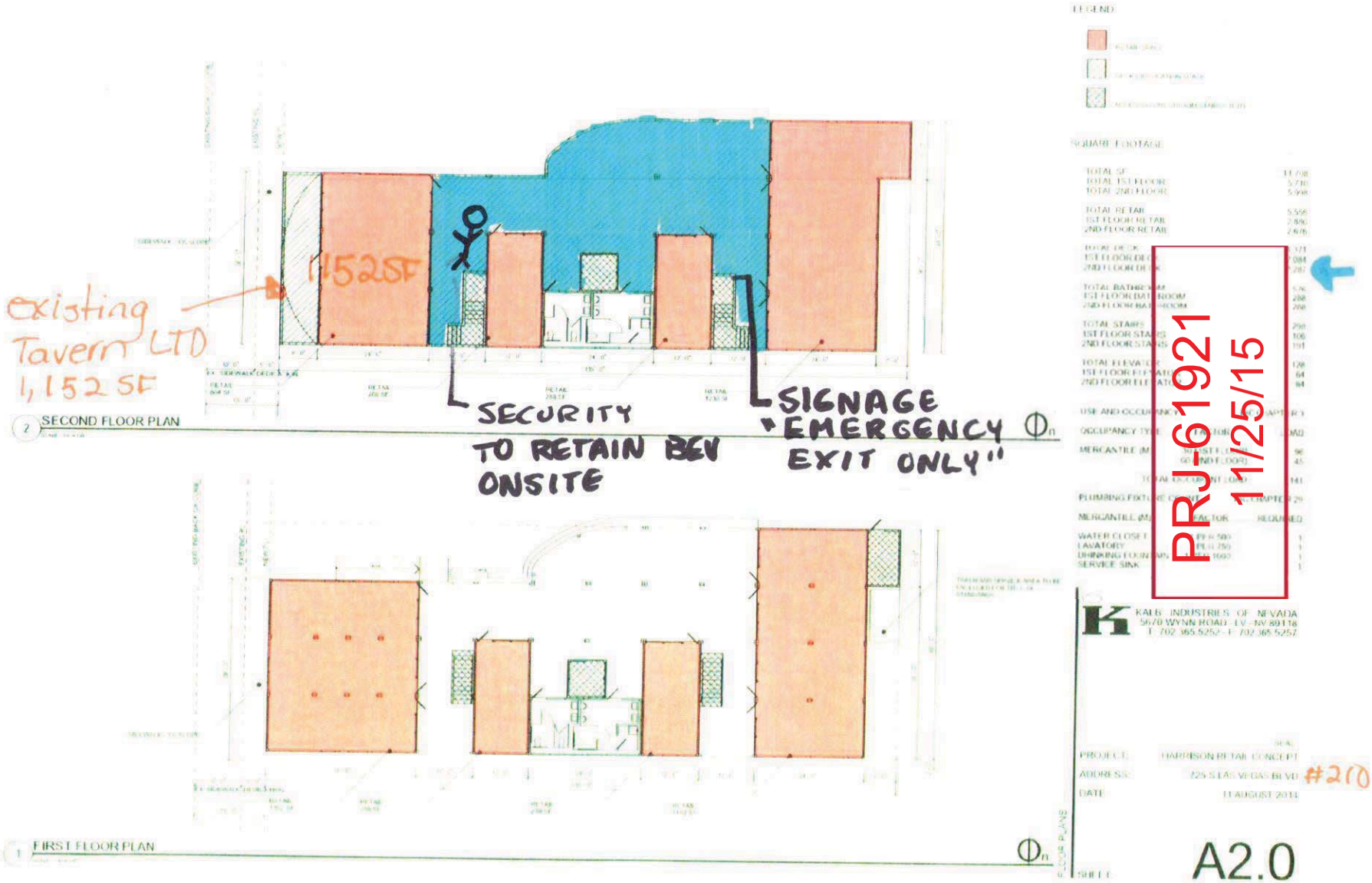
SUP-62344



SUP-62344

MAJOR MODIFICATION TO SUP-57327

2,287 SF EXPANSION



SUP-62344

FLOORPLAN



SUP-62344 [PRJ-61921] - SPECIAL USE PERMIT - APPLICANT: THEO SPYER - OWNER: HARRISON PROPERTIES, LTD
725 SOUTH LAS VEGAS BOULEVARD, SUITE #210

12/03/15



SUP-62344 [PRJ-61921] - SPECIAL USE PERMIT - APPLICANT: THEO SPYER - OWNER: HARRISON PROPERTIES, LTD
725 SOUTH LAS VEGAS BOULEVARD, SUITE #210

12/03/15



SUP-62344 [PRJ-61921] - SPECIAL USE PERMIT - APPLICANT: THEO SPYER - OWNER: HARRISON PROPERTIES, LTD
725 SOUTH LAS VEGAS BOULEVARD, SUITE #210

12/03/15



SUP-62344 [PRJ-61921] - SPECIAL USE PERMIT - APPLICANT: THEO SPYER - OWNER: HARRISON PROPERTIES, LTD
725 SOUTH LAS VEGAS BOULEVARD, SUITE #210

12/03/15

November 25, 2015

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Major Modification to expand the boundaries of a Tavern Limited SUP-57327 within Pawn Plaza. 725 South Las Vegas Blvd #210.

Dear Sir/Madam:

Rick's Rollin Smoke is a Tavern Limited located on the second story of Pawn Plaza. It is 1,152 SF area which includes 288 SF of balcony overlooking Las Vegas Blvd and 864 SF internal area. With construction of the primary shopping center nearing completion it has become apparent that there is excess area on the shared promenade that is not needed for circulation between tenant spaces. This is a request to add an additional 2,287 Sf area for a total of 3,439 SF during evening hours. (1,152 + 2,287).

The owner of the building also holds a partnership interest in this Tavern Limited. The occupancy of Rick's Rollin' Smoke is only 49 people. Mr. Harrison expects patronage to exceed 49 people on some evenings. As such, he'd like customers to have the option to move about the second floor after retail tenants have closed for the evening. Per the accompanying floor plan this would add 2,287 square feet to the tavern area. It is understood that security must be stationed near the elevator and staircases to ensure that children can't enter this area nor can alcohol be carried off the second floor. During evening hours when the common area promenade is converted to Tavern Limited area, signage will be posted at the southern staircase reading "emergency exit only." Bartenders and security stationed near the northern staircase will ensure patrons are 18 years of age an people do not leave the premises with open containers of alcohol.

Very truly yours,

Lora Dreja
Land Entitlements
Law Offices of Jay Brown
(702) 598-1408

SUP-62344

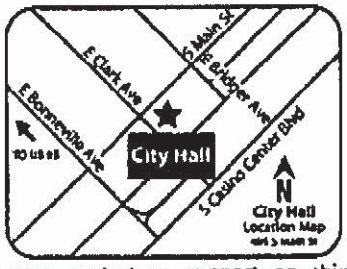
PRJ-61921
11/25/15

JAN-4-2016 08:04 FROM: TO:7024647499 P.1/1

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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-62344 [PRJ-61921]

Planning Commission Meeting of 1/12/2016

51 LRDGNPI 89104

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Case: SUP-62344

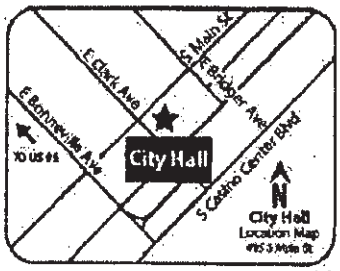
16203511003
PALENCAR MIA R REV TR AGMT
PALENCAR MIA ROSEMARY TRS
1103 S 6TH ST
LAS VEGAS NV 89104

14P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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-62344 [PRJ-61921]
Planning Commission Meeting of 1/12/2016

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Case: SUP-62344

13934410027
ACCARDI MICHAEL & CHRISTINE
41 CONTRA COSTA PL
HENDERSON NV 89052-6664

35 LRDGNP I 89052

14A

page 1
Jan 03 2016 11:38AM Accardi

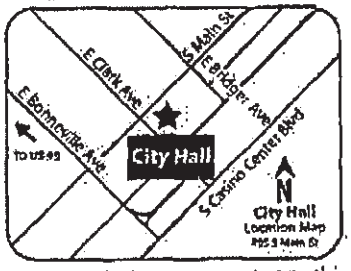
01/04/2016 16:46 702-989-5100 PAGE 02/02

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

702 - ~~229-6405~~
464-7499

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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-62344 [PRJ-61921]
Planning Commission Meeting of 1/12/2016

RECEIVED

JAN 5 2015

City of Las Vegas
Dept. of Planning

Case: SUP-62344

13934311091
LADAH LAW BUILDING L L C
8807 BIG BLUFF AVE
LAS VEGAS NV 89148-1419

65 LRDGNPI 69146

14A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

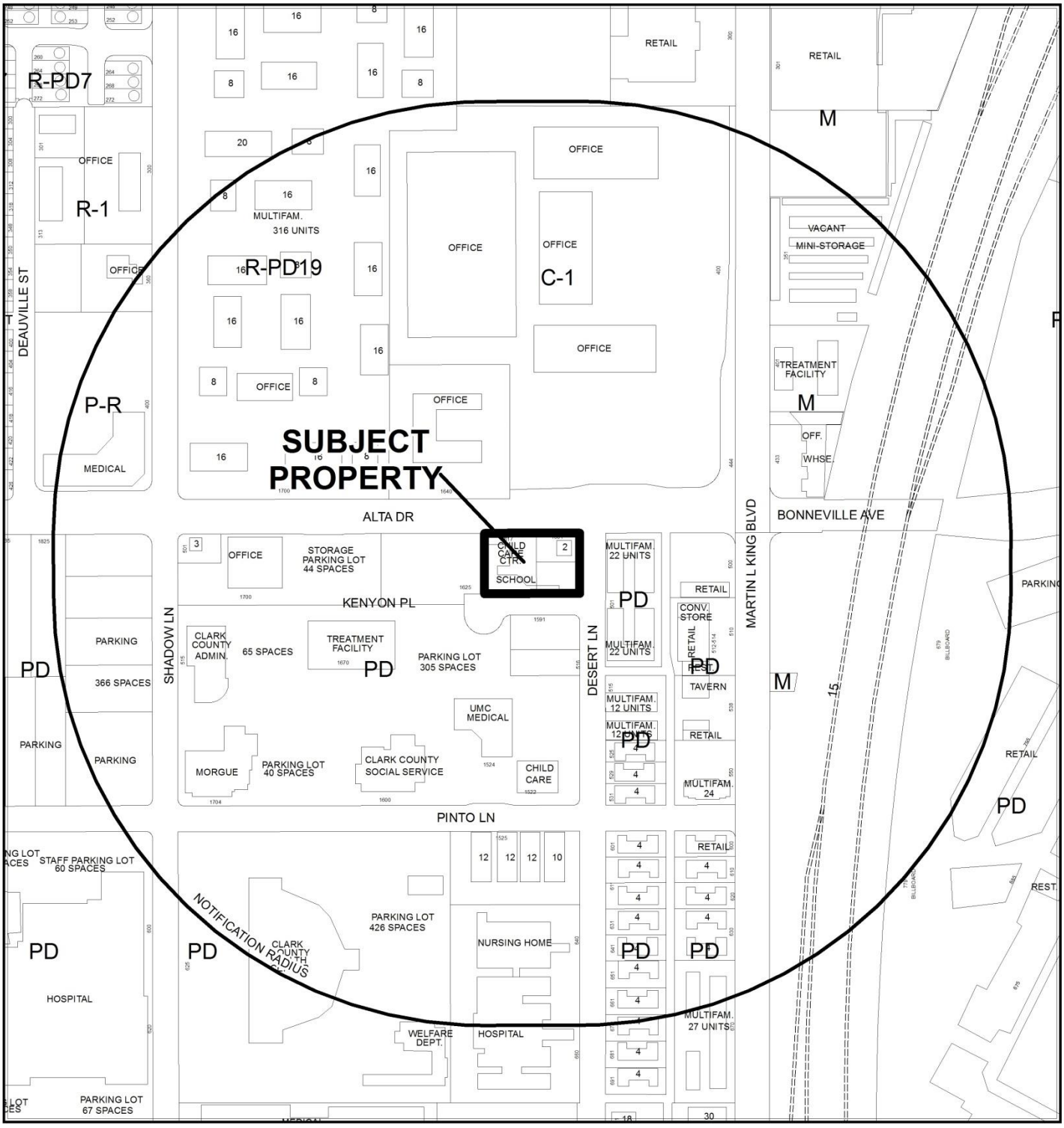
SUBJECT:
SDR-61910 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (Z-65-91) TO REVISE THE PARKING LOT, ADD PLAY AREAS, AND OTHER ON-SITE IMPROVEMENTS WITH A WAIVER OF THE MEDICAL DISTRICT STREETSCAPE STANDARDS FOR A PROPOSED INDIVIDUAL CARE CENTER (CHILD CARE) on 0.75 acres at 1617 Alta Drive (APNs 139-33-304-013, 014 and 015), PD (Planned Development) Zone, [MD-1 (Medical Support) Special Land Use Designation], Ward 1 (Tarkanian) [PRJ-61909]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



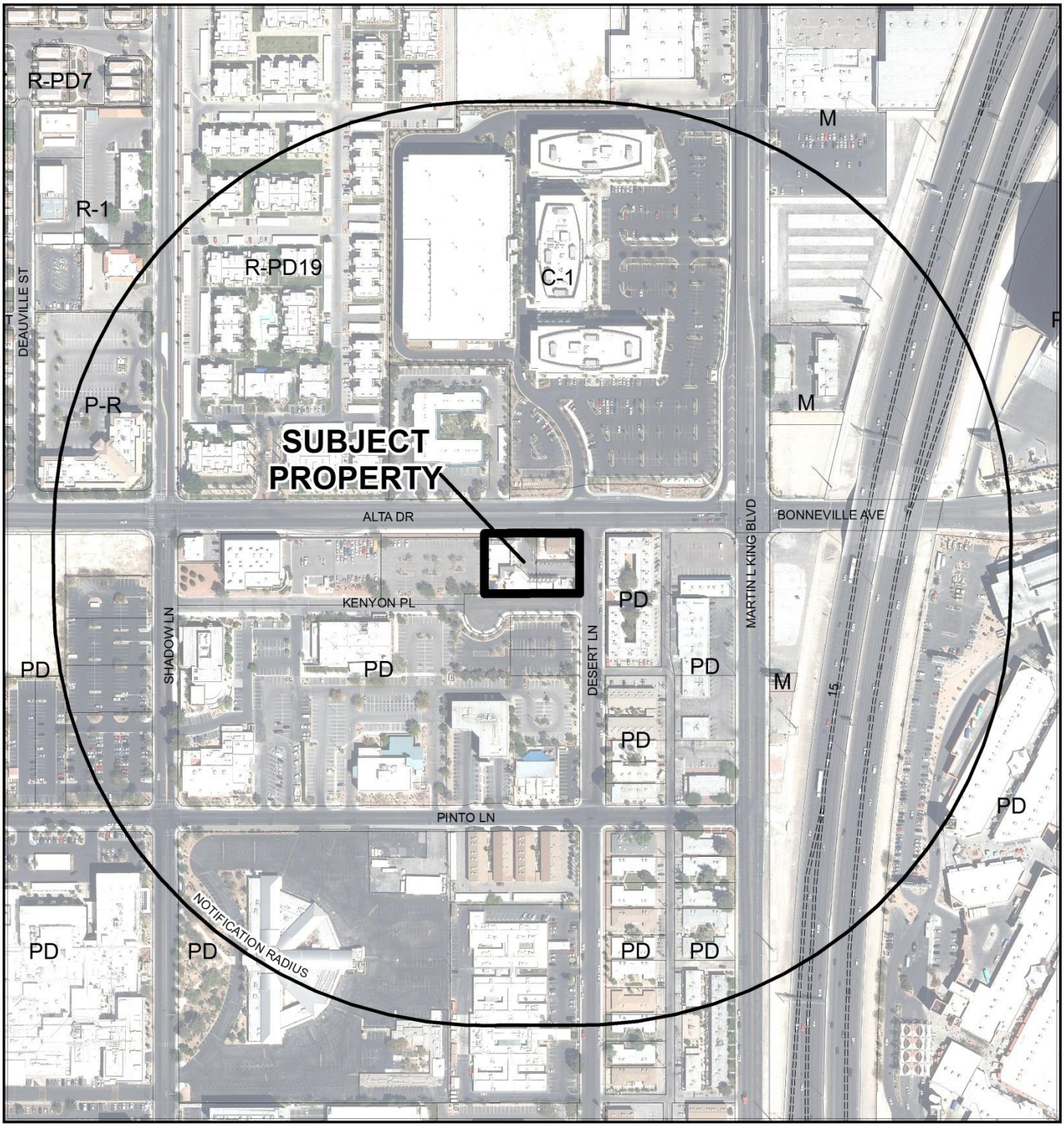
CASE: **SDR-61910 (PRJ-61909)**

0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) [MD-1 (MEDICAL SUPPORT) LAS VEGAS MEDICAL DISTRICT SPECIAL LAND USE DESIGNATION]

N



CASE: **SDR-61910 (PRJ-61909)**

RADIUS: 1000 FEET

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) [MD-1 (MEDICAL SUPPORT) LAS VEGAS MEDICAL DISTRICT SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-61910	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-61910 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning Z-65-91 shall be required, if approved.

2. 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.

3. The proposed fence and CMU parking lot screen wall depicted on the site plan dated 11/24/15 shall meet all aesthetic and dimensional requirements of the Unified Development Code.

4. The proposed trash enclosure shall have solid metal gates, a roof or trellis structure, and meet all other requirements of the Unified Development Code.

5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/24/15 except as amended by conditions herein.

6. A Waiver from the Las Vegas Medical District "Type C" streetscape standards is hereby approved to allow a five-foot sidewalk with no landscaping and a five-foot interim landscape rock area at the back of sidewalk along the north property line.

7. An Exception from 19.08.110 is hereby approved to allow zero parking lot landscape islands where one is required for every six spaces.

8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

10. 24-inch box perimeter and street trees shall be a maximum of 30 feet on-center along the east property line and 20 feet on center along the north property line

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Grant Pedestrian Access Easements for all sidewalk areas located outside of the public right-of-way.

15. Unless otherwise allowed by the City Engineer, remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Medical District Standards concurrent with development of this site.

16. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks and sidewalk ramps adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. A "pan style" driveway on Desert Lane may be used as long as the sidewalk path along Desert Lane complies with Americans with Disabilities Act (ADA) guidelines.

17. Construct a 10-foot sidewalk on Desert Lane to meet Medical District Standards adjacent to this site concurrent with the development of this site. The required 10-foot wide sidewalk on Alta Drive is hereby deferred for this project, as it will be constructed with a future Alta Drive public improvement project.

18. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Alta Drive Widening" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

19. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

20. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The City of Las Vegas is proposing to improve the site of a former child care facility located within the Las Vegas Medical District (LVMD). The City of Las Vegas has recently acquired the child care property, and this request aims to improve the site by adding parking, outdoor play areas, and increasing site landscaping. The building footprint is not being altered, and it is expected that the use will be reinstated as an Individual Care Facility (Child Care), which is consistent with the prior use of the building. Staff recommends approval of the proposal.

ISSUES

- The site is parking impaired, and while the addition of parking partially alleviates the impairment, the site is still under parked by 10 spaces per current code.
- A waiver to the Las Vegas Medical District streetscape standards has been requested for the north property line adjacent to Alta Drive.
- Coordination will be required with the anticipated Alta Drive capital improvement project.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/22/1991	The Zoning Board of Adjustment approved a Variance (V-109-91) to allow a five-foot rear setback where 20 feet was required for a proposed Child Care Center.
09/04/1991	The City Council approved a Reclassification of Property from R-1 (Single-family Residence) District to R-4 (Apartment Residence) District and a plot plan review (Z-65-91) for a Child Care Center.
05/27/1997	The City Council approved a rezoning (Z-20-97) for the subject site as a part of a larger request from R-4 (Apartment Residence) District to PD (Planned Development) District.
11/03/2015	A one lot parcel map was recorded (PMP-61044) for the subject site.

Most Recent Change of Ownership	
06/03/15	The City of Las Vegas obtained ownership of the subject site.

Related Building Permits/Business Licenses	
06/01/2015	Imagine Plus Child Care was listed as out of business by the Nevada Division of Pubic and Behavioral Health.

Pre-Application Meeting	
10/28/15	A pre-application meeting was held and issues discussed included: • The parking impairment of the site • The need for landscaping waivers • The need for coordination with the ongoing Alta Drive capital improvement project

Neighborhood Meeting	
N/A	A neighborhood meeting was not required nor was one held.

Field Check	
12/03/15	Planning staff field checked the subject site and found the existing building to be generally in good condition.

Details of Application Request	
Site Area	
Gross Acres	0.75

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Individual Care Facility (Child Care)	MD-1 (Medical Support)	PD (Planned Development)
North	Government Facility	MXU (Mixed Use Development)	C-1 (Limited Commercial)
South	Parking Lot	MD-1 (Medical Support)	PD (Planned Development)
East	Multi-family Residential	HD (High Density)	PD (Planned Development)
West	Parking Lot	MD-1 (Medical Support)	PD (Planned Development)

Master Plan Areas	***Compliance***
Las Vegas Medical District	Y
Special Purpose and Overlay Districts	***Compliance***
PD (Planned Development) District	Y
A-O (Airport Overlay) District	Y
Live Work Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Las Vegas Redevelopment Plan Area	Y

The subject site is located within the 175-foot Airport Overlay District, The Las Vegas Medical District, Live-Work Overlay District, and the Las Vegas Redevelopment Area. With approval of the requested waivers, the site will be in compliance with all master plan and overlay districts.

DEVELOPMENT STANDARDS

Pursuant to, 19.10.040, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	5-15 Feet	45 Feet	Y
• Side	10 Feet	5 Feet	Y
• Corner	15 Feet	18 Feet	Y
• Rear	15 Feet	5 Feet	Y
Max. Lot Coverage	50 %	34 %	Y
Max. Building Height	45 Feet	33 Feet	Y
Trash Enclosure	Screened, Gated, w/ a roof compatible with surrounding structures	Y	Y

The building is existing and the setbacks are as they were when approved with rezoning Z-65-91. A Variance (V-109-91) to allow a five-foot rear setback was approved by the Zoning Board of Adjustment in 1991.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Alta Drive	Primary Arterial	Master Plan of Streets and Highways	100 Feet	Y
Desert Lane	N/A	N/A	60 Feet	Y

Streetscape Standards	***Required***	***Provided***	***Compliance***
Las Vegas Medical District "Type B" streetscape along Desert Lane	10-foot landscaped sidewalk with a 5-15 foot landscape buffer area. Street trees minimum of 30 ft. on-center	10-foot landscaped sidewalk and a 5-foot landscape buffer. Street trees are min 30 ft. on center	Y
Las Vegas Medical District "Type C" streetscape along Alta Drive	10-foot landscaped sidewalk with a 5-15 foot landscape buffer area. Street trees minimum of 20 ft. on-center	A 5-foot sidewalk with no landscaping, a 5-foot interim path/LS area composed of landscape rock or similar material and a 6-foot landscape buffer area. Street trees min 20 ft. on-center	N

The site will be in compliance with the approval of the requested LVMD streetscape waiver. The temporary landscape rock is an interim solution until the Alta Drive capital improvement project is constructed.

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Individual Care Facility (Child Care)	200 children; 12 employees	1 space per 10 children; 1 space per employee	32				
TOTAL SPACES REQUIRED			32				Y
Regular and Handicap Spaces Required			30	2	19	2	N

The subject site is considered parking impaired as it met parking requirements when it the site was approved in 1991, but it does not meet the current code requirement of 32 parking spaces. This improvement project increases the amount of available parking by 10 spaces and reduces the overall impairment from a deficiency of 20 spaces to a deficiency of only 10.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Las Vegas Medical District Type C Streetscape Standards: 10-foot landscaped sidewalk with a 5-15 foot landscape buffer area required.	Waiver of the Las Vegas Medical District Type C standards to allow a 5-foot sidewalk with no landscaping and a 5-foot interim path/LS area composed of crushed granite or similar landscape material.	Approval

Along the north property line, a waiver from the LVMD "Type C" streetscape standard is being requested to allow a five-foot sidewalk and a five-foot interim path/LS area where ten feet is required. The waiver is justified as the City is currently in the design stage for an Alta Drive capital improvement project, which includes a complete street component for this section of Alta. As both are City projects, it is prudent to defer installation of the 10-foot sidewalk until the construction of the proposed capital improvement project.

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Title 19.08.110	To allow zero parking lot landscape islands where one is required for every six spaces	Approval

An exception to allow zero parking lot landscape islands per six spaces is recommended as the site is already parking impaired and the islands would further reduce the number of available parking spaces. Given the size of the parking lot, and that the landscaping adjacent to the parking areas are adequate for both screening and shade purposes, it has been determined that the waiver is justified.

ANALYSIS

The City of Las Vegas is proposing to improve the site of a former child care facility located within the Las Vegas Medical District. The City of Las Vegas has recently acquired the land where the former child care facility was located, and this request aims to improve the site by adding additional parking, outdoor play areas, and increasing site landscaping. The building footprint is not being altered, and it is expected that the use will be reinstated as an Individual Care Facility (Child Care).

The primary structure is a 10,973 square-foot two story building that was previously utilized as a day care center. In addition to the property where the daycare is located, the City also acquired the parcel at the southwest corner of Alta Drive and Desert Lane, which has allowed for a redesign of the site to facilitate better onsite circulation and increase the parking count. A new 500 square-foot fabric shade structure and tot lot is being proposed on the eastern portion of the site. An existing 320 square-foot shade structure at the southwest portion of the site will remain. A five-foot high aluminum fence will be used to enclose the play areas around the primary building. A fence detail was not provided, but a condition of approval has been added to ensure that the proposed fence meets the aesthetic requirements of the Unified Development Code. A trash enclosure is being proposed on the northern portion of the site, and a condition of approval has been included to insure the enclosure meets all code requirements.

The facility will accommodate up to 200 children and 12 staff members, which remains unchanged from the previous use. The site plan indicates that there will be 21 parking spaces, which is a gain of 10 spaces over the previous design. Per current code, the site is still deficient by 11 spaces and is considered a parking impaired development per Title 19.18. The site was in compliance with all parking requirements when it was approved in 1991 and the proposed improvements do not expand the building footprint or require additional parking in addition to what was required with the previous approval. There are two code compliant handicap accessible parking spaces proposed, and the plan depicts a 36-inch tall CMU parking lot screen wall along Alta Drive as required by the LVMD development standards.

An exception to Title 19.08.110 to allow zero parking lot landscape islands per six spaces has been requested as a part of this proposal. The site is already parking impaired and the islands would further reduce the number of available parking spaces. Given the size of the parking lot, and that the landscaping adjacent to the parking areas are adequate for both screening and shade purposes, it has been determined that the requested exception is justified.

The landscape plan depicts a mix of 24-inch box Texas Red Oaks, Chaste, Orchids, and Smoke Trees along the perimeter of the site located a maximum of 30 feet on-center along the east property line and 20 feet on-center along the north property line (excepting site visibility zones). A six-foot landscape buffer is provided along the north property line and a five-foot buffer is provided along the east property line and is in compliance with LVMD standards. The interior of the site includes 24-inch box Orchids and Windmill Palms. Five gallon shrubs, one gallon grasses, and decorative rock provide ground cover throughout the site.

A waiver of the LVMD "Type C" streetscape standards is requested along the north property line. The LVMD development standards along this portion of Alta Drive call for a 10-foot public sidewalk with landscaping, and a 5-15 foot landscape buffer area. The provided plans depict a five-foot sidewalk with no landscaping, a five-foot interim path/LS area that will consist of landscape rock such as decomposed granite or similar material, and a six-foot on-site landscaped buffer planted with 24-inch box trees 20 feet on-center. The waiver is justified as the

City is currently in the design phase for an Alta Drive capital improvement project (CIP-47266), which includes a complete street component for this section of Alta. As both are City projects, it is prudent to defer installation of the 10-foot sidewalk until the construction of the proposed capital improvement project in order to avoid duplication of efforts.

Along the east property line, the plan indicates the proper "Type B" streetscape design as outlined in the LVMD design manual. The plan indicates that an additional five feet of sidewalk with street trees within grates will be installed behind the existing five-foot sidewalk adjacent to Desert Lane. While the back of sidewalk configuration for the location of street trees is not ideal, they are permissible under the standards of the LVMD design criteria.

The floor plans indicate a number of class rooms, administrative offices and storage areas. They are consistent with a configuration expected with this type of facility.

FINDINGS (SDR-61910)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The building is existing and is not being expanded, and the prior use is expected be reinstated. The site remains compatible with the adjacent development and development in the area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   With approval of the requested waiver and exception, the site is consistent with the Las Vegas Medical District design standards, the General Plan, the Unified Development Code, and other duly adopted city plans, policies and standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The reconfigured parking area improved site access and circulation, and does not adversely impact adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

The building materials and landscape materials are appropriate for the Las Vegas Medical District and the City of Las Vegas.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The building elevations and foot print are not being significantly altered. The proposed shade structures and tot lots are not unsightly or undesirable in appearance and are harmonious and compatible with development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   This project does not compromise the public health, safety or general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 30

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-61910 APN: 139-33-304-015

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: Patrick Batte

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: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me — Robin Yoakum —

This 13th day of October, 2015

Christina Strong

Notary Public in and for said County and State

PRJ-61909
11/24/15

CHRISTINA STRONG
Notary Public, State of Nevada
Appointment No. 07-1185-1
My Appt. Expires Jan. 4, 2019

CLV Planning - Application Form

Application Number:	PRJ-61909
Application/Petition For:	Alta Daycare Upgrades
ProjectAddress (Location):	SOUTHWEST CORNER OF ALTA AND DESERT LANE
Project Name	ALTA DAYCARE UPGRADES
Assessors Parcel #(s):	13933304013, 13933304014, 13933304015
Ward #:	WARD 1 (LOIS TARKANIAN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	0.75
Lots/Units:	1
Additional Information:	Renovate an existing building that was previously used as a daycare facility for future use as a daycare facility. Provide additional playground area and required streetscape and landscape buffers.
Applicant First Name:	City of Las Vegas
Applicant Last Name:	C/O Patrick Batte
Applicant Address:	333 N RANCHO DR 8TH FLR
Applicant City:	LAS VEGAS
Applicant State:	NV
Applicant Zip:	89106
Applicant Phone:	(702) 229-1046
Applicant Fax:	(702) 464-5702
Applicant Email:	pbatte@LasVegasNevada.GOV
Rep First Name:	Helena Murvosh
Rep Last Name:	Stanley Consultants
Rep Address:	5820 S. Eastern Ave, Suite 200
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89119
Rep Phone:	702-534-2111
Rep Fax:	702-369-9793
Rep Email:	murvoshhelena@stanleygroup.com

SDR-61910

PRJ-61909
12/02/15

CLV Planning - Application Form

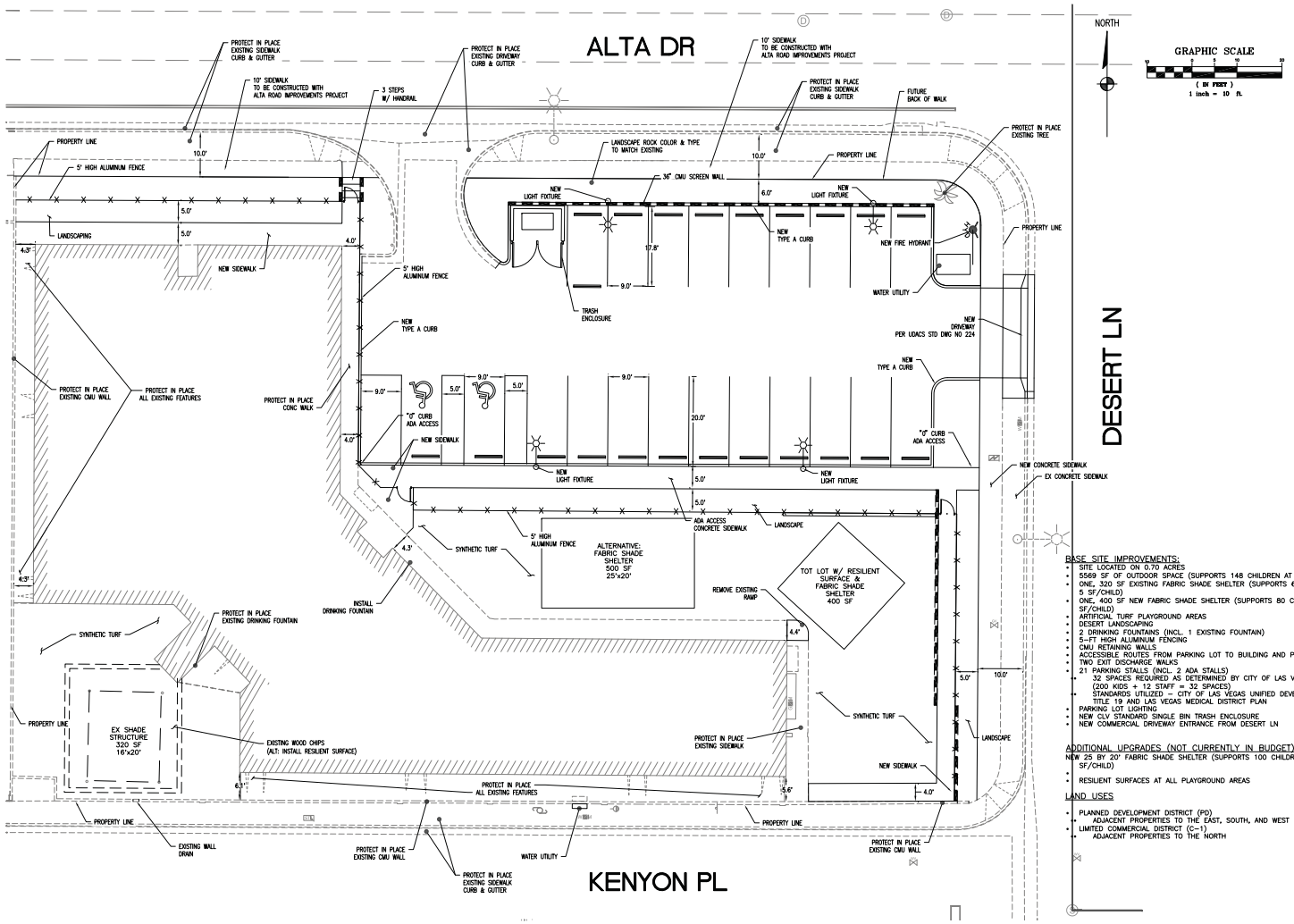
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application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

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

CLVEPLAN Applicant	Company	Title	Email
Helena Murvosh Stanley Consultants	Stanley Consultants, Inc	Project Manager	murvoshhelena@stanleygroup.com

SDR-61910

PRJ-61909
12/02/15



SITE DATA

APN:	139-33-304-013 TO 015
ADDRESS:	1617 ALTA DRIVE
JURISDICTION:	CITY OF LAS VEGAS
ZONING:	PLANNED DEVELOPMENT DISTRICT (PD)
LOT SIZE:	AREA
ACREAGE	0.75 ACRE
SQUARE FOOTAGE	32,670 SF
BUILDING AREA	
FIRST FLOOR	9,895 SF
MEZZANINE	1,078 SF
TOTAL AREA	10,973 SF
SETBACKS	EXISTING
SITE COVERAGE:	AREA
ALLOWED (MAX.)	16,335 SF 50%
PROVIDED	11,100 SF 34%
LANDSCAPE:	AREA
PROVIDED	2,248 SF
PARKING:	
REQUIRED	32
PROVIDED	21

BASE SITE IMPROVEMENTS:
- SITE LOCATED ON 0.70 ACRES
- 5569 SF OF OUTDOOR SPACE (SUPPORTS 148 CHILDREN AT 37.5 SF/CHILD)
- ONE, 320 SF EXISTING FABRIC SHADE SHELTER (SUPPORTS 64 CHILDREN AT 5 SF/CHILD)
- ONE, 400 SF NEW FABRIC SHADE SHELTER (SUPPORTS 80 CHILDREN AT 5 SF/CHILD)
- ARTIFICIAL TURF PLAYGROUND AREAS
- DESERT LANDSCAPING
- 2 DRINKING FOUNTAINS (INCL. 1 EXISTING FOUNTAIN)
- 5-FT HIGH ALUMINUM FENCING
- CMU RETAINING WALLS
- ACCESSIBLE ROUTES FROM PARKING LOT TO BUILDING AND PLAY AREA
- TWO EXIT DISCHARGE WALKS
- 21 PARKING STALLS (INCL. 2 ADA STALLS)
  - 32 SPACES REQUIRED AS DETERMINED BY CITY OF LAS VEGAS STAFF (200 KIDS + 12 STAFF = 32 SPACES)
  - STANDARDS UTILIZED – CITY OF LAS VEGAS UNIFIED DEVELOPMENT CODE TITLE 19 AND LAS VEGAS MEDICAL DISTRICT PLAN
- PARKING LOT LIGHTING
- NEW CLV STANDARD SINGLE BIN TRASH ENCLOSURE
- NEW COMMERCIAL DRIVEWAY ENTRANCE FROM DESERT LN

ADDITIONAL UPGRADES (NOT CURRENTLY IN BUDGET):
- NEW 25 BY 20' FABRIC SHADE SHELTER (SUPPORTS 100 CHILDREN AT 5 SF/CHILD)
- RESILIENT SURFACES AT ALL PLAYGROUND AREAS

LAND USES
- PLANNED DEVELOPMENT DISTRICT (PD)
  - ADJACENT PROPERTIES TO THE EAST, SOUTH, AND WEST
- LIMITED COMMERCIAL DISTRICT (C-1)
  - ADJACENT PROPERTIES TO THE NORTH

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

SITE PLAN 10' NORTH

ALTA DAYCARE UPGRADES

1617 ALTA DRIVE, LAS VEGAS, NV 89106

ZONING

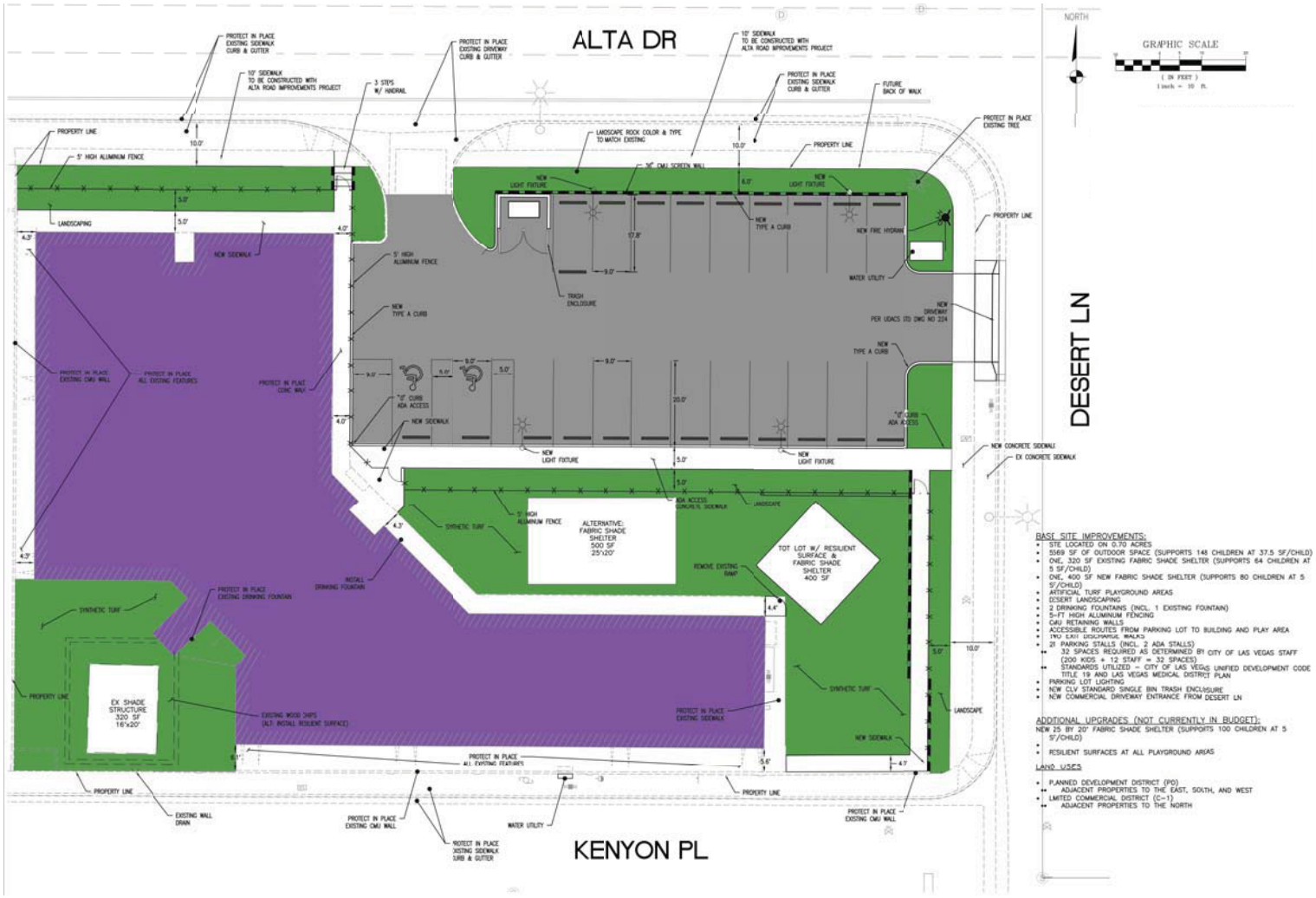
DATE: 11.19.2015

SH PROJECT NO.: 150092

SDR-61910

PRJ-61909
11/24/15

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
office 702.363.2222 www.sh-architecture.com



BASE SITE IMPROVEMENTS:

- SITE LOCATED ON 0.70 ACRES
- 5569 SF OF OUTDOOR SPACE (SUPPORTS 148 CHILDREN AT 37.5 SF/CHILD)
- ONE, 320 SF EXISTING FABRIC SHADE SHELTER (SUPPORTS 64 CHILDREN AT 5 SF/CHILD)
- ONE, 400 SF NEW FABRIC SHADE SHELTER (SUPPORTS 80 CHILDREN AT 5 SF/CHILD)
- ARTIFICIAL TURF PLAYGROUND AREAS
- DESERT LANDSCAPING
- 2 DRINKING FOUNTAINS (INCL. 1 EXISTING FOUNTAIN)
- 5-FT HIGH ALUMINUM FENCING
- CMU RETAINING WALLS
- ACCESSIBLE ROUTES FROM PARKING LOT TO BUILDING AND PLAY AREA
- TWO EXIT DISCHARGE WALKS
- 21 PARKING STALLS (INCL. 2 ADA STALLS)
  - 32 SPACES REQUIRED AS DETERMINED BY CITY OF LAS VEGAS STAFF (200 KIDS + 12 STAFF = 32 SPACES)
  - STANDARDS UTILIZED – CITY OF LAS VEGAS UNIFIED DEVELOPMENT CODE TITLE 19 AND LAS VEGAS MEDICAL DISTRICT PLAN
- PARKING LOT LIGHTING
- NEW CLV STANDARD SINGLE BIN TRASH ENCLOSURE
- NEW COMMERCIAL DRIVEWAY ENTRANCE FROM DESERT LN

ADDITIONAL UPGRADES (NOT CURRENTLY IN BUDGET):

- NEW 25 BY 20' FABRIC SHADE SHELTER (SUPPORTS 100 CHILDREN AT 5 SF/CHILD)
- RESILIENT SURFACES AT ALL PLAYGROUND AREAS

LAND USES

- PLANNED DEVELOPMENT DISTRICT (PD)
  - ADJACENT PROPERTIES TO THE EAST, SOUTH, AND WEST
- LIMITED COMMERCIAL DISTRICT (C-1)
  - ADJACENT PROPERTIES TO THE NORTH

SITE DATA

APN:	139-33-304-013 TO 015
ADDRESS:	1617 ALTA DRIVE
JURISDICTION:	CITY OF LAS VEGAS
ZONING:	PLANNED DEVELOPMENT DISTRICT (PD)
LOT SIZE:	AREA
ACREAGE	0.75 ACRE
SQUARE FOOTAGE	32,670 SF
BUILDING AREA	
FIRST FLOOR	9,895 SF
MEZZANINE	1,078 SF
TOTAL AREA	10,973 SF
SETBACKS	EXISTING
SITE COVERAGE:	AREA
ALLOWED (MAX.)	16,335 SF 50%
PROVIDED	11,100 SF 34%
LANDSCAPE:	AREA
PROVIDED	2,248 SF
PARKING:	
REQUIRED	32
PROVIDED	21

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

SITE PLAN (COLORED) 10' NORTH

ALTA DAYCARE UPGRADES

1617 ALTA DRIVE, LAS VEGAS, NV 89106

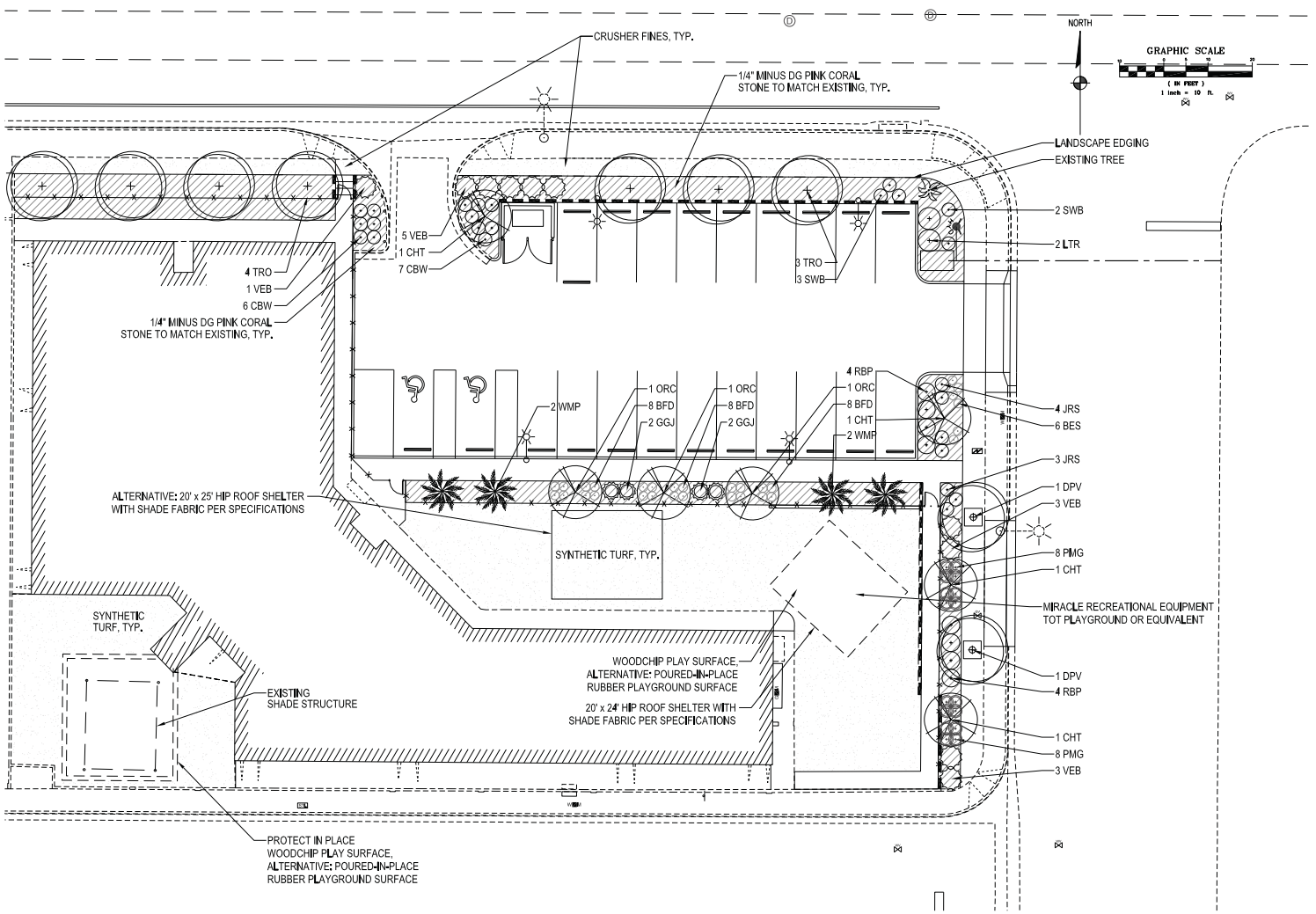
ZONING

DATE: 11.19.2015 SH PROJECT NO.: 150092

SDR-61910

PRJ-61909
11/24/15

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
office 702.363.2222 www.sh-architecture.com



LANDSCAPE PLAN

10' NORTH

ALTA DAYCARE UPGRADES

1617 ALTA DRIVE, LAS VEGAS, NV 89106

ZONING

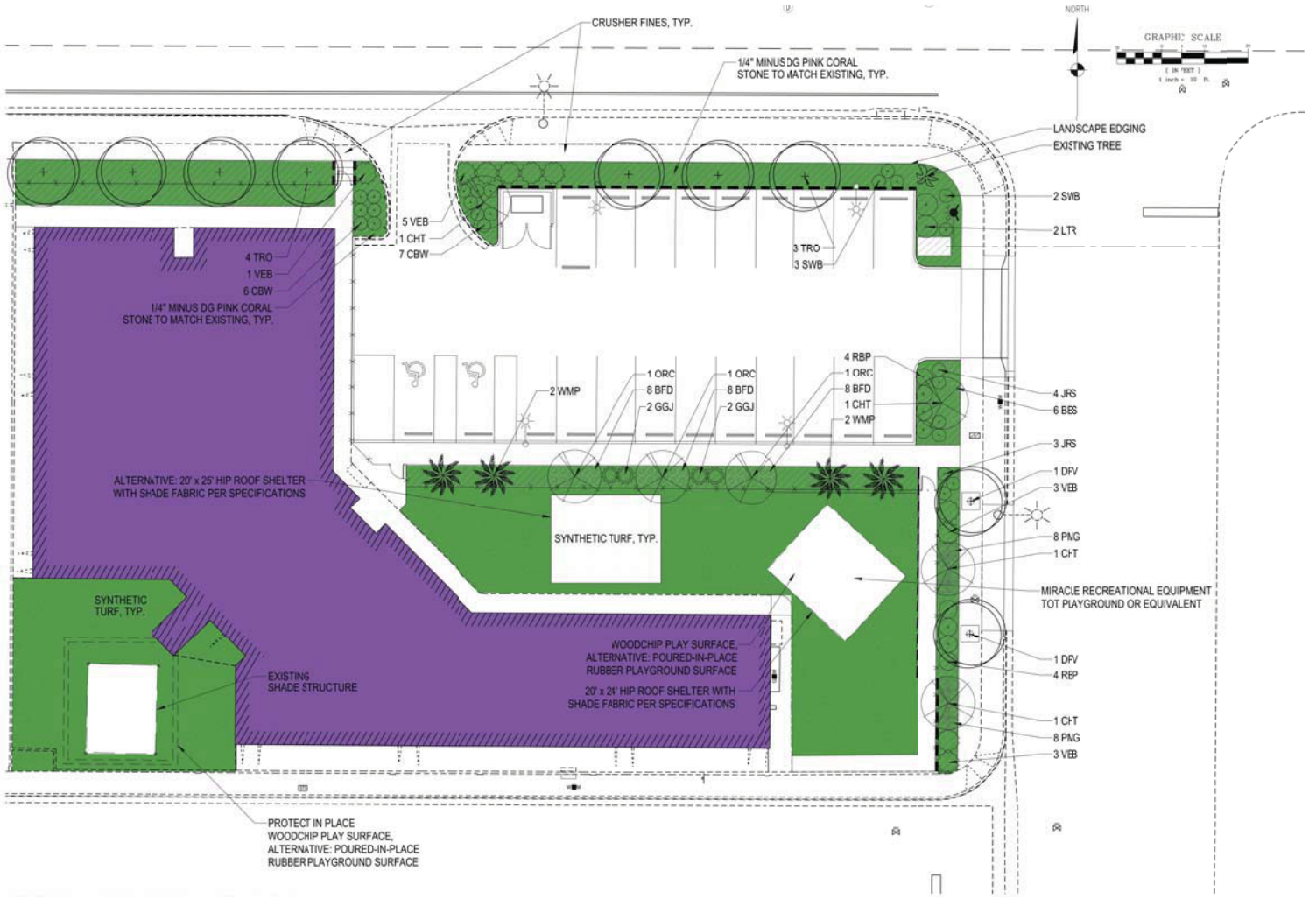
DATE: 11.19.2015

SH PROJECT NO.: 150092

SDR-61910

PRJ-61909
11/24/15

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
office 702.363.2222 www.sh-architecture.com



LANDSCAPE PLAN (COLORED)

10' NORTH

ALTA DAYCARE UPGRADES

1617 ALTA DRIVE, LAS VEGAS, NV 89106

ZONING

DATE: 11.19.2015

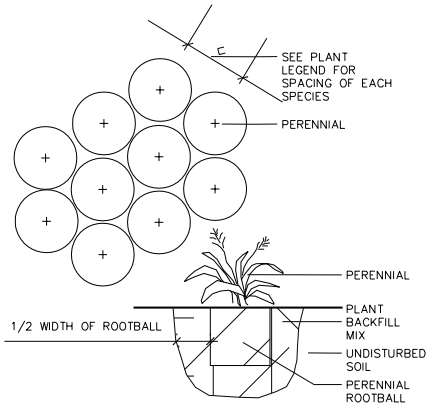
SH PROJECT NO.: 150092

SDR-61910

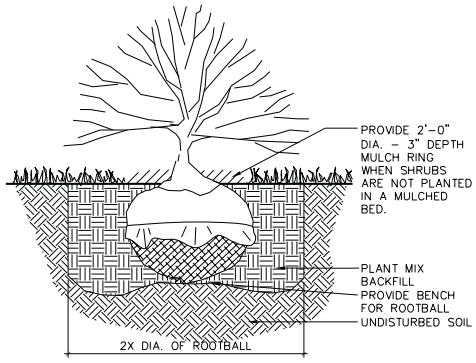
PRJ-61909
11/24/15

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
office 702.363.2222 www.sh-architecture.com

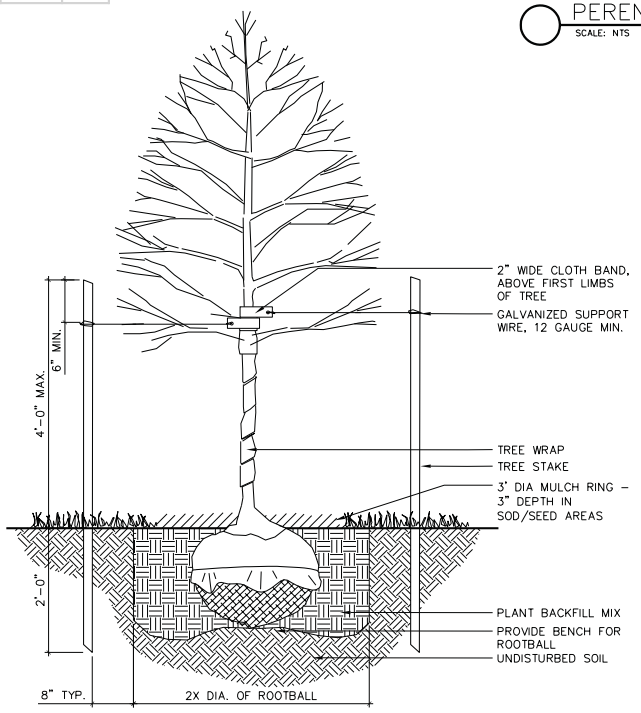
PLANT SCHEDULE					
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE	COND.
TREES					
4	CHT	CHASTE TREE	VITEX AGNUS-CASTUS	2.5" CAL.	B&B
3	ORC	ORCHID TREE	BAUHINIA LUNAROIDES	2.5" CAL.	B&B
4	SMK	SMOKE TREE	COTINUS COGGYGRIA	2.5" CAL.	B&B
7	TRO	TEXAS RED OAK	QUERCUS BUCKLEYI	2.5" CAL.	B&B
4	WMP	WINDMILL PALM	TRACHYCARPUS FORTUNEI	2.5" CAL.	B&B
DECIDUOUS SHRUB					
13	CBW	CALIFORNIA BUCKWHEAT	ERIOGONUM FASCICULATUM	5 GAL.	CONT.
7	JRS	JERUSALEM SAGE	PHLOMIS FRUTICOSA	5 GAL.	CONT.
2	LTR	LYNN'S LEGACY TEXAS RANGER	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	5 GAL.	CONT.
7	RBP	RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA	5 GAL.	CONT.
5	SWB	SWEET BUSH	BEBBIA JUNCEA	5 GAL.	CONT.
EVERGREEN SHRUB					
4	GGJ	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	5 GAL.	CONT.
9	VEB	VALENTINE EMU BUSH	EREMOPHILA MACULATA 'VALENTINE'	5 GAL.	CONT.
PERENNIAL / GRASS					
6	BES	BLACK EYED SUSAN	RUDBECKIA HIRTA	1 GAL.	CONT.
24	BFD	BLACK FOOT DAISY	MELAMPODIUM LEUCANTHUM	1 GAL.	CONT.
16	PMG	REGAL MIST MUHLY GRASS	MUHLENBERGIA CAPILARIS 'REGAL MIST'	1 GAL.	CONT.



PERENNIAL PLANTING
SCALE: NTS PLNT-PERN

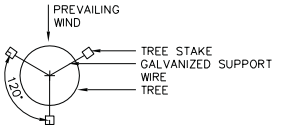


SHRUB PLANTING
SCALE: NTS PLNT-SHRB



DECIDUOUS TREE PLANTING
SCALE: NTS PLNT-TREE-DECI

NOTES:
1. TREES SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE 3" AT THE TOP OF THE ROOT BALL. TREES THAT DO NOT HAVE VISIBLE TRUNK FLARE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. IN THE FALL WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH APPROVED TREE WRAP. SECURE AT 2" INTERVALS. DO NOT WRAP POPULUS SPECIES. SUPPORT WIRE TO BE GALVANIZED. ATTACH TO TREE WITH 2" CLOTH BAND OR APPROVED EQUAL ABOVE FIRST BRANCH.
3. STAKE TREES (2" CAL AND LARGER) AS SHOWN WITH 6' LONG WOOD OR PEELED POLE STAKES. STAKES AT 120 DEGREES. EXTEND STAKE 2'-0" INTO GROUND. POSITION OF STAKES TO BE ORIENTED WITH REGARD TO PREVAILING WINDS.
4. FOLD BACK WIRE, WIRE BASKETS, NYLON TIES, TWINE, ROPE AND BURLAP ½ MINIMUM FROM TOP AND SIDES OF ROOT BALL. REMOVE UNNECESSARY PACKING MATERIAL.
5. PLACE A 3'-0" DIA. MULCH COLLAR WHEN TREES ARE PLANTED IN SOD. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. PROVIDE 3" PLANTING RIM AROUND MULCH WHEN PLANTED IN NATIVE SEED AREA.
6. DO NOT CUT CENTRAL LEADER. PRUNE ONLY DEAD OR DAMAGED WOOD PRIOR TO PLANTING.



STAKING PLAN

PRJ-61909
11/24/15

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS

Stanley Consultants INC.
5820 SOUTH EASTERN AVENUE, SUITE 200
LAS VEGAS, NEVADA 89119
(702) 369-9396
FAX: (702) 369-9793

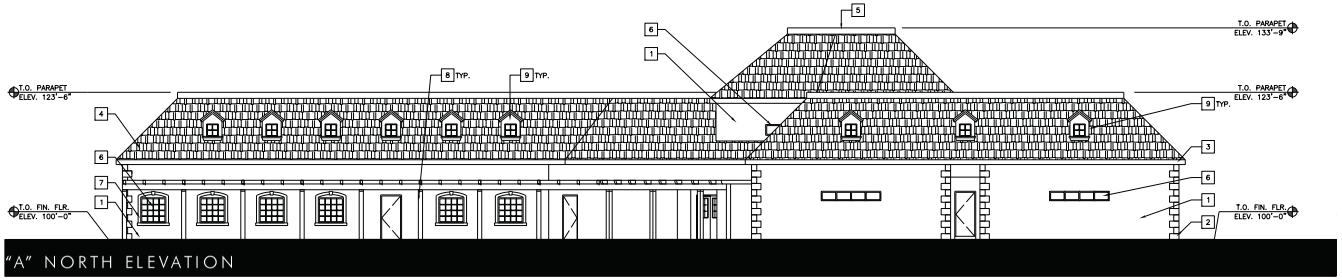
CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS

ALTA DAYCARE UPGRADES
LANDSCAPE PLAN

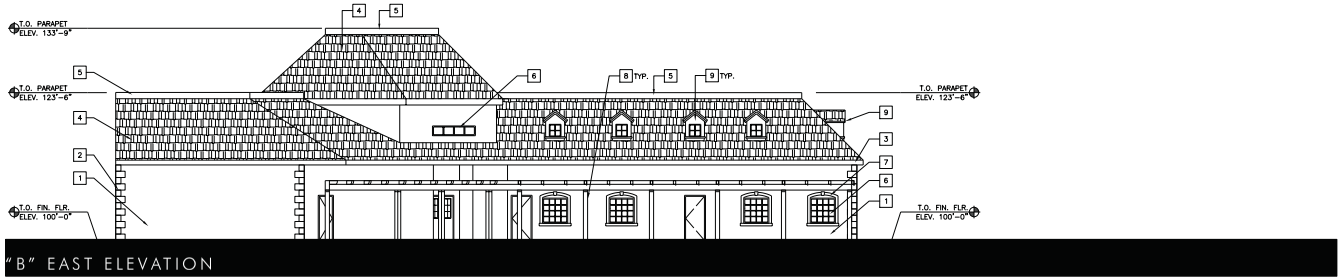
OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
333 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89106
PHONE: (702) 229-6535
FAX: (702) 384-4045
TDD: (702) 386-9108

DRAWN JCP
CHK
DATE 10/28/2015
SCALE
DESIGNED
CHECKED
APPROVED
SHEET NO L2.01

SDR-61910



"A" NORTH ELEVATION



"B" EAST ELEVATION

ELEVATION DATA

BUILDING HEIGHT: PROVIDED	33'-9"
EXTERIOR MATERIALS: WALL CLADDING	PAINTED STUCCO QUOINES
ROOF MATERIAL	CONCRETE ROOF TILE

KEY NOTES

1. STUCCO EXTERIOR WALLS
2. QUOINES
3. STUCCO FACIA
4. CONCRETE TILE
5. PARAPET - STUCCO
6. ALUMINUM WINDOW
7. PREFORMED WINDOW SURROUNDS
8. COLUMN
9. DORMER
10. PARAPET BEYOND - STUCCO
11. LINE OF CONCRETE TILE BEYOND

EXTERIOR ELEVATIONS

8' NORTH

ALTA DAYCARE UPGRADES

1617 ALTA DRIVE, LAS VEGAS, NV 89106

ZONING

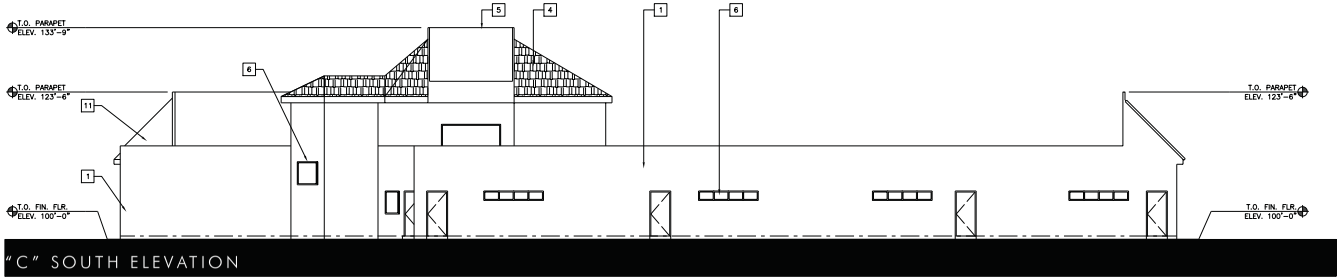
DATE: 11.19.2015

SH PROJECT NO.: 150092

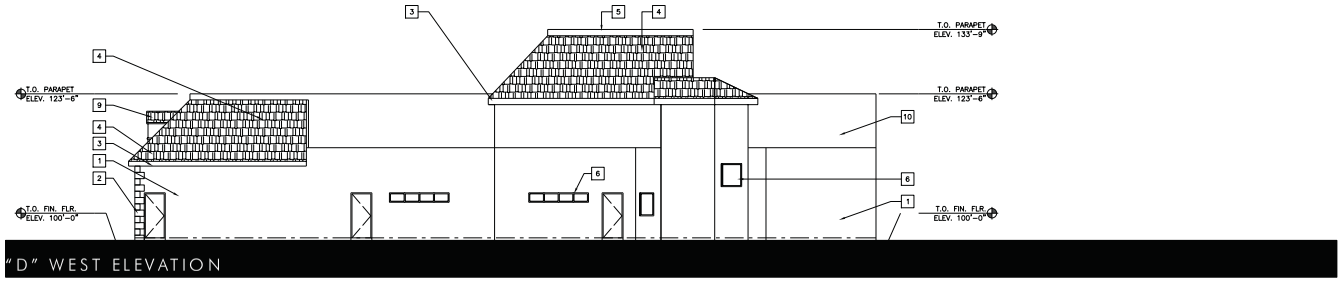
SDR-61910

PRJ-61909
11/24/15

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
office 702.363.2222 www.sh-architecture.com



"C" SOUTH ELEVATION



"D" WEST ELEVATION

ELEVATION DATA

BUILDING HEIGHT: PROVIDED	33'-9"
EXTERIOR MATERIALS: WALL CLADDING	PAINTED STUCCO QUOINES
ROOF MATERIAL	CONCRETE ROOF TILE

KEY NOTES

1. STUCCO EXTERIOR WALLS
2. QUOINES
3. STUCCO FACIA
4. CONCRETE TILE
5. PARAPET - STUCCO
6. ALUMINUM WINDOW
7. PREFORMED WINDOW SURROUNDS
8. COLUMN
9. DORMER
10. PARAPET BEYOND - STUCCO
11. LINE OF CONCRETE TILE BEYOND

EXTERIOR ELEVATIONS

8' NORTH

ALTA DAYCARE UPGRADES

1617 ALTA DRIVE, LAS VEGAS, NV 89106

ZONING

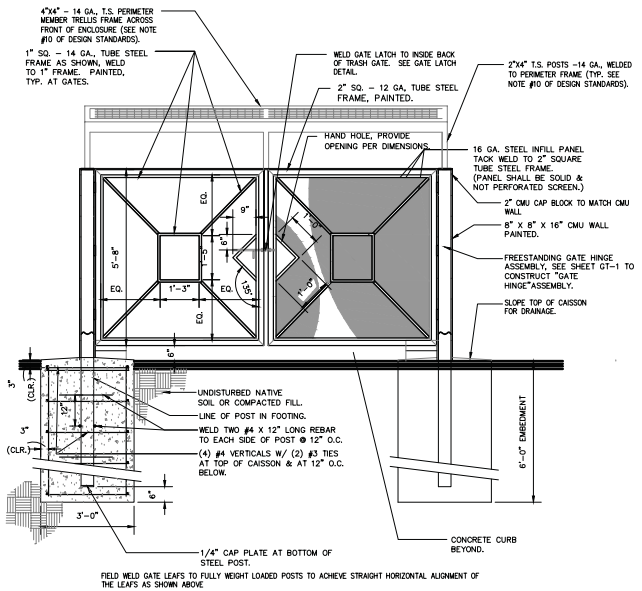
DATE: 11.19.2015

SH PROJECT NO.: 150092

SDR-61910

PRJ-61909
11/24/15

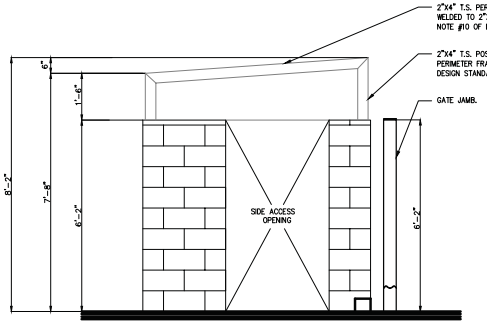
SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
office 702.363.2222 www.sh-architecture.com



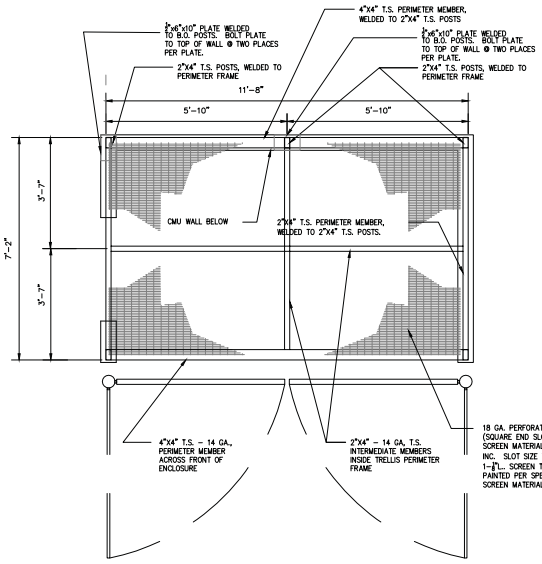
Trash Enclosure - Front Elevation
Scale: 1/4"=1'-0"

TRASH ENCLOSURE NOTES:

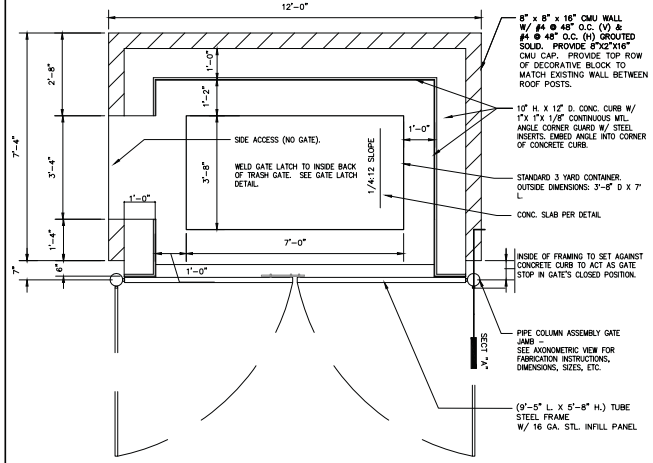
1. BLOCK WALL FOR TRASH ENCLOSURE TO MATCH EXISTING WALL OF SMOOTH CMU WITH DECORATIVE BLOCK ALONG TOP OF WALL.
2. GATE LATCH TO BE WELDED TO THE INSIDE FACE OF THE TRASH GATE AND SHALL BE A HEAVY DUTY GATE "LATCH" PER GATE LATCH DETAILS.
3. THE USE OF "CANE BOLTS" IS PROHIBITED IN THE CITY STANDARD TRASH GATE DESIGNS.
4. ALL EXTERIOR METAL AT TRASH ENCLOSURE SHALL BE PRIMED AND PAINTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS. PAINT COLOR TO BE WHITE TO MATCH PLAYGROUND FENCE.



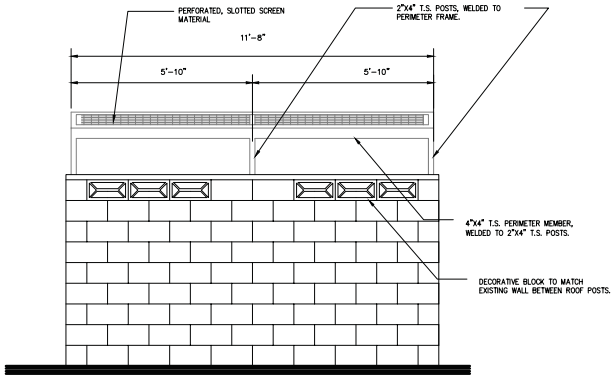
Trash Enclosure - Side Elevation
Scale: 1/4"=1'-0"



Trash Enclosure - Trellis Plan
Scale: 1/4"=1'-0"



Trash Enclosure - Plan
Scale: 1/4"=1'-0"



Trash Enclosure - Rear Elevation
Scale: 1/4"=1'-0"

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS

CONSULTANT
Stanley Consultants INC.
5820 SOUTH EASTERN AVENUE, SUITE 200
LAS VEGAS, NEVADA 89119
(702) 369-9396
FAX: (702) 369-9793

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
333 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89106
PHONE: (702) 229-6535
FAX: (702) 384-4846
TDD: (702) 386-9108

DEPARTMENT OF PUBLIC WORKS

ALTA DAYCARE UPGRADES

TRASH ENCLOSURE ELEVATIONS

REVISIONS

STAMP

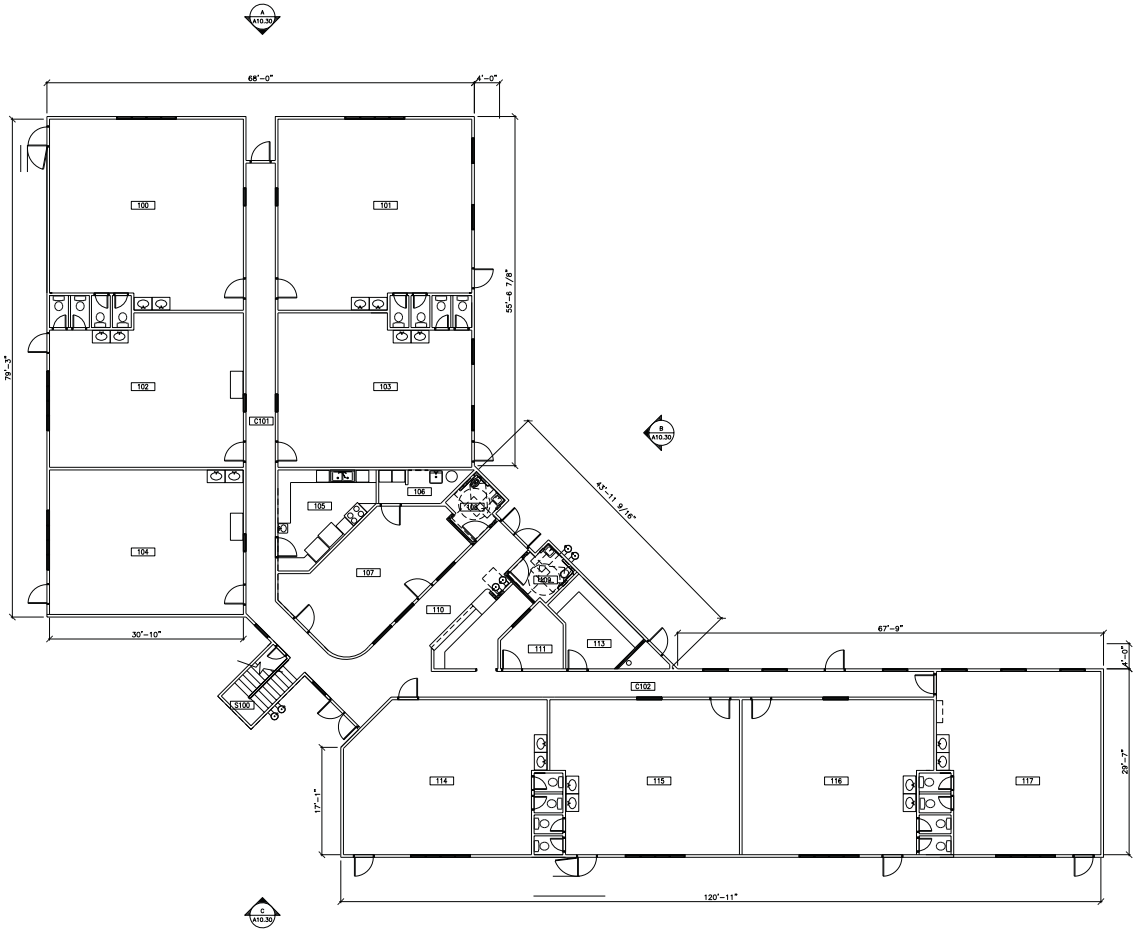
DRAWN	MJS
FILE	
DATE	11/02/2015
SCALE	N/A
BID NO	XXXX
CLV DWG NO	XXX.XX
IMAGEN NO	XXX
SHT NO	EX-2

PRJ-61909
11/24/15

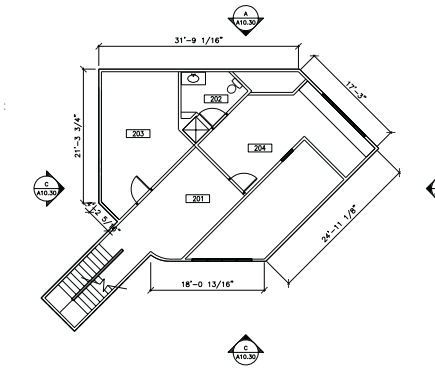
NOT FOR CONSTRUCTION

DRAWINGS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL WHO COMPILED THEM REGARDLESS OF THE FORM IN WHICH THEY ARE RECORDED. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS OR COPIES THEREOF SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE DESIGN PROFESSIONAL. IN THE EVENT OF UNAUTHORIZED REUSE, THE DESIGN PROFESSIONAL SHALL BE ENTITLED TO AN ADJUDICATION FOR DAMAGES AND ATTORNEY'S FEES.

SDR-61910



FIRST FLOOR



SECOND FLOOR

PLAN DATA

BUILDING AREA:		
PROVIDED:		SF
FIRST FLOOR		9,893 SF
SECOND FLOOR		1,207 SF
BUILDING USE:		
OCCUPANCY TYPE		I-4
NUMBER OF STORIES:		
ALLOWED		N/A
PROVIDED		2
ACCESSORY AREA(S)		
AREA TYPE		XX
AREA TYPE		XX

FLOOR PLAN

8' NORTH

ALTA DAYCARE UPGRADES

1617 ALTA DRIVE, LAS VEGAS, NV 89106

ZONING

DATE: 11.19.2015

SH PROJECT NO.: 150092

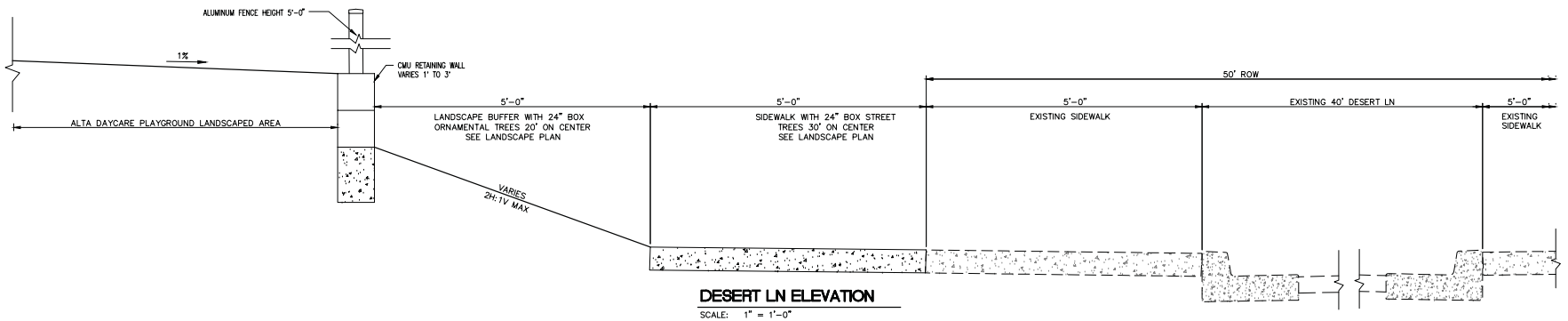
SDR-61910

PRJ-61909
11/24/15

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
office 702.363.2222 www.sh-architecture.com

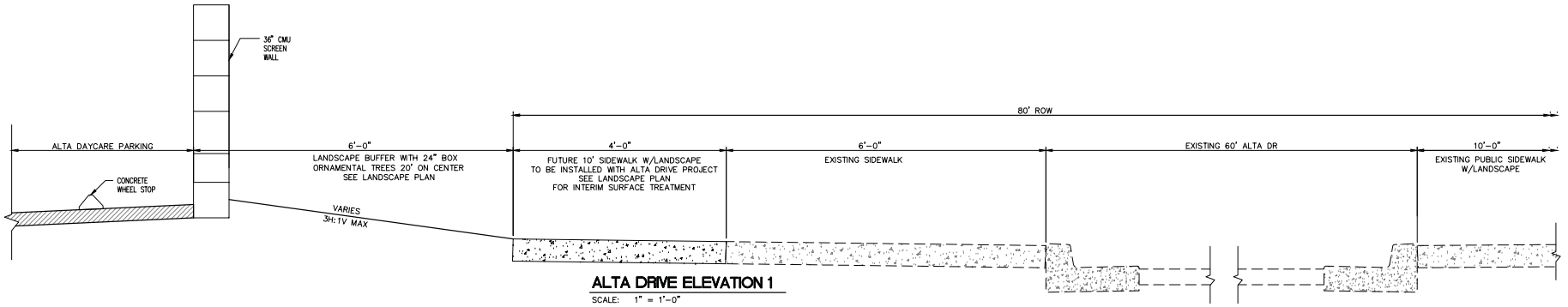
GRAPHIC SCALE

(IN FEET)
1 INCH = 1 ft.



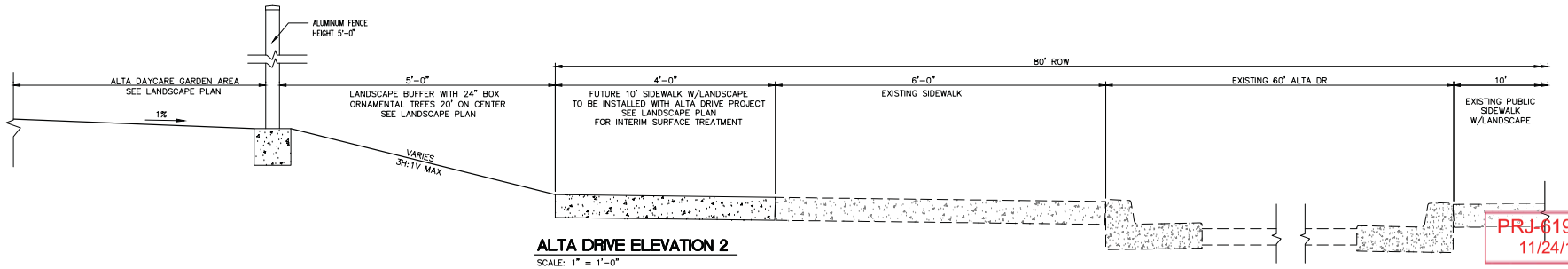
DESERT LN ELEVATION

SCALE: 1" = 1'-0"



ALTA DRIVE ELEVATION 1

SCALE: 1" = 1'-0"



ALTA DRIVE ELEVATION 2

SCALE: 1" = 1'-0"

PRJ-61909
11/24/15

DEPARTMENT OF PUBLIC WORKS

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS

ALTA DAYCARE UPGRADES

STREET SECTION EXHIBIT

REVISIONS

CONSULTANT
Stanley Consultants INC.
5820 SOUTH EASTERN AVENUE, SUITE 200
LAS VEGAS, NEVADA 89119
(702) 369-9396
FAX: (702) 369-9793

STAMP

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
333 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89106
PHONE: (702) 229-6535
FAX: (702) 384-4845
TDD: (702) 386-9108

DRAWN	MJS
FILE	
DATE	11/02/2015
SCALE	N/A
WO NO	XXXX
CLV DWG NO	XXX.XX
PASSEN NO	XXX
SHT NO	EX-1

NOT FOR CONSTRUCTION

SDR-61910



NORTH VIEW



EAST VIEW



EAST VIEW



EXTERIOR WALKWAY



EXISTING PLAY AREA



SIDEWALK ON ALTA DRIVE



EXIT DRIVEWAY VIEW



EAST VIEW FROM DESERT LANE

SITE PHOTOS

ALTA DAYCARE UPGRADES
1617 ALTA DRIVE, LAS VEGAS, NV 89106

ZONING

DATE: 11.19.2015

SH PROJECT NO.: 150092

SDR-61910

PRJ-61909
11/24/15

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
office 702.363.2222 www.sh-architecture.com

Plant Palette
Alta Daycare, City of Las Vegas

Chaste Tree, Vitex agnus-castus





Description: Ornamental tree, shows terminal clusters of fragrant lilac blooms in summer.

Habit: Broad and Spreading having an effective multi-trunk display, Deciduous, Fast grower to 15-25 ft. tall and wide.

Characteristics: Full sun, Regular watering in extreme heat but tolerates dry conditions once established

USDA Hardiness zone 5-9

Desert Museum Palo Verde, Cercidium 'Desert Museum'





Description: Ornamental tree, thornless, shows large yellow blossoms in spring. Green trunk and stems year round.

Habit: Upright shade tree with effective multi-trunk display, Deciduous, Fast grower to 25 ft. tall and wide.

Characteristics: Full sun, Only occasional watering once established

USDA Hardiness zone 6-9

Orchid Tree, Bauhinia lunaroides





Description: Small tree with small, light green, deeply cleft leaves. Spring flowers, delicate white to pale pink in clusters.

Habit: Rounded, delicate and open ornamental tree single or multi-trunk, Semi-Evergreen, slow growing 12-15 ft. tall. Brittle and should be protected.

Characteristics:

Full sun to partial shade, Drought tolerant

USDA Hardiness zone 9-11

Texas Red Oak, Quercus buckleyi





Description: Medium shade tree with spreading branches, dark gray bark with foliage that turns vivid red in fall.

Habit: Upright shade tree with powerful single trunk, Deciduous, Moderate grower 30-50 ft. tall sometimes reaching 75 ft tall.

Characteristics: Full sun, tolerating high heat and only occasional watering once established

USDA Hardiness zone 8

RRJ-61909
11/24/15

SDR-61910

Plant Palette
Alta Daycare, City of Las Vegas

Windmill Palm, Trachycarpus fortunei





Description: Extremely hardy palm with distinctive hairy black fibers covering its slender, graceful trunk.

Habit: Compact crown Moderate grower 25-30 ft. tall and 8-10ft. Wide.

Characteristics: Partial to full sun, Regular watering in extreme heat but tolerates dry conditions once established

USDA Hardiness zone 8-11

California Buckwheat, Eriogonum fasciculatum



Description: White flowers arrive in spring, age to pink in summer and turn rust colored in fall. Very attractive to birds and butterflies.

Habit: Low growing evergreen shrub, reaches 2-3 ft. tall by 3-4 ft. wide.

Characteristics: Full sun, Only occasional watering once established

USDA Hardiness zone 6-10

Jerusalem Sage, Phlomis fruticosa





Description: Unique whorls of butter-yellow flowers contrast with woolly, silver-gray leaves on a dense shrub-like form.

Habit: Rounded shrub, growing 2-4 ft. tall and 3-5 ft. wide.

Characteristics: Full sun to partial shade, Drought tolerant

USDA Hardiness zone 6-10

Lynn's Legacy Texas Ranger, Leucophyllum langmaniae 'Lynn's Legacy'



Description: Provides a profuse display of lavender blooms. Lush green foliage.

Habit: Dense uniform shrub, grows 5 ft. tall and wide.

Characteristics: Full sun, very tough thriving in high heat and only occasional watering once established

USDA Hardiness zone 8-11

PRJ-61909
11/24/15

SDR-61910

Plant Palette
Alta Daycare, City of Las Vegas

Red Bird of Paradise, Caesalpinia pulcherrima





Description: Informal, vase-shaped, multi-stemmed shrub. Distinctive panicle of blooms; flowers are red, orange and yellow on long red stamens.

Habit: Evergreen tree like if not contained, growing 3-10 ft. but thinning if not kept to 3-5 ft.

Characteristics: Light shade to full sun, takes heat, best with regular irrigation.

USDA Hardiness zone 8-11

Sweetbush, Bebbia juncea





Description: Yellow or orange flowers on a round bush, stems erect or spreading, plants smooth or hairy, entangled branching.

Habit: Perennial shrub, up to 5 ft. or more. Grows in rocky areas, dry slopes, sandy gravelly desert washes.

Characteristics: Full sun, very drought tolerant.

USDA Hardiness zone 9-11

Gray Gleam Juniper, Juniperus scopulorum 'Gray Gleam'



Description: Attractive, columnar form for an accent. Dense, silvery-gray foliage intensifies in winter.

Habit: Columnar, upright evergreen, growing 15 ft. tall and 5-7 ft. wide.

Characteristics: Full sun, once established minimal watering required.

USDA Hardiness zone 4-7

Valentine EMU Bush, Eremophila maculata 'Valentine'



Description: Red to hot pink tubular flowers blooms in the winter.

Habit: Naturally dense form, fast growing to 4-5 ft.

Characteristics: Full sun, low to moderate water usage.

USDA Hardiness zone 8

PRJ-61909
11/24/15

SDR-61910

Plant Palette
Alta Daycare, City of Las Vegas

Black-eyed Susan, Rudbeckia fulgida var. sullivantii 'Goldsturm'





Description: Honored as the 1999 Perennial plant of the year. A showy border plant and excellent for cut flowers. Bright daisy-like, golden yellow flowers with black centers.

Habit: Perennial growing 24 in. tall by 18 in. wide.

Characteristics: Full sun, drought tolerant once established

USDA Hardiness zone 3-9

Black Foot Daisy, Melampodium leucanthum





Description: In summer, white, honey-scented daisies with yellow centers cover mounds of grey foliage.

Habit: Rugged perennial is slower growing to 12-18 in. tall and wide. Very long growing season.

Characteristics: Full sun, drought tolerant.

USDA Hardiness zone 5-11

Regal Mist Muhly Grass, Muhlenbergia capilaris 'Regal Mist'



Description: Relatively small size with glossy green foliage and airy pinkish-red flowers.

Habit: Fast growing clump to 4 ft. tall and wide.

Characteristics: Partial to full sun, requires watering but less once established.

USDA Hardiness zone 6-9

PRJ-61909
11/24/15

SDR-61910



SDR-61910 [PRJ-61909] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
1617 ALTA DRIVE

12/03/15



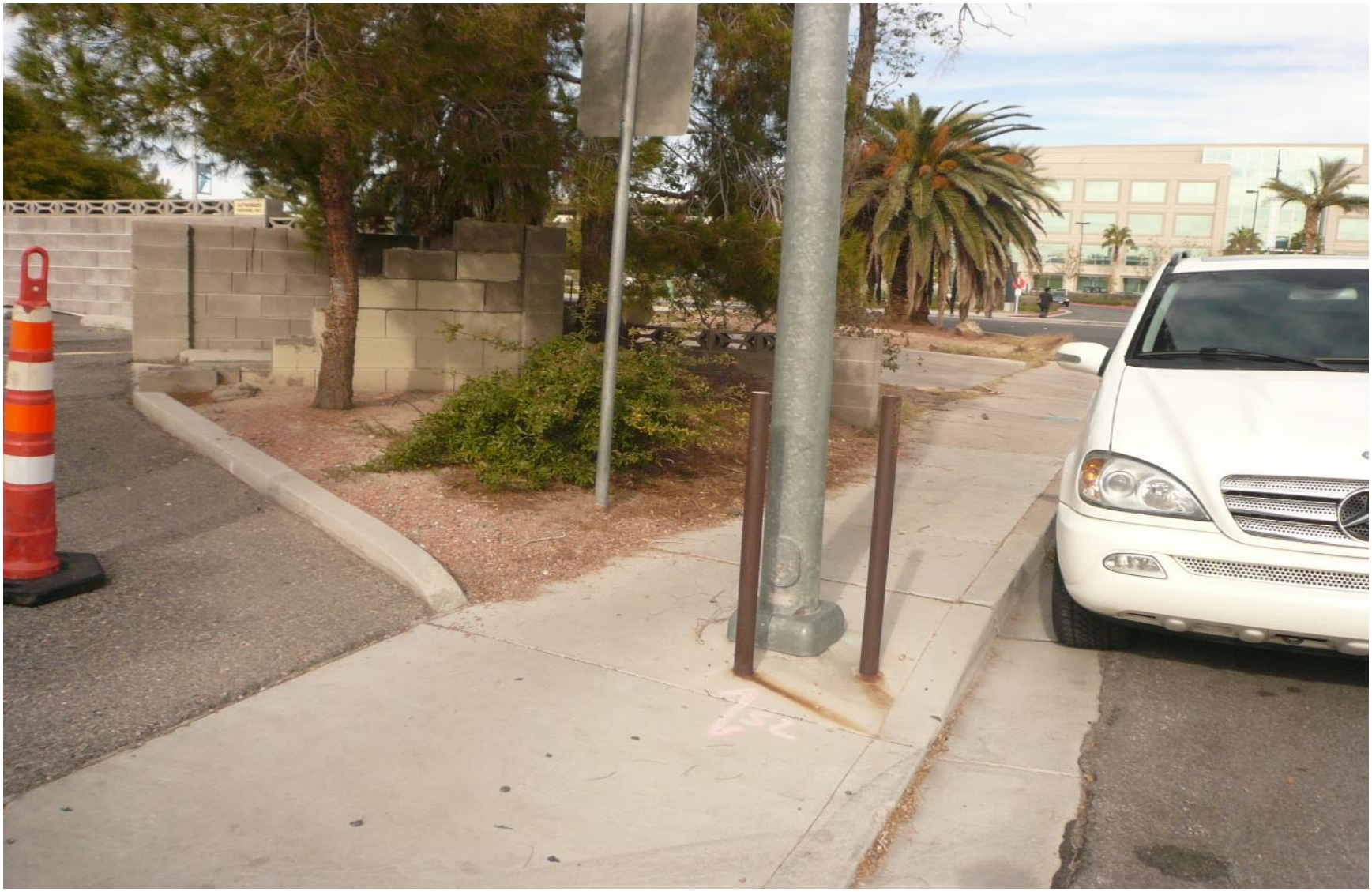
SDR-61910 [PRJ-61909] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
1617 ALTA DRIVE

12/03/15



SDR-61910 [PRJ-61909] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
1617 ALTA DRIVE

12/03/15



SDR-61910 [PRJ-61909] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
1617 ALTA DRIVE

12/03/15



SDR-61910 [PRJ-61909] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
1617 ALTA DRIVE

12/03/15



SDR-61910 [PRJ-61909] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
1617 ALTA DRIVE

12/03/15



SDR-61910 [PRJ-61909] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
1617 ALTA DRIVE

12/03/15



SDR-61910 [PRJ-61909] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
1617 ALTA DRIVE

12/03/15



SDR-61910 [PRJ-61909] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
1617 ALTA DRIVE

12/03/15



SDR-61910 [PRJ-61909] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
1617 ALTA DRIVE

12/03/15



SDR-61910 [PRJ-61909] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
1617 ALTA DRIVE

12/03/15



SDR-61910 [PRJ-61909] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
1617 ALTA DRIVE

12/03/15



SDR-61910 [PRJ-61909] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
1617 ALTA DRIVE

12/03/15



SDR-61910 [PRJ-61909] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
1617 ALTA DRIVE

12/03/15



SDR-61910 [PRJ-61909] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL
1617 ALTA DRIVE

12/03/15

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
STAVROS S. ANTHONY
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
P.E., P.T.O.E.
EXECUTIVE DIRECTOR,
COMMUNITY DEVELOPMENT

DAVID N. BOWERS
P.E., P.T.O.E.
PUBLIC WORKS DIRECTOR

CITY OF LAS VEGAS
PUBLIC WORKS
333 N. RANCHO DR., 9TH FLOOR
LAS VEGAS, NEVADA 89106

OFFICE 702.229.6276

TTY 702.386.9108

www.lasvegasnevada.gov

November 17, 2015

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

Attn.: Tom Perrigo- Director

Project: Alta Daycare Upgrades

Project Hansen#: 60316

Re: Justification Letter
Site Development Plan Review
Alta Daycare Upgrades – Existing Building Remodel

A.P.N. 139-33-304-013- .38 Acres, 139-33-304-015-.15 Acres, 139-33-304-014-.22 Acres.

Attention Current Planning:

The City of Las Vegas requests a Site Development Plan Review (SDR) for the above referenced project. After completion of minor code compliance and State of Nevada daycare licensure upgrades, The City of Las Vegas, will reopen a former 11,100 s,f, Daycare Facility for parents who live and work in the downtown core. We credit the leadership, support and vision on behalf of our City Manager, Mayor, and City Council that have made this project possible.

In support of our application, the Alta Daycare Upgrade project is part of the City's priority to increase educational opportunities for its citizens.

The Alta Daycare Upgrade Project amenities will include, code compliant exit discharge paths, building sprinkler and alarm system, a 5,569 s.f. fenced outdoor play area with 700 s.f. of fabric canopy covers, resilient play surface, synthetic turf, an enlarged ADA accessible parking area, LED exterior lighting, and a trash enclosure.

With the proposed child daycare count of 200, matching the previous operator's attendance, we do not anticipate increased noise or traffic to the adjacent commercial parcels.

PRJ-61909
11/24/15

Development setback improvements for the property along Alta Drive and Desert Lane will now adhere to Title 19.18 City regulations. Sidewalk width dedication will increase from 5'-0" to 10'-0", followed by a 5'-0" planting buffer zone.

SDR-61910

Due to forthcoming improvements along Alta Drive on behalf of the City of Las Vegas Department of Public Works, we are requesting an exception or deferment for planting and the 10'-0" wide sidewalk along Alta Drive. Said scope will be part of the Alta Drive Improvements project. In the interim, temporary improvements will consist of a 6'-0" sidewalk with decomposed granite for the remainder of the setback. Planting and sidewalk improvements will be provided along Desert Lane in accordance with Title 19 regulations.

We acknowledge that a site constraint hardship occurs with the existing building footprint, exterior playground area licensure requirements, and the ability to meet planning standards for onsite parking. As new owners of the Daycare Facility, The City of Las Vegas has mitigated the impact and shortage of onsite parking, through the purchase and subsequent clearing of an adjacent parcel along Alta Drive. Said acquisition of the parcel, has enabled the City of Las Vegas to increase total parking on the site, currently at (12) stalls, to the proposed (21) stalls (19 standard and 2 ADA). However, current site upgrades will still fall short on total parking count requirements. Therefore based on the information provided, we hereby request a waiver be granted for required onsite parking.

We appreciate your consideration of our application. Please contact me at 702- 229-1046 if you have any further questions.

Sincerely,

Patrick Batte' AIA LEED AP City of Las Vegas- Capital Project Management

cc: Stanley Consultants
SH Architecture

PRJ-61909
11/24/15

SDR-61910

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

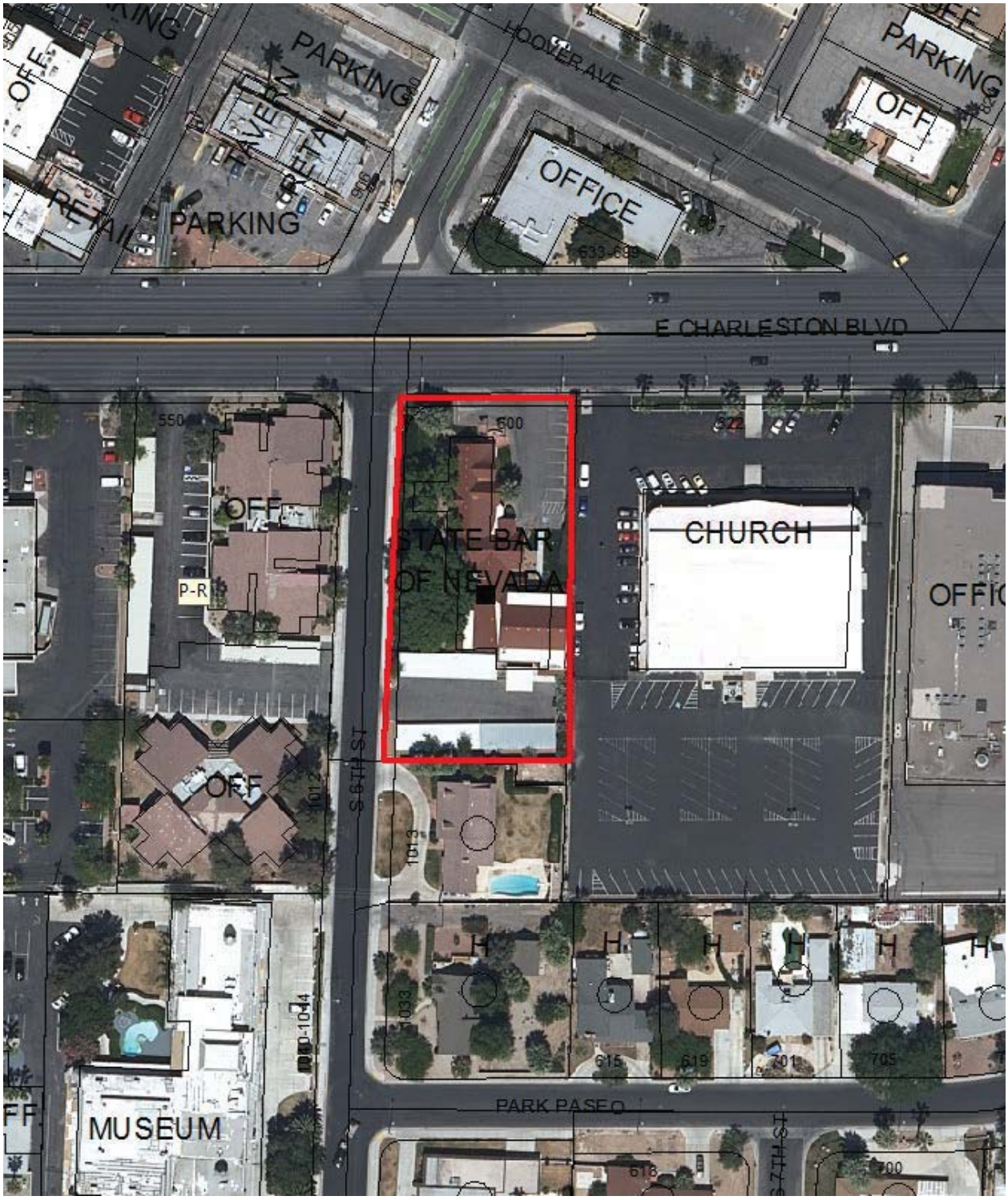
SUBJECT:
DIR-62634 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: HELLFIRE MEDIA, LLC - OWNER: STATE BAR OF NEVADA - For possible action on a request to designate the Wengert House as a Historic Building on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (HPC-62223) on 0.78 acres at 600 East Charleston Boulevard (APN 162-03-501-001), P-R (Professional Office and Parking) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Aerial Map
2. Staff Report
3. Supporting Documentation
4. Photo(s)
5. State Bar of Nevada Consent Letter
6. Eligibility Statement
7. Historic Preservation Commission Action Letter for HPC-62233
8. Protest/Support Postcards


HOOVER AVE
PARKING
OFFICE
PARKING
RETAIL
PARKING
E CHARLESTON BLVD
550
600
OFF
STATE BAR
OF NEVADA
CHURCH
OFFI
P-R
OFF
S 6TH ST
1012
1013
H
H
H
H
H
H
1033
1010-1014
615
619
701
705
PARK PASEO
MUSEUM
FF
618
700
N

DIR-62634

CM

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: HELLFIRE MEDIA, LLC - OWNER: STATE BAR OF NEVADA

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
DIR-62634	Staff recommends APPROVAL.	N/A
HPC-62223	Historic Preservation Commission recommends APPROVAL.	N/A

NE

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to designate the Wengert House as a Historic Building on the City of Las Vegas Historic Property Register, as approved by the Historic Preservation Commission (HPC-62223). The property is located on 0.78 acres at 600 East Charleston Boulevard (APN 162-03-501-001), P-R (Professional Office and Parking) Zone, Ward 3 (Coffin).

The City of Las Vegas Historic Preservation Commission voted to approve the nomination for designation as a Historic Building on December 9, 2015. The decision was based on the property's ability to meet the criteria for historic designation as defined by Title 19.10.150(I) *Designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects*.

ISSUES

- The designation of a Historic Landmark, District, Site, Building, Structure and Object shall be indicated by the "H" symbol on the zoning maps of the City. The use and development of property affected by a designation shall be governed by [Title 19.10.150 HD-O (Historic Designation Overlay District)] and all applicable Design Guidelines adopted thereunder, as well as by the regulations pertaining to the underlying zoning classification(s) for the property, other provisions of the Unified Development Code and the General Plan.

  Therefore, whenever it is proposed to alter, remodel, build, or otherwise develop a Historic Landmark, District, Site, Building, Structure or Object, or a Historic Landmark, District, Site, Building, Structure or Object located within a designated Historic District, and a building permit or other development or zoning permit is required for such work, the applicant must first obtain the approval of the Historic Preservation Commission (HPC).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/22/91	The Las Vegas City Council adopted an amendment to the Municipal Code of the City of Las Vegas which added a historic preservation ordinance, and established the Historic Preservation Commission.
12/04/13	The Las Vegas City Council adopted by reference (TXT-48048) an updated version of the City's Unified Development Code (Ordinance 6289), including corrections, clarifications, and updates identified as necessary or appropriate.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/28/15	The Historic Preservation Commission received the Application for City of Las Vegas Historic Designation from the State Bar of Nevada, property owner for 600 East Charleston Boulevard, also known as the Wengert House.
12/09/15	The Historic Preservation Commission unanimously voted to recommend APPROVAL of a request (HPC-62223) to designate the Wengert House, located at 600 East Charleston Boulevard, as a Historic Building on the City of Las Vegas Historic Property Register.

ANALYSIS

The State Bar of Nevada has submitted an application for City of Las Vegas Historic Designation for 600 East Charleston Boulevard, also known as the Wengert House. The Historic Preservation Officer has reviewed the attached nomination report and supports the determination of eligibility to the City of Las Vegas Historic Property Register.

The Wengert House is considered eligible for designation as a Historic Building under Title 19.10.150 Section I. Designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects under:

> Subsection 1.b. It is determined to be of exceptional local significance and expresses a distinctive character because:
>
> 1.b.i. A significant portion of it is at least 40 years old;
> 1.b.ii It is reflective of the City's cultural, social, political or economic past; and
> 1.b.iii.(A) It is associated with a person or event significant in local, state or national history.

Per Historic Preservation Commission Bylaws, as amended September 25, 2013, Section X. Duties and Responsibilities:

> Review applications for the designations of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects and make recommendations to the Planning Commission and City Council concerning those applications in accordance with the Unified Development Code of the City of Las Vegas.

Per Title 19.0.150, Section G. Historic Preservation Commission - Powers, Etc.:

> The powers, duties and activities of the HPC include the following:
>
> **1.** Reviewing applications for the designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects, and making recommendations to the Planning Commission concerning those applications. The review shall be in accordance with Subsection (I) of this Section.

If designated on the city of Las Vegas Historic Property Register, the Historic Preservation Commission (HPC) will be responsible for reviewing any work requiring a building or zoning permit for 600 East Charleston Boulevard.

Staff recommends approval of the nomination of 600 East Charleston Boulevard to the City of Las Vegas Historic Property Register as a Historic Landmark. If approved, the nomination for historic designation will be forwarded to the City Council for consideration. There is a ten-day appeal period following City Council.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

NOTICES MAILED 324

APPROVALS 1

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: DIR-62634 APN: 162-03-501-001

Name of Property Owner: State Bar of Nevada

Name of Applicant: Hellfire media LLC

Name of Representative: Brown, Brown and Premsrirut

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: Kimberly Farmer

Print Name: Kimberly Farmer

Subscribed and sworn before me

This 19 day of October, 2015

Dawn Reid

Notary Public in and for said County and State

DAWN REID
Notary Public, State of Nevada
Appointment No. 96-1971-1
My Appt. Expires July 28, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Use Permit for allow for Museum/Gallery (Private)

Project Address (Location) 600 East Charleston Blvd

Project Name 600 East Charleston **Proposed Use**

Assessor's Parcel #(s) 162-03-501-001 **Ward #** 3 - Coffin

General Plan: existing _____ proposed _____ **Zoning:** existing P-R proposed P-R

Commercial Square Footage 9495 SF (existing) **Floor Area Ratio** n/a existing

Gross Acres .78 **Lots/Units** _____ **Density** _____

Additional Information retrofit ex.building from office occ to assembly to display private artifacts

PROPERTY OWNER State Bar Nevada **Contact** Kimberly Farmer

Address 3100 West Charleston Blvd **Phone:** (702) 382-2200 **Fax:** _____

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

E-mail Address Kimberlyf@nvbar.org

APPLICANT Hellfire Media LLC **Contact** Jeff Englehart

Address 2015 Windmill Road #2 **Phone:** (702) 932-8813 **Fax:** _____

City Las Vegas **State** NV **Zip** 89123

E-mail Address Jeff_Englehart@hotmail.com

REPRESENTATIVE Brown, Brown & Premsrirut **Contact** Lora Dreja

Address 520 South Fourth Street **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

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

E-mail Address Lora@brownlawlv.com

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

Property Owner Signature* Kimberly Farmer

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

Print Name Kimberly Farmer

Subscribed and sworn before me

This 19th day of October, 2015.

Dawn Reid

Notary Public in and for said County and State

DAWN REID
Notary Public, State of Nevada
Appointment No. 96-1971-1
My Appt. Expires July 28, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	DIR-62634
Meeting Date:	
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.

Print Form

DEPARTMENT OF PLANNING

Application for City of Las Vegas Historic Designation

Name of Property State Bar of Nevada Building - (originally known as the Wengert Residence)

Address (Location) 600 E. Charleston Blvd.

Type of Designation (check one) **Building** ☒ **District** ☐ **Site** ☐ **Structure** ☐

Assessor's Parcel #(s) 162-03-501-001

Current Zoning Designation Professional And Business Services

Additional Information

APPLICANT/ REPRESENTATIVE	Heidi Swank	**Property Owner?**	Yes ☐ No ☒
Address	620 S. 11th Street, Suite 110	**Phone** 7023716217	**Fax:**
City	Las Vegas	**State** NV	**Zip** 89101
E-mail	heidi.swank@nevadapreservation.org		

Required Submittal Material — *FOR STAFF USE ONLY*

- Statement of Eligibility and Appropriateness for designation ☐
- Photographs ☐
- Letter of Property Owner Consent (if property owner is not the applicant) ☐
- Statement of Financial Interest ☐
- Letter of Request for Action (if designation is for a district) ☐
- Deed/Legal Description ☐

Signature of Property Owner or Authorized Representative of the City of Las Vegas

Kimberly Farmer

Print Name Kimberly Farmer

Subscribed and sworn before me
This 14th **day of** October **, 20**15 .

Notary Public in and for said County and State Mary Jorgensen

MARY JORGENSEN
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 12-28-2016
CERTIFICATE NO: 05-94027-1

FOR DEPARTMENT USE ONLY

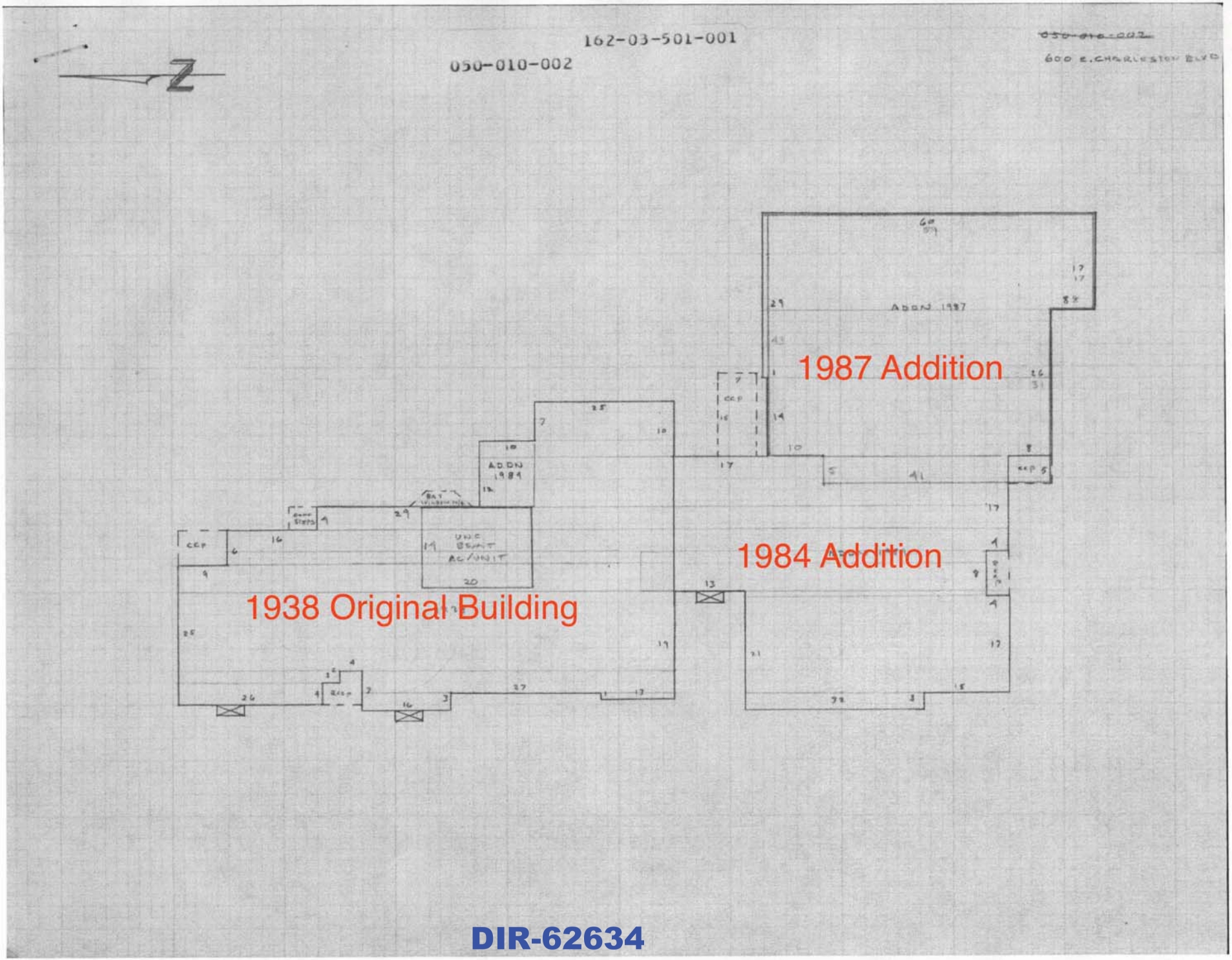
Case # **HPC-62233**

Meeting Date:

Date Accepted:

Accepted By:

DIR-62634


162-03-501-001
050-010-002
600 E. CHARLESTON BLVD
1987 Addition
1984 Addition
1938 Original Building
ADDN 1987
ADDN 1984
UNC BSMT AC UNIT
CCP

DIR-62634



View of front of Wengert House looking south from Charleston Blvd.

DIR-62634

CM



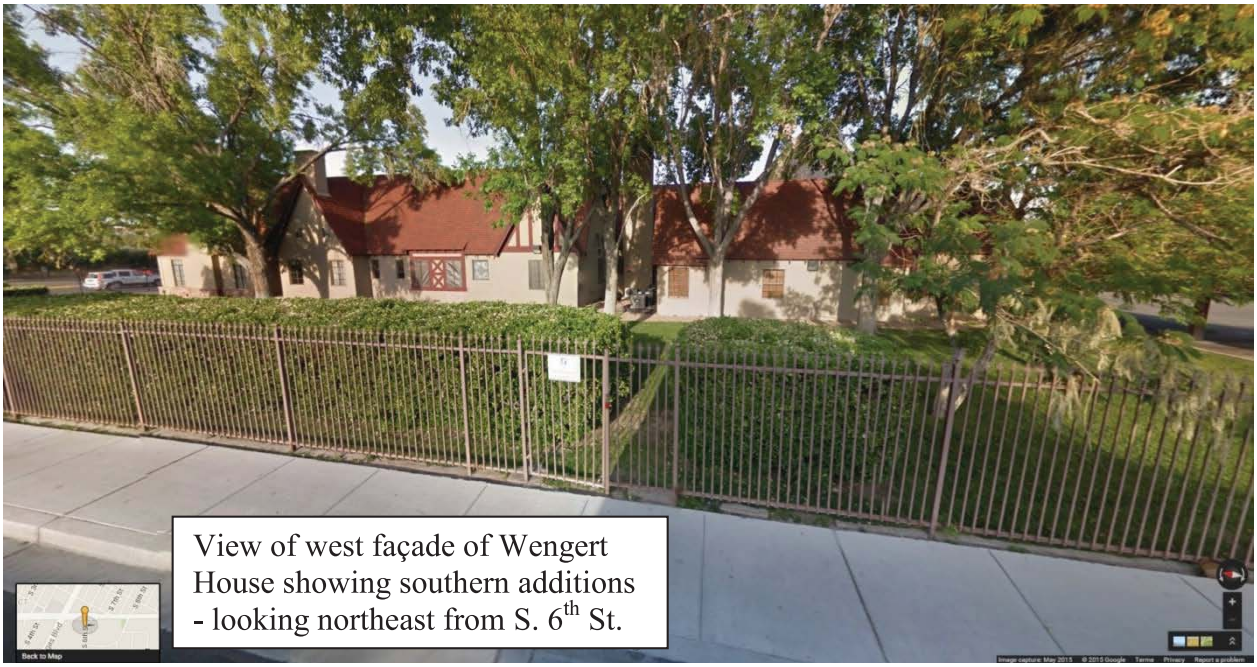
View of front of Wengert House showing additions - looking southwest from Charleston Blvd.



View of front of Wengert House showing additions - looking southwest from Charleston Blvd.



View of rear of Wengert House showing additions - looking northeast from S. 6th St.



View of west façade of Wengert House showing southern additions - looking northeast from S. 6th St.

DIR-62634

CM

STATE BAR OF NEVADA

November 23, 2015

Courtney Mooney, AICP
Urban Design Coordinator | Historic Preservation Officer
City of Las Vegas Department of Planning
333 N. Rancho Drive, Floor 3
Las Vegas, Nevada 89106
cmooney@LasVegasNevada.GOV via email

600 East Charleston Blvd.
Las Vegas, NV 89104-1563
phone 702.382.2200
toll free 800.254.2797
fax 702.385.2878

9456 Double R Blvd., Ste. B
Reno, NV 89521-5977
phone 775.329.4100
fax 775.329.0522

www.nvbar.org

RE: Application for City of Las Vegas Historic Designation

Dear Ms. Mooney:

I was informed by the consultant working on the *Application for City of Las Vegas Historic Designation* that a letter stating the owner's consent for this application is requested. Below is this statement.

> The State Bar of Nevada is the owner of the property located at 600 East Charleston Blvd., Las Vegas, NV 89104, and is in support of the *Application for City of Las Vegas for Historic Designation.*

I am available to provide additional information as requested with the application process.

Sincerely,

Kimberly K. Farmer
Executive Director

cc: Heidi Swank, Heidi.swank@nevadapreservation.org

DIR-62634

Statement of Eligibility

Wengert Residence
600 E. Charleston Avenue, Las Vegas, Nevada

Summary

600 East Charleston Avenue (henceforth, the Wengert Residence) is being nominated to the City of Las Vegas Register of Historic Places because a significant portion of the building is at least forty years old; it is reflective of Las Vegas' social and economic past; and it is associated with a person significant in local and state history. The period of significance begins in 1938 when the Wengert Residence was built and Cyril and Lottie Wengert moved their family into their new home. The period of significance ends in 1968 with the death of Lottie Wengert, Cyril had preceded her in death in 1965. The home then passed to their son Ward Wengert who retained it only until 1972, when the home passed out of the possession of the Wengert family. Cyril Wengert was one of a handful of prominent businessmen who built many of the large commercial institutions that still endure today in Las Vegas. In particular, Mr. Wengert was instrumental in the development of what is known today as NV Energy. He figured prominently in our early banking industry and contributed significantly to local social institutions and the nascent Las Vegas Catholic community.

The Wengert Residence

When the home was originally constructed in 1938, its address was listed as 1001 South Sixth Street. By 1972, the address had been reassigned as 600 East Charleston Avenue. Its location places it across the street from the Park Place Addition that was platted by John and William Park in the late 1920s. This pre-World War II tract contains several Period Revival homes. The Wengert Residence is one of the few Period Revivals on the east side of Sixth Street.

This Tudor Revival style home shares many of the characteristics of other Period Revivals in this area, namely a steeply pitched roof, half timbering, a high chimney, and pillared front porch. Tudor Revival homes were meant to replicate modest country houses often found in Europe.

However, the Wengert Residence was anything but modest in 1938. It was among the largest homes in Las Vegas at that time. It was a four bedroom, three bathroom two-story home that also included a dressing suite, maid's quarters, large living room, small office, sitting room/library, dining room, kitchen with breakfast nook, and even a small cellar.

The home was designed by architect H. Clifford Nordstrom and was built by the Hampton brothers. There is little that is known about Nordstrom. We do know that he was part of the firm Warner and Nordstrom from about 1929 through 1932. The firm also designed another Period Revival at 624 South Sixth Street for Artemis W. Ham and his wife. The Ham and Wengert families traveled in the same social circles, with one of the

Wengert daughters marrying a Ham son. It is feasible that the Hams recommended Nordstrom when Cyril was looking for an architect to design his home. Apart from a few Period Revival private homes, Warner and Nordstrom designed several commercial buildings. After the dissolution of the partnership, Nordstrom continued to design commercial buildings in Las Vegas. However, little could be found on Nordstrom beyond the 1930s.

The Wengert Residence itself has maintained much of its historic integrity over the past almost 80 years. The original building has all but one of its original windows, and retains the half timbering, front door, and other features. Some changes have been made to the original home, including the conversion of a backdoor to stained glass window. Overall, the original portion of the building has generally maintained its historic integrity.

When the home passed out of the Wengert family in the early 1970s, its zoning changed from residential to professional and business services. It functioned as a law office and eventually became the home of the State Bar of Nevada. There were several additions made to the rear of the home between 1984 and 1988. Two of the additions added significant square footage to the original footprint. In 1984, a 2,512 square foot addition was added, and in 1987 a 4,892 square foot addition was also adjoined. In addition, parking spaces were added at the back of the home as well as a trash enclosure and carport covers.

The additions to the building that were made in 1984 and 1987 were in the Tudor Revival style. Like the original home, the additions also include the steeply pitched roofs, modest half timbering, and a matching stucco exterior. While these are clearly additions, they were thoughtfully done and generally maintain continuity with the original home. These additions are an excellent example of adaptive reuse that allows for the retention of the building through thoughtful design.

Cyril Wengert

Cyril Wengert was the son of German immigrants Frank and Ella Wengert. Born in Austin, Minnesota, he moved to Las Vegas in 1907 at the age of 18 with his mother and brothers and sisters. His father Frank had arrived in Las Vegas in 1905 to supervise the building of a refrigeration plant for Armour Car Lines Company. As a young man, Cyril worked in various jobs from icing refrigerator cars for Armour, driving an ice delivery wagon, and working as an oiler for the railroad.

In 1909, Cyril left Las Vegas for Seattle where he worked as a longshoreman for a short time before attending business school. There are several stories about how he ended up in business school. However, it is generally agreed that he suffered some injury to a foot while working as a longshoreman. This brought him to the decision to attend and graduate from business college.

It was Cyril's degree in business that qualified him to work in the banking industry in Las Vegas. However, it was his penmanship that Mr. John S. Park - owner of the First State

Bank - first noted. Mr. Park happened to see a check that Cyril had written and brought into the bank to be cashed. He was so impressed that he brought Cyril on as a teller and bookkeeper in 1911.

Mr. Wengert worked his way up at First State Bank. In 1916, he was promoted to assistant cashier. Then in 1924, he moved up to full cashier. In 1937, when First State Bank merged with First National Bank, Cyril became the manager and a director with the newly expanded institution. He had married Lottie Ward, a Las Vegas schoolteacher, in 1921 and had started a family. With his promotion to a bank executive, Cyril and Lottie had the Wengert Residence built and took up residence. They remained in this home until they passed away some thirty years later.

When Cyril had originally been hired at First State Bank, Mr. Park had suggested that Cyril attend to the books for the utility and telephone company that had just been formed. The name of this company was Southern Nevada Power and Telephone Company and with his promotion to full cashier in 1929, he took the opportunity to become an incorporator of this new utility.

Cyril remained at First National Bank for 35 years. When he left in 1946, his departure from banking was front-page news. He took a position with the Southern Nevada Power and Telephone Company as a vice president and general commercial manager. When in 1954 the company split into power and telephone companies, Cyril remained with what became Nevada Power Company.

Mr. Wengert was not your average executive. In fact, when Nevada Power Company decided to bring the company under one roof, the building was named the Cyril S. Wengert Building. Located at 230 North Fourth Street in downtown Las Vegas (no longer in existence), the building was designed by locally renowned architects Zick and Sharp with collaboration by Welton Becket of Los Angeles. The booklet created for the building's opening included the following description of Mr. Wengert:

"The indispensable contributions made by Cyril S. Wengert to the progress of our Company are being recognized, in part, by naming this building in his honor. Mr. Wengert was one of the incorporators of Nevada Power Company in 1929. During the period he has served the Company our investment has grown from $172,000 to $50,000,000 while the number of customers served by us has increased from 1,485 to more than 43,000. This building is also a testimony to Mr. Wengert's important contributions to the civic business and cultural lives of the community during the last fifty years."

Cyril remained with Nevada Power Company for five more years until his death from brain cancer in February of 1965. Clearly, Mr. Wengert was a key figure in the creation of what today we know as NV Energy. His importance to both the business and civic life of Las Vegas was echoed by the Las Vegas Sun upon his death, “Cyril Wengert is considered one of the leading citizens of Las Vegas.”

The Nevada Power Company building on Fourth Street was not the only building named after Cyril S. Wengert. In 1971, an elementary school was also named for Mr. Wengert. Cyril S. Wengert elementary school is located at 2001 Winterwood Boulevard near the intersection of Nellis Boulevard and Sahara Avenue.

Mr. Wengert did as much for Las Vegas in his professional life as he did through his community involvement. As attested in the first quote above, Cyril did much to enrich the cultural life of our community. His involvement in early Las Vegas is noted by his frequent appearances in society pages that mention the time and money he gave to many organizations. He was a charter member of the Rotary Club and figured prominently in the Las Vegas Council of the Knights of Columbus, the Elks Lodge, the Southern Nevada Industrial Foundation, and the Las Vegas Chamber of Commerce. He also served on the Las Vegas Planning Board and was the president of the local Community Chest. As a World War I veteran, he was involved with the Las Vegas American Legion. Moreover, he was financially generous to the local Catholic Church. In particular, he was very supportive of Saint Anne's Church, located on the corner of Maryland Parkway and St. Louis Avenue. The Wengerts donated the marble - mined in Tonopah - for Saint Anne's original altar. His ongoing church involvement stemmed from his parents' role in establishing the Catholic Church in Las Vegas. Before there was a Catholic Church in town, Frank and Ella Wengert held the first Catholic masses in their home.

Cyril's wife Lottie was also very involved in the community. Like Cyril, Mrs. Wengert appears frequently in the society pages even after her husband's death. Over the years she was involved in the Mesquite Club as well as various charity and political organizations including the Alpha Delta Pi sorority alumni and Volunteers for Nixon.

In addition to Cyril's professional and public lives, Cyril had a full family life, too. Cyril and Lottie had six children: James, Shirley, Marilyn, Robert, Ward, and Janet. Only four of their children survived to adulthood, with Janet passing away after only seven months and James (Jimmy) passing away at the age of six due to complications from surgery. There are many pictures of Cyril and Lottie with their children in UNLV's Special Collections. In particular, the *Boulder City Journal* had a full-page spread in 1950 highlighting four fathers and daughters. Cyril with his daughter Shirley are shown playing ping-pong in the backyard of the Wengert Residence.

The Wengert Residence even before it was historic was identified as an important home in the Las Vegas community. In 1951, the Review Journal highlighted a photo spread that was titled "Beautiful Homes Found in Las Vegas Residential Area." It included interior and exterior photos of four remarkable Las Vegas homes. Among these homes was the Wengert Residence. It was marked with the title "Gracious Formality" and included remarks on the Wengert family and the many community gatherings that had been held at the home.

Conclusions

During the period of significance, 1938 - 1968, the Wengert Residence was home to a leading figure in the development of modern Las Vegas. Cyril S. Wengert was an incorporator of NV Energy, namesake for NV Energy's first building downtown as well as an elementary school. He was also integral to the development of many of Las Vegas' civic organizations and the growth of the local Catholic community. It was in this home that Cyril S. Wengert achieved renown and resided until his death, making the Wengert Residence historically significant as a mnemonic for the important contributions he made to the development of Las Vegas.

Major Bibliographic References

Boulder City Journal
1950. Photo of Cyril and Shirley Wengert. 18 September.

Las Vegas Review Journal
1951. "Beautiful Homes Found in Las Vegas Residential Area." 18 December.
1965. Cyril Wengert Obituary. March.
1966 - 1971. "Socially Speaking." Various issues.
1971. Opening of Cyril Wengert Elementary. 16 April.

Las Vegas Sun
1965. Cyril Wengert Obituary. 26 February.

Moehring, Eugene and Michael Green.
2005. *Las Vegas: A Centennial History*. 16 March.

Nevada Division of Preservation and Archaeology.
1990. Las Vegas High School Neighborhood Historic District. National Register of Historic Places Registration Form. 19 December.

The Evening Review
1946. Cyril Wengert Leaves First National Bank after 35 Years. 30 September.

The Nevada Power Company
1960. *Welcome to the Cyril S. Wengert Building*.

The Nevada Register
1965. Cyril Wengert Obituary. 5 March.

Wammack, Mary.
2011. Cyril S. Wengert. *Online Nevada Encyclopedia*. 19 September.

DIR-62634

Beautiful Homes Found in Vegas Residential Area

















DIR-62634



MOORES AT HOME—This spac
walls, wide glass expanses, and
Jr., who have one of the outstan
on the hearth are: Linda Down,
and Deborah Moore.

GRACIOUS FORMALITY—One of the long-established homes in Las Vegas is that of Mr. and Mrs. C. S. Wengert, 1001 South ... street, which has been the scene of many social events in Las Vegas. The living room, featuring fireplace and bay window, are shown above. Traditional furnishings are used throughout the house, which is spacious and well appointed.

DIR-62634

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

December 10, 2015

Ms. Courtney Mooney
CLV Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

RE: HPC-62223

Dear Ms. Mooney:

Your request regarding an application for historic designation for 600 E. Charleston Boulevard as a Historic Landmark on the City of Las Vegas Historic Property Register, (APN 162-03-501-001), P-R (Professional Office and Parking) Zone, Ward 3 (Coffin), was considered by the Historic Preservation Commission on December 9, 2015. The Notice of Final Action was filed with the Las Vegas City Clerk on December 10, 2015.

The Historic Preservation Commission voted to ***APPROVE*** your request.

This action by the Historic Preservation Commission on December 10, 2015 is final unless a written appeal is filed with the City Clerk within ten (10) days of the date of the Historic Preservation Commission's decision.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:CM:clb

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

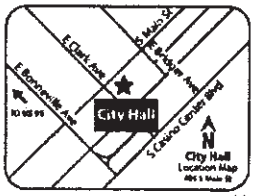
VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov

/city of las vegas

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

DIR-62634

Planning Commission Meeting of 1/12/2016

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Case: DIR-62634

16203515092
LAVENBURG MAYUMI & JOSEPH
1239 8TH PL
LAS VEGAS NV 89104-1501

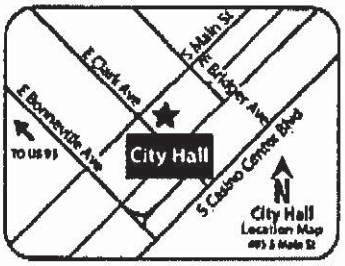
51 LRDCNPI 89104

16P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

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

Case: DIR-62634

16203511003
PALENCAR MIA R REV TR AGMT
PALENCAR MIA ROSEMARY TRS
1103 S 6TH ST
LAS VEGAS NV 89104

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

DIR-62634

Planning Commission Meeting of 1/12/2016

51 LRDGNPI 89104

16A

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

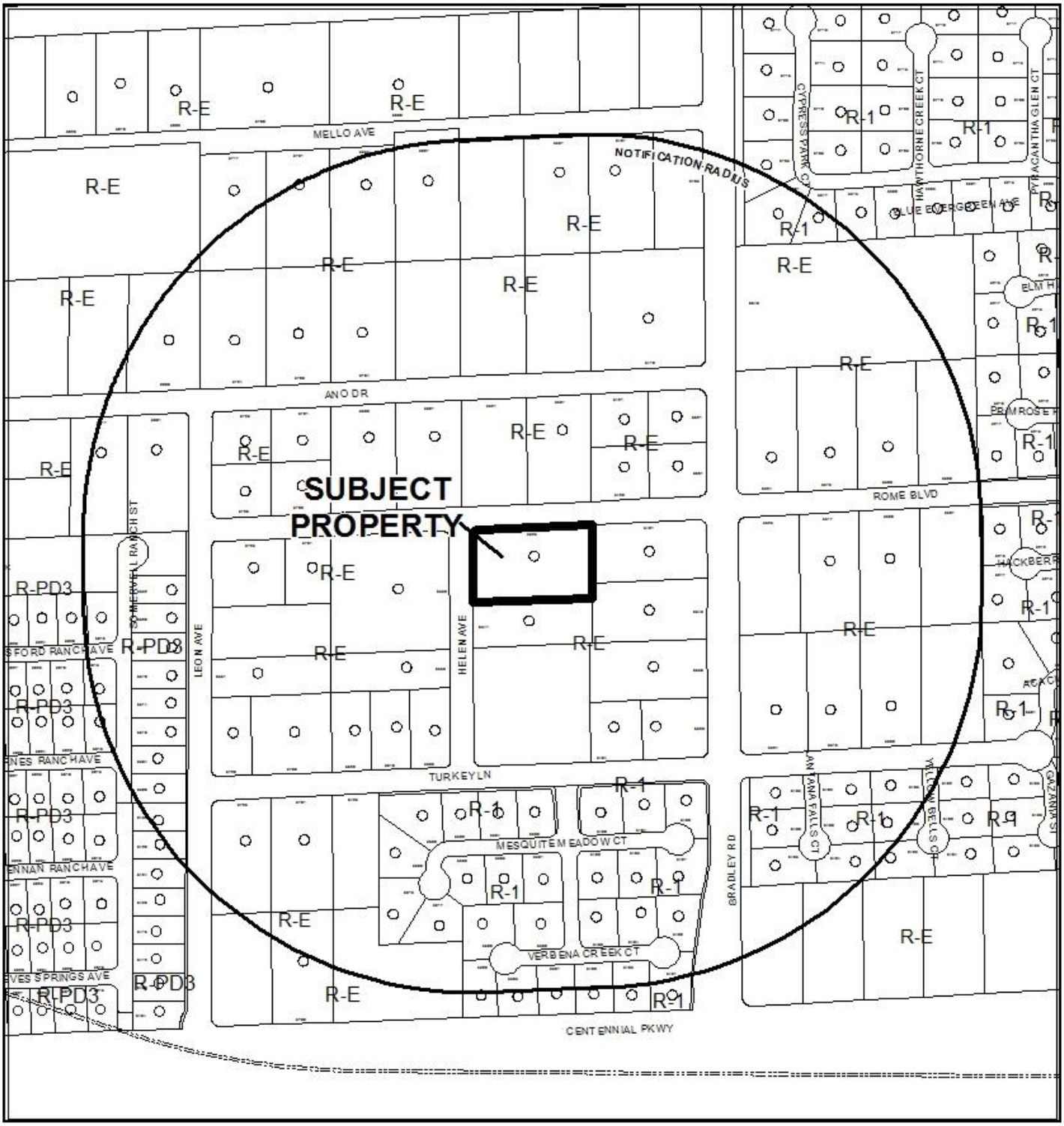
SUBJECT:
ABEYANCE - VAR-61046 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KIM J LECLAIR - For possible action on a request for a Variance TO ALLOW AN EXISTING DETACHED ACCESSORY STRUCTURES (CLASS II) [HORSE CORRALS] TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED, TO ALLOW A ONE-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING FOR AN EXISTING DETACHED ACCESSORY STRUCTURES (CLASS II) [SHADE STRUCTURE] WHERE SIX FEET IS REQUIRED, TO ALLOW A ONE-FOOT SIDE YARD SETBACK FOR EXISTING ACCESSORY STRUCTURES (CLASS II) [A 192 SQUARE-FOOT HAY BARN AND A 48 SQUARE-FOOT WELL HOUSE] WHERE 10 FEET IS REQUIRED, TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE CLASS II [ANIMAL SHADE STRUCTURE] WHERE 10 FEET IS REQUIRED, AND TO ALLOW A 12-FOOT CORNER SIDE YARD SETBACK FOR ACCESSORY STRUCTURES [ANIMAL SHADE STRUCTURE AND TACK ROOM] WHERE 15 FEET IS REQUIRED on 1.29 acres at 5525 West Rome Boulevard (APN 125-24-403-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-59862]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**10**	**Planning Commission Mtg.**	**23**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-61046, SUP-61047 and SUP-61183 [PRJ-59862]
2. Conditions and Staff Report - VAR-61046, SUP-61047 and SUP-61183 [PRJ-59862]
3. Supporting Documentation - VAR-61046, SUP-61047 and SUP-61183 [PRJ-59862]
4. Photo(s) - VAR-61046, SUP-61047 and SUP-61183 [PRJ-59862]
5. Justification Letter - VAR-61046, SUP-61047 and SUP-61183 [PRJ-59862]
6. Protest Email and Support Letters - VAR-61046, SUP-61047 and SUP-61183 [PRJ-59862]
7. Protest Postcards



CASE: **VAR-61046, SUP-61047 AND SUP-61183 (PRJ-59862)**

0 300 600 Feet

RADIUS: 1000 FEET

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

N



CASE: **VAR-61046, SUP-61047 AND SUP-61183 (PRJ-59862)**

0 300 600 Feet

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: KIM J LECLAIR

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-61046	Staff recommends DENIAL, if approved subject to conditions:	
SUP-61047	Staff recommends DENIAL, if approved subject to conditions:	VAR-41046
SUP-61183	Staff recommends DENIAL, if approved subject to conditions:	VAR-41046 SUP-61183

** CONDITIONS **

VAR-61046 CONDITIONS

Planning

1. Conformance to the Conditions of Approval of Special Use Permits (SUP-61047) and (SUP-61183) if approved.

2. 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.

3. 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.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

MR

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. Connect to public sewer and extend public sewer in Rome Boulevard from Bradley Road to Helen Avenue, and abandon the temporary Individual Sewage Disposal System. Alternatively, provide a written letter from the Southern Nevada Health District (SNHD) Environmental Health Division stating that the proposed improvements are compatible with the existing temporary Individual Sewage Disposal System.

SUP-61047 CONDITIONS

Planning

1. Conformance to the Conditions of Approval of Variance (VAR-61046) and Special Use Permit (SUP-61183), if approved.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Animal Keeping & Husbandry use.

3. The Animal Keeping & Husbandry use shall be limited to a maximum of 22 horses, one Alpaca, and 10 goats.

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. Prior to issuance of a business license 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.

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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-61183 CONDITIONS

Planning

1. Conformance to the Conditions of Approval of Variance (VAR-61046) and Special Use Permit (SUP-61047), if approved.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Horse Corral or Stable (Commercial) use.

3. 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.

4. Prior to issuance of a business license 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.

5. All parking areas shall be surfaced (paved, striped and marked) to clearly define parking spaces and handicapped parking spaces in accordance with Title 19.06.040(G)(3) and Title 19.08.110(C)(8).

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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for two Special Use Permits [one for Animal Keeping and Husbandry (domestic animals and the other for Horse Corral or Stable (Commercial)] and eight Accessory structure setback Variances at 5525 West Rome Boulevard. This request is the result of a code enforcement citation (#145077) for too many animals on the property. Currently, the 1.29-acre site consists of a 2,300 square-foot single-family residence, a riding arena, an animal exercise pen, well house, hay shed, horse stalls, goat pen, pig pen and a chicken coop. An Animal Keeping and Husbandry (domestic animals) use is a conditional use in the R-E (Residence Estates) zoning district. The requested use fails to meet the minimum Conditional Use Requirements as outlined by Title 19.12 for an Animal Keeping and Husbandry use. According to Title 19.12, no more than one cow or horse is permitted for every 7,500 square feet of lot area and three sheep or goats maybe kept for every 20,000 square feet of lot area. The 56,192 square-foot lot area limits the total number of horses or cows to seven and sheep or goats to seven. The applicant is requesting to keep up to 22 horses, 10 miniature pygmy goats, and one alpaca, which exceeds the maximum allowed. Additionally, the applicant provides riding lessons for up to three students at a time. Per the definition of Horse Corral or Stable use a special use permit is required to provide instructional or recreational actives for other than occupants of the premise. The majority of setback variances associated with this request is to provide shade for or house animals on site. The existing neighborhood is rural in nature with horses and livestock commonly found throughout the area; however, the number of variances requested illustrate that there are too many animals on site. Staff finds the subject site is not physically suitable for intensity of land use and therefore, recommends denial of all three applications.

ISSUES

- A Variance is required to allow Accessory Structure Class II [Horse Corrals] to be located in the front yard where such is not permitted.
- A Variance is required to allow detach Accessory Structure Class II [Shade Structure] to be located to be located one foot from the primary dwelling where six feet is required.
- A setback Variance is required to allow Accessory Structure Class II [a horse shade structure, to be located eight feet from the rear property line where 10 feet is required.
- A setback Variance is required to allow a one-foot side yard setback where 10 feet is required for a well house and hay barn.
- A setback Variance is required to allow Accessory Structures Class II [a chicken coop and shade structure] to be located two feet from the side property line where 10 feet is required.

- A setback Variance is required to allow Accessory Structures Class II [an animal shade structure and a tack room] to be located 12-foot from the corner side yard property line where 15 feet is required.
- An Animal Keeping & Husbandry use is Conditional use in the R-E (Residence Estates) zoning district. One horse or cow is permitted for each 7,500 square feet of lot area. The lot is 1.29-acres, which would allow seven horses or cows and seven sheep or goats. The applicant is requesting 22 horses, one alpaca, and 10 goats. A Special Use Permit is required to allow the requested number of animals.
- A Special Use Permit for a Horse Corral or Stable (Commercial) use in the R-E (Residence Estates) zoning district is required to allow instructional or recreational activities for other than occupants of the premises.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/20/64	The City Council approved an Annexation (A-0003-64) of 5,000 acres generally located north of Lone Mountain Road and west of Decatur Boulevard with an effective date of 05/20/64. This site was part of that request.
02/09/05	A complaint (#25841) was filed with Code Enforcement for the number of horse on the property. The complaint was resolved on 02/11/05.
12/14/05	A complaint (#36955) was filed with Code Enforcement for the number of horse on the property and operating a business out of the home. The complaint was resolved on 12/15/05.
02/02/06	A complaint (#38049) was filed with Code Enforcement for the number of horse on the property. The complaint was resolved on 10/02/06.
08/28/14	A complaint (#145077) was filed with Code Enforcement for the Animal Control asking for help with adoption of horses throughout Clark County. The complaint was resolved on 09/02/14.
02/04/15	A complaint (#150240) was filed with Code Enforcement for the too many animals on the property. The complaint has not been resolved as of 11/10/15.
12/08/15	The Planning Commission approved an abeyance request to the January 12, 2016 Planning Commission meeting at the request of the applicant.

Most Recent Change of Ownership	
05/21/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1974	The principal dwelling was constructed.

Pre-Application Meeting	
06/22/15	A pre-application meeting was held with the applicant to discuss the submittal requirements for setback variances and special use permits to allow the existing animals and structures on site to remain.
08/26/15	A pre-application meeting was held with the applicant to discuss the submittal requirements for setback variances and special use permits to allow the existing animals and structures on site to remain

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
10/29/15	A field check conducted on the subject property revealed a well maintained property with a number of animals on it. The property did not omit an offensive odder and all animals were within a corral or confined area.

Details of Application Request	
Site Area	
Net Acres	1.29

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)
	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
Rural Preservation Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060 , the following standards apply for Accessory Structures:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	Not allowed	65 Feet	N
• Side	10 Feet	1 Feet	N
• Corner	15 Feet	12 Feet	N
• Rear	15 Feet	8 Feet	N
Min. Distance Between Main Dwelling	6 Feet	1 Feet	N
• Max. Lot Coverage	50 %*	19 %	Y

**Not to exceed 50% of the rear and side yard areas*

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Residential	1	2 per Residential Dwelling	2				
Animal Keeping & Husbandry	N/A	No Additional Parking	0				
Horse Corral or Stable (Commercial)	0 Horses boarded	1 per 5 Horses Boarded	0				
TOTAL SPACES REQUIRED			2		2		Y
Regular and Handicap Spaces Required			2	0	2	0	Y

MR

Active R-19 (Riding Horse Rental) Business licenses within Las Vegas

Address	Area in Acres	Distance from Subject Site in Miles	Issued	Use Permit	Number of Horses/ Cattle	Animals per Acre
5770 West Rosada Way	4.54	1.84	09/27/00	U-0096-00 ROC-5988	58	7.8
6180 Donald Nelson Avenue	2.60	1.51	02/13/01	U-0155-00	12	4.6
5771 West Rosada Way	4.44	1.91	04/16/15	SUP-58148 SUP-58149	42	9.4

ANALYSIS

The site consists of a 2,300 square-foot single-family residence, a riding arena, an animal exercise pen, well house, hay shed, horse stalls, goat pen, pig pen and a chicken coop at 5525 West Rome Boulevard. Per the applicant's justification letter she would like to keep all the existing animals on site as they are a part of her family. The applicant also provides riding lessons, to children, adults, individuals with special needs and individual with Post Traumatic Stress Syndrome. Due to the number of animals on site and because instructional training or recreational actives for other than occupants of the premise are offered, two Special Use Permits [a SUP for Animal Keeping & Husbandry and a SUP Horse Corral or Stable (Commercial)] are required. Eight accessory structures on site were constructed within the required setback area and therefore, require setback Variances. These applications were the result of a Code Enforcement citation (#150240) for too many animals on site.

The Animal Keeping and Husbandry use is defined by Title 19.12 as "the raising, keeping and breeding of domestic or nondomestic animals. The use must be ancillary to the principal use, but may be conducted for commercial purposes. The use includes the keeping of animals for the development of animal products such as meat, fur or eggs, but does not include the keeping of animals as household pets." The proposed use meets the definition noted above, as the applicant is requesting to house cows as an ancillary use to a proposed Horse Corral or Stable (Commercial) use. The cows would be utilized for roping purposes.

The minimum Conditional Use Requirements include:

1. With respect to domestic animals:

    a. The applicant must submit to the Department, for administrative review and approval, a site plan with notes indicating the number and types of animals to be kept or reproduced on the premises.

The applicant has submitted a site plan and a justification letter, which details a request to house 22 horses, 10 sheep, one lama, two pot belly pigs, and 35 chickens.

b. No more than 3 sheep or goats may be kept for each 20,000 square feet of land included in the building site.

The applicant does not meet this condition as the site is 56,192 square feet and there are 10 sheep. The proposal does not adhere to this requirement.

c. All operations and activities shall be in accordance with LVMC Title 7.

A condition of approval has been added requiring compliance with LVMC Title 7.

d. No more than one horse or cow is permitted for each 7,500 square feet of lot area.

The 56,192 square-foot subject site is permitted a total of seven cows or horses. The applicant is requesting 22 horses and one lama. The proposal does not adhere to this requirement; as such a Special Use Permit is required.

e. In the R-D Zoning District, no more than 2 horses may be stabled on building site, and the site must have a minimum net lot size of 18,000 square feet.

This requirement is not applicable, as the subject site has a zoning designation of R-E (Residence Estates).

f. No horse or cattle may be kept at any location south of Cheyenne Avenue.

The subject site at 5525 West Rome Boulevard is north of Cheyenne Avenue.

The proposed Animal Keeping and Husbandry use does not meet conditions 1b and 1d of the minimum Conditional Use Requirements. The zoning code accommodates for the keeping of domestic animals but places a maximum number of animals at a ratio of three-goats per 20,000 square feet of land including the building site and one horse or cow per 7,500 square feet of lot area. The 56,192 square-foot subject site is permitted a total of seven horses and seven goats. As proposed, the applicant is requesting 22 horses, one lama and 10 miniature pygmy goats, which exceeds the maximum allowed. As a result a Special Use Permit is required.

Title 19.12 defines a Horse Corral or Stable (Commercial) use as “a structure for the keeping of horses, mules or ponies which are boarded for compensation or for use in providing instructional or recreational activities for persons other than occupants of the premises.” The proposed use meets the definition noted above, as the applicant has indicated in the submitted justification letter and letters of support the applicant provides instructional training and a horse summer

camp. The applicant is proposing no commercial boarding at this time and therefore; no additional parking spaces are required. There are no Minimum Special Use Permit Requirements associated with the Horse Corral or Stable (Commercial) use.

According to the submitted site plan date, the existing facility is a 1.29-acre fenced property consisting of a 2,300 square-foot residence, a well house, hay stack, an animal barn, a horse corral (pasture), a row of large horse stalls, a tack room, a pot belly pig pen, a chicken coop and a goat pen that house up to 22 horses, one alpaca, 10 miniature pygmy goats, 35 chickens, and two pot belly pegs. There is a large main arena for riding is located at east end of the property adjacent to adjacent to the eastern and southern neighbors arenas. The property has a horse turn-out stall (or pasture) and a portion of two covered horse stalls in the front yard. There is a tack room and the remaining portion of the covered stalls along the northern property (or corner yard). There is an exercise pen north of the residential dwelling. The barn, hay structure, well house, chicken coop, pig and goat pens are located along the southern portion of the property. Per the provided justification letters no additional parking additional is required as property owner is not boarding horses.

Seven of the eight requested Variances will allow existing non-permitted structures to be permitted and to encroach into the front, side, corner side and rear yard setbacks. A majority of the structures provide shade for the shade for the existing animals on site or shelter for animal food stock. A Variance is required to will allow two horse corrals with a shade structures in the front yard where such is not permitted. A Variance is required to allow an animal shade structure and tack room three feet in the corner yard setback of 15 feet. A Variance is required to allow an animal shade structure two feet within the rear yard setback of 10 feet. Four Variances are required to allow a chicken coop and goat shade structure two feet from the side property line and to allow a hay structure and well house one-foot from the side property line where 10 feet is required for the four structures. Lastly, a Variance is required to allow a detached shade structure to be located one-foot from the principal dwelling where six feet is required. The reduced setback represents a 100 percent reduction in the front yard setback, a 20 percent reduction in the corner yard and rear yard setbacks, a 90 percent reduction in the side yard setback and a 90 percent reduction in minimum distance separation from the principal dwelling. The lot does not have an irregular shape, an exceptional topographic condition or other extraordinary and exceptional situation that would warrant the requested Variances. The applicant has constructed structures that fail to comply with code. In short, the required Variances reinforce that there are too many animals on the property.

Notice of this request was sent to the Las Vegs Valley Water District, who returned the comment below.

“This parcel has an existing domestic well. Just as an FYI -- you will want to make the customer provide proof from State of Nevada Division of Water Resources that this proposed commercial use is permitted with this domestic well. LVVWD does not govern the well, but the customer needs to get approval from Division of Water Resources.”

Surrounding the site to the south east and west are properties that have livestock, horse areas, corrals and/or barns for personal use. Additionally there are large residential properties to the north. The existing neighborhood is rural in nature with horses and livestock commonly found throughout the area. However, the number of variances that accompany this application illustrate the site is too small to accommodate the number of animals requested. The subject site is physically unsuitable for proposed intensity of land use and recommends denial of all applications; however, if approved it will be subject to conditions.

FINDINGS (VAR-61046)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing accessory structures without permits and that fail to meet code requirements. Alternatively, the applicant could remove or reconfigure the existing structures in conformance with Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-61047) Animal Keeping and Husbandry

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The surrounding residential community is rural in nature with horses and cows commonly found throughout the area. The proposed Animal Keeping and Husbandry use is consistent with the neighborhood; however, the number of setback variance required for the facilities that house or store material for the animals on site reinforce the unsuitability of the intensity of this use at this location. The use cannot be conducted in a manner that is harmonious with the surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The 1.29-acre subject site is an R-E (Residence Estates) zoned property and is suitable for the proposed use; however, it is not suitable for the intensity of the proposed use as illustrated by the number of setback variance required to proceed with this application.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The subject site has direct access to Helen Avenue, a 60-foot wide Minor Collector Street that provides adequate capacity to accommodate the use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit will not compromise the public health safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Animal Keeping and Husbandry use does not adhere to the minimum Conditional Use Requirements as outlined by Title 19.12. As a result, the applicant must pursue a Special Use Permit. A number of setback variance for Accessory Structure Class II accompanies this application.

FINDINGS (SUP-61183) Horse Corral for providing instructional or recreational actives for person other than the occupant of the premises

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Horse Corral or Stable (Commercial) Use for providing instructional or recreational actives for person other than the occupant of the premises is appropriate for this area. The properties to the east, south and west have large horse-related structures and facilities; however, the number of setback variances required for animal related structures on site is over utilized and cannot be conducted in harmonious with the surrounding area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the type use; however, the site is over utilized as illustrated by the number of variance that accompany this application.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The subject site has direct access to Helen Avenue, a 60-foot wide Minor Collector Street that provides adequate capacity to accommodate the use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit will not compromise the public health safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Horse Corral or Stable (Commercial) use for providing instructional or recreational actives for person other than the occupant of the premises adheres to all Title 19 requirements for the use; however, the number of Variances required for the care of the animals illustrates the intensity of the use is inappropriate for the site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 126 - VAR-61046
126 - SUP-61047 and SUP-61183

MR

APPROVALS	23 - VAR-61046 24 - SUP-61047 and SUP-61183
PROTESTS	10 - VAR-61046 6 - SUP-61047 and SUP-61183

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-61046 APN: _____

Name of Property Owner: Kim LeClair

Name of Applicant: Kim LeClair

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: Kim LeClair

State of Nev
County of Clark

Subscribed and sworn before me

This 27 day of Aug 2015 by Kimberly Jo LeClair.

PRJ-59862
08/27/15

_____
Notary Public in and for said County and State

STEVEN KOGER
Notary Public - State of Nevada
County of Clark
APPT. NO. 10-3603-1
My App. Expires Dec. 1, 2018

CLV Planning - Application Form

Application Number:	PRJ-59862
Application/Petition For:	Setback Variance and SUP
ProjectAddress (Location):	5525 WEST ROME BLVD
Project Name	LECLAIR RESIDENCE
Assessors Parcel #(s):	12524403001
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:	kim
Applicant Last Name:	leClair
Applicant Address:	5525 W. Rome blvd
Applicant City:	las vegas
Applicant State:	nv
Applicant Zip:	89131
Applicant Phone:	702-461-4401
Applicant Fax:	
Applicant Email:	kimatwhitewing@yahoo
Rep First Name:	kim
Rep Last Name:	leClair
Rep Address:	5525 W. Rome blvd
Rep City:	las vegas
Rep State:	nv
Rep Zip:	89131
Rep Phone:	702-461-4401
Rep Fax:	
Rep Email:	kimatwhitewing@yahoo

PRJ-59862
08/27/15

VAR-61046, SUP-61047 and SUP-61183

CLV Planning - Application Form

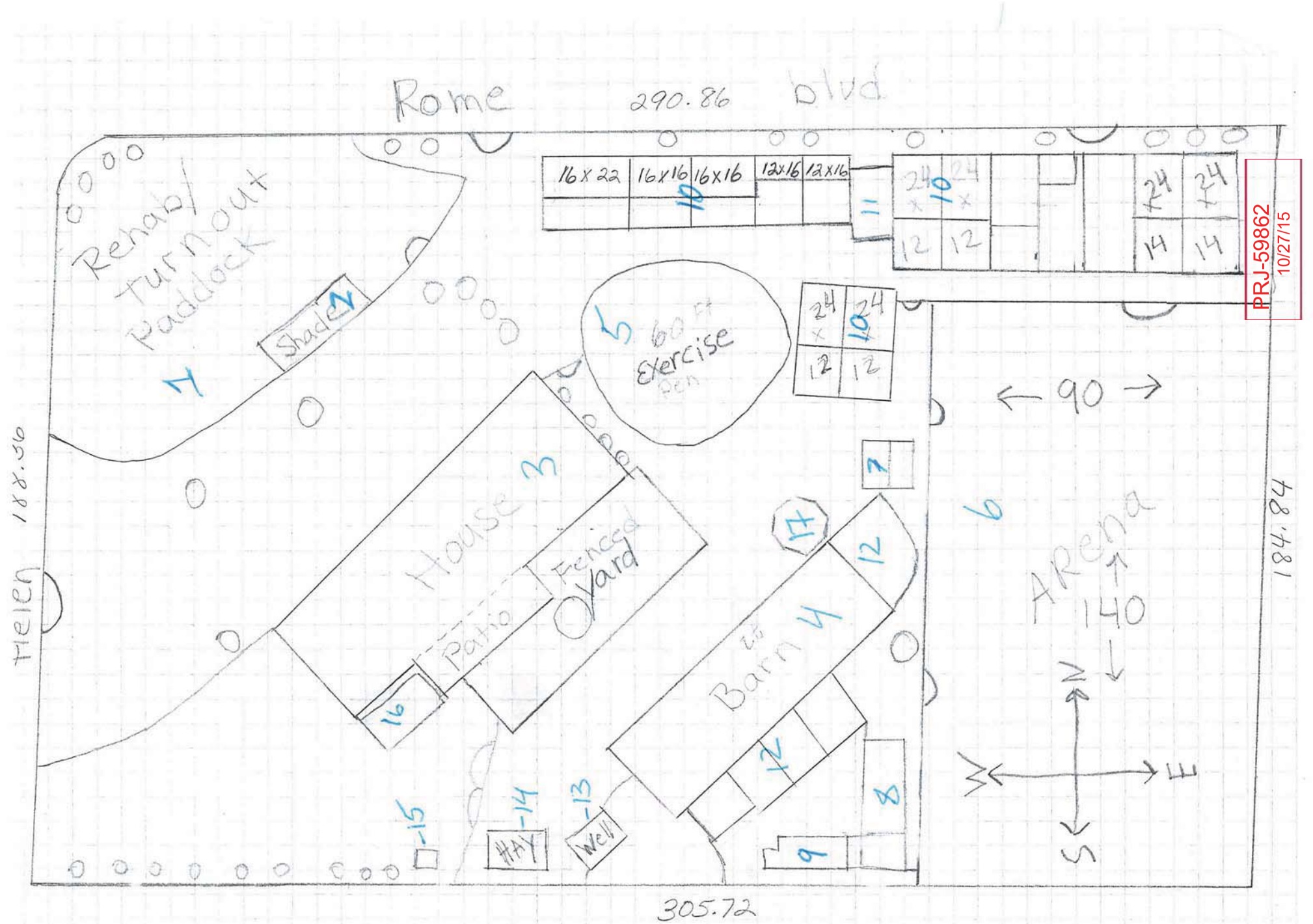
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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
LECLAIR KIM J	5525 ROME BLVD	LAS VEGAS, NV 89131-2914

CLVEPLAN Applicant	Company	Title	Email
kim LeClair	leclair residence	owner	kimatwhitewing@yahoo.com

PRJ-59862
08/27/15

VAR-61046, SUP-61047 and SUP-61183



VAR-61046, SUP-61047 and SUP-61183

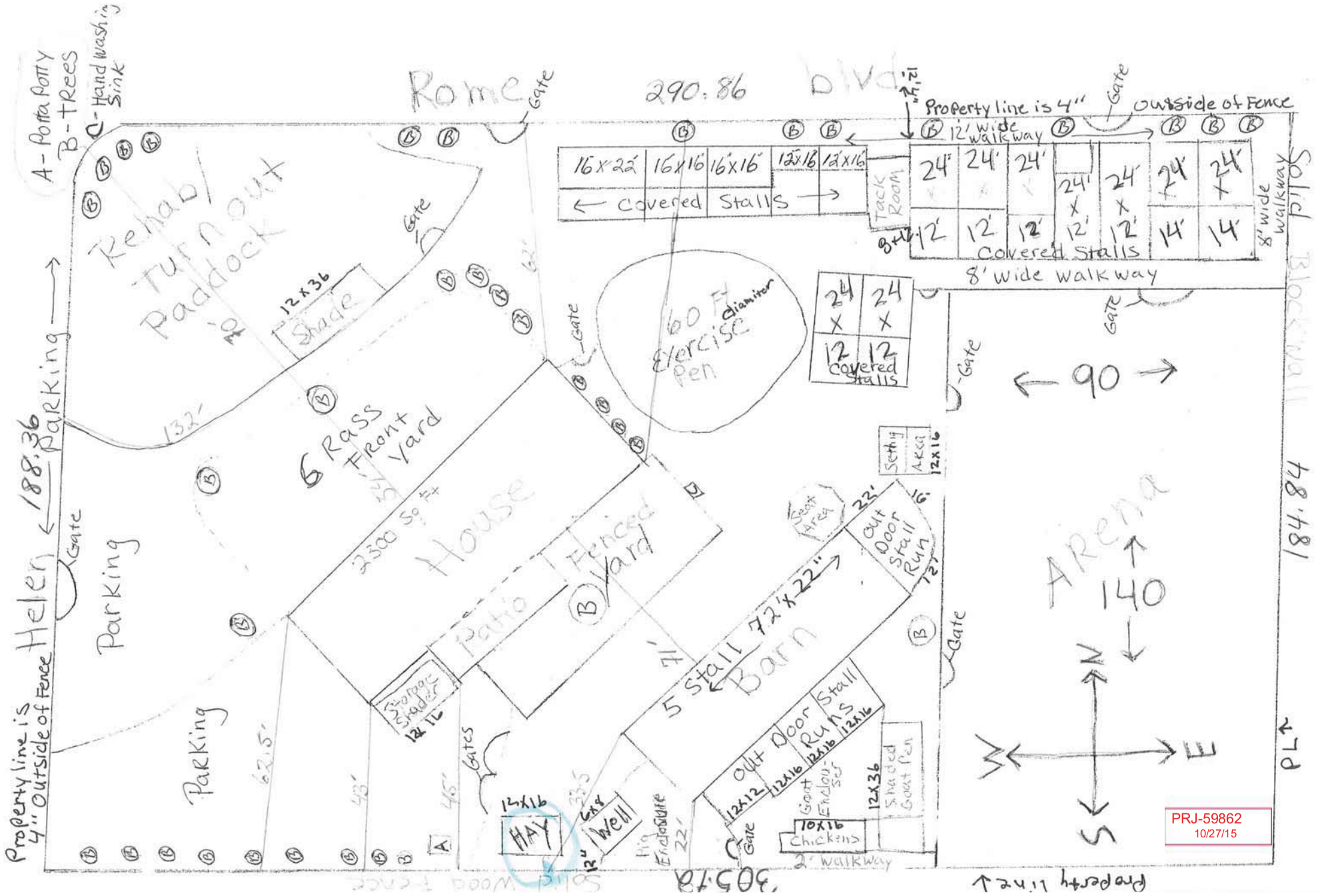
List of Structures

#1 Rehabilitation/turn out Paddock 132' x 70'
#2 12' x 36' Shade (horse patio)
#3 2300' Home
#4 72' x 22' Barn
#5 60' Round exersise, training Pen
#6 140' x 90' Riding Arena
#7 Bleachers 12x8 + outdoor classroom 10x10
#8 12' x 36' Shaded goat Pen
#9 10' x 16' Chicken Coup
#10 Outdoor Stalls (shaded) 12'x24', 14'x24', 16'x16' 12'x16' + 16'x22'
#11 8' x 12' tack Room
#12 Outdoor turnouts/Runs on Barn 12'x12', 12'x16' + 22'x16'x12'
#13 well/Pump House 6'x8'
#14 Shaded Hay Storage 12'x16'
#15 Porta Potty
#16 12'x16' Open air Storage
#17 Seating area 12x12

Note; all Small circles Represent trees

VAR-61046, SUP-61047 and SUP-61183

PRJ-59862
10/27/15

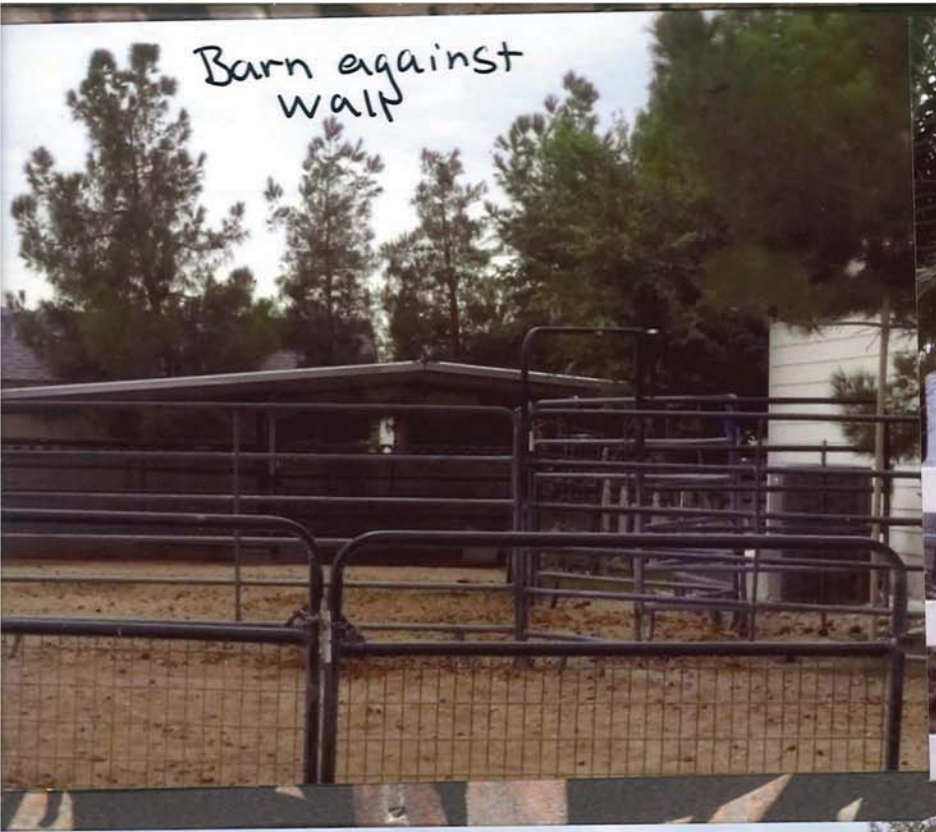


VAR-61046, SUP-61047 and SUP-61183



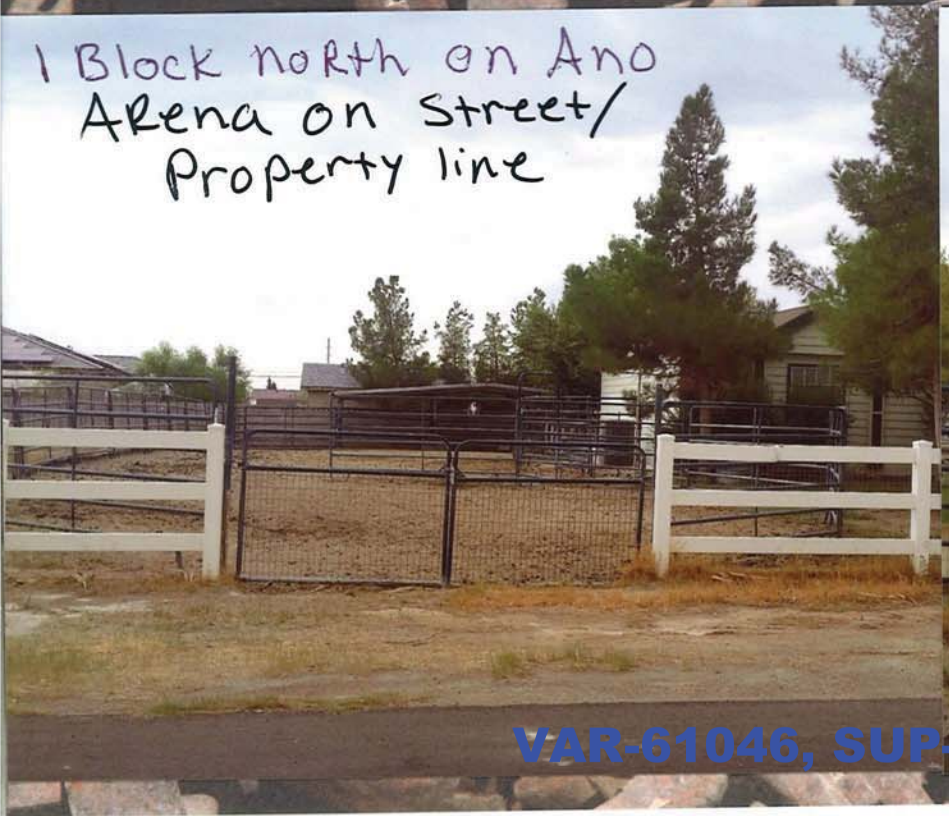


VAR-61046, SUP-61047 and SUP-61183





PRJ-59862
08/27/15





VAR-61046, SUP-61047 and SUP-61183



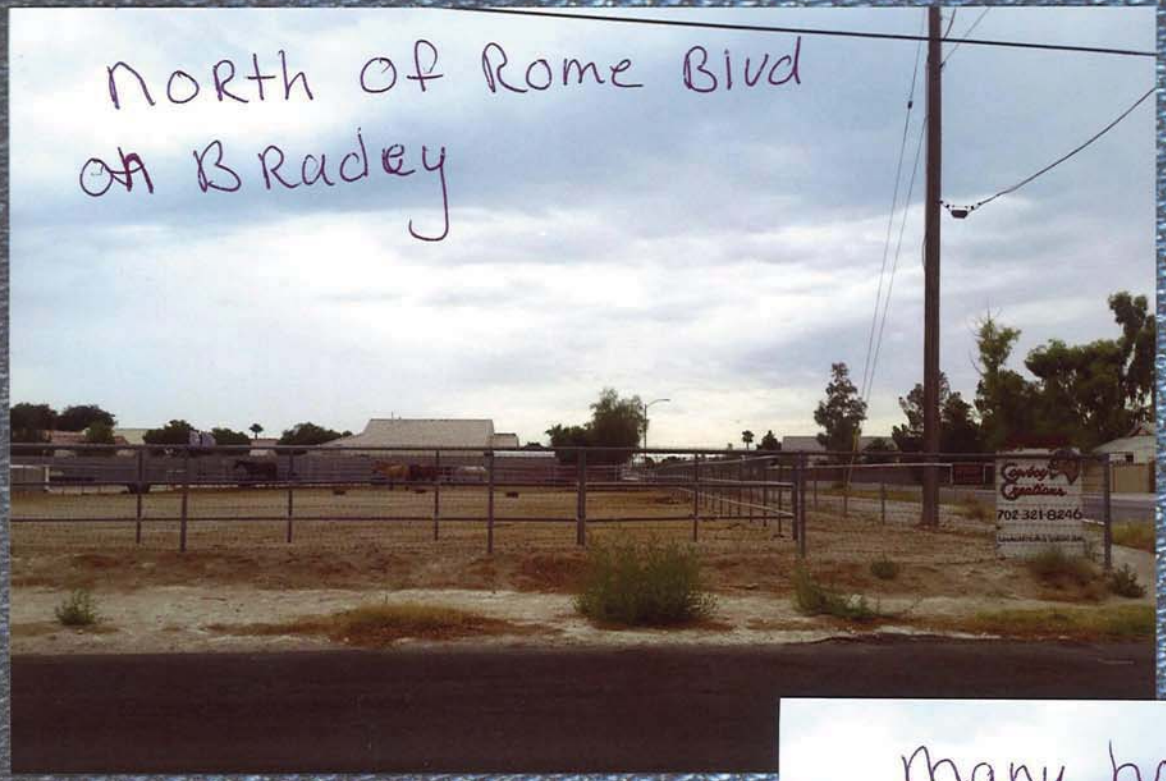


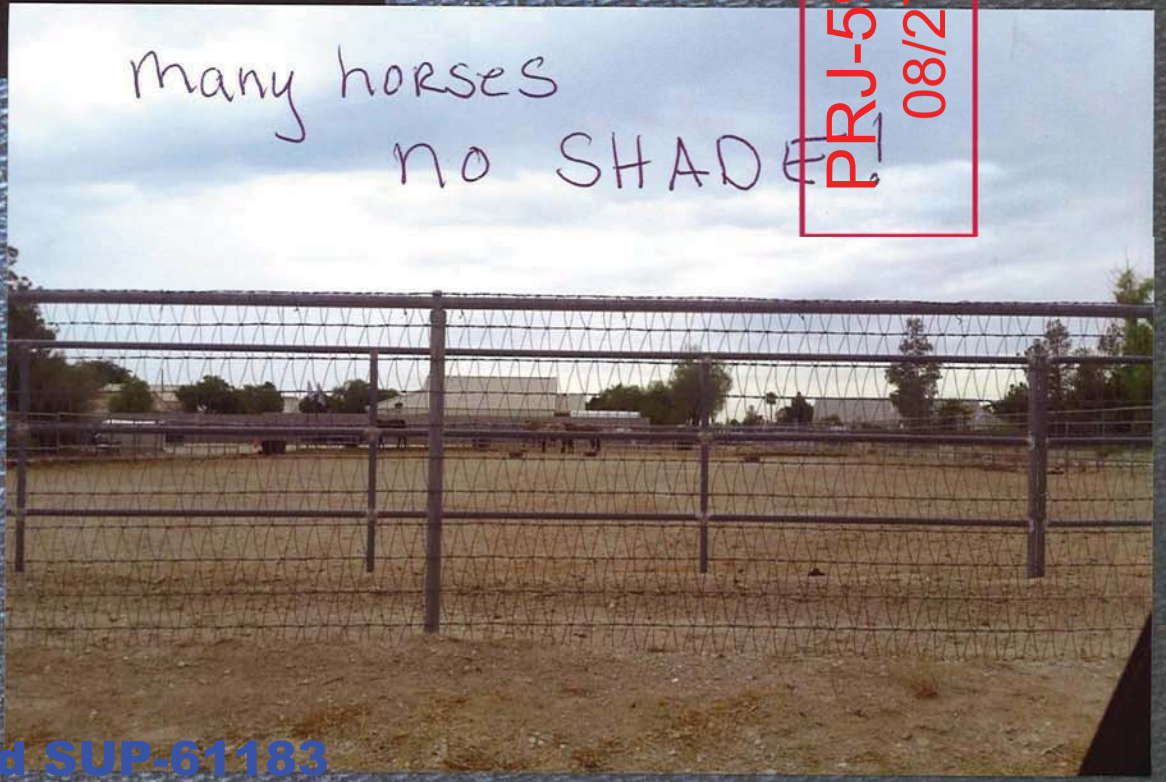
PRJ-59862
08/27/15





VAR-61046, SUP-61047 and SUP-61183

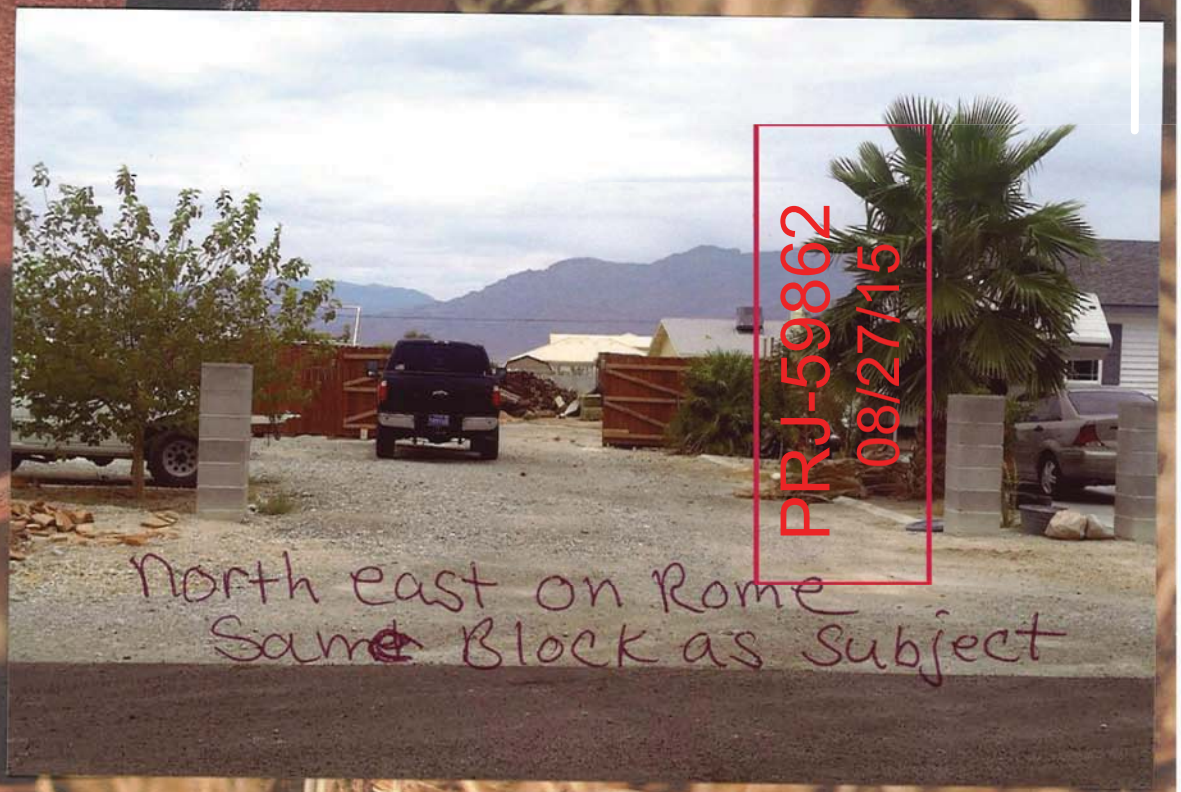




PRJ-59862
08/27/15

VAR-61046, SUP-61047 and SUP-61183





VAR-61046, SUP-61047 and SUP-61183

North West
of my Property
on Rome blvd
this is their
Back yard



PRJ-59862
08/27/15

Parked on
Street
easement



VAR-61046, SUP-61047 and SUP-61183



PRJ-59862
08/27/15

EVERYONE and CONGRATULATIONS TO OUR 2015 WINNERS!!! See you all next year!

LAS VEGAS ELKS HELLDORADO DAYS 2015

2015 Helldorado Parade Winners

OF HELLDORADO	DANZA DEL CARIZO
TIVITY	VEGAS MOST WANTED DRILL TEAM
E	ELKS HELLDORADO
T	LVCVA
STRIAN	NEVADA CINDERELLA GIRLS
CLUB/MOTORIZED VEHICLE	ZELZAH SHRINERS
CHING BAND	LAS VEGAS HIGH SCHOOL WILDCAT MARCHING BAND
KING GROUP	COMPARSA FIESTA MORELENSE

White Wing Stables Has Students that are Cinderella girls that Rode our Rescues in Parade

VAR-61046, SUP-61047 and SUP-61183



With Rescued Horses!

Nevada State Cinderella Girls win the Prestigious Helldorado Days Parade, Equestrian Award



PRJ-59862
08/27/15



BEST OF HELLDORADO
DANZA DEL CARIZO

CREATIVITY
VEGAS MOST WANTED DRILL TEAM

THEME
ELKS HELLDORADO

FLOAT
LVCVA

EQUESTRIAN
NEVADA CINDERELLA GIRLS

CAR CLUB/MOTORIZED VEHICLE
ZELZAH SHRINERS

MARCHING BAND
LAS VEGAS HIGH SCHOOL
WILDCAT MARCHING BAND

WALKING GROUP
COMPARSA FIESTA MORELENSE

VAR-61046, SUP-61047 and SUP-61183


more Semi's
Neighber across the Street
Arena on property line
Back of Neighbors property
PRJ-59862
08/27/15
VAR-61046, SUP-61047 and SUP-61183







VAR-61046, SUP-61047 and SUP-61183

View of Front yard from Driveway





Cleaned out Storage area

Miss Piggy and Sir Arthurs Habitat



PRJ-59862
08/27/15



VAR-61046, SUP-61047 and SUP-61183

outdoor
Class Room/
Seating area





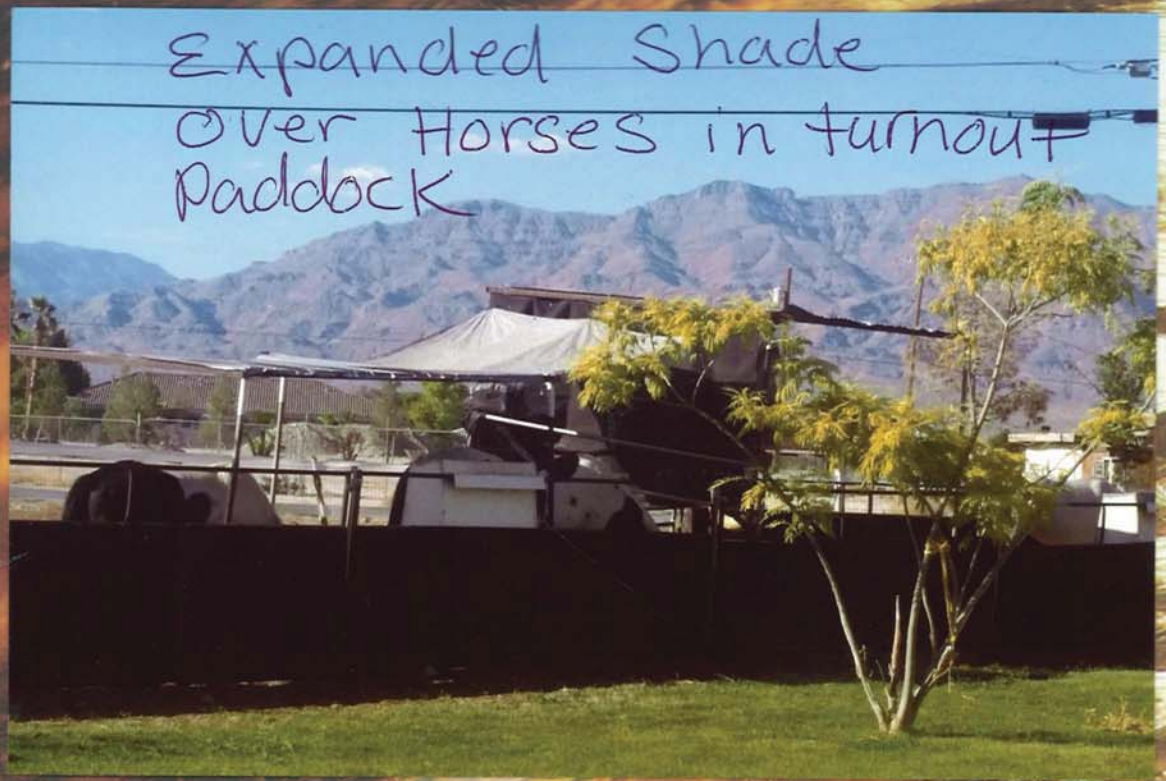
Viewing/Seating
← at arena



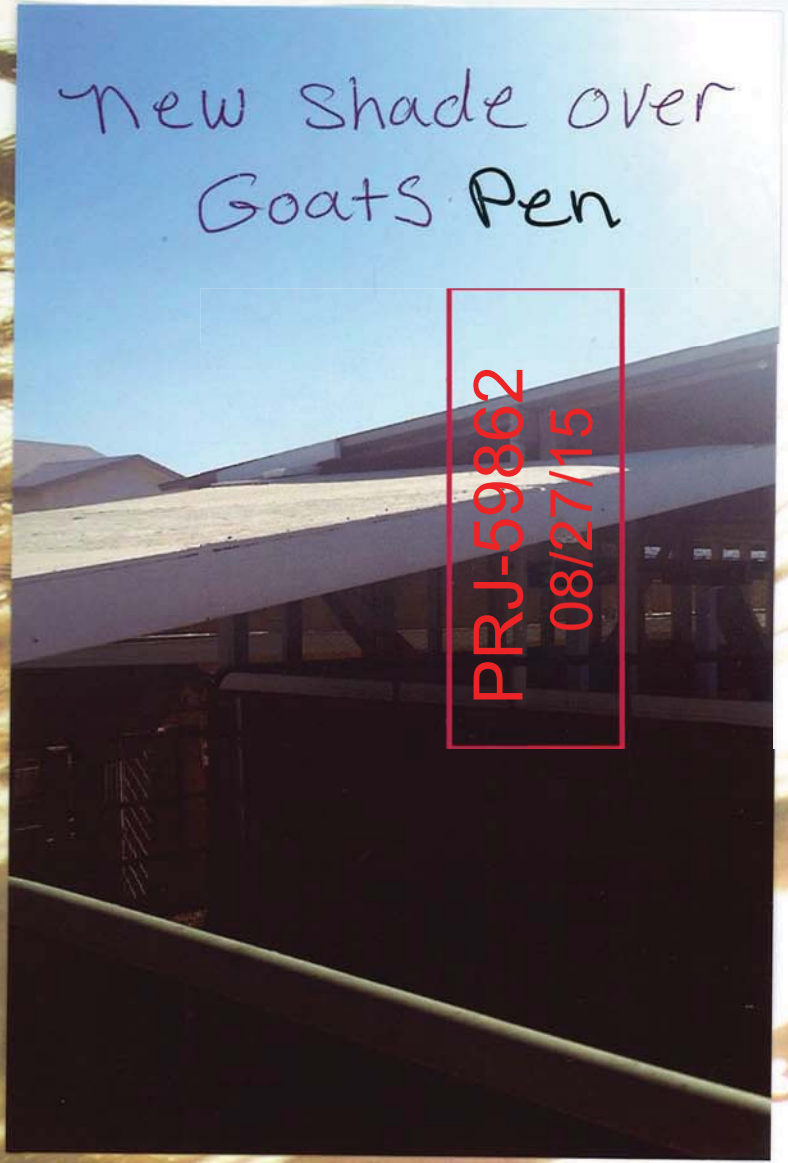
PRJ-59862
08/27/15

Seating Area by Barn

Improvements made at Whitewing Stables





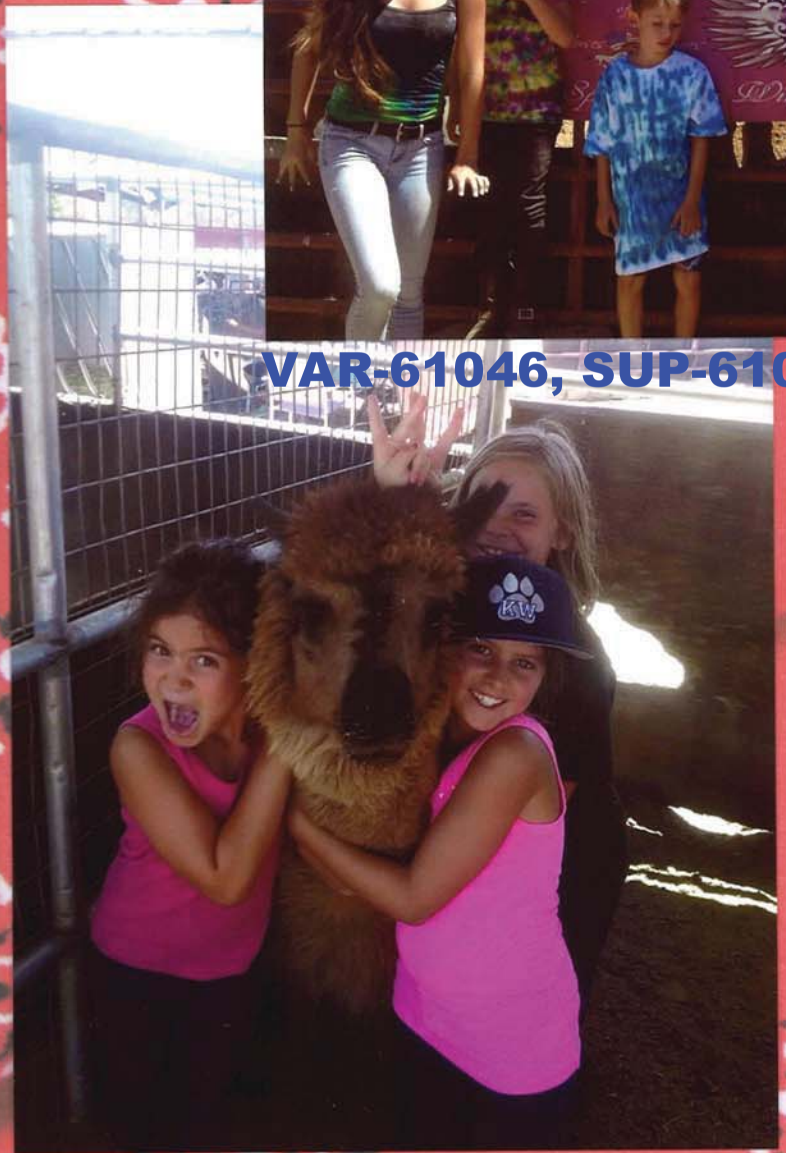


VAR-61046, SUP-61047 and SUP-61183

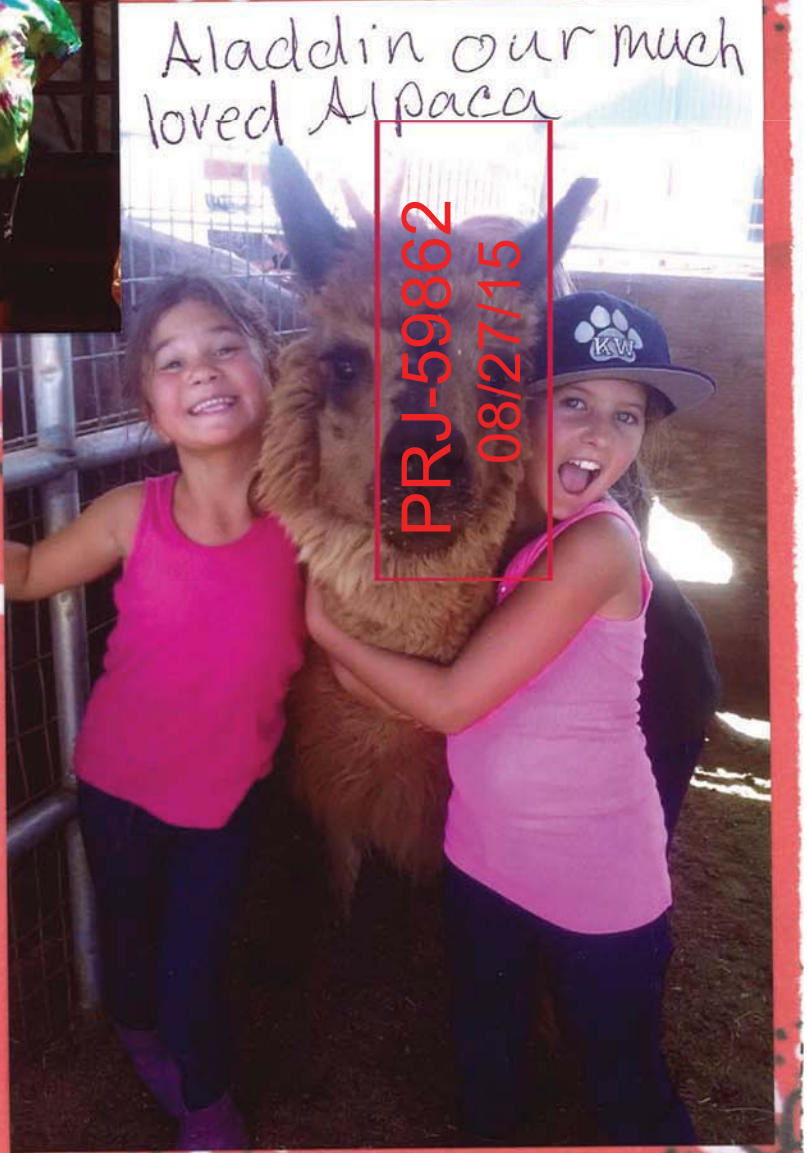
Picture of
22x16x12 out Door run



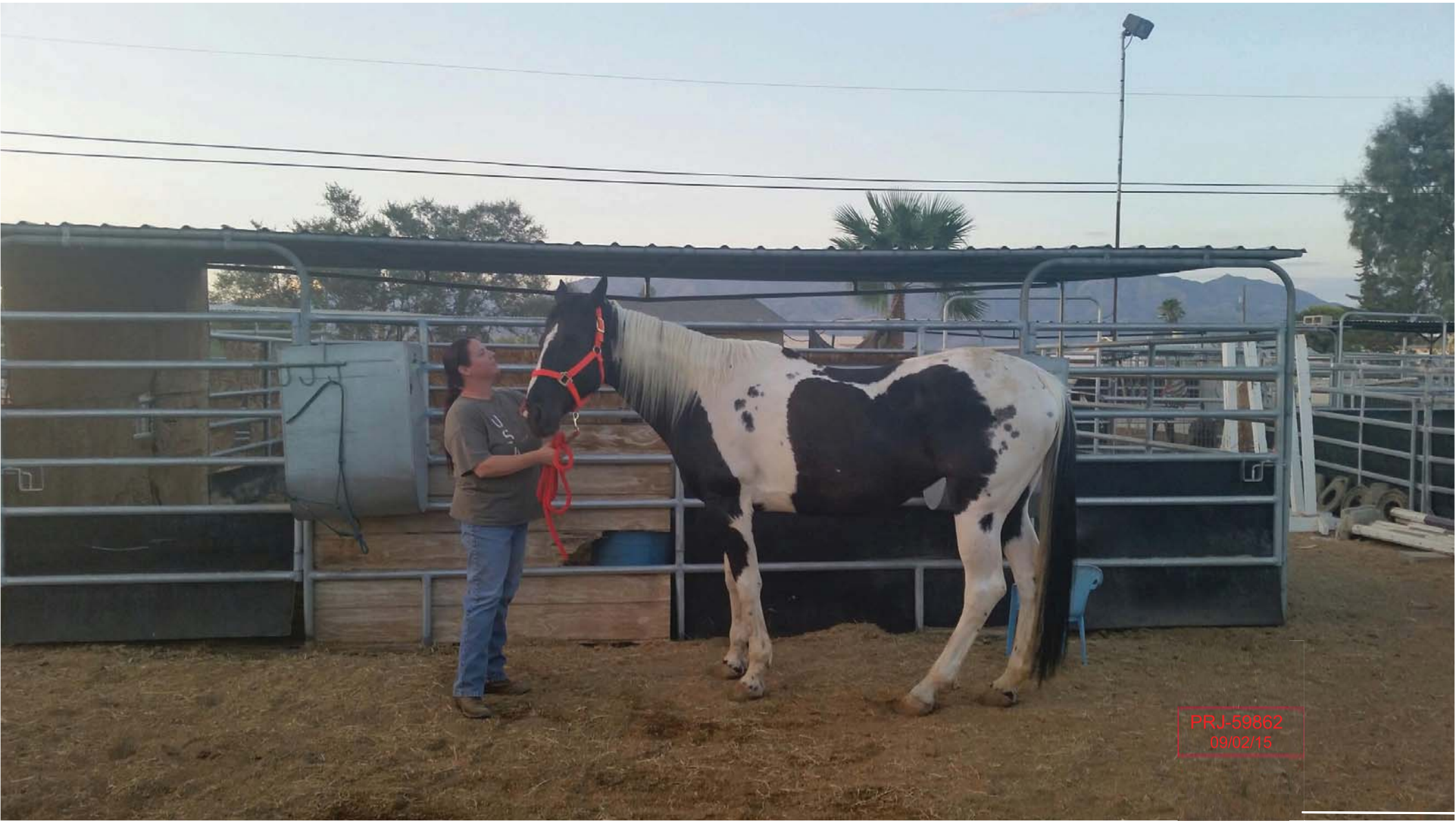
VAR-61046, SUP-61047 and SUP-61183



Aladdin our much loved Alpaca



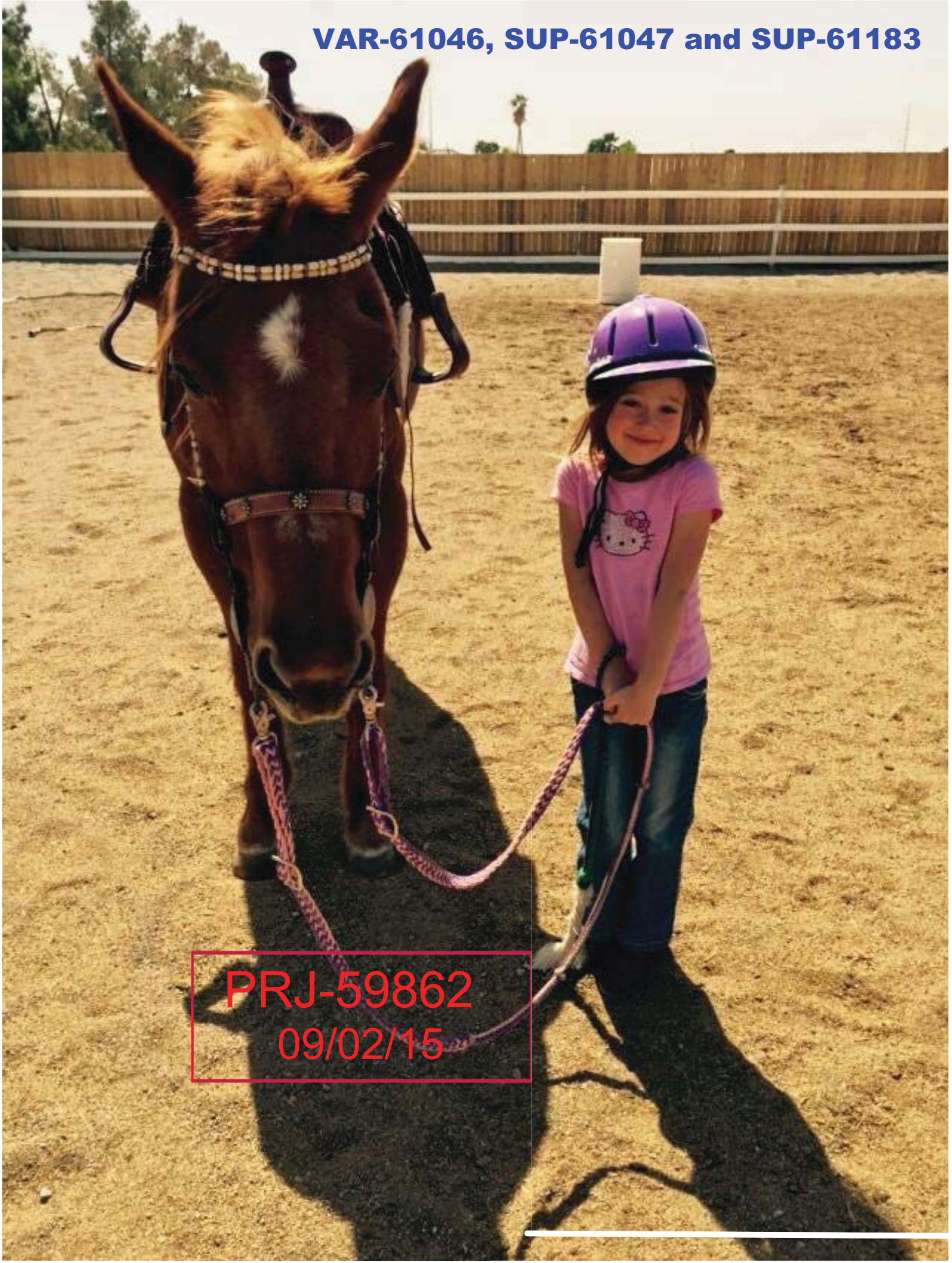
PRJ-59862
08/27/15



VAR-61046, SUP-61047 and SUP-61183



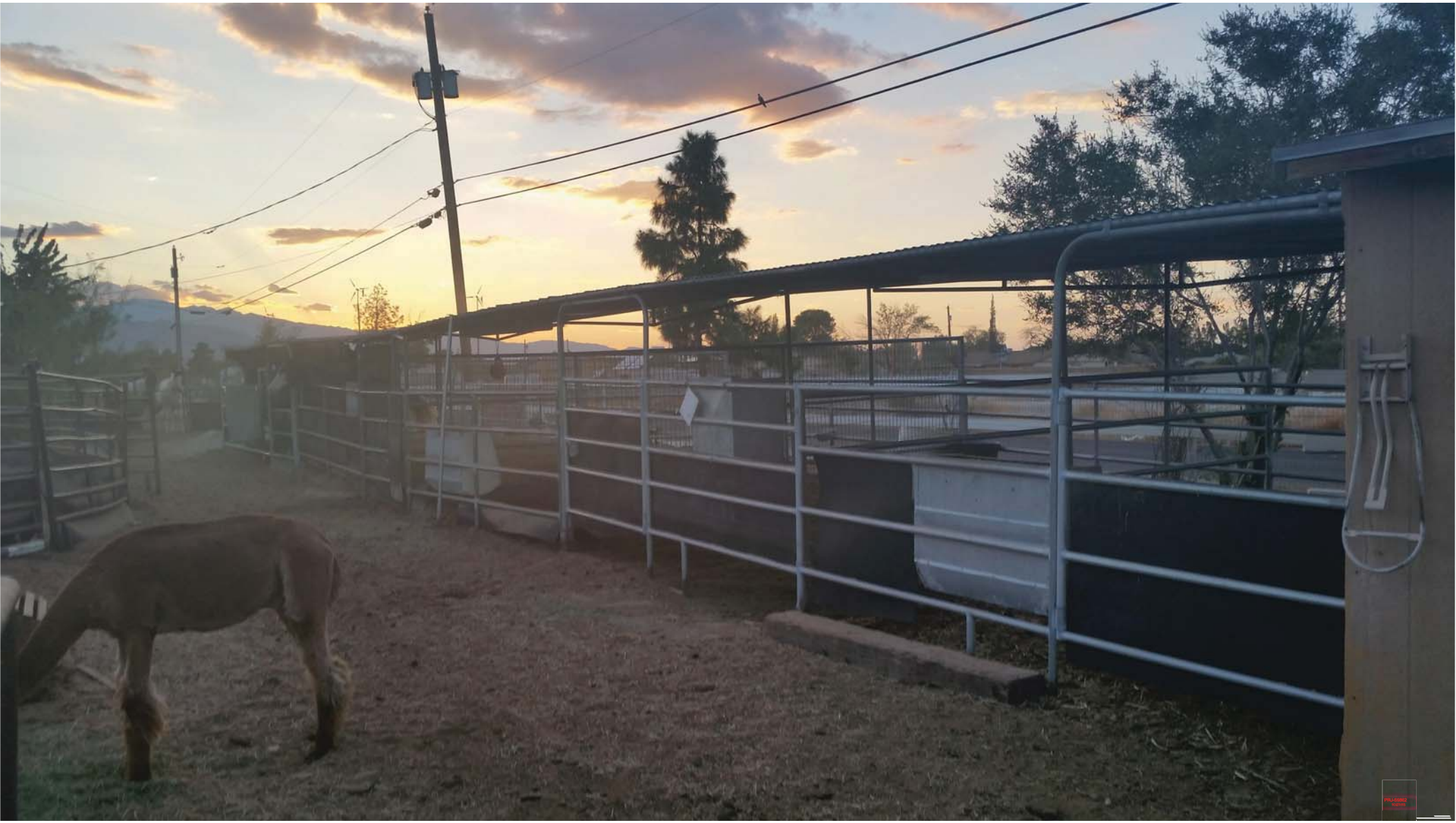
VAR-61046, SUP-61047 and SUP-61183


VAR-61046, SUP-61047 and SUP-61183
PRJ-59862
09/02/15


PRJ-59862
09/02/15
VAR-61046, SUP-61047 and SUP-61183



VAR-61046, SUP-61047 and SUP-61183



VAR-61046, SUP-61047 and SUP-61183



VAR-61046, SUP-61047 and SUP-61183



VAR-61046, SUP-61047 and SUP-61183



VAR-61046, SUP-61047 and SUP-61183



VAR-61046, SUP-61047 and SUP-61183



VAR-61046 [PRJ-59862] - VARIANCE RELATED TO SUP-61047 AND SUP-61183 - APPLICANT/OWNER: KIM J LECLAIR
5525 WEST ROME BOULEVARD

10/29/15



VAR-61046 [PRJ-59862] - VARIANCE RELATED TO SUP-61047 AND SUP-61183 - APPLICANT/OWNER: KIM J LECLAIR
5525 WEST ROME BOULEVARD

10/29/15



VAR-61046 [PRJ-59862] - VARIANCE RELATED TO SUP-61047 AND SUP-61183 - APPLICANT/OWNER: KIM J LECLAIR
5525 WEST ROME BOULEVARD

10/29/15



VAR-61046 [PRJ-59862] - VARIANCE RELATED TO SUP-61047 AND SUP-61183 - APPLICANT/OWNER: KIM J LECLAIR
5525 WEST ROME BOULEVARD

10/29/15



VAR-61046 [PRJ-59862] - VARIANCE RELATED TO SUP-61047 AND SUP-61183 - APPLICANT/OWNER: KIM J LECLAIR
5525 WEST ROME BOULEVARD

10/29/15



VAR-61046 [PRJ-59862] - VARIANCE RELATED TO SUP-61047 AND SUP-61183 - APPLICANT/OWNER: KIM J LECLAIR
5525 WEST ROME BOULEVARD

10/29/15

Justification Letter
Kim J. LeClair
5525 W. ROME BLVD.
LAS VEGAS, NV. 89131

Dear City Counsel Members,

I have been in the horse business my entire life. My family and I have owned horses since I was 6 years old. We had a small hobby farm growing up, where we raised cows, goats, pigs, chickens and horses. I wouldn't change the life I had for the world. The life lessons I learned on the farm have proven to be invaluable. I can't imagine raising my daughter any other way. I know that raising my daughter around animals has helped her become a strong, independent, well-rounded child that people love to be around despite all of the negative influences in our world. She is kind, loving, helpful, and respectful of others.

I have shown horses since I was 7 years old. My daughter, Bella, has shown them since she was 2. In addition to horse shows, she is deeply involved in rodeo and gymkhana competitions. She has won 3 saddles and countless buckles in her 12 years of life.

The horses on my property don't just belong to my family – they are family. Many of them have been rescued from starvation, neglect and even worse, slaughter. We have turned their lives around, given them hope, love, happiness and jobs. Several are still in rehabilitation from health issues stemming from starvation, abuse and neglect. My family has a very strong and emotional attachment to everyone of our animals. My daughter has several horses she competes on. My daughter and myself also trained these horses. In addition to the horses we have rescued and currently have in rehabilitation, we have horses that have been so abused that I could never bear the thought of them having to live anywhere else. I cannot send them to uncertainty. We have no plan B for them –we are their family. All of the horses we have are instrumental in our youth and adult programs. Not just with special needs but PTSD as well as providing stability to children with a deployed parent and grounding children of military families that get reassigned from location to location every 2 to 4 years. We are a proud facility of Horses 4 Heroes. Many of our riders compete in horse shows, gymkhana, and rodeos on our rescued horses.

If you look at the layout of property, you can clearly see there is ample room to accommodate all of the horses we have with room to spare. They are all well cared for, well fed, loved and have great lives and jobs. They all have large stalls that are 50% or more shaded. In addition to our large arena, we have a 60' round training pen and a large turnout/rehabilitation paddock in the front of the property. It's 94' x 84' with a covered area for them to get out of the weather. This paddock is where we rotate horses so they can run and play and rehabilitate if they cannot be ridden.

PRJ-59862
10/27/15

VAR-61046, SUP-61047 and SUP-61183

I am asking to keep the horses I have, up to 22. Please don't make us give up our family of furry, loved horses. We have worked so hard to make their lives the best they can be. Many of those rescued are unwanted by others. Some we have even rescued from slaughter. When the horse abandonment issue became a huge problem, we had space available. We saw a need and we filled it.

In addition to our horses, we have a very sweet and loving alpaca, Aladdin. He was also rescued from auction. Two pot belly pigs, Miss Piggy and Sir Arthur, that have been raised together their entire lives. Many of these animals are fixed and not used for breeding. There are 10 miniature pygmy goats and a flock of 35 chickens – these beloved animals also provide milk and eggs for personal & farm use. All of these animals are part of our therapeutic petting area. They provide children and adults with important sensory stimulation necessary to those with special needs. People can often tell their problems to animals before they can express themselves in society. I am honored to provide that atmosphere. One of my human family members, Kim Molnar, is a certified EGALA therapist and assists in many of these situations. The community has come to depend on the services we provide. They look to us to assist in their activities and therapies. We provide a safe environment for these individuals and groups.

We have very sturdy and safe stall accommodations for all of our animals. Plenty of shade, the best hay and feed we can get, and most of all, love.

I have lived here since May of 2002 and have never encountered any problems with our facility and accommodations. I invite you to come visit and see for yourselves.

Thank you all, for your time and consideration.

Sincerely,

Kim J. LeClair

PRJ-59862
10/27/15

VAR-61046, SUP-61047 and SUP-61183

Dear City Council,

In regards to boarding horses at 5525 W. Rome blvd. Please know at this time I have no intention on doing so. I am almost at the limit for what I requested and have no intentions on adding to it.

Thank you for your consideration.

Sincerely

Kim J. LeClair

VAR-61046, SUP-61047 and SUP-61183

PRJ-59862
11/12/15

Nora Lares

Subject: FW: Sup-61047, Sup-61183, VAR-61046

RECEIVED
DEC 7 2015
City of Las Vegas
Dept. of Planning

From: La Verne Gerst [mailto:lgerste132@hotmail.com]
Sent: Monday, December 07, 2015 10:27 AM
To: Jana L. Bruner
Subject: Sup-61047, Sup-61183, VAR-61046

I oppose these requests for the reasons stated on the "staff report" page one which says, The existing neighborhood is rural in nature with horses and livestock commonly found throughout the area; however the number of variances requested illustrate that there are too many animals on site. Staff finds the subject site in not physically suitable for intensity of land use and therefore, recommends denial of all three applications. I would like to add that if a "commercial" venture is allowed in this rural area it will set a precedence for more future requests. In closing, I strongly oppose these requests in order to maintain our quite, rural estates.

Thank you, La Verne Gerst

Submitted after final agenda

Date 12/7/15 Item 29-31 P

Re: White Wing Stables/Kim LeClair August 25, 2015

To Whom It May Concern:

My daughter, Taryn, has had an uncanny love for horses since the first time she laid eyes on one at the age of 16 months old. I plopped her atop this enormous animal, expecting fear and tears. What I got instead: a smile and enthusiastically kicking toddler legs as if to say 'giddyup'. At age 6, we signed her up for a trial period of lessons with what we thought was the only available ranch to do so. We were sorely disappointed in the disorganization of the operation and neglect we were witnessing to these poor animals. Still her love for these gentle giants grew.

An unexpected conversation arose one day with a stranger that led us to White Wing Stables and Kim LeClair. My husband was a Marine, is currently a corrections officer for Metro, and qualifies our family for the heralded Horses 4 Heroes program. This community program, as I understand it, was created for the real heroes in this world: active and veteran military, police, fire, EMT, etc. We further learned of the specific programs and opportunities offered to many with special needs, PTSD, or just families with deployed soldiers. A program where children who are missing their moms and dads can come and enjoy an afternoon on a horse, often seeking accidental therapy from these patient beasts with a listening ear and earnest eyes...for free. Riding, guiding, and grooming such a large and powerful animal brings satisfaction, pride, and trust to the human race, especially fragile human beings that have suffered loss, trauma, and the stress of a loved one overseas.

Kim LeClair has been instrumental in teaching my children to care for these animals. They are learning the value of a hard days work, compassion for those without a voice, and how rewarding it is to care for and rehabilitate sometimes-unwanted animals. My suburban 10yr old has witnessed birth, life, and what it takes to turn an abused, neglected, untrusting animal into a loving best friend for life. The gentle ebb and flow of give and take can only be truly achieved naturally through cause and effect with horses. You get what you give. My family has been blessed to work with White Wing Stables – I could not even begin to offer my children the same opportunities in our traditional tract home with postage stamped sized back yard.

Each of these gentle giants is hand picked by personality for their intended rider. That is no small feat when dealing with the public. Kim LeClair is an absolute professional at matching horse to rider, taking both parties into consideration. Once mounted, horse and rider become one, a team. It is important to everyone's safety that these fine tuned details be accurate. She has never let us down. Challenging the spirits of little ones with low confidence and showing them that they 'can'! Sometimes just putting a smile on someone's face who longed to just 'be' around horses. White Wing horses are pretty special because the people who care for them are pretty special.

PRJ-59862
08/27/15

VAR-61046, SUP-61047 and SUP-61183

White Wing Stables participates annually in some very special programs for special needs children. My own children are learning care and compassion not only for animals, but also for children without the same opportunities in life that they have been blessed, with the help of the horses, goats, chickens, pigs, alpaca, etc of White Wing (we just call them family).

We are a regular part of the scenery at White Wing Stables. Every single one of these animals are loved and cherished as family members. There is always someone cleaning a stall, checking the water, or building something fancy for the animals' comforts. Someone is always being snuggled, chickens fall asleep on laps of adoring fans, every furry and feathered body is being carefully perused for injury or illness...these animals need their humans. And their humans need these animals.

Some of these animals have been saved from the slaughterhouse – some with nursing babies right by their side (giant Contessa & baby Luna) – but these horses have no doubt saved countless humans in our community. Please don't fail them by denying them the only home and caregivers who took the time and patience to gain their trust. White Wing Stables, Kim LeClair, and the people that care for them daily ARE their plan B. And in many ways, these animals provide a plan B for the people in our community with unique conditions due to unique circumstances. White Wing Stables fulfills a need in our community that is often forgotten. The symbiotic relationship between these animals – all of White Wing's diverse animals – and the people that care for and about them should not be ignored.

Sincerely,



Liana M Araiza & Family

PRJ-59862
08/27/15

VAR-61046, SUP-61047 and SUP-61183

To Whom It May Concern:

We are pleased to have worked with white wing stable and Kim Leclair.
My child has had some behavior problems within school with and he has gotten much better since working with the horses and petting zoo at white wing stables. The learning experience, calmness and love he shows during his time there is amazing and will be with him for a very long time.

Thank you and if you have any questions please contact me.

Kimberly Durk
702-738-4330
little_durks@yahoo.com

PRJ-59862
08/27/15

VAR-61046, SUP-61047 and SUP-61183

Healing Hooves

7495 W. Azure Dr. #259
Las Vegas NV 89130

August 26, 2015

To Las Vegas City Council:

I am writing this letter in support of White Wing Stables. I am a Marriage and Family Therapist and an Alcohol and Drug Counselor who has been a therapist for twenty five years. I have worked with at risk youth in correctional settings, inpatient placements, day treatment and outpatient programs. Throughout my career I have incorporated experiential activities as these activities are most effective in producing change in a client. I am EAGALA certified to provide horse assisted therapy to individuals. This model has been researched and has demonstrated success with our Veterans who are suffering from Post Traumatic Stress Disorder, with those who struggle with addiction and with youth who struggle with their behaviors. With White Wing Stables support I have been able to provide an alternative to talk therapy for my clients. Kim LeClair has allowed me to use the rescue horses in sessions with clients. Using the rescue horses has been beneficial for my clients who lack empathy due to a mental health issue such as Asperger's syndrome or who have been traumatized by their own life events. For those who have been through traumatic experiences and are struggling to heal from those events the rescue horses demonstrate to the client that in a healthy environment they too can heal from their tragic events.

Although I use horses in a therapeutic model horses can be used in a non therapeutic setting to assist individuals to increase their self esteem so they can set limits with others while achieving their own goals. They can assist in reducing anger outbursts and teach individuals how to problem solve. At White Wing Stables youth and Veterans are offered opportunities to improve their moods and learn how to manage their behavioral choices. Some individuals are able to ride the horses and learn that they can manage a large animal which can translate into increasing their self esteem to manage large problems. Others are able to volunteer their time and take care of the various animals at White Wing Stables. Service to others is an important part to increasing self esteem and can be healing to some individuals and is offered to individuals at White Wing Stables.

At White Wing Stables individuals are afforded the opportunity to learn skills while riding or volunteering. The skills are learned through actively participating in taking care of the horses or managing the horses. The individuals are not given therapy but do demonstrate an improved mood. With an improved mood and improved behavior individuals can become healthy productive citizens which is a benefit to this community.

PRJ-59862
08/27/15

White Wing Stables is a valuable resource to our community as it provides services to those in need and assists individuals in healing which increases their contributions to our community. In my attempt to keep this letter brief I hope I have conveyed to you how White Wing Stables is an

asset to the community and the importance of continuing to allow White Wing Stables to serve this community.

Sincerely,

Kim Molnar, MFT LADC

PRJ-59862
08/27/15

VAR-61046, SUP-61047 and SUP-61183

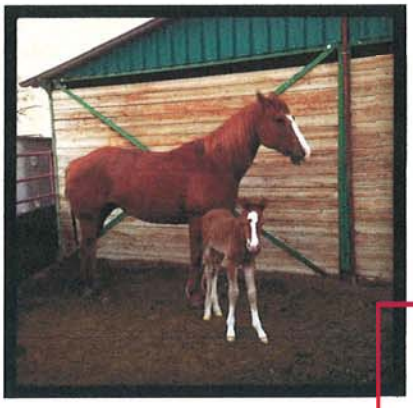
August 25, 2015

To whom it may concern,

I am writing this letter to share with you my experiences with Kim LeClair and the White Wing Stables facility she owns and operates. My family was transferred to Las Vegas in 2010. We were from San Diego, CA where my 8 year old daughter had just started to ride horses. With our move, our expendable income diminished severely due to an extreme pay cut. We found Horses 4 Heroes program and jumped on. The first stable we were at was good, but we did not feel that we would be missed if we weren't there. After about 8 weeks we went and literally stumbled upon White Wing. There we first met Kim. Ms. Kim met my daughter and had a no-nonsense attitude about safety and her animals. I could relate to the no-nonsense personality and I latched on before my daughter had a chance to look around! Cynthia, my daughter, fell in love the minute we got there. She had me signing the waiver for safety and history began. We started one day a week. Then we learned about the Young mentor program. We then were there one day a week for lessons, one for training. I home-schooled my daughter so time was not an issue. After 18 months at White Wing, Cynthia was there 20 hours a week. I had to DRAG her home each day. I kept thinking, how would we ever have seen my daughters passion if it weren't for White Wing? I found a Facebook post of a day where Cynthia was going for a special event that didn't start until 10 AM, but she had been up since 5AM because she could not wait to be there!



Safety. Never once did my daughter get hurt to the point of not being able to ride. Safety and Respect are top priorities at White Wing. As a city mom, that means the world to me. Cynthia learned very early on to be very respectful of the animals, not just horses, but all of the animals and their "quirks". It was also a great learning lesson to remind them that these animals did not all come from good and loving homes and have to be extra cared for to make them finally feel safe. What a life lesson! Ms. Kim is a wonderful teacher of that.



Cynthia was blessed to participate in helping a colt during birth and be there while the colt learned to be haltered, learned to be around people, learned to be away from it's mommy. That is a rare and valuable event in an equestrian's life. She still will discuss how she helped break away the amniotic sac from the colt!

Cynthia learned about the parts of a horse and would research during the day and be excited to tell Ms. Kim about everything she learned when she would get to the stable. She learned how to tell if a horse was sick, had colic, if it was hurt, or

PRJ-59862
08/27/15

Office DEPOT
OfficeMax

Impress Store 1225 <ods06702cpc@officedepot.com>

Fwd: Horse therapy

1 message

kimatwhitewing <kimatwhitewing@yahoo.com> Tue, Aug 25, 2015 at 3:37 PM
To: "ods06702cpc@officedepot.com" <ods06702cpc@officedepot.com>

Sent via the Samsung Galaxy S® 5 ACTIVE™, an AT&T 4G LTE smartphone

PRJ-59862
08/27/15

——— Original message ———
From: Nicole Budge <budge87@gmail.com>
Date:08/23/2015 11:39 AM (GMT-08:00)
To: Kimatwhitewing@yahoo.com
Subject: Horse therapy

To Whom it May Concern:

My husband and I have five daughters, four with neurological issues. One daughter in particular ,with Tourette's, was not always able to control herself and had episodes of violence toward her sisters and even a babysitter.

After years of counseling, different medications, etc. I was leaving work one day feeling overwhelmed. The week before, a health care provider had told me I had just better prepare myself for the day when my daughter would become a sociopath. I cried in my car and prayed to God in heaven how to help this child. The answer came forcefully to my mind and I knew it was an answer to prayer because it was something I had never heard of or considered. The answer was, "Put her on a horse". My husband and I had never had much exposure to horses, in fact were kind of afraid of these large animals so we figured this answer had to have come from heaven.

About eighteen months after she started riding, my mother visited. She said, "What have you been doing with Alyssa? She is completely different! It is the biggest miracle I have ever seen!" Scientifically speaking, horses help the rider develop mirror neurons. In some populations, mirror neurons, or the ability to empathize or mirror anothers emotions is limited. This can lead to a variety of disorders. Horses will not be led or even ridden unless the rider is in tune with themselves emotionally. I had always sensed that Alyssa was not overly aware of how she was acting and she certainly could never be led to reason with another persons point of view. The horses healed Alyssa!

The other girls also benefitted from riding by increasing motor skills and decreasing anxiety. None of the changes were as dramatic as with Alyssa, but we saw positive changes in all of them.

Our daughters have grown older and their interests have branched out. However, my husband and I will always feel a sense of deep appreciation and loyalty to White Wing Stables and, I guess heaven, for healing our family.

Sincerely,
David Budge PA-C
Nicole Budge RN

VAR-61046, SUP-61047 and SUP-61183

To whom it may concern,

I am writing this letter in behalf of White Wing Stables. My name is Joy Franc. I am an educator. I have been a teacher in education for over 24 years. I have a Master's degree and am currently teaching at Dean Allen Elementary. My daughter Jackie and I have been taking horse riding lessons from Kim for about 7 months. We are members of the Horses for Heroes non-profit organization. My husband is a police officer and has been working for the LVMPD for almost 26 years. My daughter wanted to take horseback riding lessons. We found out about White Wing Stables through the Horses for Heroes program. We had been looking for a place that my daughter could come and learn to barrel race and learn other horse training at an affordable price. We were blessed to find White Wing Stables and Kim. They provide a place where my daughter can come and fulfill her dreams of wanting to be a barrel racer and maybe compete someday, since we do not have the means or place to provide that for her. We were impressed with White Wing when we went to visit. It is a fun place to be. Kim and her daughter Bella are very nice and inviting. My daughter and I have come to love the horses we work with. While at White Wing these horses that were abused and neglected have found a warm and loving home where they can continue to have a purpose. We have come to know and love working with all the different horses there. Kim loves the horses and takes good care of them. Each of the horses has a story. Most of the ones I am familiar with have had hard lives before they came to the White Wing Stables. I have a love of animals and am interested in their history. Her animals are well fed and well taken care of. She is aware of their needs and health. When there is a concern she is quick to address those concerns. I have never seen any sign of abuse or neglect. There are a lot of people including parents, grandparents, and kids who come and like to hangout at White Wing. There is an inviting atmosphere there. She offers many different programs. She offers program for special needs kids and kids that have various problems. She is strict about safety and makes sure that children and adults wear helmets when riding. She makes sure that gates are closed and that kids do not play in restricted areas. She also teaches students how to groom and take care of the horses they work with. She provides horses for kids that have special needs or who are handicapped. I have seen first hand the effect that an animal especially horses have on handicapped children both physically and mentally. She provides and environment where those children love to come and ride. Kim is a loving teacher and mom. She has a concern for her students and their needs, yet she is strict and teaches discipline. As an educator, I believe that animals have a profound effect on people, especially children. Kim provides a safe place with different kinds of animals that children can come and be exposed to. I wish White Wing were closer to my school so that I could bring my students there on a field trip. As a conscientious teacher of young children, I would have no reservations about safety or welfare of my students if I were able to take them there. I would hate to see any of the animals at White Wing lose their home. We love White Wing Stables and all the animals there. We would not be able to afford to go anywhere else if we had too.

Sincerely,
Joy Franc

PRJ-59862
08/27/15

VAR-61046, SUP-61047 and SUP-61183

August 23, 2015

To Whom It May Concern:

I am writing in support of White Wing Stables. My daughter began riding under the guidance of Kim LeClair in 2012 while we were stationed at Nellis AFB. We were connected to White Wings Stables through the Horses for Heroes program. We were grateful for this program and for White Wing Stables because it made horse lessons affordable and available to us.

Kim LeClair is an excellent instructor and I was impressed by her emphasis on safety in and out of the arena. She takes time to teach all of her students about her horses and farm animals and how to safely care for and interact with them. I always felt comfortable with my daughter riding under Kim's supervision.

In addition to lessons, White Wing Stables also provided a refuge for horses in need. During our time there, Kim took in a pregnant rescue mare, nursed her back to health, and delivered her foal successfully. Her devotion to saving the mare and her foal was amazing and taught all of us about the importance of horse rescue.

White Wing Stables is a great asset to the military community in Las Vegas. They are a member of Horses for Heroes and provide opportunities for veterans to ride as well as their children. Her horses provide a much needed therapeutic service to not only veterans but also people with special needs. Kim is extremely passionate about therapeutic riding and the great benefits it offers to so many.

Kim LeClair takes immaculate care of her horses and farm animals. She is an extremely hard worker and puts her heart and soul into White Wing Stables. We feel fortunate that she shares her passion with the children and veterans of Las Vegas. We now reside near Joint Base Andrews in Maryland and I have yet to find a stable so devoted to our military community.

Sincerely,

Catherine Krivitzky
Air Force Spouse
3785 Larkview Ct.
Dunkirk, MD 20754

PRJ-59862
08/27/15

VAR-61046, SUP-61047 and SUP-61183

August 25, 2015

City of Las Vegas

To whom this may concern:

I would like to inform the City of Las Vegas about the positive outcome my daughter, McKen'z Zang has been experiencing under the horseback riding program taught by White Wing Stables under the tutelage of Kim LeClair.

We came to White Wing Stables around 2012 and we enrolled our daughter in her English riding program for hour long classes at the stable. Kim is a very patient, well trained and effective teacher. She knows how to encourage the kids with such positive words which empower them to have a healthy working relationship with their horse and their own abilities as they are riding them. My daughter has increased her technical abilities as well as her self-esteem. McKen'z learned how to not only ride a horse that is at least 2-3 times larger and heavier than she is, but she is also aware of how to respect them and how to take care of them from grooming, to proper saddling technique, feeding and keeping their stalls clean. She is taught what hard work entails to keep horses and animals healthy and well taken care of and have fun at the same time.

Kim is also a working single mother with a daughter, Bella. Both Kim and Bella are an amazing team. Both of these ladies are very well informed about the proper care of animals through strength and nurturing. I have heard numerous times how Kim has been up all night taking care of a sick animal but she continues to be her smiling self the next day teaching the kids even without sleep. She is very dedicated to her animals, her stable and the kids in her classes. Kim and Bella are like family to us and I'm pretty sure to the other families who go to White Wing Stables.

Kim, Bella and White Wing Stables have been a very positive addition to our daughter's life and to her upbringing. She has learned how hard work, love and respect of animals and your surroundings can have such a positive result to the environment which in turn can positively affect ourselves. These ladies and White Wing Stable deserve acknowledgement from our community. This is one of the few places in Las Vegas that teach children how to properly take care of and respect animals and in turn take care of and respect themselves. It also gets them out of the home in a safe environment and encourages physical activities and building strong relationships with animals and teamwork. I completely support Kim and White Wing Stables due to the result I see and the experiences of my daughter and the other children there.

For further information or assistance, please feel free to contact me at (702) 335-3557. Thank you for the time to read this heartfelt letter and feedback.

Sincerely,

MZang

Michelle Zang, RN, BSN

PRJ-59862
08/27/15

VAR-61046, SUP-61047 and SUP-61183

To The City of ~~North~~ Las Vegas Council Members August 23, 2105

Recently, it's come to my knowledge that Kim LeClair, of White Wing Stables is under scrutiny. I'd like you to take a moment to understand what this program has done for us, as well as so many others. My son and daughter began riding for Ms.Kimmy in 2010. My husband, Lt Col Daniel Harris and I moved to the area and were in search of a stable close to us. We insisted on a trainer extremely experienced with horses and children. Kim LeClair was recommended to us highly amongst the local community and military.

The strengths Kim Leclair demonstrates involve all aspects in knowledge of animals. She rescues horses and other animals near death or so abused no one wants them. She nurses them back to health with the involvement of other children and familes. Kim insists on teaching children everything from the birth of an animal to scooping fesces! She cares deeply for these animals and noone in the horse community knows better than her or her nearby helping hands. I've had my children at a number of riding facilities across the country that have more money and space but lack so terribly in knowledge.

The horse my daughter rode is named, "Missy". Heather began riding her at age 3 and Kim trained not only my daughter but the starved to near death mare to win almost every event in the nearby Gymkana. My daughter learned to brush, saddle, bathe, feed and respect her. Heather learned to listen to the horses actions to understand if she was hurt or not feeling well. Heather has developed an exceptional love for animals and wants to persue Large animal vet school at Auburn University. I devote all of her love for animals to Kim.

My son rode Patches and Dunnit. Both rescue horses with lots of heart for children. Jason became a leader in the group for Horse Showmanship and Trail. Both of these horses would win any event entered into, because of their remarkable training. You have to understand, where most horse people don't exercise their horse and let them stand around all day. Those horses can't handle competing in the desert heat. Kim offered lessons almost everyday and these horses were exercised everyday, hot or cold! ALL of her horses are in better shape than any horse I ever saw in any event we competed in. My son never received anything other than first or second places at any event while riding Kim's horses. My son struggled with my husbands deployments, he had been hit by a car when he was only 4 and had broken his pelvis. This facility with Kim's help, was able to take the timidness out of my son and taught him to trust himself again. It also gave Jason the confidence to handle a huge animal. Jason became a leader at school, sports and horsemanship because of Kim. Jason became a leader to other children at her facility. There are very few people in the world who have the dedication and knowledge that Kim demonstrates.

White Wing Stables offers camps for children in the winter and summer. At these camps the children learn how to work together, how to care for all the animals, how to do ranch chores and how to communicate and love any kind of animals. Her petting zoo is amazing to young children. Kim keeps an array of different animals for the children. The petting zoo is a perfect example for her children to communicate and care for the smallest and most unique of animals.

PRJ-59862
08/27/15

Kim and her crew took my husband and I, after a deployment, on trail rides in the foothills to admire the wild horses and nature. Not only does she dedicate her herself to her horses and children but she's able to teach the love to our active duty and spouses as well.

Kim teaches safety amongst all things. Her ability to work with children, veterans, and adults is untouchable. My children have never been hurt or in danger at her facility. I highly recommend her and her facility to your families. Please understand the impact Kim LeClair has on the military and local community. To lose this facility would be detrimental to the two military bases nearby. As well as to all the children she's touched in the area.

If you'd like further information involving Kim LeClair of White Wing Stables, please contact me.

Sincerely ,

Wendy Harris

(850) 890-6896

4414 Schooner Ln

Lynn Haven, FL 32444

PRJ-59862
08/27/15

VAR-61046, SUP-61047 and SUP-61183

Michael Sanzaro
3609 Inverness Grove Ave.
North Las Vegas, NV 89081
Cell Phone (702) 821-5296

August 24, 2015

~~North~~ Las Vegas City Counsel

Re: Statement on behalf of White Wing Stables

Dear Counsel:

My name is Michael Sanzaro. I am a former Marine and Vietnam Veteran with a 100% service connected disability. I have a 70% rating for PTSD because of my extensive combat experiences and traumatic brain injury from being hit in the head. The reason I have told you this is because of the enormous benefits that I receive as a disabled veteran from participating in Kim's Horses for Hero's Program. I was introduced to Kim's Horses for Hero's Program from Tony, another Vietnam Veteran at the Vet Center. The Vet Center offers individual and group counseling for combat veterans of all ages. Group counseling works much better than the medications the VA gives us for PTSD. But I have found that what works best for me is the therapeutic benefit of participating in Kim's Horses for Hero's Program.

About a year ago, I started to tag along with Tony when he visited White Wing Stables. He would ride one of the horses and then clean the stall and the horse afterward. I did not ride, because at the beginning I was petrified of being near a horse. Tony moved out of state, but I continued to go to Kim's Stables. Now, I thoroughly enjoy riding. I have developed a wonderful bond with Kim's horses, goats, and even her alpaca. Kim's Horses for Hero's is extremely therapeutic for me. I have learned to care for not just the horses, but also all the animals at Kim's Stables. It is very hard to explain the satisfaction I get from mucking stalls (shoveling horse shit), my duty after riding one of the horses. I was taught to clean horses hoofs, saddle a horse, and wash the horse. I also enjoy feeding all the animals. But, my most rewarding emotion is just putting my arms around the horses necks and hugging them and rubbing their necks. I have changed so much in just one year of visiting Kim's Stables. Kim's Horses for Hero's Program has greatly helped me in controlling my anxiety and panic attacks. Working with all of Kim's animals has been so beneficial for me. I visit Kim's Stabled 3 to 4 times a week. Sometimes I am there at 6 am just to be near the animals. I am never in a depressed mood when I am at Kim's Stables and it most definitely helps me throughout the day. I constantly talk about my times at Kim's Stables with my Vet counseling group. I want to introduce other Veterans at the Vet Center suffering from PTSD to Kim's Horses for Hero's Program just like Tony did for me.

About six months ago, I helped Kim and her daughter as they brought their traveling petting zoo to the opening ceremonies for Cheyenne Little League at Sea Strand Park. I believe the Mayor and a City Counsel Member for the City of North Las Vegas were both there. Kim's traveling zoo was very well appreciated and enjoyed by the kids and their parents.

PRJ-59862
08/27/15

I also enjoy helping Kim and her daughter when other groups arrive. Occasionally a group of underprivileged kids would arrive at Kim's Stables. I don't remember the name of these groups. I would help saddle the horses. Kim was very stern on safety. She would ensure that each child wore a helmet and that the stirrups were properly adjusted for each child. Safety is always paramount with Kim. She and her daughter would remain in the arena while the children rode the horses. Besides riding the horses, the children visit Kim's petting zoo and mingle with the goats, chickens, pigs, alpaca and her miniature horse. For a few hours the kids enjoy a wonderful time at Kim's White Wing Stables.

I have asked Kim to present this letter to you in the hope that the [redacted] Las Vegas City Counsel allows Kim to continue with her Horses for Hero's Program and traveling petting zoo.

Thank you for your time and consideration of this very important matter. This request is not just important to me, but for other disabled veterans that I have met at Kim's Stables. They need her help, as I have, as they also fight their battle with PTSD. These disabled veterans have served our country and suffer from PTSD as I do, please let Kim's Horses for Hero's Program continue to help us. If you have any questions for me, my address and phone number is located at the top of this letter.

Semper Fi,

Michael Sanzaro

Michael Sanzaro

PRJ-59862
08/27/15

VAR-61046, SUP-61047 and SUP-61183

Date: August 25, 2015

From: Vanessa Tillman
3628 Bella Legato Ave.
North Las Vegas, NV 89081
(702) 249-6850

To: North Las Vegas City Counsel

Subj: Kim LeClair White Wing Stables

~~North~~ Las Vegas Counsel Members:

For the past year and a half my daughter Violet has taken riding lessons from Kim LeClair and has entered several Gym Khana events. Violet not only learned how to ride her horse in these events, but Kim has taught her how to care for her assigned rescue horse. Safety is the number one priority at Kims' Stables. No one rides a horse without a helmet. Kim or her daughter inspect every horse and rider before they enter the arena.

During the time that I have been at Kims' Stables, I have noticed that other organizations rely on Kims' Stables. I have seen groups of children from the Glass House Organization and Boys Scouts arrive by van and visit Kims' petting zoo and ride her rescue horses. I was very impressed that Kim opens her stables to disabled veterans and children of our National Guard stationed at Nellis. I have talked with several disabled veterans that participate in Kims' Horses for Hero's Program. They seem so at ease and happy to be riding and working with Kims' rescue horses and told me that it helps them deal with their PTSD symptoms. I have seen these veterans clean stalls, feed and play with the other animals. My great grandfather, grandfather, my dad and my husband have all served in the military. I am very thankful and appreciative of Kim for offering such a great program for the wounded and disabled veterans. Kim rescues horses that would have been put down and uses these horses for therapeutic treatment for our disabled veterans and children organizations living within our community. Without these rescue horses, Kim would not be able to provide these programs.

I hope this letter is helpful in making your decision to allow Kim LeClair to continue the great work she does for the ~~North~~ Las Vegas Community at White Wing Stables. Violet misses her riding lessons with her rescue horse and hopes she can continue riding lessons very soon.

Sincerely,

Vanessa Tillman

PRJ-59862
08/27/15

VAR-61046, SUP-61047 and SUP-61183

From:
Heather R. Pickett, DO, FAAFP, DABMA
Col (Ret), USAF, MC, SFS
5884 Taylor Valley Ave
Las Vegas, NV 89131

24 August 2015

To:
The City of Las Vegas Council Members

To Whom it May Concern,

This letter is regarding a reference for White Wing Stables in Las Vegas, NV. I have been sending my 9 year old daughter here for 2 years to learn horseback riding. As a retired Air Force officer, a professor and a family physician I have been keenly aware of the need for military children and veterans to have an outlet for learning self-confidence, safety and how to work as a team. Through the Horses for Heroes program, Kim LeClair with White Wing Stables has opened her stables and life to kids and adults of all ages and backgrounds and provides them with this experience. From the beginning she sets them up with expectations for success but doesn't shy away from the need to have them work diligently to 'earn' the privilege of caring for and riding a horse.

All of the participants are required to learn safety around the horses, learn to halter on, bathe, lead and problem solve with them. Kim doesn't just limit this to able-bodied riders either. She requires this of all special needs participants and encourages them to do their best. It is remarkable to see a previously shy, perhaps developmentally delayed child just blossom around her horses and gain independence. I work at the Las Vegas Veterans Health Center and have seen how this program impacts veterans. Many of our vets are 'broken' much like some of the rescue horses that Kim works with. Together they form a bond and gain a level of interdependence and a therapeutic relationship that transcends medication and psychotherapy. Kim doesn't pressure her students excessively but allows them to progress at their own pace and tries to understand their learning ability and personality.

I had no experience with horses prior to this and now my daughter is teaching me 'well Miss Kim says…..'! She brings her friends to the petting zoo, has been involved with their vacation camps and is constantly improving. Many of her classmates from school participate as well. Even though she doesn't have the desire to compete or show horses, she just loves to ride and Kim allows her that experience to be a part of an equestrian family.

I have referred many friends to White Wing Stables and highly recommend they be granted a special use permit. Our neighborhood up here benefits so much in more ways than one. Her program is a gem! Please do not hesitate to contact me at 618-334-2653 or rhpickett@me.com should you have any other questions or concerns.

Very Respectfully,

Heather R. Pickett DO
Col (Ret), USAF

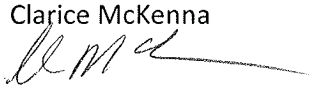
PRJ-59862
08/27/15

VAR-61046, SUP-61047 and SUP-61183

I am writing this letter in support of Kim LeClair and White Wing Stables,

My family has been taking lessons with White Wing Stables for the past two years and we are constantly impressed with Kim LeClair and her facilities. The horses for hero's program she provides is a huge help to families of military, law enforcement and teachers. Kim's programs help our families be able to participate in activities that they might have not been able to if these programs weren't in place. Kim is very knowledgeable instructor and emphasizes safety with all her students. One of the first things everyone is taught at White Wing is how to be safe around the animals and no student is allowed into the arena without a helmet. Not only is Kim an amazing instructor but she takes great care of her animals and teaches her students the importance of caring for and respecting them as well. She teaches her students that the horses they ride aren't just animals but they are part of their family and it is important to care for them as such. Kim treats all of her animals as part of her family. She has done some amazing things for so many different families; it would be a shame to see her family torn apart. As a single mother with two kids who is both working in law enforcement and prior military, I greatly appreciate everything Kim has been able to do for my family. We would never have been able to learn what we have without her and her program at White Wing.

Clarice McKenna



PRJ-59862
08/27/15

VAR-61046, SUP-61047 and SUP-61183

To the City of Las Vegas,

My family became Horses 4 Heroes members two and a half years ago to help make horse riding lessons affordable for my two daughters. We found White Wing Stables through Horses 4 Heroes and have been going weekly since. There my daughters have learned how to take care of horses, chickens, goats, and even pigs. Since we are military we don't have the ability to own a horse and White Wing Stables has given us the option to ride several times a week and even compete in Gymkhana. Without White Wing Stables we wouldn't be able to afford these activities.

White Wing Stables gives back to the military community, those with special needs, and rescues animals. We love being a part of the White Wing Stables family and hope they will be able to continue serving our community for years to come.

Sincerely,

Christy Winterbottom
702-556-7381

PRJ-59862
08/27/15

VAR-61046, SUP-61047 and SUP-61183

White Wing Stables have been a blessing for our daughter. She is nine years old and extremely shy. She started working with the animals at White Wing Stables two months ago. In this short time she has started to come out of her shell. For example when people speak to her she no longer smiles and nods her head. She is starting to answer them with her words additionally we no longer have to order her food at restaurants anymore because she has built up the confidence to order for herself. This was just a couple of improvements we have noticed with our daughter. We would love to see more through the continued work with Kim at White Wing Stables. With her help our daughter is sure to grow into a confident young lady.

V/R,

Christina Lione

PRJ-59862
08/27/15

To whom it may concern.

I am writing this on behalf of Kim LeClair and White Wing Stables. What they do out there is simply amazing. I have seen shy children become much more outgoing as they interact with the animals. The goats, pigs, chickens and alpaca are very relaxing. Kim is great with all the kids. Children with special needs respond well to the horses and the smiles and reactions are priceless.

Every child and adult Must wear helmets and boots. Safety is her #1 priority as presious lives are in her hands. We need more people like Kim LeClair. She does so much for her Rescue horses. She/we even saved a mother and foal from going to slaughter. They are so grateful and you can see it in there eyes. They Love the attention

PRJ-59862
08/27/15

VAR-61046, SUP-61047 and SUP-61183

that the kids and adults give them. I personally have benifited from her place along with my son.

Thank You
Debbie Wood

PRJ-59862
08/27/15

Sept. 1 ,2015

To Whom it may concern;

My name is Francene Burk, I have been a friend of Kim Le Clair for many years, even after her move to Nevada years ago we still stay in touch. I am writing this letter in her behalf because I want to help people understand that her White wing Stable is a very important place.

It provides a place for children to learn and explore nature, as well as having a fun time while learning about Goats, Horses, Chickens, and how to take care of them.

Kim is hard working woman, she created this little place on her own, she loves animals and only wants them to be safe and healthy. She finds homes that will do the same for them.

To prevent my friend, Kim from doing what she loves is a cruel and unjust thing.

Please let her do the good works with the animals as well as the children that come there.

Sincerely

Francene Burk

Francene Burk

PRJ-59862
09/02/15

VAR-61046, SUP-61047 and SUP-61183

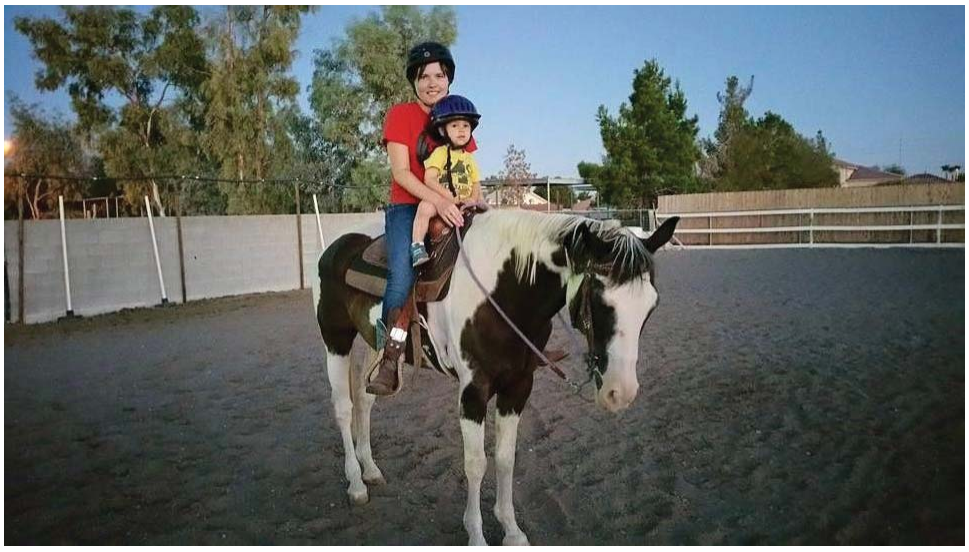
Sanne Tingley
8921 Happy Stream Ave
Las Vegas NV 89143
(817) 723-8663

August 28, 2015

To whom it may concern,

I am writing in regards to the permit requirements and regulations set forth by the city of Las Vegas on behalf of Kim Le Clair of White Wing Stables. My experience at White Wing has been nothing short of nurturing of my love of horses and riding. Kim and her daughter Bella value our experiences as students and ensure that our needs are met. I have always recommended White Wing stables especially for children because Kim has the patience and nurturing demeanor to teach even the youngest students. Her horses are also very safe for young students and her attention to the safety of the rider is of the highest priority. Kim often matches people to horses to ensure maximum comfort for the duration of lesson time. I, myself, have become a better horsewoman because of her and she has inspired me to teach my children the amazing things horses give and show us. As a person with no background in riding, Kim has accommodated my military lifestyle with the military discount and affiliation with Horses for Heroes therefore making her lessons accessible to anyone.

Kim has also never turned away from any animal needing help, often nurturing horses back to health, rescuing them from abusive situations or slaughter, and turning them into loving and trustworthy animals. Her hard work and dedication make her deserving of the animals, business, and lifestyle she has created for herself. She is a valuable asset to the community which should not be diminished.



Sincerely,

PRJ-59862
09/02/15

VAR-61046, SUP-61047 and SUP-61183

Wednesday, August 26, 2015

RE: White Wing Stables, Kim Dunnit and a most valuable Community Service

To Whom it may concern:

My name is Dr. Todd Zang. I serve as an active practicing physician in the community as a Podiatrist. I have practiced medicine in Las Vegas for 14 years. My little girl is 11 years old, her name is McKen'Z, her nickname is "Z". She has been part of the Horses for Heroes program for several years now.

Ever since "Z" was a little girl, she loved horses. She started riding when she was 5. She deeply relates to the power and gentleness of horses and she looks forward to her visits with Ms. Kim at White Wing Stables (WWS) every week.

As an involved parent, I also ride along side with Z during our learning sessions. The benefit of Father and Daughter bonding while actively engaged upon horse back, builds trust, camaraderie and fond memories to last until the twilight hours of my life. It is such a heart full joy to see Z progress and consistently overcome barriers of self belief. While she is engaged on a horses back, doing more technical things than previously though possible, that has direct translation into other areas of my childs positive development.

My experience with White Wing Stables starts with the most loving and caring woman, Ms. Kim. Her character of authenticity shines through whie truly caring for people, animals and the community. She always makes sure people are safe, horses are cared for and miscellaneous petting zoo animals have a good home. She always has valuable experience to share, lessons to teach and a helpful hand to anyone, any time. The statement of, together we are strong, rings true about our kind, loving leader, Ms Kim. The Stable with all the mosaic of life, is a joyous place to visit and facilitates growth for people of all needs and levels.

Although my Daughter does not have special needs, I have ridden with children who do. Ms. Kim's program is both Safe and Robust enough to accommodate people of all types of backgrounds. What I have seen is that the children who are lucky enough to have an experience with WWS, consistently respond with joy and pride. Reveling in accomplishment as they connect with either the horses or another of the several variety of delightful animals, peacefully living within WWS.

Furthermore, as a physician evaluating WWS as a therapeutic healing center, the medical journal literature reveals the that as people connect with Rescue Horses, and other animals, issues such as Post Traumatic Stress Syndrome, Anxiety, Loneliness, Trust issues etc… are all helped by the bonding and anticipation of the human to animal bonding eperience. WWS clearly is this type of safe place where healing happens.

PRJ-59862
09/02/15

VAR-61046, SUP-61047 and SUP-61183

It has been my experience that Animals generally come from a place of unconditional love and are able to trans-mutate feelings of discolored within a person and create a present moment of peace that can send a ripple effect to the person throughout their life time. The relationship can be an anchor in a person's life, thus a lasting beneficial healing experience.

Therefore, based on the preponderance of clinical corralative evidence and the countless number of people that find WWS a Safe, Healing and life enhancing place, I give my highest recommendation that the City of Las Vegas and whomever else may be involved, Issue the Special Use Permit necessary to continue operations as established, for Ms. Kim Dunnit and White Wing Stables. Anything other than approval would clearly be counterproductive to our Veterans, Police, medical personal, special needs children and regular folks, who have already received great benefit within this most wonderful community asset.

Sincerely,

Dr. Todd J. Zang

Doctor of Podiatric Medicine

drtzang@gmail.com

702-525-7320

PRJ-59862
09/02/15

VAR-61046, SUP-61047 and SUP-61183

Mark Rex

From: kimatwhitewing <kimatwhitewing@yahoo.com>
Sent: Tuesday, September 01, 2015 8:11 PM
To: Mark Rex
Subject: Fwd: WWS letter prj59862

Sent via the Samsung Galaxy S® 5 ACTIVE™, an AT&T 4G LTE smartphone

-------- Original message --------
From: Jessica Hagstette <jhagstette@gmail.com>
Date:08/26/2015 9:18 PM (GMT-08:00)
To: kimatwhitewing@yahoo.com
Cc: drhagstette <drhagstette@craigrd.com>, Jessica Hagstette <jhagstette@gmail.com>, Susan Toepfer <Sewingsusan@cox.net>
Subject: WWS letter

To Whom It May Concern: August 26, 2015

This letter is in regards to my local favorite animal farm, White Wing Stables, and the owner Kim LeClair. My name is Jessica Hagstette and my family and I have enjoyed taking horseback riding lessons at White Wing Stables for the past 3 years. I am a local practicing small animal veterinarian and a mother of four young children. Animals of all shapes and sizes are near and dear to my heart and finding safe exposure to horses and farm animals for my children was very important to me. I found everything I was looking for and more with Kim and White Wings Stables.

Kim offers an excellent riding program for beginner students. She focuses on safety and building confidence with the young riders. The horses in the program are the safest horses I've ever seen. She trains them specifically for handling all scopes of children, from the un-coordinated to the un-observant. These horses listen to her voice commands and have always returned my babies to me in better shape then when I put them on, both mentally and physically. Every week the students ride a different horse and they learn a story about where their mount of the day is from or what that particular horse may have lived through. Most of the horses that are at White Wings Stables are on their second or third chance, or have just plain been saved from the meat truck. It is so wonderful to see these animals rehabilitated and bringing joy to the community around them everyday.

PRJ-59862
09/02/15

The petting zoo is another favorite part of White Wings Stables. Children and adults alike get to enjoy animals that they usually would not interact with. My children have learned about farm animal husbandry and how to handle a variety of species such as chickens and goats. They even sheared an alpaca this summer.

In this day and age of computers and technology it is so refreshing to get outside and interact with animals and other humans. At White Wings Stables at any given time you will see children and adults riding horses at all different levels, people of all abilities petting animals with their hearts in their hands, young equestrians teaching horses new skills, wise old equestrians handing down their life learned lessons, military veterans getting out into the community and connecting again, and a handful of animals that have been given a second chance at life. It is important to protect havens such as this so that the power of nature, community, and the love of animals can thrive and continue to positively influence the people around it. My children are better riders and more well rounded humans because of their experience with Kim LeClair and White Wings Stables.

Sincerely,

Jessica Hagstette D.V.M.

PRJ-59862
09/02/15

Mark Rex

From: kimatwhitewing <kimatwhitewing@yahoo.com>
Sent: Tuesday, September 01, 2015 8:09 PM
To: Mark Rex
Subject: Fwd: White Wing STables prj59862
Attachments: IMG_0532.JPG; IMG_0533.JPG; IMG_0534.JPG

Sent via the Samsung Galaxy S® 5 ACTIVE™, an AT&T 4G LTE smartphone

-------- Original message --------
From: Lyndi Blom <lyndi_carlile@hotmail.com>
Date:08/29/2015 8:42 PM (GMT-08:00)
To: kimatwhitewing <kimatwhitewing@yahoo.com>
Subject: White Wing STables

Dear Las Vegas city council men and women,
I'm writing in regards to White Wing Stables and what it means to our community and more specifically my children.
First let me tell you a little about myself and my family. We are a military family. My husband served for twenty years and just recently retired. We were stationed at Nellis for three and half years. I have four children. Hayden my daughter is 7, Hannah is five, Hunter is 3 and Harper is 20 months. In our time at Vegas, I lost my mother to a four year battle to cancer, my daughters were very close to her. We moved into a new home, I had two babies in 2 years. Their daddy deployed. My point in writing you these events is to tell you my children, more specifically my daughters, needed joy. They needed something outside of our home to bring us out of the turmoil and change.
I found Kim and white wing stables. There aren't many places in Las Vegas you can go and sit and pet a goat, or collect chicken eggs, ride a horse, or learn to tend to a large animal. Kim's stable provided this and more. There is no way I could have afforded horse riding lessons for two little girls anywhere else. My children loved being at Kim's. They learned to muck stalls, take off tack, and feed. The most important thing was my girls found something they loved and were willing to work for. I saw a change in my girls. They learned many valuable lessons that you just can't anywhere else other than caring for another creature. They learned to care for something bigger than themselves, they got frustrated and learned to work through it, they learned to trust a giant animal and themselves. Kim was firm with them but loving. Very professional and my girls adore her. Kids today need this! They need to get out and brush a horse and learn to work. Kim's facility provides these type of scenarios for all walks of life.
If you choose to not reward this license you will be destroying a lot of dreams and an amazing opportunity for our children and special needs.
Thank you for taking the time to read my letter.
Sincerely,
Lyndi Blom

PRJ-59862
09/02/15

VAR-61046, SUP-61047 and SUP-61183

August 26, 2015

To Whom It May Concern,
My name is Eric Canja, my wife and three daughters want to express our support of White Wing Stables. Our oldest daughter has thrived as a horse enthusiast.

There is so much value that White Wing Stables provides. All of our girls have attended the summer camp for at least the past three years.

The environment for them is safe and fun. They learn responsibility in ways that can carry over into other areas of their lives.

Our oldest daughter has some issues with anxiety and we find that she is in her element while at White Wing Stables.

It warms our heart as parents to listen to our daughters talk about the different animals they see. As it has evolved into what it is today… our daughters have been so excited to tell us whenever a new "member of the family" finds a home.

Kim LeClair is very passionate about providing a location for locals to have a horse riding experience.

As a father, I know it would devastate my oldest daughter if any of the horses needed to be relocated as she has an attachment to all the animals that call White Wings Stables home.

Please consider how your decision can indirectly have a negative impact on a large number of families as well as the animals if it comes to locating to someplace that will be extremely unfamiliar to them.

We look forward to being able to continue to have lessons… camp… and maintain the relationships that have come from being associated with White Wing Stables.

Regards,

The Canja Family
Eric, Steph, Audrey, Alice and Addison Canja

PRJ-59862
09/02/15

VAR-61046, SUP-61047 and SUP-61183

August 26, 2015

To Whom It May Concern:

It is my great pleasure to write this letter in support of Kim LeClair of White Wing Stables in the application of a special permit for her property. As a military spouse and mother of a “Horses for Hero’s” participant, I have seen her dedication towards the students and animals entrusted to her care.

Kim LeClair has an effective and pleasurable program for both youth and adults. She provides individualized instruction for students with all challenges and special needs. Everyone succeeds with Ms. LeClair. She not only teaches her students how to ride horses, she teaches them how to care for the animals. She also has a small petting zoo, which she uses to educate and expose the students to different types of farm animals. She is able to serve so many students because she rescues gentle horses that she then trains to be lesson horses. It is a win-win situation.

My daughter was involved in White Wing Stables’ Horses for Hero’s horseback riding lesson program, which provides horseback riding lessons to military and first responder families at a reduced cost. During the entire two years we lived in Las Vegas, my daughter took lessons, participated in the summer camp program, volunteered as a counselor for the winter camp program, and participated in the Horses for Hero’s Walk-Trot Spectacular. My son took lessons briefly, but when he did not continue, was welcomed with open arms to visit the animals and learn about their care. Both of my children gained a tremendous amount of confidence through these programs. My family is fortunate to have found Kim LeClair and White Wing Stables.

Sincerely,

Robin Pope
Military Spouse

PRJ-59862
09/02/15

VAR-61046, SUP-61047 and SUP-61183

Justification Letter
Alana D Herrera
1013 Plumb Ridge Ave
N Las Vegas, NV 89081

Dear City Council Members,

I am Kim LeClair's sister in law, and I have worked with Kim at White Wing Stables for a long time now. Kim LeClair is one of the most selfless person anyone could meet, as she works with Horses4Heroes hand in hand. She is a dedicated and passionate horse rescuer/lover. More so she is an inspirational woman and a positive role model for her daughter and the children who come to Wing Wing Stables. The selfless work that she does all while raising her daughter Bella is a testament to her determination and drive. For years Kim has been giving back to her community with her services at White Wing Stables, and she deserves to continue on.

At White Wing Stables she has worked on providing a safe haven for the children of all first responders. She has created a place that helps them heal and thrive from the stresses they endure with a parent away for so long. Kim teaches these children how to be responsible, confident, happy, and compassionate. Teachings that every child should learn as it creates better adults for the future. The children at White Wing Stables truly love and enjoy every moment they are there, so much so that they invite friends to partake in its wonder.

Kim also provides these services to the first responders and their spouses as well. Providing the same life lessons and a slightly deeper emotional advancement for them. While these adults are here they have a safe place to heal from wounds seen and unseen. A place of healing scars of things they have seen and comrades/spouses they have lost. She assists in the management of PTSD and gives these brave men and women an outlet. Along with this she helps mend their moral and build back their confidence. She provides them with a second family, the White Wing family, a place judgement free and of common ground.

If that wasn't enough Kim also helps with special needs children from her community. As statistics and hard evidence have shown, interaction with horses helps stimulate special needs children in a positive way. It away for them to grow and advance themselves in a safe environment. The bond and love that these children feel with their horse friends always brings tears to their families eyes. They grow confident and daring, a whole other person when working with their horses.

Kim's work not only provides priceless help and growth to her human White Wing family, but her 4-legged ones as well. The majority of the horses of White Wing Stables have been rescued, as well as many other of the barn animals. These horses where abused, starved beyond belief, or about to be sold to slaughter. White Wing Stables is a second chance for these animals. Kim has slaved at caring and rehabilitating them with her daughter Bella, and the help of her other White Wing family members. These horses are natured like they are our own children, for as long as their rehabilitation may take. Kim gives them a second chance to feel love, safety, meaning and happiness at White Wing Stables.

PRJ-59862
09/02/15

VAR-61046, SUP-61047 and SUP-61183

Along with the horses Kim has saved many other animals from horrible fates. She has brought new joy to them and the children by creating a wonderful petting zoo. Kim helps teaches smaller children responsibilities here, such as care for the animals and proper treatment. It also allows for Kim to share these wonderful animals at different locations. This not only helps the animals with even more human contact but it allows for children farther away to partake and experience the wonder and joy.

After 15 years the city has decided to come down on such an amazing single mother. Who has selflessly given back to her community day in and day out without waiver. Who has provided such valuable service without the expectation of recognition. To force these animals from their sanctuary would not only be heartbreaking and confusing to them, but their human family as well. It would break the hearts of child and adult a like to see their 4-legged heroes be ripped from their lives. To loss that silent listener of a friend that they have come to rely on and grow with. Most of all it was kill Kim and Bella, my dearest sister in law and niece, to watch their babies be taken away to an unknown future.

I implore the council to be the heroes that Kim herself now needs, please save White Wing Stables and its family. Please allow Kim to continue her selfless work and allow her to continue helping our Las Vegas animals, first responders, families, and children for many more years to come.

Thank you for your time and consideration,

Alana D. Herrera

PRJ-59862
09/02/15

VAR-61046, SUP-61047 and SUP-61183

Sept. 1 ,2015

To Whom it may concern;

My name is Francene Burk, I have been a friend of Kim Le Clair for many years, even after her move to Nevada years ago we still stay in touch. I am writing this letter in her behalf because I want to help people understand that her White wing Stable is a very important place.

It provides a place for children to learn and explore nature, as well as having a fun time while learning about Goats, Horses, Chickens, and how to take care of them.

Kim is hard working woman, she created this little place on her own, she loves animals and only wants them to be safe and healthy. She finds homes that will do the same for them.

To prevent my friend, Kim from doing what she loves is a cruel and unjust thing.

Please let her do the good works with the animals as well as the children that come there.

Sincerely

Francene Burk

Francene Burk

PRJ-59862
10/27/15

VAR-61046, SUP-61047 and SUP-61183

August 21, 2015

To Whom It May Concern:

Kim LeClair and White Wing Stables have offered my daughter a form of therapy not easily found for 4 years. My daughter was diagnosed with Adjustment Disorder when she was 3 years old. Horseback riding was one place that helped her deal with stressors in her daily life. She is a different child after she rides; calmer, clearer thinking and ready to take on anything. During her lessons, you can actually watch her body relax and her mind free up. Horseback riding has also helped her learn to deal with tough situations and how to overcome them. When she is on a horse, she has to be the one in charge and control. She has to figure out how to solve a problem quickly on the spot as she is on top of a 1000lb animal. These are valuable life lessons.

Being a military family, making friends is hard on kids as they move from place to place. White Wing Stables offers a fantastic program through Horses for Heroes where they offer affordable riding lessons to military families. Through this barn, my daughter was able to meet new friends and even reconnect with friends from prior bases. She has gained confidence and self-assurance. We looked at other riding options in the Las Vegas area but they were cost forbid able and not the correct therapeutic, relaxed environment. My daughter does not aspirations of being a world-class rider, she just wants to ride and destress. It is very rare to find a stable/barn that will allow this; most want to train you to show, perform, etc. White Wing Stables offers the lessons at a price we can afford and allows her to do what she needs to do with riding.

Watching my daughter ride and the therapeutic effect it has on her is amazing. As she enters middle school this year, I know it will be important to continue her riding lessons to deal with the stress and new adjustments she will have to make. I hope and pray you will take into consideration all the lives you will be affecting by not allowing White Wing Stable to continue to operate as they have for many years, servicing numerous children and adults who are healed through horse back riding.

Sincerely,

Heidi Dalbec

PRJ-59862
10/27/15

VAR-61046, SUP-61047 and SUP-61183

26 August 2015

In Regards To: White Wing Stables

From: Benjamin Buchta

To Whom It May Concern,

White Wing Stables (WWS) provides a safe, stable and unique environment that is invaluable to my family. Every part of WWS brings a wonderful element of escape from city life for my three children. Whether it is the cross-beaked chicken or PeeWee the Goat, my girls and wife look forward to the random acts of love all of these animals provide and we look forward to them each week.

More than the oasis of countryside within the city, Kim is a wonderful mom, coach and overseer of all the creatures at WWS and has taught my oldest daughter the ins and outs of being an equestrian. Ellie has a strong personality being the oldest sister, and learning to be confident on a horse has changed her demeanor for the better. She has been respected and encouraged by Kim and learns to reciprocate that behavior every time she rides. What is never sacrificed is safety. We are not having fun when we are not safe. Not only does Ellie increase her awareness every week, but her sisters also learn how to treat, feed, care for and engage with all sorts of animals.

Whatever the concern for WWS, I am sure that it can be overcome. Sensible solutions can be provided by Kim and supportive parents with the right information and expectations. Please consider not only the lives of the families affected, but also the care that is given for the animals at WWS including the rescue horses. We are a part of a larger family at WWS and our little community works to provide a loving, supportive environment for our kids and each other.

Sincerely,

Benjamin Buchta

Pilot, USAF and
Local Small Business Owner

Benjamin A. Buchta

PRJ-59862
10/27/15

VAR-61046, SUP-61047 and SUP-61183

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-61046 [PRJ-59862]

Planning Commission Meeting of 12/8/2015

RECEIVED
DEC 7 2015
City of Las Vegas
Dept. of Planning

Case: VAR-61046

12524801014
SETAREH JOHN
SETAREH DALIAH
136 GRETNA GREEN WAY
LOS ANGELES CA 90049

FROM :

FAX NO. :

Dec. 04 2015 09:38PM P1

29P

p.2
702 655-1184
Richard T. Kast
Dec 03 15 05:20p

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-61046 [PRJ-59862]
Planning Commission Meeting of 12/8/2015

RECEIVED
DEC 7 2015
City of Las Vegas
Dept. of Planning

Case: VAR-61046
12524410014
KAST RICHARD T & ANGELA C
5408 VERBENA CREEK CT
LAS VEGAS NV 89131-2933

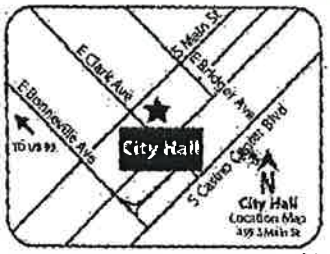
89 JRDCNP1 89131

29P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-61046 [PRJ-59862]

Planning Commission Meeting of 12/8/2015

RECEIVED
DEC 7 2015
City of Las Vegas
Dept. of Planning

Case: VAR-61046

12524304009
PRIVITERA CYNTHIA A
5421 W ANO DR
LAS VEGAS NV 89131-2953

99 JRDGNPI 89131

29P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1830

RECEIVED
DEC 7 2015
City of Las Vegas
Dept. of Planning

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.

VAR-61046 [PRJ-59862]
Planning Commission Meeting of 12/8/2015

Case: VAR-61046
12524402001
RYAN TERESA M & ROBERT W
5725 W ROME BLVD
LAS VEGAS NV 89131-2912

29P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-61046 [PRJ-59862]
Planning Commission Meeting of 12/8/2015

100% support this request.

Case: VAR-61046

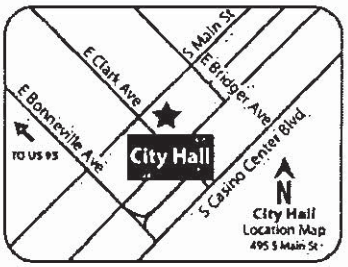
12524412028
MYERS MICHAEL B
6428 SOMERVELL RANCH ST
LAS VEGAS NV 89131-2971

29A

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-61046 [PRJ-59862]
Planning Commission Meeting of 12/8/2015

99 JRDGNPI 89131

RECEIVED

DEC 14 2015

City of Las Vegas
Dept. of Planning

Case: VAR-61046

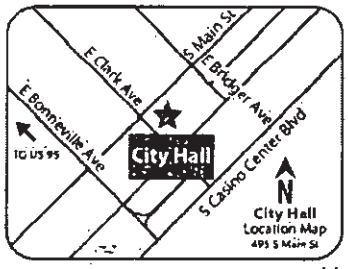
12524710025
SUAREZ JAIME E SR
5317 BLUE EVERGREEN AVE
LAS VEGAS NV 89131

17P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-61046 [PRJ-59862]
Planning Commission Meeting of 12/8/2015

RECEIVED
DEC 14 2015
City of Las Vegas
Dept. of Planning

Case: VAR-61046

12524410002
CHANDLER GEORGE T & BEVERLY E
5616 MESQUITE MEADOW CT
LAS VEGAS NV 89131-2958

99 JRDGNPI 89131

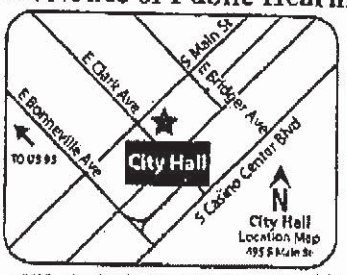
17P

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

They do Not Clean up after them!

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 10 2015
City of Las Vegas
Dept. of Planning

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

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-61046 [PRJ-59862]
Planning Commission Meeting of 12/8/2015

Case: VAR-61046

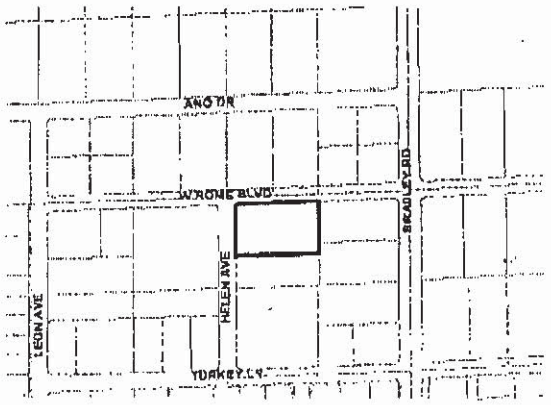
12524402005
KURTZ JAMES L & DOLLIE D
6531 LEON AVE
LAS VEGAS NV 89131-2935

89 JRDCNPI 89131

Application Information

VAR-61046 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KIM J LECLAIR - For possible action on a request for a Variance TO ALLOW AN EXISTING DETACHED ACCESSORY STRUCTURES (CLASS II) [HORSE CORRALS] TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED, TO ALLOW A ONE-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING FOR AN EXISTING DETACHED ACCESSORY STRUCTURES (CLASS II) [SHADE STRUCTURE] WHERE SIX FEET IS REQUIRED, TO ALLOW A ONE-FOOT SIDE YARD SETBACK FOR EXISTING ACCESSORY STRUCTURES (CLASS II) [A 192 SQUARE-FOOT HAY BARN AND A 48 SQUARE-FOOT WELL HOUSE] WHERE 10 FEET IS REQUIRED, TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE CLASS II [ANIMAL SHADE STRUCTURE] WHERE 10 FEET IS REQUIRED, AND TO ALLOW A 12-FOOT CORNER SIDE YARD SETBACK FOR ACCESSORY STRUCTURES [ANIMAL SHADE STRUCTURE AND TACK ROOM] WHERE 15 FEET IS REQUIRED on 1.29 acres at 5525 West Rome Boulevard (APN 125-24-403-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-59862].

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*December 08, 2015*
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

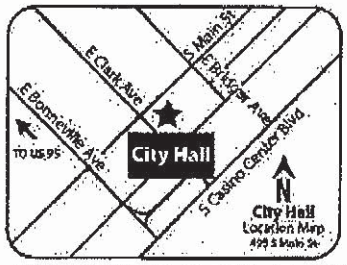
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to http://www.lasvegasnevada.gov.

17P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-61046 [PRJ-59862]
Planning Commission Meeting of 12/8/2015

99 JRDCNPI 89131

RECEIVED

DEC 9 2015

City of Las Vegas
Dept. of Planning

Case: VAR-61046

12524402006
LOUGH RICHARD D
GILBERT TERESA
6530 HELEN AVE
LAS VEGAS NV 89131-2906

17P

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - SUP-61047 - SPECIAL USE PERMIT RELATED TO VAR-61046 - PUBLIC HEARING - APPLICANT/OWNER: KIM J LECLAIR - For possible action on a request for a Special Use Permit FOR AN EXISTING ANIMAL KEEPING & HUSBANDRY USE TO ALLOW 22 HORSES, ONE ALPACA AND 10 GOATS WHERE A MAXIMUM OF SEVEN HORSES AND SEVEN GOATS ARE ALLOWED at 5525 West Rome Boulevard (APN 125-24-403-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-59862]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**24**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards for SUP-61047 and SUP-61183 [PRJ-59862]

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-61047 APN: _____

Name of Property Owner: Kim LeClair

Name of Applicant: Kim LeClair

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: Kim LeClair

State of Nev
County of Clark

Subscribed and sworn before me

This 27 day of Aug 2015 by Kimberly Jo LeClair.

_____

Notary Public in and for said County and State

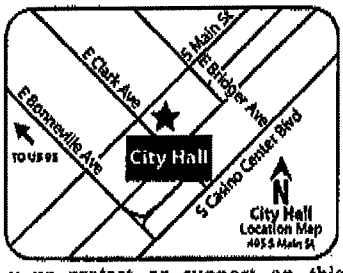
PRJ-59862
08/27/15

STEVEN KOGER
Notary Public - State of Nevada
County of Clark
APPT. NO. 10-3603-1
My App. Expires Dec. 1, 2018

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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-61047 & SUP-61183 [PRJ-59862]
Planning Commission Meeting of 12/8/2015

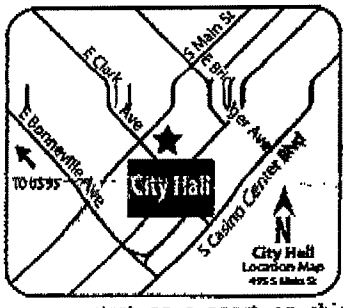
Case: SUP-61047
12524701009
KLAPPERICK ROBERT & PATRICIA A
5308 ROME BLVD
LAS VEGAS NV 89131-2716

30-31P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

Case: SUP-61047
12524801014
SETAREH JOHN
SETAREH DALIAH
136 GRETNA GREEN WAY
LOS ANGELES CA 90049

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-61047 & SUP-61183 [PRJ-59862]
Planning Commission Meeting of 12/8/2015

94 JRDGNFI 90049

FROM :
FAX NO. :
Dec. 04 2015 09:40PM P1

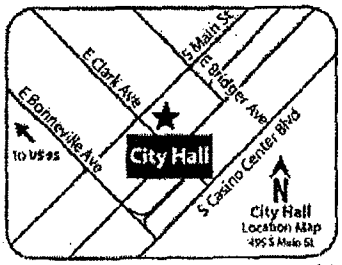
30-31P

p.1
702 655-1184
Richard T. Kast
Dec 03 15 05:20p

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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-61047 & SUP-61183 [PRJ-59862]
Planning Commission Meeting of 12/8/2015

Case: SUP-61047
12524410014
KAST RICHARD T & ANGELA C
5408 VERBENA CREEK CT
LAS VEGAS NV 89131-2933

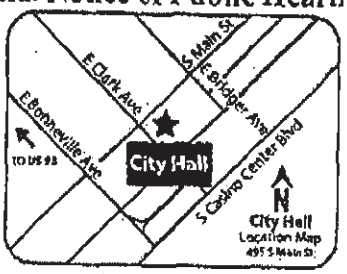
89 JRDGNP I 89131

30-31 P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the epartment 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 ould like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

lease use available blank space on card for your comments.
UP-61047 & SUP-61183 [PRJ-59862]
lanning Commission Meeting of 12/8/2015

RECEIVED

DEC 10 2015

City of Las Vegas
Dept. of Planning

Case: SUP-61047

12524402005
KURTZ JAMES L & DOLLIE D
6531 LEON AVE
LAS VEGAS NV 89131-2935

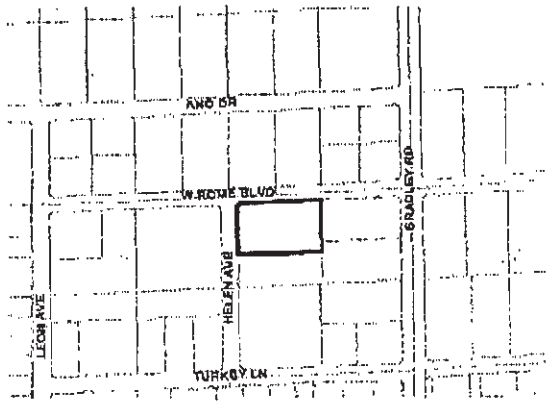
85 JRDCNP1 89131

Application Information

SUP-61047 - SPECIAL USE PERMIT RELATED TO VAR-61046 - PUBLIC HEARING - APPLICANT/OWNER: KIM J LECLAIR - For possible action on a request for a Special Use Permit FOR AN EXISTING ANIMAL KEEPING & HUSBANDRY USE TO ALLOW 22 HORSES, ONE ALPACA AND 10 GOATS WHERE A MAXIMUM OF SEVEN HORSES AND SEVEN GOATS ARE ALLOWED at 5525 West Rome Boulevard (APN 125-24-403-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-59862].

SUP-61183 - SPECIAL USE PERMIT RELATED TO VAR-61046 AND SUP-61047 - PUBLIC HEARING - APPLICANT/OWNER: KIM J LECLAIR - For possible action on a request for a Special Use Permit FOR A PROPOSED HORSE CORRAL OR STABLE (COMMERCIAL) USE TO PROVIDE INSTRUCTIONAL OR RECREATIONAL ACTIVITIES FOR OTHER THAN OCCUPANTS OF THE PREMISES at 5525 West Rome Boulevard (APN 125-24-403-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-59862].

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***December 08, 2015***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

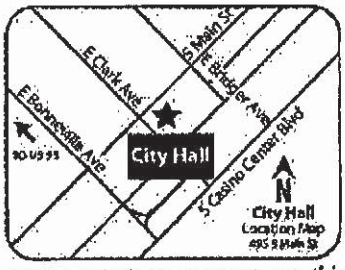
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to http://www.lasvegasnevada.gov.

18-19P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

DEC 9 2015

City of Las Vegas
Dept. of Planning

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-61047 & SUP-61183 [PRJ-59862]
Planning Commission Meeting of 12/8/2015

Case: SUP-61047

12524402006
LOUGH RICHARD D
GILBERT TERESA
6530 HELEN AVE
LAS VEGAS NV 89131-2906

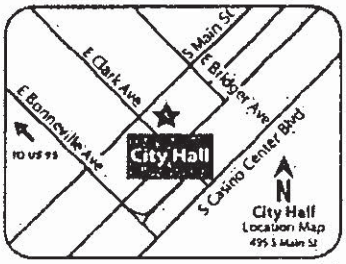
89 JRDCNPI 89131

18-19P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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-61047 & SUP-61183 [PRJ-59862]
Planning Commission Meeting of 12/8/2015

RECEIVED
DEC 14 2015
City of Las Vegas
Dept. of Planning

Case: SUP-61047
12524410002
CHANDLER GEORGE T & BEVERLY E
5616 MESQUITE MEADOW CT
LAS VEGAS NV 89131-2958

93 JRDGNPI 89131

18-19 A

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - SUP-61183 - SPECIAL USE PERMIT RELATED TO VAR-61046 AND SUP-61047 - PUBLIC HEARING - APPLICANT/OWNER: KIM J LECLAIR - For possible action on a request for a Special Use Permit FOR A PROPOSED HORSE CORRAL OR STABLE (COMMERCIAL) USE TO PROVIDE INSTRUCTIONAL OR RECREATIONAL ACTIVITIES FOR OTHER THAN OCCUPANTS OF THE PREMISES at 5525 West Rome Boulevard (APN 125-24-403-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-59862]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**24**
City Council Meeting	**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

Case Number: SUP-61183 APN: _____

Name of Property Owner: Kim LeClair

Name of Applicant: Kim LeClair

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: Kim LeClair

State of Nev
County of Clark
Subscribed and sworn before me

This 27 day of Aug 2015 by Kimberly Jo LeClair.

_____
Notary Public in and for said County and State

PRJ-59862
08/27/15

STEVEN KOGER
Notary Public - State of Nevada
County of Clark
APPT. NO. 10-3603-1
My App. Expires Dec. 1, 2018

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - VAR-61777 - VARIANCE - PUBLIC HEARING - APPLICANT: LV LAND COMPANY, LLC - OWNER: LV LAND COMPANY, LLC, ET AL - For possible action on a request for a Variance TO ALLOW AN ALLEY TO TERMINATE IN A DEAD END DESIGN WHERE A CUL-DE-SAC OR PERPETUAL VEHICULAR ACCESS THROUGH THE SITE IS REQUIRED on 0.88 acres on the south side of Clark Avenue, 140 feet west of Las Vegas Boulevard (APNs 139-34-303-002, 139-34-311-151 and 153), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-60669]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Abeyance Request - VAR-61777 and VAC-61552 [PRJ-60669]
2. Location and Aerial Maps
3. Conditions and Staff Report - VAR-61777 and VAC-61552 [PRJ-60669]
4. Supporting Documentation - VAR-61777 and VAC-61552 [PRJ-60669]
5. Photo(s) - VAR-61777 and VAC-61552 [PRJ-60669]
6. Justification Letter - VAR-61777 and VAC-61552 [PRJ-60669]
7. Court Order Appointing Receiver - VAR-61777 and VAC-61552 [PRJ-60669]
8. Support Postcard

EHB
COMPANIES

December 30, 2015

Mr. Mark Rex
Department of Planning
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89101

RE: VAR-61777 and VAC-61552

Dear Mr. Rex,

Please use this letter as our official request to place the above referenced items in abeyance from the January 12, 2016 Planning Commission to February 9, 2016. This request is to allow the applicant for the Bonneville Office Building to complete the paperwork for the Vacation request of their portion of the Alley Way that is adjacent to their property.

Please confirm our request at your earliest convenience.

Sincerely,

LV Land Company LLC
a Nevada limited liability company

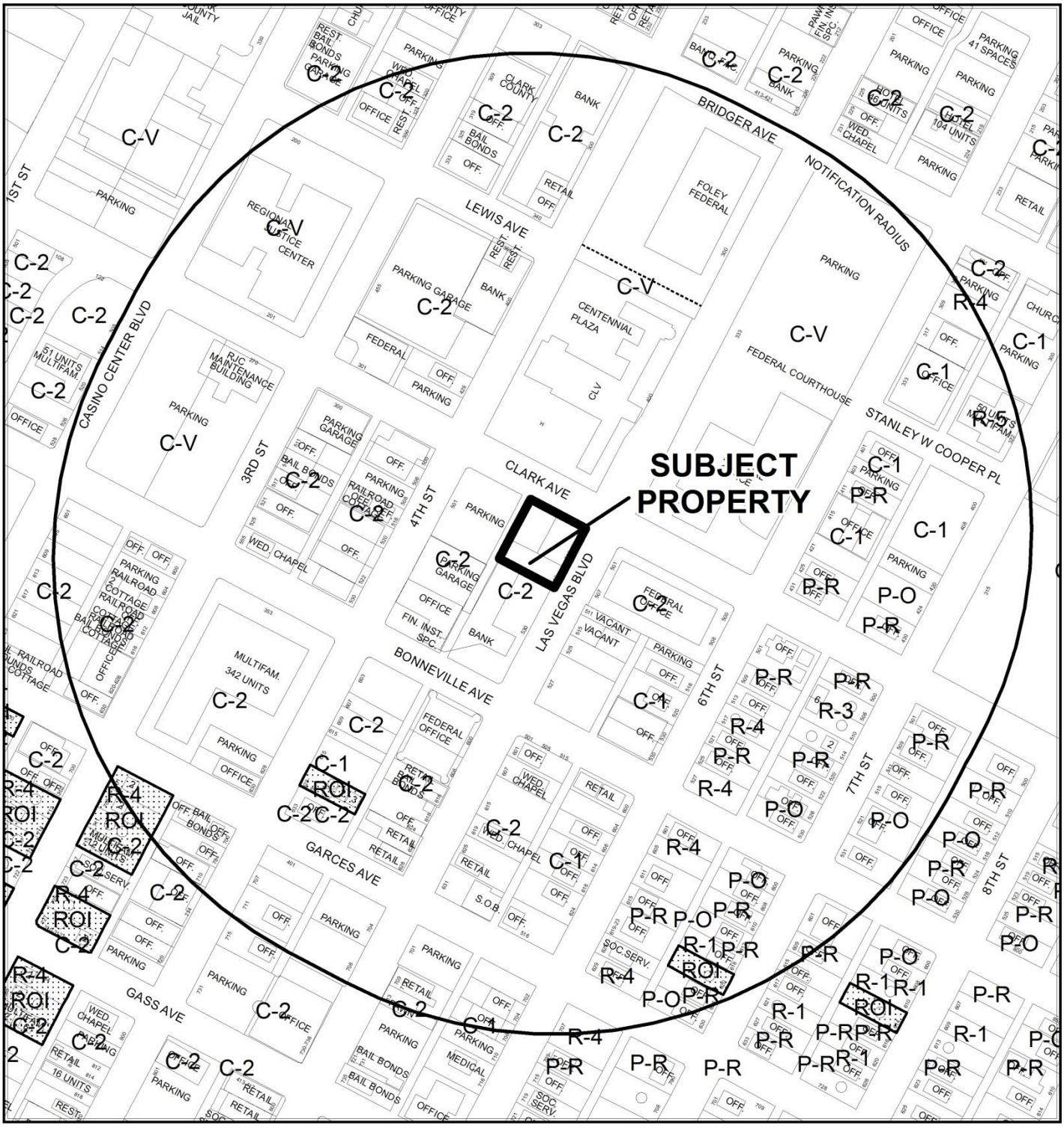
By: EHB Companies LLC
a Nevada limited liability company
Its Manager

By: _____
Name: Frank Pankratz
Its: Manager

1215 S. Ft. Apache, Ste. #120
Las Vegas, NV 89117
702.940.6930

PRJ-60669
12/30/15

VAR-61777 and VAC-61552



CASE: **VAR-61777 (PRJ-60669)**

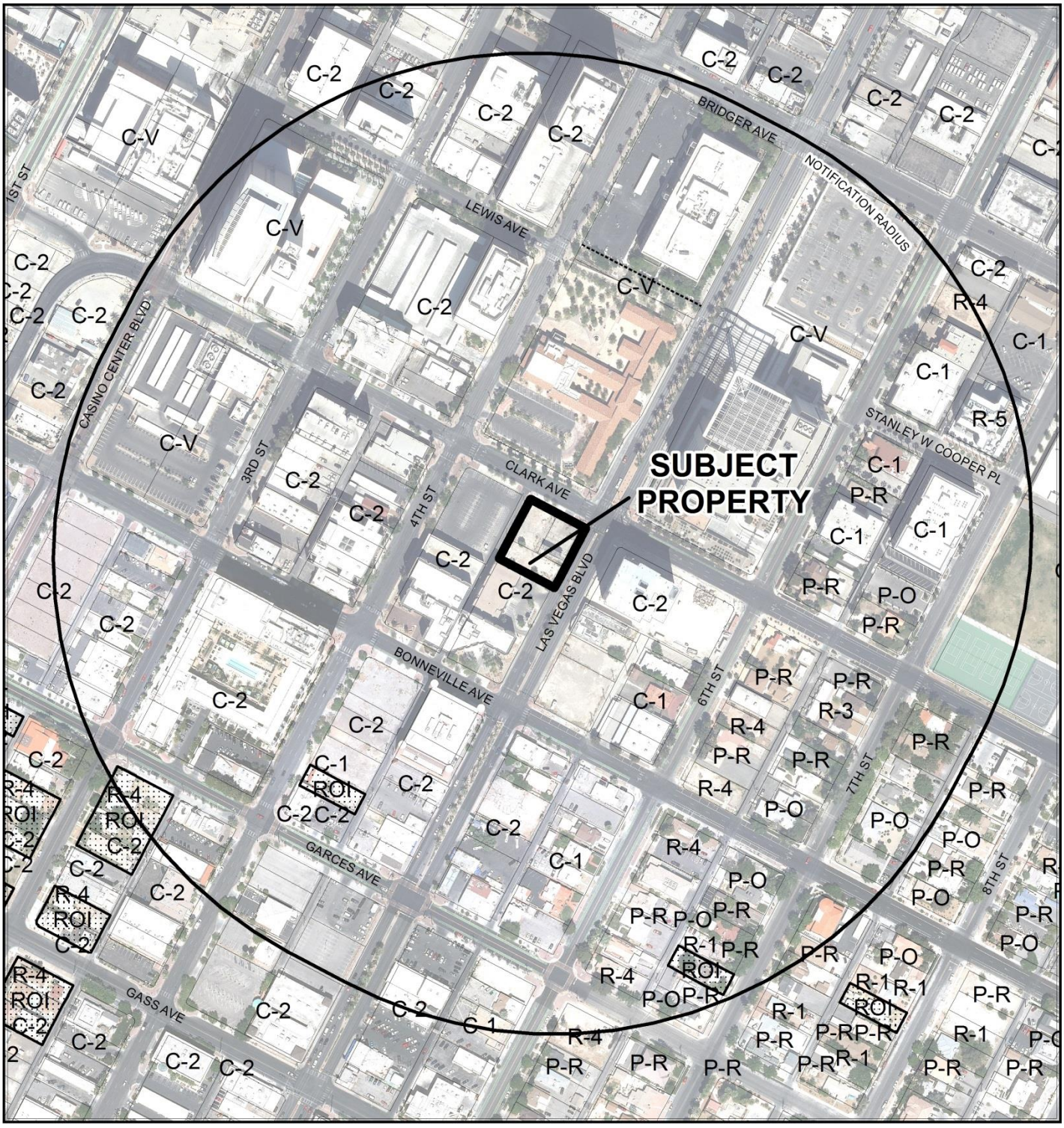
RADIUS: 1000 FEET

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

0 300 600

Feet

N



CASE: **VAR-61777 (PRJ-60669)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LV LAND COMPANY, LLC - OWNER: LV LAND COMPANY, LLC, ET AL

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-61777	Staff recommends DENIAL, if approved subject to conditions:	
VAC-61552	Staff recommends DENIAL, if approved subject to conditions:	VAR-61777

**** CONDITIONS ****

VAR-61777 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Vacation (VAC-61552) shall be required, if approved.

2. 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.

3. 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.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

VAC-61552 CONDITIONS

Planning

1. The limits of this Petition of Vacation shall be the entire width of the alley from Clark Avenue to approximately 175 feet south of Clark Avenue located between Fourth Street and Las Vegas Boulevard.

2. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Additionally, the plan shall detail traffic operations for public traffic that needs to be rerouted through or around the vacated portion of the alley. Such plan shall be approved by the City Traffic Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.

3. This Petition of Vacation shall be modified to reserve a public sewer easement over the entire width of the alley. No structures of any kind or any landscaping over 3-feet tall shall be allowed within the proposed sewer easement. Alternatively, submit a sewer abandonment and relocation plan acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Retain a Public Sewer Easement in alley until the sewer abandonment and relocation has been completed.

4. This Petition of Vacation shall be modified to retain a public drainage easement to be privately maintained over the entire width of the alley. Alternatively, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right of way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

7. All development shall be in conformance with code requirements and design standards of all City Departments, except amended herein.

8. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is petitioning the City to relinquish its interest in a portion of a public alley that would otherwise run adjacent to an approved state courthouse. According to the applicant, vacation of the portion of the alley adjacent to APNs 139-34-303-002, 139-34-311-151 and 139-34-311-153 will allow the applicant to restrict public access behind the courthouse, thereby keeping the area safer. An accompanying Variance (VAR-6177) is required to allow a vacated alley to terminate in a dead end design. The requested variance reinforces the unsuitability of the requested Vacation and therefore staff recommends denial of both applications.

ISSUES

- The area of the proposed Vacation request is to provide additional safety for the proposed 26,600 square-foot Federal Courthouse approved by Site Development Plan Review (SDR-59956).
- A Variance from Title 19.04.100 is required to allow a public right-of-way to terminate in a dead end where a cul-de-sac or perpetual vehicular access through the site is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/16/64	The Board of City Commissioners approved a Rezoning (Z-0100-64) to C-2 (General Commercial) on this site as part of a larger request. The Planning Commission and staff recommended approval.
11/03/99	The City Council approved a Site Development Plan Review [Z-0100-64(169)] for a proposed 97,235 square-foot office and retail building at the southwest corner of Clark Avenue and 4th Street. The Planning Commission recommended approval.
11/04/99	The Planning Commission approved a Reversionary Final Map (RM-0010-99) to revert seven lots (Lots 1-7, Block 39 of Book 1, Page 37 of Plats) to acreage on 0.56 acres at the southeast corner of Clark Avenue and 4th Street. The map was recorded 05/05/00 in Book 94, Page 44 of Plats.
05/01/02	The City Council approved a Site Development Plan Review Z-0100-64(180) for a proposed 72,178 square foot four-story retail/office building, and waivers of the Downtown Centennial Plan landscape requirement and the off-street parking requirements on 0.56 acres adjacent to the southeast corner of Fourth Street and Clark Avenue. The Planning Commission recommended approval. Staff recommended approval. The approval expired 05/01/04.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/19/15	The City Council will consider a Site Development Plan Review (SDR-59556) for a proposed two-story, 26,600 square-foot Government Facility (Courthouse) with Waivers of Downtown Centennial Plan build-to line, parking lot screening and landscaping, and architectural design standards on 0.56 acres at the southeast corner of Clark Avenue and 4th Street. The Planning Commission and staff recommended approval.
12/08/15	The Planning Commission approved an abeyance request to the January 12, 2016 Planning Commission meeting at the request of the applicant.

Most Recent Change of Ownership	
10/22/15	A deed was recorded for a change in ownership for APN 139-34-303-002.
10/20/15	A deed was recorded for a change in ownership for APN 139-34-311-051.
	A deed was recorded for a change in ownership for APN 139-34-311-153.

Related Building Permits/Business Licenses	
10/15/15	A Plan Check (#60722) was approved for a Civic building at 408 East Clark Avenue. The Plan Check is active as of 11/23/15.
10/21/15	A building permit (#297846) for a Civic building was issued; however, the permit has not been finalized as of 11/23/15.
	A building permit (#297847) for on-site improvements was issued; however, the permit has not been finalized as of 11/23/15.

Pre-Application Meeting	
08/11/15	A pre-application conference was held with the applicant to discuss the vacation of the alley south of Clark Avenue. The need for provide perpetual vehicular access through the site, provide a cul-de-sac or obtain a Variance to allow a right-of-.way to terminate in a dead end design.
11/02/15	A meeting was held with the applicant to discuss the need for a Variance from 19.04 is required to allow a right-of-way (alley) to terminate in a dead or provide unrestricted perpetual vehicular access through the subject site.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
10/29/15	A field check was conducted of the property that revealed that the subject property is an existing alley adjacent to properties that are under construction.

Details of Application Request	
Site Area	
Net Acres	0.88

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use) C (Commercial)	C-2 (General Commercial)
North	Government Facility	PF (Public Facilities)	C-V (Civic)
South	Office, Other than Listed	C (Commercial)	C-2 (General Commercial)
East	Government Facility	C (Commercial)	C-2 (General Commercial)
West	Office, Other than Listed	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District	Y
Live/Work Overlay District	Y
Las Vegas Boulevard Scenic Byway Overlay District	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

ANALYSIS

This request is to vacate approximately a 175-foot long portion of the public alley that abuts Clark Avenue and runs south and parallel to Las Vegas Boulevard. A Variance accompanies the application, because the entire alleyway is not being vacated, or a public outlet to a public street or a cul-de-sac that meets code is not provided. The applicant's reason for the vacation is to provide additional security for the future Federal Courthouse.

The Uniform Development Code, Section 19.04.100 states that: "For public streets which terminate other than at an intersection with another public street, and private streets that terminate other than at an intersection with another private or public street, the termination shall be provided by means of a circular cul-de-sac that shall be designed and installed in accordance with City standards."

Staff has met and been in contact with the applicant and explained that traffic heading north in the alley needs to either have a place to turn around (cul-de-sac) or a dedicated minimum 20-foot wide public outlet to a public street. The I.C.E. (Immigration and Customs Enforcement) building on the southeast corner of Las Vegas Boulevard and Clark Avenue is an example of utilizing a 20-foot wide outlet to a public street. Failure to comply with this requirement will result in a dead end public right-of- way that doesn't have a legal turnaround or an outlet to a public street. Vehicles entering the alley will have no legal way of turning around and may be forced to back up in the alley for approximately 250 feet.

It is noted that the applicant owns the properties to the east of the proposed vacation and staff has a signed, notarized letter from owner of the parcels to the south (APN #139-34-311-158 and -159) stating they have no objection to the requested vacation and are aware of the affected change in access.

In regard to recent vacation requests of alley vacations or partial alley vacations, the entire alley was vacated or a public right was granted either by easement or dedication as an outlet to a public street. If this Variance is approved, it will be one of a few alley vacations of its kind in the City of Las Vegas and not be consistent with recent approvals of alley vacations.

The following information concerning this request to vacate certain public street ROW:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as the width of the alley isn't being reduced, only the length.*
B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since it is an alley that is currently not being used very much, since the adjacent buildings are mostly vacant.*
C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to vacate an alley adjacent to a proposed courthouse for security purposes.*
D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the adjacent Nevada Supreme Court building, SDR-59556.*
E. Does this vacation request eliminate public street access to any abutting parcel? *No, since all parcels are accessible from public streets.*
F. Does this vacation request result in a conflict with any existing City requirements? *Yes, the proposed vacation terminates the alley without the benefit of a cul-de-sac or a dedicated outlet to a public street.*

G. Does the Department of Public Works have an objection to this vacation request? *Yes, since the proposed vacation does not have a proposed dedicated cul-de-sac or outlet.*

FINDINGS (VAC-61552)

The proposed Petition of Vacation (VAC-61552) does not meet the requirements of Title 19.04.100 and the applicant has not presented a bona-fide hardship for the required Variance. This Petition of Vacation proposes to end in a non-typical manner and requires the approval of a variance that is preferential in nature and therefore staff recommends denial of this request.

FINDINGS (VAR-61777)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by not vacating the entire alleyway, ending the partially vacated alley without providing a cul-de-sac or providing a public outlet to a public street. Alternatively, the applicant could vacate the entire alley, provide a turnaround that meets code or provide a 20-foot wide outlet to a public street. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED 173 - VAR-61777
4 - VAC-61552

APPROVALS 0 - VAR-61777
0 - VAC-61552

PROTESTS 0 - VAR-61777
0 - VAC-61552

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-61777

Case Number: PRJ-60669 APN: 139-34-311-151 and 139-34-311-153

Name of Property Owner: LV Land Company II LLC

Name of Applicant: LV Land Company II LLC

Name of Representative: Frank Pankratz

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Frank Pankratz

Subscribed and sworn before me

This 10 day of November, 2015

LeLann Stewart-Schencke

Notary Public in and for said County and State

LELANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

PRJ-60669
11/19/15

LV Land Company II LLC
a Nevada limited liability company

By: EHB Companies LLC
a Nevada limited liability company
Its Manager

By: _____
Name: Frank Pankratz
Title: Manager
Date: 11/9/15

VAR-61777

PRJ-60669
11/19/15

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-61777

Case Number: PRJ-60669 APN: 139-34-303-002, 139-34-311-153, 139-34-311-151

Name of Property Owner: LV Land Company LLC

Name of Applicant: LV Land Company LLC

Name of Representative: Frank Pankratz

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Frank Pankratz

Subscribed and sworn before me

This 10 day of November, 2015

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

PRJ-60669
11/19/15

LV Land Company LLC
a Nevada limited liability company

By: EHB Companies LLC
a Nevada limited liability company
Its Manager

By: _____
Name: Frank Pankratz
Title: Manager
Date: 11/9/15

PRJ-60669
11/19/15

VAR-61777

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Alley Vacation (VAC-61152) and Variance (VAR-61777)

Project Address (Location) 4th and Clark

Project Name Nevada Supreme Court Bldg. **Proposed Use** Courthouse

Assessor's Parcel #(s) 139-34-311-151 and 139-34-311-153 **Ward #** 3

General Plan: existing Comm proposed Com **Zoning:** existing C2 proposed C2

Commercial Square Footage 25,000-26,000 +/- **Floor Area Ratio**

Gross Acres 56 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER LV Land Company II LLC **Contact** Frank Pankratz

Address 1215 S. Ft. Apache Rd., Ste. #120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address frank@ehbcompanies.com

APPLICANT LV Land Company II LLC **Contact** Frank Pankratz

Address 1215 S. Ft. Apache Rd., Ste. #120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address frank@ehbcompanies.com

REPRESENTATIVE Frank Pankratz **Contact** Frank Pankratz

Address 1215 S. Ft. Apache Rd., Ste. #120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address frank@ehbcompanies.com

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

Property Owner Signature* _____

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

Print Name Frank Pankratz

Subscribed and sworn before me

This 10 day of November, 20 15.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-61777
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-60669
11/10/15

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

LV Land Company II LLC
a Nevada limited liability company

By: EHB Companies LLC
a Nevada limited liability company
Its Manager

By: _____
Name: Frank Pankratz
Title: Manager
Date: 11/9/15

VAR-61777

PRJ-60669
11/19/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Alley Vacation (VAC-61152) and Variance (VAR-61777)

Project Address (Location) 4th and Clark

Project Name Nevada Supreme Court Bldg. **Proposed Use** Courthouse

Assessor's Parcel #(s) 139-34-303-002 **Ward #** 3

General Plan: existing Comm proposed Comm **Zoning:** existing C2 proposed C2

Commercial Square Footage 25,000-26,000 +/- **Floor Area Ratio**

Gross Acres 56 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER LV Land Company LLC **Contact** Frank Pankratz

Address 1215 S. Ft. Apache Rd., Ste. #120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address frank@ehbcompanies.com

APPLICANT LV Land Company LLC **Contact** Frank Pankratz

Address 1215 S. Ft. Apache Rd., Ste. #120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address frank@ehbcompanies.com

REPRESENTATIVE Frank Pankratz **Contact** Frank Pankratz

Address 1215 S. Ft. Apache Rd., Ste. #120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address frank@ehbcompanies.com

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

Property Owner Signature*

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

Print Name Frank Pankratz

Subscribed and sworn before me

This 10 day of November, 20 15.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

FOR DEPARTMENT USE ONLY

Case #	VAR-61777
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-60669

Revised 10/27/08

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

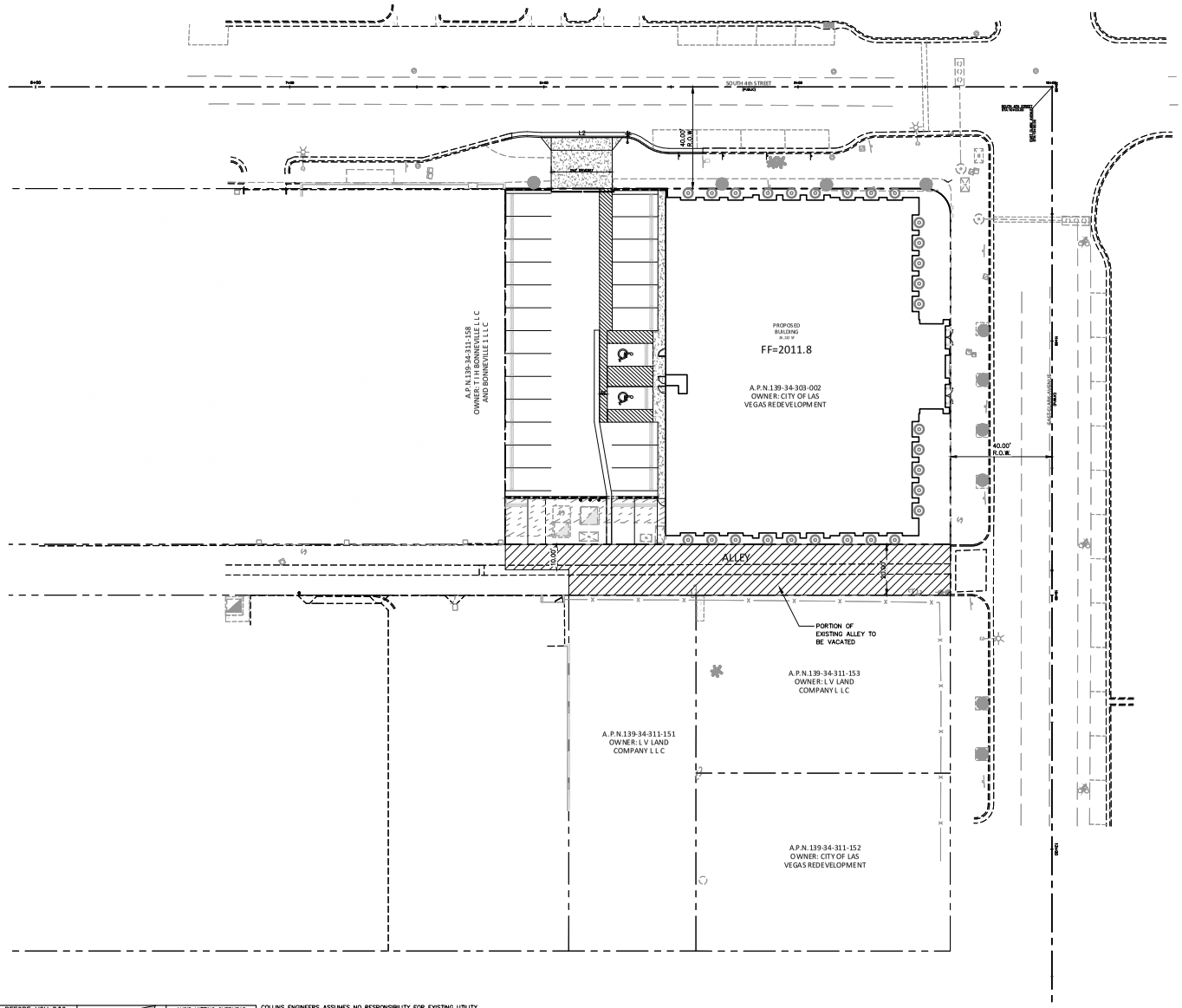
LV Land Company LLC
a Nevada limited liability company

By: EHB Companies LLC
a Nevada limited liability company
Its Manager

By: _____
Name: Frank Pankratz
Title: Manager
Date: 11/9/15

VAR-61777

PRJ-60669
11/19/15



GRAPHIC SCALE

20 0 10 20

SCALE: 1"=20'



VICINITY MAP

NTS

BASIS OF BEARINGS

SOUTH 27°54'34" WEST, BEING THE CENTERLINE OF FOURTH STREET, BETWEEN BONNEVILLE AVENUE AND CLARK AVENUE, AS SHOWN IN FILE 67, PAGE 79 OF SURVEYS ON FILE AT THE CLARK COUNTY NEVADA RECORDERS OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCH MARK # 14LV0134S6

FOUND RIVET AND PLATE TOP CURB NW CORNER OF BONNEVILLE AND LAS VEGAS BOULEVARD.

ELEVATION – 612.205 (METERS) / 2008.54 (U.S. SURVEY FEET)
NORTH AMERICAN VERTICAL DATUM OF 1988

LINE TABLE		
LINE	LENGTH	BEARING
L2	32.47'	N27°54'34"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT

SIGHT VISIBILITY ZONE LEGEND

SIGHT VISIBILITY ZONE

SIGHT VISIBILITY ZONE NOTE:
NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREETLIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITH THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT.

GENERAL NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE A NOTICE OF INTENT/REQUEST TO BE INCLUDED IN THE STORM WATER GENERAL PERMIT, AND SUBMIT THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY FEDERAL, AND MONITORED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION.

NOTE:
PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE BEST MANAGEMENT PRACTICES SUCH AS BUT NOT LIMITED TO THE REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS AND CARE OF THE VEGETATION.

EMERGENCY PARKING ONLY

A / 3.01 — R8-4 24"x30"

CALL BEFORE YOU DIG
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call 811
1-800-227-2600

FAST
Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD WORK
1-702-227-2929

COLLINS ENGINEERS ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.

LEGEND

EXISTING	PROPOSED		EXISTING	PROPOSED	
(0.00%)	0.00%	SLOPE			AC PAVEMENT
(0.00)	0.00	ELEVATION TAG			6" TYPE "A" CURB
XX	XX				24" TYPE "A" CURB & GUTTER
S	S	STORM MANHOLE			30" ROLL CURB
D	D	DROP INLET			
-00-	-00-	CONTOUR			
		RETAINING WALL			
		SCREEN WALL			

	PL–RIGHT–OF–WAY
	PL–ADJACENT
	CENTERLINE
	EASEMENT LINE
	FLOW LINE
	SAWCUT LINE
	LIMITS OF GRADING

PRJ-60669
10/06/15

COLLINS ENGINEERS
3130 S. DURANGO DR., SUITE 404
LAS VEGAS, NV 89117
Phone: 702-248-8000
Fax: 702-248-8070

NOT FOR CONSTRUCTION

NO.	DESCRIPTION OF REVISIONS	DATE	APPROVAL

4TH & CLARK OFFICE COMPLEX

APN: 139-34-303-002

ALLEY VACATION EXHIBIT

DATE:	08/03/15
JOB NUMBER:	9040
DESIGNED:	B. BALANIS
DRAWN:	J. SALDIVAR
CHECKED:	K. YAMADA

SHEET NUMBER

EX1

SHEET 1 OF 1

VAR-61777 and VAC-61552



VAR-61777 [PRJ-60669] - VARIANCE RELATED TO VAC-61552 - APPLICANT: LV LAND COMPANY, LLC - OWNER: LV LAND COMPANY, LLC, ET AL
SOUTH SIDE OF CLARK AVENUE, WEST OF LAS VEGAS BOULEVARD

10/29/15



VAR-61777 [PRJ-60669] - VARIANCE RELATED TO VAC-61552 - APPLICANT: LV LAND COMPANY, LLC - OWNER: LV LAND COMPANY, LLC, ET AL
SOUTH SIDE OF CLARK AVENUE, WEST OF LAS VEGAS BOULEVARD

10/29/15



VAR-61777 [PRJ-60669] - VARIANCE RELATED TO VAC-61552 - APPLICANT: LV LAND COMPANY, LLC - OWNER: LV LAND COMPANY, LLC, ET AL
SOUTH SIDE OF CLARK AVENUE, WEST OF LAS VEGAS BOULEVARD

10/29/15

LV Land Company LLC
9755 W. Charleston Blvd.
Las Vegas, NV 89128

November 9, 2015

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

Re: Justification Letter for Vacation (VAC-61152) and Variance (VAR-61777)
State of Nevada Supreme and Appellate Courthouse – 4th Street / Clark Avenue
APN #'s 139-34-303-002 and 139-34-311-153 / 139-34-311-151
Approved SDR #59556

To Whom It May Concern:

This letter accompanies the Application for Vacation of that portion of the Alley Way adjacent to the "to be" constructed Courthouse as well as a Variance for such Alley Way to terminate in a dead end design where a cul-de-sac or perpetual vehicular access through the site is required. Necessitated by construction work and its staging, the Alley Way's closure will be commensurate with the commencement of the Courthouse's construction start, projected for October 2015.

Following construction completion, the Courthouse's Security Plan requires that the Alley Way from back of sidewalk along Clark, south to the southerly end of APN# 139-34-303-002 and APN#'s 139-34-311-153 / 139-34-311-151 be permanently vacated for public vehicle access. Operable barricades will be placed at each end of this vacation.

Your consideration and timely approval of this Vacation and Variance is most appreciated. Please do not hesitate to contact me should you have any questions or comments.

Respectfully,

LV Land Company LLC
a Nevada limited liability company

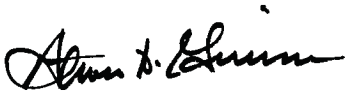
By: EHB Companies LLC
a Nevada limited liability company
Its Manager

By: _____
Name: Frank Pankratz
Title: Manager
Date: 11/9/15

PRJ-60669
11/19/15

VAR-61777 and VAC-61552 - REVISED

Electronically Filed
05/20/2015 03:42:58 PM



CLERK OF THE COURT

Michael Stein, Esq.
Nevada Bar No. 4760
SNELL & WILMER L.L.P.
3883 Howard Hughes Parkway
Suite 1100
Las Vegas, NV 89169
Telephone (702) 784-5200
Email: mstein@swlaw.com

Attorneys for Plaintiff

DISTRICT COURT

CLARK COUNTY, NEVADA

U.S. BANK NATIONAL ASSOCIATION, as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2006-LDP8 Commercial Mortgage Pass-Through Certificates, Series 2006-LDP8,

Plaintiff,

vs.

TIH BONNEVILLE LLC; BONNEVILLE 1 LLC; BONNEVILLE 2 LLC; BONNEVILLE 3 LLC; BONNEVILLE 4 LLC; BONNEVILLE 5 LLC; BONNEVILLE 6 LLC; BONNEVILLE 7 LLC; BONNEVILLE 8 LLC; BONNEVILLE 9 LLC; BONNEVILLE 10 LLC; BONNEVILLE 11 LLC, BONNEVILLE 12 LLC, BONNEVILLE 13 LLC; BONNEVILLE 14 LLC; BONNEVILLE 15 LLC; BONNEVILLE 16 LLC; BONNEVILLE 17 LLC, BONNEVILLE 18 LLC; BONNEVILLE 19 LLC; BONNEVILLE 20 LLC; BONNEVILLE 21 LLC; BONNEVILLE 22 LLC; and BONNEVILLE 23 LLC,

Defendants.

Case No.: A-15-717305-C

Dept. No.: 15

ORDER APPOINTING RECEIVER

Snell & Wilmer
L.L.P.
LAW OFFICES
3883 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702) 784-5200

VAC-61552

PRJ-60669
10/26/15
MAY 10 2015

Pursuant to the "Application for Appointment of Receiver" ("the *Application*"), the "Affidavit of Peggy Shrewsbury in Support of Application for Appointment of Receiver" (the "*Shrewsbury Affidavit*"), the "Affidavit of Stephen B. Yoken, Esq., in Support of Application for Appointment of Receiver" (the "*Yoken Affidavit*"), and the First Amended Complaint of U.S. BANK NATIONAL ASSOCIATION, as as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2006-LDP8 Commercial Mortgage Pass-Through Certificates, Series 2006-LDP8 ("*Plaintiff*"); the Court having reviewed the pleadings and papers on file herein and heard the arguments presented by the parties at the hearing scheduled for this matter; and good cause appearing therefor, this Court grants Plaintiff's Application and enters the following Order based upon its Findings in Support of Order Appointing Receiver.

FINDINGS IN SUPPORT OF ORDER APPOINTING RECEIVER

The Court finds that Plaintiff has sufficiently established the following facts:

A. The Loan Transaction

1. Defendants TIH BONNEVILLE LLC; BONNEVILLE 1 LLC; BONNEVILLE 2 LLC; BONNEVILLE 3 LLC; BONNEVILLE 4 LLC; BONNEVILLE 5 LLC; BONNEVILLE 6 LLC; BONNEVILLE 7 LLC; BONNEVILLE 8 LLC; BONNEVILLE 9 LLC; BONNEVILLE 10 LLC; BONNEVILLE 11 LLC, and BONNEVILLE 12 LLC executed a "Loan Agreement" dated May 18, 2006, in favor of IXIS Real Estate Capital Inc., a New York corporation ("*Original Lender*") wherein Original Lender agreed, subject to all of the terms, provisions and conditions set forth in the Loan Agreement, to make, and Borrowers agreed to accept, a loan in the maximum amount of $23,800,000.00 on the terms and conditions contained in the Loan Agreement.

2. Defendants TIH BONNEVILLE LLC; BONNEVILLE 1 LLC; BONNEVILLE 2 LLC; BONNEVILLE 3 LLC; BONNEVILLE 4 LLC; BONNEVILLE 5 LLC; BONNEVILLE 6 LLC; BONNEVILLE 7 LLC; BONNEVILLE 8 LLC; BONNEVILLE 9 LLC; BONNEVILLE 10 LLC; BONNEVILLE 11 LLC, and BONNEVILLE 12 LLC executed a "Promissory Note" dated May 18, 2006 (the "*Note*") in favor of Original Lender through which Borrowers promised to pay Original Lender the principal amount of $23,800,000 with interest on the unpaid principal balance

Snell & Wilmer
L.L.P.
LAW OFFICES
3883 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702) 784-5200

from the date of the Note until paid in full (the "*Loan*").

3. Defendants TIH BONNEVILLE LLC; BONNEVILLE 1 LLC; BONNEVILLE 2 LLC; BONNEVILLE 3 LLC; BONNEVILLE 4 LLC; BONNEVILLE 5 LLC; BONNEVILLE 6 LLC; BONNEVILLE 7 LLC; BONNEVILLE 8 LLC; BONNEVILLE 9 LLC; BONNEVILLE 10 LLC; BONNEVILLE 11 LLC, and BONNEVILLE 12 LLC, executed a "Deed of Trust, Assignment of Leases and Rents, and Security Agreement" dated May 18, 2006, in favor of Mortgage Electronic Registration Systems, Inc. (the "*Deed of Trust*"). The Deed of Trust encumbers, among other things, the real property situated at 530 S. Las Vegas Boulevard, Las Vegas, Nevada, and more particularly described in Exhibit A to the Deed of Trust and bearing Assessor Parcel Numbers 139-34-311-158 and 139-34-311-159 (the "*Land*").

4. Defendants TIH BONNEVILLE LLC; BONNEVILLE 1 LLC; BONNEVILLE 2 LLC; BONNEVILLE 3 LLC; BONNEVILLE 4 LLC; BONNEVILLE 5 LLC; BONNEVILLE 6 LLC; BONNEVILLE 7 LLC; BONNEVILLE 8 LLC; BONNEVILLE 9 LLC; BONNEVILLE 10 LLC; BONNEVILLE 11 LLC, and BONNEVILLE 12 LLC, as assignor, executed an "Assignment of Leases and Rents" dated May 18, 2006, in favor of Mortgage Electronic Registration Systems, Inc. ("*Assignment of Rents*").

5. TIH BONNEVILLE LLC and BONNEVILLE 13 LLC; BONNEVILLE 14 LLC; BONNEVILLE 15 LLC; BONNEVILLE 16 LLC; BONNEVILLE 17 LLC, BONNEVILLE 18 LLC; BONNEVILLE 19 LLC; and BONNEVILLE 20 LLC entered into a "Debt Assumption Agreement" wherein BONNEVILLE 13 LLC; BONNEVILLE 14 LLC; BONNEVILLE 15 LLC; BONNEVILLE 16 LLC; BONNEVILLE 17 LLC, BONNEVILLE 18 LLC; BONNEVILLE 19 LLC; and BONNEVILLE 20 LLC agreed to jointly and severally assume with TIH Bonneville, LLC, the obligations owed to Original Lender. TIH BONNEVILLE LLC and BONNEVILLE 21 LLC, BONNEVILLE 22 LLC; and BONNEVILLE 23 LLC entered into a "Debt Assumption Agreement" wherein BONNEVILLE 21 LLC, BONNEVILLE 22 LLC; and BONNEVILLE 23 LLC agreed to jointly and severally assume with TIH Bonneville, LLC, the obligations owed to Original Lender.

6. The Note was endorsed by Original Lender to La Salle Bank N.A., as Trustee for

Snell & Wilmer L.L.P.
LAW OFFICES
3883 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702)784-5200

the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2006-LDP8 Commercial Mortgage Pass-Through Certificate, Series 2006-LDP8 ("*LaSalle*"), by an "Allonge" dated September 28, 2006. The Allonge is attached to the Note. On October 17, 2008, the Office of the Comptroller of the Currency ("*OCC*") approved the application to consolidate LaSalle Bank National Association into Bank of America, N.A. (the "*OCC Letter*"). As a result of the consolidation of LaSalle Bank National Association into Bank of America, N.A., Bank of America, N.A. became the Successor Trustee for the Registered Holders of the J.P. Morgan Chase Commercial Mortgage Securities Trust 2006-LDP8 Commercial Mortgage Pass-Through Certificate, Series 2006-LDP8.

7. Pursuant to a Purchase Agreement by and among Bank of America, N.A., Bank of America (GSS) Limited, Bank of America national Trust Delaware, U.S. Bank National Association, Elavon financial Services Limited and U.S. Bank Trust National Association, Plaintiff acquired Bank of America's securitization trust administration business and accordingly succeeded Bank of America, National Association, as Trustee, as successor by merger to LaSalle Bank National Association, as Trustee, for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2006-LDP8 Commercial Mortgage Pass-Through Certificates, Series 2006-LDP8.

8. The beneficial interest in the Deed of Trust, Assignment of Rents, and Loan Agreement was assigned by Mortgage Electronic Registration Systems, Inc. to Plaintiff pursuant to that certain "Corporate Assignment of Deed of Trust" prepared on September 19, 2011 ("*MERS Assignment of Deed of Trust and Assignment of Assignment of Rents*"). By and through the Loan Agreement, Note, Allonge, Deed of Trust, Assignment of Rents, and MERS Assignment of Deed of Trust and Assignment of Rents (collectively, the "*Loan Documents*"), Plaintiff has a first priority, properly perfected lien in, on and to, among other things, the real and personal property specifically defined or otherwise described in the Deed of Trust.

B. The Defaults

9. Borrowers failed to make the Note payment due on February 5, 2015, and all subsequent payments, constituting an Event of Default under the Loan Documents.

Snell & Wilmer
L.L.P.
LAW OFFICES
3883 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702) 784-5200

10. Plaintiff, through its legal counsel, provided Borrower written Notice of Default; Demand for Payment; and Notice to Turn Over Rents dated March 16, 2015, declaring the entire unpaid principal balance under the Note together with all accrued and unpaid interest immediately due, as provided in Section 8.2.1 of the Loan Agreement (the "*Notice of Default*"). The Notice of Default also notified Borrowers that their license to collect Rents was automatically revoked as provided in the Deed of Trust, and demanded that Borrowers immediately remit to Plaintiff all Rents received by Borrowers after that date.

11. An Event of Default under the Deed of Trust occurred when Mr. Pori filed a Chapter 7 Bankruptcy on September 25, 2012 and Mr. Stubbs filed a Chapter 7 Bankruptcy on November 5, 2014.

12. Pursuant to the terms of the Deed of Trust and Assignment of Rents, and applicable law, upon an Event of Default by Defendants, Plaintiff is entitled to seek the appointment of a receiver to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership against the Indebtedness.

13. Events of Default have occurred based upon the payment defaults noted above and the filing of bankruptcy by Messrs. Pori and Stubbs.

ORDER APPOINTING RECEIVER

Based upon these Findings in Support of the Order Appointing Receiver, and for good cause shown, the Court enters the following Order:

THE COURT ORDERS that Plaintiff's Application is GRANTED.

THE COURT FURTHER ORDERS that John Pinjuv of Avison-Young ("*Receiver*") is hereby appointed permanent Receiver in this Action, such appointment shall be effective as of the date this Order is executed by the undersigned District Court Judge (the "*Effective Date*").

THE COURT FURTHER ORDERS that the appointment of the Receiver will be governed by the following provisions:

POSSESSION OF RECEIVER: The Receiver shall have and take possession of the Land

Snell & Wilmer L.L.P. (LAW OFFICES) 3883 HOWARD HUGHES PARKWAY, SUITE 1100 LAS VEGAS, NEVADA 89169 (702)784-5200

PRJ-60669 10/26/15

and all of the property identified in sections (a) through (h) on pages 2 through 3 of the Deed of Trust (the "*Property*") including, but not limited to, the following:

1. the Land;

2. the buildings, structures fixtures and other improvements now or hereafter located on the Land (the "*Improvements*");

3. the "Equipment" defined in section (b) of the Deed of Trust; and

4. all leases and other agreements or arrangements heretofore or hereafter entered into affecting the use, enjoyment or occupancy of, or the conduct of any activity upon or in the Land or Improvements, including any extensions, renewals, modifications or amendments thereof (the "*Leases*");

5. all rents, rent equivalents, moneys payable as damages (including payments by reason of the rejection of a Lease in a Bankruptcy Proceeding or in lieu of rent or payment equivalents), royalties, income, fees receivables, receipts, revenues, profits, charges for services rendered, and other consideration of whatever form or nature received by or paid to or for the account of or benefit of Borrowers or their agents or employees from any and all sources arising from or attributable to the Land and/or the Improvements, including all receivables, customer obligations, installment payment obligations and other obligations now existing or hereafter arising or created out of the sale, lease, sublease, license, concession or other g rant of the right of the use and occupancy of the Land or the Improvements, or rendering of services by Borrowers or any their agents or employees, and proceeds, if any, from business interruption or other loss of income insurance (the "*Rents*").

6. DUTIES OF RECEIVER: The Receiver is granted the following powers and duties:

a. To enter on and take possession of the Property;

b. To care for, develop, construct, lease the Property;

c. To incur all expenses necessary for the care, preservation and maintenance of the Property up to $5,000.00 without Plaintiff's with all proposed expenditures in

Snell & Wilmer L.L.P. LAW OFFICES 3883 HOWARD HUGHES PARKWAY, SUITE 1100 LAS VEGAS, NEVADA 89169 (702)784-5200

excess of $5,000.00 first requiring Plaintiff's written consent except in the case of an emergency wherein failure to expend funds would likely result in substantial damage to the Property;

d. To take from Defendants and Defendants' agents and employees, immediate possession of the Property and all things of value relating thereto, including, without limitation, its Rents and Profits as described in the Deed of Trust and thereafter manage the Property as provided in the Deed of Trust and Assignment of Rents and Leases.

e. To employ or terminate the employment of any Nevada licensed person or firm to perform construction of on- and off-site improvements and buildings on or with respect to the Property and to manage such construction work with respect to the Property;

f. To operate, manage, control and conduct the Property and its business and incur the expenses necessary in such operation, management, control, and conduct in the ordinary and usual course of business, and do all things and incur the risks and obligations ordinarily incurred by owners, managers, and operators of similar properties, and no such risks or obligations so incurred shall be the personal risk or obligation of Receiver, but shall be a risk or obligation of the receivership estate;

g. To demand, collect and receive all Rents and Profits derived from the Property, or any part thereof, including all proceeds in the possession of Defendants or third parties which are or were derived from the Rents and Profits generated by the Property;

h. To bring and prosecute all proper actions against persons for the (i) collection of Rents derived from the Property, (ii) removal from the Property of persons not entitled to entry thereon, (iii) protection of the Property, (iv) damage caused to the Property; and (v) recovery of possession of the Property;

i. To employ or terminate any person or firm to collect, manage, lease, maintain,

Snell & Wilmer
L.L.P.
LAW OFFICES
3883 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702) 784-5200

secure and operate the Property if the Receiver deems it necessary or appropriate in the Receiver's discretion and judgment to do so;

j. To retain existing employees of Defendants or related parties as employees in order to continue any business operations, in which case payroll taxes, workers compensation insurance and related costs will be carried and reported as those of Defendants, and not of Receiver and the Receiver may, in the alternative at Receiver's sole discretion, carry all employees as those of any management company or other entity hired by the Receiver;

k. To hire, employ, pay and terminate servants, agents, employees, clerks and accountants, purchase materials, supplies, advertising, and other services at ordinary and usual rates and prices using funds that shall come into the Receiver's possession in order to preserve the status quo;

l. To borrow such funds from Lender as may be approved by Lender to satisfy the costs and expenses of the receivership, to the extent that the net Rents and Profits are insufficient to satisfy such costs and expenses. All amounts borrowed by the Receiver pursuant to this paragraph shall be deemed secured advances to be added to the loan and secured by the Deed of Trust. The Deed of Trust encumbering the Property shall retain Receiver's lien priority as to the entire loan, including said advances, notwithstanding the fact that said advances shall increase the outstanding indebtedness of the loan. The Receiver is further authorized to issue and execute such documents as may be required by Lender to evidence the obligation to repay the advances, including but not limited to, the issuance of receiver's Certificates of Indebtedness evidencing the obligation of the receivership estate (and not the Receiver individually) to repay such sums. The principal sum of each such certificate or document, together with reasonable interest thereon, shall be payable out of the next available funds which constitute Rents and Profits;

m. To hire, employ, retain, and/or terminate attorneys, certified public accountants,

Snell & Wilmer L.L.P. LAW OFFICES 3883 HOWARD HUGHES PARKWAY, SUITE 1100 LAS VEGAS, NEVADA 89169 (702) 784-5200

investigators, security guards, consultants, property management companies, brokers, construction management companies, appraisers, title companies, licensed construction control companies, and any other personnel or employees which the Receiver deems necessary to assist Receiver in the discharge of Receiver's duties;

n. To retain environmental specialists to perform environmental inspections and assessments of the Property if deemed necessary and, if deemed necessary and advisable in the discretion of the Receiver, to remediate the Property or remove and dispose of contaminants, if any, effecting the Property;

o. To maintain adequate insurance over the Property to the same extent and in the same manner as it has heretofore been insured, or as in the judgment of Receiver may seem fit and proper, and to obtain insurance policies for Receiver and the receivership estate as the insured within 10 days of the entry of this Order, whereupon Defendants may (but shall not be obligated to) cancel existing policies. If there is inadequate insurance or insufficient funds in the receivership estate to procure adequate insurance, Receiver is directed to immediately petition the court for instructions. During the period in which the Property is uninsured or underinsured, Receiver shall not be personally responsible for any claims arising therefore;

p. To pay all necessary insurance premiums for such insurance and all taxes and assessments levied on the Property during the receivership;

q. To take possession and control of all the records, correspondence, insurance policies, books and accounts of Defendants pertaining to the Property which refer to the assets, the ongoing construction of any uncompleted buildings and improvements on the Property, the lease and/or conveyance of any completed buildings and improvements on the Property, Rents and Profits and/or liabilities pertaining to the Property; to open all mail and other correspondence addressed to Defendants or received by Defendants in connection with the Property; to access

Snell & Wilmer L.L.P. LAW OFFICES 3883 HOWARD HUGHES PARKWAY, SUITE 1100 LAS VEGAS, NEVADA 89169 (702) 784-5200

all office equipment used by Defendants in connection with the development, construction, improvement, leasing, sales, marketing and/or conveyance of the Property and the buildings thereon, including all computer equipment, all software programs and passwords, and any other information, data, equipment or items necessary for the operation of Defendants' business with respect to the Property, whether in the possession and control of Defendants or Defendants' agents, servants or employees, provided, however, that: (i) such books and/or records shall be made available for the use of the agents, servants and employees of Defendants in the normal course of the performance of their duties; and (ii) Receiver shall have no right to access confidential or proprietary information pertaining to properties or businesses other than the Property;

r. To obtain copies of any and all plans, specifications and drawings pertaining to or affecting any part or all of the Property and to be authorized to obtain such plans, specifications and drawings from Defendants, from architects and contractors retained or formerly retained by Defendants, or from the city, municipality, county or state on which such Property is situated if the Receiver deems it necessary or advisable in Receiver's discretion to do so;

s. To continue in effect any contracts presently existing and not in default relating to the Property;

t. To enter into and modify contracts affecting any part or all of the Property, including, without limitation, any and all leases affecting the Property, subject to, the consent of Plaintiff to the extent that such consent is required pursuant to the Loan Documents (as defined in the First Amended Complaint on file herein). In addition, the Receiver shall have the authority to immediately terminate any existing contract, agreement, or instrument which is not, in Receiver's sole discretion, deemed commercially reasonable or beneficial to the Property. The Receiver shall not be bound by any contract between the Defendants and any third party that the Receiver does not expressly assume in writing;

Snell & Wilmer L.L.P.
LAW OFFICES
3883 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702)784-5200

u. To market, sell and/or convey the Property, including the right and power to execute and deliver any and all necessary documents to consummate any sale of the Property including, but not limited to, any contracts, deeds and, if the Property is sold with the Loan in place to a party assuming the Loan on terms satisfactory to Plaintiff in Plaintiff's sole discretion, Loan assumption and modification documents; provided, however, that the terms and conditions of any sale of the Property shall be subject to approval of the Court upon notice to Plaintiff and Defendants. The Receiver, with approval of Plaintiff, shall have the right to engage one or more third parties or affiliates to act as a broker in marketing or selling the Property and the costs of such broker(s) shall be paid on a commercially reasonable leasing commission basis as may be approved by Plaintiff. Any proposed sale of the Property which would provide to Plaintiff less than the full amount of the indebtedness owed by Defendants shall be subject to Plaintiff's approval;

v. To make any repairs to the Property that the Receiver deems necessary or appropriate, subject to the consent of Plaintiff to the extent said repair exceeds Twenty Thousand Dollars ($20,000.00);

w. To pay and discharge out of the funds coming into Receiver's hands all the expenses of the receivership and the costs and expenses of operation and maintenance of the Property, including all Receiver's and related fees, taxes and governmental assessments and charges lawfully imposed upon the Property.

x. To expend funds to purchase merchandise, supplies and services as the Receiver deems necessary and advisable to assist the Receiver in performing Receiver's duties hereunder and to pay therefor the ordinary and usual rates and prices out of the funds that may come into the possession of the Receiver;

y. To apply for and obtain, and pay any reasonable fees associated with any lawful license, permit or other governmental approval relating to the Property or the operation thereof; confirm the existence of and, to the extent permitted by law,

Snell & Wilmer
L.L.P.
LAW OFFICES
3883 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702) 784-5200

exercise the privileges of any existing license or permit or the operation thereof, and do all things necessary to protect and maintain such licenses, permits and approvals;

z. To apply for, transfer, obtain and renew, as necessary to prevent the loss of or loss of use of all licenses, permits and entitlements required for the operation of the Property or issued in connection therewith;

aa. With respect to any operation or activity that is now conducted on the Property or is customarily conducted on similar properties, and that may lawfully be conducted only under governmental license or permit, to continue such operation or activity under the licenses or permits issued to Defendants subject to compliance with the terms thereof;

bb. To notify all local, state and federal governmental agencies, all vendors and suppliers, and any and all others who provide goods or services to the Property of Receiver's appointment as Receiver. No utility may terminate service to the Property as a result of non-payment of pre-receivership obligations without prior order of this Court. No insurance company may cancel any existing current-paid policy as a result of the appointment of the Receiver, without prior order of this Court;

cc. To open and utilize bank accounts for receivership funds;

dd. To present for payment any checks, money orders or other forms of payment made payable to Defendants which constitute Rents and Profits of the Property, endorse same and collect the proceeds thereof, such proceeds to be used and maintained as elsewhere provided herein;

ee. The Receiver shall prepare on a monthly basis, commencing 30 days after appointment, so long as the Property shall remain in Receiver's possession or care, reports for the Property setting forth all receipts and disbursements, cash flow, cash flow operating statements, monthly rent roles, changes in the assets in Receiver's charge, claims against the assets in Receiver's charge, and other

Snell & Wilmer L.L.P.
LAW OFFICES
3883 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702)784-5200

relevant operational issues that have occurred during the preceding month. The Receiver is directed to file such reports with the Clerk of this Court. The Receiver shall serve a copy of this report on the attorneys of record for the parties and any other interested parties who request the same;

ff. The Receiver shall charge the rates set forth in the proposal attached as **Exhibit 1** to this Order. In addition, the Receiver shall be reimbursed for all expenses incurred by the Receiver on behalf of the Property. The Receiver, Receiver's management company, Receiver's consultants, agents, employees, legal counsel, and professionals shall be paid on a monthly basis. To be paid on a monthly basis, the Receiver must file a statement of account with the Court and serve a copy on all parties each month for the time and expense incurred in the preceding calendar month. If no objection thereto is filed and served on or within ten (10) days following service thereof, such statement of account may be paid. If an objection is timely filed and served, such statement of account shall not be paid absent further order of the Court. In the event objections are timely made to fees and expenses, objected to fees and expenses will be paid within ten (10) days of an agreement among the parties or entry of a Court order adjudicating the matter;

gg. After expending the necessary funds to operate the Property, pay all reasonable and necessary costs and expenses associated with such operation and retaining a reasonable amount of funds for future expenses, the Receiver shall maintain any remaining funds for distribution to Plaintiff and such other party as may be legally entitled to receive such funds in accordance with the requirements of NRS 107A.310; and will distribute such funds on a monthly basis without further order of this Court;

hh. The Receiver is authorized and empowered to take any and all steps necessary to receive, collect and review all mail addressed to Defendants including, but not limited to, mail addressed to any post office boxes held in the name of Defendants, and the Receiver is authorized to instruct the U.S. Postmaster to

Snell & Wilmer L.L.P.
LAW OFFICES
3883 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702) 784-5200

reroute, hold, and or release said mail to said Receiver. Mail reviewed by the Receiver in the performance of Receiver's duties will promptly be forwarded to Defendants after review by the Receiver;

ii. To generally do such other things as may be necessary or incidental to the foregoing specific powers, directions and general authorities and take actions relating to the Property beyond the scope contemplated by the provisions set forth above, provided the Receiver obtains prior court approval for any actions beyond the scope contemplated herein;

jj. To apply to the Court at any time during the course of the receivership for further directions and guidance to assist the Receiver in Receiver's managerial role;

kk. Notwithstanding anything in this Order to the contrary, Receiver does not assume and is not obligated to assume and will not on obliged to pay, perform or otherwise discharge any Employment Related Liability (as defined below) of Defendants. Defendants are and will be solely and exclusively liable with respect to all Employment Related Liabilities. Without limitation of the generality of the foregoing, the term "Employment Related Liabilit(ies)" includes all liabilities of Defendants to any former or current employee in any way related to such employee's employment with or separation from the Defendants including, but not limited to, any claims: (i) for salary, wages, commissions, bonuses, benefits, vacation, or any other form of compensation; (ii) arising out of any acts or omissions of Defendants or Defendants' agents and representatives with respect to any benefit plan, employee practices or employee programs, including employee claims of discrimination, retaliation or other wrongful conduct or discharge decisions; (iii) severance liabilities; (iv) obligations under employment contracts or any other related agreements with employees; (v) any change of control amounts payable to any employees; (vi) all liabilities under the Worker Adjustment and Retraining Notification Act (WARN) 29 U.S.C. 2101 et seq., or similar state statute or regulation and (vii) any other statutory or common law

Snell & Wilmer
L.L.P.
LAW OFFICES
3883 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702) 784-5200

claim;

ll. Neither Plaintiff nor the Receiver shall be liable for any obligation of Defendants relating to the Property that arose prior to the Effective Date, including, without limitation, any contingent or unliquidated obligations, nor shall the Plaintiff or the Receiver be obligated to advance any funds to pay any expense of maintenance or other liability of the Property other than as cash flows from the Rents and Profits permit payment of such expenses;

mm. The Receiver shall have no liability to any party for any claims, actions or causes of action arising out of or relating to events or circumstances occurring prior to the appointment of the Receiver. This protection of the Receiver from liability shall include, but not be limited to any liability from the performance of services rendered by third parties on behalf of Defendants, and any liability to which Defendants are currently or may ultimately be exposed under any applicable laws pertaining to the ownership and use of the Property and operation of the Defendants' businesses;

nn. The Receiver shall not be responsible for payment of any utility bills, unpaid payroll expenses or other unpaid invoices for services or utilities incurred by the Defendants or for the benefit of the Property prior to the Receiver's taking possession of the Property.

oo. Following the Receiver's appointment, the Receiver shall not be deemed in any way to be an owner of the Property. The Receiver is acting solely in Receiver's capacity as Receiver and no risk, obligation or expense incurred shall be the personal risk, obligation or expense of the Receiver, but shall be the risk, obligation or expense of the receivership estate;

pp. The Receiver shall have no responsibility for filing federal and/or state income tax returns or federal or state payroll tax returns for any period prior to the Effective Date and shall not be responsible for paying any unpaid federal and state payroll taxes and expenses of Defendants. The responsibility for such

Snell & Wilmer L.L.P.
LAW OFFICES
3883 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702)784-5200

filings and payments lies exclusively with Defendants and Defendants'' agents, employees, and representatives. The Receiver will cooperate with Defendants to provide all necessary documents and information for Defendants to file Defendants' tax returns, and shall file returns for periods commencing on the Effective Date.

qq. The Receiver shall take possession of all keys and/or other means of gaining entry to the Property, and through any security system, in order to perform the Receiver's duties. The Receiver may engage a locksmith for the purpose of gaining entry or access to the Property, through any security system, and into any offices or locked drawers, cabinets, safe deposit boxes, and the like, in order to obtain any documents or property to which the Receiver is entitled to under this Order. The Receiver may either have the locks changed or create a key that will access the current lock(s);

rr. Tenants of the Property are directed to immediately name the Receiver as additional insureds on any insurance policy(ies) they possess relating to the Property for the period that the Receiver shall be in possession of the Property.

ss. To use the tax identification number used by Defendants for their operating bank accounts associated with the Property.

7. NON-INTERFERENCE WITH RECEIVER: Defendants, including, without limitation, Defendants' agents, representatives, and employees, are enjoined from:

a. Interfering with the Receiver, directly or indirectly, in the management and operation of the Property;

b. Interfering with the Receiver, directly or indirectly, in the collection of Rents and Profits derived from the Property;

c. Collecting or attempting to collect the Rents and Profits derived from the Property;

d. Terminating any contracts, including but not limited to, contracts relating to insurance policies;

Snell & Wilmer L.L.P.
LAW OFFICES
3883 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702) 784-5200

e. Transferring, assigning, selling, conveying, devising, pledging, mortgaging, creating a security interest in or disposing of the whole or any part of the Property (including the Rents and Profits thereof) without the prior written consent of the Receiver; provided, however, that nothing contained in this Order shall prohibit or restrain Plaintiff from initiating and/or completing a sale by judicial or non-judicial foreclosure of Property, or any portion thereof, and thereafter taking title and possession thereto; and

f. Doing any act which will, or which will tend to, impair, defeat, divert, prevent or prejudice the preservation of the Property (including the Rents and Profits thereof) or the interest of Plaintiff in the Property and in said Rents.

8. TURNOVER: Defendants and Defendants' property managers and employees, and all other persons with actual or constructive knowledge of this Order and their agents and employees, shall, within five (5) business days of the Effective Date:

a. Turn over to the Receiver the possession of the Property, including all keys to all locks on the Property, and the records, books of account, ledgers and all business records for the Property (including, without limitation, construction contracts and subcontracts, the plans, specifications and drawings relating to or pertaining to any part or all of the Property), wherever located in and whatever mode maintained (including, without limitation, information contained on computers and any and all software relating thereto as well as all banking records, statements and canceled checks);

b. Turn over to the Receiver all documents which constitute or pertain to all licenses, permits or governmental approvals relating to the Property;

c. Turn over to the Receiver all documents which constitute or pertain to insurance policies, whether currently in effect or lapsed which relate to the Property;

d. Turn over to the Receiver all contracts, leases and subleases, royalty agreements, licenses, assignments or other agreements of any kind whatsoever, whether currently in effect or lapsed, which relate to any interest in the Property;

Snell & Wilmer
L.L.P.
LAW OFFICES
3883 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702) 784-5200

e. Turn over to the Receiver all documents pertaining to past, present or future construction of any type with respect to all or any part of the Property;

f. Turn over to the Receiver all documents of any kind pertaining to any and all toxic chemicals or hazardous material, if any, ever brought, used and/or remaining upon the Property, including, without limitation, all reports, surveys, inspections, checklists, proposals, orders, citations, fines, warnings and notices;

g. Turn over to the Receiver all Rents (including, without limitation, all security deposits, advances, prepaid rents, storage fees, and parking fees) wherever and whatsoever mode maintained, including all funds held in operating accounts of the Property. Any security or other deposits which tenants have paid to Defendants or Defendants' agents and which are not paid to the Receiver, and over which the Receiver has no control, shall be obligations of the Defendants and may not be rendered by the Receiver without further order of the Court. Any other security or other deposits which the tenants or other third parties have paid or may pay to the Receiver, if otherwise refundable under the terms of their leases or agreements with the Receiver, shall be expenses of the subject property and refunded by Receiver in accordance with the leases or agreements; and

h. Forward all mail addressed to Defendants to the Receiver;

i. Any and all persons or entities acting under Defendants' direction or on Defendants' behalf are further directed and ordered to deliver to the Receiver all Rents, which may yet come into their possession or come under their control.

j. Nothing herein is intended to, nor is to be construed to, require Defendants to turn over any documents protected from disclosure by either the attorney-client privilege or the attorney work product privilege.

6. DISCHARGE: The Receiver shall relinquish possession and control of the Property: (a) to Defendants or a person designated by Defendants (as defined in the First Amended Complaint on file herein) if the Loan is paid in full or otherwise satisfied or (b) to the purchaser at any judicial or non-judicial foreclosure under the Deed of Trust or applicable law.

Snell & Wilmer L.L.P.
LAW OFFICES
3883 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702)784-5200

Upon relinquishing possession and control of the Property or any part thereof, the Receiver shall be discharged from all further duties, liabilities and responsibilities relating to such Property or such portion thereof; pending approval of the Receiver's final account and report to the Court relating thereto.

7. FINAL REPORT: No later than 60 days after the receivership terminates, the Receiver shall file and serve a motion for approval of the Receiver's final report and account. The Receiver shall give notice of such motion to all persons of whom the Receiver is aware who have potential claims against receivership property. The motion to approve the final report and account and for discharge of the Receiver shall contain the following: (1) a declaration or declarations (i) showing what was done during the receivership; (ii) certifying the accuracy of the final accounting; (iii) stating the basis for the termination of the receivership (such as foreclosure or reinstatement); and (iv) stating the basis for an order for the distribution of any surplus or payment of any deficit; and (2) a summary of the receivership accounting, which shall include (i) the total revenues received; (ii) the total expenditures identified and enumerated by major categories; (iii) the net amount of any surplus or deficit; and (iv) evidence of necessary supporting facts.

8. FUTURE LITIGATION: All parties to this action shall bring any future litigation involving the use, possession or control over the Property in this Court or the parties to such litigation shall first obtain leave of this Court except the Receiver is authorized and granted leave to bring any unlawful detainer actions relating to the Property in any court.

///

///

///

///

///

///

///

///

Snell & Wilmer
L.L.P.
LAW OFFICES
3883 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702)784-5200

9. FURTHER INSTRUCTIONS: The Receiver, Plaintiff, or any other party who maintains an interest in any property subject to this receivership, may at any time apply to this court for any further or other instructions and powers necessary to enable the Receiver to perform Receiver's duties properly and/or modify this order as to such property.

IT IS SO ORDERED.

Dated: May 19, 2015

DISTRICT COURT JUDGE

Respectfully submitted,
SNELL & WILMER L.L.P.

Michael Stein, Esq. (Bar No. 4760)
3883 Howard Hughes Parkway, Suite 1100
Las Vegas, NV 89169

Attorneys for Plaintiff

Snell & Wilmer L.L.P.
LAW OFFICES
3883 HOWARD HUGHES PARKWAY, SUITE 1100
LAS VEGAS, NEVADA 89169
(702) 784-5200

EXHIBIT 1

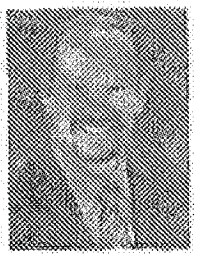
EXHIBIT 1

VAC-61552

PRJ-60669
10/26/15

COURT RECEIVER

John Pinjuv, SIOR



775.332.7300
john.pinjuv@avisonyoung.com
www.thecourtreceiver.com

John Pinjuv, SIOR has extensive expertise in the commercial real estate industry with over 25 years of experience in the business. He is a licensed Nevada and California real estate broker. A second generation native Nevadan, John began his career with Las Vegas Coldwell Banker Commercial (CBRE) in 1982 as a Multi-Family Investment Specialist. He relocated to Reno in 1984 to join Real Properties Ltd. (RPL), becoming Vice President of the Commercial Division of RPL. In 1995, John formed Nevada Commercial Group which became Grubb & Ellis|NCG in 1996.

In 2012 John formed Western Alliance Commercial, Inc. and affiliated with Avison Young, an international commercial real estate services company with offices throughout the United States, Canada, & Europe. John is President of the Corporation and Managing Director of the Avison Young office in northern Nevada. He continues to specialize in the area of commercial investment sales.

John believes in the power of helping people and giving back to our communities. He is very passionate about his work as a Board Member with the Healing Moves Foundation, a nonprofit whose mission is to increase the quality of life of people who have health challenges by giving them the opportunity to participate in specialized exercise programs. John is also an active Board Member with The Transplant Network. He is committed to his work promoting organ and tissue donor awareness.

As a court appointed receiver, John has provided quality service to his clients throughout Nevada and California. John has worked with numerous firms and individuals throughout his real estate career. The relationships formed during this time were built on integrity, enthusiasm, and client satisfaction. Some of the many clients John has worked with include: Bank of America, LNR Partners, LLC, Citibank, Wells Fargo, CIII Partners, Situs, AT&T, Bank of the West, and California Health Care Foundation, among many others. John has represented OREO departments of a number of financial institutions offering leasing, disposition and receivership services.

Professional Affiliations
-Nevada Real Estate Broker's License #11720
-California Real Estate Broker's License #01877480
-Property Management Certificate
-Society of Industrial and Office Realtors (SIOR)
-FDIC Vendor
-Economic Development Authority of Western Nevada (EDAWN)
-Healing Moves Foundation – Board Member
-The Transplant Network – Board Member

Expertise
-Receivership Services
-Real Estate Acquisition
-Leasing and Brokerage
-Broker Opinion of Value
-Property Management
-Commercial and Multi-Family Properties
-Asset Liquidations
-Tenant Improvements
-Construction Management
-Real Estate Development
-Renovation of Sub-Standard Real Property
-Working With City and State Municipalities
-Asset Management Services

VAC-61552

PRJ-60669
10/26/15

530 LAS VEGAS BLVD. SOUTH

Fee Schedule

-Monthly Receivership Fee	$1,800/month
-Travel Reimbursement	Not to exceed $350/month
-Reimbursement for ancillary fees	Filing fees, court cost, printing, postage, Receivership Bond, etc.
-Receivership Close-out Fee	$1,500.00
-Property Management Fee	By separate agreement 4% of total income with a minimum of $3,500/month whichever is greater
-Leasing	By separate agreement 6% of gross lease income for years 1-5 plus 3% of gross lease income for years 6-10 Renewals 3% of gross lease income

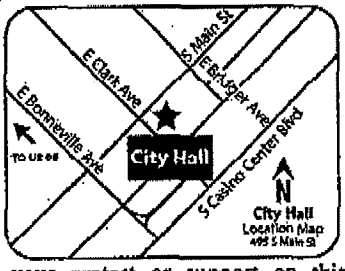
- *Receivership fee excludes attorney fees and miscellaneous legal fees*

PRJ-60669
10/26/15

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 7 2015
City of Las Vegas
Dept. of Planning

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

Case: VAR-61777

13934311138
DOWNTOWN SANCHEZ L L C
3960 HOWARD HUGHES PKWY #150
LAS VEGAS NV 89169

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-61777 [PRJ-60669]
Planning Commission Meeting of 12/8/2015

57 JRDGNPI 89169

34A

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - VAC-61552 - VACATION RELATED TO VAR-61777 - PUBLIC HEARING - APPLICANT: LV LAND COMPANY, LLC - OWNER: LV LAND COMPANY, LLC, ET AL - For possible action on a request for a Petition to Vacate a portion of a 20-foot wide public alley east of 4th Street, between Clark Avenue and Bonneville Avenue, Ward 3 (Coffin) [PRJ-60669]. Staff recommends DENIAL.

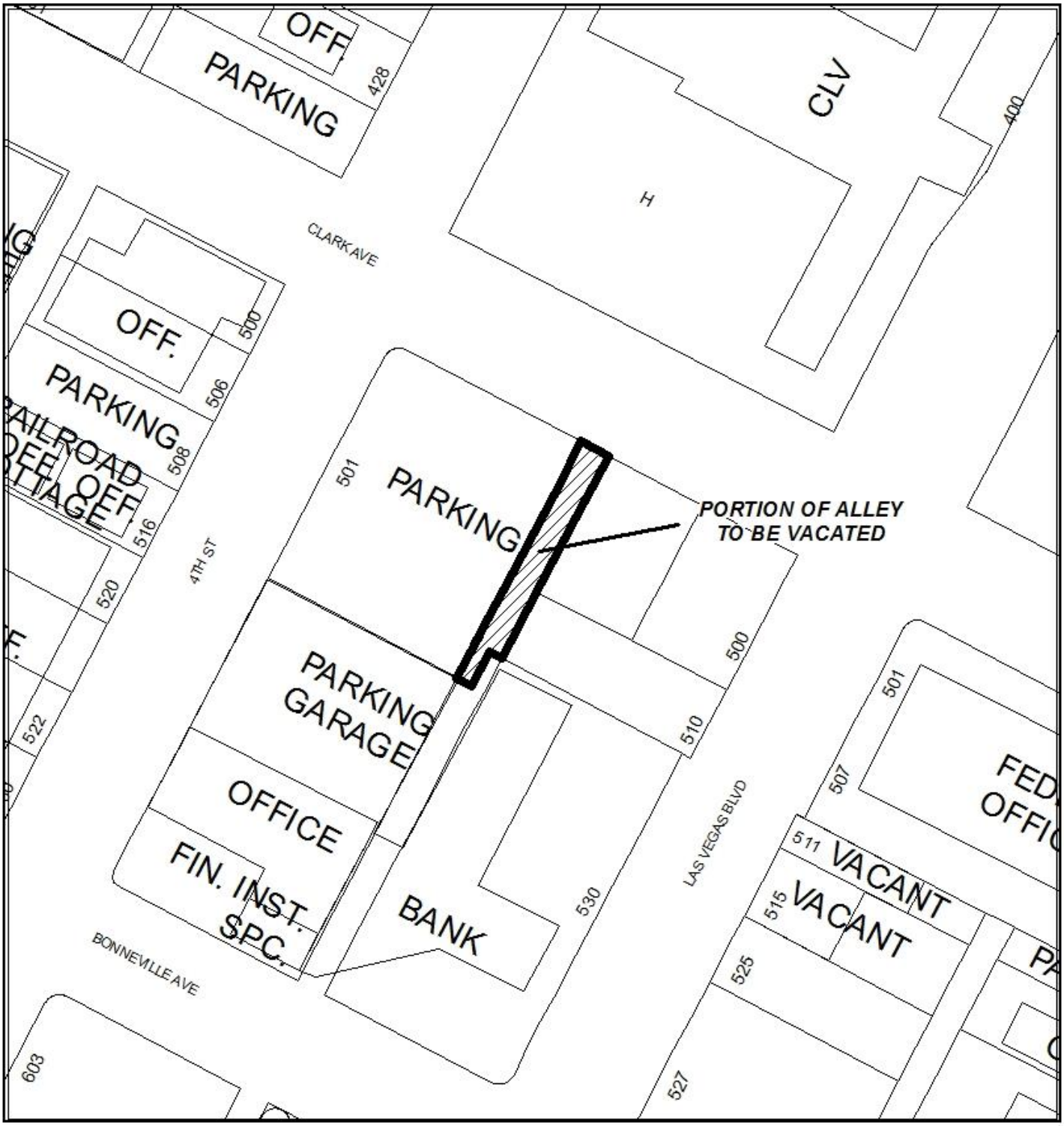
MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Justification Letter

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



CASE: VAC-61552 (PRJ-60669)

0 100 200
Feet

N



CASE: **VAC-61552 (PRJ-60669)**

0 100 200
Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAC-61552

Case Number: PRJ-60669 APN: 139-34-311-151 and 139-34-311-153

Name of Property Owner: LV Land Company II LLC

Name of Applicant: LV Land Company II LLC

Name of Representative: Frank Pankratz

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Frank Pankratz

Subscribed and sworn before me

This 10 day of November, 2015

LeLann Stewart-Schencke

Notary Public in and for said County and State

LELANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

PRJ-60669
11/19/15

LV Land Company II LLC
a Nevada limited liability company

By: EHB Companies LLC
a Nevada limited liability company
Its Manager

By: _____
Name: Frank Pankratz
Title: Manager
Date: 11/9/15

PRJ-60669
11/19/15

VAC-61552

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAC-61552

Case Number: PRJ-60669 APN: 139-34-303-002, 139-34-311-153, 139-34-311-151

Name of Property Owner: LV Land Company LLC

Name of Applicant: LV Land Company LLC

Name of Representative: Frank Pankratz

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Frank Pankratz

Subscribed and sworn before me

This 10 day of November, 2015

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

PRJ-60669
11/19/15

LV Land Company LLC
a Nevada limited liability company

By: EHB Companies LLC
a Nevada limited liability company
Its Manager

By: _____
Name: Frank Pankratz
Title: Manager
Date: 11/9/15

PRJ-60669
11/19/15

VAC-61552

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Alley Vacation (VAC-61152) and Variance (VAR-61777)

Project Address (Location) 4th and Clark

Project Name Nevada Supreme Court Bldg. **Proposed Use** Courthouse

Assessor's Parcel #(s) 139-34-311-151 and 139-34-311-153 **Ward #** 3

General Plan: existing Comm proposed Com **Zoning:** existing C2 proposed C2

Commercial Square Footage 25,000-26,000 +/- **Floor Area Ratio**

Gross Acres 56 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER LV Land Company II LLC **Contact** Frank Pankratz

Address 1215 S. Ft. Apache Rd., Ste. #120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address frank@ehbcompanies.com

APPLICANT LV Land Company II LLC **Contact** Frank Pankratz

Address 1215 S. Ft. Apache Rd., Ste. #120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address frank@ehbcompanies.com

REPRESENTATIVE Frank Pankratz **Contact** Frank Pankratz

Address 1215 S. Ft. Apache Rd., Ste. #120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address frank@ehbcompanies.com

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

Property Owner Signature* _____

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

Print Name Frank Pankratz

Subscribed and sworn before me

This 10 day of November, 20 15.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

FOR DEPARTMENT USE ONLY

Case #	VAC-61552
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-60669
11/10/15

Revised 10/27/08

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

LV Land Company II LLC
a Nevada limited liability company

By: EHB Companies LLC
a Nevada limited liability company
Its Manager

By: _____
Name: Frank Pankratz
Title: Manager
Date: 11/9/15

PRJ-60669
11/19/15

VAC-61552

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Alley Vacation (VAC-61152) and Variance (VAR-61777)

Project Address (Location) 4th and Clark

Project Name Nevada Supreme Court Bldg. **Proposed Use** Courthouse

Assessor's Parcel #(s) 139-34-303-002 **Ward #** 3

General Plan: existing Comm proposed Comm **Zoning:** existing C2 proposed C2

Commercial Square Footage 25,000-26,000 +/- **Floor Area Ratio**

Gross Acres 56 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER LV Land Company LLC **Contact** Frank Pankratz

Address 1215 S. Ft. Apache Rd., Ste. #120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address frank@ehbcompanies.com

APPLICANT LV Land Company LLC **Contact** Frank Pankratz

Address 1215 S. Ft. Apache Rd., Ste. #120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address frank@ehbcompanies.com

REPRESENTATIVE Frank Pankratz **Contact** Frank Pankratz

Address 1215 S. Ft. Apache Rd., Ste. #120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address frank@ehbcompanies.com

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

Property Owner Signature*

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

Print Name Frank Pankratz

Subscribed and sworn before me

This 10 day of November, 20 15.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

FOR DEPARTMENT USE ONLY

Case #	VAC-61552
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-60669

Revised 10/27/08

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

LV Land Company LLC
a Nevada limited liability company

By: EHB Companies LLC
a Nevada limited liability company
Its Manager

By: _____
Name: Frank Pankratz
Title: Manager
Date: 11/9/15

PRJ-60669
11/19/15

VAC-61552

A portion of APN: 139-34-399-002
December 16, 2015
By: Derek S. Crowther

Exhibit 'A'

Explanation
This legal description describes a portion of a public Alley Way to be vacated. The described area is generally located on the south side of Clark Street between 4th Street and Las Vegas Boulevard.

Legal Description
A portion of the public Alley Way as dedicated on that certain Final Map titled "CLARK'S LAS VEGAS TOWNSITE" recorded in Book 1, Page 37 of Plats on file at the Clark County, Nevada Recorder's Office and lying within Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

Beginning *at the northwest corner of Lot 26, Block 39 of said Plat, said beginning point also being on the easterly right-of-way of said public Alley Way; thence along the easterly right-of-way of said public Alley Way and along the westerly line of Lots 17 through 26, Block 39 of said Plat, South 27°54'42" West, 250.20 feet to the northerly right-of-way of Bonneville Avenue and southwest corner of Lot 17, Block 39 of said Plat; thence along the northerly right-of-way of said Bonneville Avenue, North 62°04'06" West, 20.00 feet to the southeast corner of Lot 16, Block 39 of said plat and the westerly right-of-way of said public Alley Way; thence along the westerly right-of-way of said public Alley Way and along the easterly line of Lots 8 through 16, Block 39 of said Plat, North 27°54'42 East, 225.18 feet; thence departing said right-of-way and lot line, South 62°05'18" East, 10.00 feet; thence North 27°54'42" East, 25.01 feet; thence South 62°05'18" East, 10.00 feet to the* ***Point of Beginning****.*

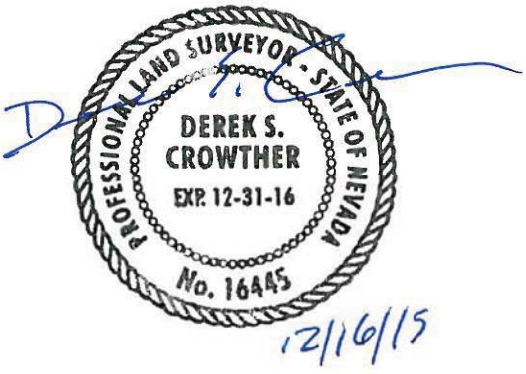
Contains 4,754 square feet, more or less.

Basis of Bearing
South 27°54'34" West, being the centerline of Fourth Street between Bonneville Avenue and Clark Avenue as shown in File 67, Page 79 of Surveys on file at the Clark County, Nevada, Recorder's Office.

(See Exhibit "B" attached hereto and by this reference made a part hereof)

End of description.

Derek S. Crowther, PLS
Professional Land Surveyor
Nevada License No. 16445



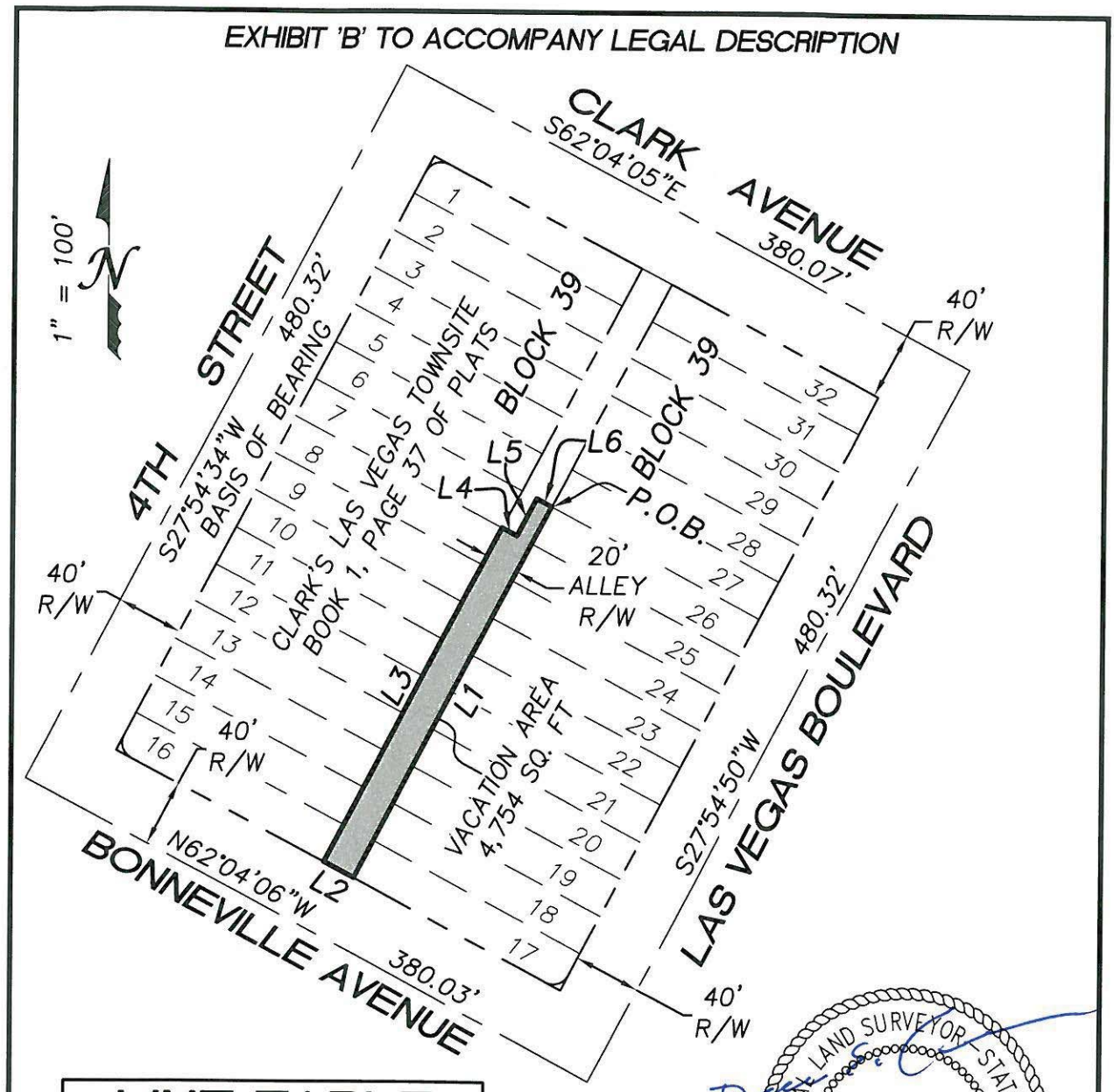
PRJ-60669
12/17/15

P:_Current Projects\512.0099.01\Legals & Exhibits\Legals\512.0099 VACATION2.docx

Heritage Surveying
1895 Village Center Circle • Las Vegas, NV 89134 • (702)474-6277 HS4-MAPS
www.Heritage-Surveying.com

VAC-61552 - REVISED

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S27°54'42"W	250.20
L2	N62°04'06"W	20.00
L3	N27°54'42"E	225.18
L4	S62°05'18"E	10.00
L5	N27°54'42"E	25.01
L6	S62°05'18"E	10.00

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
DEREK S. CROWTHER
EXP: 12-31-16
No. 16445

12/16/15

PRJ-60669
12/17/15

512.0099-VACATION2

SHEET 2 OF 2

Heritage Surveying
1895 VILLAGE CENTER CIRCLE
LAS VEGAS, NEVADA 89134
(702) 474-6277 (HS4-MAPS)
FAX (702) 255-6902
HERITAGE-SURVEYING.COM

VAC-61552 - REVISED

December 17, 2015

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

Re: Justification Letter for Vacation (VAC-61152)
State of Nevada Supreme and Appellate Courthouse – 4th Street / Clark Avenue
APN #139-34+-311-159
Approved SDR #59556

To Whom It May Concern:

This letter accompanies the Application for Vacation of that portion of the Alley Way from Bonneville north to the Alley Way being vacated under PRJ-60669.

Your consideration and timely approval of this Vacation and Variance is most appreciated. Please do not hesitate to contact me should you have any questions or comments.

Respectfully,

VAC-61552 - REVISED

PRJ-60669
12/17/15

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

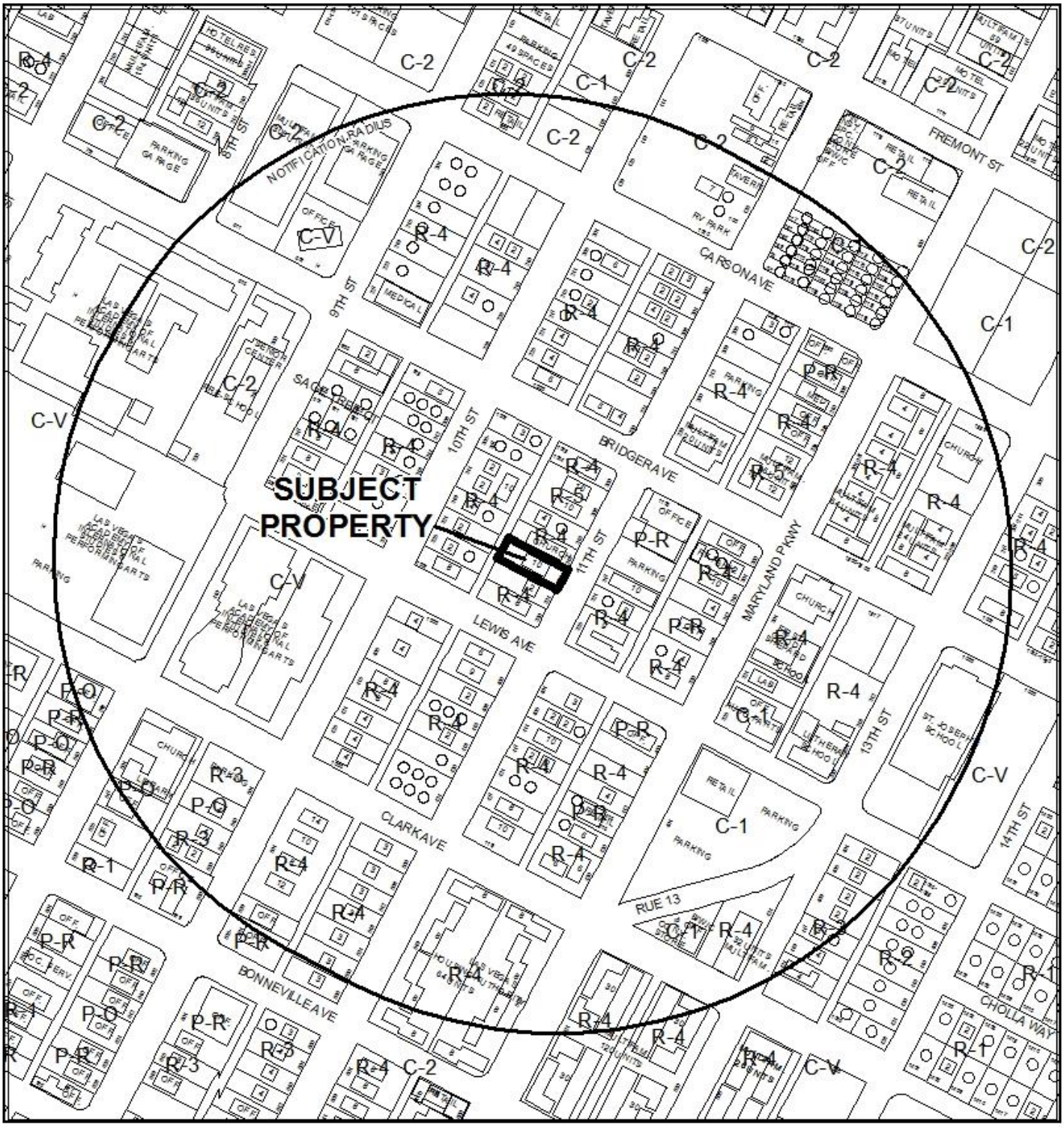
SUBJECT:
ABEYANCE - VAR-61411 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 320 S 11TH, LLC - For possible action on a request for a Variance TO ALLOW A FRONT LOADED GARAGE IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT PERMITTED, TO ALLOW ACCESSORY STRUCTURES THAT ARE NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING, TO ALLOW A SEVEN-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED, TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED AND TO ALLOW BUILDING SEPARATIONS OF ZERO FEET AND FOUR-FOOT WHERE SIX FEET IS THE MINIMUM REQUIRED FOR TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [GARAGES] TOTALING 1,931 SQUARE FEET on 0.17 acres at 320 South 11th Street (APN 139-34-712-095), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-61288]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**9**	**Planning Commission Mtg.**	**0**
City Council Meeting	**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. Photo(s)
5. Justification Letter
6. Protest Postcards



CASE: **VAR-61411 (PRJ-61288)**

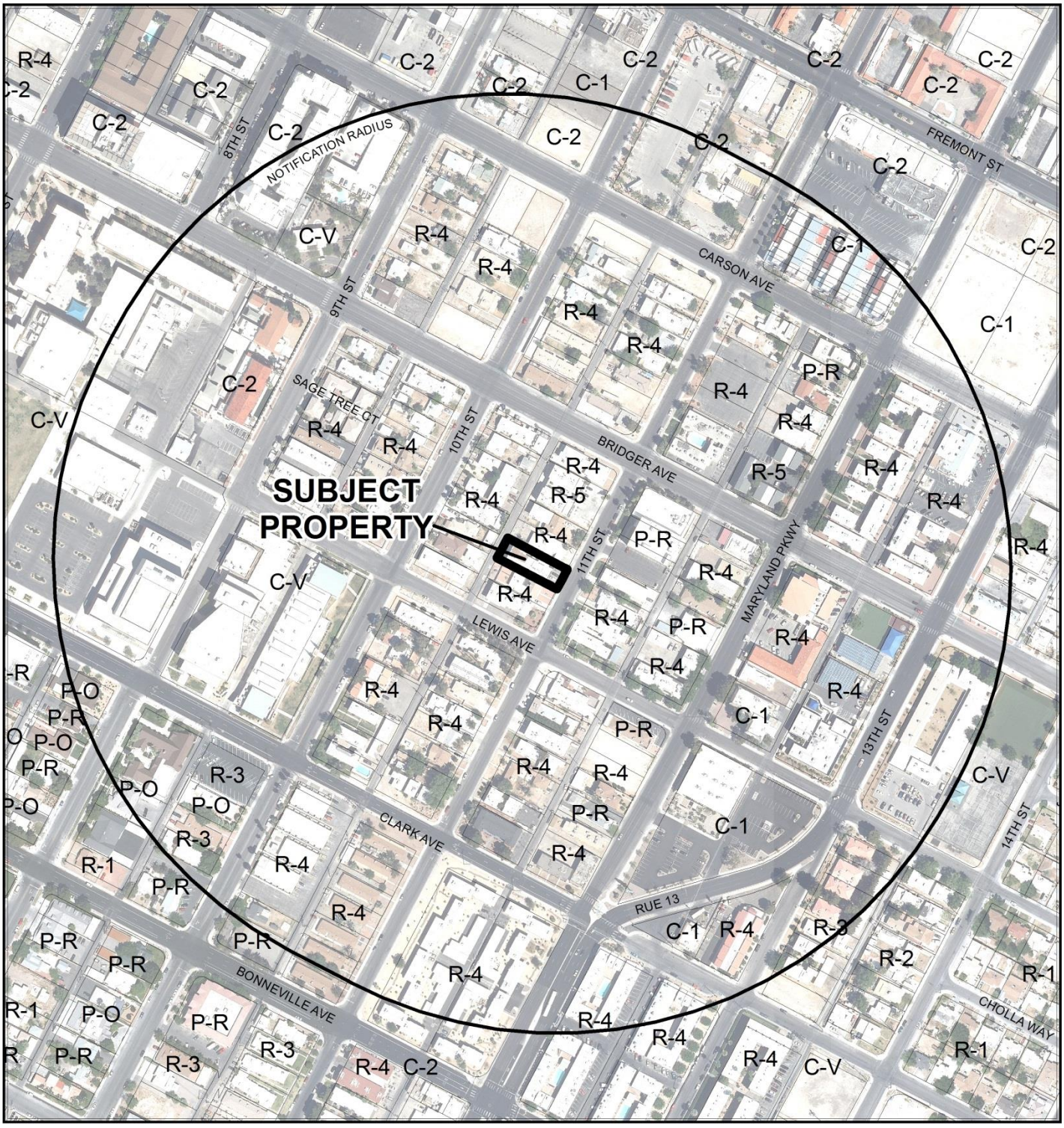
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

0 300 600

Feet

N



CASE: **VAR-61411 (PRJ-61288)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

0 300 600

Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 320 S 11TH, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-61411	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

VAR-61411 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All 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.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow an accessory structure that is not a side loaded garage in front of the primary structure where such is not permitted; to allow accessory structures that is not aesthetically compatible with the principal dwelling; to allow a seven-foot front yard setback where 10-feet is required; to allow a zero-foot side yard setback where three feet is required; to allow a zero-foot rear yard setback where three feet is required and to allow building separations of zero feet and four-foot six-inches where six feet is the minimum required for two existing Accessory Structures (Class II) [garages] totaling 1,931 square feet. The site is located at 320 South 11th Street, in an R-4 (High Density Residential) zoning district. No unique or extraordinary evidence has been presented to warrant the requested Variance. As such, the hardship is self-imposed and; therefore, staff recommends denial of this request.

ISSUES

- The property owner has installed two Accessory Structures (class II) (garages) in the front and rear of the existing multi-family building on the subject property which were constructed without building permits.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/04/53	The Board of City Commissioners approved a request for a reclassification of property (Z-0007-53) from R-1 (Single Family Residential), R-2 (Medium-Low Density Residential) and R-3 (Medium Density Residential) to R-4 (High Density Residential) on property generally located between 9th and 14th Streets extending south from Fremont Street to Bonneville Avenue.
12/08/15	The Planning Commission voted [5-0-1/GT] to hold this item in abeyance to the January 12, 2016 Planning Commission meeting.

Most Recent Change of Ownership	
09/23/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/19/04	A Code Enforcement case (#8906) was processed for a vacant accessible building with broken windows at 320 South 11th Street. The case was resolved on 02/19/04.

Related Building Permits/Business Licenses	
05/09/05	A Code Enforcement case (#29722) was processed for no power meter for apartment (tenant can't get utilities turned on without meter) at 320 South 11th Street. The case was resolved on 06/15/05.
03/28/06	A Code Enforcement case (#39630) was processed for building a room addition next to unit #10 at 320 South 11th Street. The case was resolved on 04/18/06.
04/25/06	A Code Enforcement case (#40585) was processed for renovation in unit #9 without permits at 320 South 11th Street. The case was resolved on 12/04/06.
07/20/06	A Code Enforcement case (#44705) was processed to check for all code violations for all apartments (unlicensed contractor doing whatever work is being done, mold in bathrooms, water damage in bathrooms; tile in bathrooms all leak, holes in ceiling; storage shed's roof was done illegally with no permits - posts are pieced together; all electrical panels were put in with no permits; uses tenants to do repair work; storage unit lights are just hanging; all swamp coolers were put in without permits at 320 South 11th Street. The case was resolved on 07/26/06.
11/07/06	A Code Enforcement case (#47764) was processed for a broken smoke detector and heater inside unit #7 at 320 South 11th Street. The case was resolved on 12/05/06.
11/20/08	A Code Enforcement case (#72114) was processed for no heater or hot water inside unit #3 at 320 South 11th Street. The case was resolved on 12/01/08.
03/31/11	A Code Enforcement case (#99794) was processed for water leaking from plumbing on the side of the apartment, which is attracting roaches, also bad odor at 320 South 11th Street. The case was resolved on 04/18/11.
03/12/13	A Code Enforcement case (#126023) was processed for unit 8, 9 and 10 which were renovated without permits at 320 South 11th Street. The case was resolved on 09/06/13.
09/05/13	A building permit (#232944) was issued for a tenant improvement to combine units #8, #9 and #10 at 320 South 11th Street. The permit was finalized on 09/30/15.
12/18/13	A Code Enforcement case (#136288) was processed for a roof caving in at 320 South 11th Street. The case was resolved on 01/02/14.
01/28/15	A Code Enforcement case (#150086) was processed for construction of garages without permits at 320 South 11th Street. The case has not been resolved.
10/13/15	A Code Enforcement case (#160292) was processed for a sewer drain left open at 320 South 11th Street. The case was resolved on 10/14/15.

Pre-Application Meeting	
09/15/15	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a setback Variance for existing structures.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one conducted.

Field Check	
10/29/15	A routine field check was conducted by staff and found a well maintained residential development with existing structures (Garages) on the subject site which was constructed without building permits.

Details of Application Request	
Site Area	
Net Acres	0.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
North	Church/House of Worship	MXU (Mixed Use)	R-4 (High Density Residential)
South	Duplex	MXU (Mixed Use)	R-4 (High Density Residential)
East	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
West	Duplex	MXU (Mixed Use)	R-4 (High Density Residential)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
Live/Work Overlay District	Y

Other Plans or Special Requirements	*Compliance*
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.120, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks (Accessory Structure)			
• Front	10 Feet	7 Feet	N
• Side (north)	3 Feet	0 Feet	N
• Side (south)	3 Feet	0 Feet	N
• Rear	3 Feet	0 Feet	N
Min. Distance Between Buildings	6 Feet	0 Feet	N
Max. Lot Coverage (Accessory Structure)	50 %	40 %	Y
Max. Building Height (Accessory Structure)	35 Feet	12 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
11th Street	Major Collector	Master Plan of Streets and Highways	70 Feet	Y

ANALYSIS

This is a request for a Variance to allow a two existing Accessory Structure (Class II) [garages] totaling 1,931 square feet to remain in the front and rear yard area of an existing multi-family building located at 320 South 11th Street, which do not comply with Title 19.06 developments standards. The property owner has installed the two Accessory Structures (Class II) [garages] on the subject property without building permits. The subject property is located within the R-4 (High Density Residential) zoning district.

The applicant has requested a Variance to allow an accessory structure that is not a side loaded garage in front of the primary structure where such is not permitted; to allow accessory structures that are not aesthetically compatible with the principal dwelling; to allow a seven-foot front yard setback where 10-feet is required; to allow a zero-foot side yard setback where three feet is

required; to allow a zero-foot rear yard setback where three feet is required and to allow building separations of zero feet and four-foot six-inches where six feet is the minimum required for the two existing Accessory Structures (Class II) [garages]. No substantial evidence has been presented to warrant the requested Variance. As such, the hardship is self-imposed and; therefore, staff recommends denial of this request.

FINDINGS (VAR-61411)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing two Accessory Structures (Class II) [garages] totaling 1,931 square feet, which do not comply with Title 19.06 developments standards for location, aesthetic compatibility and setbacks. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 40

NOTICES MAILED 151

APPROVALS 0

PROTESTS 9

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-61411 APN: 139-34-712-095

Name of Property Owner: 320 S 11th, LLC

Name of Applicant: Rob Kay

Name of Representative: Rob Kay

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: M. Mashhadi

Print Name: Mary Mashhadi

Subscribed and sworn before me

This 22 day of Sep., 2015

_____

Notary Public in and for said County and State

LILLY TAHERI
Commission # 2019448
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2017

Revised 11-14-06

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

PRJ-61288
10/21/15

RECEIVED
SEP 23 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Setback - Variance

Project Address (Location) 320 S. 11th Street, 89101

Project Name 11th Street Apartments **Proposed Use** _____

Assessor's Parcel #(s) 139-34-712-095 **Ward #** _____

General Plan: existing X proposed _____ **Zoning:** existing R4 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** N/A

Gross Acres 0.18 Acres **Lots/Units** 10 **Density** N/A

Additional Information _____

PROPERTY OWNER 320 S 11th, LLC **Contact** Rob

Address 9903 Santa Monica Bl. #961 **Phone:** 310-243-6978 **Fax:** _____

City Beverly Hills **State** CA **Zip** 90212

E-mail Address LasVegasApartmentsLLC@gmail.com

APPLICANT 320 S 11th, LLC **Contact** Rob

Address 9903 Santa Monica Bl. #961 **Phone:** 310-243-6978 **Fax:** _____

City Beverly Hills **State** CA **Zip** 90212

E-mail Address LasVegasApartments LLC@gmail.com

REPRESENTATIVE Kubota & Associates Engineering **Contact** John Kubota

Address 5125 W. Oquendo Rd. #4 **Phone:** 702-367-2800 **Fax:** _____

City Las Vegas **State** NV **Zip** 89118

E-mail Address KubotaEngr@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* M. Mashhadi

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

Print Name Mary Mashaddi

Subscribed and sworn before me

This 22 day of Sept., 20 15.

Notary Public in and for said County and State

LILLY TAHERI
Commission # 2019448
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2017

FOR DEPARTMENT USE ONLY

Case #	VAR-61411
Meeting Date:	12/8/15
Total Fee:	$830.00
Date Received:*	9/23/15
Received By:	

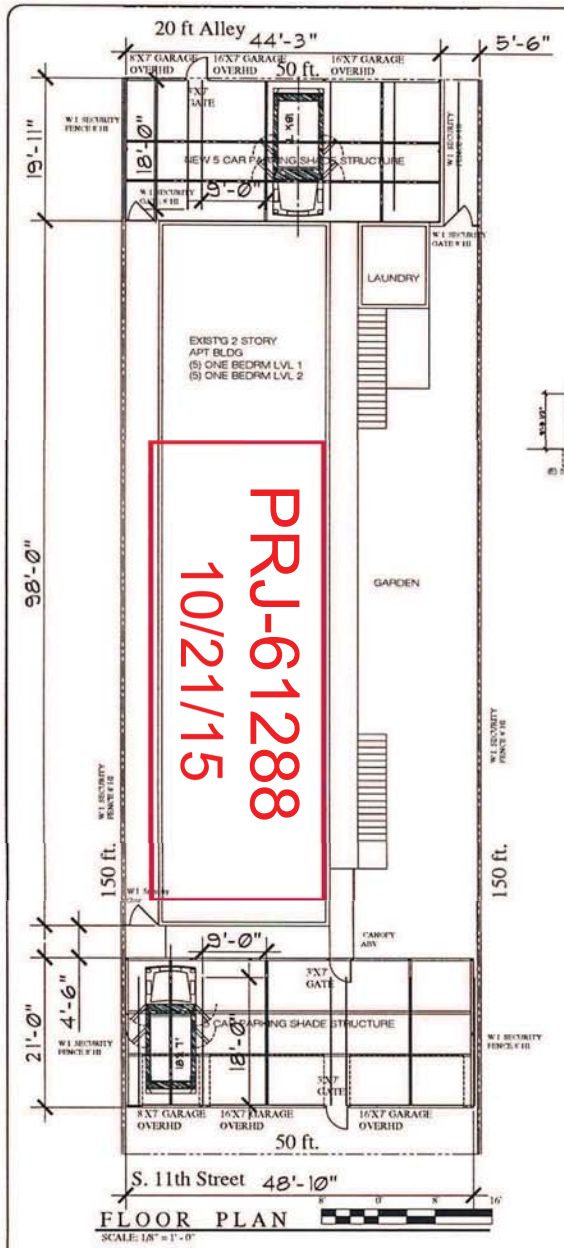
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

SEP 23 2015

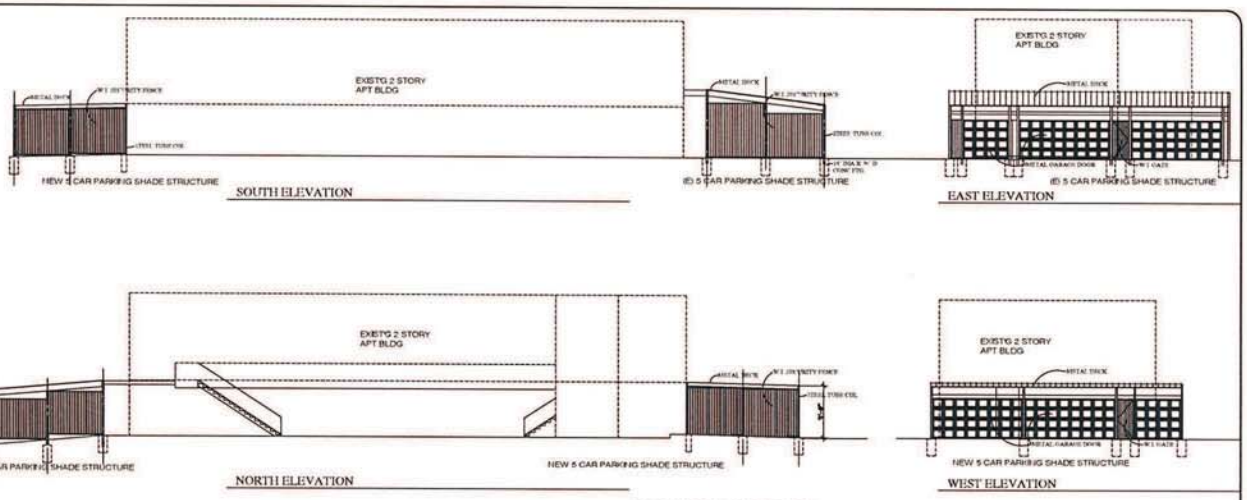
PRJ-61288
10/21/15

Revised 10/27/08

\depot\Application Packet\Application Form.pdf



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



ELEVATIONS
SCALE: 1" = 10' - 0"

PRJ-61288
10/21/15

PROJECT INFORMATION APN: 139-34-712-095 Zoning: R-4

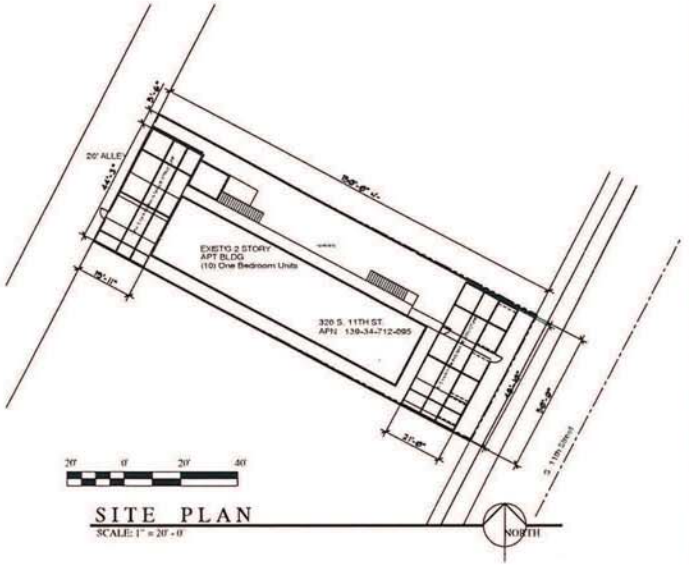
Site Area:	0.18 Acres (+/- 7,513 SF)
Total Bldg Footprint Area:	2,538 GSF
Parking Required: (R-3 Medium)	1.25 / Single Bedroom
Total Parking Provided:	10 STALLS
Parking Stall Dimensions:	9' X 18'
Handicap Stall Size:	N/A
Lot Coverage:	33.8%
Max Occupant Load: (1 / 200 GSF)	13 Occupants

Parking Count Title 19.06.110, Table 6

R3 Medium Density Apartment	1.25 Stall per One Bedrm Unit
10 One Bedroom Units Total Existing	10 Stalls Existing - 5 Front/5 Rear



VICINITY MAP
NO SCALE



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

VAR-61411

RECEIVED
SEP 2 3 2015

Kubota & Associates Engineers Ltd.
5125 W. Oquendo Rd. Ste. 4
Las Vegas NV 89118

320 S 11TH L L C
9301 SANTA MONICA BLVD #961
BEVERLY HILLS
CA 90212

New Shade Structures
Security Fencing

320 S. 11TH ST
LAS VEGAS NV 89101
APN 139-34-712-095

SITE PLAN
FLOOR PLAN
ELEVATIONS
VICINITY MAP
NOTES

06-01-15

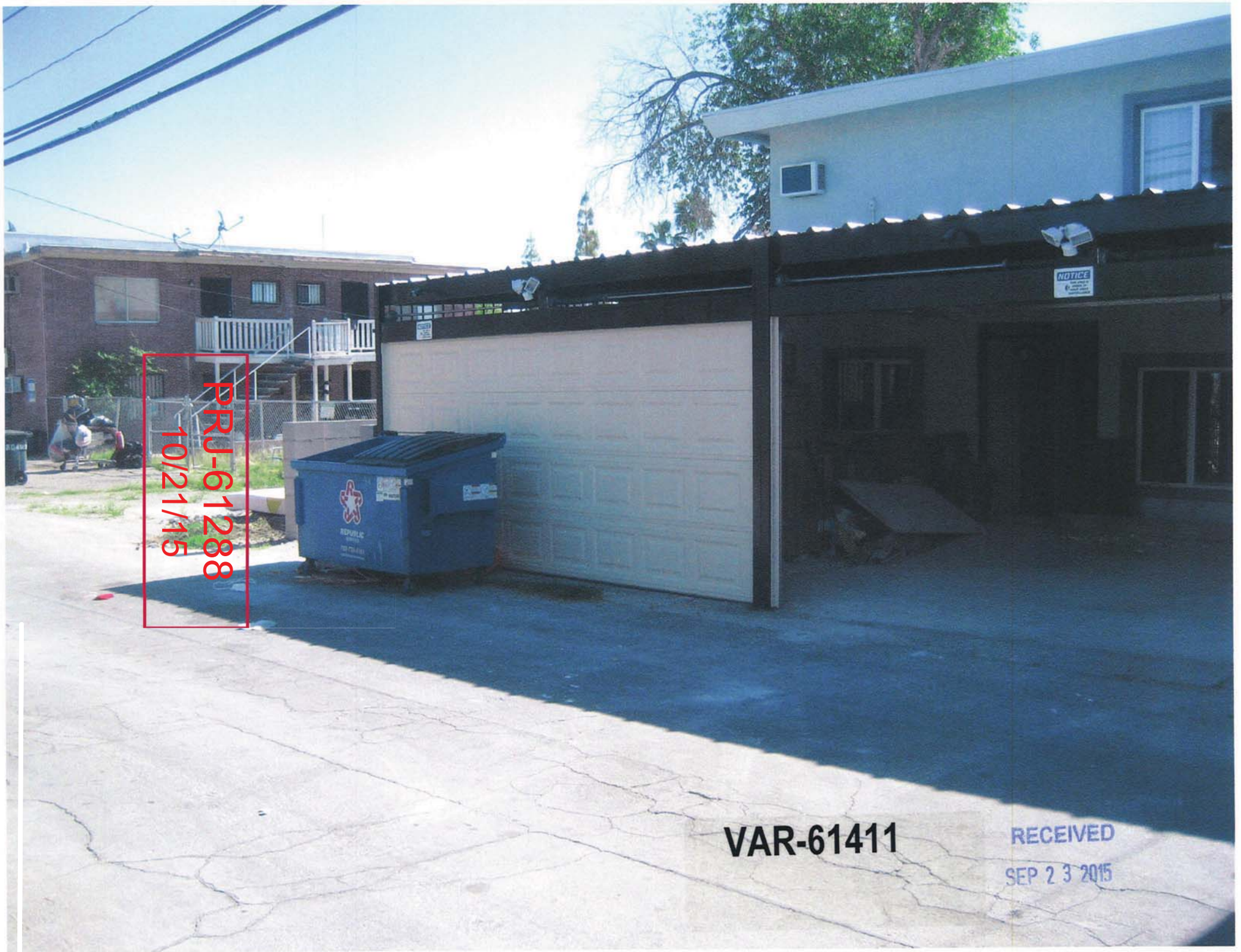
A1



PRJ-61288
10/21/15

VAR-61411

RECEIVED
SEP 23 2015


NOTICE
REPUBLIC
PRJ-61288
10/21/15
VAR-61411
RECEIVED
SEP 2 3 2015



PRJ-61288
10/21/15

VAR-61411

RECEIVED
SEP 2 3 2015


PRJ-61288
10/21/15
11th Street Luxury Apartments
320 South 11th Street
Property Managed By:
Las Vegas Apartments LLC
1-800-6-LAS-VEGAS
NOTICE
SAFARI
VAR-61411



VAR-61411 [PRJ-61288] - VARIANCE - APPLICANT/OWNER: 320 S 11TH, LLC
320 SOUTH 11TH STREET

10/29/15



VAR-61411 [PRJ-61288] - VARIANCE - APPLICANT/OWNER: 320 S 11TH, LLC
320 SOUTH 11TH STREET

10/29/15



VAR-61411 [PRJ-61288] - VARIANCE - APPLICANT/OWNER: 320 S 11TH, LLC
320 SOUTH 11TH STREET

10/29/15



VAR-61411 [PRJ-61288] - VARIANCE - APPLICANT/OWNER: 320 S 11TH, LLC
320 SOUTH 11TH STREET

10/29/15



VAR-61411 [PRJ-61288] - VARIANCE - APPLICANT/OWNER: 320 S 11TH, LLC
320 SOUTH 11TH STREET

10/29/15



VAR-61411 [PRJ-61288] - VARIANCE - APPLICANT/OWNER: 320 S 11TH, LLC
320 SOUTH 11TH STREET

10/29/15

9/23/15

We are asking for permission to have a covered Parking area at the apartment Building @ 320 S 11th Street, Las Vegas. To improve the neighborhood people/renters, need to feel comfortable that their car is protected at night from people walking the streets. Better renters pay more to live close to where they work of they believe their car is also protected

John Kubota

VAR-61411

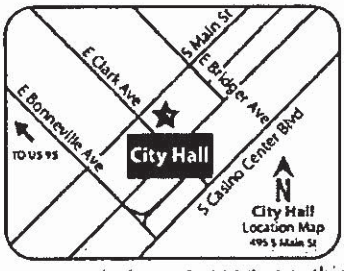
PRJ-61288
10/21/15

RECEIVED
SEP 23 2015

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-61411 [PRJ-61288]

Planning Commission Meeting of 12/8/2015

87 JRDGNPI 89125

RECEIVED

DEC 9 2015

City of Las Vegas
Dept. of Planning

Case: VAR-61411

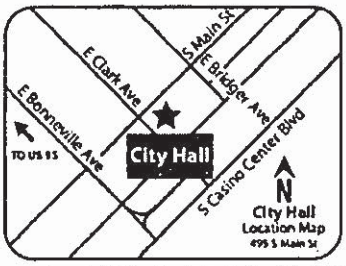
13934712083
202 11TH STREET L L C
P O BOX 1570
LAS VEGAS NV 89125

22P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-61411 [PRJ-61288]

Planning Commission Meeting of 12/8/2015

87 JRDGNPI 89125

RECEIVED

DEC 9 2015

City of Las Vegas
Dept. of Planning

Case: VAR-61411

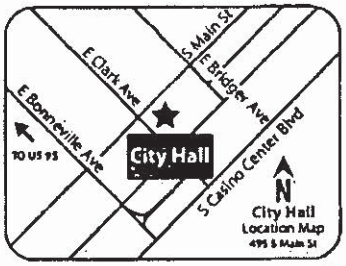
13934712020
319 9TH STREET L L C
P O BOX 1570
LAS VEGAS NV 89125

22P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-61411 [PRJ-61288]

Planning Commission Meeting of 12/8/2015

87 JRDGNPI 89125

RECEIVED

DEC 9 2015

City of Las Vegas
Dept. of Planning

Case: VAR-61411

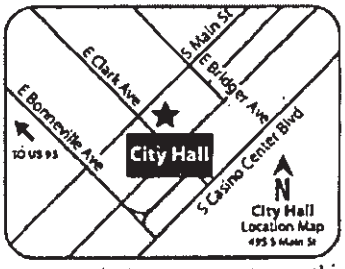
13934712033
901 FREMONT L L C
P O BOX 1570
LAS VEGAS NV 89125

22P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-61411 [PRJ-61288]
Planning Commission Meeting of 12/8/2015

87 JRDGNPI 89125

RECEIVED

DEC 9 2015

City of Las Vegas
Dept. of Planning

Case: VAR-61411

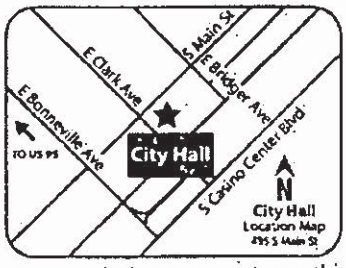
13934712029
215 9TH ST L L C
P O BOX 1570
LAS VEGAS NV 89125

22P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-61411 [PRJ-61288]
Planning Commission Meeting of 12/8/2015

RECEIVED
DEC 9 2015
City of Las Vegas
Dept. of Planning

Case: VAR-61411
13934712122
901 BRIDGER L L C
P O BOX 1570
LAS VEGAS NV 89125

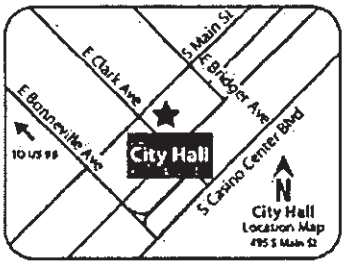
87 JRDGNPI 89125

22P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-61411 [PRJ-61288]

Planning Commission Meeting of 12/8/2015

RECEIVED

DEC 9 2015

City of Las Vegas
Dept. of Planning

Case: VAR-61411

13934712035
116 10TH STREET L L C
P O BOX 1570
LAS VEGAS NV 89125

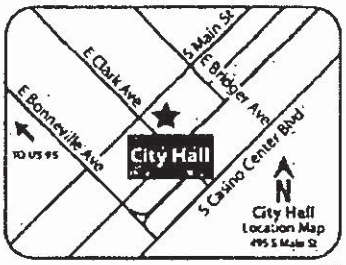
87 JRDGNPI 89125

22P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-61411 [PRJ-61288]

Planning Commission Meeting of 12/8/2015

RECEIVED

DEC 9 2015

City of Las Vegas
Dept. of Planning

Case: VAR-61411

13934712037
906 CARSON L L C
P O BOX 1570
LAS VEGAS NV 89125

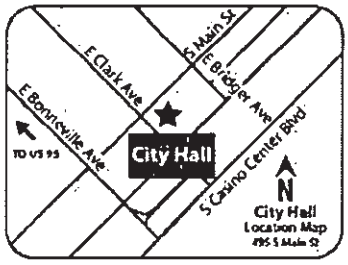
87 JRDGNPI 89125

22P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-61411 [PRJ-61288]

Planning Commission Meeting of 12/8/2015

RECEIVED

DEC 9 2015

City of Las Vegas
Dept. of Planning

Case: VAR-61411

13934715001
11TH STREET TAVERN L L C
P O BOX 1570
LAS VEGAS NV 89125

67 JRDGNPI 89125

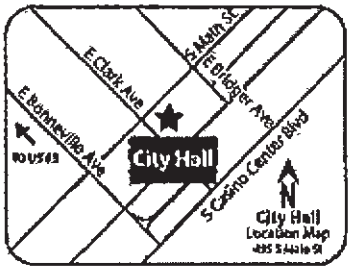
22P

DEC. 10. 2015 9:25AM 7023845800 G HAFEN & RALPHPORTER NO. 693 P. 1

ity of Las Vegas
epartment of Planning
evelopment Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 10 2015
City of Las Vegas
Dept. of Planning

RECEIVED

you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the epartment 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 ould like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

lease use available blank space on card for your comments.

VAR-61411 [PRJ-61288]
Planning Commission Meeting of 12/8/2015

Case: VAR-61411
13934810087
HAFEN GREGORY & S 1989 LIV TR
HAFEN GREGORY T & SUZANNE B TRS
525 S 9TH ST
LAS VEGAS NV 89101-7010

45 JRDGNP1 89101

22P

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

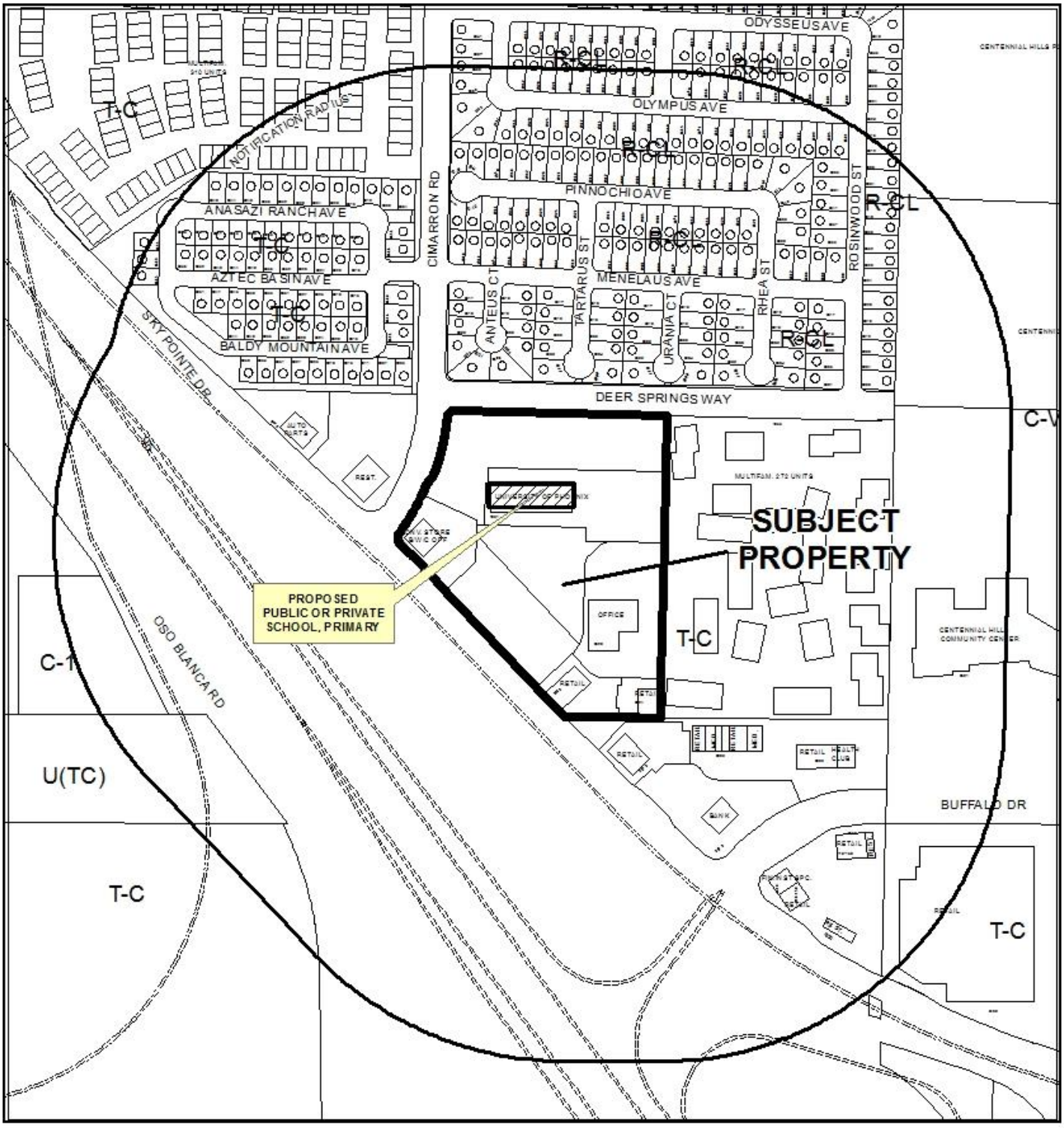
SUBJECT:
ABEYANCE - SUP-61789 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RED HOOK CAPITAL PARTNERS II, LLC - OWNER: WELLS FARGO BANK, N.A. TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, PRIMARY at 7951 West Deer Springs Way (APN 125-21-710-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-61708]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-61789 and SDR-61790 [PRJ-61708]
2. Conditions and Staff Report - SUP-61789 and SDR-61790 [PRJ-61708]
3. Supporting Documentation - SUP-61789 and SDR-61790 [PRJ-61708]
4. Photo(s) - SUP-61789 and SDR-61790 [PRJ-61708]
5. Justification Letter - SUP-61789 and SDR-61790 [PRJ-61708]
6. Protest/Support/Comment Postcards for SUP-61789 and SDR-61790 [PRJ-61708]



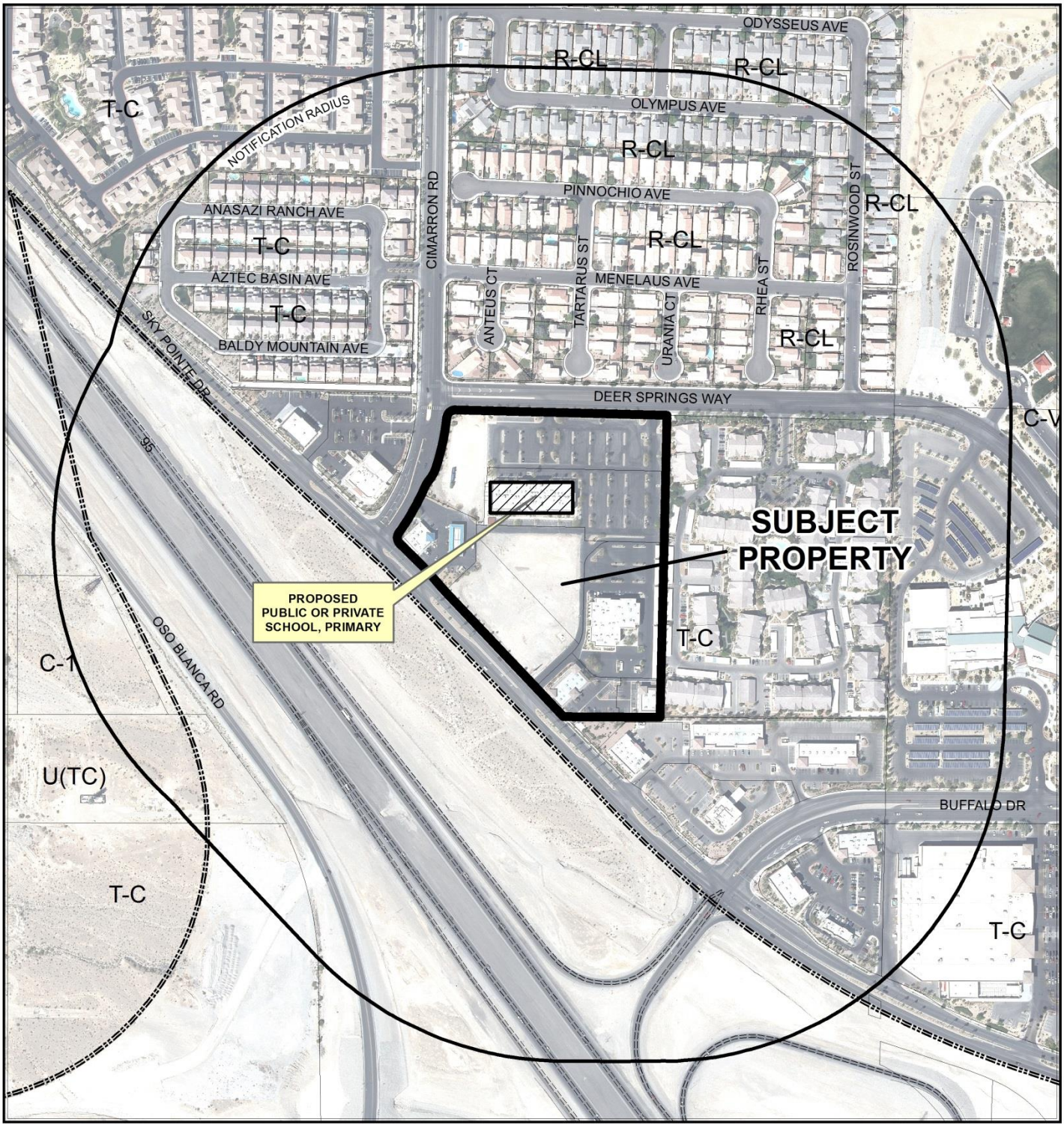
CASE: **SUP-61789 AND SDR-61790 (PRJ-61708)**

0 300 600 Feet

RADIUS: 1000 FEET

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

N



CASE: **SUP-61789 AND SDR-61790 (PRJ-61708)**

0 300 600 Feet

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RED HOOK CAPITAL PARTNERS II, LLC - OWNER: WELLS FARGO BANK, N.A. TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-61789	Staff recommends APPROVAL, subject to conditions:	
SDR-61790	Staff recommends APPROVAL, subject to conditions:	SUP-61789

** CONDITIONS **

SUP-61789 CONDITIONS

Planning

1. There shall be a Required Review of the Special Use Permit at a public hearing to be scheduled one year from the issuance of a business license for the school, or from the issuance of a Certificate of Occupancy if no business license is issued.

2. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Public or Private, School, Primary use.

3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-61790) shall be required.

4. Conformance to the approved conditions for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-2310), except as amended by conditions herein.

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.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

9. A pick-up and drop-off and site circulation plan detailing school operations shall be submitted to and approved by the City Traffic Engineer. All construction to designate the surrounding area as a school zone required in the approved traffic plan shall be installed and operational prior to operating as a school.

10. Prior to operating as a school, construct school zone flashers on Deer Springs Way meeting the approval of the City Traffic Engineer unless specifically not required in the approved Traffic Impact Analysis.

11. 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.

12. There shall be an administrative review 60 days after the school has opened to ensure compliance with the approved Traffic Impact Analysis as it relates to the school pick-up and drop-off plan and the overall school traffic operations. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.

SDR-61790 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-61789) shall be required, if approved.

2. 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.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/21/15, except as amended by conditions herein.

4. 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.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalk ramps accessing this site on Sky Pointe Drive and on the sidewalk ramps and the sidewalk adjacent to this site on Deer Springs Road in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to locate a public charter school in a closed campus setting on a developed 2.22-acre parcel within an existing commercial subdivision. The existing 36,205 square-foot building is two stories in height and contains classrooms, offices, a library, auditorium and activity areas. The expected number of students is 624 in grades K-5 within 30 classrooms. The building was previously used as a College/University (University of Phoenix). No new building façade work is proposed. Access to the site is provided from Deer Springs Way, which is fully improved and classified as a Town Center Arterial.

Pick up and drop off times will be staggered in the morning and afternoon. Vehicles would enter the site from Deer Springs Way and exit either to Deer Springs Way or Sky Pointe Drive using the routes indicated on the provided circulation plan.

A new play area of approximately 6,500 square feet is proposed at the rear of the existing building, to be enclosed by a six-foot wrought iron fence. A portion of the play area interior will be covered by synthetic turf. Asphalt and parking spaces (14 in total) would be removed to accommodate the play area. Vehicular access is still possible to the rear, although there would be rolling gates to restrict access. The access would be separated from the play area by a six-foot wrought iron fence and three-foot planter area.

In its current configuration, there are still undeveloped pad sites adjacent to the proposed school site. At this time the only valid entitlement that remains in these vacant areas is for the original buildings on the perimeter and parking lot on the interior. Development of the proposed school must be sensitive to this future development due to possible negative effects from onsite traffic and noise from the play area. Additional screening and a more specific traffic analysis may be needed to ensure the school can operate in a harmonious and compatible manner with the adjacent commercial and office uses. The removal of rear parking spaces to provide for the proposed plan area will not cause the commercial subdivision to be underparked. Staff therefore recommends approval of the Special Use Permit and Site Development Plan Review requests with conditions.

ISSUES

- A Public or Private School, Primary use is permitted in the SX-TC (Suburban Mixed Use – Town Center) district with the approval of a Special Use Permit.
- A traffic impact analysis is required prior to issuance of permits related to the school. A follow-up administrative review will be required 60 days after the school opens to assess implementation of the traffic study.

- A required review of the Special Use Permit will be required as a condition of approval to assess the impacts of the school. The review shall be held at a public hearing no later than one year following the issuance of a business license for the school, or the issuance of a certificate of occupancy if no business license is issued.
- The proposed play area may impact adjacent portions of the commercial subdivision in terms of unwanted noise. The proposed wrought iron fence and landscaping may not adequately address this issue as future development is introduced on adjacent parcels.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/09/98	The City Council approved a Rezoning (Z-0036-98) to PD (Planned Development) on 32.68 acres on the south side of Deer Springs Way, west of the Conough Lane alignment. The approval included a master development plan and development standards for the Cimarron Springs Mixed Use Development. The Planning Commission and staff recommended denial.
12/07/98	The City Council approved a Rezoning (Z-0076-98) from PD (Planned Development) to T-C (Town Center) on the subject site as part of a larger request. The subject site was designated SX-TC (Suburban Mixed Use – Town Center) by this plan. The Planning Commission and staff recommended approval.
02/22/99	The City Council approved a Site Development Plan Review [Z-0076-98(2)] for a proposed 272-unit apartment complex on 13.89 acres on the south side of Deer Springs Way, approximately 1,280 feet east of Cimarron Road. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review [Z-0076-98(3)] for a proposed 149,455 square-foot commercial retail center on 15.20 acres on the south side of Deer Springs Way, east of Sky Pointe Drive. The Planning Commission and staff recommended approval.
03/13/00	A Final Map (FM-0085-99) for a one-lot commercial subdivision on 12.11 acres at the southeast corner of Deer Springs Way and Cimarron Road was recorded.
08/06/03	The City Council approved a request for a Site Development Plan Review (SDR-2310) for a proposed two-story, 47,075 square-foot educational building on 4.64 acres adjacent to the east side of Cimarron Road, approximately 150 feet north of Sky Pointe Drive. The Planning Commission recommended approval; staff recommended denial.
08/28/03	The Planning Commission approved request for a Site Development Plan Review (SDR-2675) for a proposed 30,376 square-foot office building at the southeast corner of Cimarron Road and Deer Springs Way. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/14/05	Department of Planning staff approved a Site Development Plan Review (SDR-6906) for a proposed 38,883 square-foot office building on 2.92 acres at the southeast corner of Deer Springs Way and Cimarron Road. The approval expired 07/26/07.
01/12/06	The Planning Commission approved a request for a Site Development Plan Review (SDR-8967) for two proposed retail buildings totaling 10,150 square feet and waivers of building foundation and parking lot landscaping requirements on 2.58 acres adjacent to the north side of Sky Pointe Drive, approximately 650 feet east of Cimarron Road. Staff recommended approval. Only the building on the eastern portion of the site was built.
05/11/06	The Planning Commission approved a request for a Site Development Plan Review (SDR-12085) for a proposed 12,937 square-foot retail building on 1.59 acres adjacent to the north side of Sky Pointe Drive, approximately 210 feet east of Cimarron Road. Staff recommended approval. The approval expired 05/11/08.
12/08/15	The Planning Commission voted [5-0-1/GT] to hold this item in abeyance to the January 12, 2016 Planning Commission meeting.

Most Recent Change of Ownership	
04/09/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/08/00	A building permit (#00004000) was issued for a Certificate of Occupancy for a convenience store at 6698 Sky Pointe Drive. A final inspection was completed 08/03/00.
04/14/04	A building permit (#04008508) was issued for a college building at 7951 West Deer Springs Way, Suite #150. A final inspection was completed 12/16/04.
06/25/04	A building permit (#04016179) was issued for a Certificate of Completion for an office shell building at 6628 Sky Pointe Drive. A final inspection was completed 12/03/04.
07/28/04	A building permit (254016) was issued for a wall at 7951 West Deer Springs Way. A final inspection was completed 09/14/04.
07/09/07	A building permit (#07002173) was issued for a Certificate of Completion for a retail shell building ('A') at 6620 Sky Pointe Drive. A final inspection was completed 01/30/09.
	A building permit (#07002174) was issued for a Certificate of Completion for a retail shell building ('B') at 6624 Sky Pointe Drive. A final inspection was completed 01/30/09.

Pre-Application Meeting	
10/15/15	Submittal requirements for a Special Use Permit and Site Development Plan Review applications were discussed. No new facade work is proposed; only the playground area and associated rear landscaping. Public Works indicated that a traffic study would be required prior to the opening of the school that addresses pick-up and drop-off circulation and the need for flashers along Deer Springs Way.

Neighborhood Meeting	
01/04/16	A neighborhood meeting was held at the Centennial Hills Community Center YMCA, at 6601 North Buffalo Drive, Las Vegas, NV 89131, from 5:30 p.m. to 6:00 p.m. Attendance: 1 Resident (Public) 1 Prospective Students Parent (Public) 1 Representative from Ward 6 Office 1 Representative Planning Department 9 Representatives from the School and Development Team Concerns: Only one member of the public (resident) attended the meeting. The resident had questions in regards to the play area and where it would be situated on the site. The resident currently lives adjacent to another school that is very loud with their announcements on the outdoor speaker system and school bells. Several members of the development team answered her questions and showed her site plans that demonstrated the play yard is not adjacent to the residences. The resident was pleased to see the play yard not adjacent to the residences. The representatives also explained to her that since this was an elementary school they would not have bells ringing at the end of each class period like Junior and Senior High Schools do, and no outdoor loud speakers, which also pleased the resident. A representative then gave an informative presentation about the school demonstrating the school's curriculum and programs available to the student body. The prospective parent had a couple of questions in regards to how to register for school, start times, etc. School representatives also stated that there will be before and after school care which would help stagger the traffic flow with children being dropped off and picked up at different times in the morning and afternoon. The hours of the elementary school campus will be 6 am – 6pm, Monday through Friday. No opposition was expressed by either members of the public.

Field Check	
10/29/15	The site contains an existing office building within a larger commercial area in good condition. The rear contains standard parking spaces and landscape islands adjacent to an asphalted driveway. There is no separation between the driveway and vacant land to the south.

Details of Application Request	
Site Area	
Net Acres	2.22

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	College, University or Seminary	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
North	Office, Other Than Listed (ancillary parking)	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
South	Undeveloped Office, Other Than Listed	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
East	Multi-Family Residential (Apartments)	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
West	Undeveloped	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)

Master Plan Areas	***Compliance***
Town Center Master Plan	Y
Special Purpose and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Deer Springs Way	Major Collector	Master Plan of Streets and Highways Map	84	Y
	Town Center Arterial (Special Design Roadway)	Town Center Development Standards Manual		

Pursuant to Title 19.08 and 19.12, the following parking standards apply*:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Public or Private School, Primary	30 classrooms	3 spaces per classroom	90				
TOTAL SPACES REQUIRED			90		140		Y
Regular and Handicap Spaces Required			86	4	136	4	Y
Loading Spaces	36,205 SF	30-50,000 SF	3		7		Y

* These standards apply only to the record of survey parcel containing the proposed school and not the overall commercial subdivision.

ANALYSIS

The standards contained in the Town Center Development Standards Manual apply to this request. Regulations not covered by the Town Center Development Standards Manual revert to LVMC Title 19 unless otherwise stated. There are no additional overlay regulations that apply to this site.

The Public or Private School, Primary use is defined by Title 19.18 as, "An institution that provides kindergarten through 8th grade education and is supported by a public, religious or private organization." The proposed use meets the definition, as a private organization is supporting a public charter school offering educational classes for students in kindergarten through 5th grade. Approximately 625 students are expected to occupy the building, along with 35 faculty and staff members.

The Town Center Development Standards Manual provides the following minimum requirements for Special Use Permit:

1. May not locate adjacent to, nor have direct access/egress to [a] Main Street, Parkway or Primary Arterial in the Town Center.

   The proposed use meets this requirement, as access would be taken from Deer Springs Way, an 84-foot wide Town Center Arterial. Egress is planned to Sky Pointe Drive, a 90-foot wide Town Center Loop Road.

2. Requires a Site Development Plan Review by the Planning Commission.

   The proposed use meets this requirement, as the applicant has submitted for a Site Development Plan Review for the school and its accompanying play area.

The use is located within a 12-acre commercial subdivision that lies south of Deer Springs Way, east of Cimarron Road and northeast of Sky Pointe Drive in Town Center. This development features a convenience store and other retail uses along Sky Pointe and office uses along Deer Springs Way and adjacent to a multi-family residential development. Areas of the development to the west and south of the proposed school remain vacant. Property to the west was entitled for an office building in 2005 but has since expired. The vacant area to the south was to contain additional parking according to the original site approval; no new buildings have been proposed on this site since the original approval. The school lies on its own parcel that is interior to the site and without street frontage. Additional parking is available to the north of the school parcel, but the applicant intends to keep the parcel self-parked as it (the parcel) historically has been on this site. At the time the commercial subdivision map was recorded, the City did not require notes regarding intersite access, shared parking and drainage rights as is required by code today. Because it was recorded as a one-lot commercial subdivision, the intent should be maintained; however, it is noted that legal shared access, parking and drainage rights in this property are not defined by the map and may be privately stated.

Although the parcel is located within a commercial subdivision, a school is not within the scope of a shopping center use, which typically includes retail, restaurant and office uses. The Title 19 primary school parking requirement of three spaces per classroom will be applied, for a total of 90 required spaces. The addition of the play area will require removal of 14 existing parking spaces. Even with a reduced number of spaces, the school site provides a surplus of parking. For reference, the entire commercial subdivision currently provides 561 spaces; the number of spaces would be reduced to 547 with this request. Currently, there is an excess of 197 spaces in the development. The vacant areas are no longer entitled for specific uses other than speculative retail suites. The original approved commercial center required a total of 598 parking spaces, based on one space per 250 square feet of general retail uses. A total of 644 spaces was proposed to be provided at total buildout.

Original Parking Requirement						
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***	
		Parking Ratio	*Parking*		*Parking*	
			Regular	Handi-capped	Regular	Handi-capped
General Retail	149,455 SF	1 space per 250 SF GFA	598			
TOTAL SPACES REQUIRED			598		644	
Regular and Handicap Spaces Required			586	12	625	19

Parking Requirements of existing uses (does not use Shopping Center parking ratio)						
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***	
		Parking Ratio	*Parking*		*Parking*	
			Regular	Handi-capped	Regular	Handi-capped
Convenience Store (Parcel A)	3,778 SF	1 space per 250 SF GFA	16		14	
College/ University (Parcel B)	36,205 SF (347 students)	1 space per 4 students	87		154	
Office, Other Than Listed (Parcel C)	31,010 SF	1 space per 300 SF GFA	104		153	
General Retail (Parcel D)	10,199 SF	1 space per 250 SF GFA	41		43	
Undeveloped Parcels (E, F, G)	---	1 space per 250 SF GFA	---		197	
TOTAL SPACES REQUIRED			248		561	
Regular and Handicap Spaces Required			241	7	547	14

All site and parking lot landscaping is existing, and no new landscaping is required as a result of this request. Deer Springs Way adjacent to the site is completely improved to Town Center Standards. The applicant is requesting to add a three-foot curbed landscape planter between the proposed wrought iron fence and play area, to include shrubs and vines for screening. Many of the existing shade trees and shrubs will be moved from the displaced parking planters in the rear

to the planter area in front of the fence. The new landscaping will add minimally to the interior open space provided throughout the development. Notwithstanding the proposed vines, there is a concern that noise from the play area would not be attenuated by the open fencing (wrought iron) and may negatively affect nearby office and retail developments within the commercial subdivision. A block wall would be more effective at screening sound coming from the school property.

Per Town Center Development Standards Section B.4.B(40), minimum Special Use Permit requirements for Public and Private School uses require a Site Development Plan Review to be heard by the Planning Commission. The school may not locate adjacent to or have direct access to a Primary, Parkway or Main Street Arterial. The proposed school meets this condition, as Deer Springs Way is classified as a major collector street (Town Center Arterial) by the Town Center Development Standards Manual. No pedestrian access is planned to the school site from the adjacent multi-family residential development to the east.

A site circulation plan was submitted that includes drop-off and pick-up areas on the school parcel. During staggered morning and afternoon periods, traffic would enter from the easternmost driveway on Deer Springs Way and circulate through the parcel to the north to arrive at two pick-up and drop-off zones to the east of the school building, or to a zone located in front of the building. Traffic may then exit onto Deer Springs Way to the north or to Sky Pointe Drive to the south. It is unclear from the exhibit how traffic flow would be restricted to one-way movements throughout the development so as to eliminate conflicts. Staggering the drop-off and pick-up times will reduce the amount of traffic entering and exiting the site; however, there will be greater impact to the site once the parcels that are currently vacant become developed.

A traffic study is required prior to the opening of the school. The results of the study may prompt the need for school flashers on Deer Springs Way. If not already, driveways from Deer Springs Way must be brought up to code. An administrative review of the traffic study will be required 60 days after opening to verify whether the study is being properly implemented.

This project will add approximately 1,548 trips per day on Deer Springs Way, Cimarron Road and Sky Pointe Drive. Deer Springs Way is currently at about 14 percent of capacity, Cimarron Road is at about eight percent of capacity and Sky Pointe Drive is at about 32 percent of capacity. After this project, Deer Springs Way is expected to be at about 19 percent of capacity, Cimarron Road to be at about 13 percent of capacity and Sky Pointe Drive to be at about 32 percent of capacity. Based on peak hour use, this development will add into the area roughly 562 additional cars, or about nine every minute.

The proposed school can be operated in a harmonious and compatible manner with the adjacent commercial and office uses if onsite traffic can adequately be managed and sound impacts from the play area are mitigated. With proper implementation of the plans, drop-off and pick-up will

not adversely affect site circulation or traffic on the adjacent streets. Staff therefore recommends approval of the Special Use Permit and Site Development Plan Review requests with conditions that include a one-year required review at a public hearing to discuss the appropriateness of the Special Use Permit.

FINDINGS (SUP-61789)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed school would be located within an existing commercial center that contains retail, restaurant and office uses. Most activity would be contained within an existing building, but a new play area is proposed behind the building that could have noise impacts on existing and future development. If traffic related to student pick-up and drop-off is mismanaged, it could also create congestion, which would negatively affect the existing development.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site can accommodate the existing building and sufficient parking to meet the projected number of classrooms for the school. The applicant has provided ample drop-off and pick-up areas near the building and a site circulation plan to address traffic; however, the circulation plan must be more specific and sensitive to future buildout of the existing commercial center. A review of the Special Use Permit will be required no more than one year after issuance of a business license for the school or a certificate of occupancy if no license is issued.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Deer Springs Way, an 84-foot Town Center Arterial, provides primary access to the site. Secondary access is provided from other parts of the commercial subdivision by way of Cimarron Road and Sky Pointe Drive. These roadways are sufficient in size to meet the requirements of the proposed school. A traffic study will determine the need for school flashers on Deer Springs Way; the study will be assessed in a review 60 days after the school opens, if approved.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The school will be subject to local permit reviews and inspections and state licensing regulations; therefore, the public health, safety and welfare will be protected.

5. **The use meets all of the applicable conditions per the Town Center Development Standards Manual.**

   A Site Development Plan Review is required to be heard by the Planning Commission. This request satisfies the condition. In addition, the proposed school will be located along a Town Center Arterial, a Town Center Loop Road and a Town Center Collector, all of which are permissible by this use.

FINDINGS (SDR-61790)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed school would be located within an existing building that was previously approved for a College. The site contains ample parking to accommodate the use. There are concerns about a school, which has its own needs in terms of traffic circulation and safety, sharing the same area as retail and office uses. With adequate screening of the play area and a specific onsite traffic management plan with staggered pick-up and drop-off times, the proposed development can be compatible with the adjacent development.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development meets all relevant Title 19 and Town Center Development Standards. No waivers of standards are necessary.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The applicant has provided ample drop-off and pick-up areas near the building and a site circulation plan to address traffic. Student pick-up and drop-off would be regulated by staggering times in the morning and afternoon. It is unclear from the site circulation plan how one-way traffic would be maintained as shown and cut-through traffic would be mitigated. Deer Springs Way, an 84-foot Town Center Arterial, provides primary access to the site. Secondary access is provided from other parts of the commercial subdivision by way of Cimarron Road and Sky Pointe Drive, which are classified as a Town Center Collector and Town Center Loop Road, respectively.

4. Building and landscape materials are appropriate for the area and for the City;

The only new building materials proposed will be wrought iron fencing and a new planter for transplanted landscaping, both at the rear of the existing building. A solid block wall is recommended along the south side of the play area to attenuate noise throughout the commercial center but especially to development on the adjacent vacant parcels.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

Building elevations, which are harmonious with existing development, will remain unaffected by the school proposal.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The new play area will be subject to permit review and inspection, thereby protecting the health, safety and welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 528

APPROVALS 2

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-61789 APN: 125-21-710-008

Name of Property Owner: Wells Fargo Bank N.A., Trustee For The Registered Holders of GE Business Loan Pass-Through Certificates, Series 2005-1

Name of Applicant: Red Hook Capital Partners II, LLC

Name of Representative: Law Office of B.E. Dezendorf, Burton E. Dezendorf, Jr.

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): _____ David Hyun

APN: _____

Signature of Property Owner: _____

Print Name: David Hyun

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

PRJ-61708
10/21/15

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 7 day of October, 20 15, by David Hyun,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

C. AGUIRRE
Commission # 2007199
Notary Public - California
Los Angeles County
My Comm. Expires Feb 12, 2017

(Seal) Signature

SUP-61789

PRJ-61708
10/21/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit and Site Development Plan Review

Project Address (Location) 7951 W. Deer Springs Way, Las Vegas, NV 89131

Project Name Coral Academy of Science Charter School **Proposed Use** Charter School

Assessor's Parcel #(s) 125-21-710-008 **Ward #** 6

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

Commercial Square Footage 95,832 **Floor Area Ratio** 36,205 sq ft.

Gross Acres 2.2 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Wells Fargo Bank, N.A., Trustee **Contact** Bob Olson

Address 6464 185th Avenue **Phone:** (702) 784-5295 **Fax:** (702) 784-5252

City Redmond **State** WA **Zip** 98052

E-mail Address bolson@swlaw.com

APPLICANT Red Hook Capital Partners II, LLC **Contact** David Hyun

Address 777 S. Figueroa, Ste 800 **Phone:** (323) 329-6017 **Fax:** _____

City Los Angeles **State** CA **Zip** 90017

E-mail Address dhyun@redhookcap.com

REPRESENTATIVE Law Office of B.E. Dezendorf **Contact** Burton E. Dezendorf, Jr.

Address 1835 Village Center Circle **Phone:** (702) 385-5533 **Fax:** (702) 382-8891

City Las Vegas **State** NV **Zip** 89134

E-mail Address burt@dezendorf-law.com

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

Property Owner Signature* _____

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

Print Name David Hyun

Subscribed and sworn before me

This 15 day of October, 2015.

_____

Notary Public in and for said County and State

LISA SABIN
Notary Public-State of Nevada
APPT. NO. 99-36350-1
My App. Expires April 02, 2019

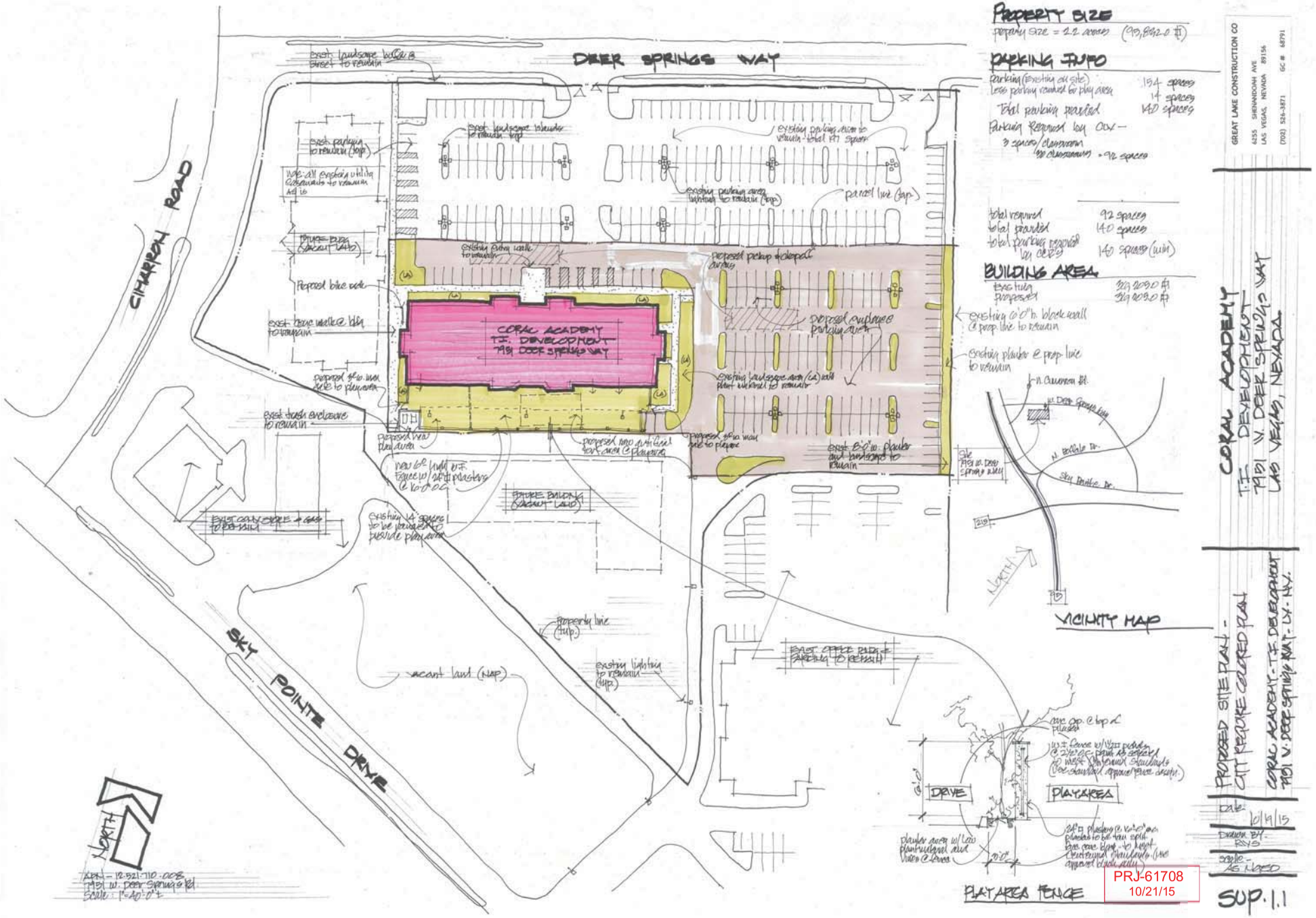
Revised 10/27/08

FOR DEPARTMENT USE ONLY

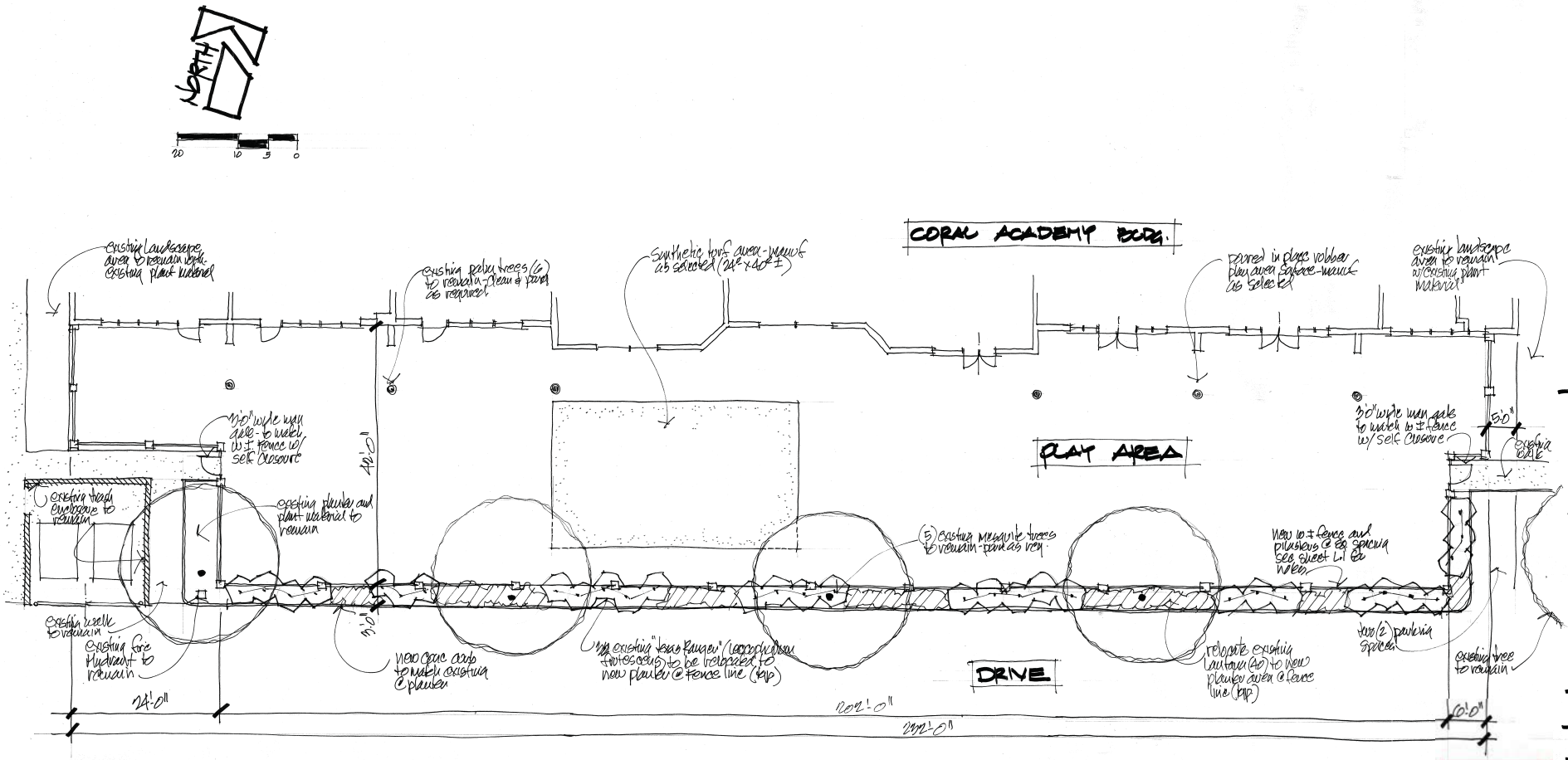
Case #	SUP-61789
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

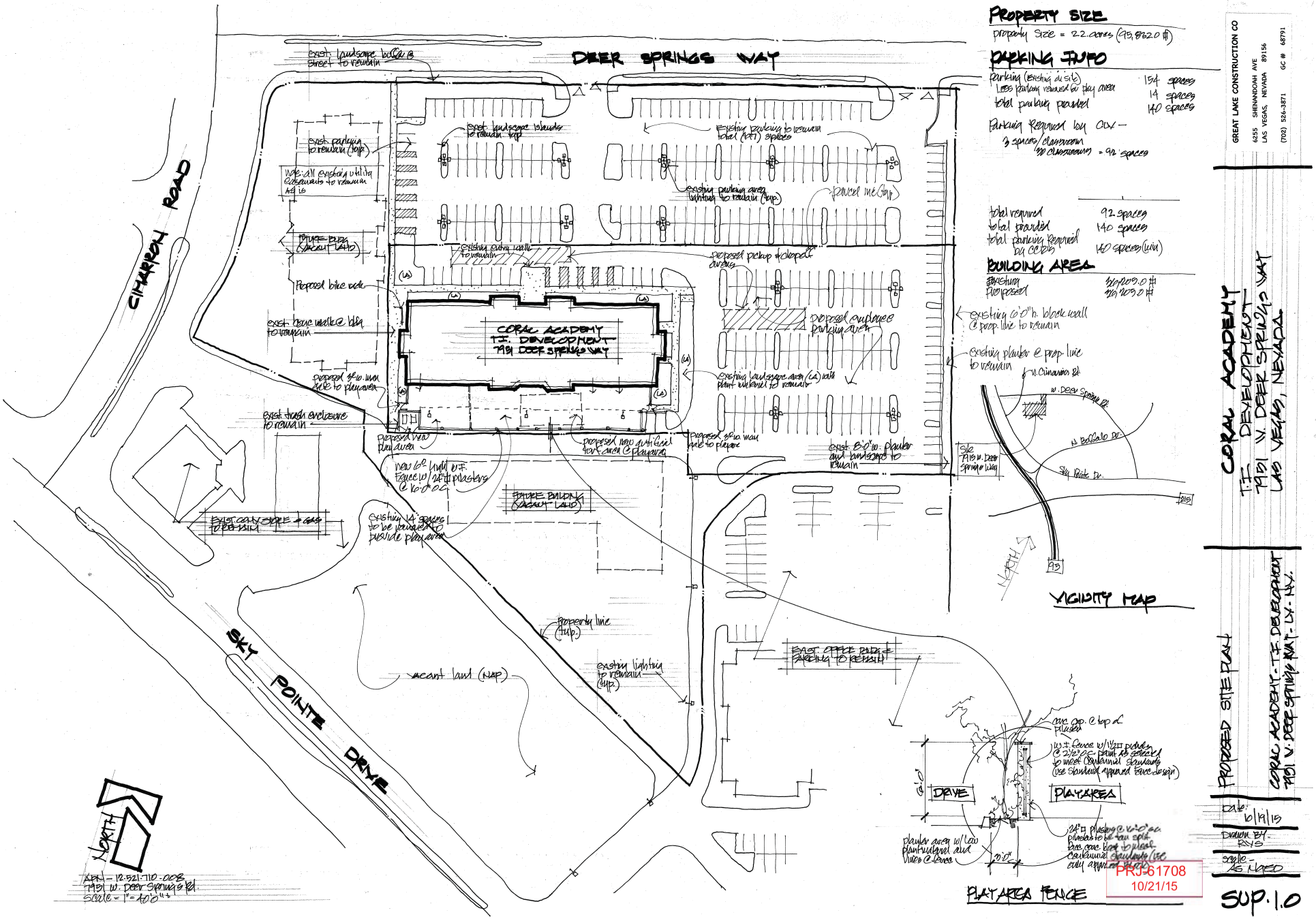
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-61708
10/21/15

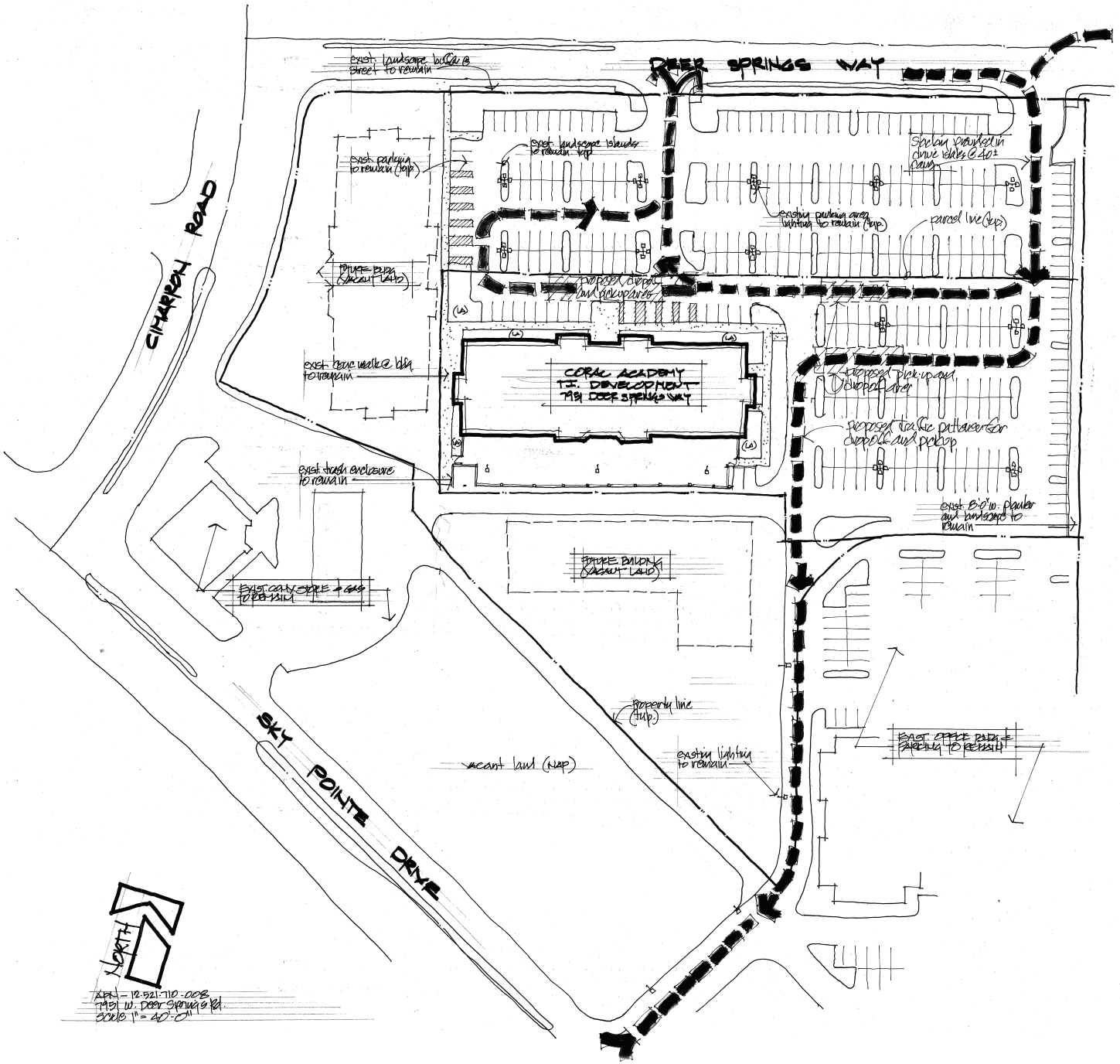


SUP-61789 and SDR-61790


NORTH
20
10
5
0
CORAL ACADEMY BLDG.
PLAY AREA
DRIVE
existing landscape area to remain with existing plant material
existing palm trees (6) to remain - clean & prune as required
synthetic turf area - remove as selected (24'± x 40'±)
poured in place rubber play area surface - remove as selected
existing landscape area to remain w/ existing plant material
existing trash enclosure to remain
existing planter and plant material to remain
existing curb to remain
existing fire hydrant to remain
existing tree to remain
existing gate
existing tree to remain
existing tree to remain
existing tree to remain



SUP-61789 and SDR-61790



GREAT LAKE CONSTRUCTION CO
6255 SHENANDOAH AVE
LAS VEGAS, NEVADA 89156
(702) 526-3871 GC # 68791

CORAL ACADEMY
T.I. DEVELOPMENT
7951 W. DEER SPRINGS WAY
LAS VEGAS, NEVADA

AUTO INBOUND/OUT BOUND TRAFFIC FLOW.

CORAL ACADEMY - T.I. DEVELOPMENT
7951 W. DEER SPRINGS WAY - LV - NV.

Date: 10/19/15

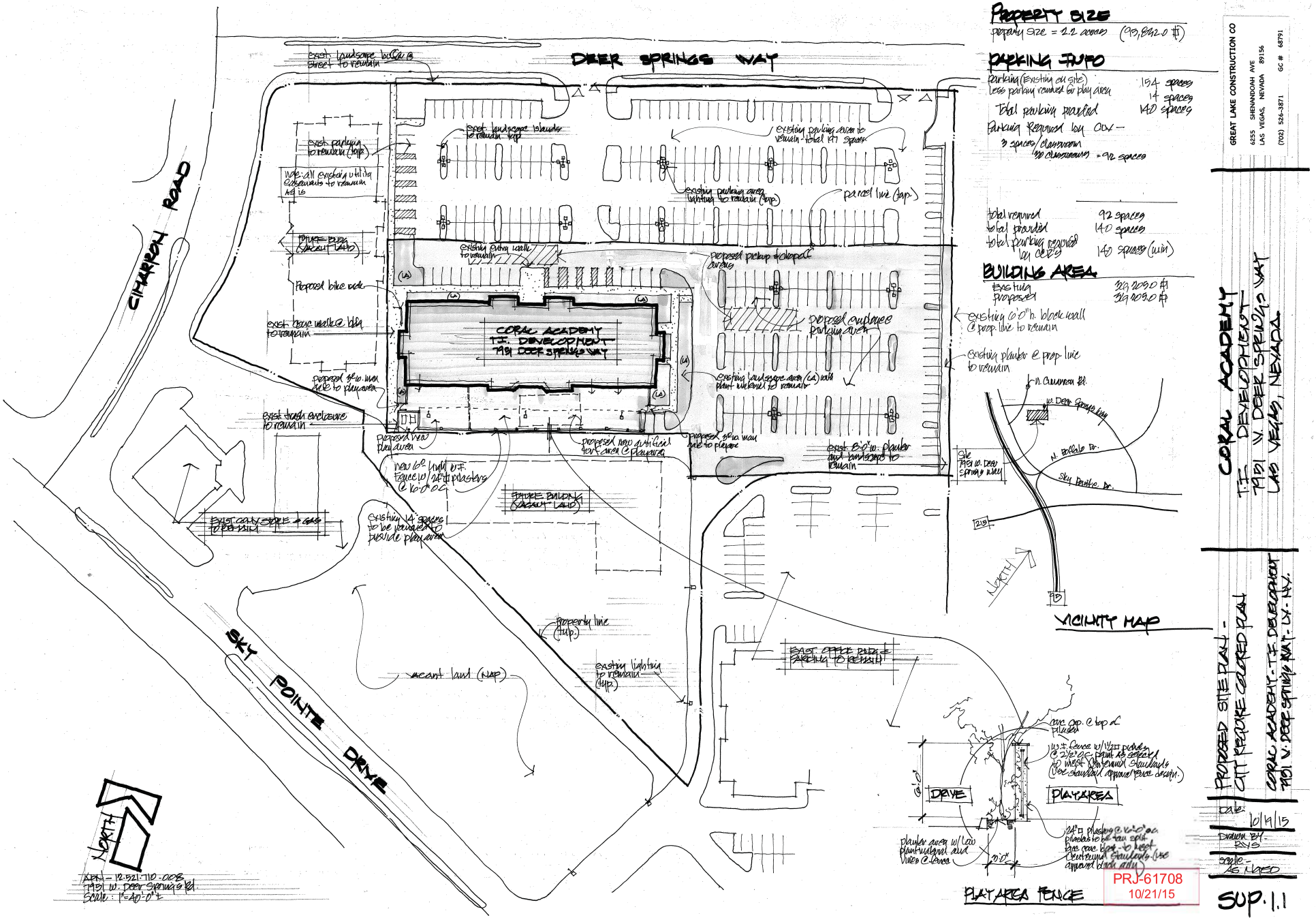
Drawn BY: RWS

Scale: ASSIGNED

PRJ-61708
10/21/15

SUP 2.0

SUP-61789 and SDR-61790



GREAT LAKE CONSTRUCTION CO
6255 SHENANDOAH AVE.
LAS VEGAS, NEVADA 89156
(702) 526-3871 GC # 68791

CORAL ACADEMY
T.I. DEVELOPMENT
7951 W. DEER SPRINGS WAY
LAS VEGAS, NEVADA

PROPOSED SITE PLAN - CITY REQUIRE COLORED PLAN

CORAL ACADEMY - T.I. DEVELOPMENT
7951 W. DEER SPRINGS WAY - LV - NV.

date: 10/9/15
drawn by: RNS
scale: AS NOTED

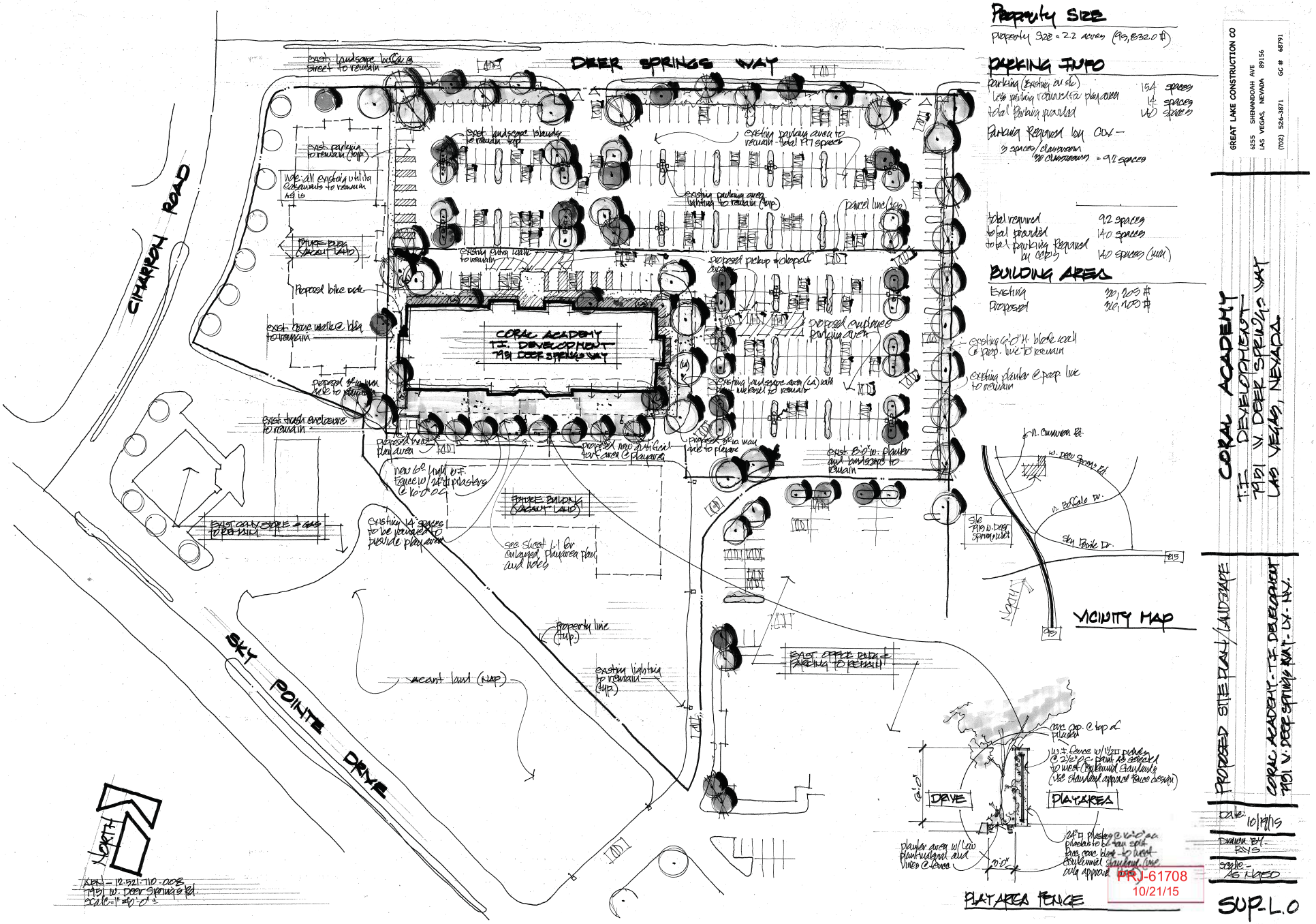
PRJ-61708
10/21/15

SUP. 1.1

SUP-61789 and SDR-61790



SUP-61789 and SDR-61790



SUP-61789 and SDR-61790

SUP-61789 and SDR-61790



SUP-61789 and SDR-61790





SUP-61789 and SDR-61790


PRJ-61708
10/21/15
SUP-61789 and SDR-61790

SUP-61789 and SDR-61790




SUP-61789 and SDR-61790
PRJ-61708
10/21/15



PRJ-61708

SUP-61789 and SDR-61790


PRJ-61708
10/21/19
SUP-61789 and SDR-61790



SUP-61789 and SDR-61790

SUP-61789 and SDR-61790

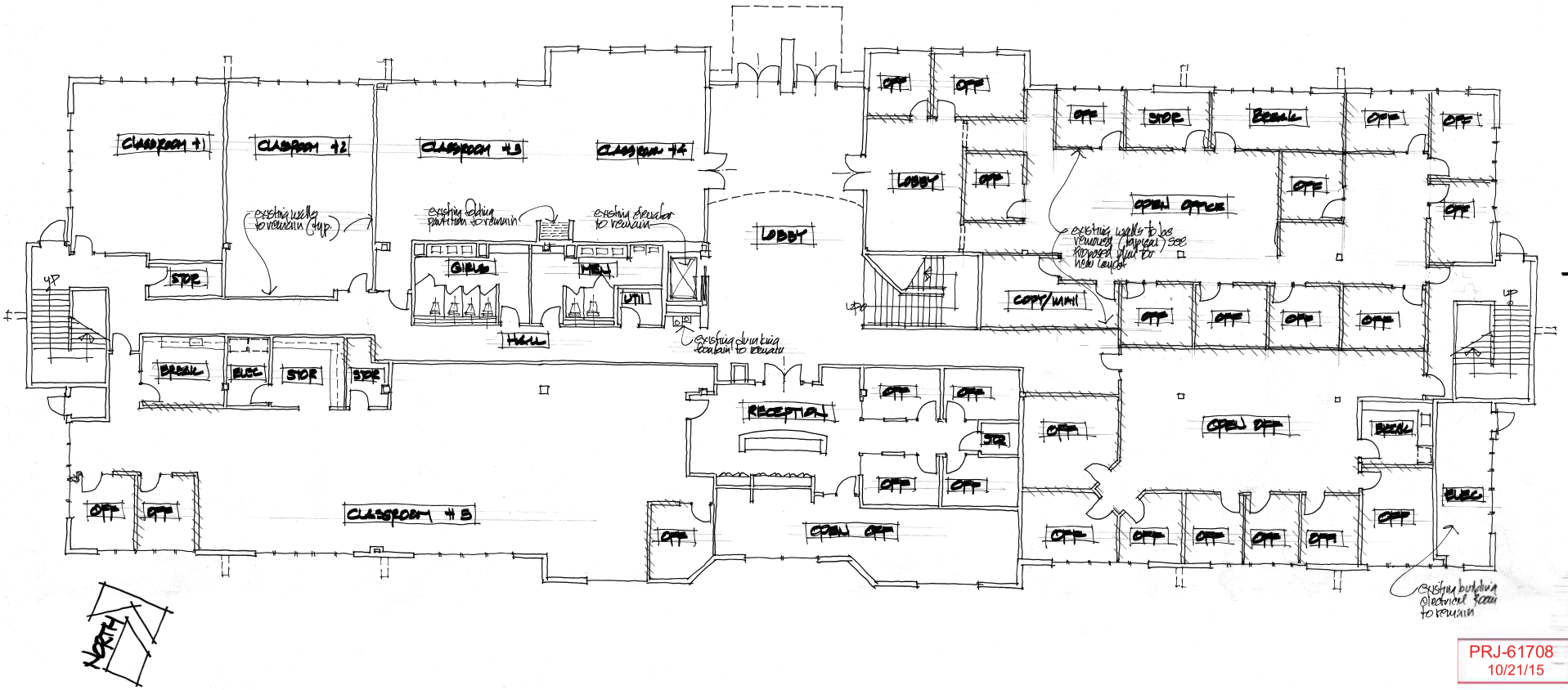


SUP-61789 and SDR-61790



SUP-61789 and SDR-61790





GREAT LAKE CONSTRUCTION CO
6255 SHENANDOAH AVE
LAS VEGAS, NEVADA 89156
(702) 526-3871 GC # 68791

CORAL ACADEMY
T.I. DEVELOPMENT
7951 W. DEER SPRINGS WAY
LAS VEGAS, NEVADA

EXISTING FIRST FLOOR PLAN
+ DEMO PLAN

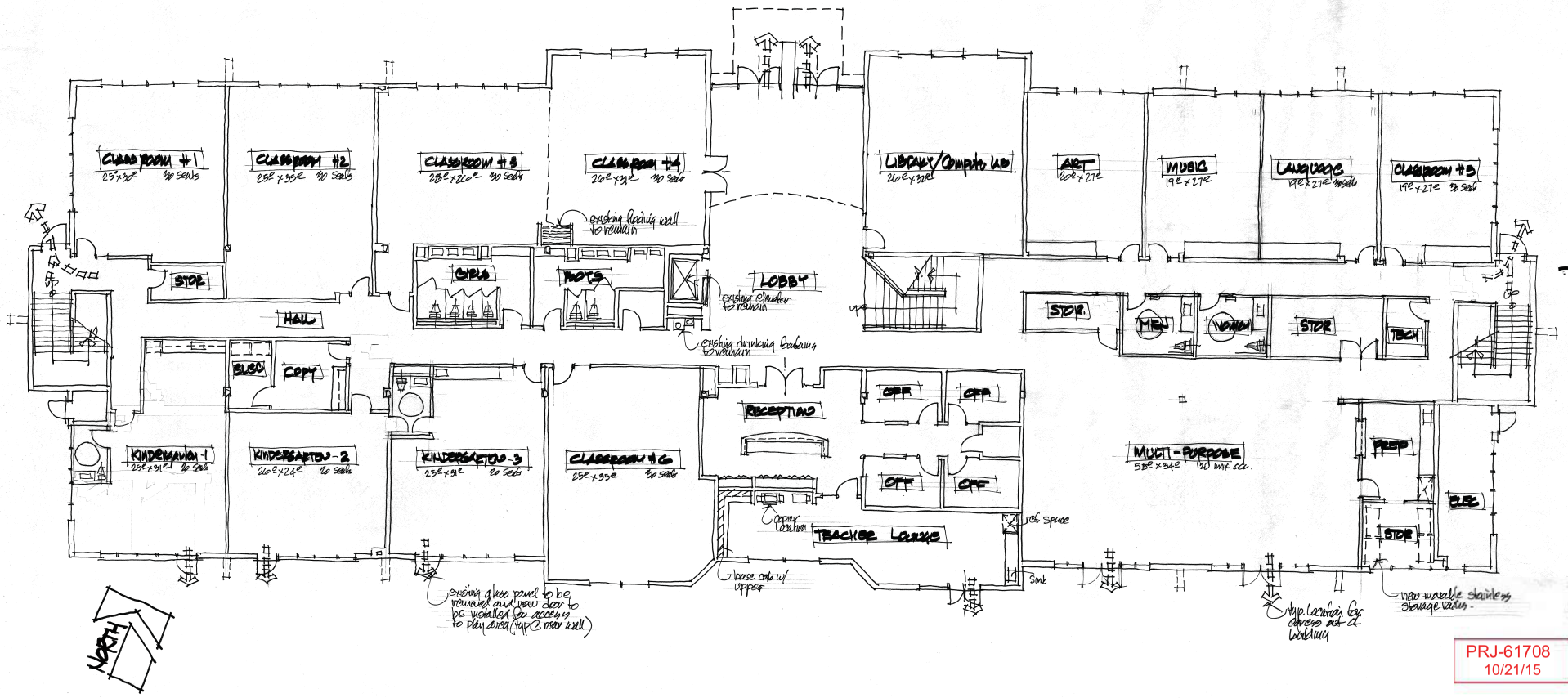
CORAL ACADEMY - T.I. DEVELOPMENT
7951 W. DEER SPRINGS WAY - LV - NV.

Date: 10/1/15
Scale: 1/8"=1'-0"
Drawn by: RWS

SUP 3.0

PRJ-61708
10/21/15

SUP-61789 and SDR-61790



GREAT LAKE CONSTRUCTION CO
6255 SHENANDOAH AVE
LAS VEGAS, NEVADA 89156
(702) 526-3871 GC # 68791

CORAL ACADEMY
T.H. DEVELOPMENT
7951 W. DEER SPRINGS WAY
LAS VEGAS, NEVADA.

PROPOSED FIRST FLOOR PLAN

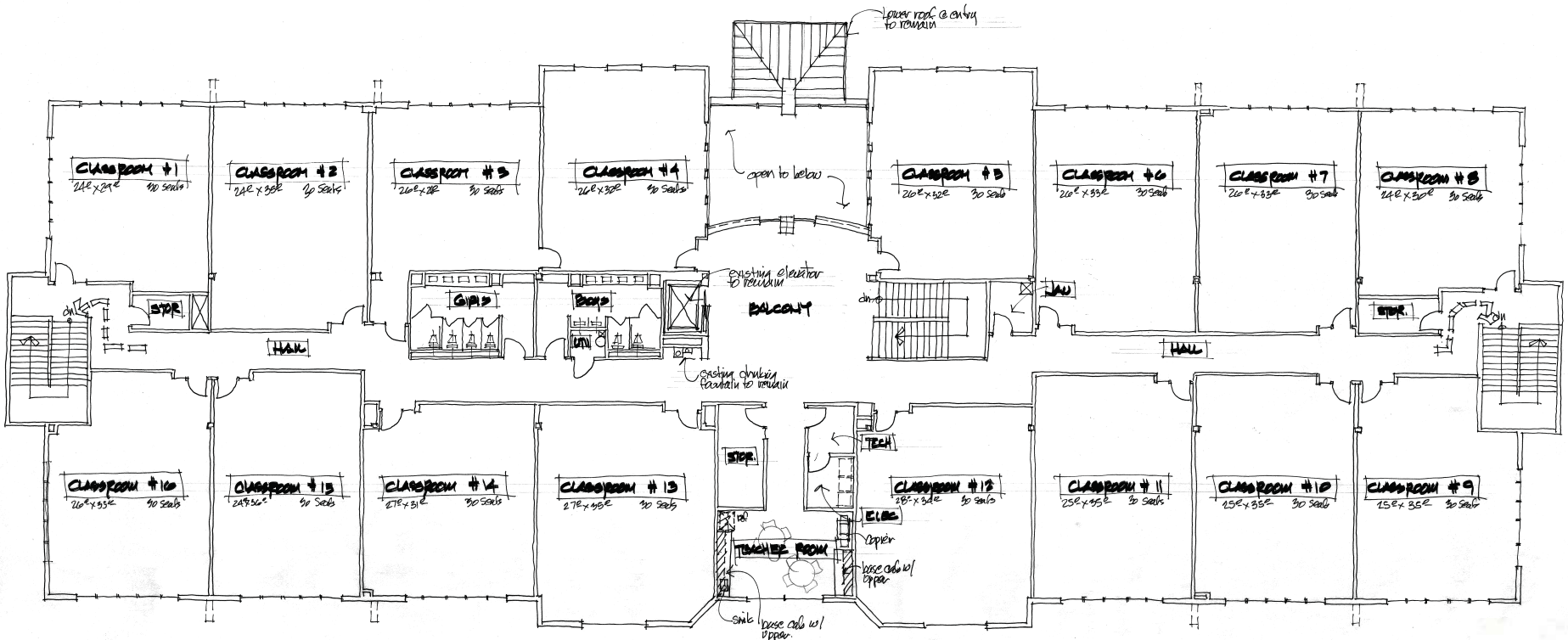
CORAL ACADEMY - T.H. DEVELOPMENT
7951 W. DEER SPRINGS WAY - LV - NV.

Date: 10/1/15
scale: 1/8"=1'-0"
Drawn By: RVG

SUP-4.0

PRJ-61708
10/21/15

SUP-61789 and SDR-61790



2ND FLOOR PLAN

Note: No proposed revisions to 2nd floor layout

PRJ-61708
10/21/15

GREAT LAKE CONSTRUCTION CO
6255 SHENANDOAH AVE
LAS VEGAS, NEVADA 89156
(702) 526-3871 GC # 68791

CORAL ACADEMY
T.I. DEVELOPMENT
7951 W. DEER SPRINGS WAY
LAS VEGAS, NEVADA

2ND FLOOR PLAN

CORAL ACADEMY - T.I. DEVELOPMENT
7951 W. DEER SPRINGS WAY - LV. NV.

Date: 10/1/15
Drawn By: RWS
Scale: 1/8"=1'-0"

SUP-50

SUP-61789 and SDR-61790



SUP-61789 [PRJ-61708] - SPECIAL USE PERMIT RELATED TO SDR-61790 - APPLICANT: RED HOOK CAPITAL PARTNERS II, LLC - OWNER: WELLS FARGO BANK, N.A. TRUST
7951 WEST DEER SPRINGS WAY

10/29/15



SUP-61789 [PRJ-61708] - SPECIAL USE PERMIT RELATED TO SDR-61790 - APPLICANT: RED HOOK CAPITAL PARTNERS II, LLC - OWNER: WELLS FARGO BANK, N.A. TRUST
7951 WEST DEER SPRINGS WAY

10/29/15



SUP-61789 [PRJ-61708] - SPECIAL USE PERMIT RELATED TO SDR-61790 - APPLICANT: RED HOOK CAPITAL PARTNERS II, LLC - OWNER: WELLS FARGO BANK, N.A. TRUST
7951 WEST DEER SPRINGS WAY

10/29/15

Red Hook
RHC
capital partners

October 6, 2015

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

City of Las Vegas
Department of Planning
Development Services -
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Special Use Permit Application and Site Development Plan Review Application; 7951 W. Deer Springs Way, Las Vegas, Nevada 89131; APN: 125-21-710-008; Coral Academy of Science Charter School

Dear Planning Commission Members:

Red Hook Capital Partners II, LLC, is the Applicant seeking your approval for a Special Use Permit and Site Development Plan Review for a new Coral Academy of Science Charter School in the City of Las Vegas. Coral Academy of Science is a Five Star Rated Charter School authorized and approved in accordance with NRS Sections 386.490-386.655. The Applicant is purchasing the real property and the existing building located thereon and is leasing the "Property" to Coral Academy of Science. The Special Use Permit and Site Development Plan Review are requested for the purpose of operating a Coral Academy of Science Charter School for grades Kindergarten through fifth grade in the existing 36,205 square foot Educational Building (the "Building") on the property commonly known as 7951 W. Deer Springs Way, in the City of Las Vegas, also known as APN: 125-21-710-008 (the "Property").

The Property that is the subject of the Applications is a 2.22 acre parcel (95,832 square feet) that is located within the Centennial Hills Sector Plan Land Use Plan, and is zoned Town Center (T-C) with a special land use designation of SX-TC, Suburban Mixed-Use-Town Center. The Property is also part of the Cimarron Springs Ranch, Cimarron Commons Parcel 2 Commercial Subdivision and commercial business development, consisting of office buildings, retail buildings and common area. The Building is a 36,205 square foot two (2) story building currently consisting of classrooms, offices and special use and activity areas, such as a library, auditorium and activity areas. The Building was previously occupied by and operated as the University of Phoenix. A previous Property owner, Cimarron Frontage, LLC, submitted an Application for Site Development Plan Review for the development of a school/classroom building for the University of Phoenix, case file number SDR-2310. The Application was

PRJ-61708
10/21/15

SUP-61789 and SDR-61790

Red Hook
RHC
capital partners

approved by the Planning Commission in July 10, 2003, and the City Council on August 7, 2003. (Add additional information from SDR for Univ. of Phoenix)

Due to the fact that the Property is located in the Centennial Hills Sector Plan Land Use Area, and designated Town Center, a Site Development Plan Review by the Planning Commission is required pursuant to Section B.4.40 of the Town Center Development Standards Manual. The only restriction set forth in the Town Center Development Standards regarding public and private schools is that they do not have direct access/egress to a Main Street, Parkway or Primary Arterials in the Town Center. The Property has direct access/egress to Deer Springs Way, which is identified as a "Town Center Collector Street".

The Proposed Use

Coral Academy of Science currently operates three (3) Charter Schools in the Las Vegas Metropolitan Area. The addresses and grade levels of the Schools are as follows:

1. Tamarous Campus
   8185 Tamarous Street
   Las Vegas, Nevada 89183
   K-2, 375 Students
   The School is located on a separate parcel in a campus setting, and is bordered by both residential and commercial uses and has frontage on a neighborhood arterial.

2. Windmill Campus
   2150 Windmill Parkway
   Henderson, NV 89071
   Grades 3-5, 396 Students
   The School is located in a campus setting with another private school, and is bordered by residential uses and has frontage on a neighborhood arterial.

3. Sandy Ridge Campus
   1051 Sandy Ridge Avenue
   Henderson, NV 89052
   Grades 6-12, 780 Students
   The School is located on a separate parcel in a campus setting, and is bordered by residential uses, vacant land and a park.

Coral Academy of Science is a K-12 state sponsored tuition free public charter school with emphasis in the areas of math, science and technology. The school was designated as a high achieving school by the Nevada Department of Education two years in a row and has been given the Five Star Designation, which is the highest designation available for Charter Schools

PRJ-61708
10/21/15

SUP-61789 and SDR-61790

Red Hook
RHC
capital partners

by the Nevada Department of Education. The Mission Statement of Coral Academy of Science is to provide a safe, rigorous college preparatory environment that promotes social responsibility and a culturally diverse community dedicated to becoming lifelong learners bound for success. The three existing Coral Academy Campuses have 1,551 Students, with a waiting list of nearly 3,200 Students.

The following are relevant facts regarding the Coral Academy of Science to be located on the Property:

Number of employees: 35
Number of Students: 624
Student Grade levels: Kindergarten through 5th Grade
Students Per Classroom: 26

The majority of the Students attending the new School to be located on the Property will be from the surrounding neighborhood, which will be a substantial benefit to the residents of the neighborhood. In addition, the quality maintenance of the existing campuses is an indicator that the Property will be of consistent benefit to the neighborhood.

Coral Academy has developed a plan and method of dropping-off and picking up its Students to reduce the impact on the surrounding properties, roadways and neighbors.

There are two (2) drop-off times for the Students: fifty percent (50%) of the Students will be dropped off at 7:50 a.m, and fifty percent (50%) at 8:10 a.m.

There are two (2) pick-up times for the Students: fifty percent (50%) will be picked up at 2:15 p.m. and fifty percent (50%) at 2:35 p.m.

The pick-up and drop-off area will be contained on the Property so no excess traffic will build up or back up on the adjacent streets, including Deer Springs Way.

The fact that Coral Academy is located in a commercial business development, with its closest neighbors being office buildings, the end of school day occurring at 2:35 p.m. will greatly reduce the traffic impact on the existing office users and the surrounding neighborhood. The Use as a Charter School will generate significantly less traffic at the end of business day rush hour, and will be a benefit to the other businesses and the neighborhood generally. The fact that this Coral Academy of Science will be a closed campus, with only a small exterior play area, will reduce any impact from the specific Use on the surrounding businesses and neighborhood.

The parking and common areas of the Property and the Building were specifically designed for a school, with class rooms, offices, library and activity areas, therefore, the physical site is

PRJ-61708
10/21/15

SUP-61789 and SDR-61790

Red Hook
RHC
capital partners

suitable for the Charter School and the proposed intensity of the land use. The location of the Property on a Town Center Collector Street is in compliance with the Town Center Development Standards Manual, and the proximity to Interstate 95 and the 215 Beltway, and the major arterials in the Town Center, such as Tropical Parkway, Tenaya Way, Buffalo Drive and Lone Mountain Road provide excellent access to the Property on roadways that are adequate in size to meet the requirements of the Use.

The existing Building, landscaping, parking areas, and perimeter walls were developed in conformance and compliance with the Town Center Development Standards Manual, and were approved by the City of Las Vegas Planning Commission and the City Council, and the Applicant is not modifying any of the existing improvements other than as specifically shown on the Site Plan. The exterior elevations of the Building are compatible with the surrounding buildings and the area. The only modifications to the exterior of the Building and to the Property are the removal of 14 parking spaces adjacent to the rear of the Building that will be replaced with an enclosed outdoor Play Area for the Students. The Play Area will be enclosed with a wrought iron and pilaster fence, which is more particularly described and depicted on the Site Plans submitted with the Application.

The Use of the Building as a Charter School is harmonious and compatible with all of the surrounding uses and with future surrounding uses. As stated above, the Use is consistent with the Centennial Sector Town Center Plan and future possible Town Center designated uses. Cimarron Commons Commercial Subdivision consists of one office building that has cross access and parking easements with the Property and is located to the on the adjacent parcel to the southwest of the Property, two undeveloped commercial lots adjacent to and to the west of the Property, one vacant commercial parcel adjacent to and to the north of the Property, two (2) retail buildings to the southwest of the Property, and a convenience store and gas station to the north of the Property on the corner of the Subdivision. The Property is bordered on the south by a multi-family residential development (zoned T-C) and across Deer Springs Way is a single family residential development (zoned R-CL). The Charter School Use is consistent with the previous use of the Building as a school, the University of Phoenix. There is more than adequate parking spaces and for the Use, with 145 parking spaces, when only 90 are required by City Code. In addition, there is a substantial distance and area within the parking and drive aisle portion of the Property for automobile stacking as the parents drop off and pick up the Students. There is a stacking area in the drive aisles for 40 cars, and the parents also have the option to park their vehicles in the abundant parking field adjacent to the front entrance to the Building and on the side of the Building. There will not be any backup of traffic that will affect Deer Springs Way or any other roadways in the vicinity of the Charter School. There will not be any school buses transporting students to the school. All appropriate measures are being taken to secure and protect the public health, safety and general welfare of the students, adjoining property owners, and the neighborhood in general.

PRJ-61708
10/21/15

SUP-61789 and SDR-61790

Red Hook
RHC
capital partners

The proposed use of the Property and Building clearly conforms to the General Plan, and the more specific Centennial Hills Sector Plan (the "Centennial Hills Plan") for the Northwest area of the City of Las Vegas in which the Property is located. Section 1.2.1 of the Centennial Hills Plan that addresses of the concept of the Plan states, "Designating commercial, high-density development, employment centers, and other non-residential areas was extremely important in terms of residential adjacency and preservation. The concept of locating these types of activities in a defined area is seen as an acceptable alternative to standard development that is usually widely dispersed." Section 2.2 provides, "This Plan is based on the City of Las Vegas General Plan and its related regulations, programs and legislation. This Plan includes more detailed precepts, conditions, and standards necessary and convenient for the systematic implementation of the elements of the General Plan." Section 3.2 goes on to state, "The Town Center of Centennial Hills has been envisioned in the Centennial Hills Sector Plan as being a high intensity, high-density, mixed-use-development. This plan incorporates a complete mix of land uses including retail, office, residential, parks, ***schools*** (emphasis added) and other public facilities."

The use of the Property and Building as a Charter School clearly complies with the General Plan and the Centennial Hills Plan. The Property is zoned T-C Town Center, and as described above, the Charter School is one of the intended and identified uses within Town Center. From a land use perspective, the use is suitable, compatible and in compliance with all City of Las Vegas plans, standards, codes and policies. Based on the justifications set forth in this letter, request is hereby made for the approval of the Application for the Special Use Permit and the Site Development Plan Review.

Sincerely,

David Hyun
Principal
Red Hook Capital Partners II, LLC

SUP-61789 and SDR-61790

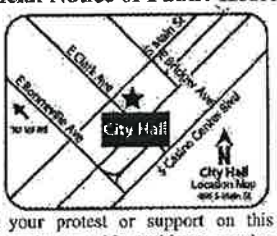
PRJ-61708
10/21/15

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
DEC 7 2015
City of Las Vegas
Dept. of Planning

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-61789 & SDR-61790 [PRJ-61708]
Planning Commission Meeting of 12/8/2015

104 JRDGNP1 92057

Case: SUP-61769
12521213260
SQUIRES FAMILY TRUST
SQUIRES CHARLES J & JOAN M TRS
3825 ORANGE WAY
OCEANSIDE CA 92057-8309

01/01/2007 00:01 7605475538 CHUCK SQUIRES PAGE 01/01

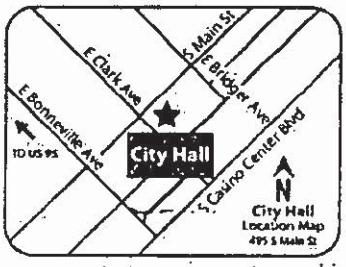
Submitted after final agenda

Date 12/7/15 Item 48-49A

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 14 2015
City of Las Vegas
Dept. of Planning

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

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-61789 & SDR-61790 [PRJ-61708]
Planning Commission Meeting of 12/8/2015

Case: SUP-61789
12521611039
MAGEE CAMIE LYNNE
6817 URANIA CT
LAS VEGAS NV 89131-3567

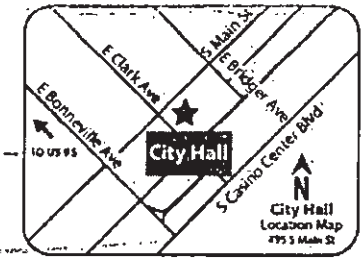
99 JRDGNPI 89131

23-24P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

DEC 15 2015

City of Las Vegas
Dept. of Planning

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-61789 & SDR-61790 [PRJ-61708]
Planning Commission Meeting of 12/8/2015

Case: SUP-61789

12521612012
KINLOCH PATRICIA
2385 MARILYN ST
SIMI VALLEY CA 93065

116 JRDCNPI 93065

23-24A

RECEIVED

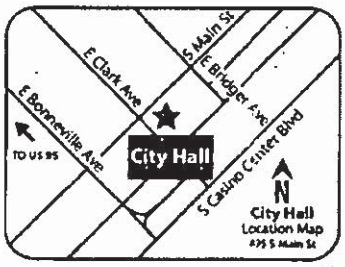
DEC 9 2015

City of Las Vegas
Dept. of Planning

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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-61789 & SDR-61790 [PRJ-61708]
Planning Commission Meeting of 12/8/2015

99 JRDCNPI 89143

We support this request IF it is a PUBLIC school to be built. We already have 2 private schools in the ~~this~~ ~~street~~ area, on Sky Pointe Dr.

Case: SUP-61789
12521213153
L J D INVESTMENTS SERIES III ONL
%J & L DIAS
7836 LOVELY PINE PL
LAS VEGAS NV 89143-4445

23-24 C

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - SDR-61790 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-61789 - PUBLIC HEARING - APPLICANT: RED HOOK CAPITAL PARTNERS II, LLC - OWNER: WELLS FARGO BANK, N.A. TRUST - For possible action on a request for a Site Development Plan Review FOR A 36,205 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY WITHIN AN EXISTING BUILDING AND AN OUTDOOR PLAYGROUND on 2.22 acres at 7951 West Deer Springs Way (APN 125-21-710-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-61708]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. 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-61790 APN: 125-21-710-008

Name of Property Owner: Wells Fargo Bank N.A., Trustee For The Registered Holders of GE Business Loan Pass-Through Certificates, Series 2005-1

Name of Applicant: Red Hook Capital Partners II, LLC

Name of Representative: Law Office of B.E. Dezendorf, Burton E. Dezendorf, Jr.

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): _____ David Hyun

APN: _____

Signature of Property Owner: _____

Print Name: David Hyun

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

PRJ-61708
10/21/15

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 7 day of October, 20 15, by David Hyun,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

C. AGUIRRE
Commission # 2007199
Notary Public - California
Los Angeles County
My Comm. Expires Feb 12, 2017

(Seal) Signature

SDR-61790

PRJ-61708
10/21/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit and Site Development Plan Review

Project Address (Location) 7951 W. Deer Springs Way, Las Vegas, NV 89131

Project Name Coral Academy of Science Charter School **Proposed Use** Charter School

Assessor's Parcel #(s) 125-21-710-008 **Ward #** 6

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

Commercial Square Footage 95,832 **Floor Area Ratio** 36,205 sq ft.

Gross Acres 2.2 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Wells Fargo Bank, N.A., Trustee **Contact** Bob Olson

Address 6464 185th Avenue **Phone:** (702) 784-5295 **Fax:** (702) 784-5252

City Redmond **State** WA **Zip** 98052

E-mail Address bolson@swlaw.com

APPLICANT Red Hook Capital Partners II, LLC **Contact** David Hyun

Address 777 S. Figueroa, Ste 800 **Phone:** (323) 329-6017 **Fax:** _____

City Los Angeles **State** CA **Zip** 90017

E-mail Address dhyun@redhookcap.com

REPRESENTATIVE Law Office of B.E. Dezendorf **Contact** Burton E. Dezendorf, Jr.

Address 1835 Village Center Circle **Phone:** (702) 385-5533 **Fax:** (702) 382-8891

City Las Vegas **State** NV **Zip** 89134

E-mail Address burt@dezendorf-law.com

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

Property Owner Signature* _____

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

Print Name David Hyun

Subscribed and sworn before me

This 15 day of October, 2015.

_____

Notary Public in and for said County and State

LISA SABIN
Notary Public-State of Nevada
APPT. NO. 99-36350-1
My App. Expires April 02, 2019

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-61790
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-61708
10/21/15

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

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

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

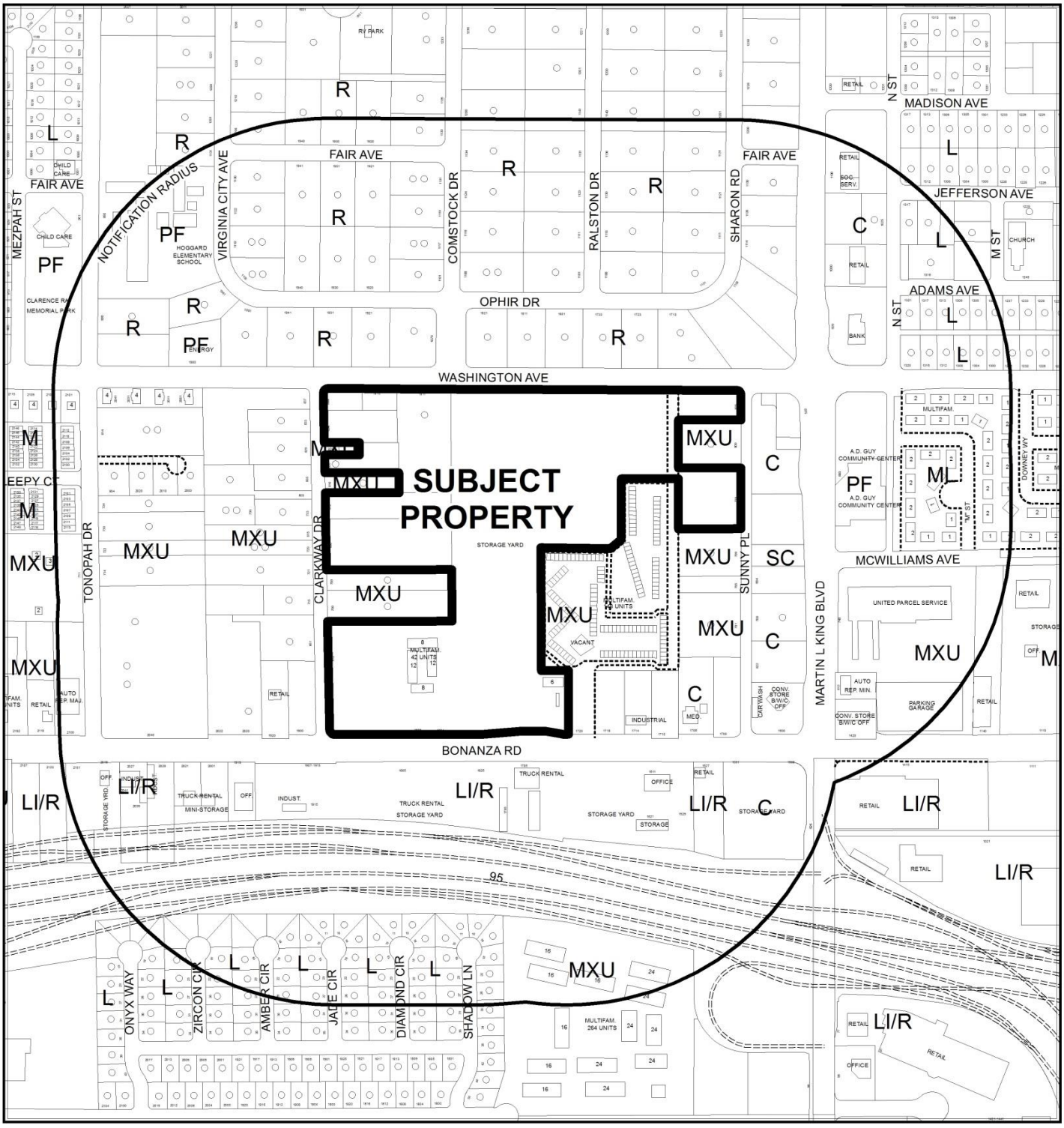
SUBJECT:
TABLED - RENOTIFICATION - GPA-58199 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE) AND C (COMMERCIAL) TO: LI/R (LIGHT INDUSTRY /RESEARCH) on 28.55 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-001, 002, 003, 012, 014, 031, 032 and 034; and 139-28-303-001 and 003), Ward 5 (Barlow) [PRJ-58196]. Staff recommends DENIAL.

C.C.: 2/17/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**50**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report - GPA-58199 and ZON-58200 [PRJ-58196]
3. Supporting Documentation - GPA-58199 and ZON-58200 [PRJ-58196]
4. Photo(s) - GPA-58199 and ZON-58200 [PRJ-58196]
5. Justification Letter - GPA-58199 and ZON-58200 [PRJ-58196]
6. Protest/Support Postcards and Protest Letters - GPA-58199 and ZON-58200 [PRJ-58196]



0 400 800 Feet

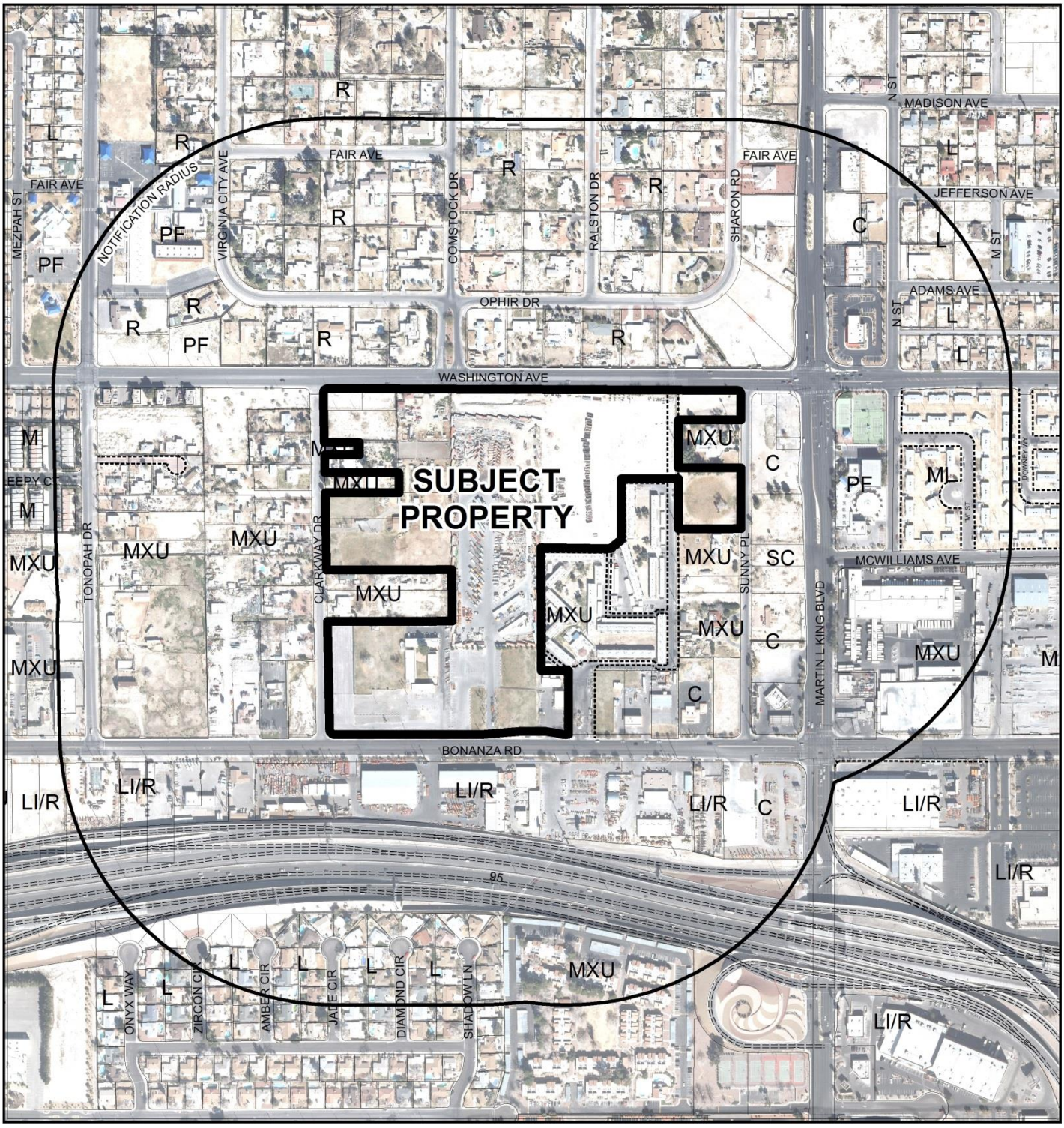
CASE: **GPA-58199 (PRJ-58196)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MXU (MIXED USE) AND C (COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: LI/R (LIGHT INDUSTRY /RESEARCH)

N



0 400 800 Feet

CASE: **GPA-58199 (PRJ-58196)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MXU (MIXED USE) AND C (COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: LI/R (LIGHT INDUSTRY /RESEARCH)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DFA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-58199	Staff recommends DENIAL.	
ZON-58200	Staff recommends DENIAL.	GPA-58199

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site consists of 28.55 acres of contiguous land generally located at the northeast corner of Bonanza Road and Clarkway Drive. This property is partially undeveloped and contains various uses including an outdoor storage yard, multi-family residential complex, and single-family residential uses. The applicant is requesting to rezone all land holdings in the applicant's name to M (Industrial). Currently, these lands are zoned either R-E (Residence Estates) or C-2 (General Commercial). In order for such a rezoning to occur, the city's General Plan for future use of land must be changed on all of the individual parcels to a LI/R (Light Industry/Research) designation. At this time, there is no development project associated with the requested changes in land use and zoning. Staff opposes both the General Plan Amendment and Rezoning requests, as the land uses and zoning districts that would be allowed by their approval would not be compatible with lesser intense uses on adjacent parcels, including low density residential uses. If denied, the current General Plan designations and zoning districts would remain.

ISSUES

- A General Plan Amendment has been requested to change the future land use designations on this site from MXU (Mixed Use) and C (Commercial) to LI/R (Light Industry/Research).
- A Rezoning has been requested on this site from C-2 (General Commercial) and R-E (Residence Estates) to M (Industrial).
- The Las Vegas 2020 Master Plan recommends mixed use development of vacant land or declining commercial centers to maintain and enhance existing residential neighborhoods in the Neighborhood Revitalization Area. Most of the subject site is already planned for mixed use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/21/71	The Board of City Commissioners approved a Rezoning (Z-0039-71) from R-E (Residence Estates) to R-3 (Medium Density Residential) on property generally located on the north side of Bonanza Road between Clarkway Drive and Sunny Place.
09/28/71	The Planning Commission approved a Plot Plan Review [Z-0039-71(1)] for a proposed two-story 24-unit apartment development at 1804 West Bonanza Road.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/15/94	The City Council approved a Rezoning (Z-0043-94) from R-E (Residence Estates) to C-1 (Limited Commercial) at 1724 West Bonanza Road. The approval expired 06/15/96.
12/21/98	The City Council approved a General Plan Amendment (GPA-0014-98) from M (Medium Density Residential) to SC (Service Commercial) on 1.00 acre at the northeast corner of Bonanza Road and Clarkway Drive.
	The City Council approved a Rezoning (Z-0026-98) from R-E (Residence Estates) to C-1 (Limited Commercial) on 1.0 acre at the northeast corner of Bonanza Road and Clarkway Drive. The Resolution of Intent did not have an expiration date.
05/21/03	The City Council approved a General Plan Amendment (GPA-1989) to amend the land use designation on a portion of the Southeast Sector of the General Plan from M (Medium Density Residential) and SC (Service Commercial) to SC (Service Commercial) on 0.57 acres at 1722 West Bonanza Road. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-1992) from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on 0.57 acres at 1722 West Bonanza Road. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-1991) for a proposed 5,255 square-foot office development consisting of two existing buildings and a waiver of perimeter landscape requirements on 0.57 acres at 1722 West Bonanza Road. The Planning Commission and staff recommended approval.
01/29/04	A Code Enforcement Case (9287) was opened for outside storage of concrete barriers stacked against apartment buildings to east of the property at 1812 West Bonanza Road. The complaint was resolved on 01/29/04.
05/17/06	The City Council approved a General Amendment (GPA-9219) to C (Commercial), MXU (Mixed Use), I (Industrial) and PF (Public Facilities) for various parcels located in the proposed Las Vegas Redevelopment Plan area. Portions of this site were part of the request. The Planning Commission and staff recommended approval. The City Council also adopted an ordinance (Ordinance #5830) adopting the amended redevelopment plan.
10/04/06	The City Council approved a request for Rezoning (ZON-13837) from R-E (Residence Estates), R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial), R-3 (Medium Density Residential), and C-1 (Limited Commercial) to C-2 (General Commercial) on property located at the northeast corner of Bonanza Road and Clarkway Drive. The Planning Commission recommended approval; staff recommended denial.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The City Council approved a request for a Variance (VAR-14320) to allow a setback of 73 feet where Residential Adjacency Standards require a minimum 84-foot setback and to allow a zero-foot side yard building setback where 10 feet is required on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive. The Planning Commission recommended approval; staff recommended denial. The approval expired 10/04/15.
	The City Council approved a request for a Variance (VAR-16049) to allow a proposed 10-foot high block wall where eight feet is allowed on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive. The Planning Commission recommended approval; staff recommended denial. The approval expired 10/04/15.
	The City Council approved a request for a Special Use Permit (SUP-13836) for a Rental Store With Outside Storage at the northeast corner of Bonanza Road and Clarkway Drive. The Planning Commission recommended approval; staff recommended denial. The approval expired 10/04/15.
	The City Council approved a request for a Special Use Permit (SUP-14324) for a Truck Rental establishment at the northeast corner of Bonanza Road and Clarkway Drive. The Planning Commission recommended approval; staff recommended denial. The approval expired 10/04/15.
	The City Council approved a request for a Special Use Permit (SUP-14329) for an Auto Repair Garage, Major at the northeast corner of Bonanza Road and Clarkway Drive. The Planning Commission recommended approval; staff recommended denial. The approval expired 10/04/15.
	The City Council approved a request for a Site Development Plan Review (SDR-13833) for a proposed Rental Store with Outside Storage; a 99,000 square-foot covered storage area; a 21,600 square-foot Auto Repair Garage, Major; a 25,200 square-foot Hardware Store and waivers of perimeter landscape buffer and wall design requirements on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive. The Planning Commission recommended approval; staff recommended denial.
07/12/07	The Planning Commission approved a request for a Major Amendment (SDR-22206) of a previously approved Site Development Plan Review (SDR-13833) for a commercial development containing 30,000 square feet of Hardware Store; 30,000 square feet of Office space; 40,000 square feet of covered storage area; and 60,000 square feet for an Auto Repair Garage, Major with a waiver of perimeter landscape requirements to allow a 10-foot perimeter landscape buffer where 15 feet is required along the south property line at the northeast corner of Bonanza Road and Clarkway Drive. Staff recommended approval. The approval expired 10/04/15.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The Planning Commission approved a request for a Variance (VAR-22723) to allow a wall to contain no contrasting material where 20 percent contrasting material is required on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive. Staff recommended denial. The approval expired 10/04/15.
08/15/07	The City Council approved a request for a Review of Condition #6 (ROC-22207) of a previously approved Rezoning (ZON-13837) that required construction of all half-street improvements on Bonanza Road and Clarkway Drive along with the removal of all substandard public street improvements and unused driveway cuts for replacement with new improvements constructed to current City standards on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive. The Planning Commission recommended approval; staff recommended denial.
12/03/08	The City Council approved Extensions of Time (EOT-30020, EOT-30017, EOT-30014, EOT-30016, EOT-30019) for the approved Rezoning (ZON-13837), Variance (VAR-14320) and Special Use Permits (SUP-13836, SUP-14324 and SUP-14329) until 10/04/09. Staff recommended approval.
01/07/09	The City Council approved a request for a Required Review (RQR-30432) of a previously approved Special Use Permit (SUP-13836) for a Rental Store With Outside Storage at the northeast corner of Bonanza Road and Clarkway Drive. The Planning Commission and staff recommended approval.
04/23/09	The City Council approved a request for a Variance (VAR-33415) to allow a 10-foot tall wall where eight feet is the maximum allowed along a portion of the north and east property lines and to allow unfinished an block wall where a decorative block wall with 20 percent contrasting materials is required; and to include the addition of an eight-foot high wrought iron fence along the south perimeter where five feet is the maximum allowed at 1726 West Bonanza Road. The Planning Commission and staff recommended approval.
09/16/09	The City Council approved Extensions of Time (EOT-34971, EOT-34972) for the approved wall variance (VAR-22723) and amended Site Development Plan Review (SDR-22206) until 07/12/11. The Planning Commission and staff recommended approval.
10/21/09	The City Council approved an Extension of Time (EOT-35956) of the previously approved Variance (VAR-33415) until 07/12/11. Staff recommended approval.
	The City Council approved Extensions of Time (EOT-35945, EOT-35952, EOT-35951 and EOT-35950) of the approved Variance (VAR-14320) and Special Use Permits (SUP-13836, SUP-14324 and SUP-14329) until 07/12/11. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/17/11	The City Council approved Extensions of Time (EOT-42347, EOT-42348, EOT-42349, EOT-42351) of the approved Variance (VAR-14320) and Special Use Permits (SUP-13836, SUP-14324 and SUP-14329) until 10/04/13. Staff recommended approval.
	The City Council approved Extensions of Time (EOT-42352, EOT-42353, EOT-42350) of the approved Variances (VAR-22723 and VAR-33415) and amended Site Development Plan Review (SDR-22206) until 10/04/13. Staff recommended approval.
11/20/13	The City Council approved Extensions of Time (EOT-51449, EOT-51454, EOT-51455, EOT-51452, EOT-51457, EOT-51453 and EOT-51451) of the approved Variances (VAR-22723, VAR-33415 and VAR-51455), Special Use Permits (SUP-13836, SUP-14324, and SUP-14329) and amended Site Development Plan Review (SDR-22206) until 10/04/15. Staff recommended denial.
01/29/14	A complaint (137376) was issued for multiple temporary buildings forming a machine yard garage without permits at 1722 West Bonanza Road. The complaint was resolved on 04/15/15.
12/10/14	A complaint (148763) was issued for numerous unregistered vehicles leaking fluids, inoperable and stored illegally at 1804 West Bonanza Road. The complaint was resolved on 01/07/15.
04/14/15	The Planning Commission approved the applicant's request to abey to the 06/09/15 Planning Commission agenda a General Plan Amendment (GPA-58199) from MXU (Mixed-Use) and C (Commercial) to LI/R (Light Industry/Research) and a Rezoning (ZON-58200) from R-E (Residence Estates) and C-2 (General Commercial) to M (Industrial) on 28.55 acres located on the northeast corner of Bonanza Road and Clarkway Drive. Staff had no recommendation.
06/09/15	The Planning Commission tabled requests for a General Plan Amendment (GPA-58199) from MXU (Mixed Use) and C (Commercial) to LI/R (Light Industry/Research) and a Rezoning (ZON-58200) from R-E (Residence Estates) and C-2 (General Commercial) to M (Industrial) on 28.55 acres on the northeast corner of Bonanza Road and Clarkway Drive.
11/18/15	The City Council approved a request to Withdraw without Prejudice Extensions of Time (EOT-61520, EOT-61525, EOT-61527, EOT-61523, EOT-61524 and EOT-61522) of the approved Variances (VAR-22723, VAR-33415, VAR-51455, and VAR-14320), Special Use Permits (SUP-13836 and SUP-14329) and amended Site Development Plan Review (SDR-22206) until 10/04/13. Staff recommended denial of the Extensions of Time.

Most Recent Change of Ownership	
03/26/02	A deed was recorded for a change in ownership for APN 139-28-303-001.
11/29/04	A deed was recorded for a change in ownership for APN 139-28-302-002.
07/11/02	A deed was recorded for a change in ownership for APN 139-28-302-003.
04/04/00	A deed was recorded for a change in ownership for APN 139-28-302-012.
	A deed was recorded for a change in ownership for APN 139-28-302-014.
05/30/00	A deed was recorded for a change in ownership for APN 139-28-302-031.
01/27/98	A deed was recorded for a change in ownership for APN 139-28-302-034.
06/24/05	A deed was recorded for a change in ownership for APN 139-28-303-001.
08/17/05	A deed was recorded for a change in ownership for APN 139-28-303-003.

Related Building Permits/Business Licenses	
08/19/05	A building permit (49300) was issued for the demolition of a single-family residence at 1816 West Bonanza Road. The building has been demolished.
09/21/05	A building permit (51102) was issued for the demolition of a single-family residence at 825 Sunny Place. The building permit was finalized on 12/08/05.
08/15/06	A building permit (71003) was issued for grading at 1798 West Bonanza Road. The permit was finalized on 08/15/06.
01/09/07	A building permit (79433) was issued for a wrought iron perimeter fencing at 1808 West Bonanza Road. The permit was not finalized as of 12/28/15.
06/22/07	A building permit (92357) was issued for an engineered wall at 1798 West Bonanza Road. The permit was finalized on 11/30/07.
09/21/07	A building permit (98452) was issued for the demolition of a building at 1808 West Bonanza Road. The building has been demolished.
11/30/07	Building permits (103189 and 103181) were issued for the demolition of an 800 and 1,000 square-foot residence at 1812 and 1814 West Bonanza Road. The buildings have been demolished.
08/11/08	Application for Plan Check (29391) was submitted for the construction of two buildings, onsite improvements, a trash enclosure, and grading. The Plan Check expired 03/09/10 with no permits issued.
09/02/09	Civil Improvement Plans (107V3862-5) were approved for a 30,000 square-foot hardware store, a 40,000 square-foot office building and 60,00 square-foot auto-repair garage major. The permit was finalized on 09/30/09 and bond was released on 10/04/10.
04/27/11	A building permit (186626) was issued for a Non-Work Certificate of Occupancy for an 1,800 square-foot second-story office at 1722 West Bonanza Road. A final inspection was completed on 04/28/11.
05/18/11	A business license (N31-00024) was issued for a Non-Profit Community Service Provider at 1722 West Bonanza Road. The license is still active.

Pre-Application Meeting
A pre-application meeting was not held for these requests, as the identical request was brought forward in May 2015 and tabled.

Neighborhood Meeting	
12/15/15	A meeting was held at Xtreme Manufacturing, located at 1415 West Bonanza Road in Las Vegas, from 5:30 to 7:30 p.m. There were 11 members of the public, one representative from the development team, three members from the owner/applicant group, two members of city staff and one City Councilperson in attendance. Although the items being brought forth to Planning Commission for consideration on 01/12/16 are for a General Plan Amendment and Rezoning only, the applicant/owner presented boards graphically depicting a five to six-story building proposed for the subject site to house both manufacturing activities and office staff. The majority of the area residents in attendance were in opposition. The residents main areas of concern included: • manufacturing activities occurring on-site 24-hours-a-day disturbing the neighborhood with noise and lighting; • neighbors' view of Downtown being blocked by such a large building; • the overall enormity of the proposed building and how it would overshadow their single family homes; • property values being decreased by having manufacturing activities in their neighborhood; • noise and light pollution from the site; and • whether or not landscaping would be able to adequately screen the large building from their homes The residents did compliment the applicant/owner on currently being a good neighbor, but were concerned with the large scale of the proposed building and having industrial zoning and the associated activities that occur on industrially zoned property being adjacent to their large-lot, horse-zoned properties.

Field Check	
12/03/15	The site encompasses the majority of a large block that is bound by Clarkway Drive on the west, Washington Avenue on the north, Bonanza Road on the south, and Sunny Place on the east. Uses range in character from rural residential to multi-family apartments to rental equipment storage, with several vacant lots interspersed.

Details of Application Request	
Site Area	
Net Acres	28.55

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Outdoor Storage	MXU (Mixed Use)	C-2 (General Commercial)
		C (Commercial)	
	Multi-Family Residential (Apartments)	C (Commercial)	
	Office, Other Than Listed		
	Single Family, Detached	MXU (Mixed Use)	R-E (Residence Estates)
	Undeveloped		
North	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
South	Truck Rental	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
	Outdoor Storage		
East	Multi-Family Residential (Condominiums)	MXU (Mixed Use)	R-3 (Medium Density Residential)
	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	MXU (Mixed Use)	R-E (Residence Estates)
West	Single Family, Detached	MXU (Mixed Use)	R-E (Residence Estates)

Master Plan Areas	***Compliance***
West Las Vegas Plan	N
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 feet)	N/A
Rural Preservation Overlay District (on northern 250 feet)	N
Other Plans or Special Requirements	***Compliance***
Trails (Bonanza Trail - constructed)	Y
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Existing Zoning	***Permitted Density***	***Units Allowed***
C-2 (General Commercial)	N/A	N/A
R-E (Residence Estates)	2.18 du/ac	18
Proposed Zoning	***Permitted Density***	***Units Allowed***
M (Industrial)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
MXU (Mixed Use)	Limited by zoning district	Limited by area and zoning
C (Commercial)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
LI/R (Light Industry/Research)	N/A	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways	100	N (120' special design)
Clarkway Drive	Minor Street	Title 19.13	50	Y
Washington Avenue	Major Collector	Master Plan of Streets and Highways	80	Y
Sunny Place	Minor Street	Title 19.13	40	N

ANALYSIS

Numerous changes to the site have been proposed since 2003; however, no new developments have been constructed in that time. In 2006, an equipment rental shop with ancillary repair and storage was proposed that necessitated the rezoning of residential properties bordering Washington Avenue and Bonanza Road to C-2 (General Commercial). Staff opposed this Rezoning and the accompanying project, noting that the uses that would be allowed by rezoning to C-2 would be incompatible with large-lot, low density residential uses located adjacent to the site. The Rezoning was approved and remains, but the approved entitlements for the proposed development expired in October 2015. The current requests for General Plan Amendment and Rezoning is another incremental step toward allowance of nearly any possible commercial use within the boundaries of the site, with potential for unlimited intensity. As changing the General Plan and rezoning of the property to accommodate more intense land uses would still be incompatible with uses and zoning districts on the surrounding properties, staff recommends denial of the current requests.

The West Las Vegas Neighborhood Plan identified an issue with possible future encroachment of industrial zoning designations (including light industrial) north of Bonanza Road after similar zoning designations south of Bonanza Road were approved in 2000. The recommendation was for mixed-use developments to serve as buffers between single-family residences and commercial and industrial development. The proposed amendment would not be in keeping with the recommendation of the Neighborhood Plan. In addition, Las Vegas 2020 Master Plan objectives for the Neighborhood Revitalization Area include the maintenance and enhancement of the quality of existing residential neighborhoods and the construction of mixed-use commercial/residential development on vacant land or land occupied by declining commercial centers. The proposed amendment is not in keeping with these objectives. The north 250 feet of the site is also within a buffer area of the Rural Preservation Neighborhood Overlay District, which is in place to maintain the rural character of existing residential developments in the area.

FINDINGS (GPA-58199)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The land use designation of properties to the south of Bonanza Road that front onto U.S. 95 are compatible with the proposal to amend the General Plan to LI/R (Light Industry/Research). However, north of Bonanza Road, the proposed amendment would create the potential for uses that are too intense when compared to parcels located to the north, west and east of the site. Most of these parcels are designated MXU (Mixed Use), which do not allow for industrial uses.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed LI/R (Light Industry/Research) designation allows for any commercial zoning district, including M (Industrial), to be located in the subject area. The lesser intense zoning districts may be compatible with the residential zoning districts on adjacent parcels, depending on changing development patterns on those parcels over time; however, at no time would a C-M (Commercial/Industrial) or M (Industrial) zoning district be compatible with these adjacent parcels. It is noted that the amendment as proposed would unify (or "clean up") multi-designated parcels on the site under the same LI/R designation.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

The subject area is located in an older, redeveloping area of the city that is well-served by existing transportation and utility infrastructure and emergency services. These services can adequately accommodate the intensity of the proposed LI/R (Light Industry/Research) designation.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The West Las Vegas Neighborhood Plan identified an issue with possible future encroachment of industrial zoning designations (including light industrial) north of Bonanza Road after similar zoning designations south of Bonanza Road were approved in 2000. The recommendation was for mixed-use developments to serve as buffers between single-family residences and commercial and industrial development. The proposed amendment would not be in keeping with the recommendation of the Neighborhood Plan. In addition, Las Vegas 2020 Master Plan objectives for the Neighborhood Revitalization Area include the maintenance and enhancement of the quality of existing residential neighborhoods and the construction of mixed-use commercial/residential development on vacant land or land occupied by declining commercial centers. The proposed amendment is not in keeping with these objectives. The north 250 feet of the site is also within a buffer area of the Rural Preservation Neighborhood Overlay District.

FINDINGS (ZON-58200)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed M (Industrial) zoning district would conform to the proposed LI/R (Light Industry/Research) General Plan designation that accompanies this application.

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

   The proposed M (Industrial) District would allow nearly any type of commercial or industrial use contained within the Unified Development Code. Many of the more intense uses may not be compatible with surrounding low density residential development to the west, north and east of the site.

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

Existing commercial development south of Bonanza Road has frontage along the U.S. 95 corridor and is therefore appropriate for light industrial uses. Other than the subject area, which contains some commercial uses, the area north of Bonanza Road between Tonopah Drive and Martin L King Boulevard contains primarily low density residential uses. Approval of industrial rezoning in this area has the potential to negatively affect the existing residential neighborhood and is therefore not appropriate.

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

Access to the subject site can potentially be provided from Bonanza Road, a 100-foot wide Primary Arterial as designated by the Master Plan of Streets and Highways and Washington Avenue, an 80-foot wide Major Collector. These streets are adequate in size to meet the needs of the M (Industrial) zoning district. However, Sunny Place, a 40-foot wide Local Street and Clarkway Drive, a 50-foot wide Local Street, are not appropriate for accommodating large truck traffic if the area is rezoned for industrial uses.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 283

APPROVALS 2

PROTESTS 50

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-58199 APN: _____

Name of Property Owner: DFA, LLC

Name of Applicant: Ahern Rentals

Name of Representative: APTUS - Kristen G. Neuman

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: Don F. Ahern

Subscribed and sworn before me

This 27th day of February, 2015

_____
Notary Public in and for said County and State

KAREN BENNER
Notary Public State of Nevada
No. 01-68799-1
My Appt. Exp. March 26, 2015

PRJ-58196
03/03/15

CLV Planning - Application Form

Application Number:	PRJ-58196
Application/Petition For:	General Plan Amendment and Rezoning - Multiple properties
ProjectAddress (Location):	MULTIPLE PROPERTIES
Project Name	GENERAL PLAN AMENDMENT AND REZONING - MULTIPLE PRO
Assessors Parcel #(s):	13928302001, 13928302002, 13928302003, 13928302012, 13928302014, 13928302031, 13928302032, 13928302034, 13928303001, 13928303003, 13928303005, 13928303007, 13928303008, 13928303009, 13928303011
Ward #:	WARD 5 (RICKI Y. BARLOW)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	LI/R
Zoning District: Proposed:	M - Industrial
Gross Acres:	30.56
Lots/Units:	
Additional Information:	
Applicant First Name:	Don
Applicant Last Name:	Ahern
Applicant Address:	1401 Mineral Ave.
Applicant City:	Las Vegas
Applicant State:	Nevada
Applicant Zip:	89016
Applicant Phone:	(702)287.5331
Applicant Fax:	n/a
Applicant Email:	dave@ahern.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) 893-1213
Rep Email:	kristen@aptusgroup.com

GPA-58199 and ZON-58200

CLV Planning - Application Form

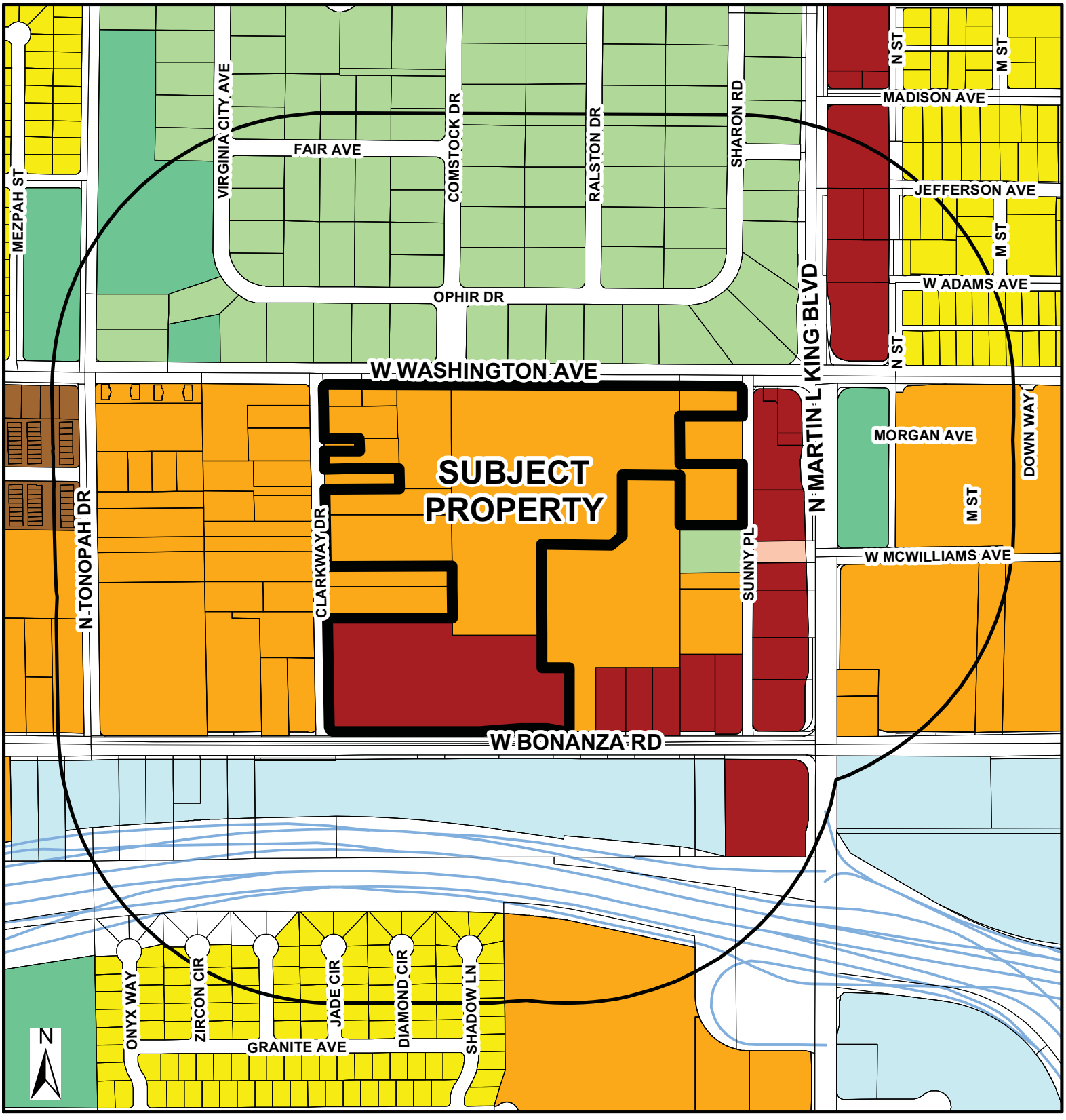
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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 F A L L C	1401 MINERAL AVE	LAS VEGAS, NV 89106-4342

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

GPA-58199 and ZON-58200

GPA-58199



General Plan Amendment

GPA-58199

FROM MXU & C TO LI/R

- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

- Subject Property
- 1000ft Buffer
- City Limits

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, December 23, 2015



GPA-58199 [PRJ-58196] - GENERAL PLAN AMENDMENT RELATED TO ZON-58200 - APPLICANT/OWNER: DFA, LLC
NORTHEAST CORNER OF BONANZA ROAD AND CLARKWAY DRIVE

03/05/15



GPA-58199 [PRJ-58196] - GENERAL PLAN AMENDMENT RELATED TO ZON-58200 - APPLICANT/OWNER: DFA, LLC
NORTHEAST CORNER OF BONANZA ROAD AND CLARKWAY DRIVE

03/05/15



GPA-58199 [PRJ-58196] - GENERAL PLAN AMENDMENT RELATED TO ZON-58200 - APPLICANT/OWNER: DFA, LLC
NORTHEAST CORNER OF BONANZA ROAD AND CLARKWAY DRIVE

03/05/15



GPA-58199 [PRJ-58196] - GENERAL PLAN AMENDMENT RELATED TO ZON-58200 - APPLICANT/OWNER: DFA, LLC
NORTHEAST CORNER OF BONANZA ROAD AND CLARKWAY DRIVE

03/05/15



GPA-58199 [PRJ-58196] - GENERAL PLAN AMENDMENT RELATED TO ZON-58200 - APPLICANT/OWNER: DFA, LLC
NORTHEAST CORNER OF BONANZA ROAD AND CLARKWAY DRIVE

03/05/15



GPA-58199 [PRJ-58196] - GENERAL PLAN AMENDMENT RELATED TO ZON-58200 - APPLICANT/OWNER: DFA, LLC
NORTHEAST CORNER OF BONANZA ROAD AND CLARKWAY DRIVE

03/05/15



GPA-58199 [PRJ-58196] - GENERAL PLAN AMENDMENT RELATED TO ZON-58200 - APPLICANT/OWNER: DFA, LLC
NORTHEAST CORNER OF BONANZA ROAD AND CLARKWAY DRIVE

03/05/15



GPA-58199 [PRJ-58196] - GENERAL PLAN AMENDMENT RELATED TO ZON-58200 - APPLICANT/OWNER: DFA, LLC
NORTHEAST CORNER OF BONANZA ROAD AND CLARKWAY DRIVE

03/05/15

APTUS

November 10, 2015

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

APN: 139-28-302-001, 002, 003, 012, 014, 031, 032, 034
139-28-303-001, 003
Re:
General Plan Amendment and Re-Zoning of Properties

To Whom It May Concern:

We respectfully submit this application for a General Plan Amendment and Re-Zoning for properties on the north side of Bonanza west of Sunny Place. All properties are owned by DFA, LLC and have a current general plan of MXU and a variety of zones.

The owner would like to have all of his properties to have similar zoning and therefore requests all of the parcels listed above to be zoned "M", industrial. This will require the general plan to be amended to be "LI-R" so that the zoning conforms.

Thank you for your consideration in this matter. Please do not hesitate to call if you have any questions.

Respectfully Submitted,

Kristen G. Neuman, AIA
APTUS

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.aptusgroup.com

PRJ-58196
11/10/15

GPA-58199 and ZON-58200 - REVISED

P.1/1

TO: 7024647499

7022026461

JAN-2-2016 19:18 FROM:DAISY PARTY REN

RECEIVED

JAN 4 2015

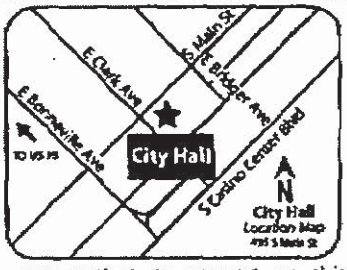
City of Las Vegas
Dept. of Planning

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

I totally oppose to this project. I chose to live in this neighborhood because it was quiet and peaceful. If this project is approved, there is going to be a lot of noise and traffic. Also the BEEP! BEEP! BEEP! OF the trucks won't be able to let me go to sleep!

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.

GPA-58199 & ZON-58200 [PRJ-58196]
Planning Commission Meeting of 1/12/2016

Case: GPA-53199

13928210063
ROMERO SUGEY
1206 VIRGINIA CITY AVE
LAS VEGAS NV 89106

45 LRDGNPI 89106

25-26 P

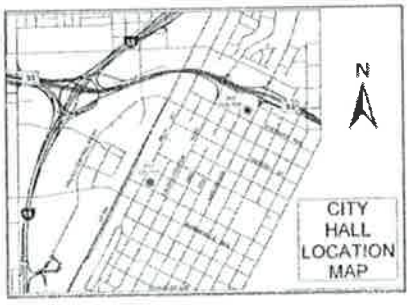
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Presort
First Class Mail
ComBasPrice

U.S. POSTAGE PITNEY BOWES
ZIP 89101 $ 000.46⁰
02 1W
0001398173 APR 02 2015

RECEIVED
APR 13 2015
City of Las Vegas

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.

GPA-58199 & ZON-58200 [PRJ-58196]
Planning Commission Meeting of 4/14/2015

Case: GPA-58199 & ZON-58200
13928311137
HARUTYUNYAN ZHAK
5350 BALTIMORE DR #42
LA MESA CA 91942-4617

96 BRDFNMP 91942

Submitted after final agenda

Date 4-13-2015 Item 33-34 P

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

Presort
First Class Mail
Combined Price

U.S. POSTAGE PITNEY BOWES
ZIP 89101 $ 000.46
02 1W
0001398173 APR 02 2015

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 13 2015

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.

GPA-58199 & ZON-58200 [PRJ-58196]
Planning Commission Meeting of 4/14/2015

Case: GPA-58199 & ZON-58200
13928210050
RAY JOHN S
1100 COMSTOCK DR
LAS VEGAS NV 89106-2004

Joel Ray Resident/owner
4/13/15

43 SRDFNMP 89106

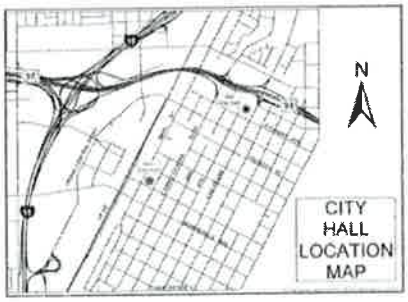
33-34P

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

Presort
First Class Mail
ComBasPrice

U.S. POSTAGE PITNEY BOWES
ZIP 89101 $ 000.46⁰
02 1W
0001398173 APR 02 2015

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.

GPA-58199 & ZON-58200 [PRJ-58196]
Planning Commission Meeting of 4/14/2015

RECEIVED
APR 09 2015
City of Las Vegas
Dept. of Planning

Case: GPA-58199 & ZON-58200
13928302015
SLACK ELWIN C
708 CLARKWAY DR
LAS VEGAS NV 89106-3642

43 BRDFNMP 89106

33-34P

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

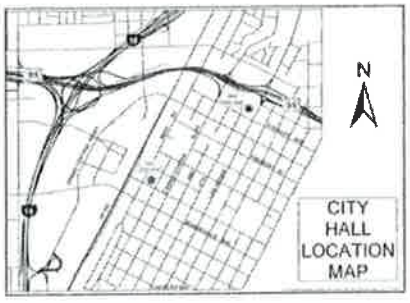
RECEIVED
CITY CLERK
2015 APR -9 A 11:06

Presort
First Class Mail
ComBasPrice

U.S. POSTAGE PITNEY BOWES
ZIP 89101 $ 000.46⁰
02 1W
0001398173 APR 02 2015

RECEIVED
APR 13 2015
City of Las Vegas
Dept. of Planning

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.

GPA-58199 & ZON-58200 [PRJ-58196]
Planning Commission Meeting of 4/14/2015

Case: GPA-58199 & ZON-58200
13928606003
GLOVER GLENN J & SAMUEL L
1404 MEZPAH DR
LAS VEGAS NV 89106-1936

43 BRDFMP 89106

33-34P

04/08/2015 22:18 7026854847 NEVARI AIR PAGE 01

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.

GPA-58199 & ZON-58200 [PRJ-58196]
Planning Commission Meeting of 4/14/2015

Preson
First Class Mail
ComBasPrice

U.S. POSTAGE >> PITNEY BOWES
ZIP 89101 $ 000.46⁰
02 1W
0001398173 APR 02 2015

Case: GPA-58199 & ZON-58200
13928210023
STANFORD KAY L L C
1114 SHARON RD
LAS VEGAS NV 89106-2036

43 BRDFNMP 89106

33-34 P

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

Presort First Class Mail ComBasPrice

U.S. POSTAGE PITNEY BOWES
ZIP 89101 $ 000.46⁰
02 1W
0001398173 APR 02 2015

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.

GPA-58199 & ZON-58200 [PRJ-58196]
Planning Commission Meeting of 4/14/2015

RECEIVED
APR 0 9 2015
City of Las Vegas
Dept. of Planning

Case: GPA-58199 & ZON-58200
13928410073
D M T L L C
801 S RANCHO DR #E-4
LAS VEGAS NV 89106-3812

Submitted after final agenda

Date 4-9-2015 Item 33-34A

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

Presort
First Class Mail
ComBasPrice

U.S. POSTAGE PITNEY BOWES
ZIP 89101 $ 000.46⁰
02 1W
0001398173 APR 02 2015

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 09 2015
City of Las Vegas
Dept. of Planning

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-58199 & ZON-58200 [PRJ-58196]
Planning Commission Meeting of 4/14/2015

Case: GPA-58199 & ZON-58200
13928301031
DEMARCO ANGELO T & JANET L REVOC
DEMARCO ANGELO T TRS
651 CLARKWAY DR
LAS VEGAS NV 89106-3629

43 BRDFNMP 89106

33-34A

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner ~~residing~~ at 1110 Virginia City Ave, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

LaVerne Pattin

20-21 P
(X32)

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1130 Virginia City Ave. Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

James M. Evans Sr.

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1131 Virginia City Ave, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Ashley V. Mann

(702) 646-5185

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1206 Virginia City Ave, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Sugey Romero

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1310 Virginia City Ave, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

LaVerne Patton

LaVerne - Patton

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1400 Virginia City Ave ~~Las~~ Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Magdalia Kennedy

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1101 Ralston Dr, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1123 Ralston Dr, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Leah R. Campbell

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1131 Ralston Drive, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Lacy C. Smith

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1136 Ralston Dr, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1131 Sharon Rd., Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

J.D. Bell

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1300 Ralston, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Mildred B. Anderson

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1301 Ralston Dr, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Dorothy McCullough

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1310 Ralston Dr., Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Brenda G. Williams
702-647-2667

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1311 Ralston Drive, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Irma Denise Brown

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1320 Ralston, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Frances Miller

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1321 Ralston Dr., Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Mazie Robinson

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1331 Sharon Rd. Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Britto McRoy

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1420 Sharon Rd., Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Louis Novak

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1421 Sharon Rd., Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Mr. + Mrs. Leon Felix Sr.

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1431 Cawdor, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1561 Comstock, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Patricia F. Jacobs

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1810 Gold Leaf, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Juanita G Fuller

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1811 OPHIR DR., Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Victor H. Bunch

Victor Bunch

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1910 Dold Hill, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Marcelino Marquez

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1920 SKYRO LN LVNV 89106, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1928 Mills Circle, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1930 Rolling Hill, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1931 Fair Auburn, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Shondra Summers-Armstrong

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1931 Doedfield, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Willie Harris

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1940 Dolphin, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 2038 Bond Hill, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Irene Arpeitia

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1117 Comstock Dr Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Ursula M McCraney

RECEIVED
JUN 8 2015
City of Las Vegas
Dept. of Planning

Submitted after final agenda

Date 6/8/15 Item 20-21

20-21 P

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1941 FAIR AVE, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

RECEIVED
JUN 8 2015
City of Las Vegas
Dept. of Planning

Submitted after final agenda

Date 6/8/15 Item 20-21 20-21 P

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1124 Comstock DR., Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

RECEIVED
JUN 8 2015
City of Las Vegas
Dept. of Planning

Submitted after final agenda

Date 6/8/15 Item 20-21 20-21 P

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1128 Comstock DR., Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Helen A. Taland

RECEIVED
JUN 8 2015
City of Las Vegas
Dept. of Planning
Submitted after final agenda
Date 6/8/15 Item 20-21
20-21 P

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1301 Sharon Rd., Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

RECEIVED
JUN 8 2015
City of Las Vegas
Dept. of Planning
Submitted after final agenda

Date 6/8/15 Item 20, 21 20-21P

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1209 Virginia City Ave., Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Barbara Hubbard

RECEIVED
JUN 8 2015
City of Las Vegas
Dept. of Planning
Submitted after final agenda

Date 6/8/15 Item 20-21 20-21P

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1940 Ophir DR., Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

RECEIVED
JUN 8 2015
City of Las Vegas
Dept. of Planning

Submitted after final agenda

Date 6/8/15 Item 20-21

20-21P

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 209 Ramsey, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

RECEIVED
JUN 8 2015
City of Las Vegas
Dept. of Planning
Submitted after final agenda

Date 6/8/15 Item 20-21 20-21 P

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1523 Shadow Mtn Pl., Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Margaret G Laas

RECEIVED
JUN 8 2015
City of Las Vegas
Dept. of Planning
Submitted after final agend
Date 6/8/15 Item 20-21
20-21P

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 2328 Shady Hill Lane Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

RECEIVED
JUN 8 2015
City of Las Vegas
Dept. of Planning

Submitted after final agenda

Date 6/8/15 Item 20-21

20-21P

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 2108 Velvet Hill, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have *serious consequences for the residents of this community and should be given serious* consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Charlene Bennett-Lam

RECEIVED
JUN 8 2015
City of Las Vegas
Dept. of Planning
Submitted after final agenda

Date 6/8/15 Item 20-21 20-21P

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1411 VIRGINIA CITY AVE, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Gene Collins

Submitted at Planning Commission

Date 6/9/15 Item 20-21
by Gene Collins

May 20, 2015

Todd L. Moody, Chairman
Planning Commission
City of Las Vegas
495 Main Street
Las Vegas, NV 89110

OPPOSITION TO GPA 58199 GENERAL PLAN AMENDMENT AND ZON 58200 REZONING RELATED TO GPA 58199

Dear Chairman Moody,

I am a resident and land owner residing at 1411 Virginia City Ave, Las Vegas, Nevada, 89106, within the Bonanza Village subdivision.

An application for General Plan Amendment (GPA) 58199 and Zon 58200 rezoning related to the GPA has been filed by DFA, LLC. Please accept this letter as my official opposition to both requests. These matters are scheduled to be heard at the June 9, 2015 Planning Commission Meeting.

The request to rezone the subject properties to M (Industrial) is completely inconsistent with the make-up of the neighboring community and in complete contradiction to current planning standards. Please note that many neighboring properties are owner-occupied single family homes that are zoned residential and/or residential estates.

As a resident of this community, I am concerned that M (Industrial) zoning will bring industrial uses that will damage the visual appeal of our residential community and bring industry that could introduce environmentally hazardous chemicals, noxious substances, smells and noise that would permanently destroy the character of our community.

These fears of degradation to the aesthetics, character, quality of life, and certain decreased property value have serious consequences for the residents of this community and should be given serious consideration as you and the other members of the Commission review these applications and make your decision.

I respectfully request the Planning Commission deny both GPA 58199 and Zon 58200.

Sincerely,

Ruby Collins

Submitted at Planning Commission
Date 6/9/15 Item 20-21
by Ruby Collins

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

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

SUBJECT:
TABLED - RENOTIFICATION - ZON-58200 - REZONING RELATED TO GPA-58199 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL) on 28.55 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-001, 002, 003, 012, 014, 031, 032 and 034; and 139-28-303-001 and 003), Ward 5 (Barlow) [PRJ-58196]. Staff recommends DENIAL.

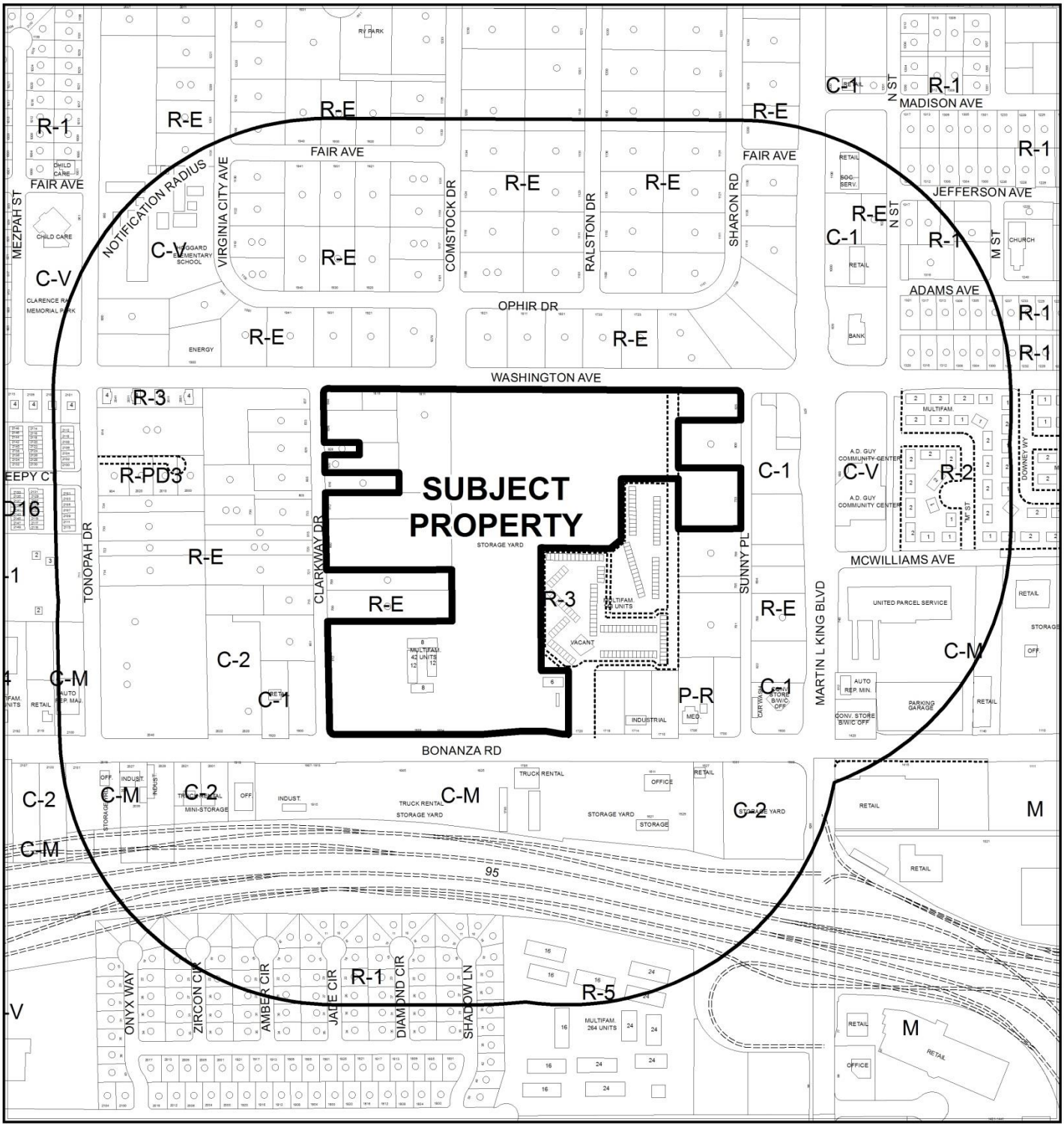
C.C.: 2/17/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**50**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps.pdf
3. 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.



0 400 800 Feet

CASE: **ZON-58200 (PRJ-58196)**

RADIUS: 1000 FEET

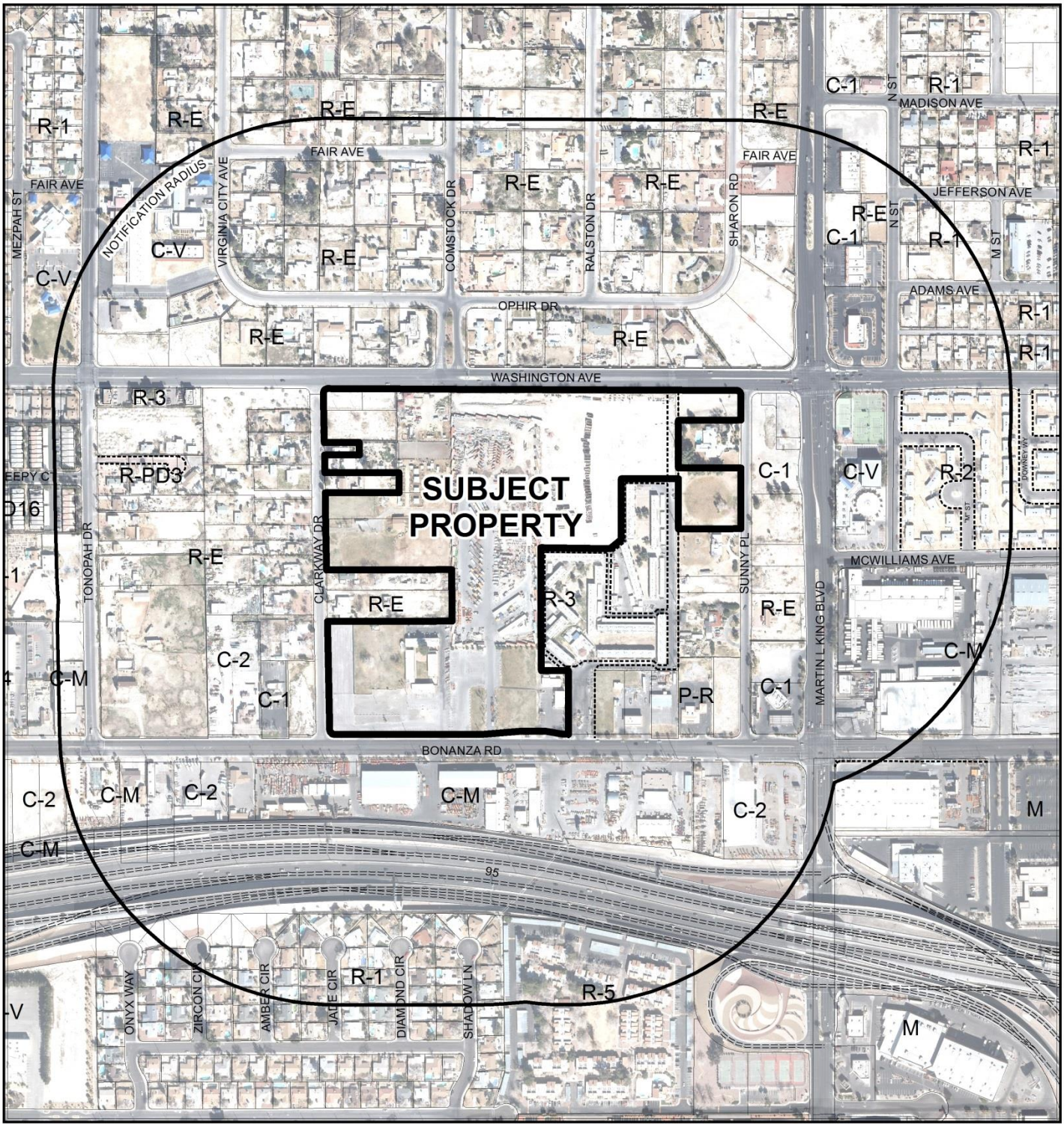
GENERAL PLAN OF SUBJECT PROPERTY: MXU (MIXED USE) AND C (COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: LI/R (LIGHT INDUSTRY/RESEARCH)

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



CASE: **ZON-58200 (PRJ-58196)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MXU (MIXED USE) AND C (COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: LI/R (LIGHT INDUSTRY/RESEARCH)

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-58200 APN: _____

Name of Property Owner: DFA, LLC

Name of Applicant: Ahern Rentals

Name of Representative: APTUS - Kristen G. Neuman

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: Don F. Ahern

Subscribed and sworn before me

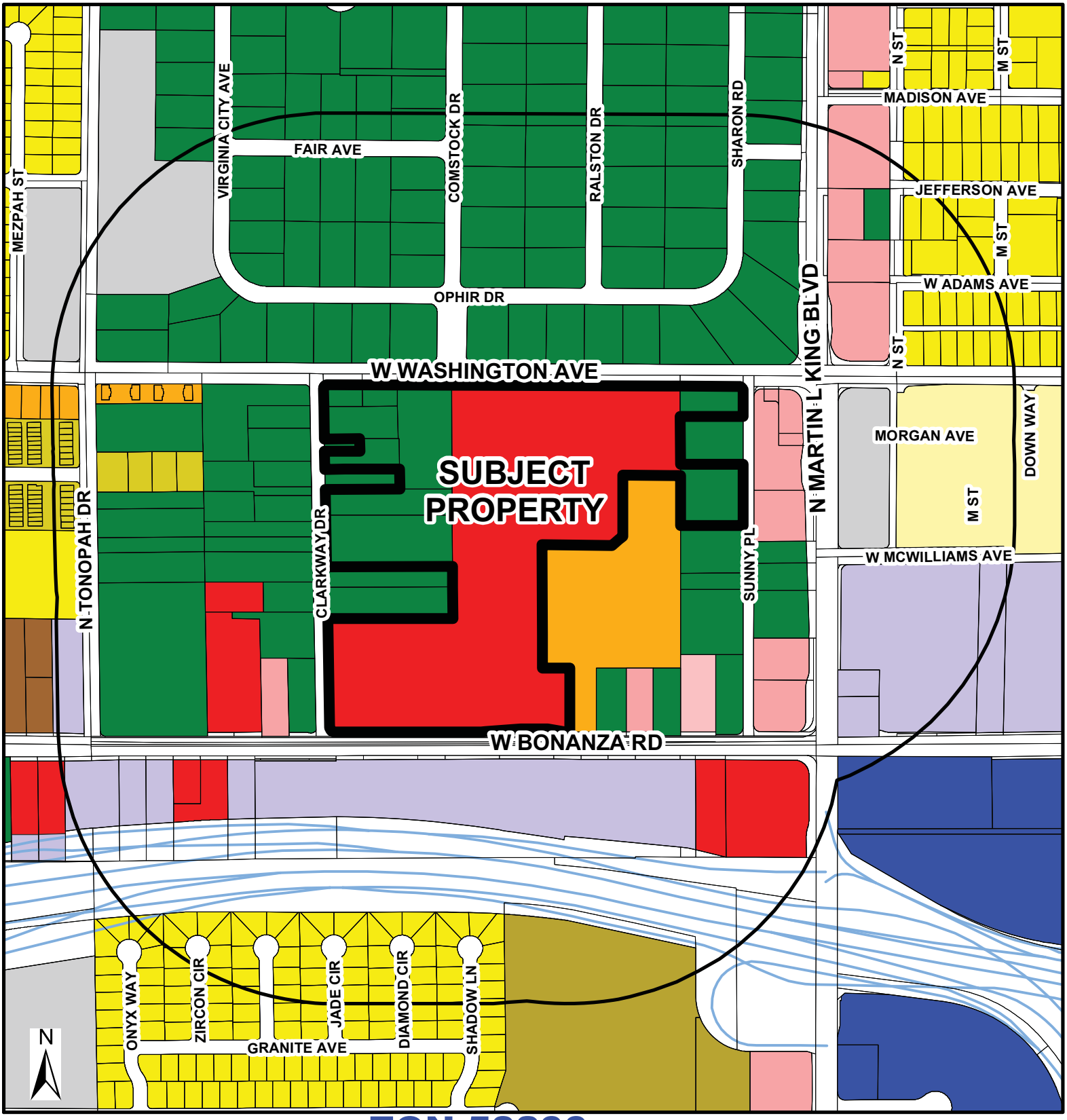
This 27th day of February, 2015

_____
Notary Public in and for said County and State

KAREN BENNER
Notary Public State of Nevada
No. 01-68799-1
My Appt. Exp. March 26, 2015

PRJ-58196
03/03/15

ZON-58200



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

ZON-58200

FROM R-E & C-2 TO M

- Subject Property
- 1000ft Buffer
- City Limits

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, December 23, 2015

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

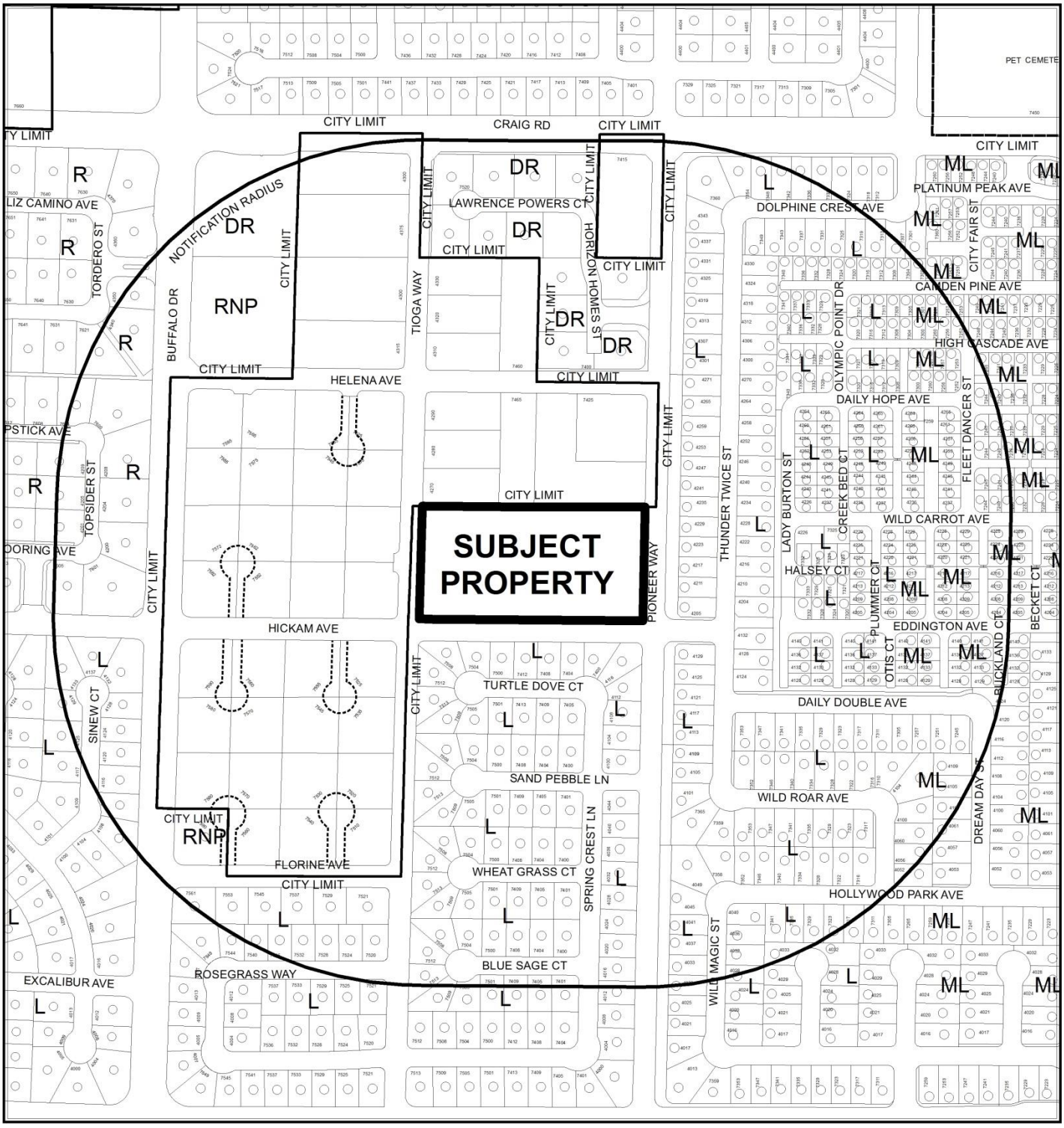
SUBJECT:
GPA-62126 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ALLAN ROTHSTEIN - OWNER: MEXICAN GOLD & OIL EXPLORATION TRUST AND DRAKE ROTHSTEIN - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 4.30 acres located on the northwest corner of Pioneer Way and Hickam Avenue (APN 138-03-305-006), Ward 4 (Anthony) [PRJ-61967]. Staff recommends APPROVAL.

C.C.: 2/17/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - GPA-6216 and ZON-62127 [PRJ-61967]
2. Staff Report - GPA-6216 and ZON-62127 [PRJ-61967]
3. Supporting Documentation
4. Photo(s) - GPA-6216 and ZON-62127 [PRJ-61967]
5. Justification Letter - GPA-6216 and ZON-62127 [PRJ-61967]
6. Protest Postcard - GPA-62126 and ZON-62127 [61967]



CASE: **GPA-62126 (PRJ-61967)**

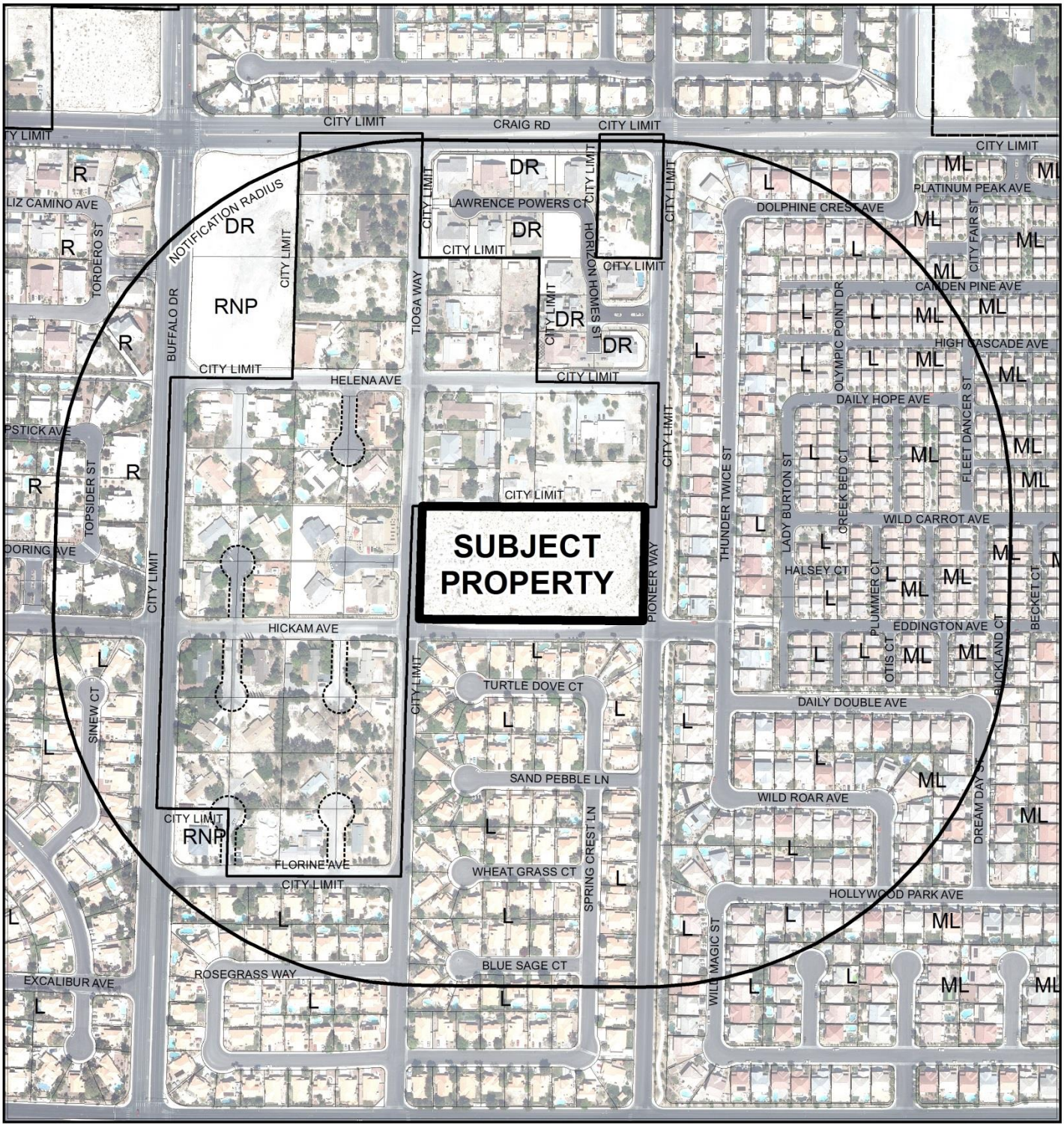
0 300 600 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

N



CASE: **GPA-62126 (PRJ-61967)**

0 300 600 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ALLAN ROTHSTEIN - OWNER: MEXICAN GOLD & OIL EXPLORATION TRUST AND DRAKE ROTHSTEIN

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-62126	Staff recommends APPROVAL.	
ZON-62127	Staff recommends APPROVAL.	GPA-62126

JB

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a General Plan Amendment and Rezoning on 4.30 acres of undeveloped land at the northwest corner of Pioneer Way and Hickam Avenue that would allow for construction of a future residential development. The subject site is currently designated U (Undeveloped) Zone [DR (Desert Rural Density Residential)], which allows a residential density of 2.49 units per acre for this site. The applicant has requested changes to the L (Low Density Residential) General Plan designation and R-1 (Single Family Residential) zoning district. Staff recommends approval, as the requested change to the L (Low Density Residential) General Plan designation and R-1 (Single Family Residential) zoning district are appropriate for the surrounding area,

ISSUES

- A General Plan Amendment is requested to change the land use designation on the subject site from DR (Desert Rural Density Residential), which allows a net density of up to 2.49 dwelling units per acre, to L (Low Density Residential), which allows up to 5.49 dwelling units per acre.
- A Rezoning is requested to change the existing U (Undeveloped) zoning designation to R-1 (Single Family Residential) zoning district.
- There are no proposed development plans submitted with this request at this time.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/06/96	The City Council approved a Petition to Annex (A-0023-95) approximately 5.2 acres of land at the northeast corner of Tioga Way and Hickam Avenue into the City of Las Vegas. The effective date was 03/15/96.
06/05/02	The City Council approved a Rezoning (Z-0024-02) from U (Undeveloped) [DR (Desert Rural Density Residential) General Plan designation] to R-PD2 (Residential Planned Development – 2 Units per Acre) on 5.0 acres at the northwest corner of Pioneer Way and Hickam Avenue. The Resolution of Intent expired 06/05/06.
	The City Council approved a Site Development Plan Review [Z-0024-02(1)] for a proposed 10-lot single family residential development on 5.0 acres at the northwest corner of Pioneer Way and Hickam Avenue. The approval expired 06/05/06.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/10/02	The Planning Commission approved a Tentative Map (TM-0057-02) for a 10-lot single-family residential subdivision on 5.0 acres at the northwest corner of Pioneer Way and Hickam Avenue. The approval expired 10/10/04.
05/27/03	A Final Map (FMP-2462) for a 10-lot single family residential subdivision on 5.0 acres at the northwest corner of Pioneer Way and Hickam Avenue was submitted to the City for technical review. The map was not recorded within mandated time limits and is no longer valid.
07/21/04	The City Council approved an Extension of Time (EOT-4589) of an approved Rezoning (Z-0024-02) from U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] to R-PD2 (Residential Planned Development – 2 Units per Acre) on the subject site. The approval expired 06/05/06.
	The City Council approved an Extension of Time (EOT-4591) of an approved Site Development Plan Review [Z-0024-02(1)] for a 10-lot single family residential development on the subject site. The approval expired 06/05/06.
02/19/14	The City Council denied a request for a General Plan Amendment (GPA-49530) from: DR (Desert Rural Density Residential) to ML (Medium Low Density Residential) on 4.30 acres at the northwest corner of Pioneer Way and Hickam Avenue. The Planning Commission and Staff recommended denial of the request.
	The City Council denied a request for a Rezoning (ZON-49531) from: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] to: R-CL (Single Family Compact-Lot) on 4.30 acres at the northwest corner of Pioneer Way and Hickam Avenue. The Planning Commission and Staff recommended denial of the request.

Most Recent Change of Ownership	
05/26/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/21/06	A Code Enforcement case (#38521) was processed for dumped materials on the lot that need to be cleaned at the northwest corner of Pioneer Way and Hickam Avenue. The case was resolved on 10/11/06.
11/01/07	A Code Enforcement case (#59447) was processed for trash on a vacant lot at the northwest corner of Pioneer Way and Hickam Avenue. The case was resolved on 02/11/08.
03/05/09	A Code Enforcement case (#75188) was processed for a large dead tree which needs to be removed at the northwest corner of Pioneer Way and Hickam Avenue. The case was resolved on 03/06/09.

Related Building Permits/Business Licenses	
06/11/13	A Code Enforcement case (#129873) was processed for trash on a vacant lot at the northwest corner of Pioneer Way and Hickam Avenue. The case was resolved on 07/09/13.

Pre-Application Meeting	
11/03/15	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a General Plan Amendment and Rezoning on property located on the northwest corner of Pioneer Way and Hickam Avenue.

Neighborhood Meeting	
12/15/15	A mandatory neighborhood meeting was held at the Rainbow Library, 3150 North Buffalo Drive. In attendance were two members of the public, three members of the applicant's team, one member from the Ward 4 Council staff and one Department of Planning staff member. The applicant described the proposed General Plan Amendment and Rezoning, and indicated there are no development plans for this parcel at this time. The following questions and concerns were raised about the proposed actions: 1. The two members of the public indicated that they owned a property in the residential subdivision located to the south of the subject site. They indicated that they were happy that the property would be developed with residences which were consistent with the surrounding area. However, they did express concern with the allowable building height with the proposed R-1 (Single Family Residential) zoning district. a. Staff informed them that the allowable building height in that district is a two stories max or 35 feet. b. Staff also indicated that once a developer was chosen for the subject site the Tentative Map would be presented to the Planning Commission and they would be re-notified of the proposed development plans.

Field Check	
12/03/15	The site is undeveloped with desert vegetation and is separated from the abutting streets by chain link fencing. Mounds of dirt and rock have been placed near the perimeter of the site, forming a small berm.

Details of Application Request	
Site Area	
Net Acres	4.30

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped) Zone [DR (Desert Rural Density Residential)]
North	Single Family, Detached	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)
West	Single Family, Detached	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.070, the following standards apply:

Standard	***Required/Allowed***
Min. Lot Size	6,500 SF
Min. Lot Width	60 Feet

Standard	***Required/Allowed***
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet
Max. Lot Coverage	50 %
Max. Building Height	2 Stories/35 Feet

Existing Zoning	***Permitted Density***	***Units Allowed***
U (Undeveloped)	One Unit per Lot	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-1 (Single Family Residential)	One Unit per Lot	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
DR (Desert Rural Density Residential)	2.49 du/ac	10
Proposed General Plan	***Permitted Density***	***Units Allowed***
L (Low Density Residential)	5.49 du/ac	23

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Pioneer Way	Minor Street	Master Plan of Street and Highways	60	Y
Hickam Avenue	Minor Street	Master Plan of Street and Highways	60	Y
Tioga Way	Minor Street	Master Plan of Street and Highways	60	Y

ANALYSIS

The applicant is proposing a General Plan Amendment and Rezoning on 4.30 acres of undeveloped land at the northwest corner of Pioneer Way and Hickam Avenue that would allow for construction of a future residential development. The subject site is currently designated U (Undeveloped) Zone [DR (Desert Rural Density Residential)], which allows a residential density of 2.49 units per acre for this site. The applicant has requested changes to the L (Low Density Residential) General Plan designation and R-1 (Single Family Residential) zoning district.

The proposed L (Low Density Residential) General Plan designation generally permits single-family detached homes, including mobile home parks. The L (Low Density Residential) designation has allowable zoning designations of R-1 (Single Family Residential), R-MH (Mobile/Manufactured Home), U (Undeveloped) and R-E (Residence Estates). The proposed R-1 (Single Family Residential) zoning district would allow single family residential residences with a minimum lot size of 6,500 square feet. If approved, the maximum number of units that can be approved for the subject site under the requested L (Low Density Residential) land use designation is 23 units. This is a difference of 13 units (single family lots) from the current DR (Desert Rural Density Residential) designation, including non-residential area such as streets, drainage areas or open space that would decrease density (See table above.)

The subject property is situated on the boundary between the City of Las Vegas and unincorporated Clark County and is located within the Interlocal Planning Area. Neighboring properties within Clark County's jurisdiction are not within any excepted area, which means that they would not be limited in their density should they be annexed in the future. Properties within these county areas are designated RE (Rural Estates) by the Centennial Hills Interlocal Land Use Plan and are limited to two dwelling units per acre.

The site is adjacent to 60-foot wide streets on three sides, which favors residential development. The single-family subdivision to the east has a density of 4.78 dwelling units per acre and the development to the south has a density of 4.24 dwelling units per acre. Individual residential lots located to the north and west range in size from 0.5 to 1.5 acres. The applicant has not proposed development plans with this request at this time.

Staff recommends approval, as the requested change to the L (Low Density Residential) land use designation and R-1 (Single Family Residential) zoning district conforms with the surrounding residential properties, particularly the existing adjacent residential subdivision to the south. If denied, the property would remain with a DR (Desert Rural Density Residential) General Plan designation and zoned U (Undeveloped) Zone [DR (Desert Rural Density Residential)].

FINDINGS (GPA-62126)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The allowable density of the proposed L (Low Density Residential) is 5.49 dwelling units per acre is compatible for the surrounding area, which is designated for densities of 2.00 to 5.50 dwelling units per acre.

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

The proposed L (Low Density Residential) designation would allow for establishment of residential densities up to 5.49 dwelling units per acre within the R-1 (Single Family Residential), R-MH (Mobile/Manufactured Home), U (Undeveloped) and R-E (Residence Estates) zoning districts, which are compatible with the surrounding development in the area.

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

Adequate utilities will be extended to this area. The site is within one-quarter to one-half mile of park and school facilities. Most commercial services are located 0.25 miles east, near U.S. 95 and Craig Road. Future residents would have easy access to and from the site via U.S. 95 (interchange at Craig Road) and grade separation over U.S. 95 at Alexander Road.

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

There are no special area plans that apply to the subject site. The Newly Developing Areas section of the Las Vegas 2020 Master Plan recommends the provision of more diversity in housing choices for residents, greater walkability both within neighborhoods and to area amenities, and access to public transportation. Careful site planning will ensure that any proposed residential development on this site would be able to meet these goals.

FINDINGS (ZON-62127)

1. The proposal conforms to the General Plan.

With approval of the proposed General Plan Amendment to the L (Low Density Residential) designation, the proposed rezoning of the subject site to R-1 (Single Family Residential) would conform to the City's General Plan.

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

The proposed R-1 (Single Family Residential) zoning district will allow single family residential land uses which will be compatible with the low and rural densities established on neighboring properties.

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

This undeveloped property is appropriate for residential development, as it is surrounding on all sides by developed single-family homes. Objective 3.2 of the Las Vegas 2020 Master Plan requires that rural neighborhoods be adequately buffered from higher density development. The proposed rezoning to R-1 (Single Family Residential) will be compatible with the low and rural densities established on neighboring properties.

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

The site is bordered on three sides by Pioneer Way, Hickam Avenue and Tioga Way, all 60-foot Minor Streets, as designated by the Master Plan of Street and Highways. These are of appropriate capacity to meet the requirements of the proposed R-1 (Single Family Residential) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 508

APPROVALS 0

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PRJ60110 GPA-62126 APN: 138-03-305-006

Name of Property Owner: ALLAN ROTHSTEIN

Name of Applicant: ALLAN ROTHSTEIN

Name of Representative: ALLAN ROTHSTEIN

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: ALLAN ROTHSTEIN

Subscribed and sworn before me

This 27 day of OCTOBER, 2015

Pamela Spanish

Notary Public in and for said County and State

STATE OF NEVADA

COUNTY OF CLARK

PAMELA SPANISH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-23-17
Certificate No: 13-[illegible]-1

PRJ-61967
11/16/15

Revised 11-14-06

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

GPA-62126

Case Number: PRJ-61967 APN: 138-03-305-006

Name of Property Owner: DRAKE ROTHSTEIN & ALLAN ROTHSTEIN

Name of Applicant: DRAKE ROTHSTEIN & ALLAN ROTHSTEIN

Name of Representative: DRAKE ROTHSTEIN & ALLAN ROTHSTEIN

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: NONE

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

State of Nevada
County of Clark

Print Name: DRAKE ROTHSTEIN

Subscribed and sworn before me

This 8th day of December, 2015

Joseph Gurican

Notary Public in and for said County and State

JOSEPH GURICAN
Notary Public - State of Nevada
County of Clark
APPT. NO. 15-2071-1
My App. Expires July 1, 2019

PRJ-61967
12/09/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING

Project Address (Location) HICKHAM AND PIONEER

Project Name HICKHAM REZONING **Proposed Use** _____

Assessor's Parcel #(s) 138-03-305-006 **Ward #** _____

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

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 4.3 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER ALLAN & DRAKE ROTHSTEIN **Contact** ALLAN ROTHSTEIN

Address 8616 CANYON VIEW **Phone:** (702) 353-6878 **Fax:** (702) 243-6666

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address ALLANINDIANOIL@YAHOO.COM

APPLICANT ALLAN ROTHSTEIN **Contact** ALLAN ROTHSTEIN

Address 8616 CANYON VIEW **Phone:** (702) 353-6878 **Fax:** (702) 243-6666

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address ALLANINDIANOIL@YAHOO.COM

REPRESENTATIVE ALLAN ROTHSTEIN **Contact** _____

Address SAME AS ABOVE **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

Property Owner Signature* _____

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

Print Name ALLAN ROTHSTEIN

Subscribed and sworn before me

This 27th day of OCTOBER, 20 15.

Pamela Spanish

STATE OF NEVADA COUNTY OF CLARK

Notary Public in and for said County and State

PAMELA SPANISH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-23-17
Certificate No: 13-10602-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

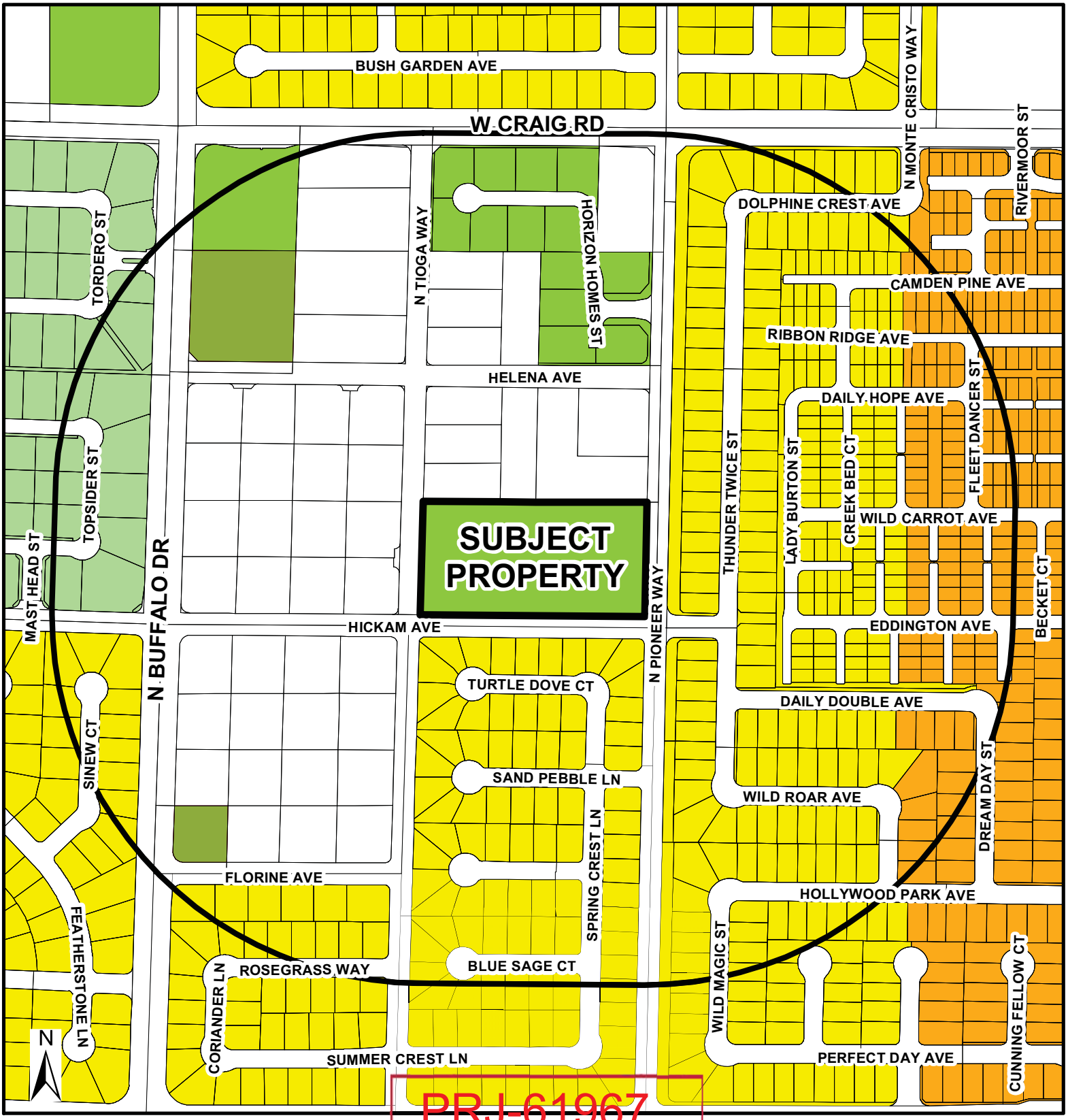
Case #	GPA-62126
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-61967
11/16/15

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

GPA-62126



PRJ-61967

11/24/15

General Plan Amendment

- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

FROM DR TO L

GPA-62126

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Tuesday, November 24, 2015



GPA-62126 [PRJ-61967] - GENERAL PLAN AMENDMENT RELATED TO ZON-62127 - APPLICANT: ALLAN ROTHSTEIN - OWNER: MEXICAN GOLD & OIL EXPLORATION TRUST AND DRAKE ROTHSTEIN
NORTHWEST CORNER OF PIONEER WAY AND HICKAM AVENUE

12/03/15



GPA-62126 [PRJ-61967] - GENERAL PLAN AMENDMENT RELATED TO ZON-62127 - APPLICANT: ALLAN ROTHSTEIN - OWNER: MEXICAN GOLD & OIL EXPLORATION TRUST AND DRAKE ROTHSTEIN
NORTHWEST CORNER OF PIONEER WAY AND HICKAM AVENUE

12/03/15



GPA-62126 [PRJ-61967] - GENERAL PLAN AMENDMENT RELATED TO ZON-62127 - APPLICANT: ALLAN ROTHSTEIN - OWNER: MEXICAN GOLD & OIL EXPLORATION TRUST AND DRAKE ROTHSTEIN
NORTHWEST CORNER OF PIONEER WAY AND HICKAM AVENUE

12/03/15



GPA-62126 [PRJ-61967] - GENERAL PLAN AMENDMENT RELATED TO ZON-62127 - APPLICANT: ALLAN ROTHSTEIN - OWNER: MEXICAN GOLD & OIL EXPLORATION TRUST AND DRAKE ROTHSTEIN
NORTHWEST CORNER OF PIONEER WAY AND HICKAM AVENUE

12/03/15



GPA-62126 [PRJ-61967] - GENERAL PLAN AMENDMENT RELATED TO ZON-62127 - APPLICANT: ALLAN ROTHSTEIN - OWNER: MEXICAN GOLD & OIL EXPLORATION TRUST AND DRAKE ROTHSTEIN
NORTHWEST CORNER OF PIONEER WAY AND HICKAM AVENUE

12/03/15



GPA-62126 [PRJ-61967] - GENERAL PLAN AMENDMENT RELATED TO ZON-62127 - APPLICANT: ALLAN ROTHSTEIN - OWNER: MEXICAN GOLD & OIL EXPLORATION TRUST AND DRAKE ROTHSTEIN
NORTHWEST CORNER OF PIONEER WAY AND HICKAM AVENUE

12/03/15



GPA-62126 [PRJ-61967] - GENERAL PLAN AMENDMENT RELATED TO ZON-62127 - APPLICANT: ALLAN ROTHSTEIN - OWNER: MEXICAN GOLD & OIL EXPLORATION TRUST AND DRAKE ROTHSTEIN
NORTHWEST CORNER OF PIONEER WAY AND HICKAM AVENUE

12/03/15

Justification Letter FOR 138-03-305-006

11/11/ 2015 REV.

CITY OF LAS VEGAS

PROJECT# PRJ-61967

GENERAL PLAN AMENDMENT AND REZONE

PIONEER WAY AND HICKAM AVE. (NW CORNER)

GREETINGS;

WE HEREBY REQUEST A CHANGE TO THE PRESENT ZONING FOR PARCEL #138-03-305-006. PRESENTLY THE ZONING IS IN THE HOLDING ZONE OF UNDEVELOPED. WE REQUEST CHANGING THE GENERAL PLAN FROM DR TO L. ALSO THE ZONING FROM UNDEVELOPED TO R-1

THE HIGHEST AND CERTAINLY THE BEST USE OF THIS PROPERTY IS FOR SINGLE FAMILY RESIDENCES TO BE BUILT ON 5 OR MORE PARCELS TO THE ACRE. R-1. THIS WILL BE KEEPING WITH THE SURROUNDING NEIGHBORHOOD WITH MOST PARCELS RANGING FROM .05 TO .17 OF AN ACRE.

WITH THE EVER INCREASING COSTS OF INSURANCE, WATER AND ELECTRICITY, MOST FAMILYS REQUIRE AND DESIRE SMALLER LOTS WITH MINIMAL UPKEEP AND COSTS FOR ITS RESIDENTS.

MANY BUILDERS WHO HAVE INQUIRED ABOUT THIS PARCEL HAVE INFORMED ME THAT IT IS NO LONGER FEASIBLE FOR THEM TO BUILD HOMES ON HALF ACRE SITES ON PARCELS AS SMALL AS THIS PARCEL. (4.3 ACRES). THE SETUP, DRAFTING, PERMITS AND ARCHITECTURAL DESIGNING IS TOO EXPENSIVE TO BE PROFITABLE FOR THEM.

DEVELOPING THIS PARCEL WILL BRING MANY JOBS TO THE AREA. ALSO THE TAX REVENUE WOULD BE EXTREMLY BENEFICIAL TO THE CITY OF LAS VEGAS AND ITS RESIDENTS.

THANK YOU,

ALLAN and DRAKE ROTHSTEIN

8616 CANYON VIEW DRIVE

LAS VEGAS, NEVADA 89117

702 353 6878 ALLANINDIANOIL@YAHOO.COM

PRJ-61967
11/16/15

GPA-62126 and ZON-62127

RECEIVED

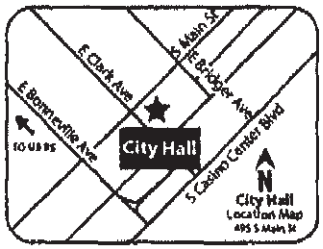
JAN 5 2015

City of Las Vegas
Dept. of Planning

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

GPA-62126 & ZON-62127 [PRJ-61967]

Planning Commission Meeting of 1/12/2016

95 LRDGNPI 89129

THIS PROPERTY SHOULD BE ZONED FOR SINGLE STORY, SINGLE FAMILY HOMES ON ½ ACRE LOTS. THE ADJACENT PROPERTIES TO THE NORTH ARE RURAL ESTATES WITH FARM ANIMALS ALLOWED. THE PROPERTIES TO THE WEST ARE SINGLE FAMILY ½ ACRE HOMES. THE PROPERTY TO THE EAST WOULD HAVE BEEN THE SAME IF THE DEVELOPERS HADN'T DECEIVED US. SOME OF THE PROPERTY OWNERS TO THE NORTH, HAVE BEEN HERE FOR FOUR GENERATIONS

Case: GPA-62126

13803305001
LEONARD FAMILY TRUST
LEONARD GORDON L & CHERYL E TRS
4290 N TIOGA WAY
LAS VEGAS NV 89129-6046

27-28P

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-62127 - REZONING RELATED TO GPA-62126 - PUBLIC HEARING - APPLICANT: ALLAN ROTHSTEIN - OWNER: MEXICAN GOLD & OIL EXPLORATION TRUST AND DRAKE ROTHSTEIN - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL)] TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 4.30 acres located on the northwest corner of Pioneer Way and Hickam Avenue (APN 138-03-305-006), Ward 4 (Anthony) [PRJ-61967]. Staff recommends APPROVAL.

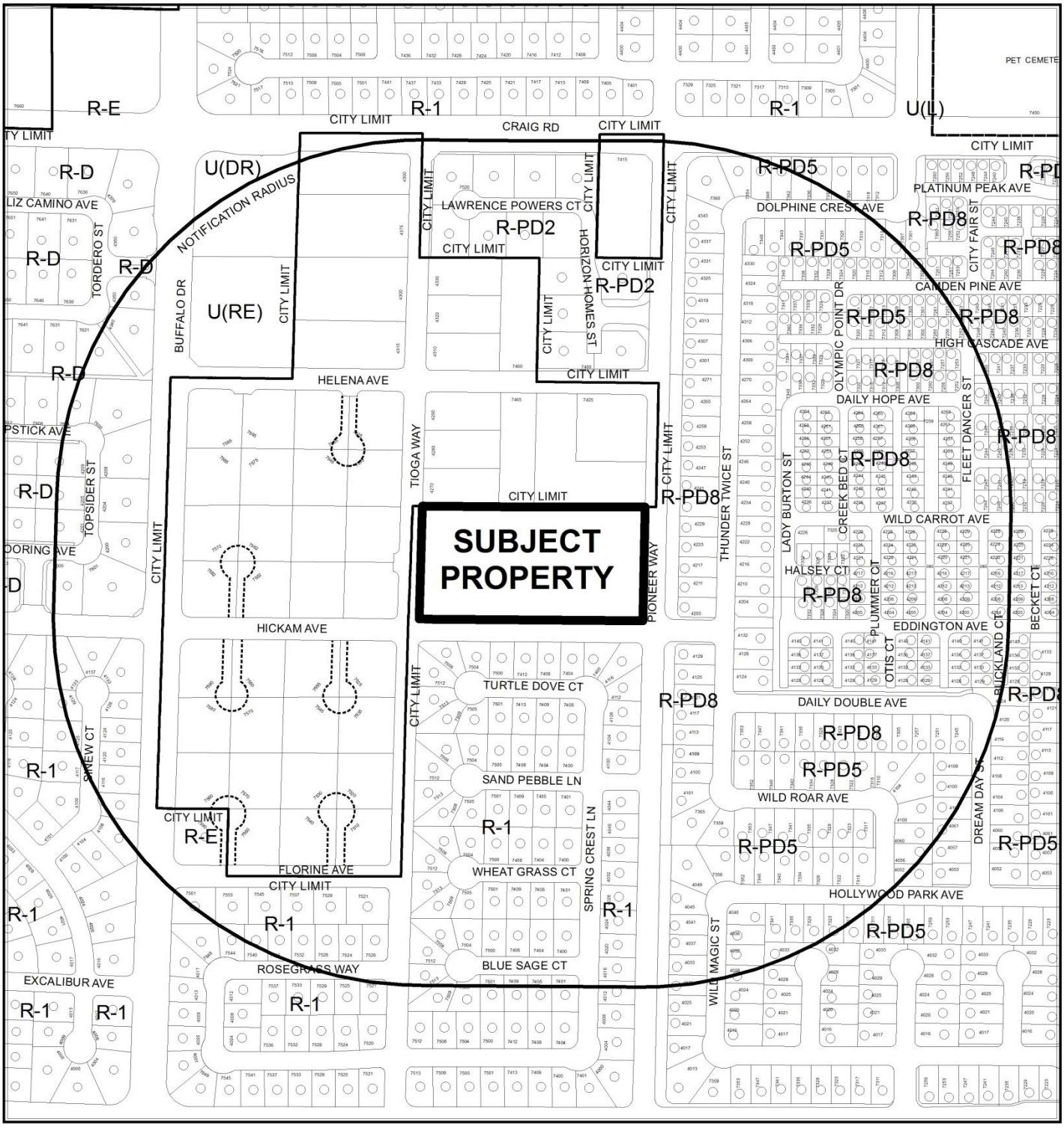
C.C.: 2/17/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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



CASE: **ZON-62127 (PRJ-61967)**

0 300 600 Feet

RADIUS: 1000 FEET

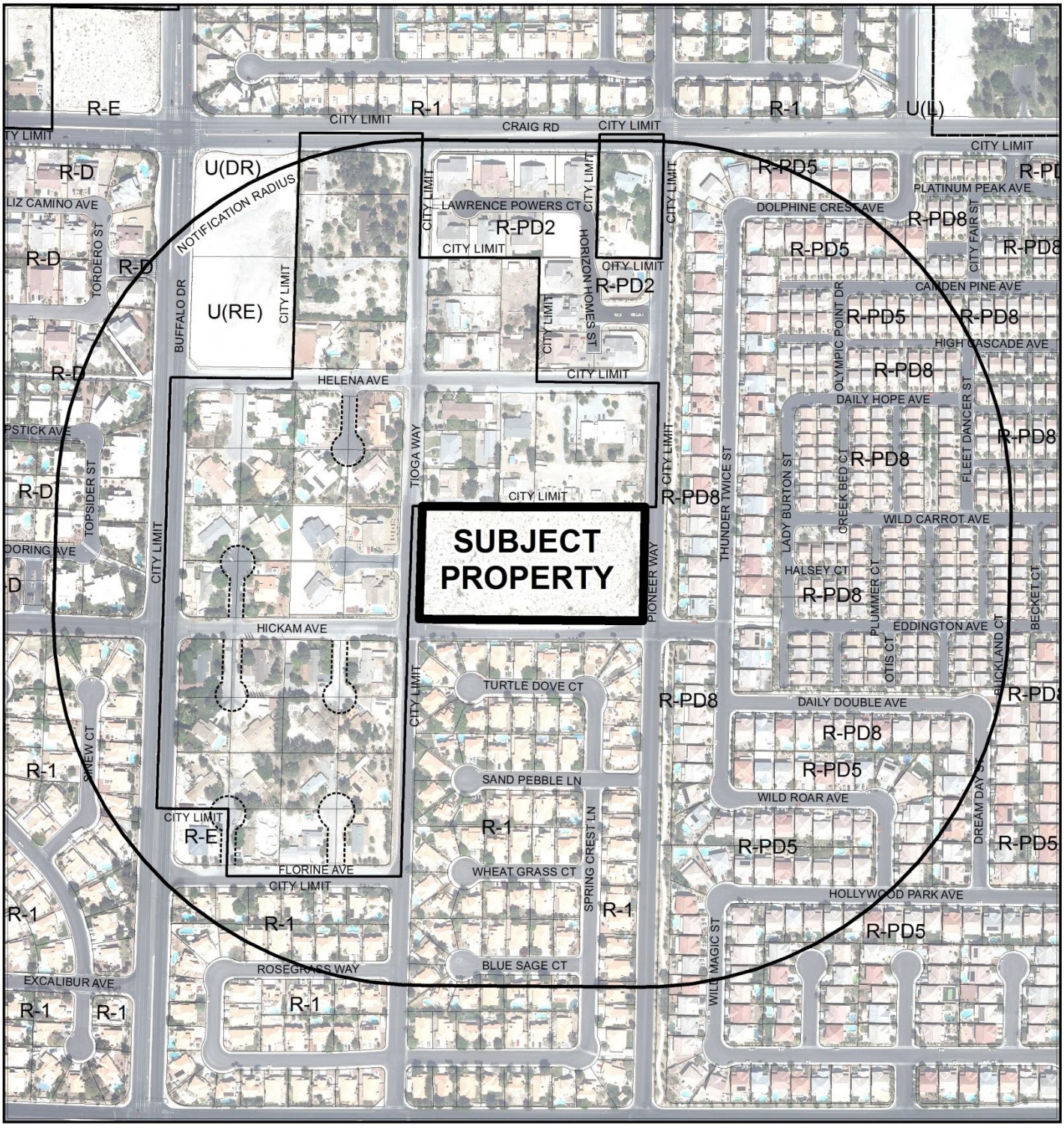
GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



CASE: **ZON-62127 (PRJ-61967)**

0 300 600 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-62127

Case Number: PRJ60110 APN: 138-03-305-006

Name of Property Owner: ALLAN ROTHSTEIN

Name of Applicant: ALLAN ROTHSTEIN

Name of Representative: ALLAN ROTHSTEIN

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: ALLAN ROTHSTEIN

Subscribed and sworn before me

This 27 day of OCTOBER, 2015

Pamela Spanish

Notary Public in and for said County and State

STATE OF NEVADA

COUNTY OF CLARK

PAMELA SPANISH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-23-17
Certificate No: 13-[illegible]-1

PRJ-61967
11/16/15

Revised 11-14-06

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-62127

Case Number: PRJ-61967 APN: 138-03-305-006

Name of Property Owner: DRAKE ROTHSTEIN & ALLAN ROTHSTEIN

Name of Applicant: DRAKE ROTHSTEIN & ALLAN ROTHSTEIN

Name of Representative: DRAKE ROTHSTEIN & ALLAN ROTHSTEIN

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: NONE

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

State of Nevada
County of Clark

Print Name: DRAKE ROTHSTEIN

Subscribed and sworn before me

This 8th day of December, 2015

Joseph Gurican

Notary Public in and for said County and State

JOSEPH GURICAN
Notary Public - State of Nevada
County of Clark
APPT. NO. 15-2071-1
My App. Expires July 1, 2019

PRJ-61967
12/09/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING

Project Address (Location) HICKHAM AND PIONEER

Project Name HICKHAM REZONING **Proposed Use** _____

Assessor's Parcel #(s) 138-03-305-006 **Ward #** _____

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

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 4.3 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER ALLAN & DRAKE ROTHSTEIN **Contact** ALLAN ROTHSTEIN

Address 8616 CANYON VIEW **Phone:** (702) 353-6878 **Fax:** (702) 243-6666

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address ALLANINDIANOIL@YAHOO.COM

APPLICANT ALLAN ROTHSTEIN **Contact** ALLAN ROTHSTEIN

Address 8616 CANYON VIEW **Phone:** (702) 353-6878 **Fax:** (702) 243-6666

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address ALLANINDIANOIL@YAHOO.COM

REPRESENTATIVE ALLAN ROTHSTEIN **Contact** _____

Address SAME AS ABOVE **Phone:** _____ **Fax:** _____

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

E-mail Address _____

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

Property Owner Signature* _____

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

Print Name ALLAN ROTHSTEIN

Subscribed and sworn before me

This 27th day of OCTOBER, 20 15.

Pamela Spanish

STATE OF NEVADA COUNTY OF CLARK

Notary Public in and for said County and State

PAMELA SPANISH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-23-17
Certificate No: 13-10602-1

FOR DEPARTMENT USE ONLY

Case #	ZON-62127
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

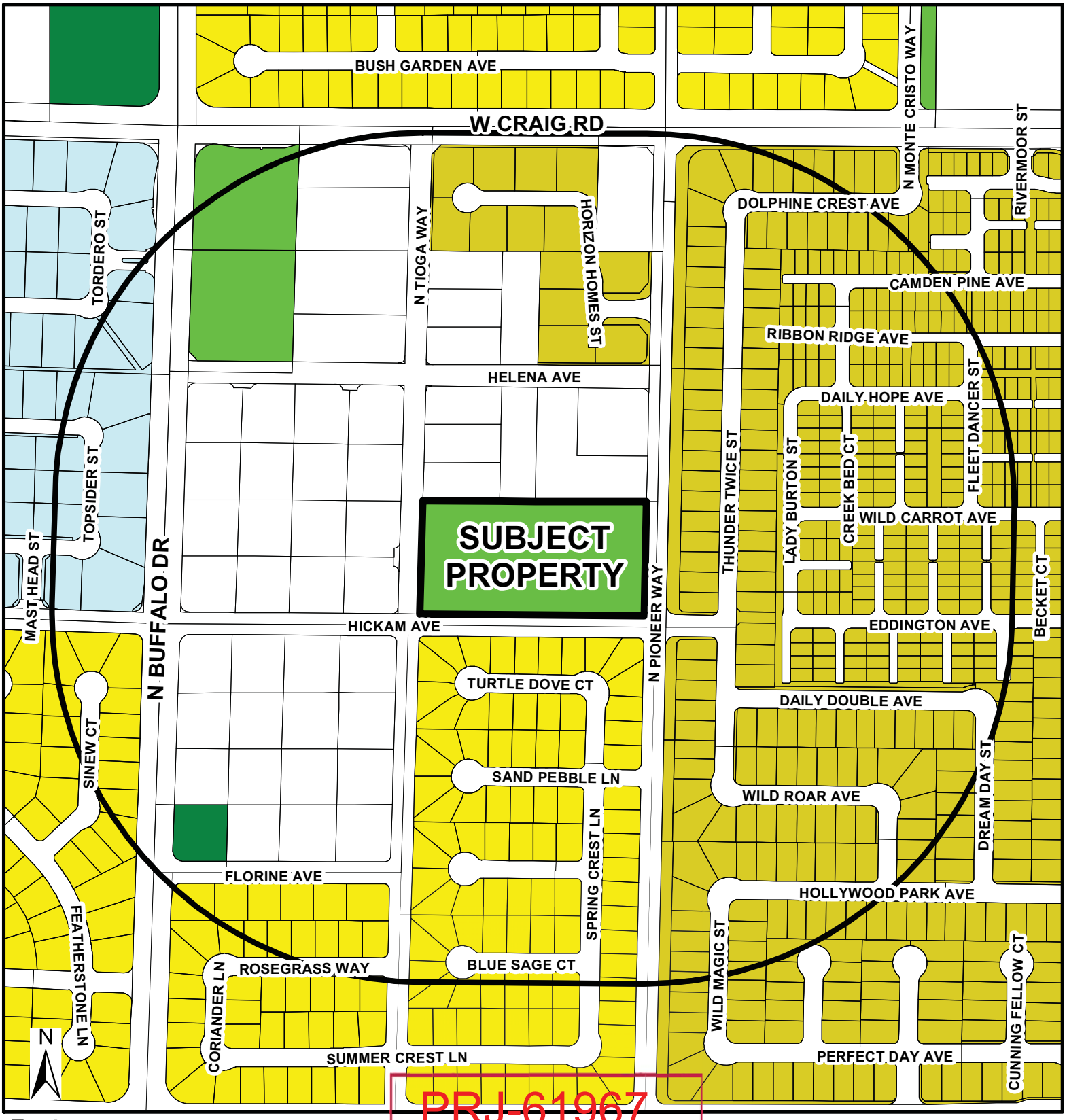
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-61967
11/16/15

Revised 10/27/08

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

ZON-62127



PRJ-61967
11/24/15

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM U TO R-1

ZON-62127

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Tuesday, November 24, 2015

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

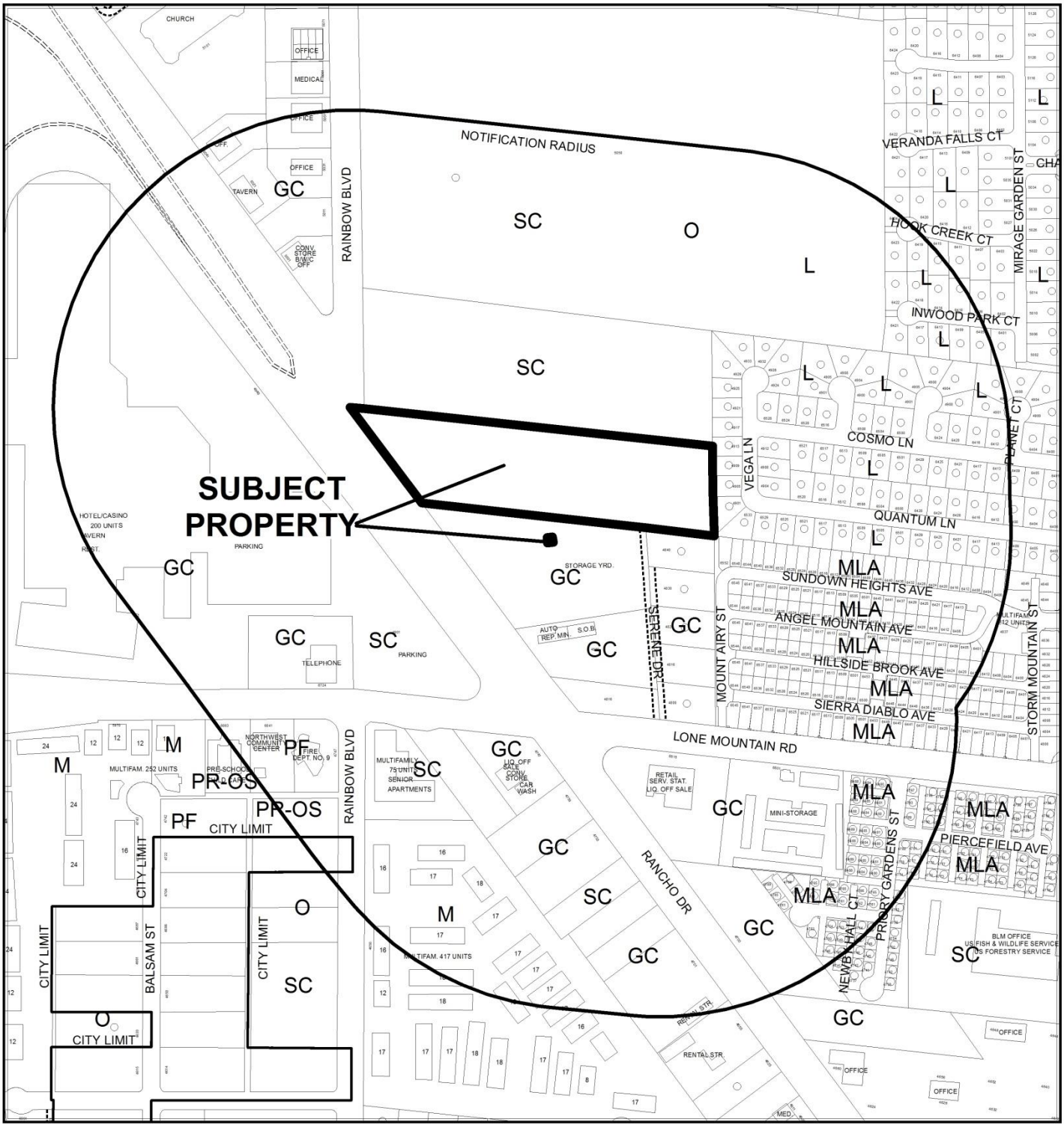
SUBJECT:
GPA-62212 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC - For possible action on a request for a General Plan Amendment FROM: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 7.59 acres on the east side of Rancho Drive 880 feet north of Lone Mountain Road (APN 125-35-401-003 and 005), Ward 4 (Anthony) [PRJ-61682]. Staff recommends APPROVAL.

C.C.: 2/17/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215 and SDR-62217 [PRJ-61682]
3. Supporting Documentation - GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215 and SDR-62217 [PRJ-61682]
4. Photo(s) - GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215 and SDR-62217 [PRJ-61682]
5. Justification Letter - GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215 and SDR-62217 [PRJ-61682]
6. Protest Postcards



CASE: **GPA-62212 (PRJ-61682)**

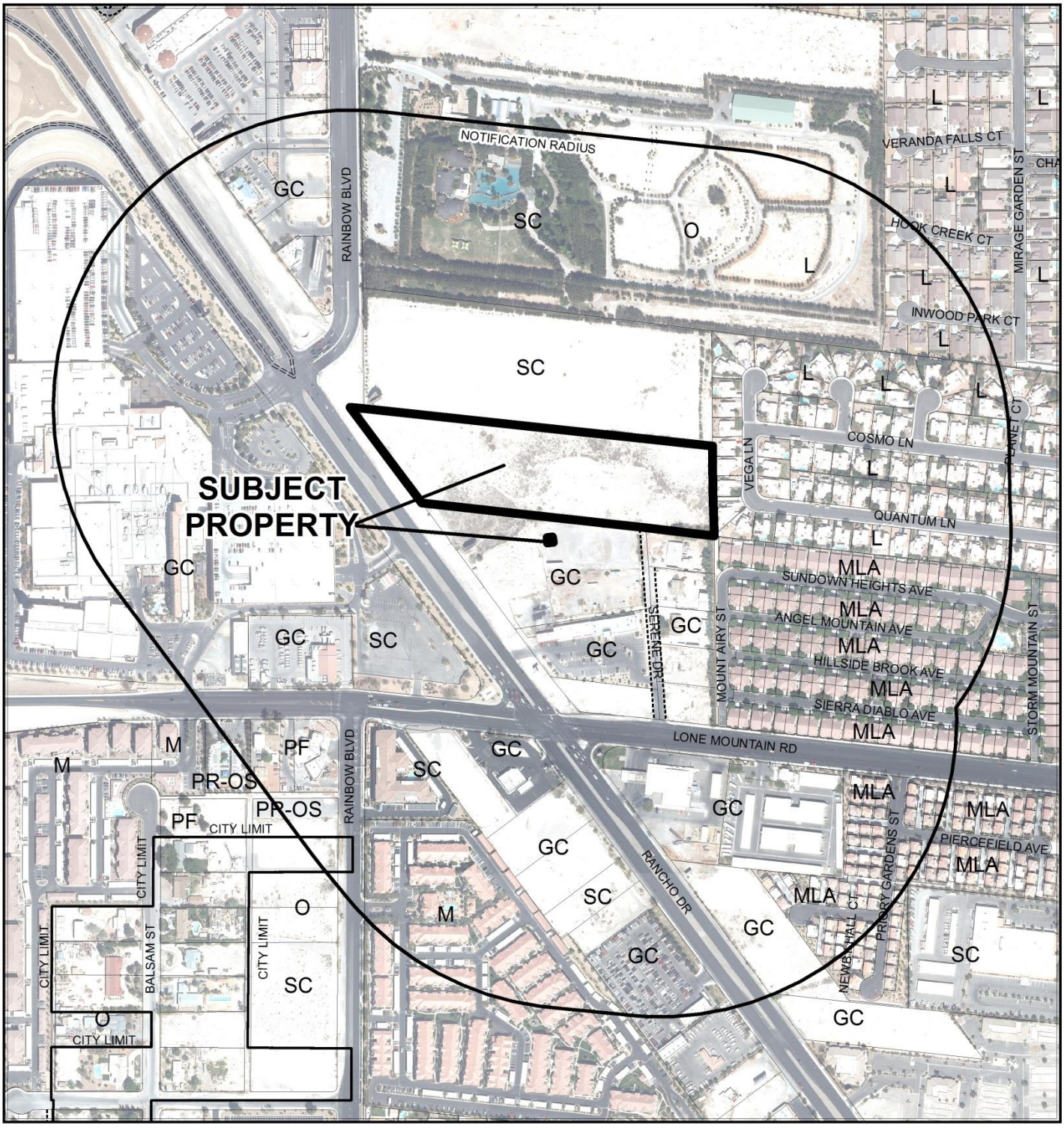
0 400 800 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N



CASE: **GPA-62212 (PRJ-61682)**

0 400 800 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-62212	Staff recommends APPROVAL.	
ZON-62213	Staff recommends APPROVAL.	GPA-62212
VAR-62590	Staff recommends APPROVAL, subject to conditions:	GPA-62212 ZON-62213
SUP-62214	Staff recommends APPROVAL, subject to conditions:	GPA-62212 ZON-62213 VAR-62590
SUP-62215	Staff recommends APPROVAL, subject to conditions:	GPA-62212 ZON-62213 VAR-62590 SUP-62214
SDR-62217	Staff recommends APPROVAL, subject to conditions:	GPA-62212 ZON-62213 VAR-62590 SUP-62214 SUP-62215

** CONDITIONS **

VAR-62590 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-62212), Rezoning (ZON-62213), Special Use Permit (SUP-62214), Special Use Permit (SUP-62215) and Site Development Plan Review (SDR-62217) shall be required, if approved.

JB

2. 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.

3. 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.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-62214 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Vehicle Sales (Used) use.

2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-62212), Rezoning (ZON-62213), Variance (VAR-62590) and Site Development Plan Review (SDR-62217) shall be required.

3. 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.

4. 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.

5. 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.

6. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-62215 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Auction House use.

2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-62212), Rezoning (ZON-62213), Variance (VAR-62590) and Site Development Plan Review (SDR-62217) shall be required.

3. A Waiver from Title 19.12 is hereby approved, to allow outdoor displays sales or storage of merchandise.

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.

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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-62217 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-62212), Rezoning (ZON-62213), Special Use Permit (SUP-62214) and Special Use Permit (SUP-62215) shall be required, if approved.

2. 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.

3. All development shall be in conformance with the site plan date stamped 12/16/15, landscape plan date stamped 12/22/15, building elevations date stamped 11/19/15, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to not orient the building to the corner where such is required.

5. An Exception from 19.08 is hereby approved, to allow no interior parking-lot landscaping within the southwestern parking lot and shrubs in place of required 24" box trees in the western landscape buffer adjacent to the southwestern parking lot, which will be utilized as a vehicle storage lot.

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.

8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. A Variance, such as VAR-62590 shall be approved to eliminate the requirement for private street improvements on Serene Drive. If denied, construct private street improvements including a cul-de-sac concurrent with development of this site.

13. Prior to issuance of permits for this site, grant a 10-foot Multi-Use Transportation Trail Easement where such does not exist along Rancho Drive frontage of this site.

14. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site. Construct half-street improvements as shown on the submitted Site Plan on Rancho Drive and Lone Mountain Road adjacent to this site concurrent with onsite development activities. The Multi-Use Transportation Trail proposed within the existing Rancho Drive public right-of-way shall conform to Exhibit 2 of the Master Trails Element.

15. Grant a 20-foot Public Sewer Easement along the east Serene Drive property line and extend the existing sewer 200 feet north in Serene Drive. No trees 3-feet or taller shall be allowed in the Public Sewer Easement.

16. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

17. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. Submit an Encroachment Agreement to the City of Las Vegas for all landscaping and private improvements in the Lone Mountain Road public right-of-way adjacent to this site. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

19. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

20. All delivery vehicles shall maneuver for loading and unloading on site; there shall be no parking, loading or unloading of vehicles within the Rancho Drive and Lone Mountain Road public rights of way. Additionally, although not public right-of-way, the same condition applies to Serene Drive.

21. Vehicles shall neither be displayed nor stored within the public rights-of-way adjacent to this site.

22. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

23. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Rancho CIP" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

24. 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.

25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review and two Special Use Permits for a proposed 52,563 square-foot Motor Vehicle Sales (Used) and Auction House use with a Waiver to not orient the proposed building to the corner where such is required on 15.05 acres at the northeast corner of Rancho Drive and Lone Mountain Road. In addition to these applications, the applicant has submitted a request for a General Plan Amendment (GPA-62212) from MLA (Medium Low Attached) and SC (Service Commercial) to GC (General Commercial) and a Rezoning (ZON-62213) from C-1 (Limited Commercial) to C-2 (General Commercial). Also, the applicant has requested a Variance (VAR-62590) to allow no improvements to an existing private street and to allow no cul-de-sac where such is required for a proposed commercial development. Staff has determined the proposed project is compatible with surrounding development in the area, and the requested building orientation Waiver and Variance for street improvements along Serene Drive will have a minimal negative impact to the existing residential uses to the east of the subject site. Therefore, staff is recommends approval of this project with conditions.

ISSUES

- The applicant has proposed to amend the Centennial Hills Sector General Plan land use designation of the property from MLA (Medium Low Attached) and SC (Service Commercial) to GC (General Commercial) on APN's 125-35-401-003 and -005.
- The applicant has proposed to rezone from C-1 (Limited Commercial) to C-2 (General Commercial) on APN 125-35-401-003.
- The applicant has requested a Variance (VAR-62590) to allow no improvements to an existing private street and to allow no cul-de-sac where such is required for a proposed commercial development.
- The Motor Vehicle Sales (Used) use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- The Auction House use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit, a Waiver is required to allow outdoor displays sales or storage of merchandise.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/20/64	The subject property was Annexed into the City of Las Vegas as part of a larger request (A-0003-64).

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/16/94	The City Council approved a request for a Special Use Permit (U-0237-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4850 North Rancho Drive. The Board of Adjustment recommended denial.
01/05/00	The City Council approved a Five-Year Required Review [U-0237-94(1)] of an approved a Special Use Permit (U-0237-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4850 North Rancho Drive. The Planning Department staff had recommended denial on 11/18/99.
06/06/01	The City Council denied a request for a Site Development Plan Review (SD-0076-00) for a proposed 25,932 square-foot auto dealership (Rancho Nissan) on the subject site. The Planning Commission and staff recommended approval.
03/06/02	The City Council approved a Two-Year Required Review [U-0237-94(2)] of an approved Special Use Permit (U-0237-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4850 North Rancho Drive. The Planning Commission recommended approval and staff recommended denial.
04/02/03	The City Council approved a General Plan Amendment (GPA-1363) from GC (General Commercial), SC (Service Commercial) and DR (Desert Rural Density Residential) to GC (General Commercial), O (Office), PF (Public Facilities), ML (Medium-Low Density Residential) and DR (Desert Rural Density Residential) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to Moccasin Road. The Planning Commission and staff recommended approval of this request.
	The City Council approved a request for a Rezoning (ZON-1364) FROM: C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) TO: C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped)to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission and staff recommended approval.
11/17/04	The City Council approved a Site Development Plan Review (SDR-5190) for a 7,660 square-foot commercial addition and Waivers of perimeter landscaping requirements. The Planning Commission and staff recommended approval of this request.
01/26/06	The Planning Commission approved a request for a Tenative Map (TMP-9899) for an 84-unit single family development adjacent to the southeast corner Rancho Drive and Rainbow Boulevard. Staff recommended denial of the request.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/19/06	The City Council approved a Required Review (RQR-11404) of an approved Special Use Permit (U-0237-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4850 North Rancho Drive. The Planning Commission and staff recommended denial.
08/16/06	The City Council approved a Site Development Plan Review (SDR-13802) for a 7,465 square-foot Retail building and a Waiver of perimeter landscaping requirements. The Planning Commission and staff recommended approval of this request.
10/03/07	The City Council approved a Review of Condition (ROC-23867) of Conditions numbers 17 and 19 of an approved Site Development Plan Review (SDR-13802); which required the applicant to construct all incomplete half street improvements adjacent to the site and to modify the driveway accessing Rancho Drive to current city standards to instead require a covenant running with the land agreement for the future construction of those improvements and to allow the existing driveway on Rancho Drive to remain. Staff recommended approval of this request.
05/21/08	The City Council approved Required Review (RQR-27071) of an approved Special Use Permit (U-0237-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4850 North Rancho Drive. The Planning Commission and staff recommended approval.
09/25/08	The Planning Commission denied a request for a Variance (VAR-29309) to allow exposed neon signage to be 23 feet from a residentially zoned property where 200 feet is the minimum setback required at 4880 North Rancho Drive. Staff recommended denial of the request.
02/19/11	The Department of Planning administratively approved a Minor Site Development Plan Review (SDR-40920) to install a four-foot by two-foot back-to-back embellishment on an existing 14-foot by 48-foot Off-Premise Sign located at 4850 North Rancho Drive.
06/15/11	The City Council approved Required Review (RQR-41222) of an approved Special Use Permit (U-0237-94) for a 40-foot tall, 14-foot by 48-foot Off-Premise Sign at 4850 North Rancho Drive. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
09/06/05	A deed was recorded for a change in ownership for APN 125-35-401-003.
06/27/15	A deed was recorded for a change in ownership for APNs 125-35-401-004, -005, -006, -007.

Related Building Permits/Business Licenses
There are no applicable building permits and business licenses associated with this project.

Pre-Application Meeting	
10/14/15	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Site Development Plan Review, General Plan Amendment, Rezoning and Special Use Permits for a proposed Motor Vehicle Sales (Used) and Auction House use.

Neighborhood Meeting	
12/17/15	A neighborhood meeting was held at the location of 4949 North Rancho Drive at 5:30pm to discuss the proposed General Plan Amendment, Rezoning, Variance, Special Use Permits and Site Development Plan Review for a proposed 52,294 square-foot Motor Vehicle Sales (Used) and Auction House use at the northeast corner of Rancho Drive and Lone Mountain Road, Assessor's Parcels 125-35-401-003, -004, -005, -006, -007. There were six (6) members of the public, four members of the applicant's team, one member from the Ward 4 Council staff and Department of Planning staff member that attended the meeting; the following concerns were raised: 1. What type of lighting will be installed at the rear or eastside of the property along Serene Drive? a. The lighting fixture will include light shielding, to prevent lighting spilling over the adjacent property. The light intensity will dim after the store closes with the use of the automatic timer. 2. Will the fuel tank be installed above ground or underground? a. The fuel tank will be installed underground. 3. What will be the storage capacity/size of the storage area at the rear of the property? a. The storage area contains over 5 acres for the storage of vehicle and preparation for resale. 4. Will there be an Auto Repair to the site? a. No auto repair as a separate service, but work will be done as part of the vehicles 120 point inspection process. Vehicle inspection will be done within the proposed building and will be done internally. The inspection process takes several hours to complete.

Neighborhood Meeting	
	5. Where will the vehicle delivery truck be parking and when does the delivery take place? a. The delivery truck will be pulling within the property at the storage area and will not park on the side of the road, like other dealerships. The vehicle delivery will only be conducted during business hours. 6. Concerns about increase traffic on Rancho Drive with the proposed use will it impact the traffic? a. Compared to a major retail center, the proposed Automobile Sales (Used) will not have an impact to the existing rights-of-way. A traffic study will be prepared as part of the development process since Rancho Drive is a state maintained road and will work with NDOT in regards to access from the south bound Rancho Drive side of the road. 7. What kind of vehicles will be auctioned off, who can buy these vehicles and when does it take place? a. Vehicles which CarMax deemed as not worthy selling or does not meet their criteria in the vehicle inspections will be auctioned off. The auction is not open to the public; therefore, every other Saturdays prior to the opening of the store to the public, a vehicle auction takes place. The auction should not go longer than one (1) hour. The vehicles auctioned must be out of the premise within 48 hours of the auction. The types of customer that will purchase these vehicles through auctions are another used car dealers only. 8. What will Serene Drive be used or access for? Serene Drive will be utilized for the test drive access and exit points. No customer traffic will utilize the existing street to access the property. The main entrance for customers will be off of Rancho Drive.

Field Check	
12/03/15	Staff conducted a routine site visit a found the subject site to be a partially developed site with an existing Auto Repair Garage (Minor), General Retail, Off-Premise Sign (Billboard), Storage Yard, Sexually Oriented Business and two undeveloped parcels with various trash and materials which have been illegally dumped on the subject site.

Details of Application Request	
Site Area	
Gross Acres	15.05

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Auto Repair Garage (Minor) / General Retail / Sexually Oriented Business	GC (General Commercial)	C-2 (General Commercial)
	Storage Yard	SC (Service Commercial)	C-2 (General Commercial)
		GC (General Commercial)	C-2 (General Commercial)
	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
	Undeveloped	MLA (Medium Low Attached Density Residential)	C-1 (Limited Commercial)
North	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
South	General Retail	GC (General Commercial)	C-2 (General Commercial)
East	Single-Family Residential	GC (General Commercial)	C-2 (General Commercial)
		L (Low Density Residential)	R-1 (Single Family Residential)
		GC (General Commercial)	R-E (Residence Estates)
	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
West	Hotel & Casino	SC (Service Commercial)	C-2 (General Commercial)
		GC (General Commercial)	

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y

Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08.080, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	274 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet 10 Feet 10 Feet 20 Feet	 495 Feet 207 Feet 167 Feet 79 Feet	 Y Y Y Y
Max. Lot Coverage	50 %	8 %	Y
Max. Building Height	N/A	37 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y or N
Mech. Equipment	Screened	Screened	Y or N

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	111 Feet	393 Feet	Y
Trash Enclosure	50 Feet	668 Feet	Y

Existing Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-2 (General Commercial)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
MLA (Medium Low Attached Density Residential)	12.49	94
SC (Service Commercial)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
GC (General Commercial)	N/A	N/A

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	58 Trees	58 Trees	Y
• South	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
• East	1 Tree / 20 Linear Feet	55 Trees	55 Trees	Y
• West	1 Tree / 20 Linear Feet	63 Trees	45 Trees	N*
TOTAL PERIMETER TREES		**187 Trees**	**169 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	136 Trees	48 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	8 Feet		8 Feet	Y
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Foot	Y

*The applicant has requested an Exception from 19.08 to allow no interior parking-lot landscaping within the southwestern parking lot and shrubs in place of required 24" box trees in the western landscape buffer adjacent to the southwestern parking lot, which will be utilized as a vehicle storage/display lot.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rancho Drive	Expressway	Master Plan of Streets and Highways	193 Feet	Y
Lone Mountain Road	Primary Arterial	Master Plan of Streets and Highways	100 Feet	Y
Serene Dive	Private Street	Master Plan of Streets and Highways	40 Feet	N

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (Used)	50,439 SF	1:500 SF	101				
Auction House	2,124 SF (Non-Fixed Seating)	1:50 SF	43				
TOTAL SPACES REQUIRED			144		719		Y
Regular and Handicap Spaces Required			139	5	711	8	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
19.08.040(B)(6): Buildings on corner lots to be oriented to the corner and street fronts, with parking and curb cuts away from corners	To allow the proposed building to not be oriented towards the corner or street frontage	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
19.08.110(12) (a): Parking-lot islands are required between every six parking spaces and at the end of each row of parking	To allow no interior parking-lot landscaping within the southwestern parking lot, which will be utilized as a vehicle storage/display lot	Approval
19.08.040(F): 24"-box trees are required to be spaced every 20 lineal feet within the landscape buffer area.	To allow shrubs in place of required 24" box trees in the western landscape buffer adjacent to the southwestern parking lot	Approval

*The applicant has requested an Exception from 19.08 to allow no interior parking-lot landscaping within the southwestern parking lot and shrubs in place of required 24" box trees in the western landscape buffer adjacent to the southwestern parking lot, which will be utilized as a vehicle storage lot.

ANALYSIS

The applicant has proposed Site Development Plan Review (SDR-62217) to develop the subject site with a proposed 52,563 square-foot building with a Waiver to not orient the proposed building to the corner where such is required on 15.05 acres at the northeast corner of Rancho Drive and Lone Mountain Road. The applicant has proposed to utilize the building as a Motor Vehicle Sales (Used) and Auction House which is intended to operate as an accessory use with a Waiver to allow outdoor displays sales or storage of merchandise. Both of the proposed uses require the approval of Special Use Permits (SUP-62214 & 62215) within the proposed C-2 (General Commercial) zoning district.

A Motor Vehicle Sales (Used) use is described in Title 19.12 as: "A facility or area, other than an auto sales showroom, used primarily for the display and sale or leasing of used automobiles, motorcycles and motor scooters, but excluding mopeds. This use includes service bays and auto body shops which are incidental and accessory to the sales use."

Minimum Special Use Permit Requirements (C-2 General Commercial District):

1. The minimum site area designated for this use shall be 25,000 square feet.

The subject site is approximately 655,578 square feet in size, which exceeds the 25,000 square-foot minimum required by Title 19.12.

2. The installation and use of an outside public address or bell system is prohibited.

The applicant has indicated in the submitted justification letter that no outside public address or bell system will be installed.

3. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

The applicant has indicated in in the submitted justification letter and site plan that all exterior lighting will be screened from view.

4. Accessory automobile rental is permitted.

The applicant has indicated in in the submitted justification letter that there will be no accessory automobile rental with this project.

An Auction House use is described in Title 19.12 as: "An enclosed establishment for the temporary storage and offering by an auctioneer of qualified property which is offered or sold to the highest bidder by means of a request or invitation for bids. For purposes of this description, the term "qualified property" means property of any kind belonging to another, but excluding animals, motor vehicles and business inventory to be liquidated following or in connection with the closing of a business. This use does not include a secondhand dealer."

Minimum Special Use Permit Requirements (C-2 General Commercial District):

* 1. Temporary storage shall be limited to three weeks or less.

The applicant has indicated in in the submitted justification letter that there will be not be temporary storage for more than three weeks

2. No outdoor display, sales or storage of any merchandise shall be permitted.

The applicant has requested a Waiver of condition #2 in the submitted justification letter, to allow the auctioned vehicles to be stored and displayed outside in its screened back lot, but in no instance shall they be stored for more than three weeks

3. The use shall comply with the applicable requirements of LVMC Title 6.

The applicant has indicated in in the submitted justification letter that the proposed use will comply with all LVMC Title 6 requirements

4. The installation and use of an outside public address system or bell system is prohibited.

The applicant has indicated in the submitted justification letter that no outside public address or bell system will be installed.

5. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

The applicant has indicated in in the submitted justification letter and site plan that all exterior lighting will be screened from view.

The subject site consists of five parcels and is located in the Centennial Hills Sector of the General Plan and has current land use designations of MLA (Medium Low Attached), SC (Service Commercial) and GC (General Commercial) and zoning designations of C-1 (Limited Commercial) and C-2 (General Commercial). The applicant has submitted a request for a General Plan Amendment (GPA-62212) to amend the land use designation of the property from MLA (Medium Low Attached) and SC (Service Commercial) to GC (General Commercial) on APN's 125-35-401-003 and -005. In addition, applicant has proposed a Rezoning (ZON-62213) from C-1 (Limited Commercial) to C-2 (General Commercial) on APN 125-35-401-003. Also, the applicant has requested a Variance (VAR-62590) to allow no improvements to an existing private street (Serene Drive) located on the eastern perimeter of the subject site and to allow no cul-de-sac where such is required for the proposed commercial development.

The proposed site design complies with all applicable Title 19.08.070 site design requirements pertaining to building setbacks, which requires a 10-foot distance separation from the front, side, corner side yard setback and a 20-foot distance separation from the rear property line. The submitted elevations show the proposed building is 37 feet in height measured to the top of the roof canopy above the primary entrance to the building. The proposed 52,563 square-foot building will cover approximately 8% of the 15.05 acre site, which is well below the 50% lot coverage allowed by Title 19.08.080. The submitted building elevations indicate the building façades will have a combination of smooth and split face CMU block, which will be painted with light and dark earth tones. Two canopies will cover the primary entrances to the building, which will have blue painted metal seamed roofs.

The site will provide 720 total parking spaces with eight handicapped parking spaces, which exceeds the 144 spaces required by Title 19.12.010 for a 50,439 square-foot Motor Vehicle Sales (Used) and 2,124 square-foot Auction House (with non-fixed seating) land use. The parking area also provides space for 229,561 screened vehicle staging area and one trash enclosure, which have been designed to comply with Title 19.08 standards.

All interior parking lot landscaping within the customer northern parking lot and landscape buffer planting materials have been designed to comply with code requirements for spacing and quantities. However, the applicant has requested an Exception from 19.08 to allow no interior parking-lot landscaping within the southwestern parking lot and shrubs in place of required 24" box trees in the western landscape buffer adjacent to the southwestern parking lot, which will be utilized as a vehicle storage lot. The applicant has indicated in the submitted justification letter that the exception of planting materials has been requested to allow better visibility to the vehicle inventory lot from Rancho Drive and Lone Mountain Road; also the lack of landscaping within the vehicle inventory lot will allow vehicles to remain clean from debris from trees, leaves and shrubs. The primary tree species being utilized are the 24" box Chitalpa, 24" box Thornless Honey Locust, 24" box Blue Palo Verde, 24" box Chinese Pistache, 24" box Texas Mountain Laurel, 24" box Chaste, 24" box Thornless Chilean Mesquite and 25-foot Date Palm Trees. There is also a 10-foot wide (multi-use) trail which runs along the western property line, which will have trees spaced at one per 20 feet in the adjacent landscaping buffer.

Since the subject site subject parcel is an irregularly shaped lot, which creates site constrictions that are not self-imposed. Staff has determined the proposed project is compatible with surrounding development in the area and the requested Waiver to not orient the proposed building to the corner; Variance to allow no improvements to an existing private street and to allow no cul-de-sac and Exception of planting materials will not have a negative impact to the residential land uses to the east of the subject site. Therefore, staff is recommends approval of this project with conditions.

FINDINGS (GPA-62212)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed GC (General Commercial) General Plan designation on APN's 125-35-401-003 and -005 is consistent with the remaining three parcels which comprise the subject site, as well as the SC (Service Commercial) and GC (General Commercial) land uses to the west and south.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The applicant has proposed a Rezoning (ZON-62213) from C-1 (Limited Commercial) to C-2 (General Commercial) on APN 125-35-401-003, the remainder of the subject is currently zoned C-2 (General Commercial), which is consistent with the proposed GC (General Commercial) General Plan designation.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are adequate transportation and recreation facilities in within close proximity to the subject site to accommodate the proposed commercial development. The Las Vegas Valley Water District (LVVWD) has indicated that APN 125-35-401-006 is currently served by LVVWD. Proof of parcel lot consolidation or a recorded commercial subdivision will be required prior to civil plan approval.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   All applicable plans and policies are met with the proposed amendment.

FINDINGS (ZON-62213)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The applicant has proposed a Rezoning (ZON-62213) from C-1 (Limited Commercial) to C-2 (General Commercial) on APN 125-35-401-003, the remainder of the subject is currently zoned C-2 (General Commercial), which is consistent with the proposed GC (General Commercial) designation under the Centennial Hills Sector Plan of the General Plan.

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

   The applicant has proposed to develop the site with 52,563 square-foot Motor Vehicle Sales (Used) and Auction House use, which is a permitted land use within the proposed C-2 (General Commercial) zoning designation with the approval of Special Use Permit (SUP-62214 & 62215).

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

   The proposed C-2 (General Commercial) zoning designation for APN 125-35-401-003 is an appropriate zoning designation, which will allow the entire subject site to conform with the proposed GC (General Commercial) designation under the Centennial Hills Sector Plan of the General Plan.

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

   Primary site access is from Rancho Drive a 193-foot Expressway, Lone Mountain Road a 100-foot Primary Arterial and Serene Drive a 40-foot Private Street, which provides adequate capacity to serve the proposed use.

FINDINGS (VAR-62590)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Evidence of a unique or extraordinary circumstance has been presented; the subject site is an irregularly shaped lot, which creates site constrictions that are not self-imposed. In addition, the existing private street (Serene Drive) which currently provides sufficient access to an existing commercial development located on the northeast corner of Rancho Drive and Lone Mountain Road. Staff has determined the proposed project is compatible with surrounding development in the area and the requested Variance (VAR-62590) to allow no improvements to the existing private street and to allow no cul-de-sac will not have a negative impact to the residential land uses to the east of the subject site.

FINDINGS (SUP-62214)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Motor Vehicle Sales (Used) use is compatible with the surrounding land uses and can be conducted in a manner that is harmonious with surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is an irregularly shaped lot that is physically suitable for the intensity of the proposed land use. In addition, subject site is approximately 655,578 square feet in size, which exceeds the 25,000 square-foot minimum required by Title 19.12.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Primary site access is from Rancho Drive a 193-foot Expressway, Lone Mountain Road a 100-foot Primary Arterial and Serene Drive a 40-foot Private Street, which provides adequate capacity to serve the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit will not compromise the public health safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use meets all applicable conditions of approval for a Motor Vehicle Sales (Used) use per Title 19.12.

FINDINGS (SUP-62215)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Auction House use is intended to operate as an accessory use the proposed Motor Vehicle Sales (Used) use and is compatible with the surrounding land uses and can be conducted in a manner that is harmonious with surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is an irregularly shaped lot which is approximately 655,578 square feet in size that is physically suitable for the intensity of the proposed land use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Primary site access is from Rancho Drive a 193-foot Expressway, Lone Mountain Road a 100-foot Primary Arterial and Serene Drive a 40-foot Private Street, which provides adequate capacity to serve the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit will not compromise the public health safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use meets all applicable conditions of approval for an Auction House use per Title 19.12, with the exception of the requested Waiver to allow outdoor displays sales or storage of merchandise.

FINDINGS (SDR-62217)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed Motor Vehicle Sales (Used) and Auction House development is compatible with adjacent commercial and residential development in the area. Staff has determined the subject site subject parcel is an irregularly shaped lot, which creates site constrictions which are not self-imposed. The proposed 37-foot tall structure is contextually appropriate with other buildings in the area and the applicant has provided the sufficient landscaping, creating an attractive commercial development.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed Motor Vehicle Sales (Used) and Auction House development is consistent with the General Plan and complies with all Title 19 development standards; with the exception of the requested Waiver to not orient the proposed building to the corner; Variance to allow no improvements to an existing private street and to allow no cul-de-sac and Exception of planting materials. Staff has determined the requested Waiver, Variance and Exception will have a minimal negative impact to the overall development.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Primary site access is from Rancho Drive a 193-foot Expressway, Lone Mountain Road a 100-foot Primary Arterial and Serene Drive a 40-foot Private Street, which provides adequate capacity to serve the proposed use.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The project design and style are appropriate for the subject location and will be harmonious with buildings in the surrounding area. The submitted building elevations indicate the building façades will have a combination of smooth and split face CMU block, which will be painted with light and dark earth tones. Two canopies will cover the primary entrances to the building, which will have blue painted metal seamed roofs. The primary tree species being utilized are the 24" box Chitalpa, 24" box Thornless Honey Locust, 24" box Blue Palo Verde, 24" box Chinese Pistache, 24" box Texas Mountain Laurel, 24" box Chaste, 24" box Thornless Chilean Mesquite and 25-foot Date Palm trees, which are consistent with the Southern Nevada Regional Plan Coalition Regional Plant List.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The design characteristics of the proposed building elevations are not unsightly and are compatible with development in the area. The proposed materials are suitable for the surrounding commercial and residential uses and the desert environment.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed commercial development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

29 - GPA-62212 & ZON-62213
30 - VAR-62590, SUP-62214, SUP-62215 & SDR-62217

NOTICES MAILED	351 - GPA-62212
	351 - ZON-62213
	351 - VAR-62590 & SUP-62214
	351 - SUP-62215 & SDR-62217
APPROVALS	0 - GPA-62212
	0 - ZON-62213
	0 - VAR-62590 & SUP-62214
	0 - SUP-62215 & SDR-62217
PROTESTS	2 - GPA-62212
	2 - ZON-62213
	4 - VAR-62590 & SUP-62214
	2 - SUP-62215 & SDR-62217

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-62212 APN: 125-35-401-003

Name of Property Owner: GRB SGG, LLC

Name of Applicant: CarMax

Name of Representative: Kaempfer Crowell - Stephanie Allen

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: GARY R. BRENNAN MANAGER

Subscribed and sworn before me

This 4 day of November, 2015

Linda McDonald

Notary Public in and for said County and State

LINDA MCDONALD
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 10-03-18
CERTIFICATE NO: 94-5320-1

PRJ-61682
11/19/15

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-62212 APN: 125-35-401-003 through 007

Name of Property Owner: Sunstone Rancho, LLC

Name of Applicant: CarMax

Name of Representative: Kaempfer Crowell - Stephanie Allen

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: Rod Atamian

Print Name: ROD ATAMIAN

Subscribed and sworn before me

This 29th day of October, 2015

Britney Chopp

Notary Public in and for said County and State

BRITNEY CHOPP
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 00-62072-1
My Appt. Expires Aug. 6, 2016

PRJ-61682
11/19/15

CLV Planning - Application Form

Application Number:	PRJ-61682
Application/Petition For:	CARMAX - LONE MOUNTAIN & RANCHO
ProjectAddress (Location):	NORTHEAST CORNER OF RANCHO DRIVE AND LONE MOUNTAIN ROAD
Project Name	CARMAX - LONE MOUNTAIN & RANCHO
Assessors Parcel #(s):	12535401003, 12535401004, 12535401005, 12535401006, 12535401007
Ward #:	WARD 4 (STAVROS S. ANTHONY)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	GC
Zoning District: Proposed:	C-2 - General Commercial
Gross Acres:	15
Lots/Units:	one
Additional Information:	
Applicant First Name:	Carmax Auto Superstore West Coast, LLC
Applicant Last Name:	% CenterPoint Integrated Solutions, LLC
Applicant Address:	1240 Bergen Parkway, Suite A-250
Applicant City:	Evergreen
Applicant State:	CO
Applicant Zip:	80403
Applicant Phone:	303-679-6974
Applicant Fax:	0000000000
Applicant Email:	jhertz@centerpoint-is-com
Rep First Name:	Stephanie Allen
Rep Last Name:	Kaempfer Crowell
Rep Address:	1980 Festival Plaza Dr., Ste. 650
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89135
Rep Phone:	(702) 792-7000
Rep Fax:	(702) 796-7181
Rep Email:	sha@kcnvlaw.com

GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215 and SDR-62217

CLV Planning - Application Form

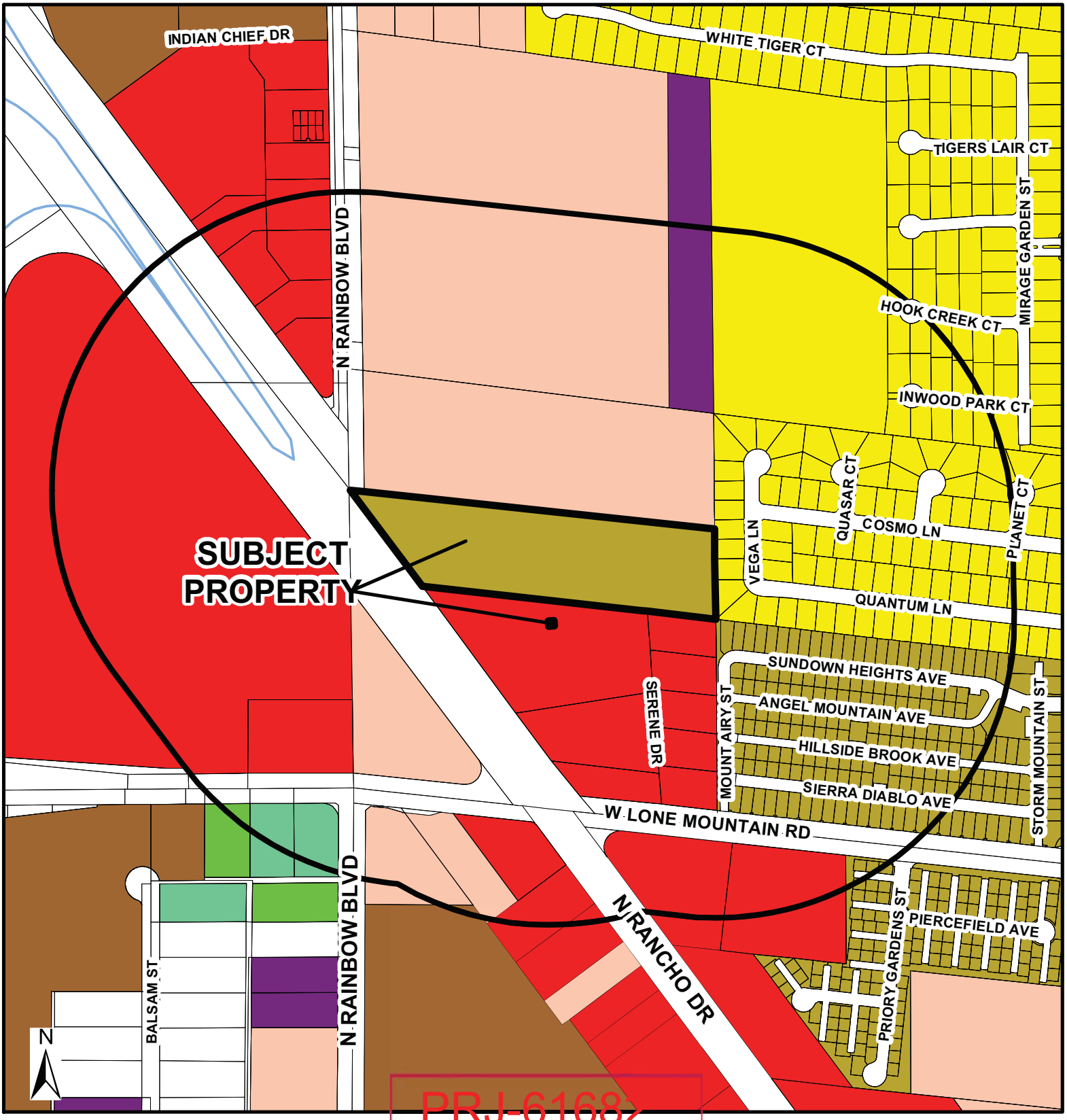
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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
G R B S G G L L C	1348 ENCHANTED RIVER DR	HENDERSON, NV 89012-7276

CLVEPLAN Applicant	Company	Title	Email
Ann Pierce	Kaempfer Crowell	Landuse/Licensing Adminstration	apierce@kcnvlaw.com

GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215 and SDR-62217

GPA-62212



PRJ-61682
11/24/15

General Plan Amendment

- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

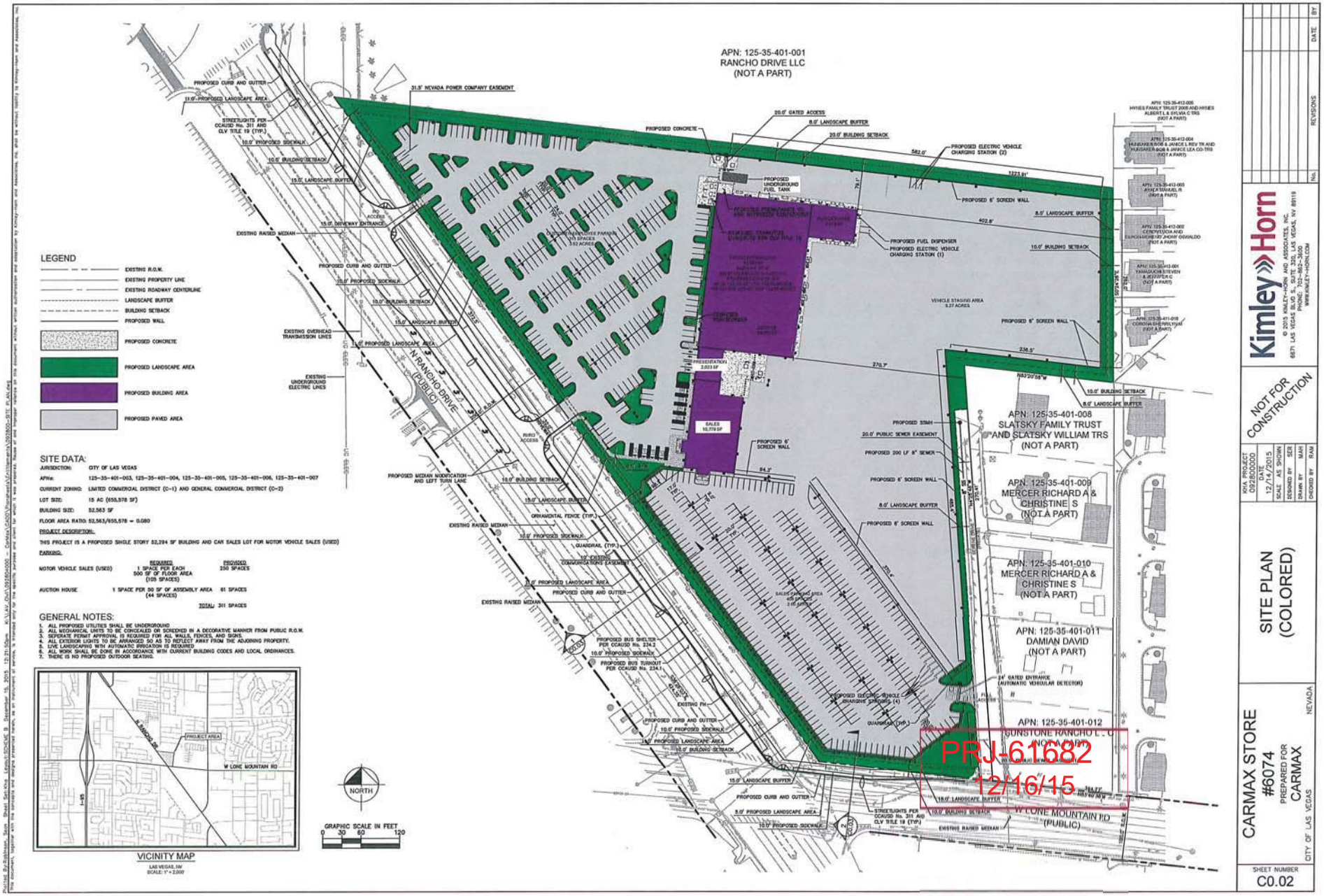
FROM MLA & SC TO GC

- Subject Property
- 1000ft Buffer
- City Limits

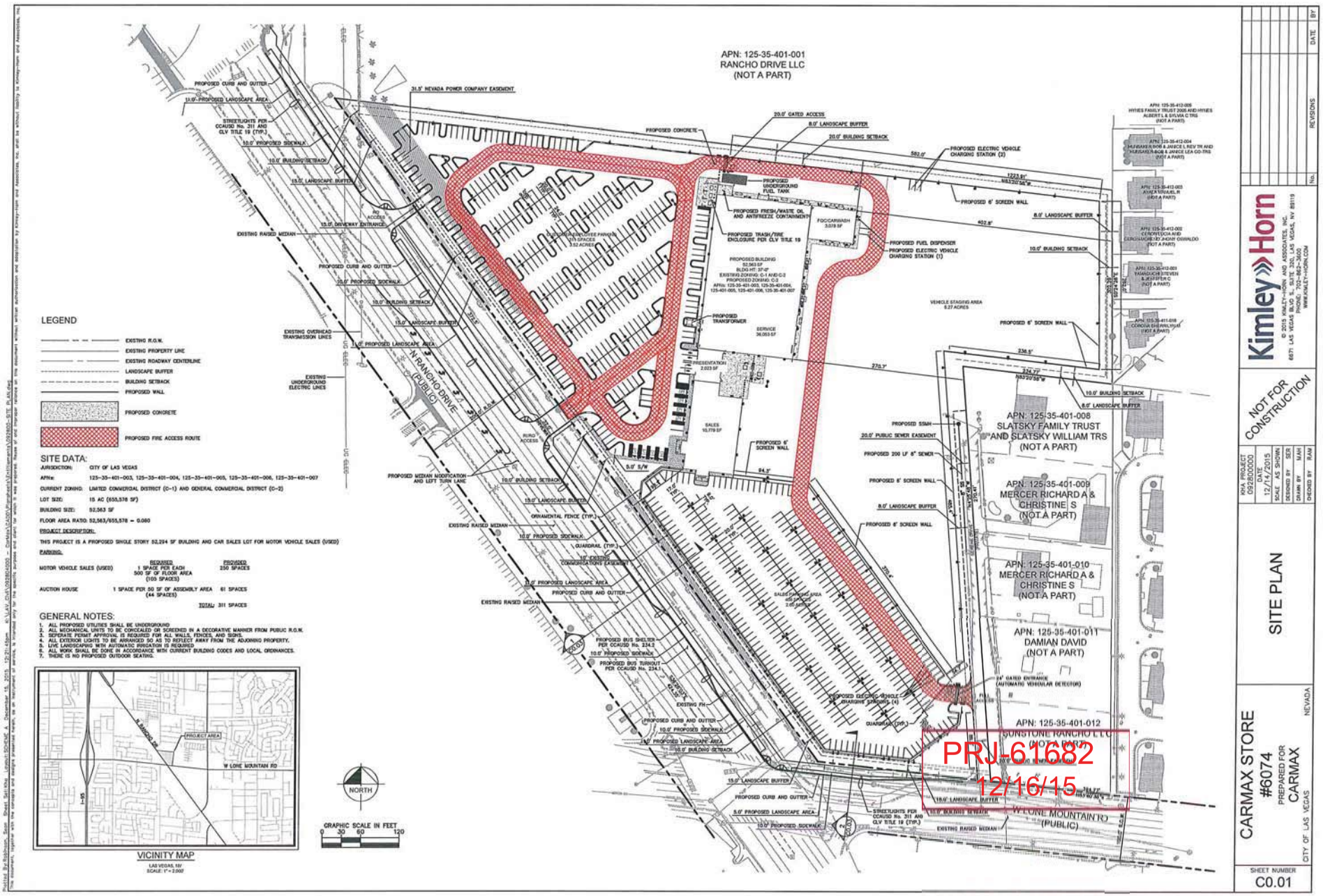
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, November 24, 2015

GPA-62212



GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215, SDR-62217 - REVISED



GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215, SDR-62217 - REVISED

PLANTING SCHEDULE

TREES	SIZE	QUANTITY
Parking Area Tree	24" Box	14
Accent Tree	24" Box	74
Perimeter Tree	24" Box	72
Palm Tree	25' C.T.	59
Parkway Tree	24" Box	27

SHRUBS AND ACCENTS	SIZE	QUANTITY
Large Shrub or Accent	5 Gallon	686
Small Shrub or Accent	5 Gallon	394
Groundcover	1 Gallon	31

INERT	QUANTITY
1/2" Minus Decomposed Granite 2" Depth	105,162 SF
3/4" Screened Decomposed Granite 2" Depth, Color to Match	36,110 SF
2" to 4" Rock Mulch Color to Match	25,185 SF
Steel Edging	2,345 LF

LANDSCAPE REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE BUFFER		
N RANCHO DRIVE 1 Tree/30 LF 4 Shrubs/1 Tree	1230 LF/30 LF = 41 Trees 164 Shrubs	41 Trees 328 Shrubs
LONE MOUNTAIN ROAD 1 Tree/20 LF 4 Shrubs/1 Tree	210 LF/30 LF = 11 Trees 44 Shrubs	11 Trees 44 Shrubs
SERENE DRIVE 1 Tree/20 LF 4 Shrubs/1 Tree	170 LF/20 LF = 9 Trees 36 Shrubs	9 Trees 36 Shrubs
EAST PERIMETER WALL 1 Tree/20 LF 4 Shrubs/1 Tree	980 LF/20 LF = 49 Trees 196 Shrubs	49 Trees 196 Shrubs
NORTH PERIMETER WALL 1 Tree/20 LF 4 Shrubs/1 Tree	1130 LF/20 LF = 57 Trees 228 Shrubs	59 Trees 236 Shrubs
PARKING AREA		
CUSTOMER/EMPLOYEE AREA 1 Tree/6 Parking Spaces 4 Shrubs/1 Tree	311 Parking Spaces/6 = 52 Trees 208 Shrubs	52 Trees 208 Shrubs
COMPLETE STREETS		
N RANCHO DRIVE 1 Tree/45 LF	1010 LF/45 LF Parkway = 23 Trees	23 Trees
LONE MOUNTAIN ROAD 1 Tree/45 LF	160 LF/45 LF Parkway = 4 Trees	4 Trees

PROPOSED PLANT PALETTE

TREES

PARKING AREA TREE
x Chilalpa tashkentensis / Chilalpa
Gleditsia triacanthos var. Inermis 'Skyline' / Thornless Honey Locust
Parkinsonia florida / Blue Palo Verde
Pistachia chinensis / Chinese Pistache

ACCENT TREE
x Chilalpa tashkentensis / Chilalpa
Pistachia chinensis / Chinese Pistache
Sophora secundiflora / Texas Mountain Laurel
Vitex agnus-castus / Chaste Tree

PERIMETER TREE
x Chilalpa tashkentensis / Chilalpa
Gleditsia triacanthos var. Inermis 'Skyline' / Thornless Honey Locust
Parkinsonia florida / Blue Palo Verde
Prosopis chilensis 'Thornless' / Thornless Chilean Mesquite

PALM TREE
Phoenix dactylifera / Date Palm

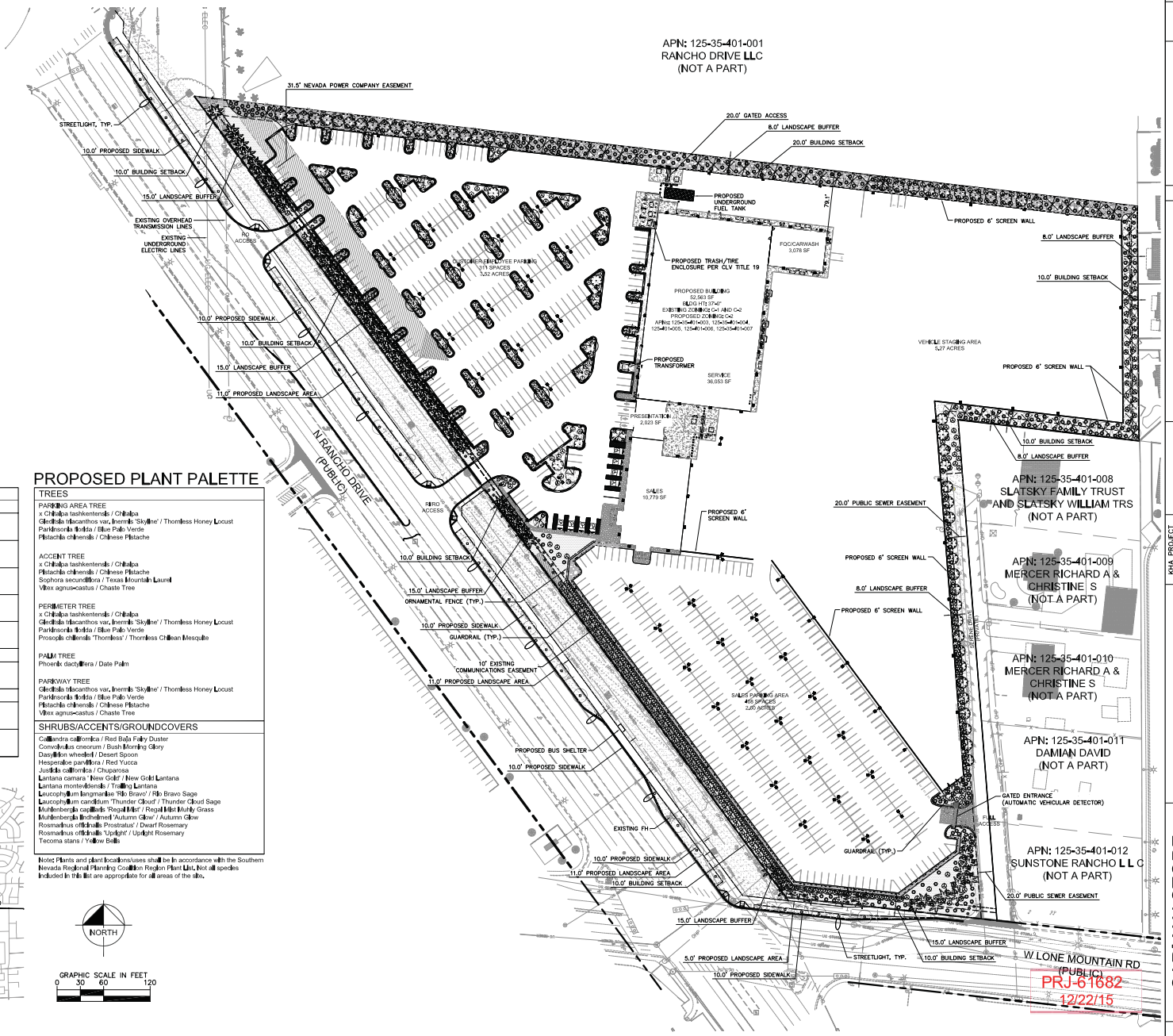
PARKWAY TREE
Gleditsia triacanthos var. Inermis 'Skyline' / Thornless Honey Locust
Parkinsonia florida / Blue Palo Verde
Pistachia chinensis / Chinese Pistache
Vitex agnus-castus / Chaste Tree

SHRUBS/ACCENTS/GROUNDCOVERS

Callandra californica / Red Baja Fairy Duster
Convolvulus cneorum / Bush Morning Glory
Dasylirion wheeleri / Desert Spoon
Hesperaloe parviflora / Red Yucca
Justicia californica / Chuparosa
Lantana camara 'New Gold' / New Gold Lantana
Lantana montevidensis / Trailing Lantana
Leucophyllum langmaniae 'Rio Bravo' / Rio Bravo Sage
Leucophyllum candidum 'Thunder Cloud' / Thunder Cloud Sage
Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly Grass
Muhlenbergia lindheimeri 'Autumn Glow' / Autumn Glow
Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
Rosmarinus officinalis 'Upright' / Upright Rosemary
Tecoma stans / Yellow Bells

Notes: Plants and plant locations/uses shall be in accordance with the Southern Nevada Regional Planning Coalition Region Plant List. Not all species included in this list are appropriate for all areas of the site.





NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
6671 LAS VEGAS BLVD. SOUTH, SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-852-3500
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

NOT FOR CONSTRUCTION

KHA PROJECT 092800000
DATE 12/14/2015
SCALE AS SHOWN
DESIGNED BY MAP
DRAWN BY MAP
CHECKED BY ACP

PRELIMINARY LANDSCAPE PLAN

CARMAX STORE #6074

PREPARED FOR CARMAX

CITY OF LAS VEGAS NEVADA

SHEET NUMBER L0.01

Plotted By:Bellagrin, Marlena Sheet Set:Kha Layout:L1.0 December 22, 2015 12:10:34pm K:\PHX_LA\00-Shift Work\Las Vegas\092800000_CarMax\Cad\Plans\092800000_LANDSCAPE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215 and SDR-62217 - REVISED

PLANTING SCHEDULE

TREES	SIZE	QUANTITY
Parking Area Tree	24" Box	14
Accent Tree	24" Box	74
Perimeter Tree	24" Box	72
Palm Tree	25' C.T.	59
Parkway Tree	24" Box	27

SHRUBS AND ACCENTS	SIZE	QUANTITY
Large Shrub or Accent	5 Gallon	686
Small Shrub or Accent	5 Gallon	394
Groundcover	1 Gallon	31

INERT	QUANTITY
1/2" Minus Decomposed Granite 2" Depth	100,362 SF
3/4" Screened Decomposed Granite 2" Depth, Color to Match	36,110 SF
2" to 4" Rock Mulch Color to Match	25,185 SF
Steel Edging	2,345 LF

PROPOSED PLANT PALETTE

TREES

PARKING AREA TREE
x Chitalpa tashkentensis / Chitalpa
Gleditsia triacanthos var. inermis 'Skyline' / Thornless Honey Locust
Parkinsonia florida / Blue Palo Verde
Pistachia chinensis / Chinese Pistache

ACCENT TREE
x Chitalpa tashkentensis / Chitalpa
Pistachia chinensis / Chinese Pistache
Sophora secundiflora / Texas Mountain Laurel
Vitex agnus-castus / Chaste Tree

PERIMETER TREE
x Chitalpa tashkentensis / Chitalpa
Gleditsia triacanthos var. inermis 'Skyline' / Thornless Honey Locust
Parkinsonia florida / Blue Palo Verde
Prosopis chilensis 'Thornless' / Thornless Chilean Mesquite

PALM TREE
Phoenix dactylifera / Date Palm

PARKWAY TREE
Gleditsia triacanthos var. inermis 'Skyline' / Thornless Honey Locust
Parkinsonia florida / Blue Palo Verde
Pistachia chinensis / Chinese Pistache
Vitex agnus-castus / Chaste Tree

SHRUBS/ACCENTS/GROUNDCOVERS

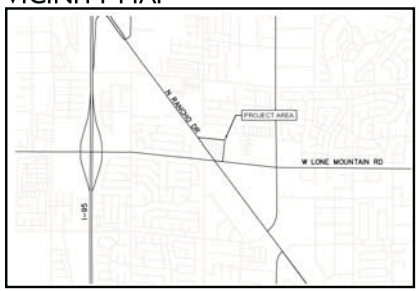
Calliandra californica / Red Baja Fairy Duster
Convolvulus cneorum / Bush Morning Glory
Dasylirion wheeleri / Desert Spoon
Hesperaloe parviflora / Red Yucca
Justicia californica / Chuparosa
Lantana camara 'New Gold' / New Gold Lantana
Lantana montevidensis / Trailing Lantana
Leucophyllum langmaniae 'Rio Bravo' / Rio Bravo Sage
Leucophyllum candidum 'Thunder Cloud' / Thunder Cloud Sage
Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly Grass
Muhlenbergia lindheimeri 'Autumn Glow' / Autumn Glow
Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
Rosmarinus officinalis 'Upright' / Upright Rosemary
Tecoma stans / Yellow Bells

Note: Plants and plant locations/uses shall be in accordance with the Southern Nevada Regional Planning Coalition Region Plant List. Not all species included in this list are appropriate for all areas of the site.

LANDSCAPE REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE BUFFER		
N RANCHO DRIVE 1 Tree/30 LF 4 Shrubs/1 Tree	1230 LF/30 LF = 41 Trees 164 Shrubs	41 Trees 328 Shrubs
LONE MOUNTAIN ROAD 1 Tree/20 LF 4 Shrubs/1 Tree	210 LF/30 LF = 11 Trees 44 Shrubs	11 Trees 44 Shrubs
SERENE DRIVE 1 Tree/20 LF 4 Shrubs/1 Tree	170 LF/20 LF = 9 Trees 36 Shrubs	9 Trees 36 Shrubs
EAST PERIMETER WALL 1 Tree/20 LF 4 Shrubs/1 Tree	980 LF/20 LF = 49 Trees 196 Shrubs	49 Trees 196 Shrubs
NORTH PERIMETER WALL 1 Tree/20 LF 4 Shrubs/1 Tree	1130 LF/20 LF = 57 Trees 228 Shrubs	59 Trees 236 Shrubs
PARKING AREA		
CUSTOMER/EMPLOYEE AREA 1 Tree/6 Parking Spaces 4 Shrubs/1 Tree	311 Parking Spaces/6 = 52 Trees 208 Shrubs	52 Trees 208 Shrubs
COMPLETE STREETS		
N RANCHO DRIVE 1 Tree/45 LF	1010 LF/45 LF Parkway = 23 Trees	23 Trees
LONE MOUNTAIN ROAD 1 Tree/45 LF	160 LF/45 LF Parkway = 4 Trees	4 Trees

VICINITY MAP



PRJ-61682
12/22/15

0 30 60 120 N

Kimley»Horn

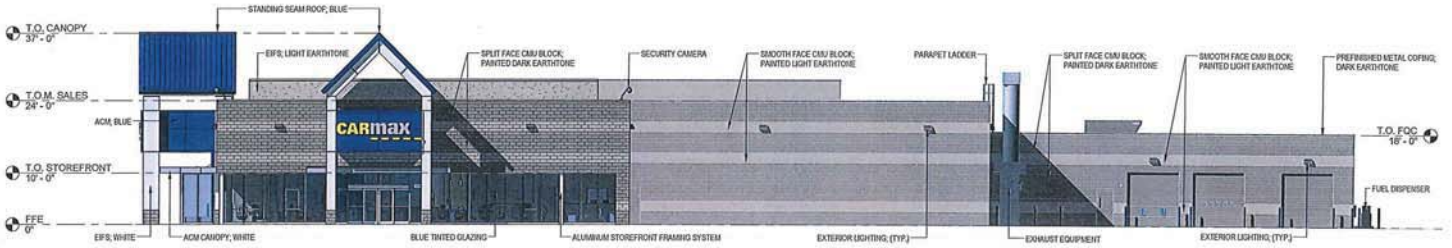
CARMAX STORE #6074

LAS VEGAS, NEVADA

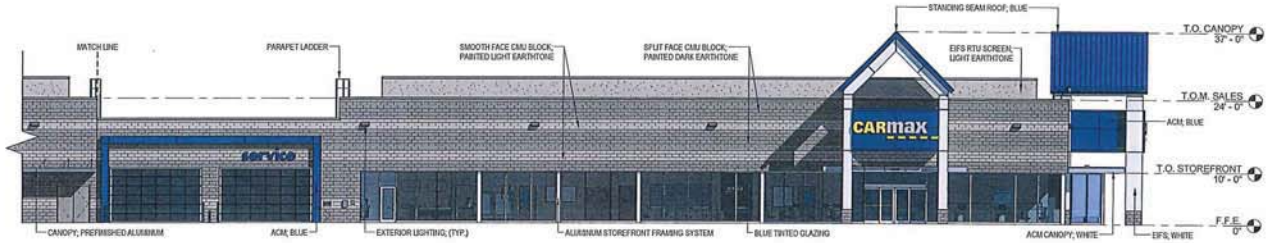
PRELIMINARY LANDSCAPE PLAN

DECEMBER 2015

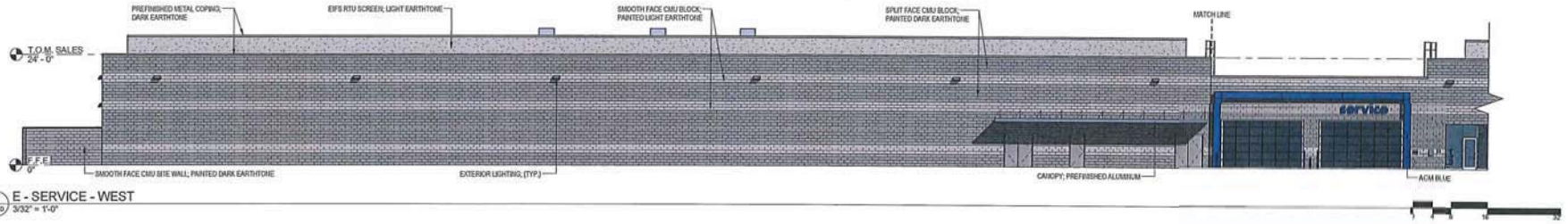
GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215 and SDR-62217 - REVISED



1 A3.0 E - SALES & SERVICE - SOUTH
3/32" = 1'-0"



2 A3.0 E - SALES - WEST
3/32" = 1'-0"



3 A3.0 E - SERVICE - WEST
3/32" = 1'-0"

PRJ-61682
11/19/15

CARmax
THE AUTO SUPERSTORE

ENTITLEMENTS
NOT RELEASED FOR CONSTRUCTION

LAS VEGAS, NV
4850 N Rancho Drive Las Vegas, NV

SALES & SERVICE ELEVATIONS

SP-12

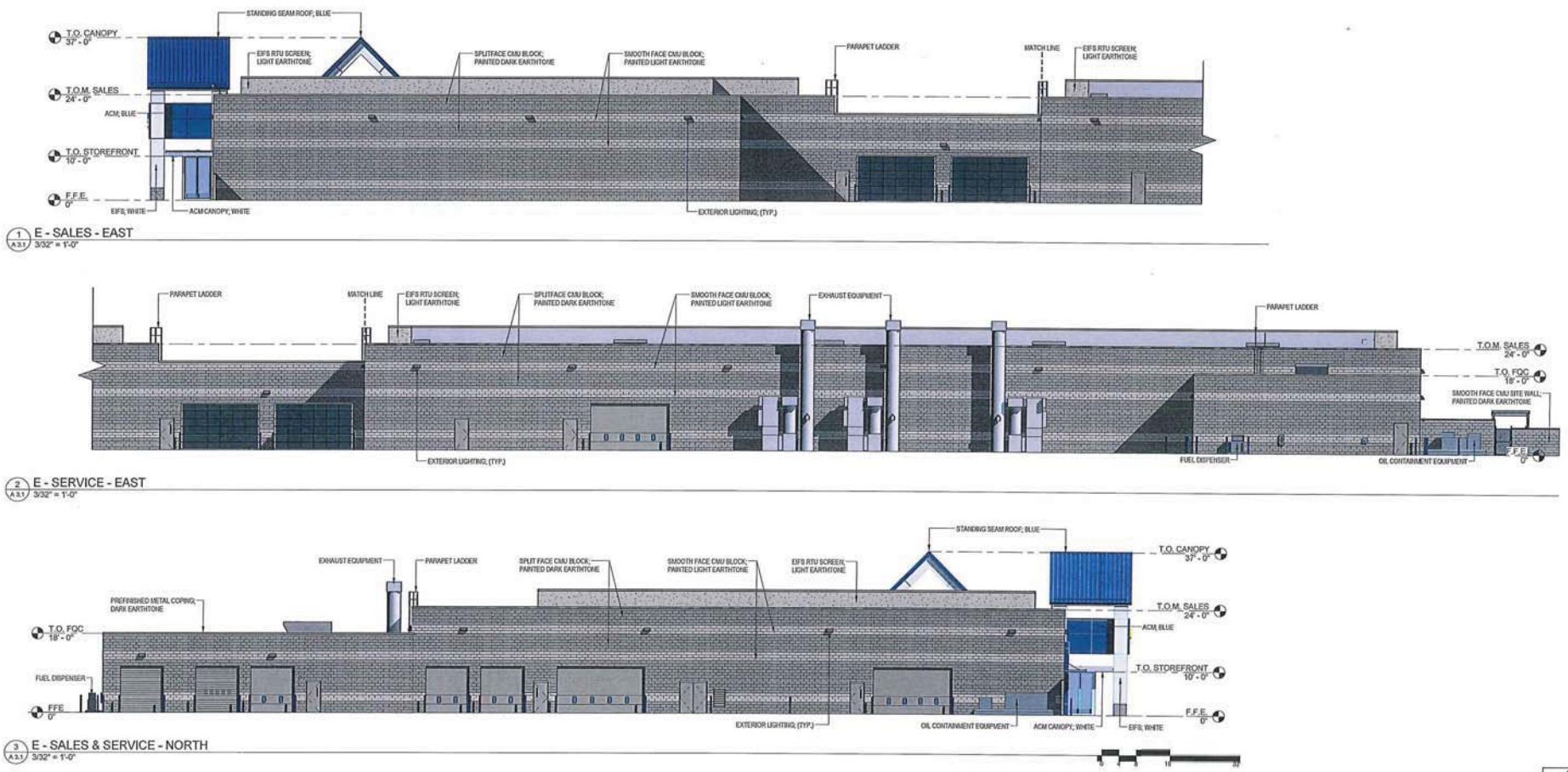
TERRY L. HERR ARCHITECT

THIS DRAWING IS THE PROPERTY OF CHARLES J. HERR ARCHITECT, LTD. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST. COPYRIGHT AS DATED CHARLES J. HERR ARCHITECT LTD.

NOT VALID UNLESS SIGNED AND SEALED.

A 3.0
10/01/2015

GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215 and SDR-62217



PRJ-61682
11/19/15

TERRY L. HERR ARCHITECT

CARmax
THE AUTO SUPERSTORE

ENTITLEMENTS
NOT RELEASED FOR CONSTRUCTION

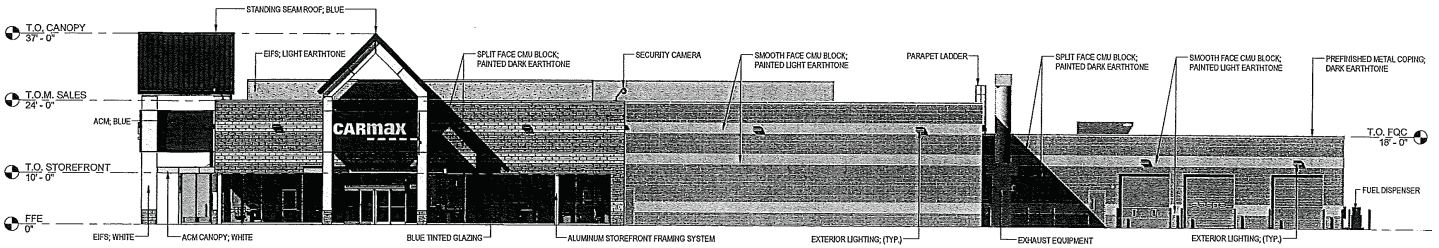
LAS VEGAS, NV
4850 N Rancho Drive Las Vegas, NV

SALES & SERVICE ELEVATIONS

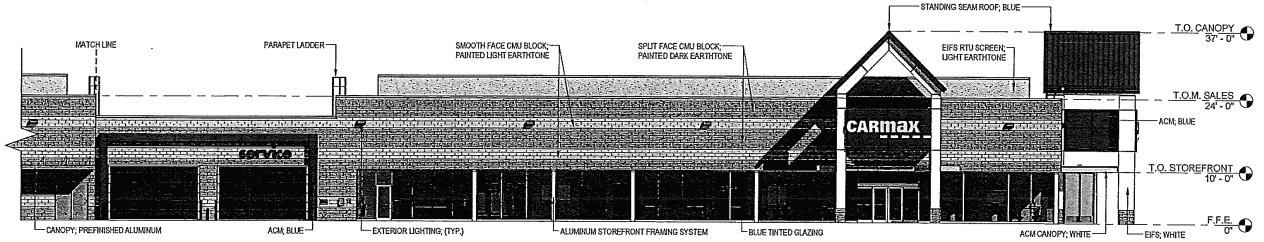
SP-12

A 3.1
10/01/2015

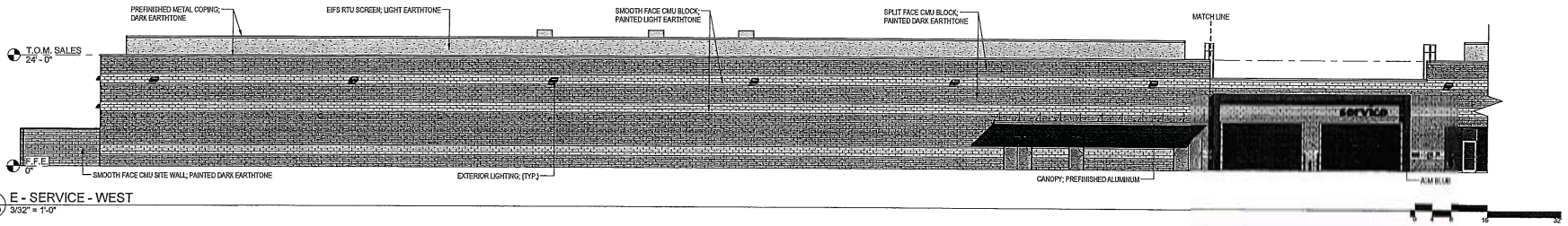
GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215 and SDR-62217



1 A3.0 E - SALES & SERVICE - SOUTH
3/32" = 1'-0"



2 A3.0 E - SALES - WEST
3/32" = 1'-0"



3 A3.0 E - SERVICE - WEST
3/32" = 1'-0"

PRJ-61682
11/19/15

TERRY L. HERR ARCHITECT
3500 ROSAL BOULEVARD SOUTH
ALPHARETTA, GA 30023
770.569.9704 FAX 569.9784

THIS DRAWING IS THE PROPERTY OF CHARLES J. O'BRIEN III ARCHITECT, LTD AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED FOR ANY PROJECT AND SHALL BE RETURNED UPON REQUEST. COPYRIGHT AS DATED CHARLES J. O'BRIEN III ARCHITECT LTD.

NOT VALID UNLESS SIGNED AND SEALED.

A 3.0
10/01/2015

CARmax
THE AUTO SUPERSTORE

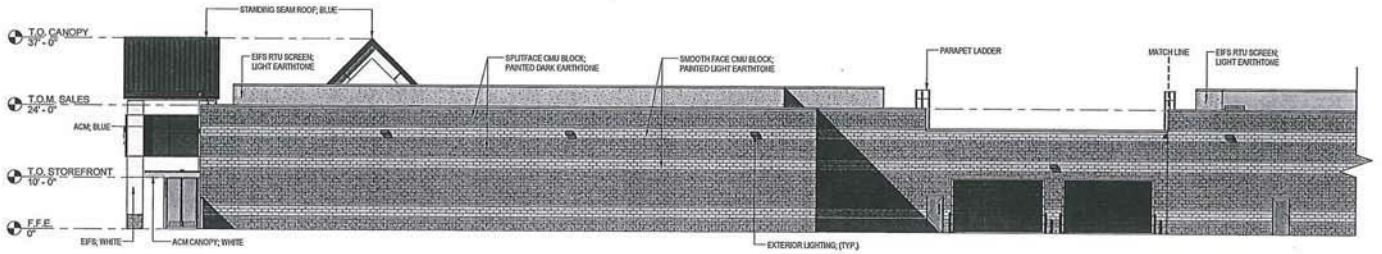
ENTITLEMENTS
NOT RELEASED FOR CONSTRUCTION

LAS VEGAS, NV
20-15088.00
4850 N Rancho Drive Las Vegas, NV

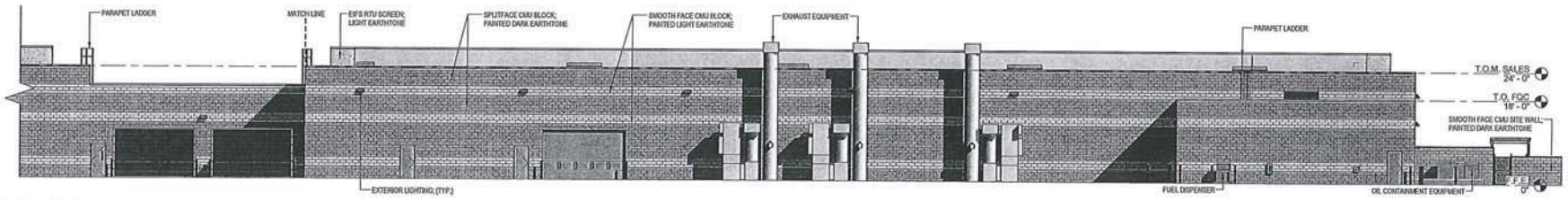
SALES & SERVICE ELEVATIONS

SP-12

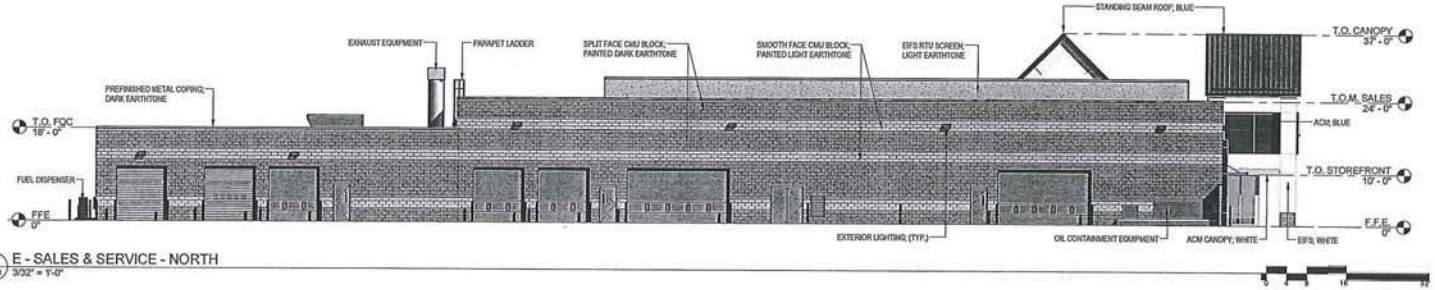
GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215 and SDR-62217



1 A3.1 E - SALES - EAST
3/32" = 1'-0"



2 A3.1 E - SERVICE - EAST
3/32" = 1'-0"



3 A3.1 E - SALES & SERVICE - NORTH
3/32" = 1'-0"

PRJ-61682
11/19/15

TERRY L. HERR ARCHITECT

THIS DRAWING IS THE PROPERTY OF CHARLES J. SYRIEN III ARCHITECT LTD AND IS NOT TO BE REPRODUCED BY WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND SHALL BE RETURNED UPON REQUEST. COPYRIGHT AS DATED CHARLES J.(CHIP)SYRIEN III ARCHITECT LTD.
NOT VALID UNLESS SIGNED AND SEALED.

CARmax
THE AUTO SUPERSTORE

ENTITLEMENTS
NOT RELEASED FOR CONSTRUCTION

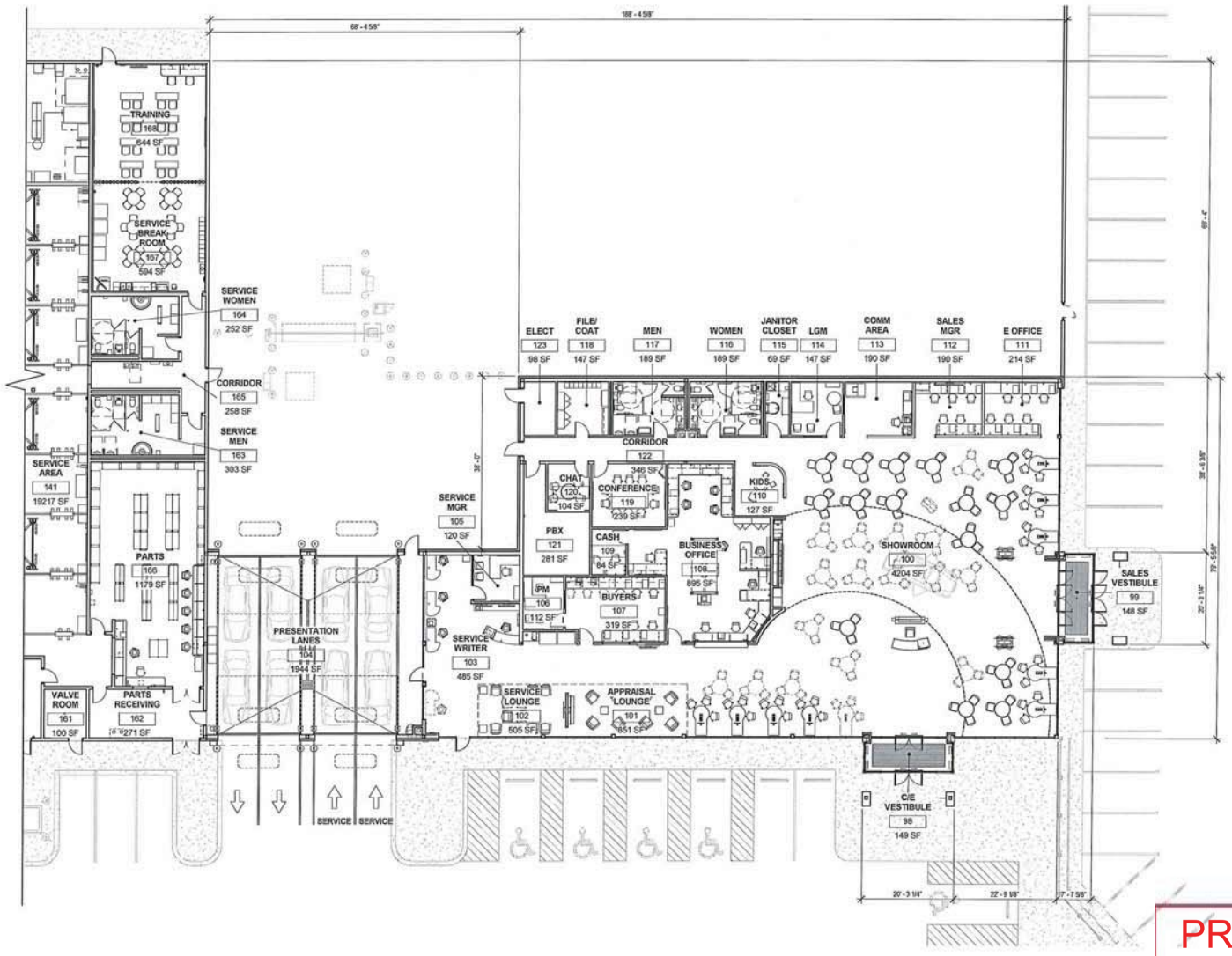
LAS VEGAS, NV
4850 N Rancho Drive Las Vegas, NV

SALES & SERVICE ELEVATIONS

SP-12

A 3.1
10/01/2015

GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215 and SDR-62217



PRJ-61682
12/16/15

A - PLAN - SALES
3/32" = 1'-0"

CARmax
THE AUTO SUPERSTORE

ENTITLEMENTS
NOT RELEASED FOR CONSTRUCTION

LAS VEGAS, NV
4850 N Rancho Drive Las Vegas, NV

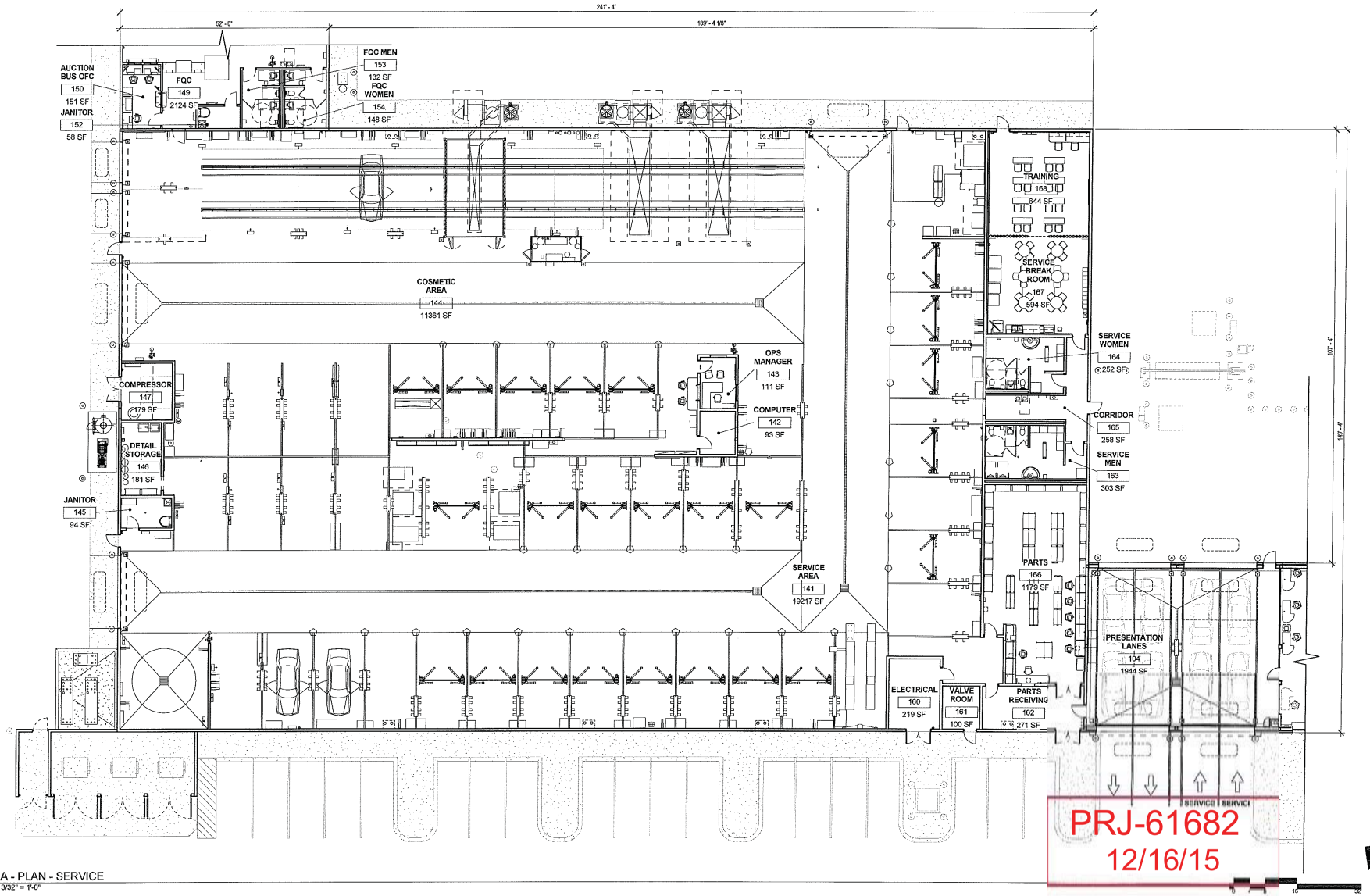
SALES PLAN

SP-16

TERRY L. HERR ARCHITECT

A 2.0
12/14/2015

GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215, SDR-62217 - REVISED



PRJ-61682
12/16/15

1 A2.1 A - PLAN - SERVICE
3/32" = 1'-0"

CARmax
THE AUTO SUPERSTORE

ENTITLEMENTS
NOT RELEASED FOR CONSTRUCTION

LAS VEGAS, NV
20-15088.00
4850 N Rancho Drive Las Vegas, NV

SERVICE PLAN

SP-16

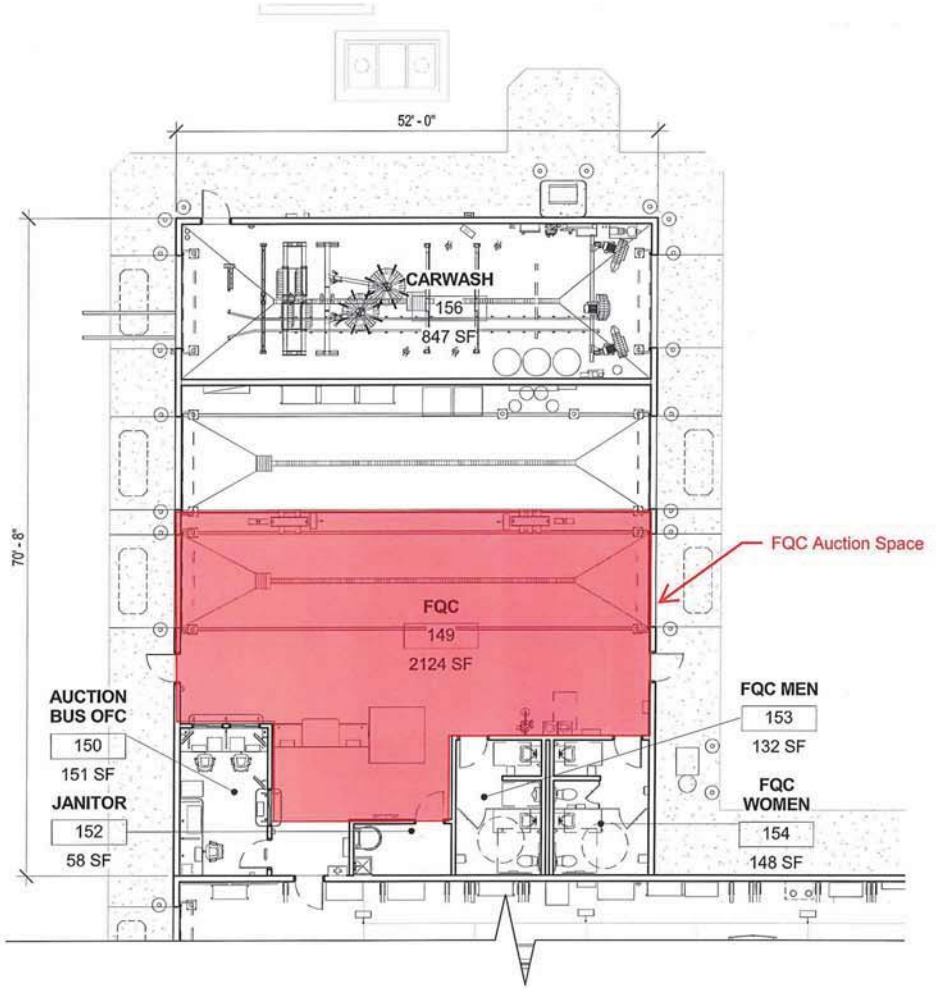
TERRY L. HERR ARCHITECT
3200 ROYAL BOULEVARD SOUTH
ALPHARETTA, GA 30022
770.569.1706 FAX 569.1705

THIS DRAWING IS THE PROPERTY OF CHARLES J O'BRYAN ARCHITECT LTD AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND SHALL BE RETURNED UPON REQUEST. COPYRIGHT AS DATED CHARLES J O'BRYAN ARCHITECT LTD.

NOT VALID UNLESS SIGNED AND SEALED.

A 2.1
12/14/2015

GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215, SDR-62217 - REVISED

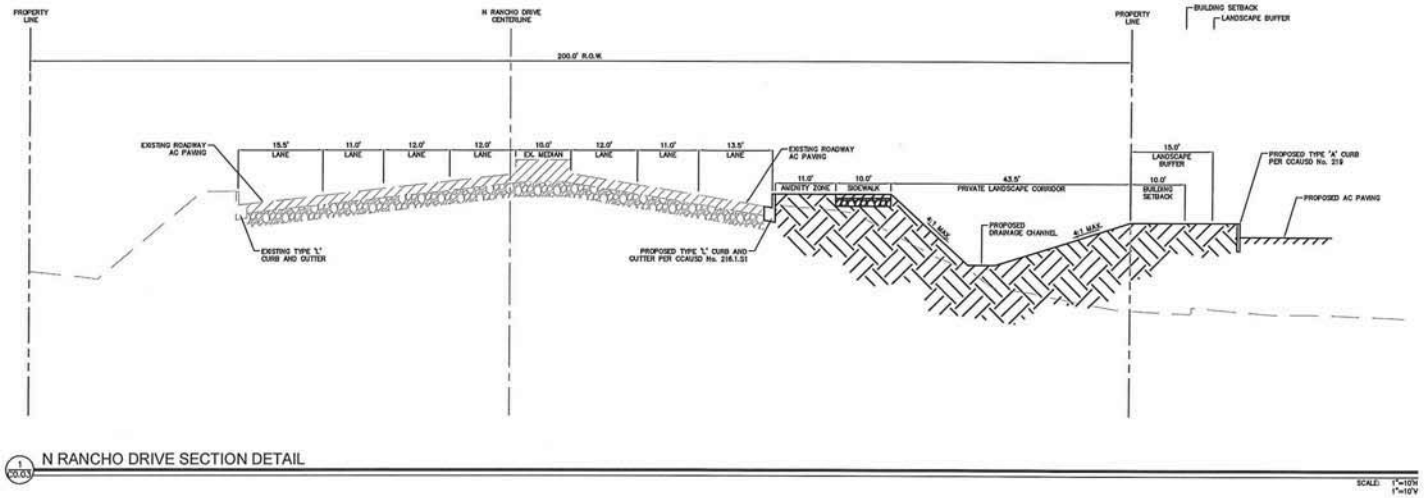


1 / A 2.2 A - PLAN - FQC
3/32" = 1'-0"

0 4 8 16 32

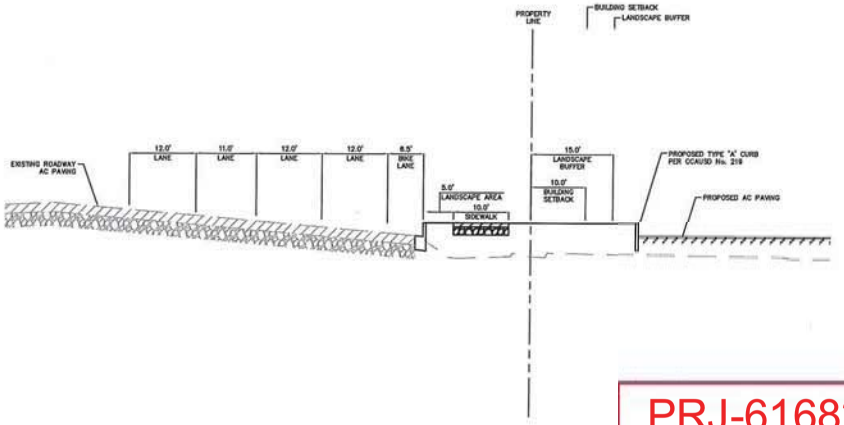
PRJ-61682
12/16/15

GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215, SDR-62217 - REVISED



1 / 20.03 N RANCHO DRIVE SECTION DETAIL

SCALE: 1"=10'H 1"=10'V

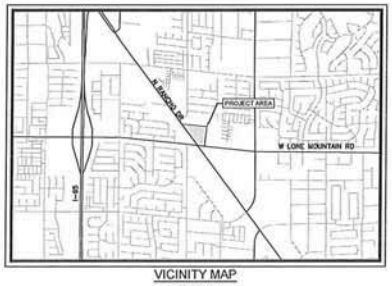


1 / 20.03 W LONE MOUNTAIN ROAD SECTION DETAIL

SCALE: 1"=10'H 1"=10'V

GENERAL NOTES:

1. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND
2. ALL MECHANICAL UNITS TO BE CONCEALED OR SCREENED IN A DECORATIVE MANNER FROM PUBLIC R.O.W.
3. SEPERATE PERMIT APPROVAL IS REQUIRED FOR ALL WALLS, FENCES, AND SIGNS.
4. ALL EXTERIOR LIGHTS TO BE ARRANGED SO AS TO REFLECT AWAY FROM THE ADJOINING PROPERTY.
5. LIVE LANDSCAPING WITH AUTOMATIC IRRIGATION IS REQUIRED.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT BUILDING CODES AND LOCAL ORDINANCES.
7. THERE IS NO PROPOSED OUTDOOR SEATING.



VICINITY MAP

LAS VEGAS, NV
SCALE: 1" = 2,000'

PRJ-61682
12/16/15

Kimley»Horn

© 2015 KIMLEY-HORN AND ASSOCIATES, INC.

6671 LAS VEGAS BLVD S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-853-3600
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

NOT FOR CONSTRUCTION

KHA PROJECT 092800000
DATE 12/14/2015
SCALE AS SHOWN
DESIGNED BY SER
DRAWN BY MAH
CHECKED BY RAM

CROSS SECTIONS

CARMAX STORE #6074
PREPARED FOR CARMAX
CITY OF LAS VEGAS NEVADA

SHEET NUMBER C0.02

Plotted By:Robinson, Sean Sheet Set:N/A Layout:SCHSE C. December 15, 2015 - 12:21:56pm K:\LAV_Civil\092800000 - Century\CADD\Drawings\Entitlements\A092800-SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215, SDR-62217 - REVISED



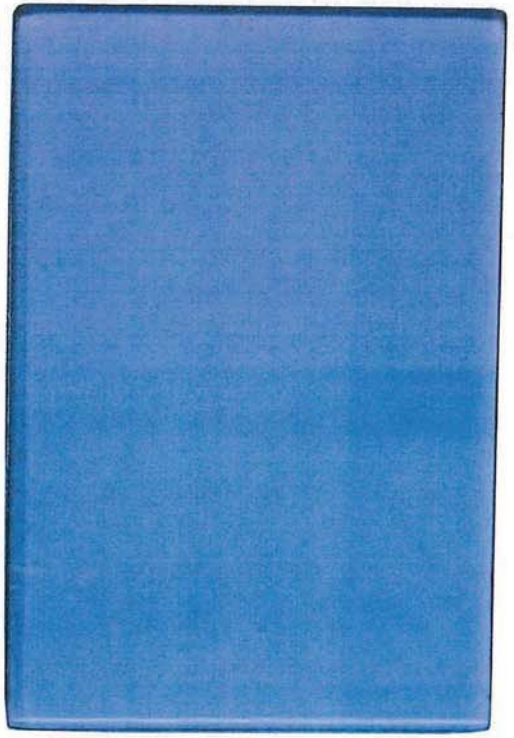
ALUMINUM COMPOSITE
METAL PANEL/METAL ROOF PANEL
BLUE



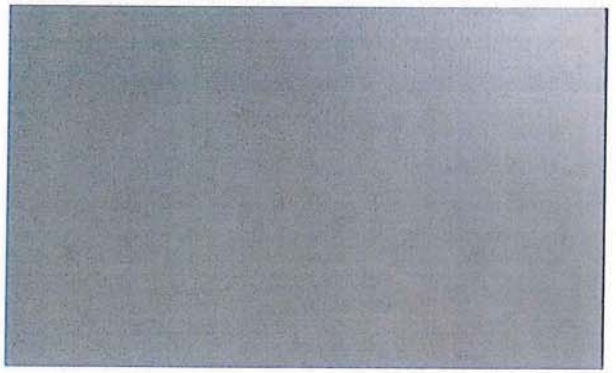
EIFS
WHITE



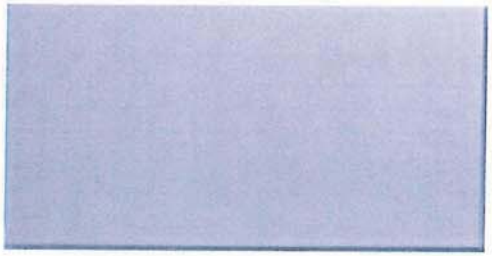
EIFS TO MATCH
LIGHT EARTHTONE



BLUE TINTED
STOREFRONT GLAZING



PREFINISHED METAL COPING
SIERRA TAN



CLEAR ANODIZED ALUMINUM
STOREFRONT FRAMING

ALUMINUM COMPOSITE
METAL PANEL
WHITE



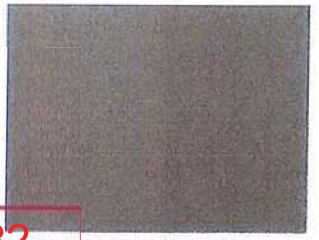
FRP DOOR TO MATCH
SPECIAL-LITE BEIGE



SPLIT FACE CMU BLOCK
PAINTED DARK EARTHTONE
TO MATCH CONPROCO
COUNTRY MAPLE



SMOOTH FACE CMU BLOCK
PAINTED LIGHT EARTHTONE
TO MATCH CONPROCO
CASTLE STONE



EXPOSED STEEL PAINTED
DARK EARTHTONE TO MATCH
CONPROCO MEADOWLARK

PRJ-61682
11/19/15

TERRY L. HERR
COPYRIGHT 2015

CARmax

MATERIALS BOARD
LAS VEGAS, NV

GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215 and SDR-62217



GPA-62212 [PRJ-61682] - GENERAL PLAN AMENDMENT RELATED TO ZON-62213, VAR-62590, SUP-62214, SUP-62215 AND SDR-62217 - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC
EAST SIDE OF RANCHO DRIVE 880 FEET NORTH OF LONE MOUNTAIN ROAD

12/03/15



GPA-62212 [PRJ-61682] - GENERAL PLAN AMENDMENT RELATED TO ZON-62213, VAR-62590, SUP-62214, SUP-62215 AND SDR-62217 - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC
EAST SIDE OF RANCHO DRIVE 880 FEET NORTH OF LONE MOUNTAIN ROAD

12/03/15



GPA-62212 [PRJ-61682] - GENERAL PLAN AMENDMENT RELATED TO ZON-62213, VAR-62590, SUP-62214, SUP-62215 AND SDR-62217 - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC
EAST SIDE OF RANCHO DRIVE 880 FEET NORTH OF LONE MOUNTAIN ROAD

12/03/15



GPA-62212 [PRJ-61682] - GENERAL PLAN AMENDMENT RELATED TO ZON-62213, VAR-62590, SUP-62214, SUP-62215 AND SDR-62217 - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC
EAST SIDE OF RANCHO DRIVE 880 FEET NORTH OF LONE MOUNTAIN ROAD

12/03/15



GPA-62212 [PRJ-61682] - GENERAL PLAN AMENDMENT RELATED TO ZON-62213, VAR-62590, SUP-62214, SUP-62215 AND SDR-62217 - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC
EAST SIDE OF RANCHO DRIVE 880 FEET NORTH OF LONE MOUNTAIN ROAD

12/03/15



GPA-62212 [PRJ-61682] - GENERAL PLAN AMENDMENT RELATED TO ZON-62213, VAR-62590, SUP-62214, SUP-62215 AND SDR-62217 - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC
EAST SIDE OF RANCHO DRIVE 880 FEET NORTH OF LONE MOUNTAIN ROAD

12/03/15



GPA-62212 [PRJ-61682] - GENERAL PLAN AMENDMENT RELATED TO ZON-62213, VAR-62590, SUP-62214, SUP-62215 AND SDR-62217 - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC
EAST SIDE OF RANCHO DRIVE 880 FEET NORTH OF LONE MOUNTAIN ROAD

12/03/15



GPA-62212 [PRJ-61682] - GENERAL PLAN AMENDMENT RELATED TO ZON-62213, VAR-62590, SUP-62214, SUP-62215 AND SDR-62217 - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC
EAST SIDE OF RANCHO DRIVE 880 FEET NORTH OF LONE MOUNTAIN ROAD

12/03/15



GPA-62212 [PRJ-61682] - GENERAL PLAN AMENDMENT RELATED TO ZON-62213, VAR-62590, SUP-62214, SUP-62215 AND SDR-62217 - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC
EAST SIDE OF RANCHO DRIVE 880 FEET NORTH OF LONE MOUNTAIN ROAD

12/03/15



GPA-62212 [PRJ-61682] - GENERAL PLAN AMENDMENT RELATED TO ZON-62213, VAR-62590, SUP-62214, SUP-62215 AND SDR-62217 - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC
EAST SIDE OF RANCHO DRIVE 880 FEET NORTH OF LONE MOUNTAIN ROAD

12/03/15

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
702.792.7045

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

December 16, 2015

VIA UPLOAD

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

Re: Proposed Carmax at the Northeast Corner of Lone Mountain Road and Rancho Drive (APNs 125-35-401-003, 004, 005, 006 & 007)

To Whom It May Concern:

Our office represents Carmax related to a proposed new location on fifteen (15) acres located at the northeast corner of Lone Mountain Road and Rancho Drive, more particularly known as assessor's parcel numbers 125-35-401-003 through 007 ("Site"). The Site is currently planned for General Commercial and Medium Low-Attached Residential. It is zoned C-1 and C-2. The applicant is requesting a General Plan Amendment for the portion of the property planned for Medium Low-Attached Residential to General Commercial and a Zone Change on a portion of the Site from C-1 to C-2. The applicant is also requesting a Special Use Permit for Motor Vehicle Sales (Used), a Special Use Permit for an Auction House with a Waiver to allow outdoor displays, a Waiver to allow a zero-foot landscape buffer in a small area on the eastern perimeter, an Exception of planting materials because no landscaping is proposed in the sales lot, a Variance to allow no cul-de-sac or other requirements of Title 19.04.080 on Serene, and a Site Development Plan Review.

The proposed Site is ideal for a Carmax with commercial uses on all four corners of the intersection and with easy access off of Rancho Drive. The main entrance will be located in the center of the Site on Rancho Drive with another right-out driveway on Rancho Drive further north. There will also be a gated entrance on Serene Drive used for inventory coming on or off the sales parking lot. The proposed building is one story and will be approximately 52,294 square feet in size with the main entrance facing Rancho Drive. There are 105 parking spaces required and 311 parking spaces provided. The customer parking will be located in the northwest portion of the Site with the sales/inventory lot in the southwest portion of the Site. Behind the building there is a proposed vehicle staging area that will be screened from view of the public. This area will also contain cars that may be placed up for auction. A waiver is required because this area is outdoors, but it is screened from view by the public. There is a proposed six (6) foot screen wall that will surround the vehicle staging area. The maximum

GPA-62212, ZON-62213, VAR-62590, SUP-62214, SUP-62215 and SDR-62217 - REVISED

PRJ-61682
12/17/15

height of the building will be thirty-seven (37) feet in height. Along Rancho Drive and Lone Mountain Road, the applicant is proposing fifteen (15) feet of landscaping with a ten (10) foot sidewalk. Along the northern and eastern property lines, the applicant is proposing an intense eight (8) foot landscape buffer, particularly adjacent to the existing homes on Serene Drive. There is a small area near the gate on Serene Drive where the landscape buffer narrows to zero feet, so the applicant is requesting a waiver. The reason for landscaping waiver in that small area is to allow better visibility to the Site from Lone Mountain. The applicant is willing to add the required landscaping as additional landscaping north of the gate on Serene. Also, while the customer parking area will have ample landscaping, the applicant is requesting a waiver of any landscaping in the sales parking area because it is preferred to keep the vehicle inventory clean and free from trees, leaves and shrubs. Because Serene is an existing street, and because Carmax does not have control or permission from the property owners on the east side of Serene, Carmax is asking for a Variance to keep the pre-existing condition and not be required to develop a cul de sac on Serene. It is Carmax' understanding that the Fire Department is alright with maintaining the existing condition.

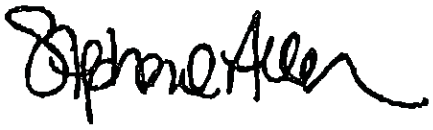
The requested uses are appropriate and compatible on the Site. The applicant exceeds the requirements for a Motor Vehicle Sales (Used): the designated Site area is over 25,000 square feet, there will not be a public address system or bell system, the exterior lighting shall be screened and will not shine on adjacent property, and there will not be any accessory automobile rentals. The Auction House use will be accessory in nature to the Motor Vehicle Sales (Used), but it too is appropriate on the Site. When vehicles are purchased through the CarMax in-store appraisal processes that do not meet the CarMax retail quality standards, they are sold through an on-site, non-public wholesale auction. Participation in the wholesale auction is restricted to pre-qualified, licensed automobile dealers only, the majority of whom are independent dealers. Auctions are generally held weekly or every other week; however, frequency at a given superstore is determined by the number of vehicles to be auctioned. The auctions are conducted within a 2,200 square foot area of the enclosed Final Quality Control building (FQC). No fixed seating is provided. No portions of the retail or service buildings are used for the actual auction process. Typically, the auction process takes place in the morning, although times can vary depending on specific market conditions. The auction starts with a brief vehicle inspection period in the screened and secured Staging Area. Once the inspection period is complete, the vehicles are driven into the enclosed FQC building where the actual auction takes place. On average, 125 to 175 vehicles are auctioned over the course of one to two hours. While some larger dealers may bring vehicle carriers to the sale to transport their purchased vehicles, most will bring drivers to take individual vehicles away. Purchased vehicles must be removed from the site within 48 hours. The applicant meets most of the minimum code requirements for an Auction House: there will not be temporary storage for more than three weeks, the use shall comply with LVMC Title 6, there will not be a public address system or bell system, and the exterior lighting shall be screened and will not shine on adjacent property. The applicant is requesting a waiver to allow the auction vehicles to be stored and displayed outside in its screened back lot, but in no instance shall it be longer than three weeks. The public will not see the vehicles. There are simply stored there until they are sold and taken off the property.

Carmax is a Fortune 500 company with over 146 stores nationwide. Carmax prices its cars, accessories and warranties up front, so there are no hassles or haggles over pricing (unlike a typical used car dealership). Sales consultants at Carmax do not work on commission. In addition to buying cars at Carmax, people can sell their used vehicles to Carmax after obtaining a free written offer for the car. The proposed Carmax will be a quality addition to the commercial corner and it will compliment the area by provided an attractive, well-landscaped and maintained operation. A neighborhood meeting was held on August 13, 2015 and there were approximately 10-15 people in attendance. Most people were pleased to learn that the existing adult bookstore on the Site will be closed. Those in attendance who had dealt with Carmax had positive things to say about the overall operation of Carmax and had no objection to the proposed Carmax on the Site.

Please let us know if you have any questions. Thank you for your consideration.

Sincerely,

KAEMPFER CROWELL



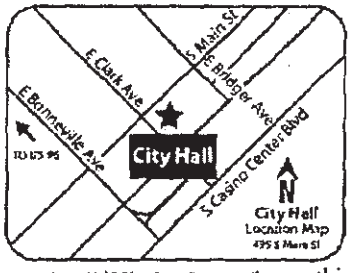
Stephanie H. Allen

SHA/adb

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

GPA-62212 [PRJ-61682]

Planning Commission Meeting of 1/12/2016

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Case: GPA-62212

12535412004
HUNSAKER BOB & JANICE L REV TR
HUNSAKER BOB & JANICE LEA CO-TRS
4917 VEGA LN
LAS VEGAS NV 89130-1826

97 LRDGNPI 89130

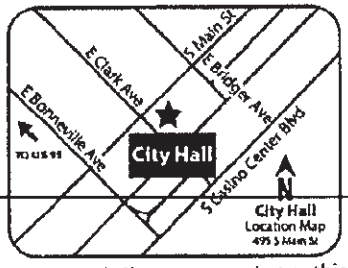
29P

p.3
(702) 658-0787
Jan 03 16 12:20p Robert K. Blackman

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-62212 [PRJ-61682]

Planning Commission Meeting of 1/12/2016

97 LRDGNPI 69130

Case: GPA-62212
12535415045
BLACKMAN ROBERT K & CRISTINE L
6545 SIERRA DIABLO AVE
LAS VEGAS NV 89130-1869

29p

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-62213 - REZONING RELATED TO GPA-62212 - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 7.58 acres on the east side of Rancho Drive 880 feet north of Lone Mountain Road (APN 125-35-401-003), Ward 4 (Anthony) [PRJ-61682]. Staff recommends APPROVAL.

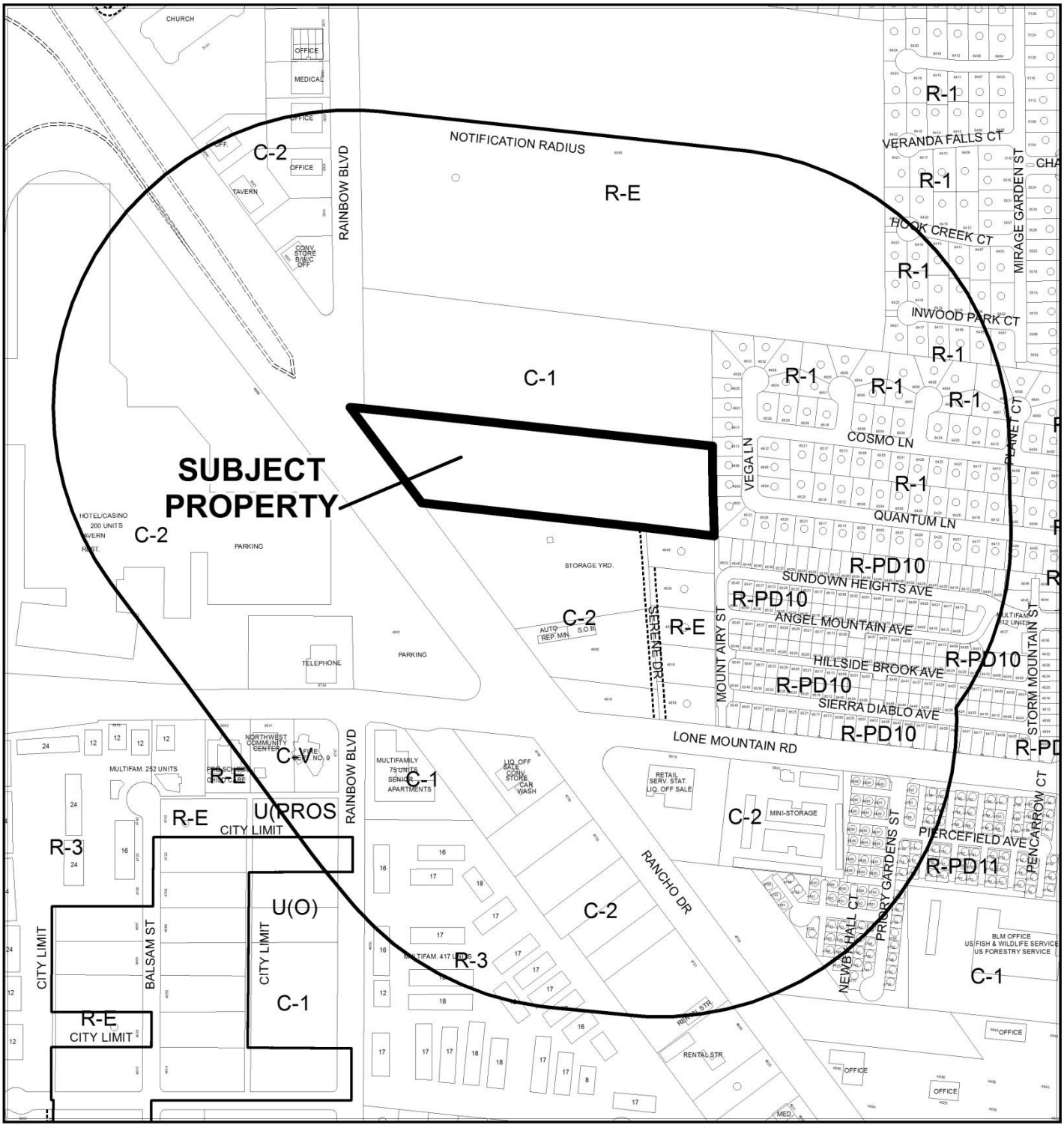
C.C.: 2/17/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documents
4. Protest Postcards

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



CASE: **ZON-62213 (PRJ-61682)**

0 400 800 Feet

RADIUS: 1000 FEET

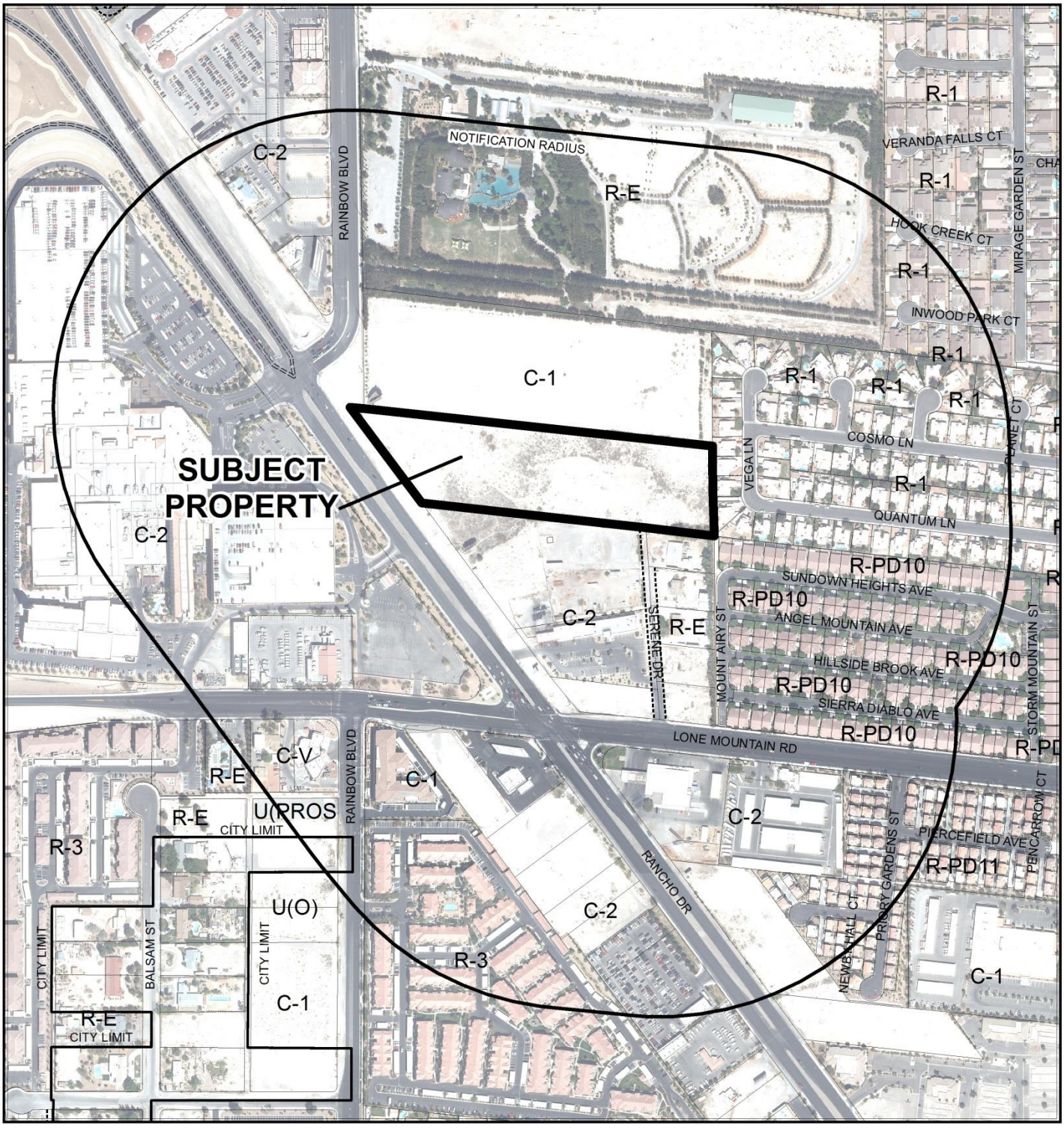
GENERAL PLAN OF SUBJECT PROPERTY: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

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

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

N



CASE: **ZON-62213 (PRJ-61682)**

0 400 800 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

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

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-62213 APN: 125-35-401-003

Name of Property Owner: GRB SGG, LLC

Name of Applicant: CarMax

Name of Representative: Kaempfer Crowell - Stephanie Allen

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: GARY R. BRENNAN MANAGER

Subscribed and sworn before me

This 4 day of November, 2015

Linda McDonald

Notary Public in and for said County and State

LINDA MCDONALD
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 10-03-18
CERTIFICATE NO: 94-5320-1

PRJ-61682
11/19/15

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-62213 APN: 125-35-401-003 through 007

Name of Property Owner: Sunstone Rancho, LLC

Name of Applicant: CarMax

Name of Representative: Kaempfer Crowell - Stephanie Allen

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: Rod Atamian

Print Name: ROD ATAMIAN

Subscribed and sworn before me

This 29th day of October, 2015

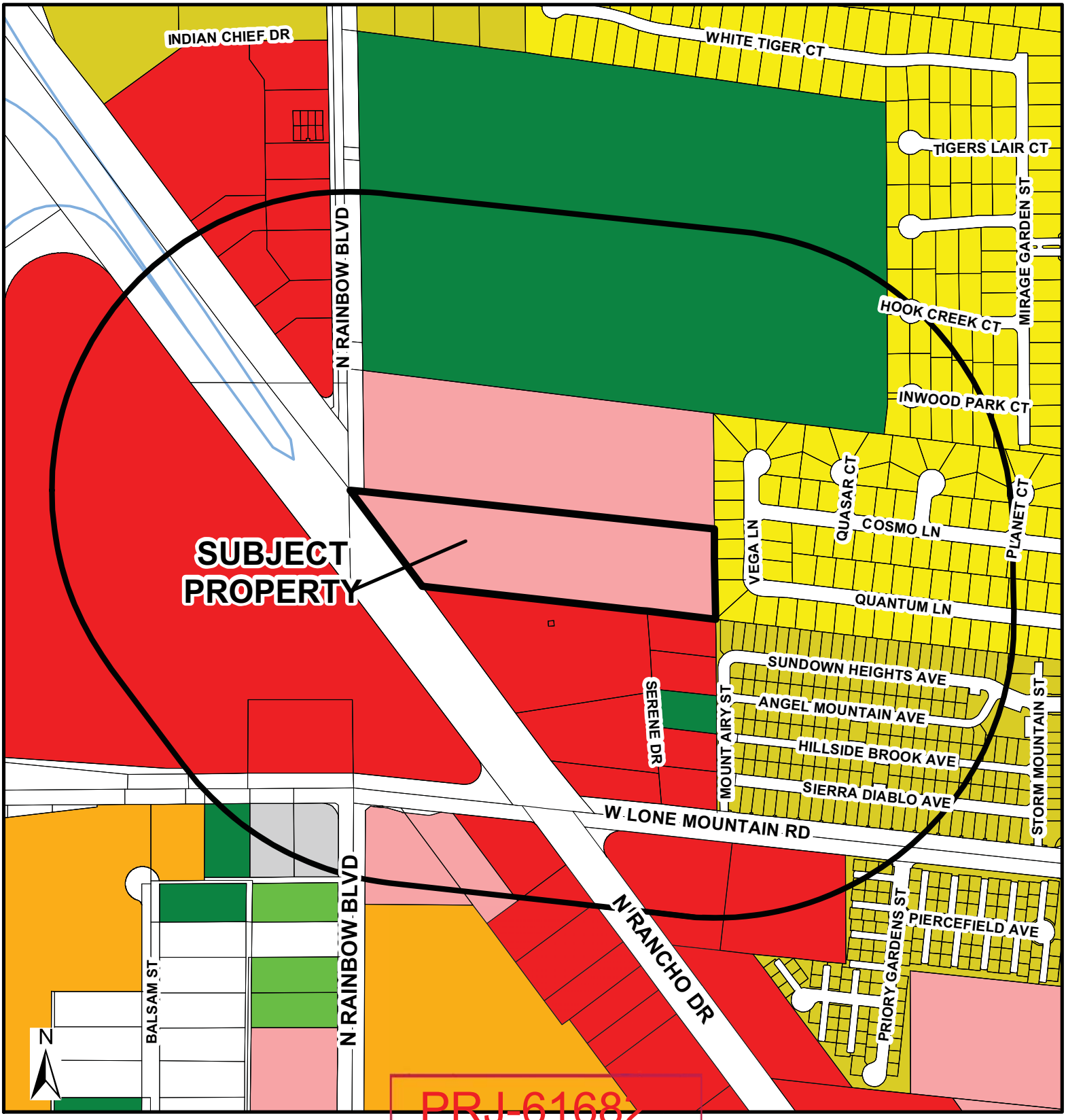
Britney Chopp

Notary Public in and for said County and State

BRITNEY CHOPP
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 00-62072-1
My Appt. Expires Aug. 6, 2016

PRJ-61682
11/19/15

ZON-62213



PRJ-61682
11/24/15

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/ Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM C-1 TO C-2
ZON-62213

- Subject Property
- 1000ft Buffer
- City Limits

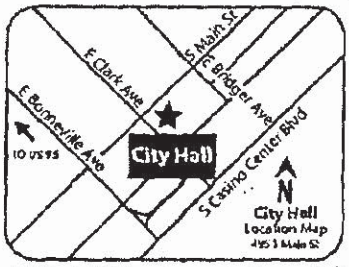
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, November 24, 2015

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

ZON-62213 [PRJ-61682]

Planning Commission Meeting of 1/12/2016

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Case: ZON-62213
12535412004
HUNSAKER BOB & JANICE L REV TR
HUNSAKER BOB & JANICE LEA CO-TRS
4917 VEGA LN
LAS VEGAS NV 89130-1825

97 LRDGNPI 89130

30 P

(702) 658-0787 p.1

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

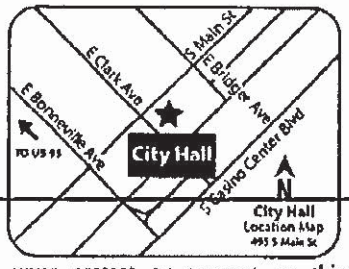
PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

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.

ZON-62213 [PRJ-61682]

Planning Commission Meeting of 1/12/2016

Case: ZON-62213

12535415045
BLACKMAN ROBERT K & CRISTINE L
6545 SIERRA DIABLO AVE
LAS VEGAS NV 89130-1869

97 LRDGNP1 89130

Jan 03 16 12:20p Robert K. Blackman

30P

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-62590 - VARIANCE RELATED TO GPA-62212 AND ZON-62213 - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC - For possible action on a request for a Variance TO ALLOW NO IMPROVEMENTS TO AN EXISTING PRIVATE STREET AND TO ALLOW NO CUL-DE-SAC WHERE SUCH IS REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 15.05 acres at the northeast corner of Rancho Drive and Lone Mountain Road (APN 125-35-401-003 through -007), C-1 (Limited Commercial) and C-2 (General Commercial) [PROPOSED: C-2 (General Commercial) Zone], Ward 4 (Anthony) [PRJ-61682]. Staff recommends APPROVAL.

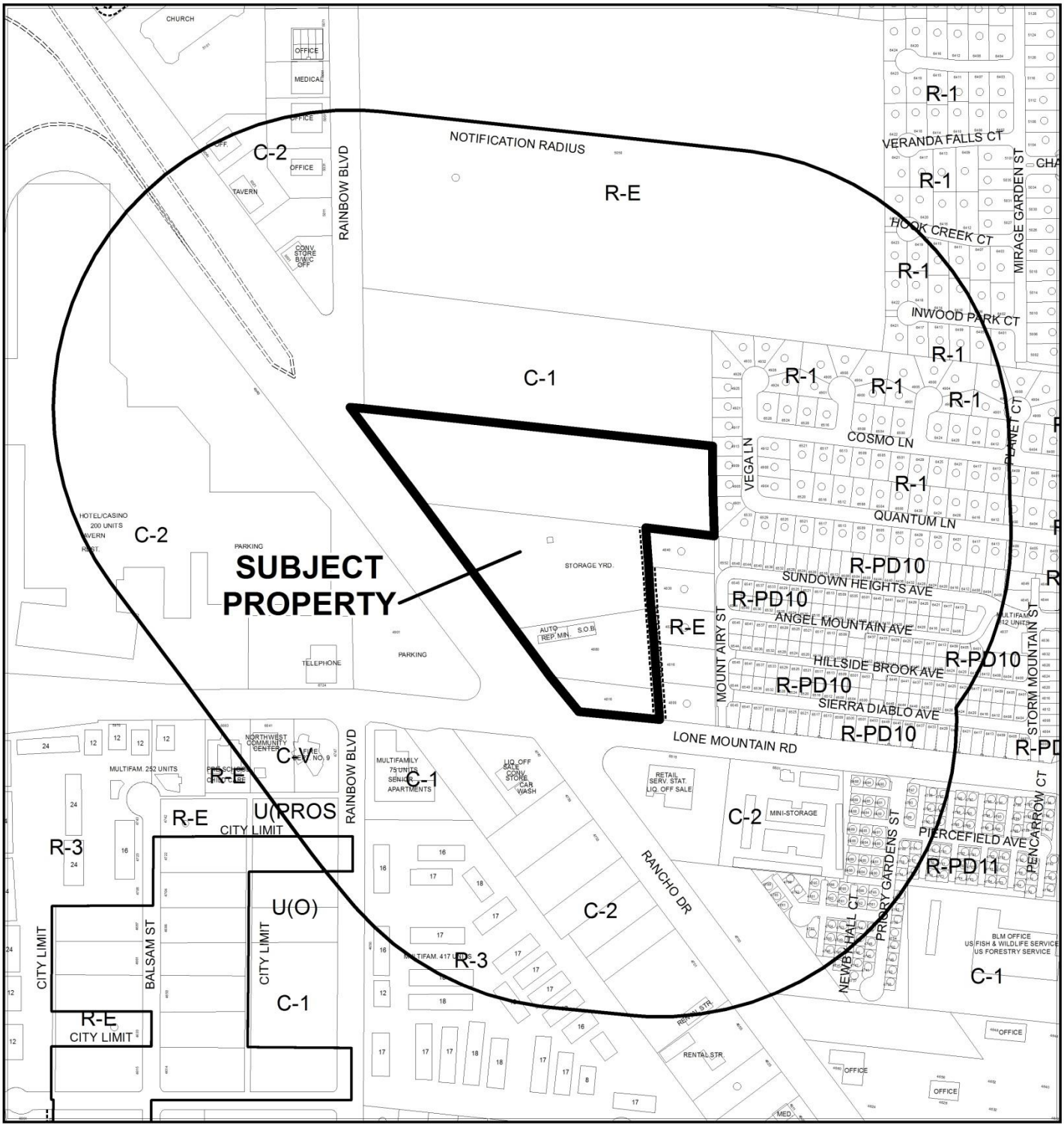
C.C.: 2/17/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - VAR-62590, SUP-62214, SUP-62215 and SDR-62217 [PRJ-61682]
3. Supporting Documentation
4. Protest Postcards - VAR-62590 and SUP-62214 [PRJ-61682]

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



CASE: **VAR-62590, SUP-62214, SUP-62215 AND SDR-62217 (PRJ-61682)**

0 400 800 Feet

RADIUS: 1000 FEET

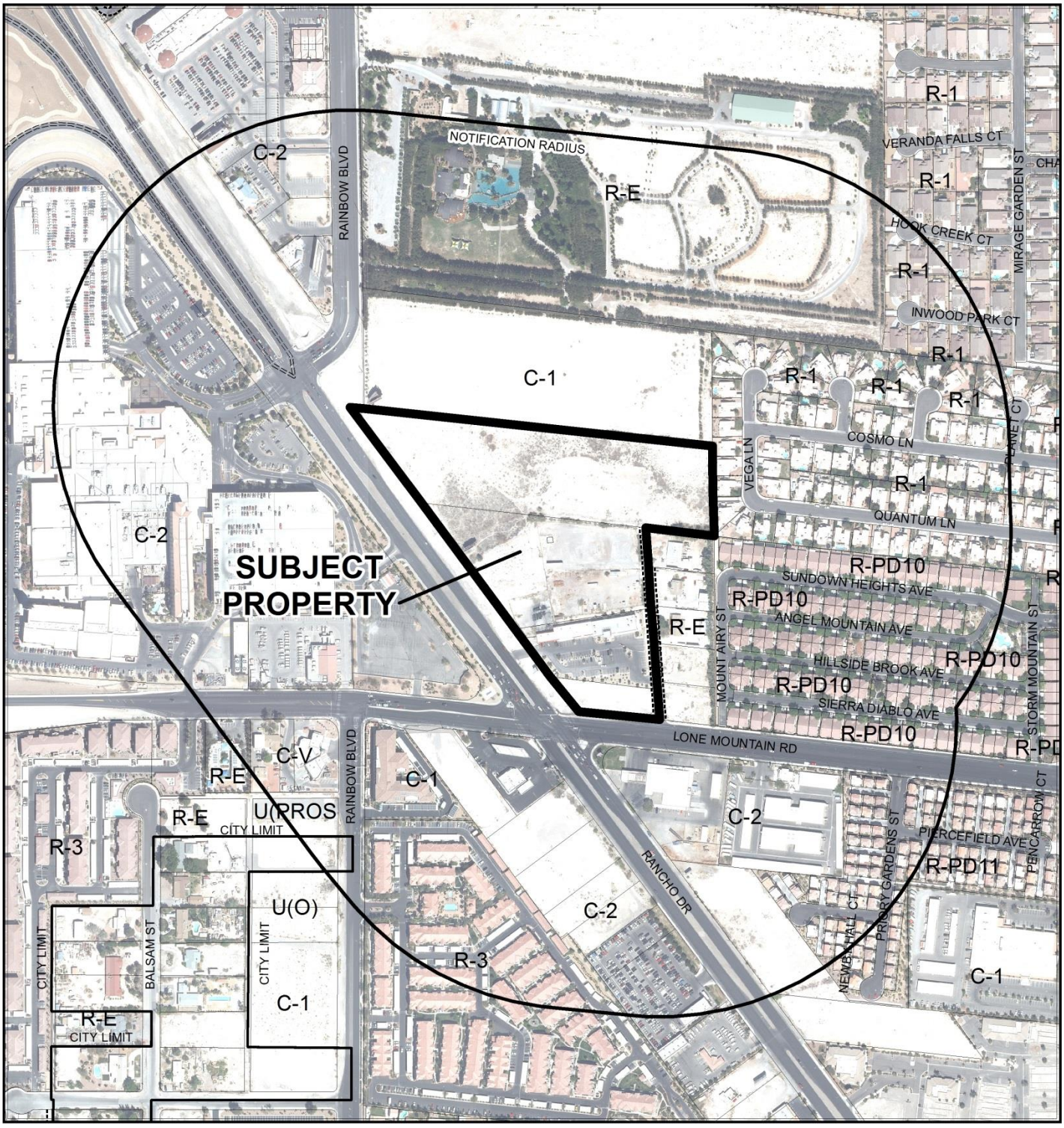
GENERAL PLAN OF SUBJECT PROPERTY: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

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

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

N



CASE: **VAR-62590, SUP-62214, SUP-62215 AND SDR-62217 (PRJ-61682)**

0 400 800 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

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

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-62590 APN: 125-35-401-003

Name of Property Owner: GRB SGG, LLC

Name of Applicant: CarMax

Name of Representative: Kaempfer Crowell - Stephanie Allen

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: GARY R. BRENNAN MANAGER

Subscribed and sworn before me

This 4 day of November, 2015

Linda McDonald

Notary Public in and for said County and State

LINDA MCDONALD
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 10-03-18
CERTIFICATE NO: 94-5320-1

PRJ-61682
11/19/15

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-62590 APN: 125-35-401-003 through 007

Name of Property Owner: Sunstone Rancho, LLC

Name of Applicant: CarMax

Name of Representative: Kaempfer Crowell - Stephanie Allen

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: Rod Atamian

Print Name: ROD ATAMIAN

Subscribed and sworn before me

This 29th day of October, 2015

Britney Chopp

Notary Public in and for said County and State

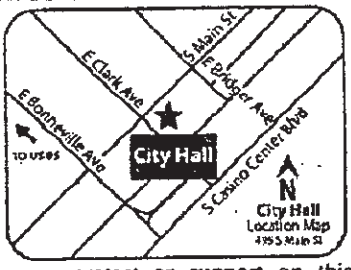
BRITNEY CHOPP
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 00-62072-1
My Appt. Expires Aug. 6, 2016

PRJ-61682
11/19/15

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.
VAR-62590 & SUP-62214 [PRJ-61682]
Planning Commission Meeting of 1/12/2016

52 LRDGNP1 60062

RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

#1

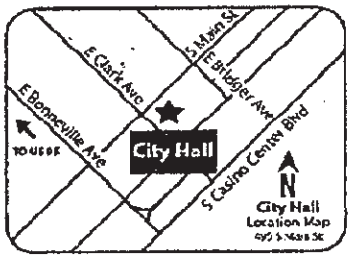
12535415019
Case: VAR-62590
PINE L V PROPRERTY L L C
1709 SILVERPINE DR
NORTHBROOK IL 60062

31-32P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.
VAR-62590 & SUP-62214 [PRJ-61682]
Planning Commission Meeting of 1/12/2016

RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

#2

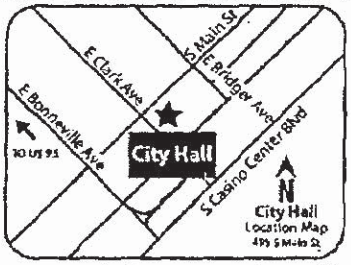
12535415042
Case: VAR-62590
PINE LV PROPERTY L L C
1709 SILVERPINE DR
NORTHBROOK IL 60062

31-32P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-62590 & SUP-62214 [PRJ-61682]

Planning Commission Meeting of 1/12/2016

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Case: VAR-62590

12535412004
HUNSAKER BOB & JANICE L REV TR
HUNSAKER BOB & JANICE LEA CO-TRS
4917 VEGA LN
LAS VEGAS NV 89130-1826

97 LRDGNPI 89130

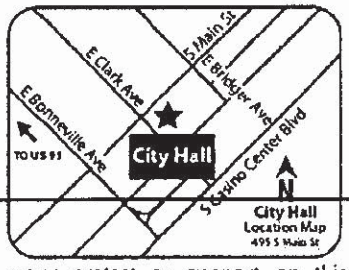
31-32P

(702) 658-0787 p.4

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-62590 & SUP-62214 [PRJ-61682]
Planning Commission Meeting of 1/12/2016

Case: VAR-62590
12535415045
BLACKMAN ROBERT K & CRISTINE L
6545 SIERRA DIABLO AVE
LAS VEGAS NV 89130-1869

97 LRDCMPI 89130

Robert K. Blackman
Jan 03 16 12:20p

31-32 P

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-62214 - SPECIAL USE PERMIT RELATED TO GPA-62212, ZON-62213 AND VAR-62590 - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 52,563 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE at the northeast corner of Rancho Drive and Lone Mountain Road (APN 125-35-401-003 through -007), C-1 (Limited Commercial) and C-2 (General Commercial) [PROPOSED: C-2 (General Commercial) Zone], Ward 4 (Anthony) [PRJ-61682]. Staff recommends APPROVAL.

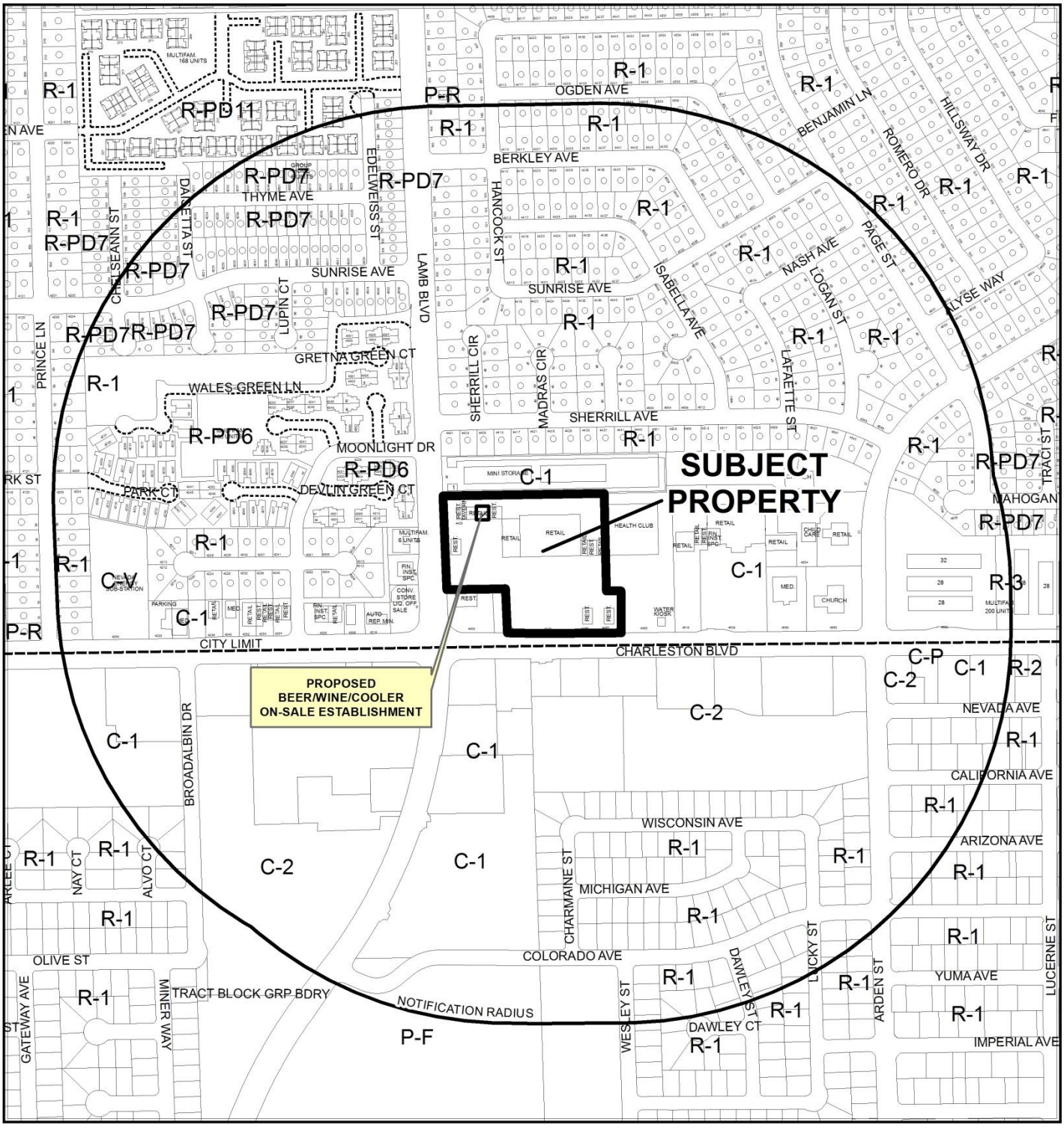
C.C.: 2/17/2016

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documents

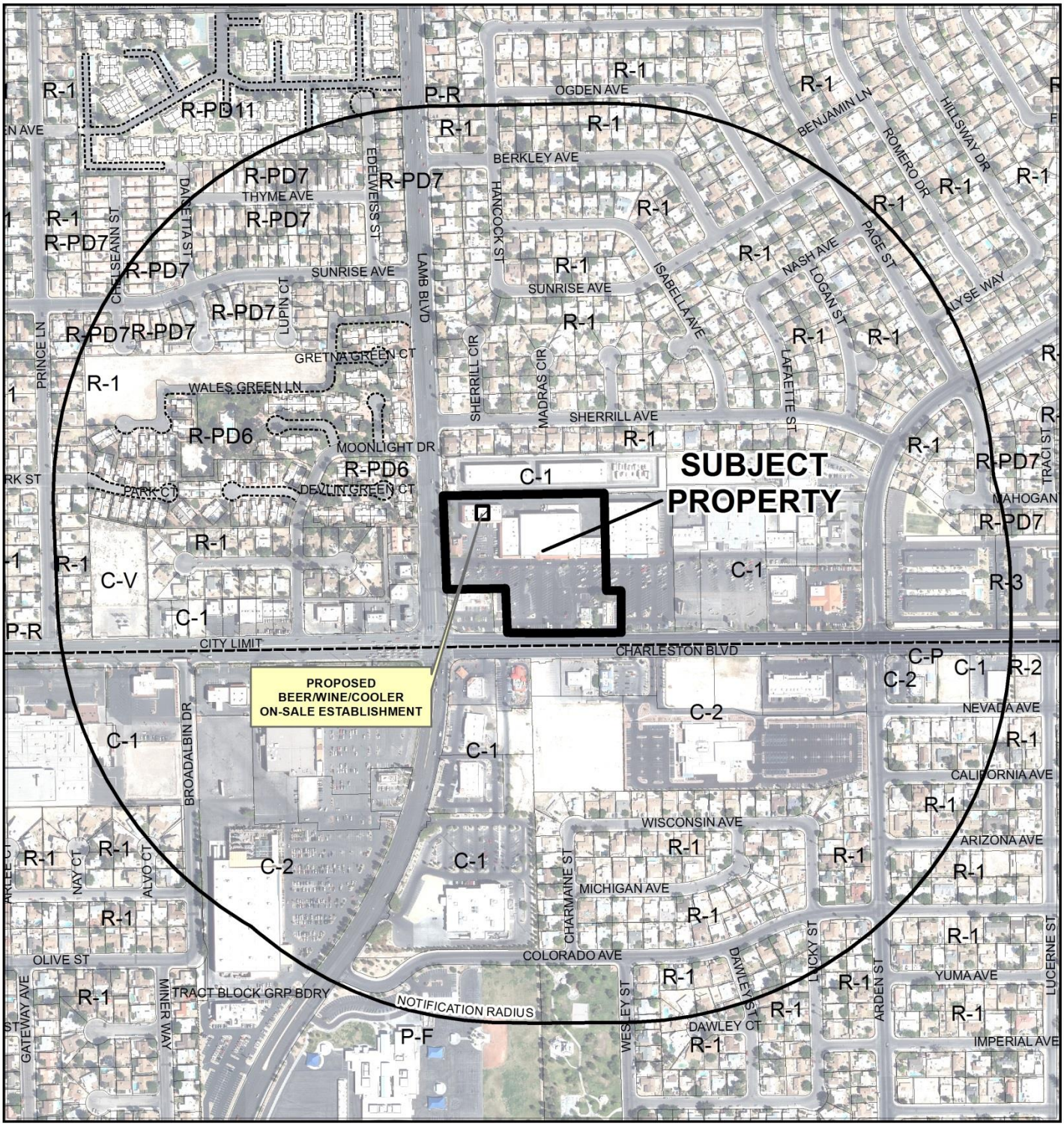
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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



CASE: **SUP-62124 (PRJ-62123)**

RADIUS: 1500 FEET

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



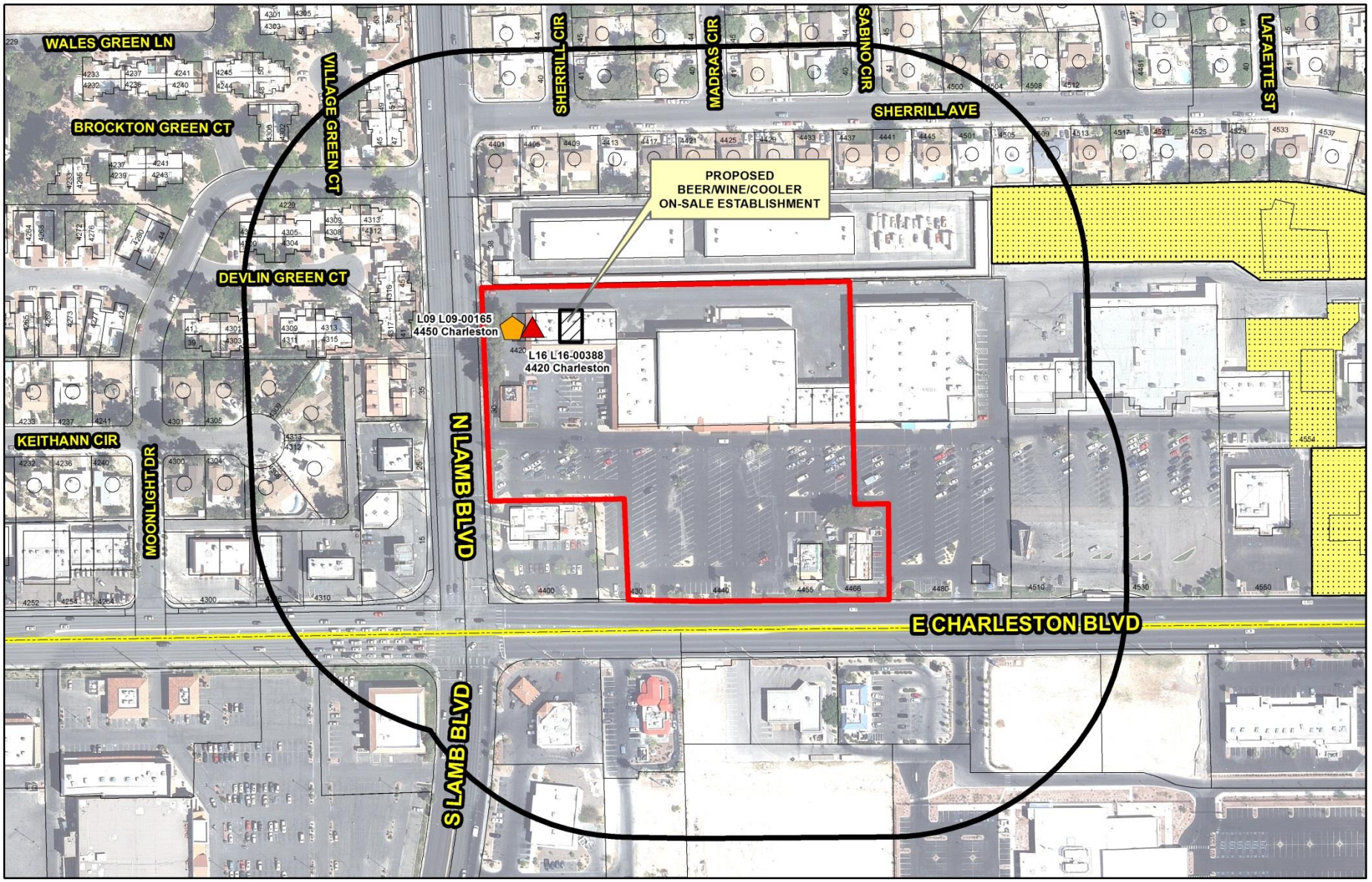
CASE: **SUP-62124 (PRJ-62123)**

RADIUS: 1500 FEET

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

0 500 1,000 Feet

N



SUP-62124
(PRJ-62123)
Beer/Wine/Cooler On-Sale

Business Licenses

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

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Thursday, December 10, 2015

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-62214 APN: 125-35-401-003

Name of Property Owner: GRB SGG, LLC

Name of Applicant: CarMax

Name of Representative: Kaempfer Crowell - Stephanie Allen

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: GARY R. BRENNAN MANAGER

Subscribed and sworn before me

This 4 day of November, 2015

Linda McDonald

Notary Public in and for said County and State

LINDA MCDONALD
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 10-03-18
CERTIFICATE NO: 94-5320-1

PRJ-61682
11/19/15

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-62214 APN: 125-35-401-003 through 007

Name of Property Owner: Sunstone Rancho, LLC

Name of Applicant: CarMax

Name of Representative: Kaempfer Crowell - Stephanie Allen

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: Rod Atamian

Print Name: ROD ATAMIAN

Subscribed and sworn before me

This 29th day of October, 2015

Britney Chopp

Notary Public in and for said County and State

BRITNEY CHOPP
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 00-62072-1
My Appt. Expires Aug. 6, 2016

PRJ-61682
11/19/15

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-62215 - SPECIAL USE PERMIT RELATED TO GPA-62212, ZON-62213, VAR-62590 AND SUP-62214 - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUCTION HOUSE USE WITH A WAIVER TO ALLOW OUTDOOR DISPLAYS, SALES OR STORAGE OF MERCHANDISE at the northeast corner of Rancho Drive and Lone Mountain Road (APN 125-35-401-003 through -007), C-1 (Limited Commercial) and C-2 (General Commercial) [PROPOSED: C-2 (General Commercial) Zone], Ward 4 (Anthony) [PRJ-61682]. Staff recommends APPROVAL.

C.C.: 2/17/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest Postcards - SUP-62215 and SDR-62217 [PRJ-61682]

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-62215 APN: 125-35-401-003

Name of Property Owner: GRB SGG, LLC

Name of Applicant: CarMax

Name of Representative: Kaempfer Crowell - Stephanie Allen

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: GARY R. BRENNAN MANAGER

Subscribed and sworn before me

This 4 day of November, 2015

Linda McDonald

Notary Public in and for said County and State

LINDA MCDONALD
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 10-03-18
CERTIFICATE NO: 94-5320-1

PRJ-61682
11/19/15

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-62215 APN: 125-35-401-003 through 007

Name of Property Owner: Sunstone Rancho, LLC

Name of Applicant: CarMax

Name of Representative: Kaempfer Crowell - Stephanie Allen

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: Rod Atamian

Print Name: ROD ATAMIAN

Subscribed and sworn before me

This 29th day of October, 2015

Britney Chopp

Notary Public in and for said County and State

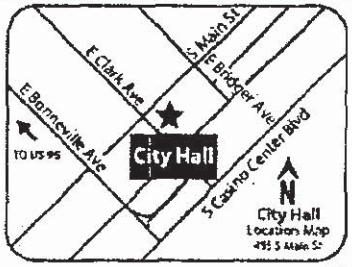
BRITNEY CHOPP
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 00-62072-1
My Appt. Expires Aug. 6, 2016

PRJ-61682
11/19/15

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-62215 & SDR-62217 [PRJ-61682]

Planning Commission Meeting of 1/12/2016

Case: SUP-62215

12535412004
HUNSAKER BOB & JANICE L REV TR
HUNSAKER BOB & JANICE LEA CO-TRS
4917 VEGA LN
LAS VEGAS NV 89130-1826

97 LRDGNPI 89130

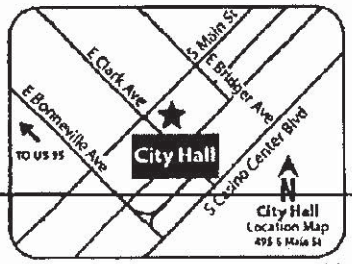
33-34 P

p.2
(702) 658-0787
Robert K. Blackman
Jan 03 16 12:20p

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1030

Return Service Requested
Official Notice of Public Hearing



RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-62215 & SDR-62217 [PRJ-61682]
Planning Commission Meeting of 1/12/2016

Case: SUP-62215
12535415045
BLACKMAN ROBERT K & CRISTINE L
6545 SIERRA DIABLO AVE
LAS VEGAS NV 89130-1869

97 LRDCNPI 89130

33-34 P

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-62217 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-62212, ZON-62213 , VAR-62590, SUP-62214 AND SUP-62215 - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 52,563 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 15.05 acres at the northeast corner of Rancho Drive and Lone Mountain Road (APN 125-35-401-003 through -007), C-1 (Limited Commercial) and C-2 (General Commercial) [PROPOSED: C-2 (General Commercial) Zone], Ward 4 (Anthony) [PRJ-61682]. Staff recommends APPROVAL.

C.C.: 2/17/2016

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. 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-62217 APN: 125-35-401-003

Name of Property Owner: GRB SGG, LLC

Name of Applicant: CarMax

Name of Representative: Kaempfer Crowell - Stephanie Allen

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: GARY R. BRENNAN MANAGER

Subscribed and sworn before me

This 4 day of November, 2015

Linda McDonald

Notary Public in and for said County and State

LINDA MCDONALD
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES: 10-03-18
CERTIFICATE NO: 94-5320-1

PRJ-61682
11/19/15

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-62217 APN: 125-35-401-003 through 007

Name of Property Owner: Sunstone Rancho, LLC

Name of Applicant: CarMax

Name of Representative: Kaempfer Crowell - Stephanie Allen

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: Rod Atamian

Print Name: ROD ATAMIAN

Subscribed and sworn before me

This 29th day of October, 2015

Britney Chopp

Notary Public in and for said County and State

BRITNEY CHOPP
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 00-62072-1
My Appt. Expires Aug. 6, 2016

PRJ-61682
11/19/15

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

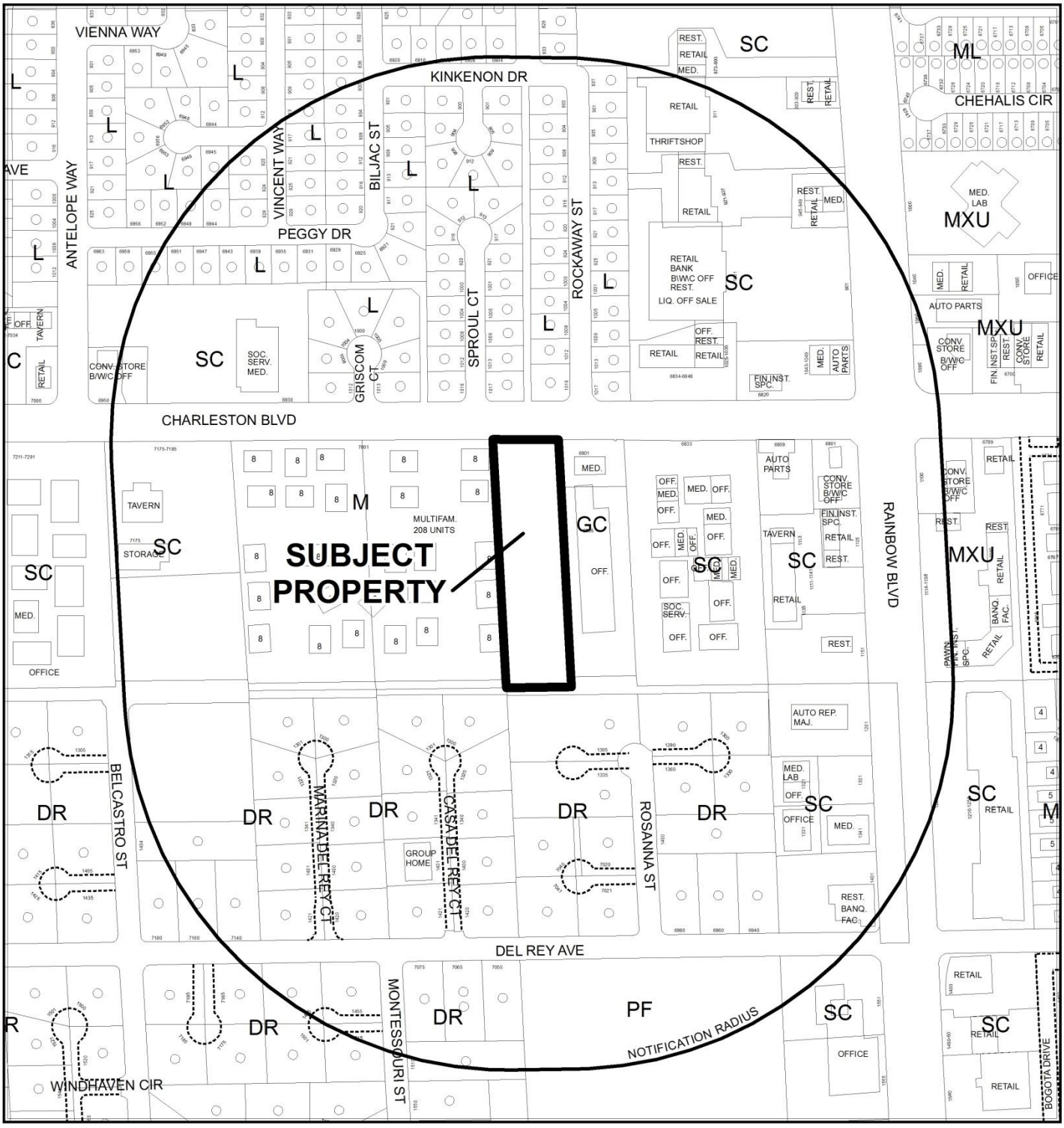
SUBJECT:
GPA-62262 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC - For possible action on a request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.54 acres located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard (APN 163-03-501-006), Ward 1 (Tarkanian) [PRJ-62119]. Staff recommends APPROVAL.

C.C.: 2/17/2016

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - GPA-62262 and ZON-62263 [PRJ-62119]
2. Conditions and Staff Report - GPA-62262 and ZON-62263 [PRJ-62119]
3. Supporting Documentation - GPA-62262 and ZON-62263 [PRJ-62119]
4. Photo(s) - GPA-62262 and ZON-62263 [PRJ-62119]
5. Justification Letter - GPA-62262 and ZON-62263 [PRJ-62119]



CASE: **GPA-62262 (PRJ-62119)**

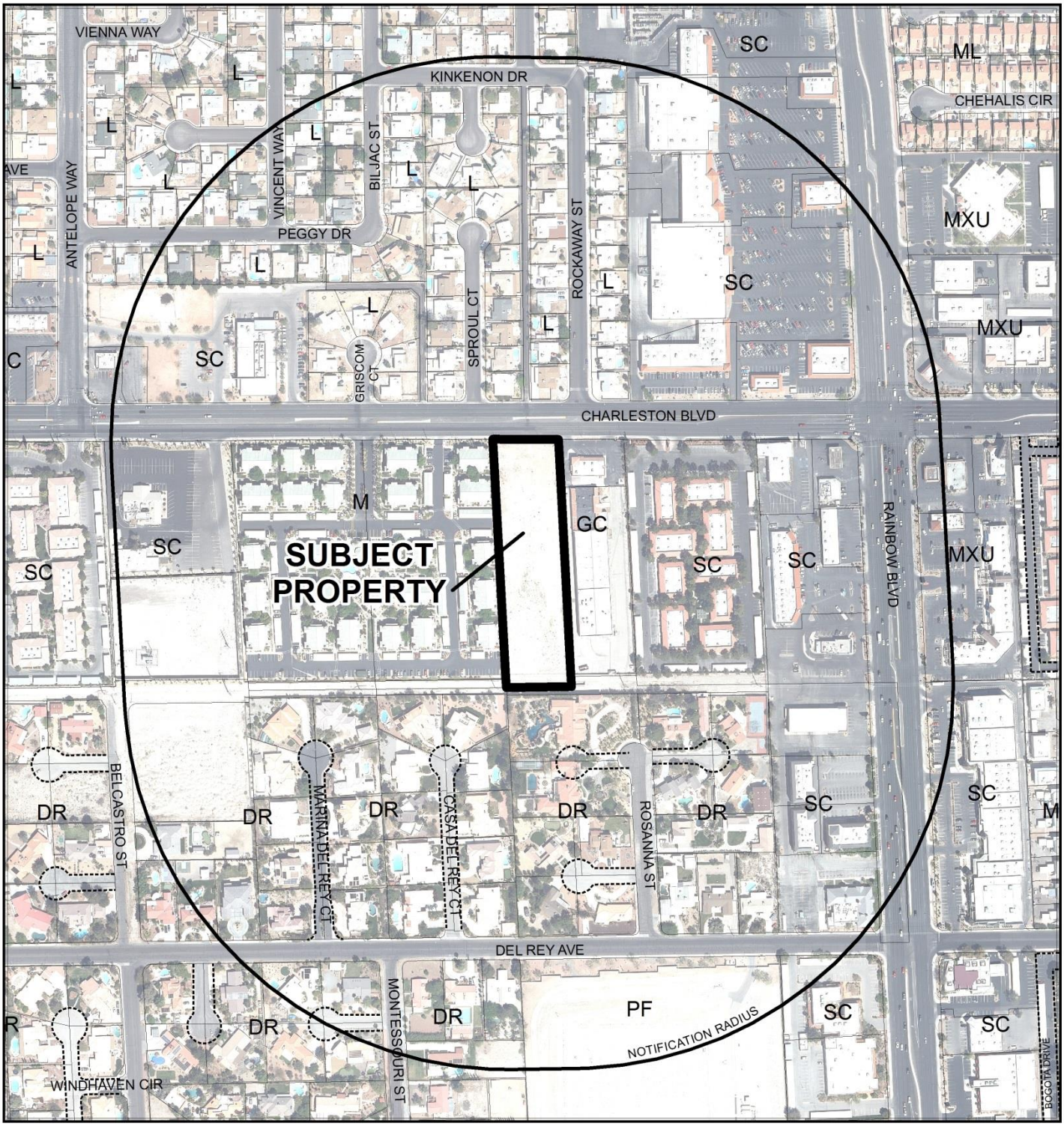
RADIUS: 1000 FEET

0 300 600 Feet

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

N



CASE: **GPA-62262 (PRJ-62119)**

0 300 600 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-62262	Staff recommends APPROVAL.	
ZON-62263	Staff recommends APPROVAL.	GPA-62262

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a General Plan Amendment and Rezoning for a portion of the Southwest Sector of the General Plan and the City of Las Vegas Zoning Map. The proposed General Plan Amendment (GPA-62262) is to allow a change from SC (Service Commercial) to M (Medium Density Residential) and the Rezoning (ZON-62263) is to allow a change from a C-1 (Limited Commercial) zone to an R-TH (Single Family Attached) zoning district. The subject site is currently undeveloped and located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard. The proposed land use designation of M (Medium Density Residential) and rezoning to R-TH (Single Family Attached) would allow a residential project up to 25.49 dwelling units per acre. Staff recommends approval. If denied, the site would remain as an undeveloped commercial property.

ISSUES

- The parcel is located within the 330-foot Rural Preservation Overlay Area which states, "For any rezoning request for vacant property that is located within three hundred thirty feet of a parcel within the Overlay District, the City Council, for good cause shown, may approve a greater density or intensity of use than that which exists within the Overlay District".

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/19/86	The City Council approved an Annexation (A-0009-85) for 1,509 acres of land, including a portion of the subject site. The effective date of the annexation was 03/28/86.
05/01/96	The City Council approved a request for a Rezoning (Z-0034-96) from N-U (Non-Urban) to C-1 (Limited Commercial) on the subject site. The Planning Commission recommended approval on 04/11/96.
09/08/97	The City Council approved a request for a Reinstatement and Extension of Time [Z-0034-96(1)] for an approved restaurant, lounge and mini-storage facility on the subject site. The Planning Commission recommended approval on 08/14/97.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/03/03	The City Council approved a General Plan Amendment (GPA-2479) from: SC (Service Commercial) to: GC (General Commercial) on 5.37 acres adjacent to the south side of Charleston Boulevard, approximately 610 feet west of Rainbow Boulevard. This request originally included the subject parcel, but was removed at the City Council meeting prior to approval. The Planning Commission and staff recommended denial.
01/08/04	The Planning Commission denied a Special Use Permit (SUP-3407) and a Site Development Plan Review (SDR-3404) for a proposed Auto Dealer Inventory Storage Facility at 6909 West Charleston Boulevard. The Planning Commission and staff recommended denial.
03/11/09	Code Enforcement issued a notice (#75520) for trash and debris and a vagrant camp at 6909 W. Charleston Boulevard. The case was closed on 05/22/09.
04/28/10	Code Enforcement issued a notice (#89910) for trash and debris and a vagrant camp at 6909 W. Charleston Boulevard. The case was closed on 05/26/10.

Most Recent Change of Ownership	
09/10/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No records are on file at this time.

Pre-Application Meeting	
11/12/15	Staff met with the applicant regarding a request for a General Plan Amendment and a Rezoning of a 2.54 acre parcel on West Charleston Boulevard. The applicant was advised that a neighborhood meeting would be required and that the parcel is within the 330-foot Rural Preservation Overlay Area that could impact the request.

Neighborhood Meeting	
12/15/15	The applicant held a meeting that started at 5:33 p.m. and ended at 5:55 p.m. However, no members of the public attended.

Field Check	
12/03/15	Staff visited the site on West Charleston Boulevard and took photos of an undeveloped vacant lot with some weeds and debris on it. An off-premise sign advertising a neighboring business was on an existing east perimeter wall. A large "For Lease" sign was also on the parcel. A large 40-foot wide drainage easement went along the entire south perimeter and will have to be dedicated at the time a tentative map is approved. There was a multi-family development fully built to the west of the parcel, an office and auto repair business to the east of the property and large, single family dwellings on the south of the parcel, across from the drainage easement. Located on the north side of Charleston Boulevard were smaller, single family dwellings.

Details of Application Request	
Site Area	
Net Acres	2.54

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Office	GC (General Commercial)	C-2 (General Commercial)
West	Multi Family, Attached	M (Medium Density Residential)	R-PD19 (Residential Planned Development – 19 Units per Acre)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
Rural Preservation Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Existing Zoning	***Permitted Density***	***Units Allowed***
C-1 (Service Commercial)	Zero*	Zero*
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-TH (Single Family Attached)	25.49 DUA	64
Existing General Plan	***Permitted Density***	***Units Allowed***
SC (Service Commercial)	Zero*	Zero*
Proposed General Plan	***Permitted Density***	***Units Allowed***
M (Medium Density Residential)	25.49 DUA	64

*A Mixed Use development with a residential component may be permitted.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Planned Streets and Highways Map	100	Y

ANALYSIS

The subject site is located in the Southwest Sector of the General Plan and has a current General Plan designation of SC (Service Commercial) and zoning district of C-1 (Limited Commercial). This is a proposal to amend the General Plan designation to M (Medium Density Residential) and Rezone to R-TH (Single Family Attached) district.

Although this project is just outside the Neighborhood Revitalization Area of the 2020 Master Plan, it contributes to Goal 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation. Specifically: Objective 2.1: to focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage. The proposed General Plan Amendment from SC (Service Commercial) to M (Medium Density Residential) supports this objective.

The proposed density, if approved, would allow up to 25.49 DUA or 64 units. This is compatible given the location on Charleston Boulevard and the R-PD19 (Residential Planned Development – 19 Units per Acre) zoned development adjacent to the west, which also has an M (Medium Density Residential) land use and the C-2 (General Commercial) zoned commercial development to the east. The 40-foot wide drainage easement on the south provides a buffer with the R-E (Residence Estates) neighborhood on the south and the 100-foot wide right-of-way of Charleston Boulevard provides a buffer with the R-1 (Single Family Residential) neighborhood on the north.

The proposed rezoning to R-TH (Single Family Attached) district also supports Objective 2.1: to focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage, as it is located on one of the Valleys' most utilized mass transit routes along Charleston Boulevard.

The Housing Element of the Las Vegas 2020 Master Plan states, "The City has attempted to encourage a diversity of housing through the update of the Unified Development Code. The inclusion of the Single Family–Attached (R-TH) district and the removal of the restrictions for Single-Family Compact Lot (R-CL) district helped provide more options for housing developments. In addition, the elimination of the Residential Planned Development (R-PD) Zoning Overlay, which was intended to provide flexibility and innovation in residential development with the emphasis on enhanced residential amenities, resulted in large tracts of homogenous housing stock and amenities waived by developers." This project would contribute to the diversification of the Las Vegas housing stock options.

The southern portion of site is located within the 330-foot Rural Preservation Overlay Area: "for any rezoning request for vacant property that is located within three hundred thirty feet of a parcel within the Overlay District, the City Council, for good cause shown, may approve a greater density or intensity of use than that which exists within the Overlay District". The provided justification letter addresses this and provides "good cause" for the request based on adjacent development and its location on Charleston Boulevard.

This parcel is located on a primary arterial street with a width of 100 feet and is less than 765 feet west from the intersection of another primary arterial street. The properties located between this parcel and the intersection are all zoned for commercial uses. The parcel to the west is zoned and developed as a multi-family project. Staff finds that the proposed General Plan Amendment and Rezoning application requests are appropriate and compatible for the area. Therefore, staff recommends approval of both the General Plan Amendment and the Rezoning applications.

FINDINGS (GPA-62262)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The intensity allowed under the proposed M (Medium Density Residential) land use designation is compatible with the adjacent M (Medium Density Residential) on the west and the GC (General Commercial) land use designation on the east. The 40-foot wide

drainage easement on the south and the 100-foot wide right-of-way of Charleston Boulevard on the north provide buffers for the single family residential neighborhoods. This designation allows R-TH (Single Family Attached), R-2 (Medium-Low Density Residential), and R-3 (Medium Density Residential) zoning districts.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The zoning designations allowed by the proposed amendment are compatible with the existing land use and zoning designations adjacent on the west (Multi-Family Residential) and east (Offices and Auto Repair) of the parcel. The adjacent Single Family, Detached parcels on the north and south has adequate buffers to provide protection from any possible negative effects.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The location is a mature urban location with the required infrastructure to support the request. The site is located on Charleston Boulevard, a 100-foot wide Primary Arterial street.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   All applicable plans and policies are met with the proposed amendment.

FINDINGS (ZON-62263)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed R-TH (Single Family Attached) zoning district is consistent with and permitted with the related, proposed M (Medium Density Residential) General Plan designation for this site.

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

The uses allowed by the R-TH (Single Family Attached) zoning district are compatible with the surrounding land uses and zoning districts. The proposed rezoning to R-TH (Single Family Attached) also supports The Las Vegas 2020 Master Plan Objective 2.1: To focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage, as it is located on one of the Valleys most used mass transit routes along Charleston Boulevard.

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

Housing permits in the City of Las Vegas have increased 11.4% from November, 2014 to November, 2015. This indicates a demand for additional housing stock.

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

The site is located on Charleston Boulevard, a 100-foot wide Primary Arterial street. This is adequate in size to handle the expected traffic generated from a project that could be development under the R-TH (Single Family Attached) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 171

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-62262 APN: 163-03-501-006

Name of Property Owner: Diamond Creek Holdings, LLC

Name of Applicant: DR Horton

Name of Representative: Triton 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: _____

Signature of Property Owner: _____

Print Name: Dawn Ziroli - Diamond Creek Holdings, LLC

Subscribed and sworn before me

This 16th day of November, 2015

_____ see attachment

Notary Public in and for said County and State

PRJ-62119
11/23/15

NOTARY ACKNOWLEDGEMENT

State of ~~California~~ NEVADA
County of CLARK

On 11/16/15 before me, JODY SCIMONE- NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared DAVON ZIROLI

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JODY SCIMONE
Notary Public-State of Nevada
APPT. NO. 14-13033-1
My App. Expires March 05, 2018

Signature Jody Scimone

(Seal)

.....

OPTIONAL INFORMATION

Description or Title of Attached Document:
Statement of Financial Interest

Number of Pages: 1 Document Date: 11/16/15

Capacity claimed by Signer(s):

- ☐ Individual
- ☐ Corporate Officer(s)
- ☐ Trustee(s)
- ☐ Attorney-in-Fact
- ☐ Partner(s)
- ☐ Other: _____

PRJ-62119
~~11/23/15~~

FMC10100 03/2009

GPA-62262

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) 6909 W. Charleston Blvd. Las Vegas, NV 89117

Project Name Charleston Rainbow **Proposed Use** Residential

Assessor's Parcel #(s) 163-03-501-006 **Ward #** 1

General Plan: existing SC proposed M **Zoning:** existing C-1 proposed R-3

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

Gross Acres 2.5 **Lots/Units** 32 **Density** 12.8

Additional Information _____

PROPERTY OWNER Diamond Creek Holdings LLC **Contact** _____

Address 6909 W. Charleston Blvd. **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Drive, Suite #141 **Phone:** (702) 672-1939 **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** Kelly Wittwer

Address 6757 W. Charleston Blvd. Ste# B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NV **Zip** 89146

E-mail Address kwittwer@tritoneng.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 Dawn Ziroli - Diamond Creek Holdings, LLC

Subscribed and sworn before me

This 16th day of November, 2015.

_____

See attached

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	GPA-62262
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-62419
11/23/15

Revised 10/27/08

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

NOTARY ACKNOWLEDGEMENT

State of ~~California~~ NEVADA
County of CLARK

On 11/16/15 before me, JODY SCIMONE - NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared DAWN ZIROLI

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jody Scimone

JODY SCIMONE
Notary Public-State of Nevada
APPT. NO. 14-13033-1
My App. Expires March 05, 2018

(Seal)

.....

OPTIONAL INFORMATION

Description or Title of Attached Document:
Application/Petition Form General Plan Amendment

Number of Pages: 1 Document Date: 11/16/15

Capacity claimed by Signer(s):

- ☐ Individual
- ☐ Corporate Officer(s)
- ☐ Trustee(s)
- ☐ Attorney-in-Fact
- ☐ Partner(s)
- ☐ Other: _____

PRJ-62119
~~11/23/15~~

GPA-62262

FMC10100 03/2009



GPA-62262 [PRJ-62119] - GENERAL PLAN AMENDMENT RELATED TO ZON-62263 - APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC
SOUTH SIDE OF CHARLESTON BOULEVARD, 782 FEET WEST OF RAINBOW BOULEVARD

12/03/15



GPA-62262 [PRJ-62119] - GENERAL PLAN AMENDMENT RELATED TO ZON-62263 - APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC
SOUTH SIDE OF CHARLESTON BOULEVARD, 782 FEET WEST OF RAINBOW BOULEVARD

12/03/15



GPA-62262 [PRJ-62119] - GENERAL PLAN AMENDMENT RELATED TO ZON-62263 - APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC
SOUTH SIDE OF CHARLESTON BOULEVARD, 782 FEET WEST OF RAINBOW BOULEVARD

12/03/15



GPA-62262 [PRJ-62119] - GENERAL PLAN AMENDMENT RELATED TO ZON-62263 - APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC
SOUTH SIDE OF CHARLESTON BOULEVARD, 782 FEET WEST OF RAINBOW BOULEVARD

12/03/15



GPA-62262 [PRJ-62119] - GENERAL PLAN AMENDMENT RELATED TO ZON-62263 - APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC
SOUTH SIDE OF CHARLESTON BOULEVARD, 782 FEET WEST OF RAINBOW BOULEVARD

12/03/15

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

December 8, 2015

VIA UPLOAD

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

Re: Justification Letter – D.R. Horton (the "Applicant")
General Plan Amendment and Zone Change
APN: 163-03-501-006 (Charleston/Rainbow)

To Whom It May Concern:

Our Firm represents the Applicant with respect to a request for a general plan amendment and zone change for property located on the south side of Charleston Boulevard and west of Rainbow Boulevard, more particularly known as APN: 163-03-501-006 (the "Site"). The Site is approximately 2.54 acres.

The Applicant is seeking to change the general plan to Medium and rezone the property to R-TH. The Site is located within 330 feet a Rural Preservation Overlay District. Since the Site is located within 330' of this overlay district, the City Council, upon "good cause", may approve the request for a greater density. A Medium land use designation and R-TH zoning on the Site is appropriate and "good cause" exist for the following reasons:

(1) Immediately west of the Site is developed and zoned RPD 19, which is a zoning district that no longer exists in the City. However, a zoning district of R-TH is compatible to the density and scope of the developed RPD 19 residential community as this zoning district serves to as transition between multi-family uses and single family uses.

(2) In addition to being located near a more intense density and scope of project to the west, immediately east of the Site is a zoned and developed C-2, commercial inline retail center. Therefore, there Site's proposed density and intensity under the GPA and zone change is in character with the surrounding zoning and uses.

(3) This Site will serve as an ideal transition parcel between the developed commercial inline retail center and the developed RPD19 multi-family residential community.

PRJ-62119
12/08/15

GPA-62262 and ZON-62263 - REVISED

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

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

AJC/

PRJ-62119
12/08/15

GPA-62262 and ZON-62263 - REVISED

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-62263 - REZONING RELATED TO GPA-62262 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-TH (SINGLE FAMILY ATTACHED) on 2.54 acres located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard (APN 163-03-501-006), Ward 1 (Tarkanian) [PRJ-62119]. Staff recommends APPROVAL.

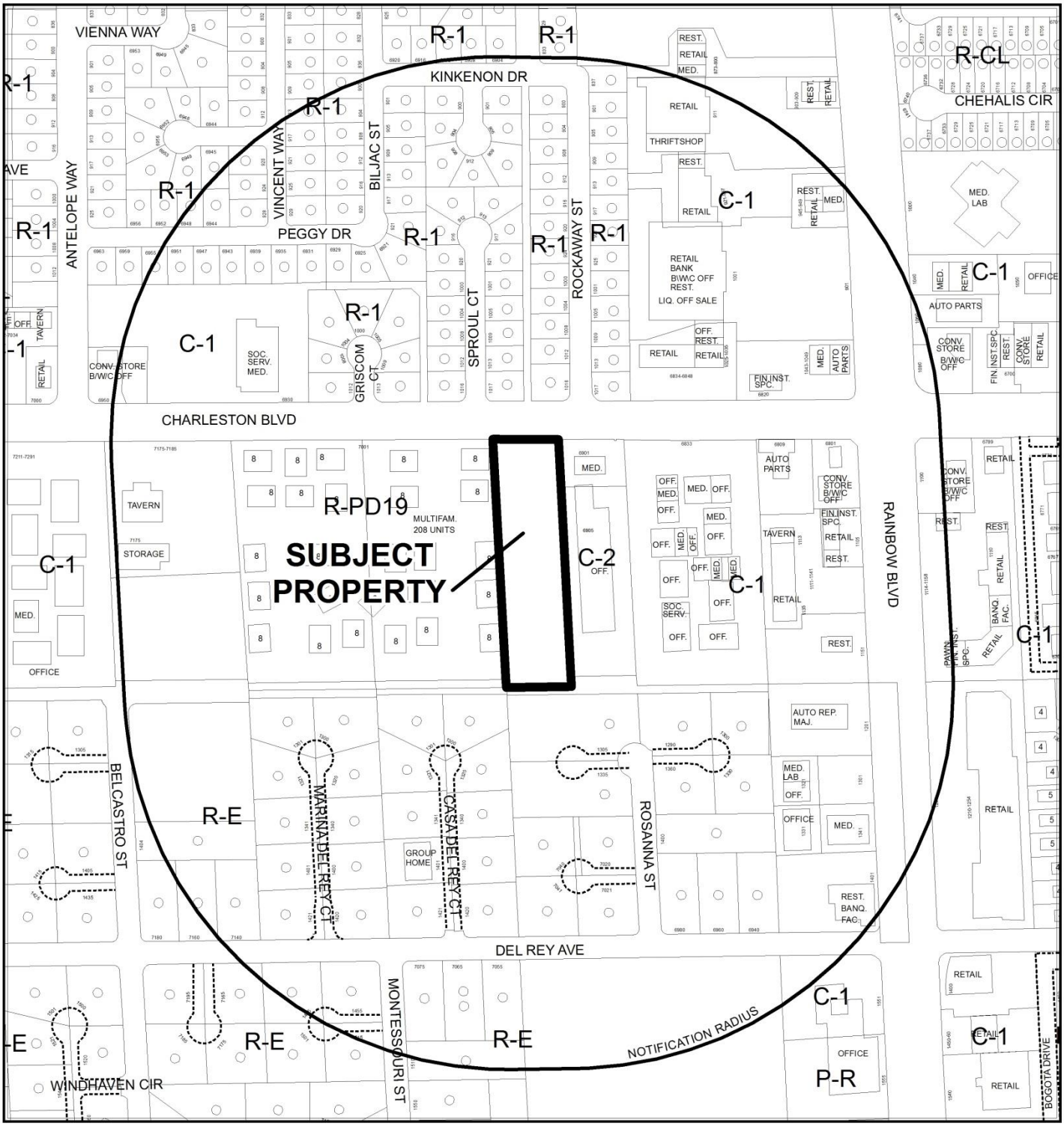
C.C.: 2/17/2016

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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



CASE: **ZON-62263 (PRJ-62119)**

0 300 600 Feet

RADIUS: 1000 FEET

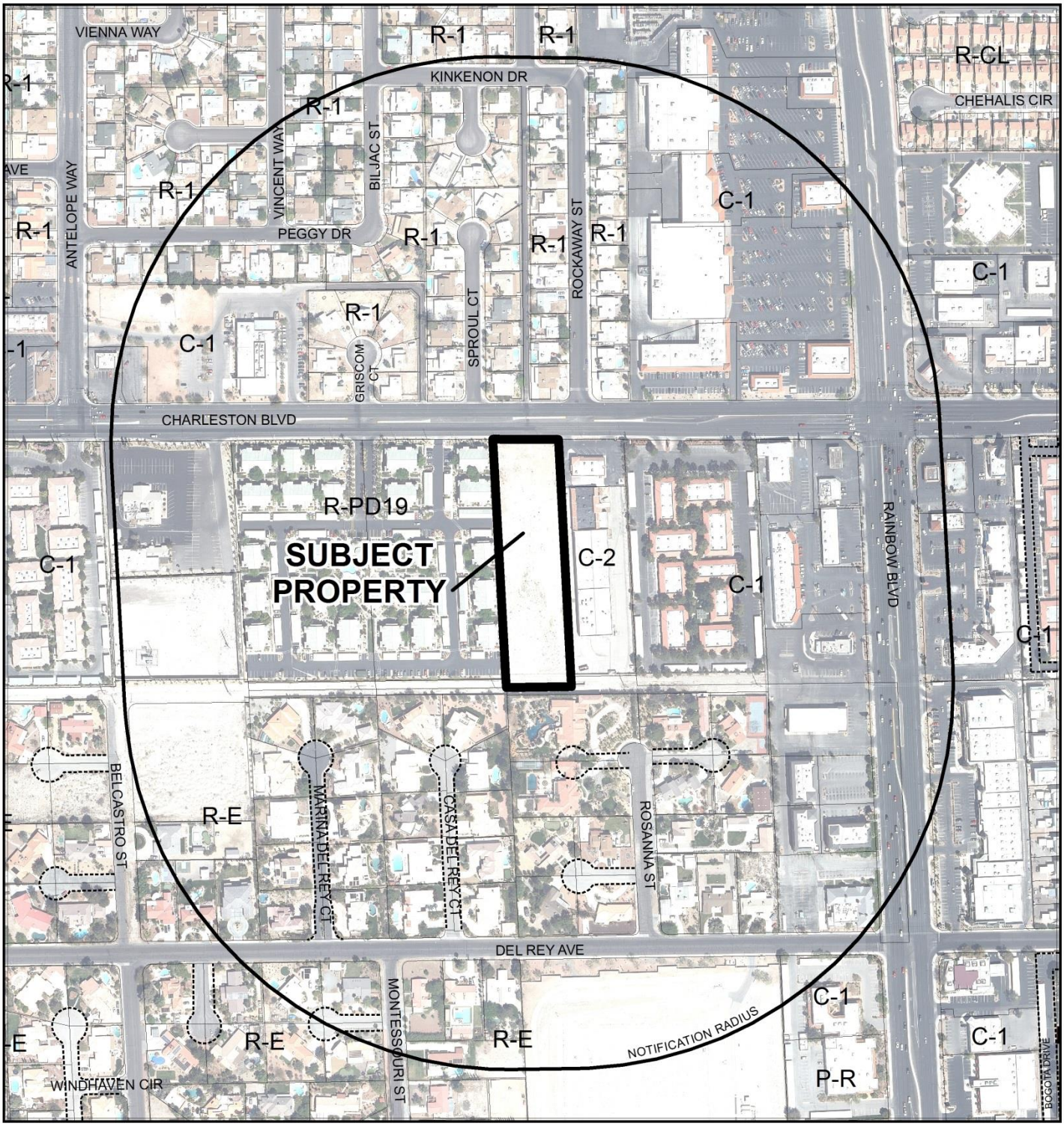
GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N



CASE: **ZON-62263 (PRJ-62119)**

0 300 600 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-62263 APN: 163-03-501-006

Name of Property Owner: Diamond Creek Holdings, LLC

Name of Applicant: DR Horton

Name of Representative: Triton 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: _____

Signature of Property Owner: _____

Print Name: Dawn Ziroli - Diamond Creek Holdings, LLC

Subscribed and sworn before me

This 16th day of November, 2015

_____ see attachment

Notary Public in and for said County and State

PRJ-62119
11/23/15

NOTARY ACKNOWLEDGEMENT

State of ~~California~~ NEVADA
County of CLARK

On 11/16/15 before me, JODY SCIMONE- NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared DAVON ZIROLI

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JODY SCIMONE
Notary Public-State of Nevada
APPT. NO. 14-13033-1
My App. Expires March 05, 2018

Signature Jody Scimone

(Seal)

OPTIONAL INFORMATION

Description or Title of Attached Document:
Statement of Financial Interest

Number of Pages: 1 Document Date: 11/16/15

Capacity claimed by Signer(s):

- ☐ Individual
- ☐ Corporate Officer(s)
- ☐ Trustee(s)
- ☐ Attorney-in-Fact
- ☐ Partner(s)
- ☐ Other: _____

PRJ-62119
~~11/23/15~~

ZON-62263

FMC10100 03/2009

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) 6909 W. Charleston Blvd. Las Vegas, NV 89117

Project Name Charleston Rainbow **Proposed Use** Residential

Assessor's Parcel #(s) 163-03-501-006 **Ward #** 1

General Plan: existing SC proposed M **Zoning:** existing C-1 proposed R-3

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

Gross Acres 2.5 **Lots/Units** 32 **Density** 12.8

Additional Information _____

PROPERTY OWNER Diamond Creek Holdings LLC **Contact** _____

Address 6909 W. Charleston Blvd. **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Drive, Suite #141 **Phone:** (702) 672-1939 **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** Kelly Wittwer

Address 6757 W. Charleston Blvd. Ste# B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NV **Zip** 89146

E-mail Address kwittwer@tritoneng.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 Dawn Ziroli - Diamond Creek Holdings, LLC

Subscribed and sworn before me

This 16th day of November, 2015.

_____ See attached

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	ZON-62263
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-68119
11/23/15

Revised 10/27/08

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

NOTARY ACKNOWLEDGEMENT

State of ~~California~~ NEVADA
County of CLARK

On 11/16/2015 before me, JODY SCIMONE - NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared DAWN ZIROLI

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jody Scimone

JODY SCIMONE
Notary Public-State of Nevada
APPT. NO. 14-13033-1
My App. Expires March 05, 2018

(Seal)

OPTIONAL INFORMATION

Description or Title of Attached Document:
Application / petition Form Zone change

Number of Pages: 1 Document Date: 11/16/15

Capacity claimed by Signer(s):

- ☐ Individual
- ☐ Corporate Officer(s)
- ☐ Trustee(s)
- ☐ Attorney-in-Fact
- ☐ Partner(s)
- ☐ Other: _____

PRJ-62119
11/23/15

ZON-62263

FMC10100 03/2009

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

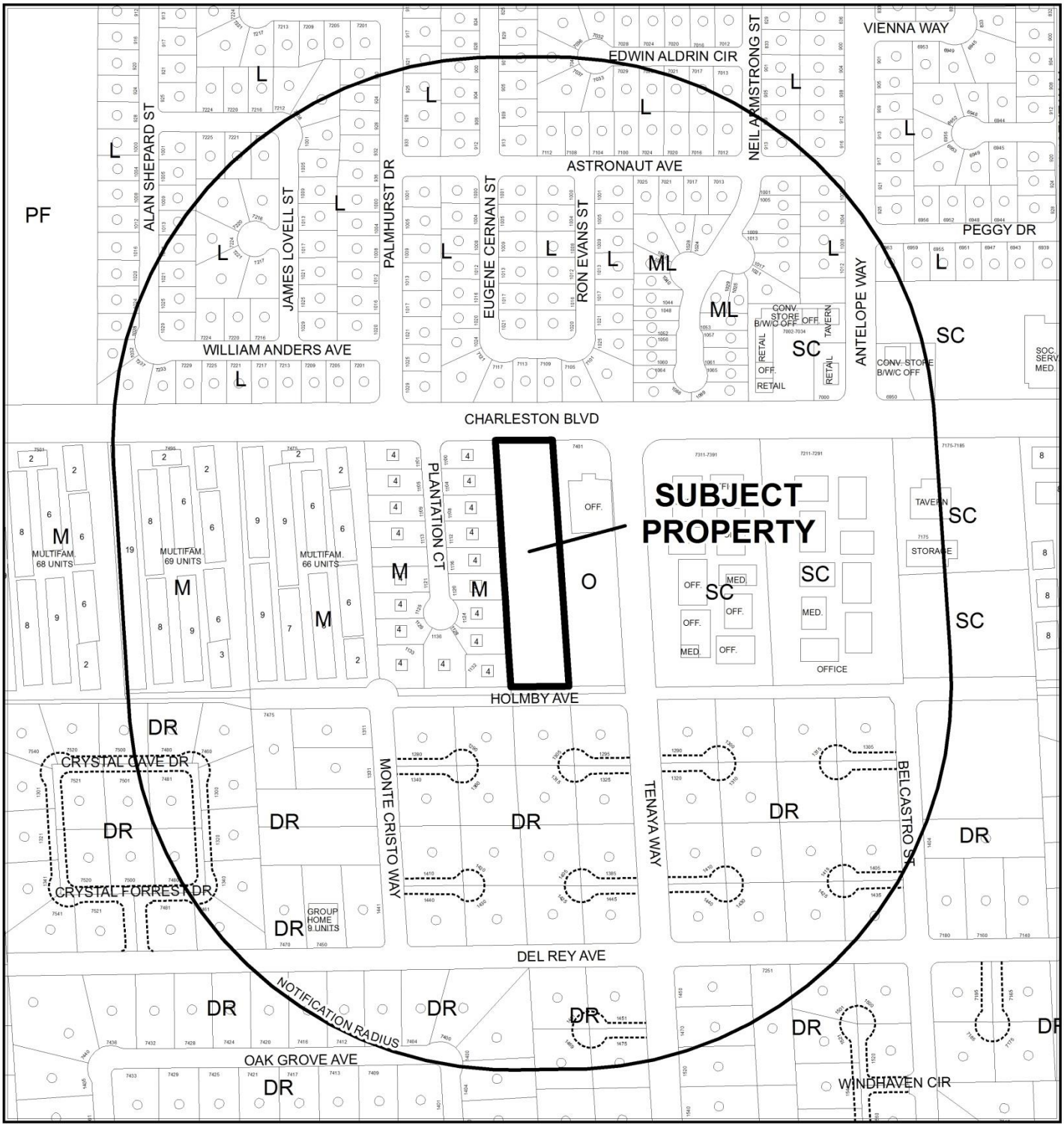
SUBJECT:
GPA-62296 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALVERSON J B EMP PFT SHR PL & TRUST AND ALVERSON J BRUCE TRUST - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.22 acres on the south side of Charleston Boulevard, 160 feet west of Tenaya Way (APN 163-03-101-014), Ward 1 (Tarkanian) [PRJ-62120]. Staff recommends APPROVAL.

C.C.: 2/17/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - GPA-62296 and ZON-62297 [PRJ-62120]
2. Conditions and Staff Report - GPA-62296 and ZON-62297 [PRJ-62120]
3. Supporting Documentation - GPA-62296 and ZON-62297 [PRJ-62120]
4. Photo(s) - GPA-62296 and ZON-62297 [PRJ-62120]
5. Justification Letter - GPA-62296 and ZON-62297 [PRJ-62120]
6. Protest Postcard - GPA-62296 and ZON-62297 [PRJ-62120]



CASE: **GPA-62296 (PRJ-62120)**

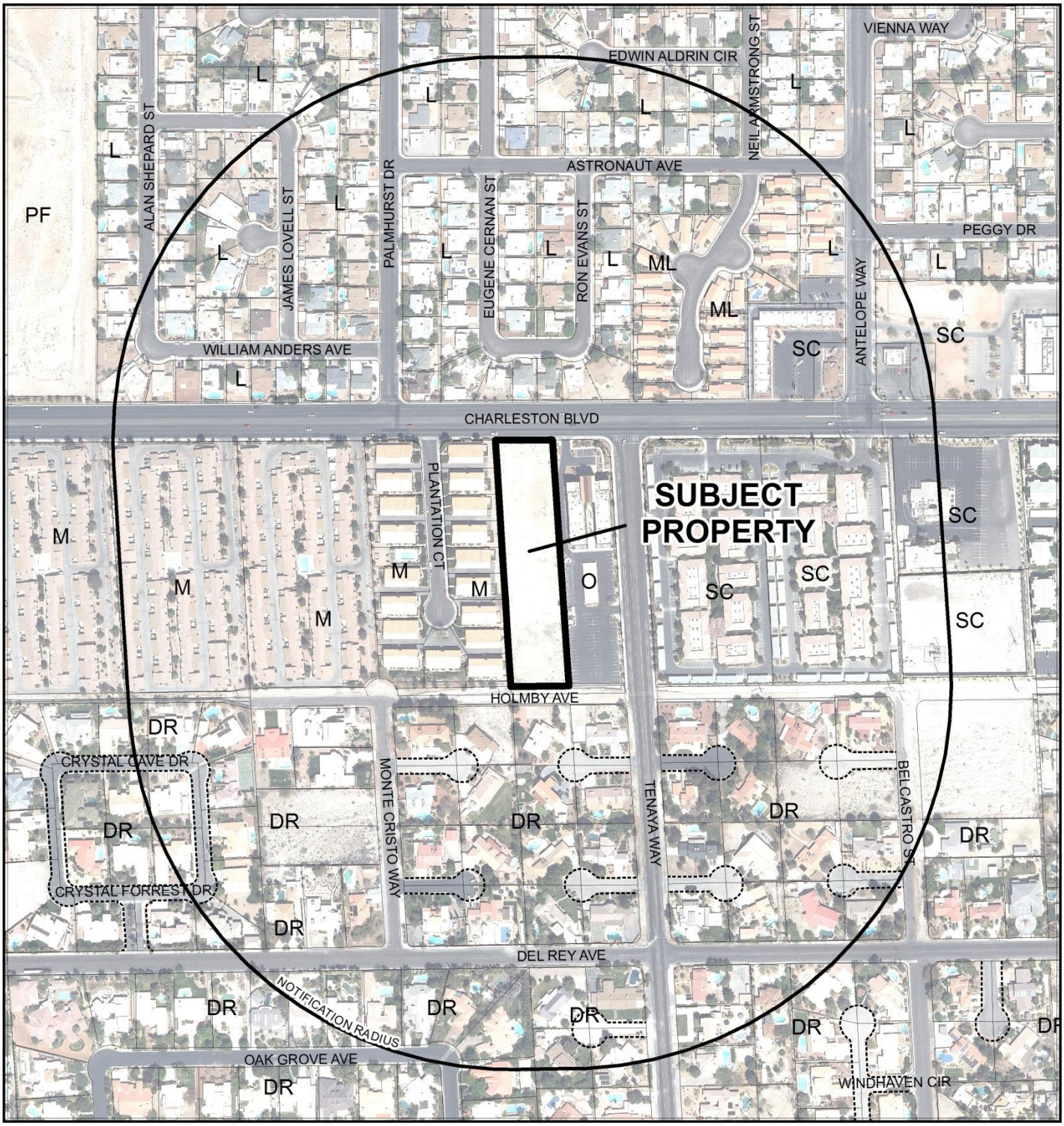
0 300 600 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

N



CASE: **GPA-62296 (PRJ-62120)**

0 300 600 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON, INC. - OWNER: ALVERSON J B EMP PFT SHR PL & TRUST AND ALVERSON J BRUCE TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-62296	Staff recommends APPROVAL.	
ZON-62297	Staff recommends APPROVAL.	GPA-62296

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a General Plan Amendment and Rezoning for a portion of the Southwest Sector of the General Plan and the City of Las Vegas Zoning Map. The proposed General Plan Amendment (GPA-62296) is to allow a change from O (Office) to M (Medium Density Residential) and the Rezoning (ZON-62297) is to allow a change from a P-R (Professional Office and Parking) zone to an R-TH (Single Family Attached) zoning district. The subject site is currently undeveloped and located on the south side of Charleston Boulevard, 160 feet west of Tenaya Way. The proposed M (Medium Density Residential) land use designation and rezoning to R-TH (Single Family Attached) district would allow a residential project up to 25.49 dwelling units per acre. Staff recommends approval. If denied, the site would remain as an undeveloped commercial property.

ISSUES

- The parcel is located within the 330-foot Rural Preservation Overlay Area which states, "For any rezoning request for vacant property that is located within three hundred thirty feet of a parcel within the Overlay District, the City Council, for good cause shown, may approve a greater density or intensity of use than that which exists within the Overlay District".

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/19/86	The City Council approved an Annexation (A-0009-85) for 1,509 acres of land, including the subject site. The effective date of the annexation was 03/28/86.
12/07/94	The City Council approved a Rezoning (Z-0127-94) from N-U (Non-Urban) to P-R (Professional Office and Parking) zone on a parcel located on the southwest corner of West Charleston Boulevard and Tenaya Way. The Planning Commission and staff recommended approval.
02/07/96	The City Council approved an Extension of Time [Z-127-94(1)] Rezoning from N-U (Non-Urban) to P-R (Professional Office and Parking) zone on a parcel located on the southwest corner of West Charleston Boulevard and Tenaya Way. Staff recommended approval.
11/24/04	Code Enforcement issued a notice (#23970) for a large sign on a vacant lot west of 7401 W. Charleston Boulevard. The case was closed on 11/29/04.

Most Recent Change of Ownership	
08/27/96	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No records are on file at this time.

Pre-Application Meeting	
11/12/15	Staff met with the applicant and reviewed their request for a General Plan Amendment and a Rezoning for a 2.22 acre commercial parcel on West Charleston Boulevard. It was noted that the project is located in RP-O (Rural Preservation Overlay) 330-foot buffer area. A neighborhood meeting is required and the applicant was made aware of the short time frame given the holidays to hold such meeting. No site plan or other applications were discussed at this meeting.

Neighborhood Meeting	
12/15/15	Start: 5:33 End: 5:58 Attendees: 2 – Applicants; 5 – Members of the Public; and 2 City staff • Applicant explained the revised zoning request to R-TH (Single Family Attached) district. The meeting notice had the old request of R-3 (Medium Density Residential) district. The public had no issues with the change. • Four people had no problem with the General Plan Amendment or the Rezoning request. However, one person was opposed, as the project would cause additional traffic along Charleston Boulevard and make it even harder to make turns at the intersection of Tenaya Way. He wanted a traffic light at the intersection. • The applicant showed a site plan for a future development concept if the General Plan Amendment and the Rezoning were approved. It was made clear that the site plan has not been reviewed by City staff, nor has it been submitted for official City review or consideration.

Field Check	
12/03/15	Staff visited the site on West Charleston Boulevard and took photos of an undeveloped vacant lot with some weeds and debris on it. A large 40-foot wide drainage easement went along the entire south perimeter and will have to be dedicated at time of a tentative map submittal. There was a multi-family development fully built to the west of the parcel, an office development to the east of the property and large, single family dwellings on the south of the parcel, across from the drainage easement. Located on the north side of Charleston Boulevard were smaller, single family dwellings.

Details of Application Request	
Site Area	
Net Acres	2.22

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	O (Office)	P-R (Professional Office and Parking)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Office	O (Office)	P-R (Professional Office and Parking)
West	Multi Family, Attached	M (Medium Density Residential)	R-PD14 (Residential Planned Development – 14 Units per Acre)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
Rural Preservation Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Existing Zoning	***Permitted Density***	***Units Allowed***
P-R (Professional Office and Parking)	Zero	Zero
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-TH (Single Family Attached)	25.49 DUA	64
Existing General Plan	***Permitted Density***	***Units Allowed***
O (Office)	Zero	Zero
Proposed General Plan	***Permitted Density***	***Units Allowed***
M (Medium Density Residential)	25.49 DUA	64

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Planned Streets and Highways Map	100	Y

ANALYSIS

The subject site is located in the Southwest Sector of the General Plan and has a current General Plan designation of O (Office) and zoning of P-R (Professional Office and Parking) district. This is a proposal to amend the General Plan designation to M (Medium Density Residential) and Rezone to the R-TH (Single Family Attached) district.

Although this project is just outside the Neighborhood Revitalization Area of the 2020 Master Plan, it contributes to Goal 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation. Specifically: Objective 2.1: to focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage. The proposed General Plan Amendment from O (Office) to M (Medium Density Residential) supports this objective.

The proposed density, if approved, would allow up to 25.49 DUA or 64 units. This is compatible given the location on Charleston Boulevard and the R-PD14 (Residential Planned Development – 14 Units per Acre) zoned development adjacent to the west, which also has an M (Medium Density Residential) land use and the P-R (Professional Office and Parking) zoned

office development to the east. The 40-foot wide drainage easement on the south provides a buffer with the R-E (Residence Estates) neighborhood on the south and the 100-foot wide right-of-way of Charleston Boulevard provides a buffer with the R-1 (Single Family Residential) zoned district neighborhood on the north.

The proposed rezoning to R-TH (Single Family Attached) district also supports Objective 2.1: to focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage, as it is located on one of the Valleys most used mass transit routes along Charleston Boulevard.

The Housing Element of the Las Vegas 2020 Master Plan states, "The City has attempted to encourage a diversity of housing through the update of the Unified Development Code. The inclusion of the Single Family–Attached (R-TH) district and removal of the restrictions for Single-Family Compact Lot (R-CL) district helped provide more options for housing developments. In addition, the elimination of the Residential Planned Development (R-PD) Zoning Overlay, which was intended to provide flexibility and innovation in residential development with the emphasis on enhanced residential amenities, resulted in large tracts of homogenous housing stock and amenities waived by developers." This project would contribute to the diversification of the Las Vegas housing stock options.

The southern portion of site is located within the 330-foot Rural Preservation Overlay Area buffer: "for any rezoning request for vacant property that is located within three hundred thirty feet of a parcel within the Overlay District, the City Council, for good cause shown, may approve a greater density or intensity of use than that which exists within the Overlay District". The provided justification letter addresses this and provides "good cause" for the request based on adjacent development and its location on Charleston Boulevard.

This parcel is located on a primary arterial street with a width of 100 feet and is less than 160 feet west from the intersection of a secondary collector street. The property located between this parcel and the intersection is zoned for commercial office uses. The parcel to the west is zoned and developed as a multi-family project. Staff finds that the proposed General Plan Amendment and Rezoning application requests are appropriate and compatible for the area. Therefore, staff recommends approval of both the General Plan Amendment and the Rezoning applications.

FINDINGS (GPA-62296)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The intensity allowed under the proposed M (Medium Density Residential) land use designation is compatible with the adjacent M (Medium Density Residential) on the west and the O (Office) land use designation on the east. The 40-foot wide drainage easement on the south and the 100-foot wide right-of-way of Charleston Boulevard on the north provide buffers for the single family residential neighborhoods. This designation allows R-TH (Single Family Attached), R-2 (Medium-Low Density Residential), and R-3 (Medium Density Residential) zoning districts.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The zoning designations allowed by the proposed amendment are compatible with the existing land use and zoning designations adjacent on the west (multi-family residential) and east (offices) of the parcel. The adjacent single family, detached parcels on the north and south has adequate buffers to protect them from any negative effects.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The location is a mature urban location with the required infrastructure to support the request. The site is located on Charleston Boulevard, a 100-foot wide Primary Arterial street.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   All applicable plans and policies are met with the proposed amendment.

FINDINGS (ZON-62297)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed R-TH (Single Family Attached) zoning district is consistent with and permitted with the related, proposed M (Medium Density Residential) General Plan designation for this site.

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

The uses allowed by the R-TH (Single Family Attached) zoning district are compatible with the surrounding land uses and zoning districts. The proposed rezoning to R-TH (Single Family Attached) also supports The Las Vegas 2020 Master Plan Objective 2.1: To focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage, as it is located on one of the Valleys most used mass transit routes along Charleston Boulevard.

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

Housing permits have increased in the City of Las Vegas 11.4% from November, 2014 to November, 2015. This indicates a demand for additional housing stock.

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

The site is located on Charleston Boulevard, a 100-foot wide Primary Arterial street. This is adequate in size to handle the expected traffic generated from a project that could be development under the R-TH (Single Family Attached) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 249

APPROVALS 0

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-62296 APN: 163-03-101-014

Name of Property Owner: Alverson J B EMP PFT SHR PL & TR and Alverson J Bruce TRS

Name of Applicant: DR Horton

Name of Representative: Triton 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: _____

Signature of Property Owner: _____

Print Name: J. BRUCE ALVERSON

Subscribed and sworn before me

This 17th day of November, 2015

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
WENDY DWYER
Appt. No. 94-0684-1
My Appt. Expires March 21, 2018

PRJ-62120
11/23/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) W. Charleston Blvd. & Tenaya Way

Project Name Charleston Tenaya **Proposed Use** Residential

Assessor's Parcel #(s) 163-03-101-014 **Ward #** 1

General Plan: existing O proposed M **Zoning:** existing P-R proposed R-3

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

Gross Acres 2.5 **Lots/Units** 32 **Density** 12.8

Additional Information _____

PROPERTY OWNER Alverson J B EMP PFT SHR PL **Contact** _____

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

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

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Drive, Suite #141 **Phone:** (702) 672-1939 **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** Kelly Wittwer

Address 6757 W. Charleston Blvd. Ste# B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NV **Zip** 89146

E-mail Address kwittwer@tritoneng.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 J. BRUCE ALVERSON

Subscribed and sworn before me

This 17th day of November, 2015.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
WENDY DWYER
Appt. No. 94-0684-1
My Appt. Expires March 21, 2018

FOR DEPARTMENT USE ONLY

Case #	GPA-62296
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

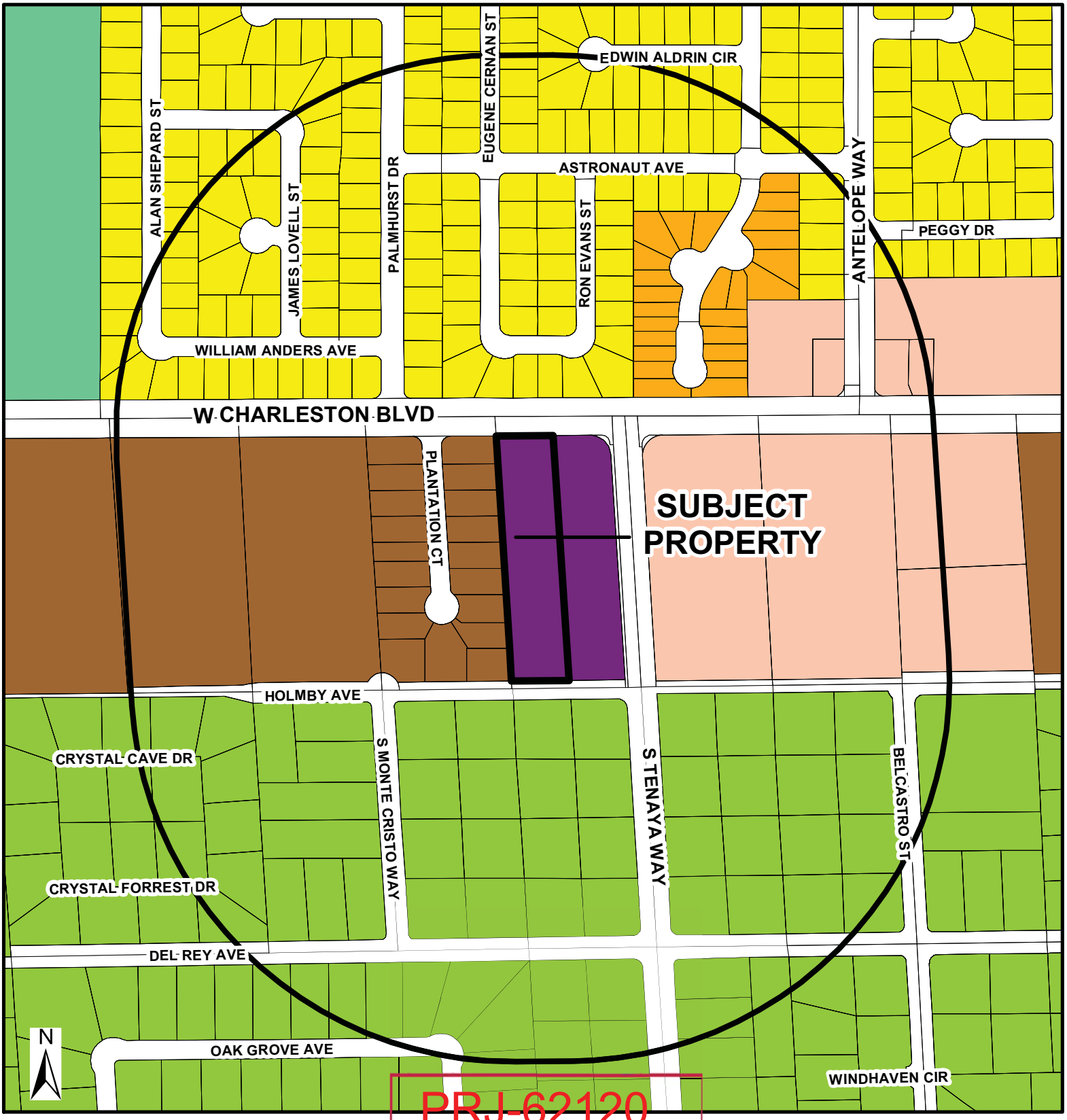
PRJ-62120
11/23/15

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

Revised 10/27/08

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

GPA-62296



PRJ-62120
11/24/15

General Plan Amendment

- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

GPA-62296
FROM O TO M

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Tuesday, November 24, 2015



GPA-62296 [PRJ-62120] - GENERAL PLAN AMENDMENT RELATED TO ZON-62297 - APPLICANT: DR HORTON, INC. - OWNER: ALVERSON J B EMP PFT SHR PL & TRUST AND ALVERSON J BRUCE TRUST SOUTH SIDE OF CHARLESTON BOULEVARD, 160 FEET WEST OF TENAYA WAY

12/03/15



GPA-62296 [PRJ-62120] - GENERAL PLAN AMENDMENT RELATED TO ZON-62297 - APPLICANT: DR HORTON, INC. - OWNER: ALVERSON J B EMP PFT SHR PL & TRUST AND ALVERSON J BRUCE TRUST SOUTH SIDE OF CHARLESTON BOULEVARD, 160 FEET WEST OF TENAYA WAY

12/03/15



GPA-62296 [PRJ-62120] - GENERAL PLAN AMENDMENT RELATED TO ZON-62297 - APPLICANT: DR HORTON, INC. - OWNER: ALVERSON J B EMP PFT SHR PL & TRUST AND ALVERSON J BRUCE TRUST SOUTH SIDE OF CHARLESTON BOULEVARD, 160 FEET WEST OF TENAYA WAY

12/03/15



GPA-62296 [PRJ-62120] - GENERAL PLAN AMENDMENT RELATED TO ZON-62297 - APPLICANT: DR HORTON, INC. - OWNER: ALVERSON J B EMP PFT SHR PL & TRUST AND ALVERSON J BRUCE TRUST SOUTH SIDE OF CHARLESTON BOULEVARD, 160 FEET WEST OF TENAYA WAY

12/03/15



GPA-62296 [PRJ-62120] - GENERAL PLAN AMENDMENT RELATED TO ZON-62297 - APPLICANT: DR HORTON, INC. - OWNER: ALVERSON J B EMP PFT SHR PL & TRUST AND ALVERSON J BRUCE TRUST SOUTH SIDE OF CHARLESTON BOULEVARD, 160 FEET WEST OF TENAYA WAY

12/03/15



GPA-62296 [PRJ-62120] - GENERAL PLAN AMENDMENT RELATED TO ZON-62297 - APPLICANT: DR HORTON, INC. - OWNER: ALVERSON J B EMP PFT SHR PL & TRUST AND ALVERSON J BRUCE TRUST SOUTH SIDE OF CHARLESTON BOULEVARD, 160 FEET WEST OF TENAYA WAY

12/03/15



GPA-62296 [PRJ-62120] - GENERAL PLAN AMENDMENT RELATED TO ZON-62297 - APPLICANT: DR HORTON, INC. - OWNER: ALVERSON J B EMP PFT SHR PL & TRUST AND ALVERSON J BRUCE TRUST SOUTH SIDE OF CHARLESTON BOULEVARD, 160 FEET WEST OF TENAYA WAY

12/03/15

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

December 8, 2015

VIA UPLOAD

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

Re: Justification Letter – D.R. Horton (the "Applicant")
General Plan Amendment and Zone Change
APN: 163-03-101-014 (Charleston/Tenaya)

To Whom It May Concern:

Our Firm represents the Applicant with respect to a request for a general plan amendment and zone change for property near the southwest corner of Charleston Boulevard and Tenaya Way, more particularly known as APN: 163-03-101-014 (the "Site"). The Site is approximately 2.2 acres.

The Applicant is seeking to change the general plan to Medium and rezone the property to R-TH. The Site is located within 330 feet a Rural Preservation Overlay District. Since the Site is located within 330' of this overlay district, the City Council, upon "good cause", may approve the request for a greater density. A Medium land use designation and R-TH zoning on the Site is appropriate and "good cause" exist for the following reasons:

(1) Immediately west of the Site is developed and zoned RPD 14, which is a zoning district that no longer exists in the City. However, a zoning district of R-TH is compatible to the density and scope of the developed RPD 14 residential community. The purpose of the R-TH zoning district is to provide a transition between multi-family and single family uses.

(2) In addition to being located near a similar density and scope of project to the west, immediately east of the Site is a zoned and developed office building. Therefore, there Site's proposed density and intensity under the GPA and zone change is appropriate.

(3) This Site will serve as an ideal transition parcel between the developed office complex and the developed RPD14 residential community.

GPA-62296 and ZON-62297 - REVISED

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

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

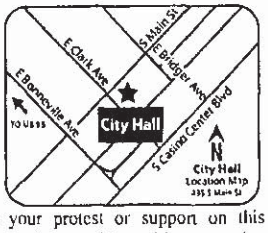
AJC/

GPA-62296 and ZON-62297 - REVISED

Jan 03 16 04:17p 7029474488 p.1

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.

GPA-62296 & ZON-62297 [PRJ-62120]
Planning Commission Meeting of 1/12/2016

73 LRDCNPI 89117

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Case: GPA-62296
16303610003
MARX JAMES G & MARCIA KLEIN
1501 WINDHAVEN CIR
LAS VEGAS NV 89117-1532

37-38 P

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-62297 - REZONING RELATED TO GPA-62296 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALVERSON J B EMP PFT SHR PL & TRUST AND ALVERSON J BRUCE TRUST - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-TH (SINGLE FAMILY ATTACHED) on 2.22 acres on the south side of Charleston Boulevard, 160 feet west of Tenaya Way (APN 163-03-101-014), Ward 1 (Tarkanian) [PRJ-62120]. Staff recommends APPROVAL.

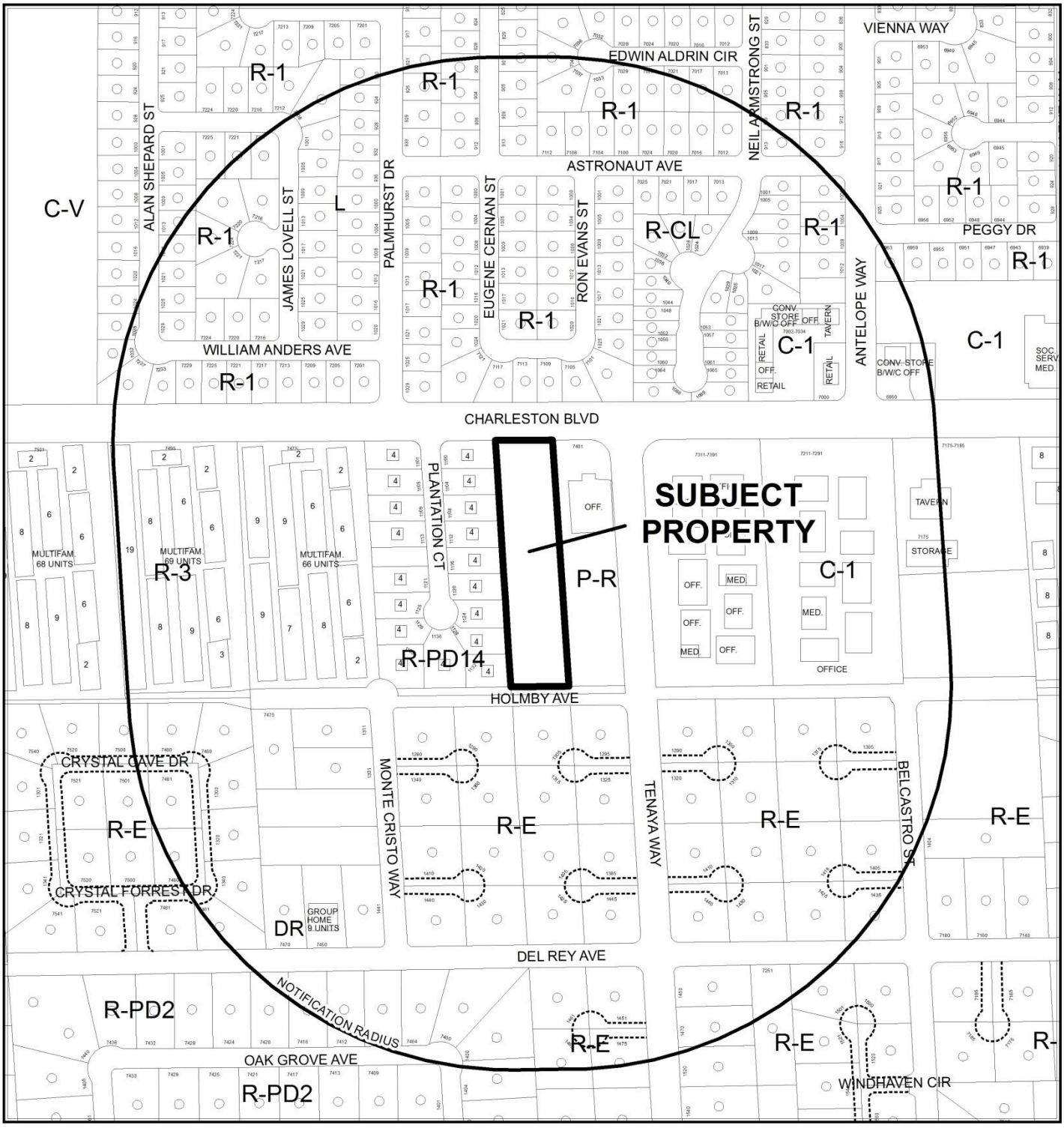
C.C.: 2/17/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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



CASE: **ZON-62297 (PRJ-62120)**

0 300 600 Feet

RADIUS: 1000 FEET

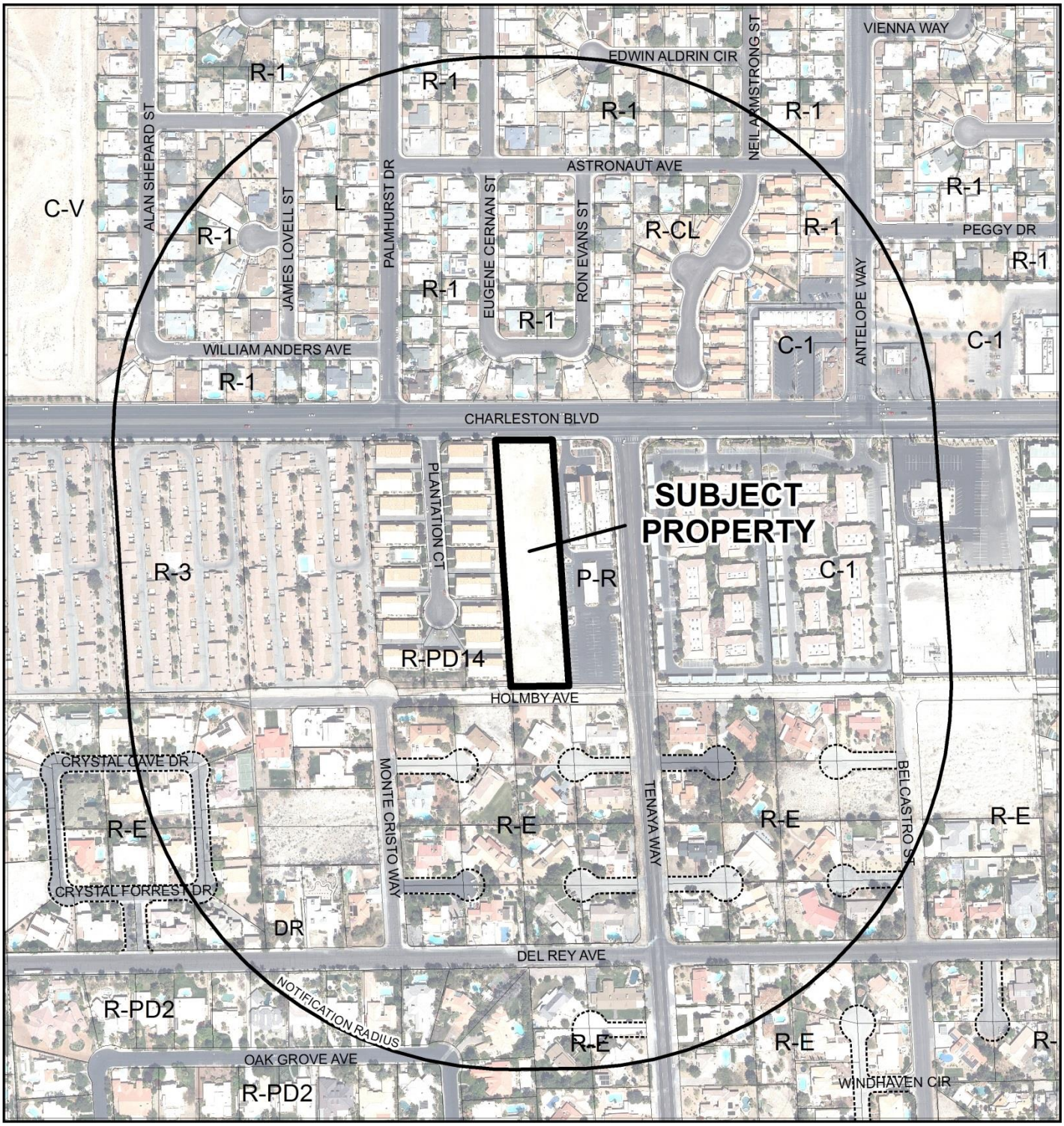
GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N



CASE: **ZON-62297 (PRJ-62120)**

0 300 600 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-62297 APN: 163-03-101-014

Name of Property Owner: Alverson J B EMP PFT SHR PL & TR and Alverson J Bruce TRS

Name of Applicant: DR Horton

Name of Representative: Triton 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: _____

Signature of Property Owner: _____

Print Name: J. BRUCE ALVERSON

Subscribed and sworn before me

This 17th day of November, 2015

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
WENDY DWYER
Appt. No. 94-0684-1
My Appt. Expires March 21, 2018

PRJ-62120
11/23/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) W. Charleston Blvd. & Tenaya Way

Project Name Charleston Tenaya **Proposed Use** Residential

Assessor's Parcel #(s) 163-03-101-014 **Ward #** 1

General Plan: existing O proposed M **Zoning:** existing P-R proposed R-3

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

Gross Acres 2.5 **Lots/Units** 32 **Density** 12.8

Additional Information _____

PROPERTY OWNER Alverson J B EMP PFT SHR PL **Contact** _____

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

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

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Drive, Suite #141 **Phone:** (702) 672-1939 **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** Kelly Wittwer

Address 6757 W. Charleston Blvd. Ste# B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NV **Zip** 89146

E-mail Address kwittwer@tritoneng.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 J. BRUCE ALVERSON

Subscribed and sworn before me

This 17th day of November, 20 15.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
WENDY DWYER
Appt. No. 94-0684-1
My Appt. Expires March 21, 2018

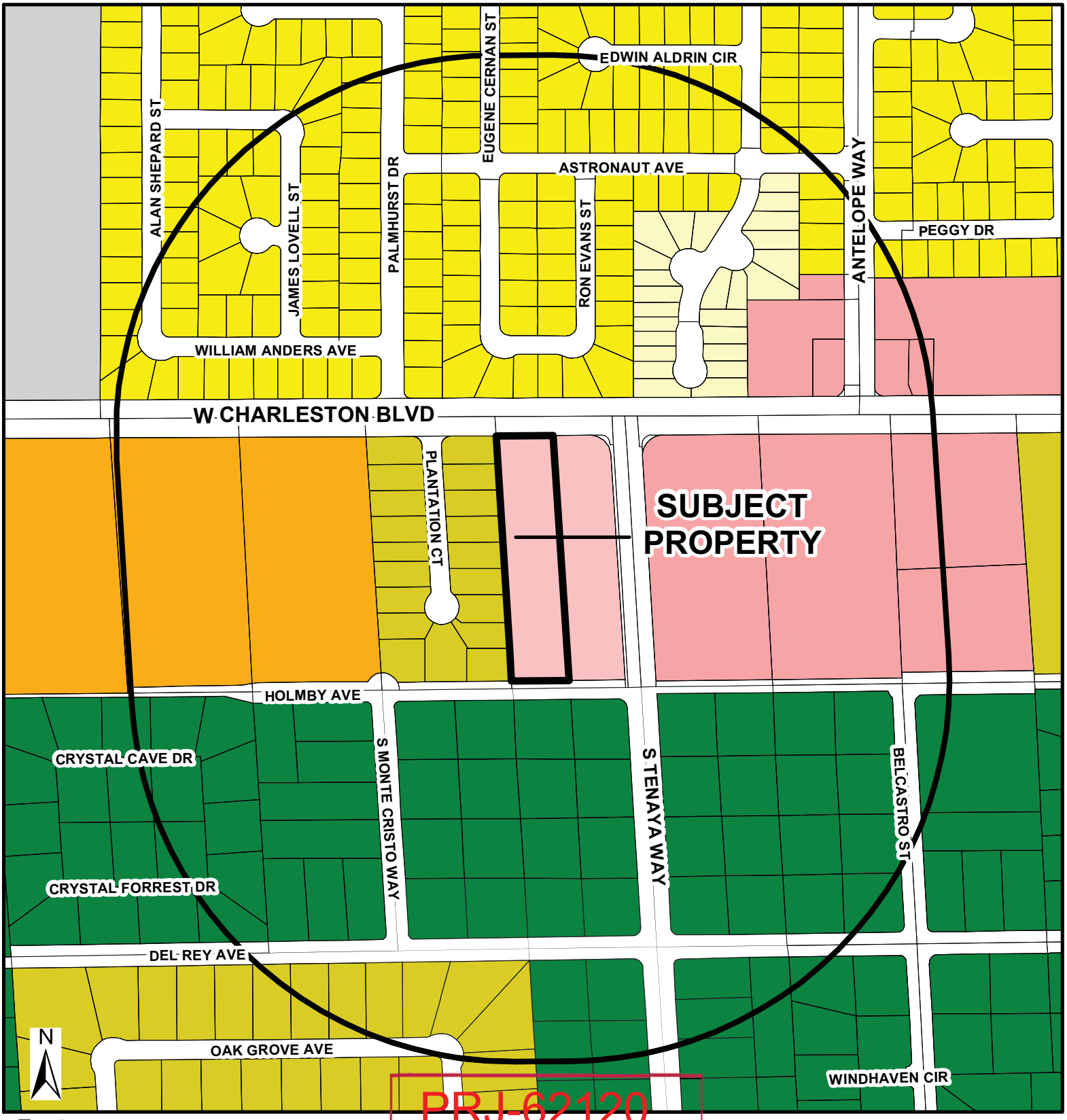
FOR DEPARTMENT USE ONLY

Case #	ZON-62297
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-62120
11/23/15

*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.

ZON-62297



PRJ-62120
11/24/15

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

ZON-62297
FROM P-R TO R-3

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Tuesday, November 24, 2015

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
GPA-62387 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SEVENTY ACRES, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: H (HIGH DENSITY RESIDENTIAL) on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 138-32-301-005), Ward 2 (Beers) [PRJ-62226]. Staff has NO RECOMMENDATION.

C.C.: 2/17/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Abeyance Request Letter - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
2. Location and Aerial Maps - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
3. Conditions and Staff Report - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
4. Supporting Documentation - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
5. Photo(s) - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
6. Justification Letter - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
7. Protest/Support Postcards - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]

Seventy Acres LLC
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

RECEIVED
DEC 24 2015
City of Las Vegas
Dept. of Planning

December 24, 2015

Mr. Tom Perrigo, Planning Director
Mr. Peter Lowenstein, Planning Section Manager
City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

Re: Alta/Rampart Abeyance Letter for PRJ-62226
(GPA-62387, ZON-62392 and SDR-62393)

Dear Mr. Perrigo and Mr. Lowenstein,

We hereby submit a request for an abeyance of the above-referenced agenda items to the March 8, 2016 Planning Commission Meeting.

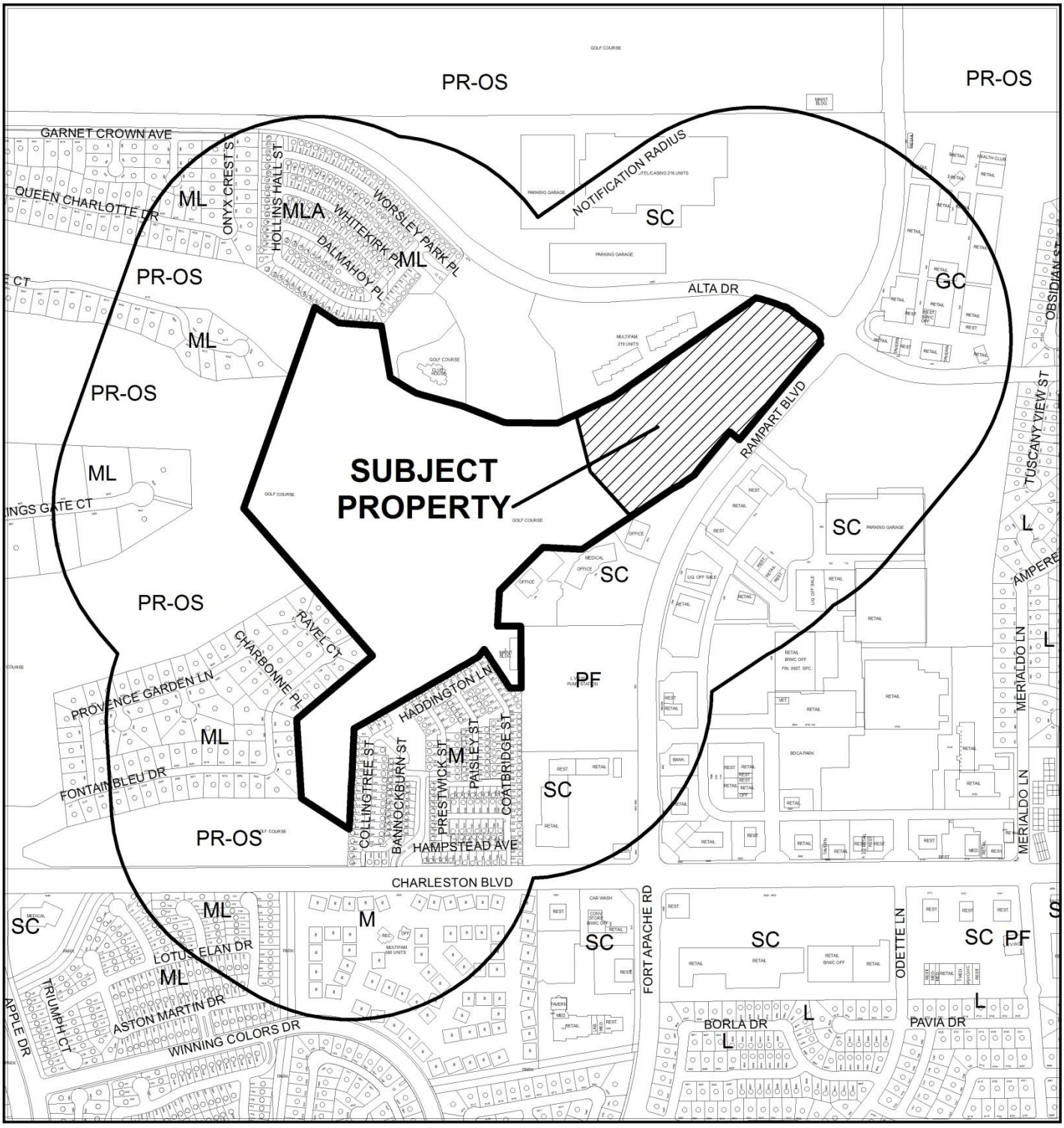
This request is being made to provide additional time in furtherance of a working dialogue with the adjacent neighbors.

Thank you in advance for the City's consideration. We look forward to working with the City and our neighbors in bringing this project to the community.

Seventy Acres LLC

By: EHB Companies LLC
a Nevada limited liability company
Its: Manager

By: _____
Name: Frank Pankratz
Its: Manager



CASE: **GPA-62387 (PRJ-62226)**

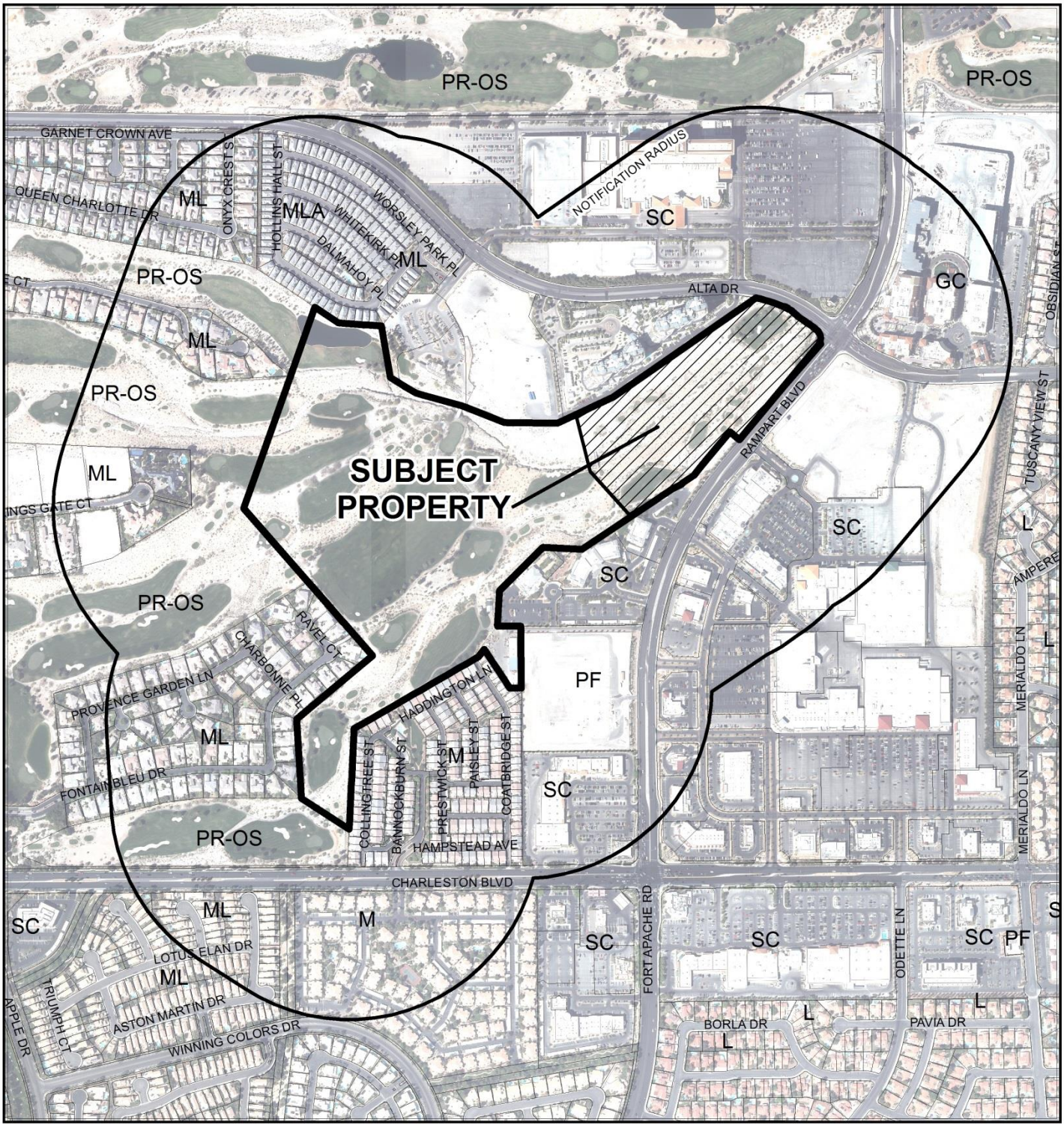
0 500 1,000 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PR-OS (PARKS/RECREATION/OPEN SPACE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)

N



CASE: **GPA-62387 (PRJ-62226)**

0 500 1,000 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PR-OS (PARKS/RECREATION/OPEN SPACE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SEVENTY ACRES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-62387	Staff recommends NO RECOMMENDATION.	
ZON-62392	Staff recommends NO RECOMMENDATION.	GPA-62387
SDR-62393	Staff recommends NO RECOMMENDATION, subject to conditions:	GPA-62387 ZON-62392

** CONDITIONS **

SDR-62393 CONDITIONS

Planning

1. Approval of a General Plan Amendment (GPA-62387) and Rezoning (ZON-62392) shall be required, if approved.

2. 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.

3. All development shall be in conformance with the site plan and landscape plan, date stamped 12/21/15 and building elevations and floor plans, date stamped 11/30/15, except as amended by conditions herein.

4. 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.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. The minimum distance between buildings shall be at least 30 feet.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
   A. Provide at least three additional 36-inch box shade trees (Pinus pinea) within the provided landscape buffer area along the south perimeter of the site, for a total of 29 trees.
   B. Provide at least four, five-gallon shrubs per required tree in perimeter landscape buffers.

8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalk ramps accessing this site on Alta Drive and Rampart Boulevard in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

12. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

13. Landscape and maintain all unimproved rights-of-way on Alta Drive and Rampart Boulevard adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. Submit an Encroachment Agreement for landscaping and private improvements in the Alta Drive and Rampart Boulevard public rights of way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

15. 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.

16. Prior to issuance of grading permits, replace the existing $75,000 flood maintenance bond with a $250,000 flood maintenance bond for the existing public drainage channel that is privately maintained for the Badlands Golf Course area.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. We note that this site is within a Federal Emergency Management Agency (FEMA) designated flood zone and that no permits of any kind will be issued until after the Conditional Letter of Map Revision (CLOMR) is approved by FEMA.

** STAFF REPORT **

PROJECT DESCRIPTION

The site, which is located at the corner of two major thoroughfares, contains the northeastern portion of an existing 27-hole golf course. The applicant is proposing to redevelop a 17.49-acre portion of the golf course into a multi-family condominium community containing four, four-story buildings. The current land use designation of PR-OS (Parks/Recreation/Open Space) does not allow for multi-family residential uses; therefore, the applicant is also requesting a General Plan Amendment. Accompanying the General Plan Amendment is a request to rezone the property to increase the allowable residential density, as it is currently zoned for a maximum of 7.49 dwelling units per acre.

A maximum of 720 residential units are proposed, composed of a mix of studio, one, two and three-bedroom units. The buildings are configured so that the residential units are wrapped around multilevel parking structures that will not be visible from public rights-of-way. Access to the site is provided from Rampart Boulevard, with emergency access to Alta Drive. The site features a 5,000 square-foot common recreation building and outdoor pool area, along with secondary open recreation areas located near Buildings 2 and 3. The property slopes down from the north and east, so that the proposed buildings would have little impact on views. The architectural design of the buildings is comparable to and compatible with the Parisian style of the adjacent Queensridge Towers condominium development.

The site is part of the Peccole Ranch Master Plan. The appropriate avenue for considering any amendment to the Peccole Ranch Master Plan is through the Major Modification process as outlined in Title 19.10.040. As this request has not been submitted, staff recommends that the General Plan Amendment, Rezoning and Site Development Plan Review requests be held in abeyance has no recommendation on these items at this time.

ISSUES

- The proposed development requires a Major Modification of the Peccole Ranch Master Plan, specifically the Phase Two area as established by Z-0017-90. As such, staff is recommending that these items be held in abeyance.
- A General Plan Amendment is proposed from PR-OS (Parks/Recreation/Open Space) to H (High Density Residential) on the site, which allows for residential densities of greater than or equal to 25.5 dwelling units per acre.
- A Rezoning is proposed from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-4 (High Density Residential) on the site, which allows for multi-family dwellings without density limitations. However, density will be limited by the 55-foot height limitation and other development standards imposed by this zoning district.

- The site is at a significantly lower grade than the existing adjacent One Queensridge Place condominium development to the north. The lower elevation of the proposed buildings will lessen the impact to that development and would meet the 3:1 proximity slope from existing single-family residences to the west.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/17/80	The Board of City Commissioners approved the Annexation (A-0018-80) of 2,243 acres bounded by Sahara Avenue on the south, Hualapai Way on the west, Ducharme Avenue on the north and Durango Drive on the east. The annexation became effective on 12/26/80.
05/20/81	The Board of City Commissioners approved a Rezoning (Z-0034-81) from N-U (Non-Urban) to R-1 (Single Family Residence), R-2 (Two Family Residence), R-3 (Limited Multiple Residence), R-MHP (Residential Mobile Home Park), R-PD7 (Residential Planned Development), R-PD8 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) generally located north of Sahara Avenue, south of Westcliff Drive and extending two miles west of Durango Drive. The Planning Commission and staff recommended approval. This application included a "generalized land use plan."
05/07/86	The City Council approved the Master Development Plan for Venetian Foothills on 1,923 acres generally located north of Sahara Avenue between Durango Drive and Hualapai Way. The Planning Commission and staff recommended approval. This plan included two 18-hole golf courses and a 106-acre regional shopping center. [Venetian Foothills Master Development Plan]
	The City Council approved a Rezoning (Z-0030-86) to reclassify property from N-U (Non-Urban) (under Resolution of Intent) to R-PD4 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), and C-V (Civic) on 585.00 acres generally located north of Sahara Avenue between Durango Drive and Hualapai Way. The Planning Commission and staff recommended approval. [Venetian Foothills Phase One]
02/15/89	The City Council considered and approved a revised master development plan for the subject site and renamed it Peccole Ranch to encumber 1,716.30 acres. Phase I of the Plan is generally located south of Charleston Boulevard, west of Fort Apache Road. Phase II of the Plan is generally located north of Charleston Boulevard, west of Durango Drive, and south of Charleston Boulevard, east of Hualapai Way. The Planning Commission and staff recommended approval. A condition of approval limited the maximum number of dwelling units in Phase One to 3,150. The Phase One portion of the plan on 448.80 acres was subsequently rezoned (Z-0139-88). [Peccole Ranch Master Development Plan]

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The City Council approved an amendment to the Peccole Ranch Master Development Plan to make changes related to Phase Two of the Plan and to reduce the overall acreage to 1,569.60 acres. Approximately 212 acres of land in Phase Two was planned for a golf course. The Planning Commission and staff recommended approval. [Peccole Ranch Master Development Plan]
04/04/90	The City Council approved a Rezoning (Z-0017-90) from N-U (Non-Urban) (under Resolution of Intent to multiple zoning districts) to R-3 (Limited Multiple Residence), R-PD7 (Residential Planned Development – 7 Units per Acre) and C-1 (Limited Commercial) on 996.40 acres on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue. A condition of approval limited the maximum number of dwelling units for Phase Two of the Peccole Ranch Master Development Plan to 4,247 units. The Planning Commission and staff recommended approval. [Peccole Ranch Phase Two]
12/05/96	A (Parent) Final Map (FM-0008-96) for a 16-lot subdivision (Peccole West) on 570.47 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 77 Page 23 of Plats]. The golf course was located on Lot 5 of this map.
03/30/98	A Final Map [FM-0190-96] for a four-lot subdivision (Peccole West Lot 10) on 184.01 acres at the southeast corner of Alta Drive and Hualapai Way was recorded [Book 83 Page 61 of Plats].
03/30/98	A Final Map [FM-0008-96(1)] to amend portions of Lots 5 and 10 of the Peccole West Subdivision Map on 368.81 acres at the northeast corner of Charleston Boulevard and Hualapai Way was recorded [Book 83 Page 57 of Plats].
07/07/04	The City Council approved a Rezoning (ZON-4205) from R-PD7 (Residential Planned Development – 7 Units per Acre) and U (Undeveloped) [M (Medium Density Residential) General Plan Designation] to PD (Planned Development) on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard. The request included the Queensridge Towers Master Development Plan and Design Standards. The Planning Commission and staff recommended approval.
07/07/04	The City Council approved a Variance (VAR-4207) to allow a side yard setback of 239 feet where residential adjacency standards require 570 feet on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard.
	The City Council approved a Site Development Plan Review (SDR-4206) for a 385-unit condominium complex, consisting of two 16-story and two 18-story towers with ancillary uses, clubhouse, and a 17,400 square foot, single-story office building on 20.10 acres on the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/12/06	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a General Plan Amendment (GPA-9069) from PR-OS (Parks/Recreation/Open Space) to MLA (Medium Low Attached Density Residential) on 6.10 acres at the southwest corner of Alta Drive and Rampart Boulevard.
	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a Rezoning (ZON-9006) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-PD7 (Residential Planned Development – 7 Units per Acre) on 5.40 acres at the southwest corner of Alta Drive and Rampart Boulevard.
	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice its application for a Site Development Plan Review (SDR-8632) for a proposed 24-unit townhome development on 6.10 acres at the southwest corner of Alta Drive and Rampart Boulevard.
08/06/14	The City Council approved a Major Modification (MOD-53701) of the Queensridge Towers Development Standards dated May 20, 2004 to amend development standards regarding land use, building setbacks and stepbacks, building height and parking on 20.10 acres on the south side of Alta Drive, approximately 410 feet west of Rampart Boulevard.
	The City Council approved a Variance (VAR-53502) to allow a 582-foot building setback where residential adjacency standards require an 810-foot setback for a proposed 22-story residential tower on a 7.87-acre portion of a 10.53-acre parcel at 9119 Alta Drive.
	The City Council approved a Major Amendment (SDR-53503) of an approved Site Development Plan Review (SDR-4206) for a proposed 22-story, 310-foot tall, 166-unit multi-family building and a single-story, 33-foot tall, 17,400 square-foot office building on a 7.87-acre portion of a 10.53-acre parcel at 9119 Alta Drive.
06/18/15	A four-lot Parcel Map (PMP-59572) on 250.92 acres at the southwest corner of Rampart Boulevard and Alta Drive was recorded [Book 120 Page 49 of Parcel Maps].
11/30/15	A two-lot Parcel Map (PMP-62257) on 70.52 acres at the southwest corner of Rampart Boulevard and Alta Drive was recorded [Book 120 Page 91 of Parcel Maps].

Most Recent Change of Ownership	
11/16/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses relevant to these requests.

Pre-Application Meeting
Multiple meetings were held with the applicant to discuss the proposed development and its impacts, and the timelines and requirements for application submittal.

Neighborhood Meeting	
12/15/15	A neighborhood meeting was held at the Badlands Club House, 9119 Alta Drive, Las Vegas at 6:00 p.m. There were approximately170 members of the public, six members of the development team, one Department of Planning staff member and one City Councilperson in attendance. A set of display boards were set up for area neighbors to learn about the project. The boards contained the current views of the neighborhood and the proposed plans for redevelopment of the golf course. The developer gave a brief introduction and described the project, inviting neighbors to visit each display station. Members of the development team stood next to the displays to answer any questions. Questions and concerns from the neighbors and answers by the Development Team included the following: • Will rezoning this parcel cause the other golf course parcels to also be rezoned? No, this is just for the 17 acres. • Will these be apartments or condominiums? These would be mapped condominiums that will be rented out for at least six years. • Much higher density than the surrounding area • Traffic on already congested perimeter streets • Devaluing neighboring property • Taking property out of master plan and rezoning for higher density is not legal • Possibility of developer not being able to finance the project and then selling to another developer, who could develop to an even higher density • Master plan designates this property as R-PD7. How could it now be rezoned for unlimited density? An informal vote to gauge support was taken by one neighbor. Nearly all in attendance were opposed to the proposal.

Field Check	
12/03/15	The site contains an existing golf course in operating condition. The land slopes downward from Rampart Boulevard and Alta Drive and has ample landscaping around the perimeter.

Details of Application Request	
Site Area	
Net Acres	17.49

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Commercial Recreation/Amusement (Outdoor) – Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)
North	Multi-Family Residential (Condominiums) / Club House	GTC (General Tourist Commercial)	PD (Planned Development)
	Hotel/Casino	SC (Service Commercial)	C-1 (Limited Commercial)
South	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	PD (Planned Development)
West	Commercial Recreation/Amusement (Outdoor) – Golf Course	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)

Master Plan Areas	***Compliance***
Peccole Ranch	N
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails (Rampart Pedestrian Path)	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	7,000 SF	761,864 SF	Y
Min. Lot Width	N/A	405 Feet	N/A
Min. Setbacks			
• Front	10 Feet	15 Feet	Y
• Side	5 Feet	33 Feet	Y
• Corner	5 Feet	15 Feet	Y
• Rear	20 Feet	35 Feet	Y
Min. Distance Between Buildings	Unlimited	38 Feet	Y
Max. Building Height	55 Feet	4 stories/47 Feet	Y
Max. Density	Limited by height	41.2 du/ac	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Existing Zoning	***Permitted Density***	***Units Allowed***
R-PD7 (Residential Planned Development – 7 Units per Acre)	7 du/ac	131
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-4 (High Density Residential)	Unlimited, except by height	Unlimited

General Plan	***Permitted Density***	***Units Allowed***
PR-OS (Park/Recreation/Open Space)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
H (High Density Residential)	Unlimited	Unlimited

Pursuant to Title 19.06 and 19.08, the following standards apply:
(NOTE: NORTH refers to the buffer abutting Alta Drive; EAST refers to the buffer abutting Rampart Drive)

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	16 Trees	19 Trees	Y
• South	1 Tree / 20 Linear Feet	29 Trees	26 Trees	N
• East	1 Tree / 20 Linear Feet	65 Trees	71 Trees	Y
• West	1 Tree / 20 Linear Feet	61 Trees	76 Trees	Y
TOTAL PERIMETER TREES		**171 Trees**	**192 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	10 Trees	41 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		15 Feet	Y
• South	6 Feet		6 Feet	Y
• East	10 Feet		15 Feet	Y
• West	6 Feet		6 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing wall along west PL	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Alta Drive	Major Collector	Master Plan of Streets and Highways Map	84	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential (Studio/1 BR)	424	1.25 spaces per unit	530				
Multi-Family Residential (2 BR)	262	1.75 spaces per unit	459				
Multi-Family Residential (3BR)	34	2 spaces per unit	68				
Guest Spaces	720	1 space per 6 units	120				
TOTAL SPACES REQUIRED			1177		1323		Y
Regular and Handicap Spaces Required			1153	24	1296	27	Y

ANALYSIS

The site is located within Phase II of the Peccole Ranch Master Plan area. Alta Drive and Rampart Boulevard form the perimeter by which the property can be accessed by vehicle. Rampart Boulevard is also designated as a Pedestrian Path in accordance with the Las Vegas 2020 Master Plan. The trail path was implemented by construction of the existing sidewalk along the west side of Rampart Boulevard.

Since the original approval of the reclassification of property (Z-0017-90) that created the Peccole Ranch Master Plan Phase Two area, there has been numerous land use entitlements processed within the Master Plan area. Entitlements have ranged from Site Development Plan Reviews to establish Residential Planned Development (R-PD) zoning district development standards, to the amending of the City of Las Vegas 2020 Master Plan and City of Las Vegas Zoning Atlas. Past land use entitlement practices have varied in respect to proposed developments within the Peccole Ranch Master Plan Phase Two area, specifically in regards to the means in which a developer has been able to propose development with or without an associated modification of the Peccole Ranch Master Plan. It is the determination of the Department of Planning that any proposed development not in conformance with the approved Peccole Ranch Master Plan would be required to pursue a Major Modification of the Plan prior to or concurrently with any new entitlements.

The development is generally in conformance to Title 19 requirements for the R-4 (High Density Residential) zoning district and with general development standards for residential uses. If the proposed General Plan Amendment and Rezoning are approved, all setback, height and density requirements would be met by the proposal. Although the site does not qualify for residential adjacency standards, the low grade of the site relative to the adjacent lands ensures that the height of the buildings will not block views or create constant shadows throughout the daytime hours.

Ample landscaping is provided along the entire perimeter of the site, with 36-inch box Italian Stone Pine and Swan Hill Olive trees specified. These species are considered "bulletproof" by the Southern Nevada Regional Planning Coalition Regional Plant List are appropriate for this area. Several pine trees were omitted from the south buffer area near the termination of the emergency vehicle access. According to staff analysis, three additional trees are needed to meet the minimum planting requirement along the south perimeter. As a condition of approval, the additional trees will be required to be added to the technical landscape plan reviewed for building permit.

The building elevations indicate four-story buildings in the Parisian style that is similar to the existing One Queensridge Place condominiums adjacent to the west of this site. The ground levels contain a stone veneer, with successive floors utilizing plaster exteriors. Colors vary within an earth tone palette. Portions of each building are inset to provide façade relief and variation. Rooflines are varied between flat roofs and mansards with dormer windows. Individual units feature balconies and floor to ceiling windows. The number of studio, one, two and three-bedroom units varies on each building level. Units range in size from approximately 2,700 square feet to 6,200 square feet.

The Clark County School District projects that approximately 182 primary and secondary school students would be introduced into the area by the proposed development on this site. Of the three schools serving the area (Bonner Elementary School, Rogich Middle School and Palo Verde High School), the District notes that each school was over capacity for the 2015-2016 school year, with Bonner Elementary the most critical at 151 percent of capacity.

FINDINGS (GPA-62387)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed General Plan Amendment would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The zoning districts allowed by the proposed General Plan Amendment would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   Alta Drive and Rampart Boulevard are designated on the Master Plan of Streets and Highways map as Major Collector and Primary Arterial roadways, respectively. Both roadways are adequate to address the anticipated traffic counts that this amendment would allow on the site.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The proposed General Plan Amendment would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

FINDINGS (ZON-62392)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed reclassification of property to an R-4 (High Density Residential) zoning district would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

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

   The proposed uses allowed within an R-4 (High Density Residential) zoning district would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

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

The repurposing of a portion of an established master planned development would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

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

   Alta Drive and Rampart Boulevard are designated on the Master Plan of Streets and Highways map as a Major Collector and Primary Arterial roadways, respectively. Both roadways are adequate in size to address the anticipated requirements of the proposed R-4 zoning district.

FINDINGS (SDR-62393)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Primary access to and from the site would be from Rampart Boulevard. This project will add approximately 4,788 trips per day on Alta Drive and Rampart Boulevard. Alta Drive is currently at about 39 percent of capacity and Rampart is at about 88 percent of capacity. After this project, Alta Drive is expected to be at about 53 percent of capacity and Rampart to be at about 97 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 446 additional cars, or about fifteen every two minutes. Further analysis is needed pending the results of the required traffic impact analysis to determine what additional traffic controls, if any, need to be implemented.

4. Building and landscape materials are appropriate for the area and for the City;

Building materials are similar to those used for nearby existing multi-family residential and commercial developments and are appropriate for this area. Landscape materials meet drought-resistant criteria and provide adequate screening from adjacent uses.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

Building elevations are compatible with the Parisian architectural style employed on the One Queensridge Place buildings to the west of this site. The buildings will be situated at a lower grade than the surrounding area, thereby preserving the existing views from the adjacent residential areas.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development would result in the modification of the Peccole Ranch Master Plan. Without the approval of a Major Modification to said plan no finding can be reached at this time.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 243

APPROVALS 1

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-62387 APN: 138-32-301-004

Name of Property Owner: Seventy Acres LLC

Name of Applicant: Seventy Acres LLC

Name of Representative: GCW Engineering, Inc./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: V Dellart

Print Name: V Dellart

Subscribed and sworn before me

This 23 day of November, 2015

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

PRJ-62226
11/30/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT (GPA)

Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta

Project Name ORCHESTRA VILLAGE **Proposed Use** _____

Assessor's Parcel #(s) Portion of 138-32-301-004 **Ward #** 2

General Plan: existing PROS proposed H **Zoning:** existing R-PD7 proposed R-4

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

Gross Acres 17.49 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Seventy Acres LLC **Contact** Frank Pankratz

Address 1215 South Fort Apache Road, Suite 120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address Frank@ehbcompanies.com

APPLICANT Seventy Acres LLC **Contact** Frank Pankratz

Address 1215 South Fort Apache Road, Suite 120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address Frank@ehbcompanies.com

REPRESENTATIVE GCW Engineering, Inc. **Contact** Cindie Gee

Address 1555 South Rainbow **Phone:** (702) 804-2107 **Fax:** (702) 804-2299

City Las Vegas **State** Nevada **Zip** 89146

E-mail Address cgee@gcwengineering.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* V DeHart

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

Print Name Vickie DeHart

Subscribed and sworn before me

This 23 day of November, 20 15.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

FOR DEPARTMENT USE ONLY

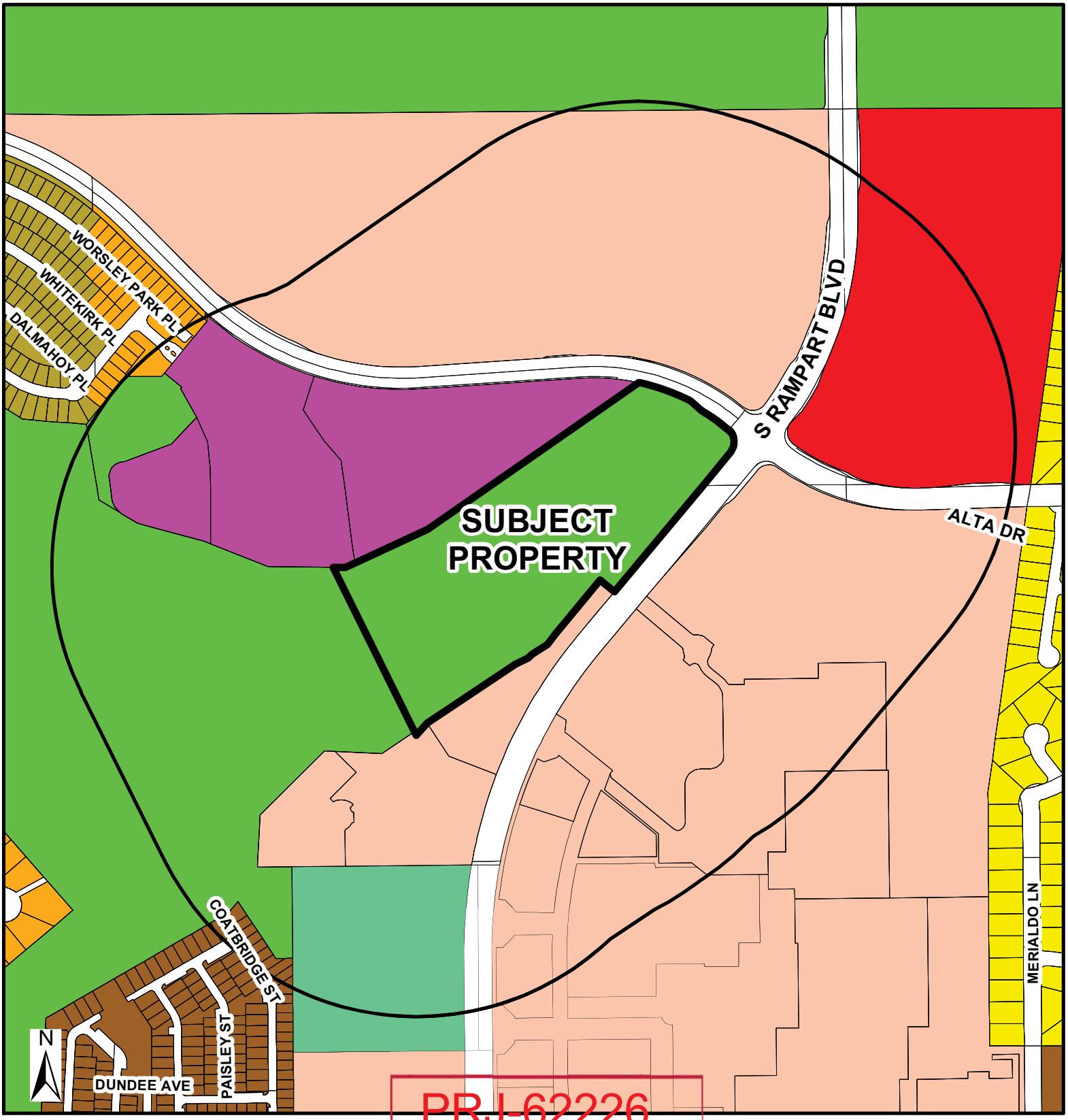
Case #	GPA-62387
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-62226
11/30/15

Revised 10/27/08

GPA-62387



PRJ-62226
12/10/15

General Plan Amendment

- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

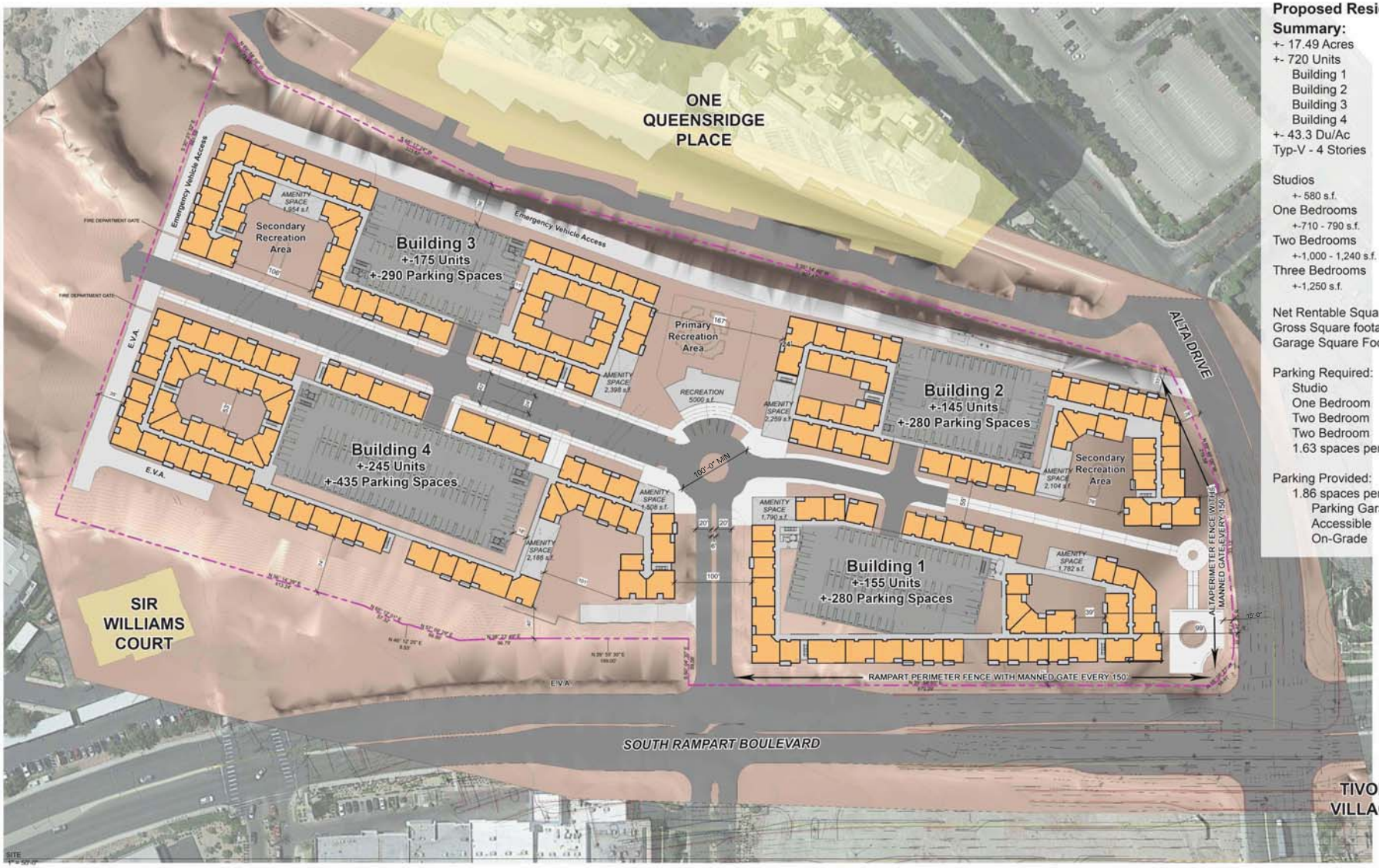
FROM PR-OS TO H

GPA-62387

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Thursday, December 10, 2015



Proposed Residential Summary:

+- 17.49 Acres
+- 720 Units

Building 1	156 Units
Building 2	151 Units
Building 3	174 Units
Building 4	239 Units

+- 43.3 Du/Ac
Typ-V - 4 Stories

Studios +- 580 s.f.	37 Units	5.1%
One Bedrooms +-710 - 790 s.f.	387 Units	53.8%
Two Bedrooms +-1,000 - 1,240 s.f.	262 Units	36.4%
Three Bedrooms +-1,250 s.f.	34 Units	4.7%

Net Rentable Square Footage	+-619,300 s.f.
Gross Square footage	+-899,838 s.f.
Garage Square Footage	+-480,500 s.f.

Parking Required:	1,179 Spaces
Studio	1.25 sp. + .17 guest
One Bedroom	1.25 sp. + .17 guest
Two Bedroom	1.75 sp. + .17 guest
Two Bedroom	2.00 sp. + .17 guest
1.63 spaces per Unit	

Parking Provided:
1.86 spaces per Unit (+-1,350 Spaces)

Parking Garage	1,273 Spaces
Accessible	27 Spaces
On-Grade	50 Spaces

ARCHITECTURAL SITE PLAN

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

(1"=50'0") WHEN PRINTED @ 30"X42"

NOVEMBER 24, 2015

A-2

PR-022226
12/21/15

GPA-62387, ZON-62392 and SDR-62393 - REVISED



GRADING EXHIBIT

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

A-3

NOVEMBER 22, 2015

(1"=50'0") WHEN PRINTED ON 30"X42"

12/24/15

GPA-62387, ZON-62392 and SDR-62393 - REVISED



LANDSCAPE PLAN

JCA Landscape Architecture & Master Planning www.jcala.com 702-499-0752

SILVERLANDSINC.

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

PRJ-62226
12/21/15

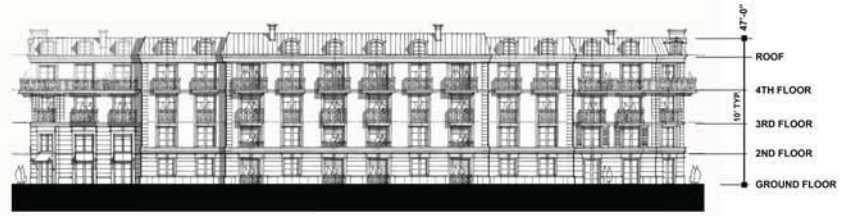
NOVEMBER 24, 2015

L-1

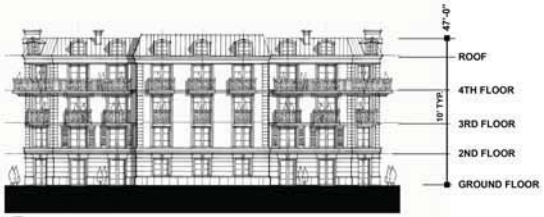
GPA-62387, ZON-62392 and SDR-62393 - REVISED



1 SOUTH ELEVATION



2 WEST ELEVATION



3 EAST ELEVATION



4 NORTH ELEVATION

ELEVATIONS BUILDING 1

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

A-4

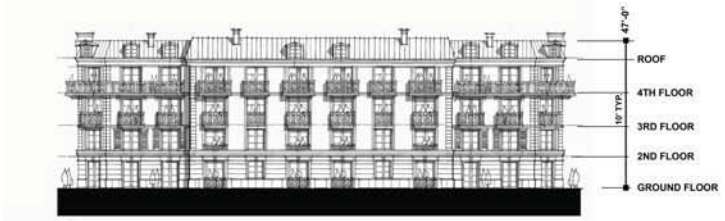
NOVEMBER 24, 2015

PRJ-62226
11/30/15

GPA-62387, ZON-62392 and SDR-62393



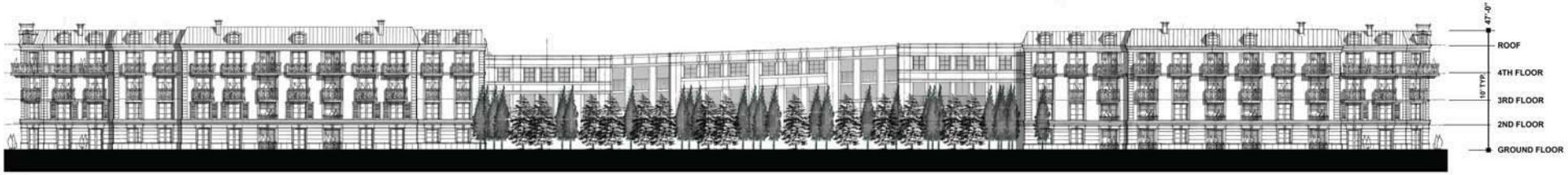
5 SOUTH ELEVATION



6 EAST ELEVATION



7 WEST ELEVATION



8 NORTH ELEVATION

ELEVATIONS BUILDING 2

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

GPA-62387, ZON-62392 and SDR-62393

PRJ-62226
11/30/15

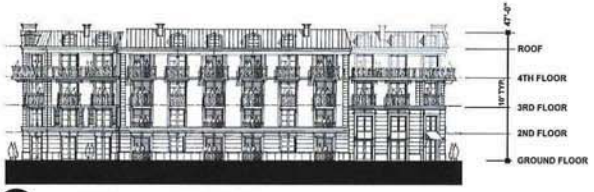
NOVEMBER 24, 2015

A-5

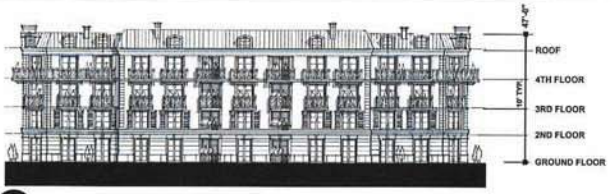


14 NORTH ELEVATION





15 EAST ELEVATION



16 WEST ELEVATION



17 SOUTH ELEVATION



PRJ-62226
11/30/15

ELEVATIONS BUILDING 4

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

A-7

NOVEMBER 24, 2015

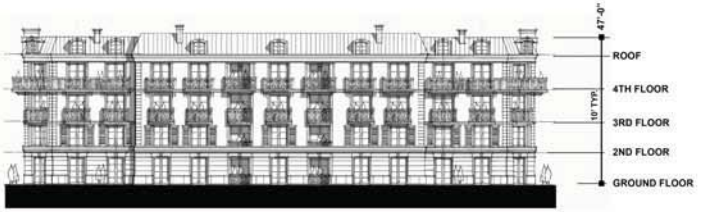
GPA-62387, ZON-62392 and SDR-62393



9 SOUTH ELEVATION



10 EAST ELEVATION



11 WEST ELEVATION



12 NORTH ELEVATION



13 LEASING - SOUTH ELEVATION

ELEVATIONS BUILDING 3 & LEASING/ RECREATION

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

PR-L62226
11/30/15

A-6

NOVEMBER 24, 2015

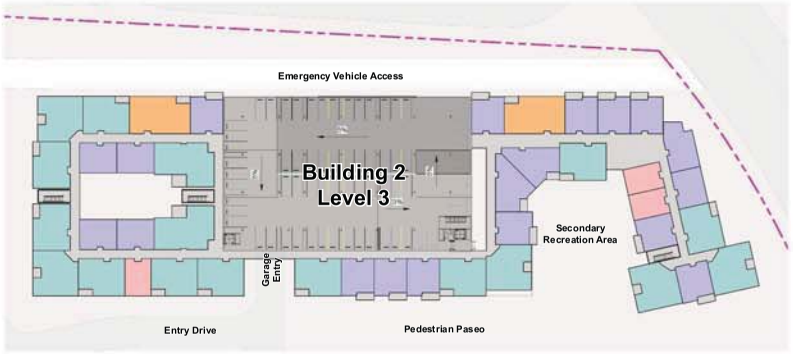
GPA-62387, ZON-62392 and SDR-62393



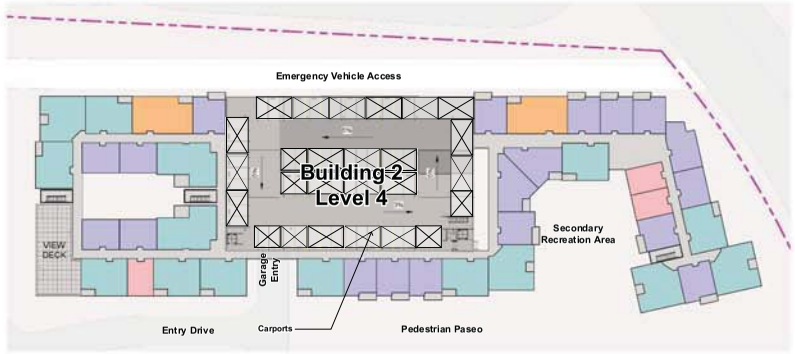
1 LEVEL 1 - BUILDING 2
1" = 120'-0"



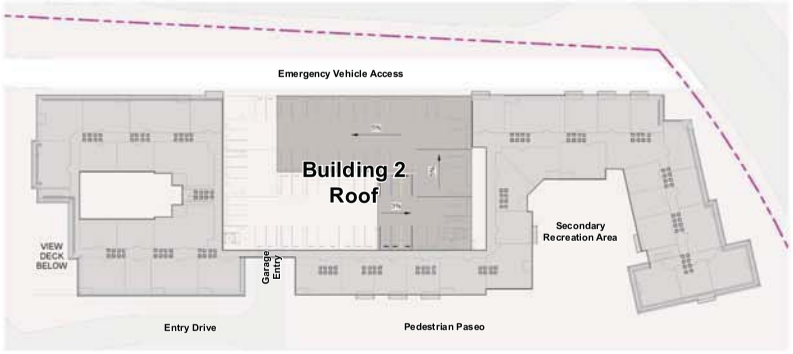
2 LEVEL 2 - BUILDING 2
1" = 40'-0"



3 LEVEL 3 - BUILDING 2
1" = 40'-0"



4 LEVEL 4 - BUILDING 2
1" = 40'-0"



5 ROOF - BUILDING 2



COMPOSITE FLOOR PLANS - BUILDING 2

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

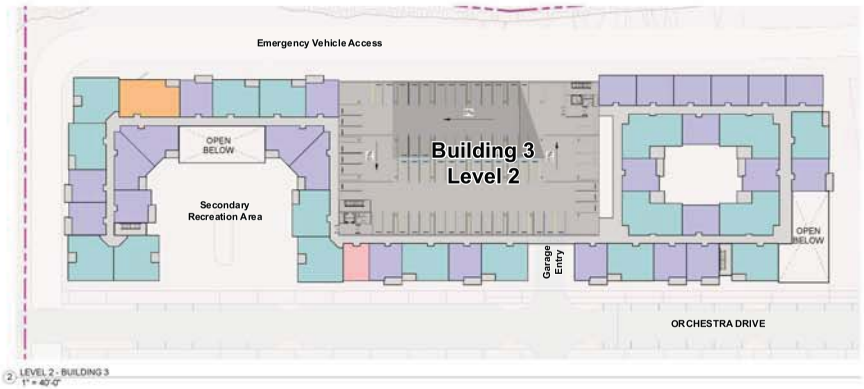
LAS VEGAS, NEVADA

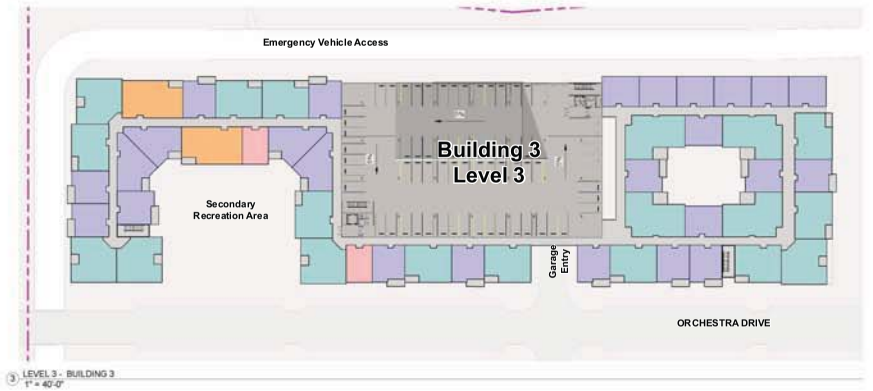
GPA-62387, ZON-62392 and SDR-62393

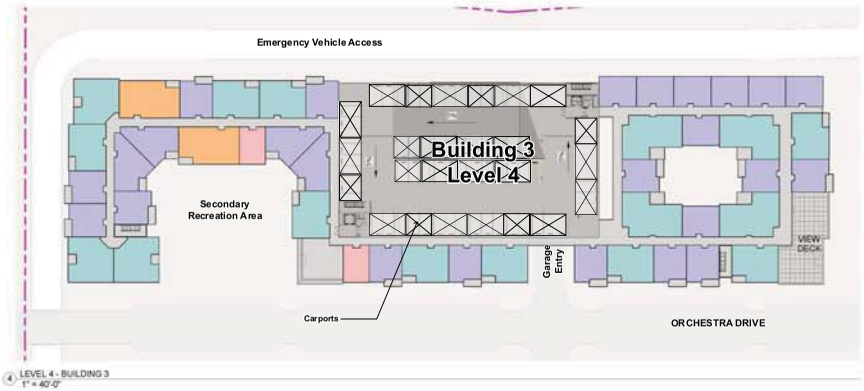
PRJ-62226

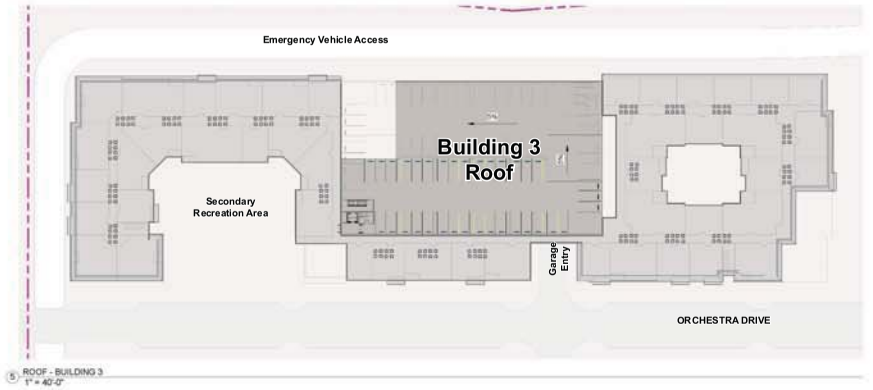
NOVEMBER 24, 2015













COMPOSITE FLOOR PLANS - BUILDING 3

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

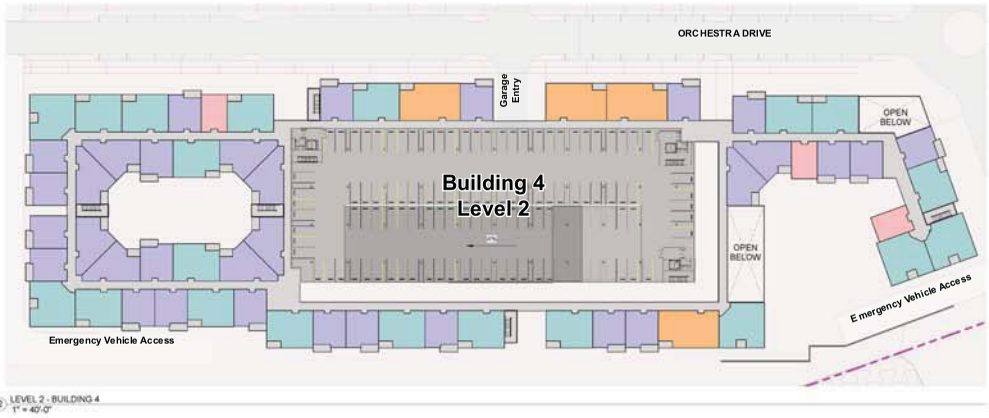
PRJ-62226

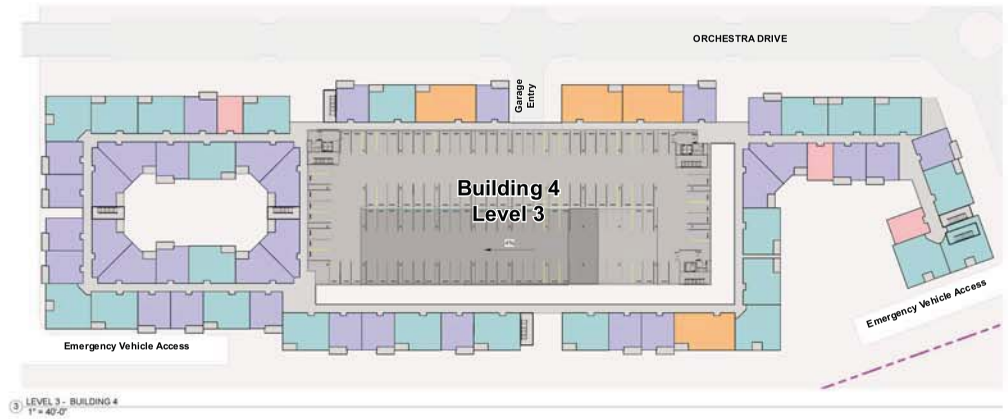
NOVEMBER 24, 2015

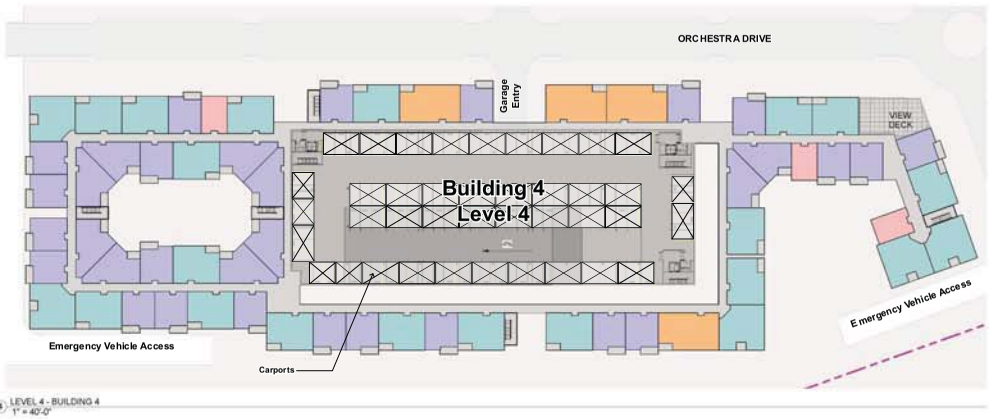
A-10

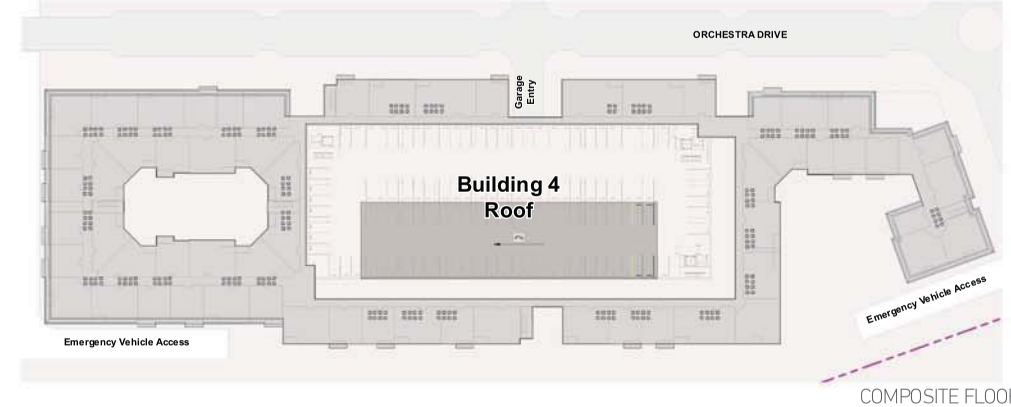
GPA-62387, ZON-62392 and SDR-62393













COMPOSITE FLOOR PLANS - BUILDING 4

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

PRJ-62226

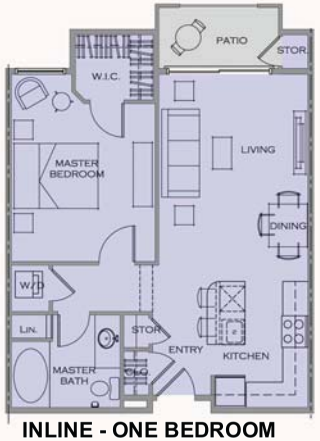
NOVEMBER 24, 2015

A-11

GPA-62387, ZON-62392 and SDR-62393



INSIDE CORNER - ONE BEDROOM



INLINE - ONE BEDROOM



OUTSIDE CORNER - THREE BEDROOM



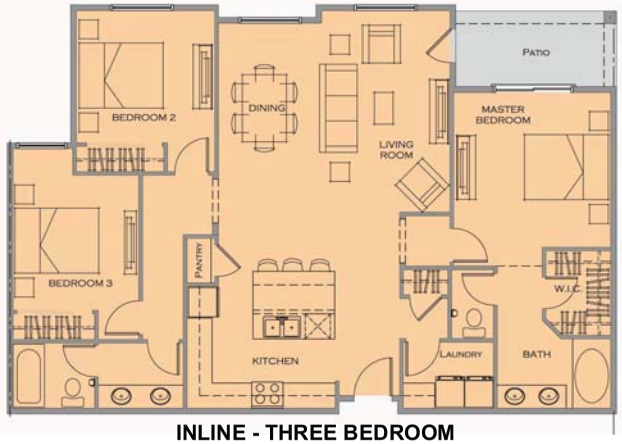
INLINE - ONE BEDROOM



OUTSIDE CORNER - TWO BEDROOM



INLINE - TWO BEDROOM



INLINE - THREE BEDROOM

TYPICAL UNIT PLANS

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

PRJ-62226

NOVEMBER 24, 2015

A-12

GPA-62387, ZON-62392 and SDR-62393

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

School Development Tracking Form

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

Date Filed 12/28/2015 **Application Number** PRJ 62226 **Entity** LV

Company Name Seventy Acres, LLC

Contact Name

Contact Mailing Address

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

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

Project Name Orchestra Village

Project Description Rampart & Charleston

APN's 138-32-301-005, 006

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)		x 0.196 = 0	x 0.101 = 0	x 0.137 = 0
Multi-Family Units (2)	720	x 0.140 = 97	x 0.058 = 40	x 0.064 = 45
Resort Condo Units (3)				
Total		97	40	45

(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
Bonner ES	765 Crestdale Lane	K-5	584	856	12/01/15
Rogich MS	235 N. Pavilion Center Dr	6-8	1664	1772	12/01/15
Palo Verde HS	333 S. Pavilion Center Dr	9-12	2944	3076	12/01/15

*** CCSD Comments** Bonner Es, Rogich MS and Palo Verde HS are over capacity for the 2015-16 school year. Bonner ES is at 151.03% Enrollment plus State Excluded Enrollment Percent of Program Capacity. Rogich MS is at 106.58% Enrollment plus State Excluded Enrollment Percent of Program Capacity. Palo Verde is at 104.59% Enrollment plus State Excluded Enrollment Percent of Program Capacity.

☐ Approved ☐ Disapproved

GPA-62387, ZON-62392 and SDR-62393



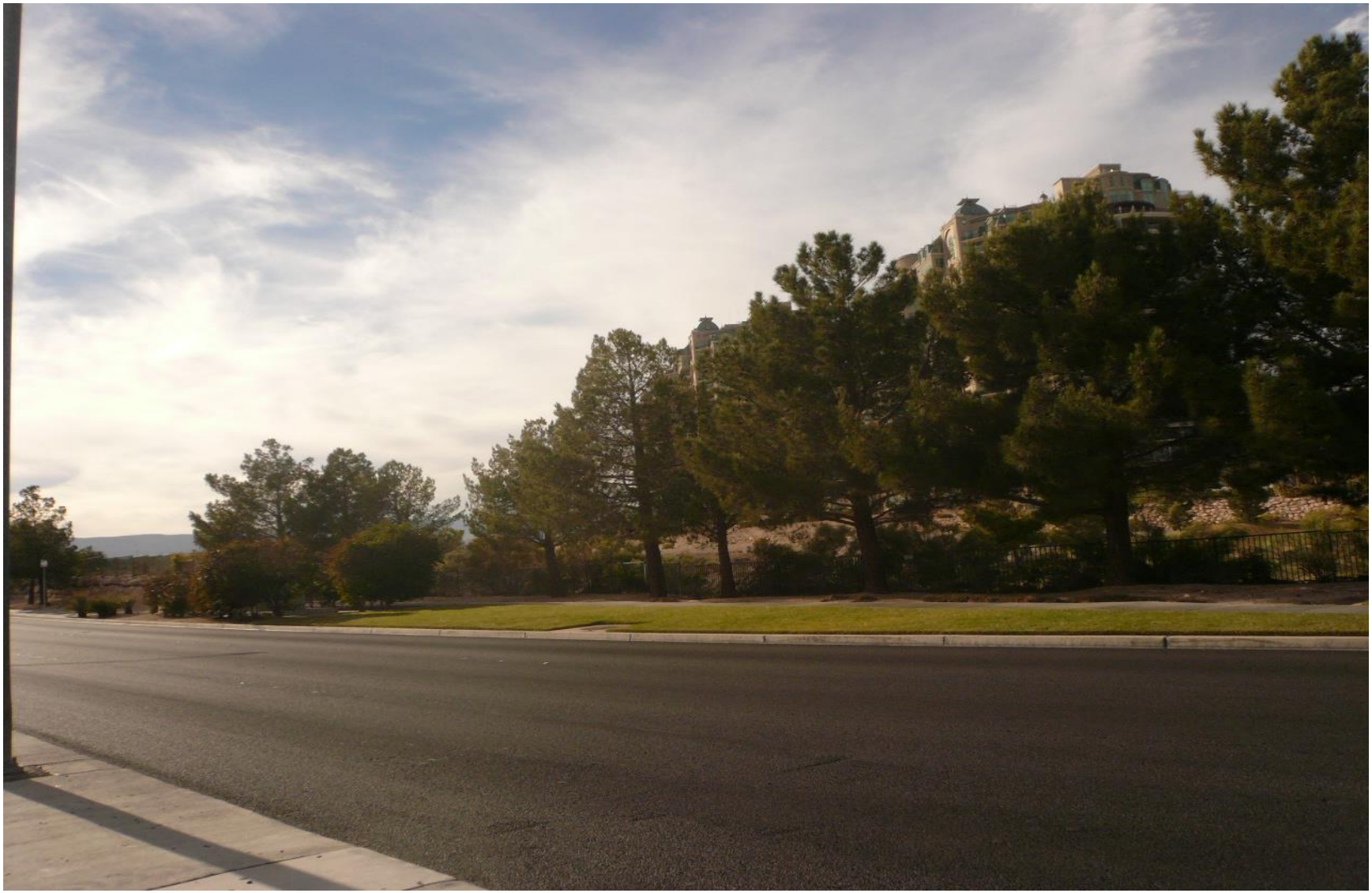
GPA-62387 [PRJ-62226] - GENERAL PLAN AMENDMENT RELATED TO ZON-62392 AND SDR-62393 - APPLICANT/OWNER: SEVENTY ACRES, LLC
SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

12/03/15



GPA-62387 [PRJ-62226] - GENERAL PLAN AMENDMENT RELATED TO ZON-62392 AND SDR-62393 - APPLICANT/OWNER: SEVENTY ACRES, LLC
SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

12/03/15



GPA-62387 [PRJ-62226] - GENERAL PLAN AMENDMENT RELATED TO ZON-62392 AND SDR-62393 - APPLICANT/OWNER: SEVENTY ACRES, LLC
SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

12/03/15



GPA-62387 [PRJ-62226] - GENERAL PLAN AMENDMENT RELATED TO ZON-62392 AND SDR-62393 - APPLICANT/OWNER: SEVENTY ACRES, LLC
SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

12/03/15



GPA-62387 [PRJ-62226] - GENERAL PLAN AMENDMENT RELATED TO ZON-62392 AND SDR-62393 - APPLICANT/OWNER: SEVENTY ACRES, LLC
SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

12/03/15



GPA-62387 [PRJ-62226] - GENERAL PLAN AMENDMENT RELATED TO ZON-62392 AND SDR-62393 - APPLICANT/OWNER: SEVENTY ACRES, LLC
SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

12/03/15

Seventy Acres LLC
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

November 24, 2015

Mr. Tom Perrigo, Planning Director
Mr. Peter Lowenstein, Planning Section Manager
City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

Re: Alta/Rampart Justification Letter for GPA, Rezoning and SDR

Dear Mr. Perrigo and Mr. Lowenstein,

We hereby submit a request for a:

- General Plan Amendment (GPA);
- Rezoning; and
- SDR.

General Plan Amendment

The subject property represents a 17.49 acre portion ("17 Acres") at the Alta/Rampart corner of a 70.52 acre parcel (the "Land"). The Land's zoning designation is R-PD7 and under the General Plan is PR-OS. The 17 Acres is in the process of being subdivided into a separate parcel and will have its own APN.

- **We are requesting that the General Plan classification on the 17 Acres be changed from PR-OS to H.**

The Land is NOT A PART of any common interest community CC&Rs, nor is it permitted as annexable property with the CC&Rs of adjacent properties, nor is it in any way under the control of the HOAs in the adjacent properties.

The City of Las Vegas Unified Development Code provides in Section 19.10-050 (C) [in pertinent part and emphasis added]:

1. *Single-family and multi-family residential and supporting uses are permitted in the R-PD District to the extent they are determined by the Director to be consistent with the density approved for the District and are compatible with surrounding uses. ....*

2. *For any use which, pursuant to this Subsection, is deemed to be permitted within the R-PD District, the Director may apply the development standards and procedures which would apply to that use if it were located in the equivalent standard residential district.*

3. *For purposes of this Subsection, the "equivalent standard residential district" means a residential district listed in the Land Use Tables which, in the Director's judgment, represents the (or a) district which is most comparable to the R-PD District in question, in terms of density and development type.*

The 17 Acres are adjacent to the One Queensridge Place high rise condominium towers and the Sir Williams Court office complex and event center. **The proposed project on the 17 Acres is comparable, in terms of development type, to the adjacent properties.**

PRJ-62226
11/30/15

GPA-62387, ZON-62392 and SDR-62393

Seventy Acres LLC
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

REZONING
In conjunction with the GPA:

- **We are requesting that the zoning on the 17 Acres be changed from R-PD7 to R4.**

SDR
In conjunction with the GPA and Rezoning requests as described above, a simultaneous SDR is being submitted. This yet to be named 720 Unit luxury rental condominium project, located at the southwest corner of Rampart Boulevard and Alta Drive will fulfill a much needed residential niche in this huburb.

The project:

- Particulars are reflected in the various Exhibits provided in conjunction with this filing.
- Comprises 17.49 acres.
- Will consist of up to 720 dwelling units with a planned mix, (which mix may slightly vary as construction documents are prepared and finalized), of 5% Studios, 55% One-Bedrooms, 35% Two-Bedrooms and 5% Three-Bedrooms. The units will be housed in four 4-four story, Type-V buildings.
- Has four buildings configured so that the units are wrapped around three or more sides of multilevel parking; these parking structures are in lieu of typical less appealing exterior parking fields at-grade. This design allows for more intimate outdoor open spaces nestled among building wings and fingers that extend out from the main linear portions of the buildings creating a resort like setting. The buildings will also contain courtyard-like reliefs.
- The 17.49 acres lay significantly below the podium elevation of One Queensridge Place. Its design utilizes the land's unique topography to maintain the top of the projects buildings at an elevation of not higher than 2,748', the same elevation as the podium level of the adjacent One Queensridge Place condominiums.
- Primary "entry driveway" off Rampart Boulevard is at the center of the site, running westerly arriving at the complex's office and main recreation area with a single-story clubhouse as its terminus. Two additional, amenity areas are provided to serve the open space and recreation needs of the project residents.
- Contains a northeast-southwest "main street" that will continue to the west connecting into Alta through Clubhouse Drive.
    - The northeast-southwest "main street" intersects with the "entry driveway" forming a traffic circle and establishing an urban pedestrian and vehicular thoroughfare that promotes site connectivity and continuity.

Taking cues from the adjacent One Queensridge Place condominiums architecture and landscape designed in a decidedly French/Art Nouveau style, the proposed architectural style for this yet to be named project is inspired by the late 19th century Parisian Second Empire style. This eclectic mix of earlier European styles is primarily known for its use of steep Mansard roofs often articulated with a single or double row of playful dormers, a clear definition of base, middle and top, and the use of projecting balconies, "Juliettes", as well as decorative railing.

Landscaping will be commensurate with the same plant types as One Queensridge Place to provide continuity among the adjacent properties.

The French architectural influences along with this proposed "urban" residential lifestyle will greatly complement the existing mix of uses in the project's vicinity including Tivoli Village at Queensridge, Boca Park, Suncoast and One Queensridge Place. The contribution of this project to this huburb is a significant creation of a truly pedestrian-oriented, mixed-use environment, one that encourages residents to leave their cars behind and experience a lifestyle focused on walkability, sustainability, and a healthy balance of live, work, and play all in close proximity.

PRJ-62226
11/30/15

GPA-62387, ZON-62392 and SDR-62393

Seventy Acres LLC
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

Key Factors in Support:

- The project fills a void, left in the marketplace due to the recession, for quality condominium projects;
- The utilities are already available in and around the property;
- The project is suitable for the available traffic capacity in the area;
- Public transportation is readily available at the Alta/Rampart intersection;
- Mutually beneficial to commercial and retail businesses at corner of Alta/Rampart; and
- Comparable and complementary to adjacent properties.

Thank you in advance for the City's consideration. We look forward to working with the City and our neighbors in bringing this project to the community.

Seventy Acres LLC

By: EHB Companies LLC
a Nevada limited liability company
Their: Manager

By: _____
Name: Yohan Lowie
Its: Manager
Date: 11 24 15

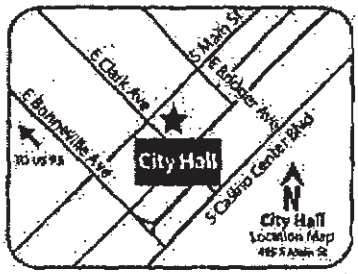
PRJ-62226
11/30/15

GPA-62387, ZON-62392 and SDR-62393

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

FRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.
GPA-62387 & ZON-62392 & SDR-62393 [PRJ-62226]
Planning Commission Meeting of 1/12/2016

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Case: GPA-62387

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

115 LRDGNPI 89145

39-41P

ity of Las Vegas
epartment of Planning
evelopment Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

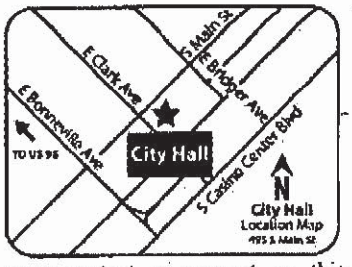
PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

JAN 5 2016

City of Las Vegas
Dept. of Planning

Return Service Requested
Official Notice of Public Hearing



f you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the epartment 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 ould like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

lease use available blank space on card for your comments.
PA-62387 & ZON-62392 & SDR-62393 [PRJ-62226]
lanning Commission Meeting of 1/12/2016

75 LRDGNPI 89118

Case: GPA-62387
13832213005
WURTH JAMES E LIVING TRUST
J W NEVADA TRUST
4357 W SUNSET RD
LAS VEGAS NV 89118

39-41 A

JAN-06-2016 00:30 From:fax 7029826925 To:7024647499 Page:1/1

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-62392 - REZONING RELATED TO GPA-62387 - PUBLIC HEARING - APPLICANT/OWNER: SEVENTY ACRES, LLC - For possible action on a request for a Rezoning FROM: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 138-32-301-005), Ward 2 (Beers) [PRJ-62226]. Staff has NO RECOMMENDATION.

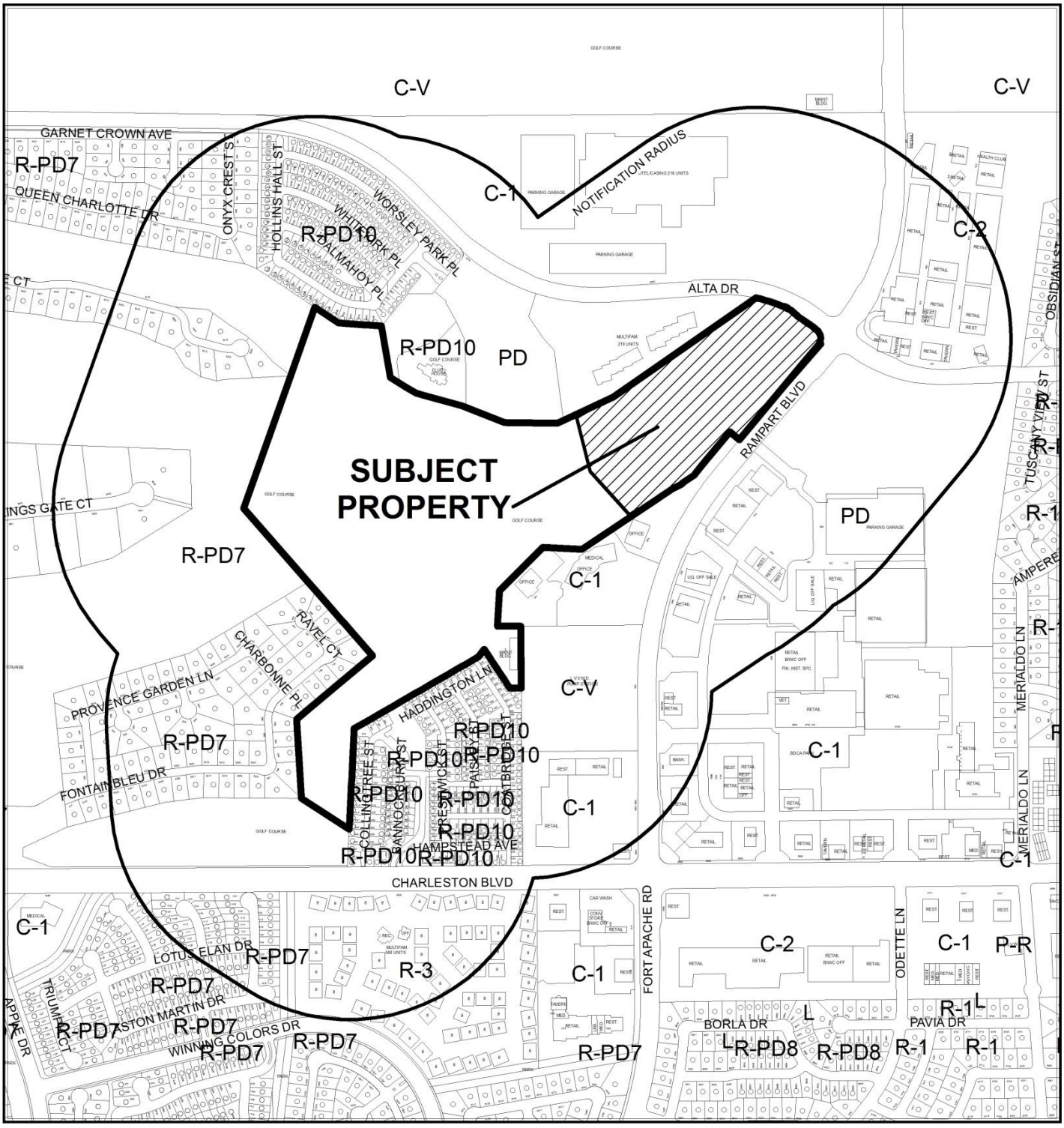
C.C.: 2/17/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-62392 and SDR-62393 [PRJ-62226]
3. Supporting Documentation

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



CASE: **ZON-62392 AND SDR-62393 (PRJ-62226)**

0 500 1,000 Feet

RADIUS: 1000 FEET

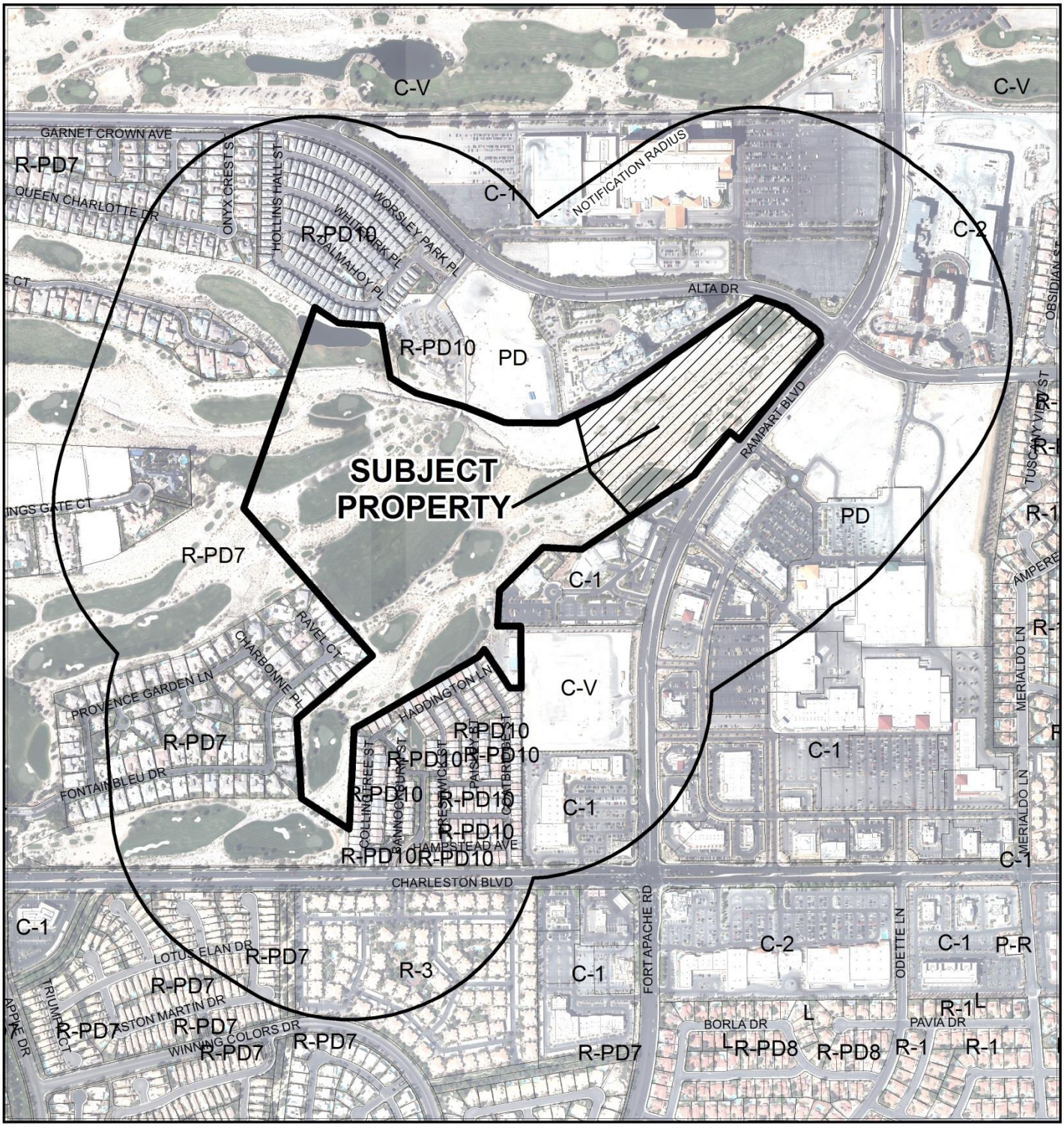
GENERAL PLAN OF SUBJECT PROPERTY: PR-OS (PARKS/RECREATION/OPEN SPACE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)

ZONING OF SUBJECT PROPERTY: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N



CASE: **ZON-62392 AND SDR-62393 (PRJ-62226)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PR-OS (PARKS/RECREATION/OPEN SPACE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)

ZONING OF SUBJECT PROPERTY: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-62392 APN: 138-32-301-004

Name of Property Owner: Seventy Acres LLC

Name of Applicant: Seventy Acres LLC

Name of Representative: GCW Engineering, Inc./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: V Dellart

Print Name: V Dellart

Subscribed and sworn before me

This 23 day of November, 2015

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

PRJ-62226
11/30/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: CHANGE ZONE

Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta

Project Name ORCHESTRA VILLAGE **Proposed Use**

Assessor's Parcel #(s) Portion of 138-32-301-004 **Ward #** 2

General Plan: existing PROS proposed H **Zoning:** existing R-PD7 proposed R-4

Commercial Square Footage **Floor Area Ratio**

Gross Acres 17.49 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Seventy Acres LLC **Contact** Frank Pankratz

Address 1215 South Fort Apache Road, Suite 120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address Frank@ehbcompanies.com

APPLICANT Seventy Acres LLC **Contact** Frank Pankratz

Address 1215 South Fort Apache Road, Suite 120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address Frank@ehbcompanies.com

REPRESENTATIVE GCW Engineering, Inc. **Contact** Cindie Gee

Address 1555 South Rainbow **Phone:** (702) 804-2107 **Fax:** (702) 804-2299

City Las Vegas **State** Nevada **Zip** 89146

E-mail Address cgee@gcwengineering.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* V DeHart

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

Print Name Vickie DeHart

Subscribed and sworn before me

This 23 day of November, 20 15.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

FOR DEPARTMENT USE ONLY

Case #	ZON-62392
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

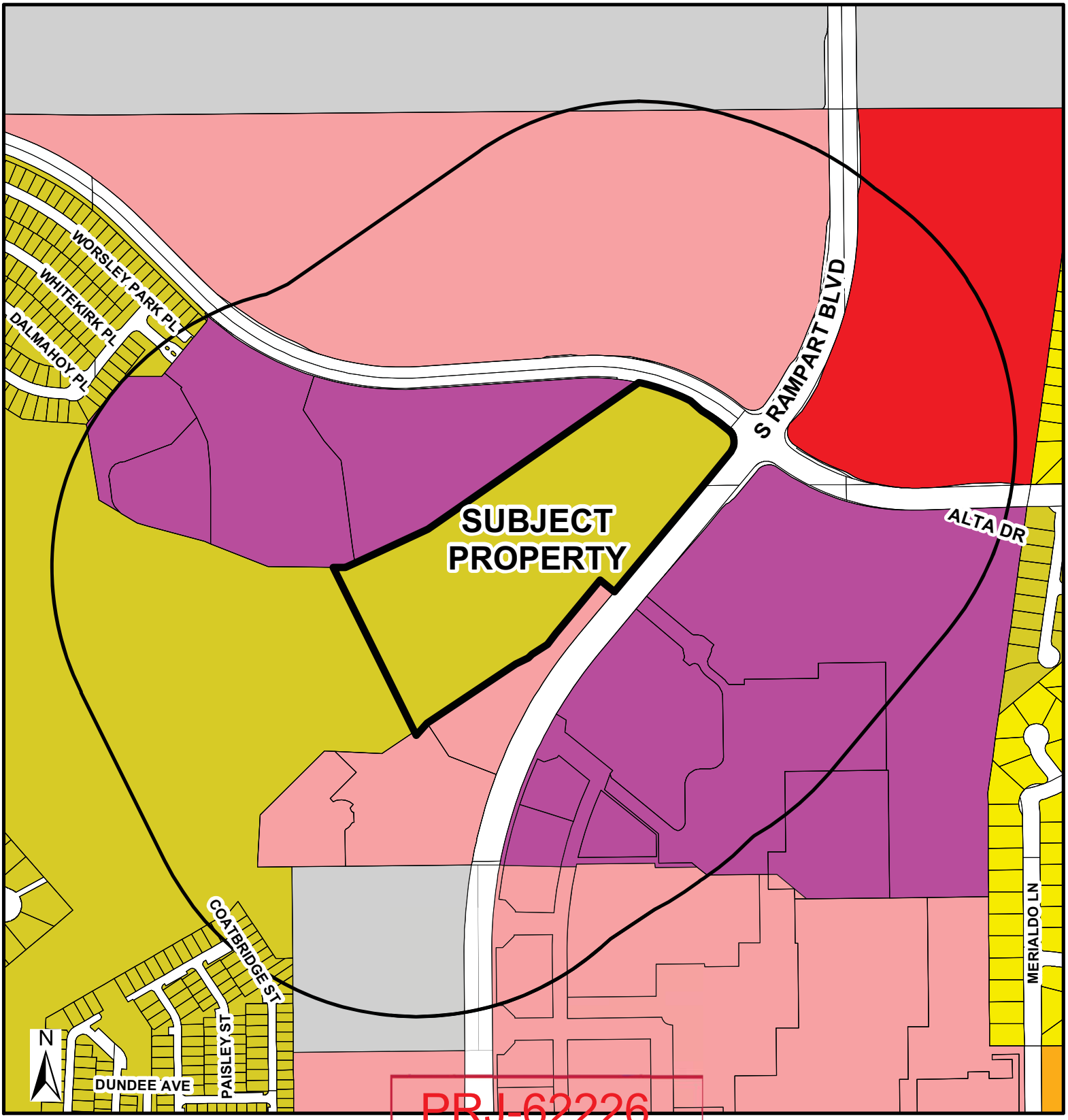
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-62229
11/30/15

Revised 10/27/08

\depot\Application Packet\Application Form.pdf

ZON-62392



PRJ-62226
12/10/15

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-PD7 TO R-4

ZON-62392

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Thursday, December 10, 2015

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-62393 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-62387 AND ZON-62392 - PUBLIC HEARING - APPLICANT/OWNER: SEVENTY ACRES, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 720-UNIT MULTI-FAMILY RESIDENTIAL (CONDOMINIUM) DEVELOPMENT CONSISTING OF FOUR, FOUR-STORY BUILDINGS on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 138-32-301-005), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone [PROPOSED: R-4 (High Density Residential)], Ward 2 (Beers) [PRJ-62226]. Staff has NO RECOMMENDATION.

C.C.: 2/17/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION, 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-62393** APN: 138-32-301-004

Name of Property Owner: Seventy Acres LLC

Name of Applicant: Seventy Acres LLC

Name of Representative: GCW Engineering, Inc./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: V Dellart

Print Name: V Dellart

Subscribed and sworn before me

This 23 day of November, 2015

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

PRJ-62226
11/30/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW (SDR)

Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta

Project Name ORCHESTRA VILLAGE **Proposed Use**

Assessor's Parcel #(s) Portion of 138-32-301-004 **Ward #** 2

General Plan: existing PROS proposed H **Zoning:** existing R-PD7 proposed R-4

Commercial Square Footage **Floor Area Ratio**

Gross Acres 17.49 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Seventy Acres LLC **Contact** Frank Pankratz

Address 1215 South Fort Apache Road, Suite 120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address Frank@ehbcompanies.com

APPLICANT Seventy Acres LLC **Contact** Frank Pankratz

Address 1215 South Fort Apache Road, Suite 120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address Frank@ehbcompanies.com

REPRESENTATIVE GCW Engineering, Inc. **Contact** Cindie Gee

Address 1555 South Rainbow **Phone:** (702) 804-2107 **Fax:** (702) 804-2299

City Las Vegas **State** Nevada **Zip** 89146

E-mail Address cgee@gcwengineering.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* V DeHart

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

Print Name Vickie DeHart

Subscribed and sworn before me

This 23 day of November, 20 15.

LeeAnn Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

FOR DEPARTMENT USE ONLY

Case #	SDR-62393
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-62226
11/30/15

Revised 10/27/08

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

SDR 62393
Seventy Acres, LLC

SWC Alta Drive and Rampart Boulevard

Proposed 720 unit multi-family residential development.

Proposed Use

Average Daily Traffic (ADT)	APARTMENT [DWELL]	720	6.65	4,788
AM Peak Hour			0.51	367
PM Peak Hour			0.62	446

Existing traffic on all nearby streets:

Alta Drive	
Average Daily Traffic (ADT)	13,388
PM Peak Hour (heaviest 60 minutes)	1,071

Rampart Boulevard	
Average Daily Traffic (ADT)	45,325
PM Peak Hour (heaviest 60 minutes)	3,626

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Alta Drive	34,500
Rampart Boulevard	51,800

This project will add approximately 4,788 trips per day on Alta Dr. and Rampart Blvd. Alta is currently at about 39 percent of capacity and Rampart is at about 88 percent of capacity. After this project, Alta is expected to be at about 53 percent of capacity and Rampart to be at about 97 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 446 additional cars, or about fifteen every two minutes.

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

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

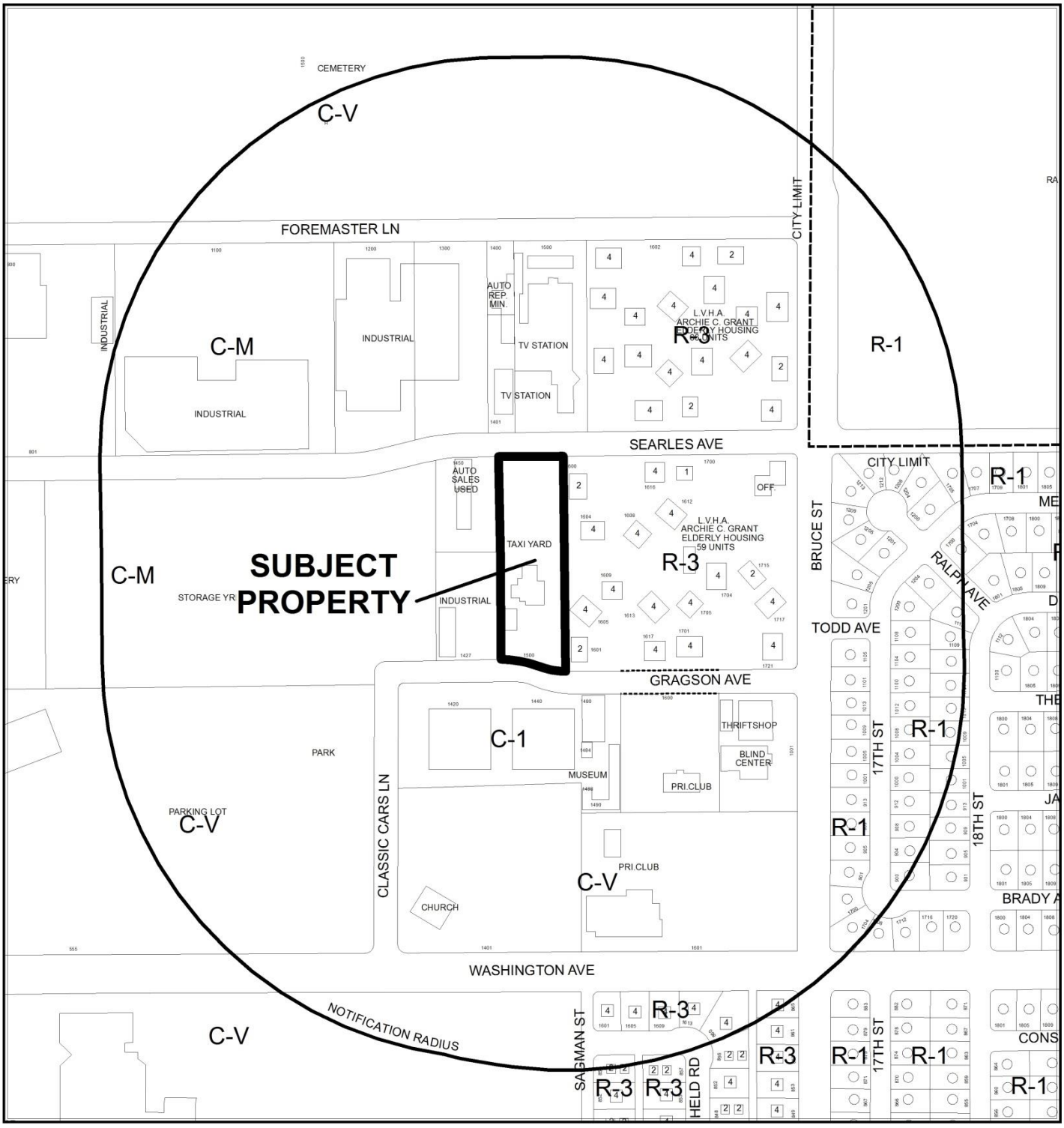
SUBJECT:
ZON-62272 - REZONING - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - For possible action on a request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: M (INDUSTRIAL) on 1.94 acres at 1500 and 1504 Searles Avenue (APN 139-26-201-004), Ward 5 (Barlow) [PRJ-62133]. Staff recommends DENIAL.

C.C.: 2/17/2016

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-62272, VAR-62274 and SDR-62275 [PRJ-62133]
2. Conditions and Staff Report - ZON-62272, VAR-62274 and SDR-62275 [PRJ-62133]
3. Supporting Documentation - ZON-62272, VAR-62274 and SDR-62275 [PRJ-62133]
4. Photo(s) - ZON-62272, VAR-62274 and SDR-62275 [PRJ-62133]
5. Justification Letter - ZON-62272, VAR-62274 and SDR-62275 [PRJ-62133]



CASE: **ZON-62272, VAR-62274 AND SDR-62275 (PRJ-62133)**

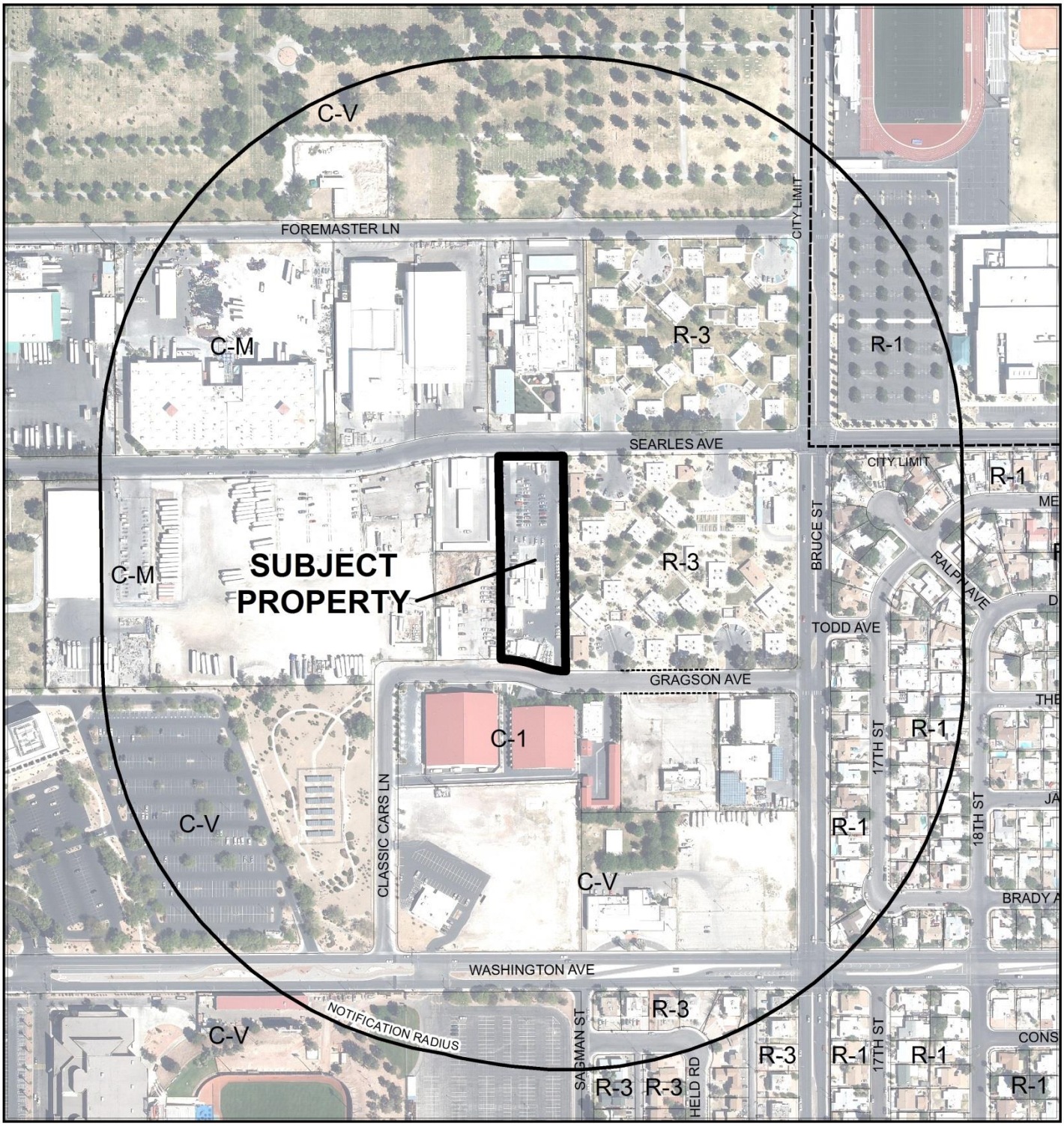
0 300 600 Feet

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



CASE: **ZON-62272, VAR-62274 AND SDR-62275 (PRJ-62133)**

0 300 600 Feet

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-62272	Staff recommends DENIAL.	N/A
VAR-62274	Staff recommends DENIAL, if approved subject to conditions:	ZON-62272
SDR-62275	Staff recommends DENIAL, if approved subject to conditions:	ZON-62272 VAR-62274

** CONDITIONS **

VAR-62274 CONDITIONS

Planning

1. Approval of Rezoning (ZON-62272) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-62275) shall be required, if approved.

2. Conformance to the approved conditions for Special Use Permit (SUP-43990), Variances (VAR-49041 and VAR-49049) and Site Development Plan Reviews (SDR-39147 and SDR-48917), except as amended herein.

3. 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.

4. The non-permitted structures on-site shall be removed within 90 day or all necessary building permits and final inspections shall be obtained within 90 days of the date of final approval of this application.

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.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-62275 CONDITIONS

Planning

1. Approval of Rezoning (ZON-62272) and approval and conformance to the Conditions of Approval for Variance (VAR-62274) shall be required, if approved.

2. 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.

3. Conformance to the approved conditions for Special Use Permit (SUP-43990), Variances (VAR-49041 and VAR-49049) and Site Development Plan Reviews (SDR-39147 and SDR-48917), except as amended herein.

4. All development shall be in conformance with the building elevations, date stamped 11/30/15, and site plan, dated stamped 12/17/15, except as amended by conditions herein.

5. The applicant shall comply with all requirements of the Department of Fire and Rescue and shall obtain all approvals and permits deemed necessary by the Department of Fire and Rescue. If the setback requirements of the Department of Fire and Rescue are greater than those approved under this Site Development Plan Review or the related variances, such setbacks will take precedence over those described in the Site Development Plan Review or related variances.

6. The non-permitted structures on-site shall be removed within 90 day or all necessary building permits and final inspections shall be obtained within 90 days of the date of final approval of this application.

7. 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.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Per Condition #6 of VAR-49041, Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements in accordance with City Standards (L-curb, sidewalk and streetlights, etc.) not required to be constructed at this time as a result of the requested Variance. Such Covenant Running with Land agreement shall record prior to the issuance of any permits. We note that the recording of L-Covenant 54823 may be used to satisfy this condition.

11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

12. An Update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

13. Comply with all previous conditions of approval for Site Development Plan Reviews SDR-35195, SDR-39147, SDR-43399 and all other applicable entitlement actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site is located at 1500 and 1504 Searles Avenue and is currently utilized as a taxicab yard with supporting service. The applicant has proposed two, 3,000-gallon above ground gasoline tanks and a 2,418 square-foot reduction and other building modifications to previously approved Site Development Plan Review (SDR-48917). The above ground fuel tanks are only permitted in the M (Industrial) zoning district. The applicant is therefore proposing to rezone the property from C-M (Commercial/Industrial) to M (Industrial). The General Plan land use designation for the subject site is LI/R (Light Industry/Research), which allows M (Industrial) zoning. The property abuts a residential R-3 (Medium Density Residential) zoned property to the east. There is a 50-foot minimum setback requirement for structures on M (Industrial) zoned property that is adjacent to, or across the street from a residential district. The proposed rezoning requires five side yard setback Variances (four are for existing structures and one is for the proposed 2,567 square-foot building). Staff does not support the Rezoning of this property, as four of the five side yard setback Variances are only required if the property is rezoned to M (Industrial). Also, the nearest M (Industrial) zoned property is approximately one-half mile to the west. The unsuitability of this Site Development Plan Review is reinforced by the five Variances and the required Rezoning of the property. Staff recommends denial of all applications. If denied, the current zoning designations would remain and the proposed building could be constructed per the previously approved Site Development Plan Reviews.

ISSUES

- A Rezoning from C-M (Commercial/Industrial) to M (Industrial) is required to allow two, 3,000-gallon above ground fuel tanks. The proposed Rezoning is compatible with the current General Plan designation of LI/R (Light Industry/Research). Staff does not support the requested zone change.
- Industrial zoned properties that are adjacent to, or across the street from a street from a residential district have a 50-foot minimum setback requirement. The proposed Rezoning requires four existing structures and one proposed structure to obtain setback Variances from residential properties.
- One of the four existing structures is a 75 square-foot guard shack placed on the property line. Variance (VAR-39148) approved a zero-foot side yard setback where eight feet was required; however, no building permits were pulled and an Extension of Time was not filed before the entitlement expired.
- A Variance (VAR-62274) is required to allow four existing structures and one proposed structure to be located within 50 feet of a residential zoned property.
- The addition of above ground fuel tanks and the relocation and 49 percent reduction of an approved building require an amendment to an approved Site Development Plan Review (SDR-48917).

- Site Development Plan Review (SDR-35195) Condition of Approval Number 6 required, "The applicant shall obtain all required building permits and final inspections for all buildings/structure on the subject site, prior to occupancy of the structures." Buildings permits for the existing auto-repair cargo contain structure and the two paint booths on the south portion of the site have not been obtained. Therefore, this condition has not been met.
- Extension of Time (EOT-59759), Condition of Approval 3, states: "All necessary building permits shall be obtained and final inspections shall be completed for all unpermitted structures on the site within 90 days." This condition has not been met.
- There is an open Code Enforcement complaint (#122780) for the site.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/18/09	Code Enforcement received a complaint (#79197) for electrical, plumbing and concrete work was being done without a permit at 1500 Searles Avenue. Code Enforcement closed the case on 02/10/10.
10/07/09	The City Council approved a Petition to Vacate (VAC-35193) a 3,126 square-foot portion of public right-of-way generally located on the north side of Gragson Avenue, approximately 580 feet west of Bruce Street. The Planning Commission recommended approval. The Order of Vacation, which only included 2,305 square feet of public right-of-way, was recorded 12/30/09.
10/07/09	The City Council approved a request for Site Development Plan Review (SDR-35195) for a 8,800 square-foot Taxicab/Limo Yard with ancillary Vehicle Service and Auto Repair within 5,800 square feet of existing buildings and a 3,000 square-foot building with Waivers of the perimeter landscape requirements to allow a zero-foot buffer along the west and a portion of the east perimeters where eight feet is required, a six-foot buffer along the south perimeter where 15 feet is required, to allow a zero-foot sidewalk where five feet is required and to allow barbed wire fencing on at 1500 Searles Avenue. The Planning Commission recommended approval. As conditions of the City Council's approval, no barbed wire was to be allowed on site and the Waiver of the requirement for a sidewalk along Gragson Avenue was deleted.
04/20/10	Code Enforcement received a complaint (#89642) that a taxicab company was working on its own vehicles without a license and sending out vehicles without seatbelts and license plates at 1500 Searles Avenue. The complaint was resolved on 04/22/10.
08/26/10	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice request for a Major Amendment (SDR-37613) to a previously approved Site Development Plan Review (SDR-35195) to increase the area of Building C from 3,000 square feet to 5,000 square feet with waivers of the perimeter landscape buffer standards to allow a buffer width of zero feet along the east perimeter where eight feet was previously approved and to allow eight perimeter trees where 39 trees were previously approved on 1.89 acres at 1500 Searles Avenue. Staff had recommended denial.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/20/10	The City Council approved requests for Variance (VAR-39148) to allow a zero-foot side yard setback where eight feet is required for an accessory structure and Special Use Permit (SUP-39149) to allow the Outdoor Storage, Accessory use within the required setback and landscape buffer area along the west perimeter at 1500 Searles Avenue. The Planning Commission recommended approval. VAR-39148 expired on 10/20/12.
10/20/10	The City Council approved a Major Amendment (SDR-39147) to a previously approved Site Development Plan Review (SDR-35195) for a proposed 10,800 square-foot Taxicab/Limo Yard with ancillary vehicle service and auto repair where an 8,800 square-foot Taxicab/Limo Yard was approved, a proposed 5,000 square-foot Auto Repair Garage where a 3,000 square-foot building was approved, for waivers of perimeter landscape requirements along the east and south property lines and to allow 24 trees within perimeter landscape buffers where 37 trees were approved at 1500 Searles Avenue. The City Council deleted Condition of Approval Number 5, which stated, "A Waiver from Title 19.12.040, is hereby approved, to allow a zero-foot perimeter landscape buffer along a portion of the east property line where eight feet is required." The Planning Commission recommended approval.
01/10/12	The Planning Commission approved requests for Variance (VAR-43989) to allow 113 parking spaces where 133 spaces are required and Special Use Permit (SUP-43990) to allow Outdoor Storage, Accessory with Waivers to allow storage within the required side and rear yard setback areas and to allow no screening from a public street where eight-foot tall screening is required at 1500 Searles Avenue. Staff recommended denial.
11/28/12	A Code Enforcement received a complaint (#122780) that a taxicab company was working on its own vehicles in structures that do not have building permits at 1500 Searles Avenue. The complaint was resolved on 06/24/13.
06/19/13	The City Council approved a Site Development Plan Review (SDR-48917) for a 4,985 square-foot building to be used for Auto Repair and Storage, with a Waiver to allow a zero-foot wide landscape buffer along the entire east property line and a Variance (VAR-49041) to not install off-site improvements along Gragson Avenue. The Planning Commission recommended approval.
07/08/15	A complaint (#156840) was forwarded to Code Enforcement for creation of parking spaces in the public right-of-way.
08/05/15	The City Council approved Extensions of Time (EOT-59759 and EOT-59758) for a Site Development Plan Review (SDR-48917) for a 4,985 square-foot building used for Auto Repair and storage with a Waiver to allow a zero-foot wide landscape buffer along the entire eastern perimeter and a Variance (VAR-49041) to not install required offsite improvements along Gragson Avenue. Staff recommended denial.

Most Recent Change of Ownership	
12/29/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/28/61	A building permit (#7174) was issued for an office building and storage building at 1500 Searles Avenue. A final inspection was approved on 05/09/62.
04/30/63	A building permit (#19801) was issued for a 1,024 square-foot service garage at 1500 Searles Avenue. A final inspection was approved on 11/04/64.
07/30/73	A building permit (#12364) was issued for a loading dock at 1500 Searles Avenue.
03/05/02	A building permit (#02003896) was issued for replacement of a four-inch sewer line at 1500 Searles Avenue. A final inspection was completed on 03/06/02.
10/09/09	A building permit (#146417) was issued for a tenant improvement remodel for certificate of occupancy for a 4,400 square-foot building at 1500 Searles Avenue. A final inspection was completed on 02/11/10.
	A building permit (#149327) was issued for demolition work at 1500 Searles Avenue. A final inspection was completed on 10/28/09.
01/05/10	A building permit (#154090) was issued for installation of low voltage electrical with conduit for data transmission at 1500 Searles Avenue. A final inspection was completed on 01/20/10.
02/11/10	The Building and Safety Department issued a Certificate of Occupancy for Building "A" at 1500 Searles Avenue.
08/05/10	A building permit (#169266) application was submitted for a 10-foot combined retaining and screen wall along the south property line at 1500 Searles Avenue. The permit was not issued and the application expired on 04/04/11.
	A building permit (#169262) application was submitted for existing paint mixing and spray booths at 1500 Searles Avenue; however, the permit was not issued and the application expired on 03/02/11.
04/03/14	A building permit (#257682) application was submitted for a vehicle service garage building at 1500 Searles Avenue. The permit was not issued and the application expired on 11/07/14.
	A building permit (#257683) application was submitted for on-site improvements at 1500 Searles Avenue. The permit was not issued and the application expired on 11/07/14.

Pre-Application Meeting	
11/09/15	A pre-application meeting was held with the applicant's designated representative to discuss the following: 1. The submittal requirements to modify an approved Site Development Plan Review. 2. Above ground fuel tanks are permitted only in the M (Industrial) zoning district. 3. The minimum setback requirements for above ground fuel tanks. 4. The potential Waivers required for the submittal of the proposed building. 5. The on-site parking requirements. 6. The building permit submittal process and time frame. 7. The need for an updated drainage study.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
12/03/15	Staff conducted a field check of the site and staff observed a busy taxicab yard with the number of structures on site.
12/12/15	Staff conducted a field check with Code Enforcement and documented all structures on-site. Staff notes that there are two, empty above ground fuel tanks on-site.

Details of Application Request	
Site Area	
Net Acres	1.94

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Taxicab/ Limo Yard	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
North	TV Broadcasting & Other Communication Services	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Museum	C (Commercial)	C-1 (Limited Commercial)
East	Multi-Family Residential	ML (Medium Low Density Residential)	R-3 (Medium Density Residential)
West	Motor Vehicles Sales Used	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
	Building Maintenance Service and Sales		

Master Plan Areas	***Compliance***
Downtown North Plan	Y
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.090, the following standards apply: C-M (Commercial/Industrial)

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	162 Feet	Y
Min. Setbacks			
• Side	10 Feet	3 Feet	N
• Rear	20 Feet	67 Feet	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.100 apply: M (Industrial)

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	162 Feet	Y
Min. Setbacks			
• Side (West)	10 Feet	3 Feet	N
• Side (East)			
guard shack[1]	50 Feet	3 Feet	N
proposed and existing buildings[1]	50 Feet	41 Feet	N
north cargo containers[1]	50 Feet	36 Feet	N
south cargo containers[1]	50 Feet	33 Feet	N
• Rear[1]	0 Feet	0 Feet	Y
Mech. Equipment	Screened	Screened	Y

1. *Where adjacent to or across the street from, a residential district, the minimum setback from the property line or the street right-of-way line shall be fifty feet. The setback area shall be maintained free and clear of all buildings or industrial uses, except that this area may be used for parking. Such parking use may include parking for industrial equipment and vehicles if parking areas are completely screened from any residential view.*

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Taxi/Limo Yard	66 Employees and 101Taxicabs	1 SP Per Employee Plus 0.5 spaces per Taxi or Limo	113*				
TOTAL SPACES REQUIRED			111		113		Y*
Regular and Handicap Spaces Required			113	3	110	3	Y*

*On 01/10/12 the Planning Commission approved a Variance (VAR-43989) to allowing 113 parking spaces where 133 spaces are required.

ANALYSIS

The subject site is located within the Southeast Sector Plan of the Las Vegas 2020 Master Plan and within the Downtown North Land Use Plan on a 1.94-acre at 1500 and 1504 Searles Drive. The site is utilized as a Taxicab Yard with supporting services. The current General Plan Land Use designation is LI/R (Light Industry/Research) and the current zoning district is C-M (Commercial/Industrial).

The 2012 International Fire code Section 2306.2.3 prohibits the above ground storage of Class I, II or II-A liquefied motor fuels except when the tank is located within a parcel that is zoned for Industrial use (M zoning district).

The applicant has requested to rezone the property from C-M (Commercial/Industrial) to M (Industrial) to allow two above-ground 3,000-gallon gasoline tank to be located 99 feet from a residential zoned property to the east and 45 feet from the Commercial/Industrial property to the west.

The City of Las Vegas Fire and Rescue (Fire Prevention Services Division) reviewed SDR-62275 and recommended denial of the request with the following comments: A "separate permit will be required for fuel tanks; review the 2012 International Fire Code § 2306 and chapter 57 for fuel storage/clearances from property lines/buildings." Based on this, staff has included condition #5 within SDR-62275, requiring compliance with all standards of Fire and Rescue.

Per Title 19.08.100, the M (Industrial) zoning district is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. The M District is consistent with the Light Industry/Research category of the General Plan.

Per Title 19.08.100 (Industrial District) Table 1 (Building Placement), footnote 1 states: "Where adjacent to, or across the street from the minimum setback from the property line or the street right-of-way line shall be fifty feet. The setback area shall be maintained free and clear of all buildings or industrial uses, except that this area may be used for parking. Such parking use may include parking for industrial equipment and vehicles if parking areas are completely screened from any residential view." There are four existing structures and one proposed structure that fail to meet the minimum residential setback requirement. If approved, this Variance (VAR-62274) will allow the non-permitted 76 square-foot guard shack on the east property line (that received a previous setback variance that expired 10/20/12) to obtain building permits and become legalized. Three of the five side yard setback Variances are required to allow the existing structures (the office building, and the easternmost cargo containers on the north and south property lines) to remain within the proposed M (Industrial) zoning district. The fifth setback Variance is to allow the proposed auto repair garage building to be located 44 feet from the east property line where 50 feet is required for M (Industrial) zoned property adjacent to residential property.

The proposed zone change is inconsistent with the existing development and the existing land uses in the area. The proposed reclassification of the property would create a non-conforming situation that requires three existing permitted structures to obtain setback Variances. In addition, the subject site abuts a residential zoned property to the east and a commercial property to the south. The closest M (Industrial) zoned property is approximately one-half mile to the west. Three of the requested six variances would not be required if zoning for the property remained C-M (Commercial- Industrial). Staff cannot support the requested zone change.

The applicant has submitted modifications to Site Development Plan Review (SDR-48917) to allow two, 3,000 gallon above-ground fuel tanks and to reduce the size of the building from a two-story 4,928 square-foot building to a single-story 2,567 square-foot building. The building footprint will slightly decrease; however, it moves closer to the east property line. The overall height of the building has decreased from 28.5 feet to 21.3 feet.

The revised 21.3-foot tall auto repair building will be located directly south of the existing office building. The new proposed building fails to meet all required setback requirements. The prefinished metal structure will be gray and green. The wall plans are broken up with by windows, doors, vent, and paint. The new structure is an improvement to the previously approved building.

The guard shack on the east property line and the auto repair structure and paint booths along southern property line do not have building permits. Site Development Plan Review (SDR-35195) Condition of Approval Number 6 required, "The applicant shall obtain all required building permits and final inspections for all buildings/structure on the subject site, prior to occupancy of the structures." EOT-59759 Condition of Approval Number 3 required, "All necessary building permits shall be obtained and final inspection shall be completed for all unpermitted structures on site within 90 days." No permits were pulled. There is an open Code Enforcement complaint for this site. The auto repair structure is not part of a Site Development Review Plan and cannot receive building permits. A condition of approval has been added to remove or permit all non-permitted structures on site within 90-days of final approval.

The Downtown North Land Use Plan Objective 2.4 requires "that the quality of existing residential neighborhoods within the City of Las Vegas is maintained and enhanced." The number of variances associated with this application fails to meet this objective and intense uses allowed in the M (Industrial) zoning district are not compatible with residential uses.

The on-site parking requirement remains unchanged at 113 parking spaces. The applicant is providing 113 parking spaces. The site is accessed by Searles Avenue and Gragson Avenue. Both roadways are 60-foot Minor Collectors as depicted in Title 19.04. Street improvements and a landscape buffer Waiver were previous addressed by prior land use entitlements.

Public works noted that SDR-35195 required the incomplete half-street improvements on Gragson Avenue to be constructed for any development beyond tenant improvements for Building A or Building B on the originally approved site plan. In September of 2012 construction drawings were submitted for required construction of half-street improvements on Gragson Avenue (46935). However, these plans were never approved, and the improvements were never constructed. In June of 2013 a Variance (VAR-49041) to defer the required off-site improvements was approved requiring a Covenant Running with Land Agreement in lieu of the improvements. A Covenant Running with Land Agreement (54823) was given to the property owner in June of 2014, but that agreement was never returned to the City.

The subject site is within one-half mile of a city boundary. The Rezoning of a Taxicab Limo yard use is a Project of Regional Significance. The application has been properly noticed and the Las Vegas Valley Water District (LVVWD) returned the following comment: "The parcel is currently served by LVVWD but does not have the required backflow prevention per NAC 445A.67195. Civil plans will need to be submitted to LVVWD for backflow retrofit."

In summation, the proposed Rezoning and Site Development Plan Review are inconsistent with the surrounding area. The five variances reinforce the unsuitability of this project at this location. The proposed project is too intense to be constructed in a manner that is harmonious with the existing land uses. Staff recommends denial of all applications; however, if approved they will be subject to conditions.

FINDINGS (ZON-62272)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed Rezoning is in conformance with LI/R (Light Industry/Research) category, which allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category allows for the more intense use associated with the M (Industrial) zoning district; however, the site cannot physically accommodate the existing and proposed development without the approval of five setback Variances.

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

   The proposed M (Industrial) zoning district is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. The proposed zoning district will not be compatible with the adjacent R-3 (Medium Density Residential) zoned property to the east or the C-1 (Limited Commercial) property to the south.

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

The proposed M (Industrial) zoning district is inappropriate for this site as the site is adjacent to a residentially zoned property to the east, a C-1 (Limited Commercial) zoned to the south and C-M (Commercial/Industrial) to the west and north. Additionally, the closest M (Industrial) zoned property is one-half mile to the west.

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

The site is accessed by Searles Avenue and Gragson Avenue. Both roadways are 60-foot Minor Collectors, as designated by Title 13 and depicted in Title 19.04, with adequate capacity to serve the requirements of the proposed zoning district.

FINDINGS (VAR-62274)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to install above ground fuel tanks that require the M (Industrial) zoning. By choosing to rezone the existing property to M (Industrial), four existing structures fail to meet setback requirements. Additionally, the applicant has proposed or placed a structure (the guard shack) on site in a manner that fails to meet minimum setback requirements for the existing and proposed zoning districts. Alternatively, if the fuel tanks were buried, the Rezoning application and four setback variances would not be required. The existing guard shack could be relocated in a manner that would allow conformance to the Title

19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-62275)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is incompatible with the adjacent residential, commercial and service uses within the area. The uses adjacent to the subject site are multi-family residential development, a car museum, a landscape maintenance company, used car sales company and a television broadcasting station. This project proposes the most intense zoning district M (Industrial) adjacent to an R-3 (Medium Density Residential) zoning district to the east, and a C-1 (Limited Commercial) zoning district to the south.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the proposed General Plan designation of LI/R (Light Industry/ Research); however, it is not consistent with the M (Industrial) zoning district as illustrated by the number of variances required to rezone the property and construct the proposed building in the current location.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site is accessed by Searles Avenue and Gragson Avenue. Both roadways are 60-foot Minor Collectors, as designated by Title 13 and depicted by Title 19.04, with adequate capacity to serve the requirements of the existing and proposed use.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The new proposed building and associated materials are appropriate for the area and the city. The above-ground fuel tanks prompting the Rezoning are inappropriate for the area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The new building elevations are not unsightly or obnoxious, and are consistent in architectural style and color of existing structures in M (Industrial) or C-M (Commercial/Industrial) zoning districts throughout the valley. The above-ground fuel tanks are potentially harmful to the residential property to the east and development in the surrounding area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The above ground fuel tanks may affect the residential property to the east; however, the permitting of existing and proposed structures and the associated inspections and licensing reviews by the City of Las Vegas will ensure the health, safety, and welfare of the public not compromised.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 286 - ZON-62272 & VAR-62274
286 - SDR-62275

APPROVALS 0 - ZON-62272 & VAR-62274
0 - SDR-62275

PROTESTS 0 - ZON-62272 & VAR-62274
0 - SDR-62275

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-62272 APN: 139-26-201-004

Name of Property Owner: Four Fours LLC

Name of Applicant: A Cab Taxi

Name of Representative: Kristen G. Neuman

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: Creighton Jay Nady

Subscribed and sworn before me

This 3rd day of June, 2015

Diana L. Hansen

Notary Public in and for said County and State

DIANA L. HANSEN
Notary Public State of Nevada
No 11-6244-1
My Appt Exp: Sept. 29, 2015

PRJ-62133
11/23/15

CLV Planning - Application Form

Application Number:	PRJ-62133
Application/Petition For:	Rezoning, VAR SDR
ProjectAddress (Location):	1504 SEARLES AVENUE
Project Name	A CAB
Assessors Parcel #(s):	13926201004
Ward #:	WARD 5 (RICKI Y. BARLOW)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	M - Industrial
Gross Acres:	1.89
Lots/Units:	n/a
Additional Information:	
Applicant First Name:	Creighton Jay
Applicant Last Name:	Nady
Applicant Address:	1500 Searles
Applicant City:	Las Vegas
Applicant State:	Nevada
Applicant Zip:	89104
Applicant Phone:	(702) 277-1333
Applicant Fax:	
Applicant Email:	CJNOUI@YAHOO.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) 893-1213
Rep Email:	kristen@aptusgroup.com

ZON-62272, VAR-62274 and SDR-62275

PRJ-62133
11/23/15

CLV Planning - Application Form

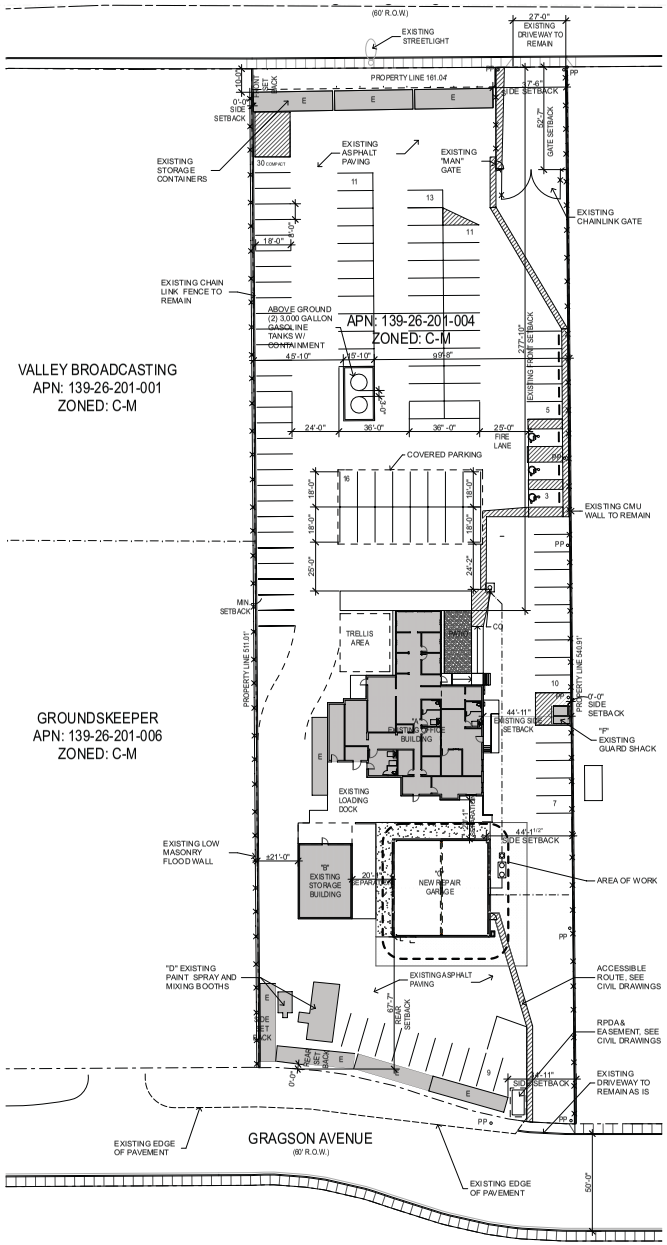
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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
FOUR FOURS L L C	1500 SEARLES AVE	LAS VEGAS, NV 89101-1123

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

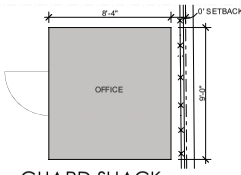
ZON-62272, VAR-62274 and SDR-62275

PRJ-62133
11/23/15



SITE PLAN

SCALE: 1" = 30'



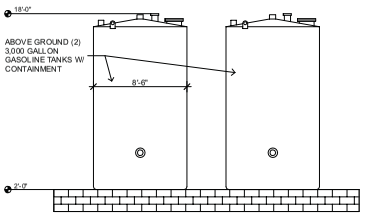
A2 GUARD SHACK

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



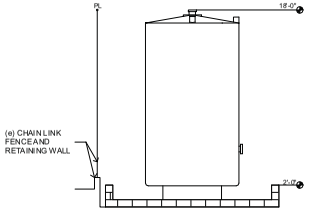
B2 EXISTING GUARD SHACK

NOT TO SCALE



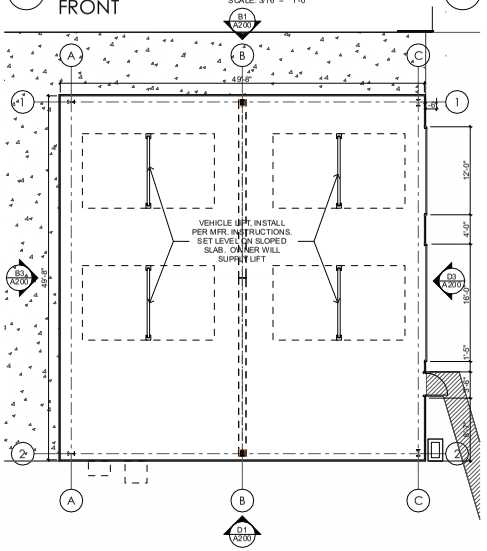
C2 ABOVE GROUND GASOLINE TANK FRONT

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



C3 ABOVE GROUND GASOLINE TANK SIDE

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



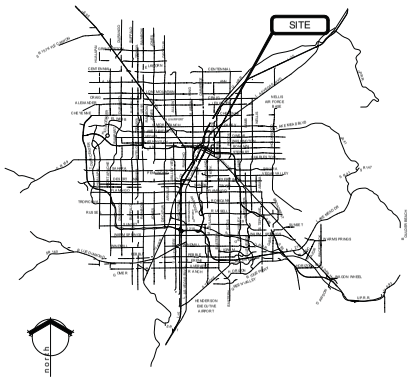
D2 FLOOR PLAN

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

VICINITY MAP (N.T.S.)



ASSESSOR'S PARCEL NUMBER: 139-26-201-004



Site and Project Information

SITE DATA

PARCEL NUMBER	139-26-201-004
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN	LIGHT INDUSTRIAL / RESEARCH
EXISTING ZONING	C-M
PROPOSED ZONING	M
PROPOSED USE	TAXI / LIMO YARD, AUTO REPAIR GARAGE (MINOR), AUTO PAINT AND BODY REPAIR SHOP, OUTDOOR STORAGE
SITE AREA	82,283 SF 1.89 GROSS ACRES

SETBACKS - (PRINCIPAL STRUCTURE)

	REQ'D	PROVIDED
FRONT	10'-0"	277'-10"
INTERIOR SIDES	50'-0"	37'-0", 0'-0", 44'-11", 44'-1 1/2"; 34'-11"
REAR	10'-0"	166'-11"

MAX HEIGHT	N/A
ACTUAL HEIGHT	28'-6"
LOT COVERAGE ALLOWED	N/A
ACTUAL LOT COVERAGE	13.1%
% OF OUTSIDE STORAGE ALLOWED	5%
ACTUAL % OF OUTSIDE STORAGE	3.9%

BUILDING INFORMATION

CODE	2009 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	VB
OCCUPANCY	B/FS-1
FIRE SPRINKLERS PROVIDED	NO

BUILDING AREAS:

A EXISTING OFFICE BUILDING (± 16' HIGH)	4,400 SF
B EXISTING STORAGE BUILDING (± 16' HIGH)	1,100 SF
C NEW REPAIR GARAGE (28'-6" HIGH)	2,567 SF
D EXISTING PAINT SPRAY AND MIXING BOOTH (± 11' HIGH)	509 SF
E STORAGE CONTAINER (8' X 40') TYP OF 7 (± 8' HIGH)	2,560 SF
F EXISTING GUARD SHACK (8'-4" X 9'-4")	75 SF
TOTAL	11,211 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
# OF EMPLOYEES ON LARGEST SHIFT	66	66
.5 PARKING SPACES PER TAXI WHEN WHEN FACILITY IS AT MAX CAPACITY 101 TAXIS X.5 =51 SPACES	51	51
STANDARD PARKING SPACES PROVIDED		84
COMPACT PARKING SPACES PROVIDED		(20.5%) 24
HANDICAPPED SPACES PROVIDED		5
TOTAL PARKING (APPROVED VARIANCE TO ALLOW 113)		115
LOADING ZONE (10' X 25')		NONE

LANDSCAPE BUFFERS

	REQ'D	PROVIDED
FRONT (ADJ. TO ROW)	10'-0"	10'-0"
INTERIOR SIDE (ADJ. TO RESIDENTIAL)	8'-0"	0'-0" (WAIVER REQUESTED)
INTERIOR SIDE (ADJ.TO INDUSTRIAL)	8'-0"	0'-0"
REAR (ADJ. TO ROW)	15'-0"	0'-0" (WAIVER REQUESTED)

PRJ-62133
12/17/15

12.16.15
CITY OF LAS VEGAS SDR

aptus
architecture, inc.
1050 East Flamingo Road, Suite 750
Las Vegas, Nevada 89119
T 702.839.1000
F 702.839.1010

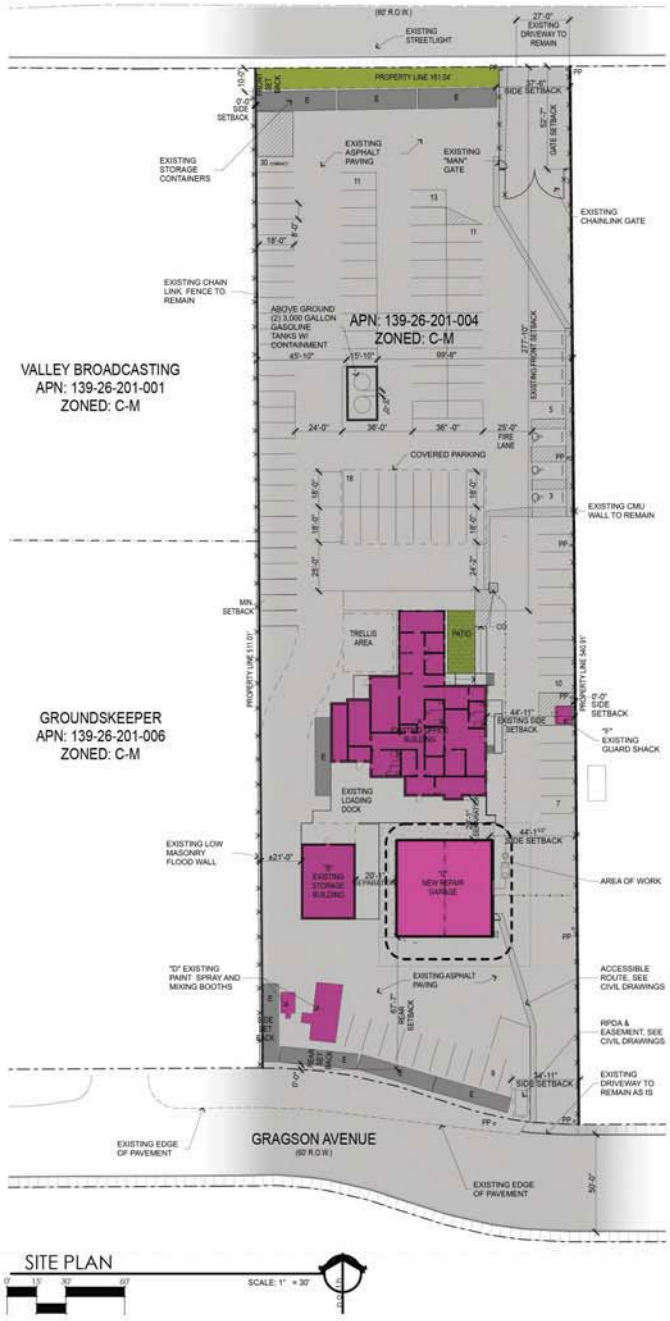
A Cab Taxi Company
Construction Documents
1504 Searles Avenue
Las Vegas, Nevada, 89101

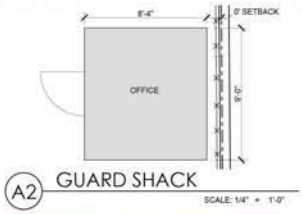
TITLE
SITE PLAN

DRAWING NO.
AS100
09.065 A Cab Taxi Company

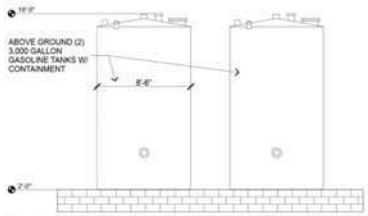
/Volumes/Projects/09.065 A Cab Taxi Co/DWGS/09.065 A Cab.pln 12/16/15 3:21 PM Edrick Fermenia

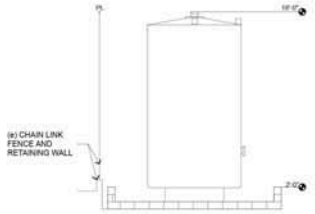
ZON-62272, VAR-62274 and SDR-62275 - REVISED

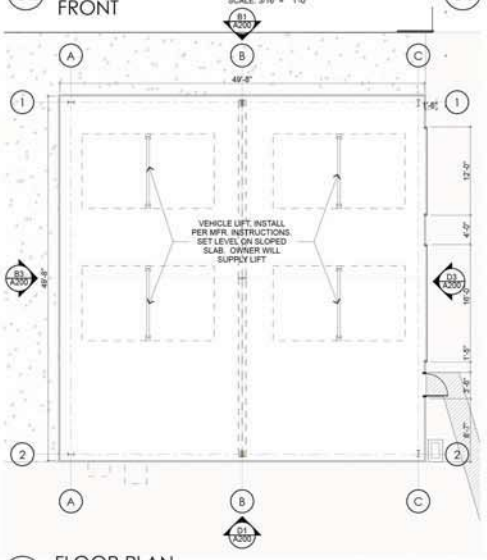





B2 EXISTING GUARD SHACK
NOT TO SCALE



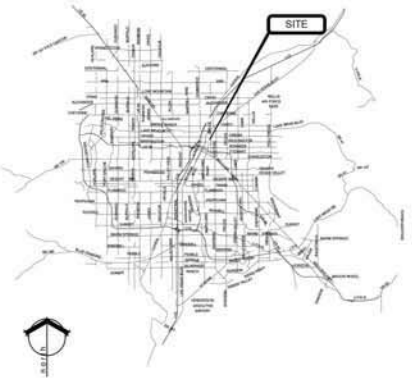




VICINITY MAP (N.T.S.)



ASSESSOR'S PARCEL NUMBER: 139-26-201-004



Site and Project Information

SITE DATA

PARCEL NUMBER	139-26-201-004
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN	LIGHT INDUSTRIAL / RESEARCH
EXISTING ZONING	C-M
PROPOSED ZONING	M
PROPOSED USE	TAXI / LIMO YARD, AUTO REPAIR GARAGE (MINOR), AUTO PAINT AND BODY REPAIR SHOP, OUTDOOR STORAGE
SITE AREA	82,283 SF 1.89 GROSS ACRES

SETBACKS - (PRINCIPAL STRUCTURE)

	REQ'D	PROVIDED
FRONT	10'-0"	277'-10"
INTERIOR SIDES	50'-0"	37'-6", 0'-0", 44'-11", 44'-11", 34'-11"
REAR	10'-0"	166'-11"

MAX HEIGHT	N/A
ACTUAL HEIGHT	28'-6"
LOT COVERAGE ALLOWED	N/A
ACTUAL LOT COVERAGE	13.1%
% OF OUTSIDE STORAGE ALLOWED	5%
ACTUAL % OF OUTSIDE STORAGE	3.9%

BUILDING INFORMATION

CODE	2009 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	V-B
OCCUPANCY	B/F/S-1
FIRE SPRINKLERS PROVIDED	NO

BUILDING AREAS:

A EXISTING OFFICE BUILDING (± 18' HIGH)	4,400 SF
B EXISTING STORAGE BUILDING (± 18' HIGH)	1,100 SF
C NEW REPAIR GARAGE (26'-6" HIGH)	2,587 SF
D EXISTING PAINT SPRAY AND MIXING BOOTH (± 11' HIGH)	509 SF
E STORAGE CONTAINER (8' X 40') TYP. OF 1 (± 8' HIGH)	2,560 SF
F EXISTING GUARD SHACK (8'-4" X 8'-0")	75 SF
TOTAL	11,211 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
# OF EMPLOYEES ON LARGEST SHIFT	66	66
.5 PARKING SPACES PER TAXI WHEN FACILITY IS AT MAX CAPACITY 101 TAXIS X.5 = 51 SPACES	51	51
STANDARD PARKING SPACES PROVIDED		84
COMPACT PARKING SPACES PROVIDED		(20.5%) 24
HANDICAPPED SPACES PROVIDED		5
TOTAL PARKING (APPROVED VARIANCE TO ALLOW 113)		115
LOADING ZONE (10' X 25')		NONE

LANDSCAPE BUFFERS

	REQ'D	PROVIDED
FRONT (ADJ. TO ROW)	10'-0"	10'-0"
INTERIOR SIDE (ADJ. TO RESIDENTIAL)	8'-0"	0'-0" (WAIVER REQUESTED)
INTERIOR SIDE (ADJ TO INDUSTRIAL)	8'-0"	0'-0"
REAR (ADJ. TO ROW)	15'-0"	0'-0" (WAIVER REQUESTED)

PRJ-62133
12/17/15

aptus

CITY OF LAS VEGAS SDR

A Cab Taxi Company
Construction Documents
1504 Searles Avenue
Las Vegas, Nevada, 89101

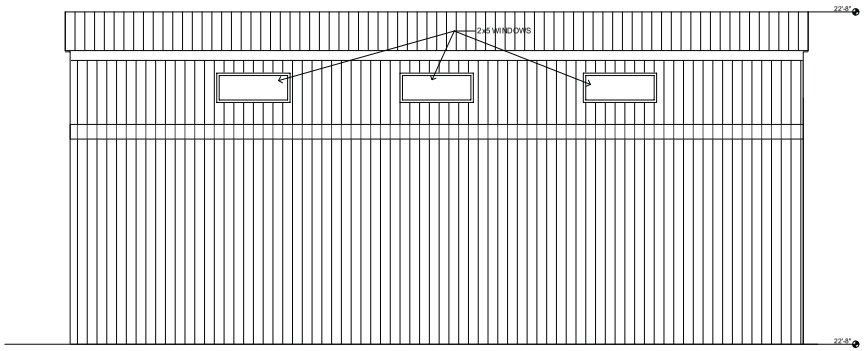
TITLE
SITE PLAN

DRAWING NO.
AS100

09.065 A Cab Taxi Company

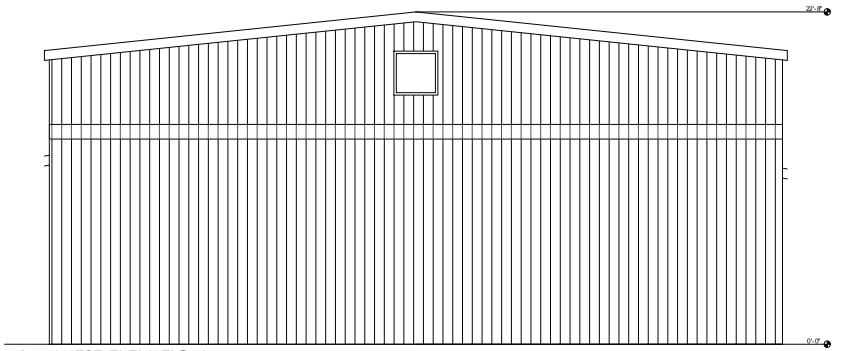
J:\Volumes\Projects\09\065 A Cab Taxi Co\DWG\09 065 A Cab.pln 12/16/15 3:21 PM Edrick Ferreria

ZON-62272, VAR-62274 and SDR-62275 - REVISED



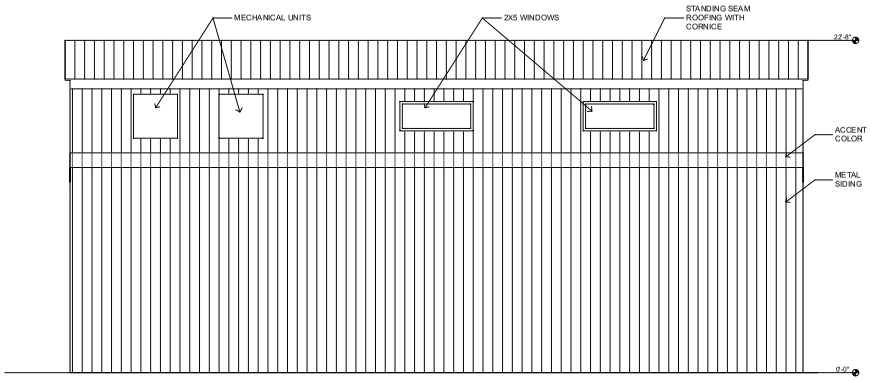
B1 NORTH ELEVATION

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



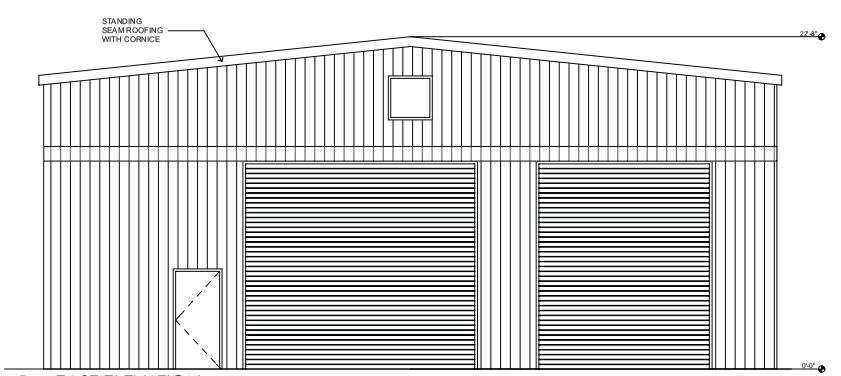
B3 WEST ELEVATION

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



D1 SOUTH ELEVATION

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



D3 EAST ELEVATION

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

0' 15' 30' 60'

PRJ-62133
11/30/15

CITY OF LAS VEGAS SDR 11.25.15

aptus

A Cab Taxi Company

Construction Documents

1504 Searles Avenue
Las Vegas, Nevada, 89101

TITLE

ELEVATIONS

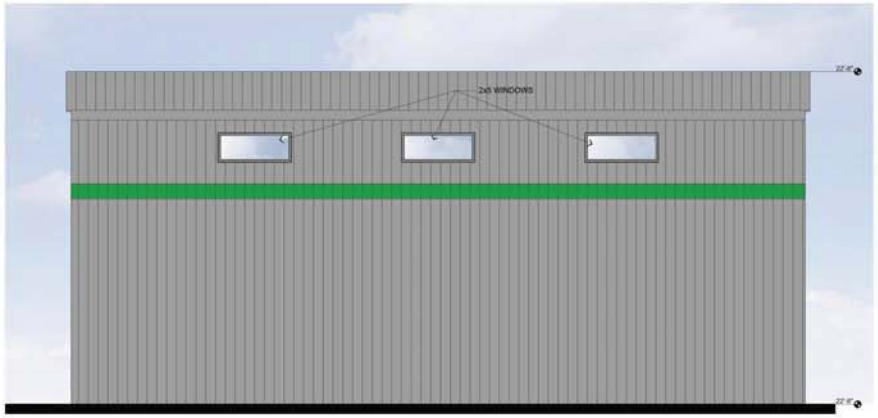
DRAWING NO.

A200

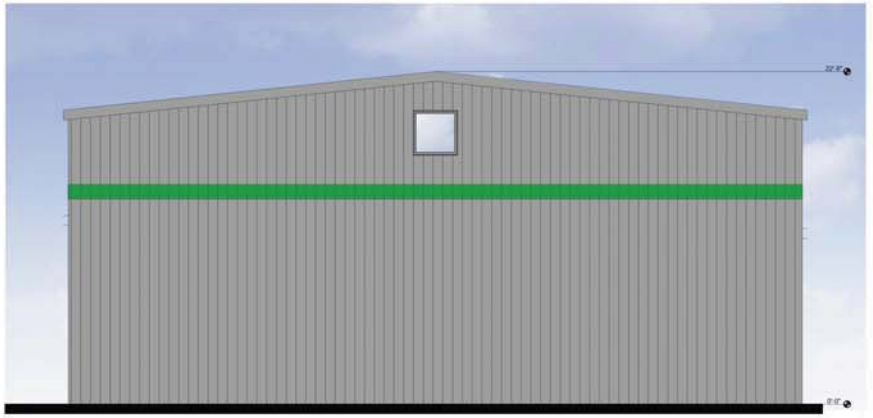
09.065 A Cab Taxi Company

/Volumes/Projects/09.065 A Cab Taxi Co/DWGS/09.065 A Cab.pln; 11/20/15; 2:31 PM; Edrick Ferreras

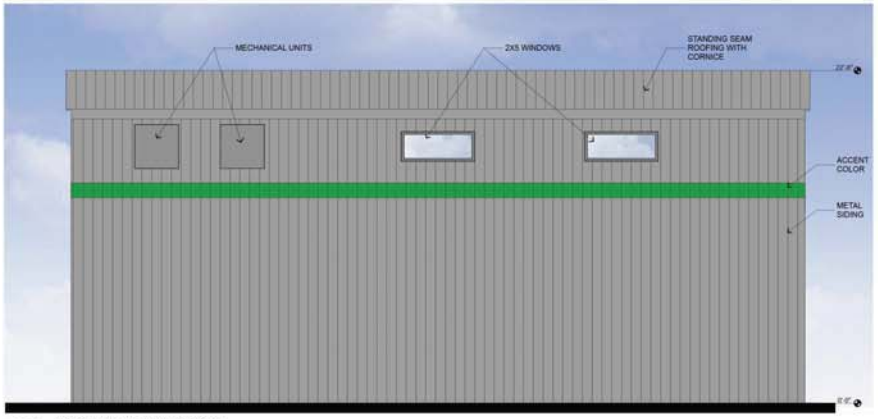
ZON-62272, VAR-62274 and SDR-62275



B1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



B3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



D1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



D3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

aptus

A Cab Taxi Company
Construction Documents
1504 Searles Avenue
Las Vegas, Nevada, 89101

TITLE
ELEVATIONS

PRJ-62133
11/30/15

DRAWING NO.
A200
09.065 A Cab Taxi Company

0' 15' 30' 60'

/Volumes/Projects/09.065 A Cab Taxi Co/DWG/09.065 A Cab.pln, 11/30/15, 2:31 PM, Edrick Ferreria

ZON-62272, VAR-62274 and SDR-62275

Prefinished Metal



Paint 1



Paint 2



Glazing

PRJ-62133
11/23/15

ZON-62272, VAR-62274 and SDR-62275

Material Color Board



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/03/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/03/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/03/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/03/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/03/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/03/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/03/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/03/15



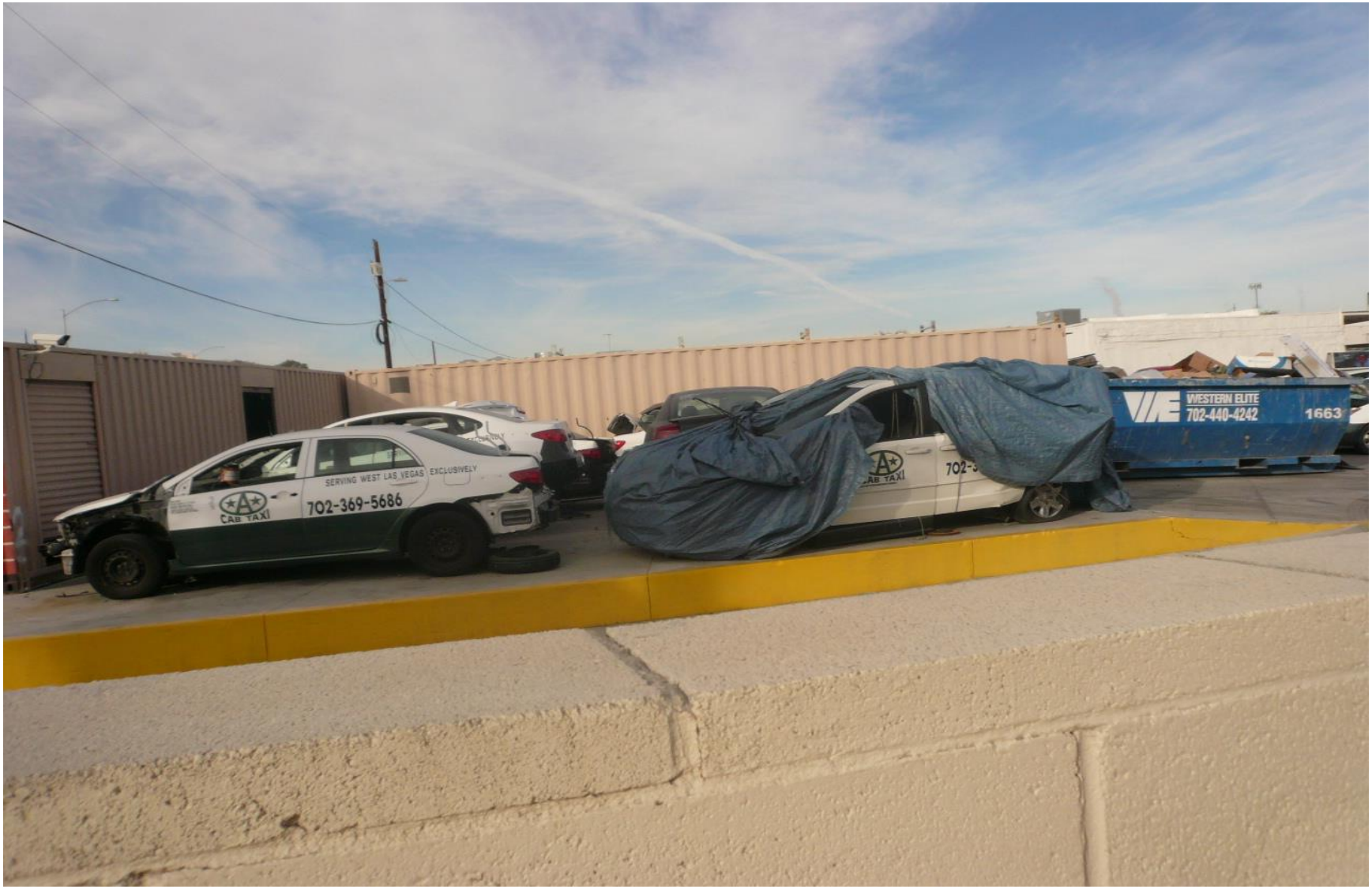
ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/03/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/03/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/03/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/03/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/03/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



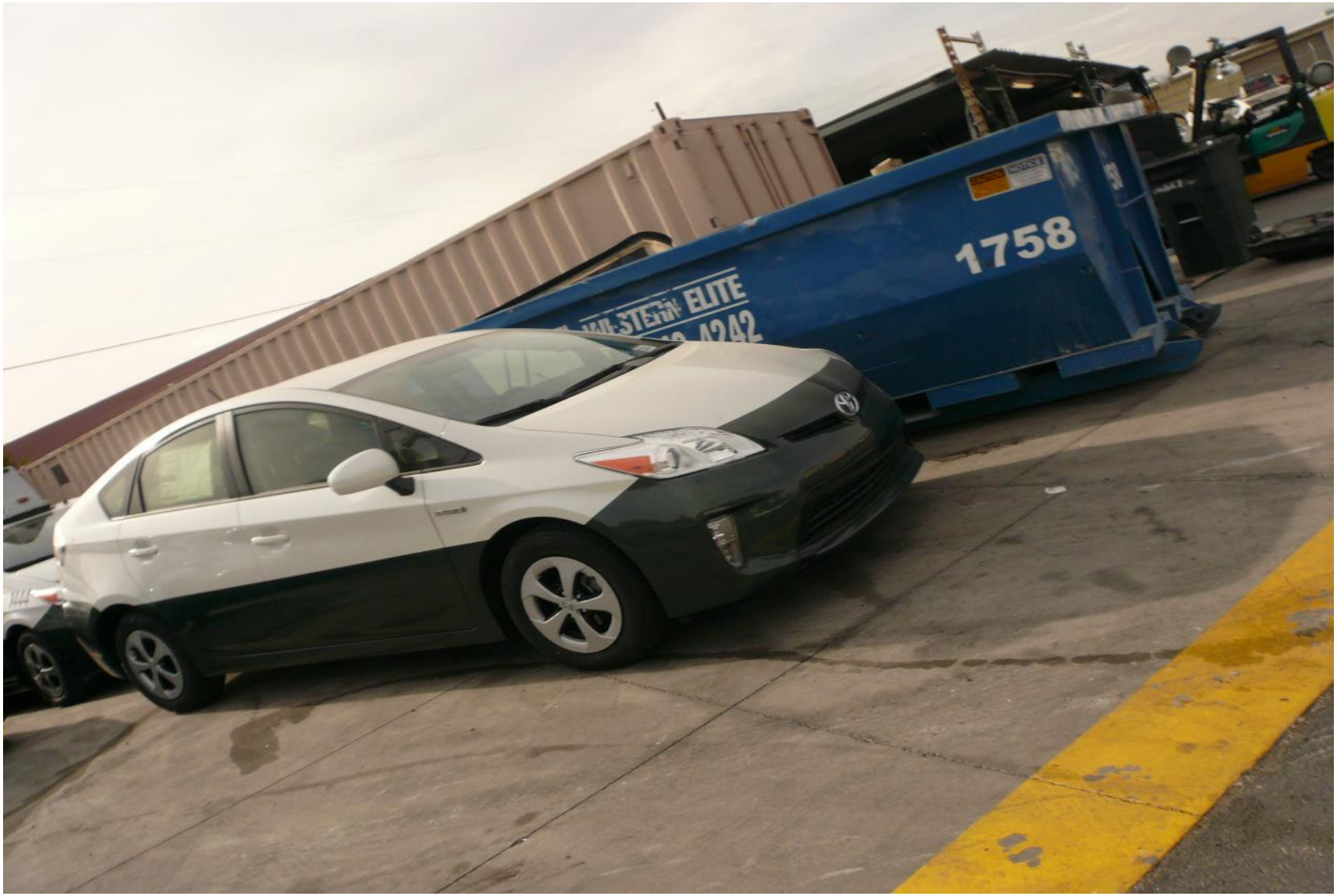
ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15



ZON-62272 [PRJ-62133] - REZONING RELATED TO VAR-62274 AND SDR-62275 - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC
1500 AND 1504 SEARLES AVENUE

12/10/15

APTUS

December 16, 2015

City of Las Vegas Planning and Development
333 S. Rancho
Las Vegas, Nevada 89101

Re: **A Cab Taxi Center**
APN: 139-26-201-004
Re-zone
Variance
Major Modification to SDR-35195

To Whom It May Concern:

Enclosed please find the required application materials associated with the following requests:

- Major modifications to an existing Site Development Plan Review for a Taxi Yard
- Rezoning to M (Industrial)
- Variance for the side setbacks

A Cab has been operating at 1500 Searles Avenue since 2009 and this location is suitable for the permitted use within a C-M zone.

The repair garage previously shown on the site has been relocated just south of the existing office building and redesigned to be smaller and 20' from all existing structures.

We are requesting to be allowed to have (2) 3,000 gallon above ground gasoline storage tanks on site, located in the middle of the site. These will be used only for taxi cabs, not for public use. Containment will be per code and on site. In addition, due to the current zoning of the site, we are requesting a zone change to M, which will allow the above ground fuel storage tanks.

With the proposed zone change to M, we are requesting a variance of the side setback at the existing office building to allow 44' where 50' is required, and at the existing guard shack to allow 0' where 50' is required.

We would like to keep in place any and all waivers that are currently in place.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

Sincerely,

Kristen G. Neuman, AIA
APTUS

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.aptusgroup.com

ZON-62272, VAR-62274 and SDR-62275
REVISED

PRJ-62133
12/16/15

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-62274 - VARIANCE RELATED TO ZON-62272 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - For possible action on a request for a Variance TO ALLOW SIDE YARD SETBACKS THAT RANGE FROM ZERO FEET TO 44 FEET WHERE 50 FEET IS REQUIRED FOR EXISTING AND PROPOSED BUILDINGS on 1.94 acres at 1500 and 1504 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone [PROPOSED M: (Industrial)], Ward 5 (Barlow) [PRJ-62133]. Staff recommends DENIAL.

C.C.: 2/17/2016

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

RECOMMENDATION:
Staff recommends 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: VAR-62274 APN: 139-26-201-004

Name of Property Owner: Four Fours LLC

Name of Applicant: A Cab Taxi

Name of Representative: Kristen G. Neuman

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: Creighton Jay Nady

Subscribed and sworn before me

This 3rd day of June, 2015

Diana L. Hansen

Notary Public in and for said County and State

DIANA L. HANSEN
Notary Public State of Nevada
No 11-6244-1
My Appt Exp: Sept. 29, 2015

PRJ-62133
11/23/15

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-62275- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-62272 AND VAR-62274 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-48917) FOR A PROPOSED 2,567 SQUARE-FOOT BUILDING WHERE 4,985 SQUARE-FOOT BUILDING USED FOR AUTO REPAIR WAS APPROVED, TWO, ABOVE GROUND 3,000-GALLON GASOLINE STORAGE TANKS AND AN EXISTING 75-SQUARE-FOOT GUARD SHACK on 1.94 acres at 1500 and 1504 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone [PROPOSED: M (Industrial)], Ward 5 (Barlow) [PRJ-62133]. Staff recommends DENIAL.

C.C.: 2/17/2016

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

RECOMMENDATION:
Staff recommends 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-62275** APN: 139-26-201-004

Name of Property Owner: Four Fours LLC

Name of Applicant: A Cab Taxi

Name of Representative: Kristen G. Neuman

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: Creighton Jay Nady

Subscribed and sworn before me

This 3rd day of June, 2015

Diana L. Hansen

Notary Public in and for said County and State

DIANA L. HANSEN
Notary Public State of Nevada
No 11-6244-1
My Appt Exp: Sept. 29, 2015

PRJ-62133
11/23/15

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

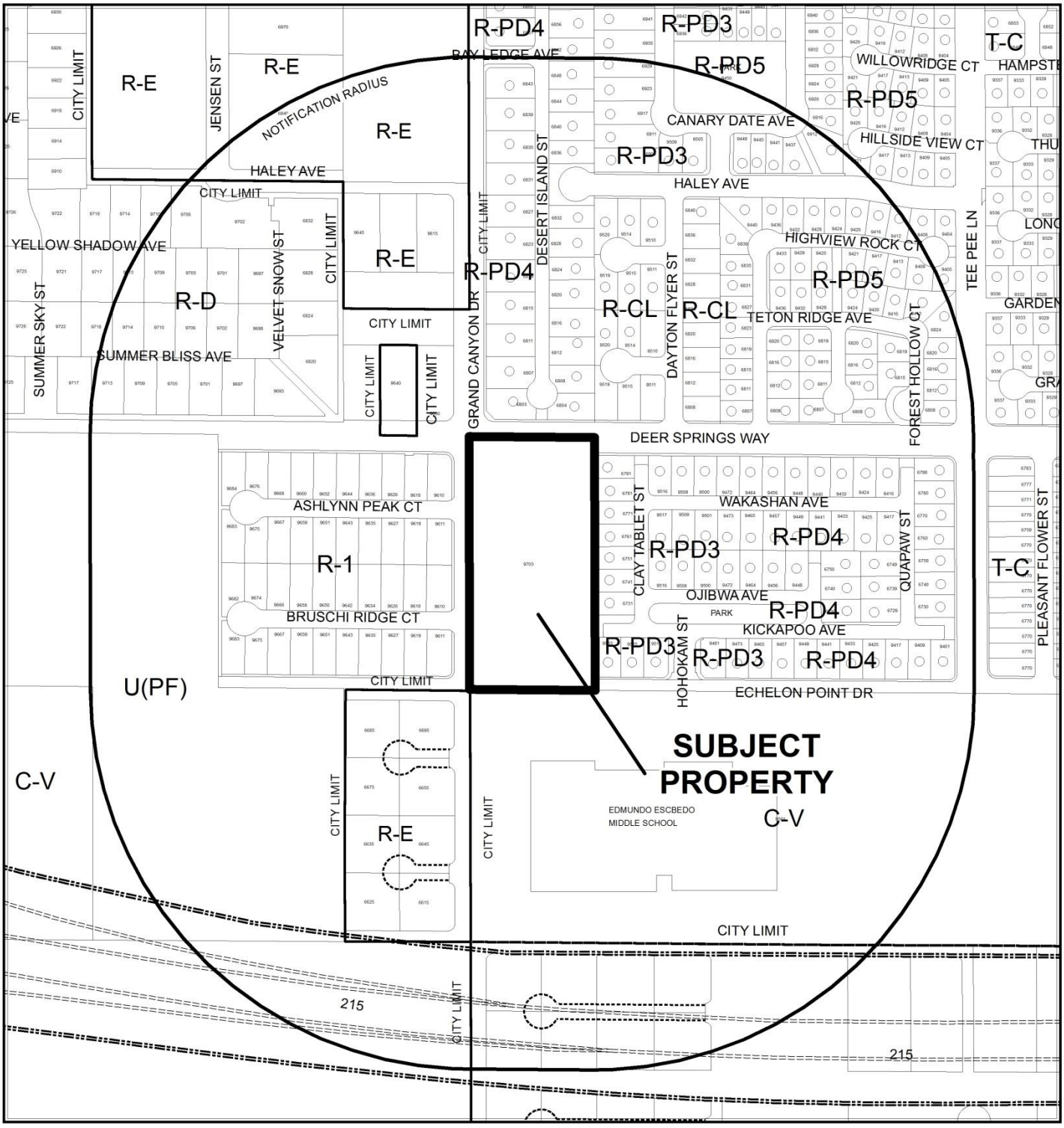
SUBJECT:
ZON-62349 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN LAND USE DESIGNATION] TO R-1 (SINGLE FAMILY RESIDENTIAL) on 5.00 acres at the southeast corner of Deer Springs Way and Grand Canyon Drive (APN 125-19-701-001), Ward 6 (Ross) [PRJ-62258]. Staff recommends APPROVAL.

C.C.: 2/17/2016

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-62349, VAR-62351, VAR-62352, VAC-62354, WVR-62529 and TMP-62355 [PRJ-62258]
2. Conditions and Staff Report - ZON-62349, VAR-62351, VAR-62352, VAC-62354, WVR-62529 and TMP-62355 [PRJ-62258]
3. Supporting Documentation - ZON-62349, VAR-62351, VAR-62352, VAC-62354, WVR-62529 and TMP-62355 [PRJ-62258]
4. Photo(s) - ZON-62349, VAR-62351, VAR-62352, VAC-62354, WVR-62529 and TMP-62355 [PRJ-62258]
5. Justification Letter - ZON-62349, VAR-62351, VAR-62352, VAC-62354, WVR-62529 and TMP-62355 [PRJ-62258]



CASE: ZON-62349, VAR-62351, VAR-62352, WVR-62529 AND TMP-62355 (PRJ-62258)

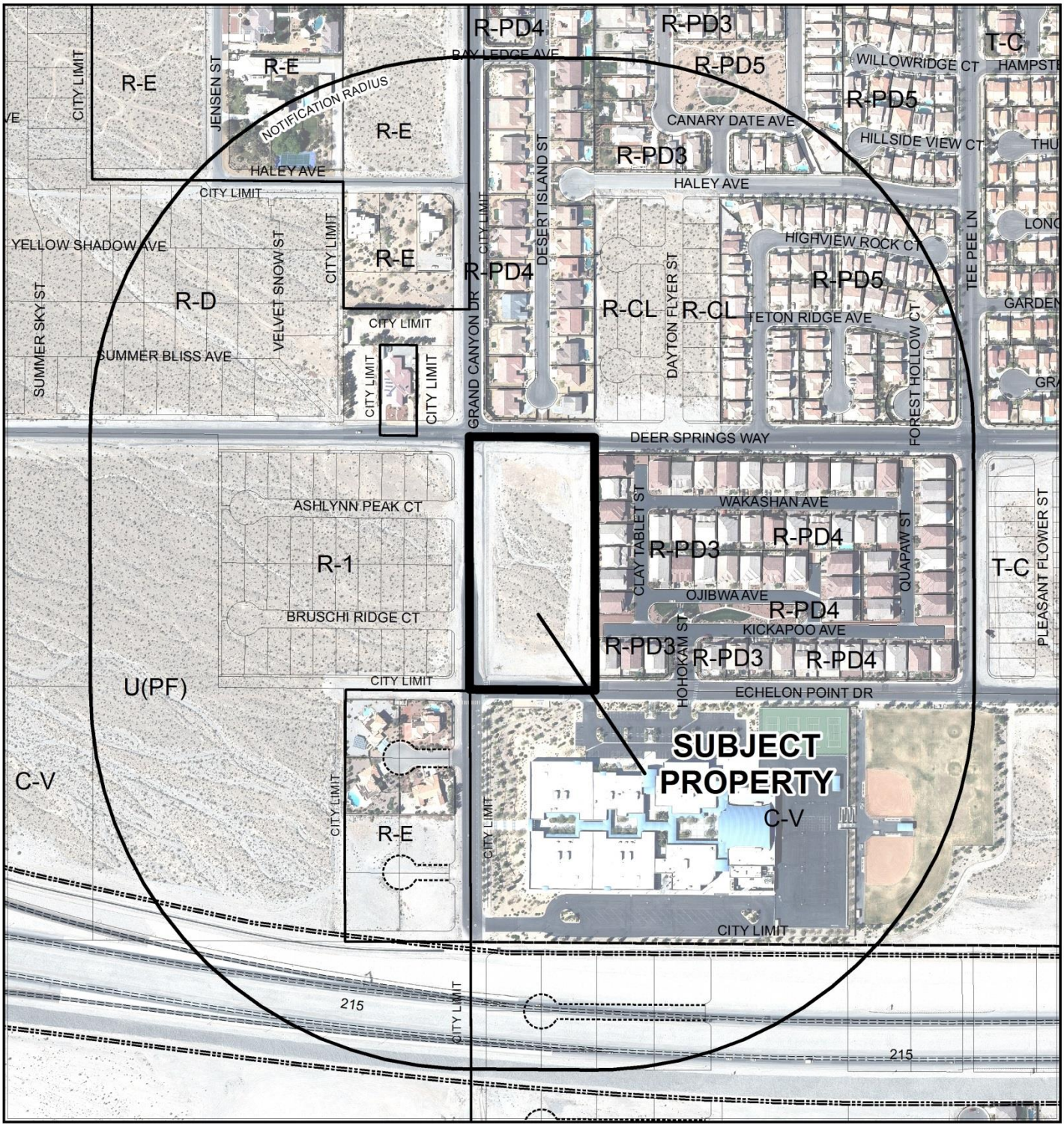
0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [R (RURAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



CASE: **ZON-62349, VAR-62351, VAR-62352, WVR-62529 AND TMP-62355 (PRJ-62258)**

0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [R (RURAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-62349	Staff recommends APPROVAL.	
VAR-62351	Staff recommends DENIAL, if approved subject to conditions:	ZON-62349
VAR-62352	Staff recommends DENIAL, if approved subject to conditions:	ZON-62349
WVR-62529	Staff recommends APPROVAL, if approved subject to conditions:	ZON-62349
VAC-62354	Staff recommends APPROVAL, if approved subject to conditions:	
TMP-62355	Staff recommends APPROVAL, if approved subject to conditions:	ZON-62349 WVR-62529 VAC-62354

** CONDITIONS **

VAR-62351 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-62349), Waiver (WVR-62529), Vacation (VAC -62354) and Tentative Map (TMP-62355) shall be required, if approved.

2. 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.

3. 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.

YK

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

VAR-62352 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-62349), Waiver (WVR-62529), Vacation (VAC-62354) and Tentative Map (TMP-62355) shall be required, if approved.

2. 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.

3. 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.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

WVR-62529 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Vacation (VAC-62354) and Tentative Map (TMP-62355) shall be required, if approved.

2. This approval shall be void four (4) years from date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

VAC-62354 CONDITIONS

Planning

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located adjacent to Assessor Parcel Number 125-19-701-001 as shown on the submitted exhibit for property generally located on the southeast corner of Deer Springs Way and Grand Canyon Drive.

2. The Order of Relinquishment shall record concurrent with the Final Map for this site.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

5. All development shall be in conformance with code requirements and design standards of all City Departments.

6. If the Order of Vacation (or Order of Relinquishment of Interest if a Patent Reservation) is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

TMP-62355 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.

2. All development shall conform to the Conditions of Approval for Waiver (WVR-62529) and Vacation (VAC-62354) applications.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. A petition of vacation, such as VAC-62354, to eliminate the City's interest in patent easements on this site shall record prior to or concurrent with the recordation of the Final Map for this site. Alternatively, the Final Map shall show the existing patent easements if it records prior to the Petition of Vacation.

8. Dedicate 40 feet of right-of-way for Deer Springs Way, 40 feet of right-of-way for Grand Canyon Drive, and 30 feet for Echelon Point Drive and dedicate a 40-foot radius at the southeast corner of Deer Springs Way and Grand Canyon Drive and a 20-foot radius at the northeast corner of Grand Canyon Drive and Echelon Point Drive. Additionally, grant a Traffic Signal Chord Easement at the southeast corner of Deer Springs Way and Grand Canyon Drive. Grant a Public Pedestrian Access Easement for all sidewalk areas located outside the public right-of-way. All dedications and easements shall be shown on the Final Map for this site.

9. Grant an Equestrian Trail Easement on Grand Canyon Drive. The trail shall be located within a common lot and be maintained by the Homeowner's Association.

10. Construct half street improvements on Deer Springs Way, Grand Canyon Drive, and Echelon Point Drive adjacent to this site concurrent with development of this site. Improvements on Deer Springs Way and Echelon Point Drive must match adjacent improvements to the east. Improvement on Grand Canyon Drive must meet Complete Street Standards and conform with Exhibit 3 of the Trails Element as required by the Department of Public Works and the Department of Planning. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

11. Construct a median in Echelon Point Drive meeting the approval of the City Traffic Engineer that allows left turns in and out of this site yet restricts U-turns on Echelon Point Drive concurrent with development of this site.

12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.

13. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title19.02.130.D.

14. Submit an Encroachment Agreement for landscaping and private improvements in the Deer Springs Way, Grand Canyon Drive, and Echelon Point Drive public rights-of-way, if any, prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

16. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.

17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting approval of a proposed 18-lot single-family, detached residential subdivision on five acres located at the southeast corner of Grand Canyon Drive and Deer Springs Way in Centennial Hills. The parcel is currently undeveloped. This project includes a request to Rezoning from U (Undeveloped) [R (Rural Density Residential) General Plan land use designation] to R-1 (Single Family Residential) zoning district; a Vacation of Patent Easements along the perimeter of the project; two Variances to allow reduced front yard setbacks to 10 feet from the required 20 feet on lots nine and ten as a result of the cul-de-sac location; a Waiver of the 220 feet intersection distance separation requirement; and a Tentative Map. Staff supports the request to rezone the property, the Waiver, Vacation and Tentative Map applications, but does not support the requests for the Variances. If denied, the parcel would remain zoned as U (Undeveloped) [R (Rural Density Residential) General Plan land use designation] and undeveloped pending approval of a future entitlement.

ISSUES

- Two Variances are requested to allow a 10-foot front yard setback on lots nine and ten, where 20 feet is required in an R-1 (Single Family Residential) zoning district. Staff does not support these requests;
- A Waiver is required to allow a 193-foot external intersection offset, where 220 feet is the minimum distance separation required. Staff supports the request; and
- A Vacation is requested for Patent Easements located on the perimeter of the development and is no longer required. Staff supports this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/04/02	The City Council approved an Annexation (A-0038-02) containing approximately 495 acres in Wards 2, 4, 5 and 6, that included subject site. The Planning Commission and staff recommended approval.
01/22/14	Code Enforcement processed a notice (#137119) for a vacant lot being used as a road on the subject site. The case was resolved and closed on 2/25/14.

Most Recent Change of Ownership	
10/07/99	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/15/11	A sign permit (#183388) was issued for a subdivision directional sign at 9519 West Deer Springs Way.
10/16/14	A sign permit (#271503) was issued for a temporary sign at 9587 West Deer Springs Way.

Pre-Application Meeting	
11/23/15	Staff met with the applicant and reviewed their proposal for an 18-lot residential subdivision. It was noted that an Equestrian Trail along Grand Canyon Drive would have to be installed. After the meeting, the applicant received the model homes to be offered and realized that they would not fit on lots nine or ten and Variances would be needed for each lot to allow a 10-foot front yard setback.

Neighborhood Meeting	
12/07/15	The applicant held a voluntary neighborhood meeting at the Centennial Hills YMCA. The meeting started at 6 p.m. and ended at 6:35 p.m. There were two applicants, eight members of the public and one City of Las Vegas staff member present. All members of the public in attendance were in favor of the project. The applicant indicated that the street pave date for Grand Canyon Drive and Deer Springs Way was going to be, weather permitting, on December 30th. The only outstanding issue was if the new street was going to be right in, right out, as a result of the existing bumper median on Echelon Point Drive.

Field Check	
12/03/15	Staff visited the site and took photographs. The parcel had a six-foot high non-permitted chain link fence securing it. There was a large residential development sign and two large poles from an older similar sign on the northwest portion of the site. It was noted that the proposed Sycamore Pines Street would be a right in and right out only at the intersection of Echelon Point Drive as there are barriers present to prevent such turns.

Details of Application Request	
Site Area	
Net Acres	5.07

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
North	Single-Family, Detached	R (Rural Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
South	Primary School, Public	PF (Public Facilities)	C-V (Civic)
East	Single-Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
West	Undeveloped	L (Low Density Residential)	R-1 (Single Family Residential)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails (Equestrian)	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.070, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	6,955 SF	Y
Min. Lot Width	60 Feet	60 Feet	Y

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	20 Feet	10 Feet	N*
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	15 Feet	Y
Max. Lot Coverage	50 %	50 %	Y
Max. Building Height	35 Feet	20 Feet	Y
Mech. Equipment	Screened	Screened	Y

*Variances have been requested for Lots 9 and 10

Existing Zoning	*Permitted Density*	*Units Allowed*
U (Undeveloped) [R (Rural Density Residential) General Plan Designation]	3.59 DUA	18
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-1 (Single Family Residential)	3.59 DUA	18
General Plan	***Permitted Density***	***Units Allowed***
R (Rural Density Residential)	3.59 DUA	18

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Grand Canyon Drive	Secondary Collector	Planned Streets and Highways Map	80	Y
Deer Springs Way				
Echelon Point Drive	Minor Collector		60	
Sycamore Pines Street (Proposed)	Residential Street (Narrow Lot)	Title 19.04.220	47	Y

19.04.040 Connectivity		
Transportation Network Element	***# Links***	***# Nodes***
Internal Street	1	0
Intersection – Internal	0	0
Cul-de-sac Terminus	0	1
Intersection – External Street or Stub Terminus	0	0
Intersection – Stub Terminus w/ Temporary Turn Around Easements	0	0
Non-Vehicular Path - Unrestricted	.5	0
Total	1.5	1

YK

	Required	***Provided***
Connectivity Ratio (Links / Nodes):	**1.30**	**1.5**

Streetscape Standards	***Required***	***Provided***	***Compliance***
Grand Canyon Drive	A five-foot wide amenity area, ten-foot wide horse path and a five-foot wide landscape area.	A Five-foot wide amenity area, ten-foot wide horse path and a five-foot wide landscape area.	Y
Deer Springs Way	A three-foot wide amenity area and a five-foot wide sidewalk.	A six-foot wide amenity area and a five-foot wide sidewalk.	Y
Echelon Point Drive	A five-foot wide amenity area and a five-foot wide sidewalk.	A six-foot wide amenity area and a five-foot wide sidewalk.	Y
Sycamore Pines Street	A five-foot wide sidewalk	A five-foot wide sidewalk	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	18	2/Unit	36				
TOTAL SPACES REQUIRED			36		36		Y
Regular and Handicap Spaces Required			36	0	36	0	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
To maintain a minimum 220-foot distance separation between intersections.	To allow a 193-foot intersection offset between two intersections.	Approval

ANALYSIS

The subject request is to change the zoning designation of a tract of land located adjacent to the southeast corner of Deer Springs Way and Grand Canyon Drive from U (Undeveloped) [R (Rural Density Residential) General Plan designation] to R-1 (Single Family Residential) district. The request is permitted under the R (Rural Density Residential) General Plan land use designation. If approved, this project would promote Objective 2.6 of the General Plan: "to improve the amount and quality of infill development on vacant and underutilized lands within established areas of the city." The proposed Rezoning request would facilitate a permitted zoning district under the R (Rural Density Residential) land use designation.

The General Plan Land Use designation of R (Rural Density Residential) allows up to 3.59 dwelling units per acre and supports the requested R-1 (Single Family Residential) zoning district request. The surrounding residential developments are similar in scope and density. Staff finds that the R-1 (Single Family Residential) zoning district request can be supported as an appropriate district for the surrounding residential neighborhoods and recommends approval.

The Variance requests are for lot nine and lot ten that are located on the north end of the project adjacent to the cul-de-sac. The applicant states the driveways will be 20 feet long, but the front of the houses will be located within the front yard setback area. This is a self-created hardship by the applicant as a result of offering housing footprints that are too large for the self-created parcels. Per Title 19.16.140(B) 2: a Variance shall not be granted in order to relieve a hardship which is solely personal, self-created or financial in nature. Staff does not support these applications as the applicant could offer a housing product that fits on the self-created/proposed lots.

The Waiver request would allow the distance between the Grand Canyon Drive intersection and the proposed street (Sycamore Pines Street) intersection to be 193 feet, where the code requirement is to have a minimum of 220 feet. The increased volume of traffic during drop-off and pick-up times when the primary school, located on the south side of Echelon Point Drive, is open has created traffic concerns. A median of bumper wheel stops has been installed along Echelon Point Drive to prevent U-turns and other unsafe traffic movements to enhance the pedestrian safety. Sycamore Pines Street is designed to Title 19.04.220 Residential Street (Narrow Lot) standards and will be a public street.

The Department of Public Works has indicated that they have no objection to the Waiver, but notes that the reduced length proposed between intersections could cause the new intersection at Sycamore Pines Street and Echelon Point Drive to become blocked during high traffic times. As a result, staff supports the requested Waiver.

An equestrian trail is designated along the east side of Grand Canyon Way. The applicant is developing the trail to code requirements along the Grand Canyon Way frontage. Complete Street standards are also being installed along Deer Springs Way, Echelon Point Drive and the proposed Sycamore Pines Street right-of-way. The applicant is also exceeding the connectivity ratio by providing a pedestrian connection between the cul-de-sac on Sycamore Pines Street and Deer Springs Way.

The Department of Public Works submitted the following comments: "we have no objection to the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations generally located on the southeast corner of Deer Springs Way and Grand Canyon Drive. This Vacation request should be sent to all the utilities however, as no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest…"

The submitted east/west cross sections depict maximum natural grades greater than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slopes greater than 2%, is allowed a maximum six-foot retaining wall. There is one 5.5-foot high retaining wall shown along the west property line and a 3.56-foot retaining wall shown along the east property line. Both are in conformance with code requirements.

The submitted north/south cross section depicts maximum natural grades less than 2% across the site. Per the Tables in Subdivision Code 19.06.050, a development with natural slopes less than 2% is allowed a maximum four-foot retaining wall. There are three retaining walls shown in the north/south cross section, each one is approximately one-foot in height. Both are in conformance with code requirements.

The Clark County School District was provided an opportunity to comment on the proposed development. However, no comments were received that indicated either a favorable or unfavorable review of the proposed residential project.

The Tentative Map reflects an 18-lot single-family residential subdivision. The site is laid out along a public street, tentative named Sycamore Pines Street, terminating in a cul-de-sac. The applicant has provided a pedestrian connection to Deer Springs Way between lots nine and ten, which enables the proposed subdivision to exceed the connectivity ratio of 1.3.

The proposed lots range in size from 6,955 square feet to 10,011 square feet. Site access is proposed from Echelon Point Drive by way of a 47-foot wide public street (Sycamore Pines Street). No neighborhood parks are proposed, however 12,154 square feet, or 8.7% of open space via the two common elements, is being provided.

FINDINGS (ZON-62349)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed Rezoning to R-1 (Single Family Residential) conforms to the density range allowed by the existing R (Rural Density Residential) General Plan land use designation and supports Objective 2.6., that states: "to improve the amount and quality of infill development on vacant and underutilized lands within established areas of the city."

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

   The detached single-family residential use proposed on the subject property is proposed at an appropriate density with the surrounding properties and is therefore, compatible with the density uses and zoning designations of these surrounding properties. The average lot size for this proposed development is 8,483 square feet. This is larger than the average lot sizes to the east (6,000 square feet); the west (7,840 square feet) and the north (7,840 square feet).

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

   From November 2014 to November 2015 there has been an 11.4% increase in the number of housing permits requested in the City of Las Vegas. The density and size of the lots proposed for the property to be rezoned will resemble the development pattern of surrounding properties. The proposed Rezoning is therefore appropriate.

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

   Access to the property is provided by Echelon Point Drive, identified as a 60-foot Minor Collector Street on the Master Plan of Streets and Highways. This right-of-way is adequate to meet the traffic demands of the proposed single-family residential development.

FINDINGS (VAR-62351)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by offering model homes that to not fit on their self-created lots. An Alternative is to offer model homes that would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-62352)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial

> detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by offering model homes that to not fit on their self-created lots. An Alternative is to offer model homes that would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (WVR-62529)

Public Works has no immediate concerns with the requested Waiver of intersection offset distance. Traffic counts at the affected intersections are expected to be low, and the separation distance is sufficient to minimize traffic conflicts. However, the location of a primary school with a history of high traffic counts and backed-up streets would indicate that a reduction in the intersection offset may cause the proposed street intersection to be blocked during the peak drop-off and pick-up times while the school is open.

FINDINGS (VAC-62354

Staff has no objection to the vacation of this Patent Easement, as the easements are no longer required. Staff recommends approval with conditions.

FINDINGS (TMP-62355)

The proposed Tentative Map conforms to Nevada Revised Statutes. However, the project requires a Waiver from Title 19 Development Standards. Staff supports both the Waiver and the Tentative Map requests and recommends approval, subject to conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

32 - VAC-62354
33 - ZON-62349, VAR-62351, VAR-62352, WVR-62529 & TMP-62355

YK

NOTICES MAILED
183 - ZON-62349 & VAR-62351
183 - VAR-62352 & WVR-62529
9 - VAC-62354
183 - TMP-62355

APPROVALS
0 - ZON-62349 & VAR-62351
0 - VAR-62352 & WVR-62529
0 - VAC-62354
0 - TMP-62355

PROTESTS
0 - ZON-62349 & VAR-62351
0 - VAR-62352 & WVR-62529
0 - VAC-62354
0 - TMP-62355

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-62349 APN: 125-19-701-001

Name of Property Owner: Carlito & Dorothy Guanlao Trust

Name of Applicant: Richmond American Homes of Nevada, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Carlito C. Guanlao

Print Name: CARLITO C. GUANLAO

Subscribed and sworn before me

This 11 day of NOV, 2015

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-4139-1
My Appt. Expires Sept. 3, 2017

PRJ-62258
11/25/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) Deer Springs/Grand Canyon

Project Name Connor Hills East **Proposed Use** Residential

Assessor's Parcel #(s) 125-19-701-001 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing U proposed R-1

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

Gross Acres 5 **Lots/Units** 18 **Density** 3.6 du/acre

Additional Information _____

PROPERTY OWNER Carlito & Dorothy Guanlao Trust **Contact** Carlito C. Guanlao

Address 3442 Commendation Dr. **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 South Dean Martin Drive, Suite 308 **Phone:** (702) 617-8422 **Fax:** _____

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

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

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

E-mail Address cjensen@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* Carlito C. Guanlao

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

Print Name CARLITO C. GUANLAO

Subscribed and sworn before me

This 11 day of NOV, 20 15.

BLL

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-4139-1
My Appt. Expires Sept. 3, 2017

FOR DEPARTMENT USE ONLY

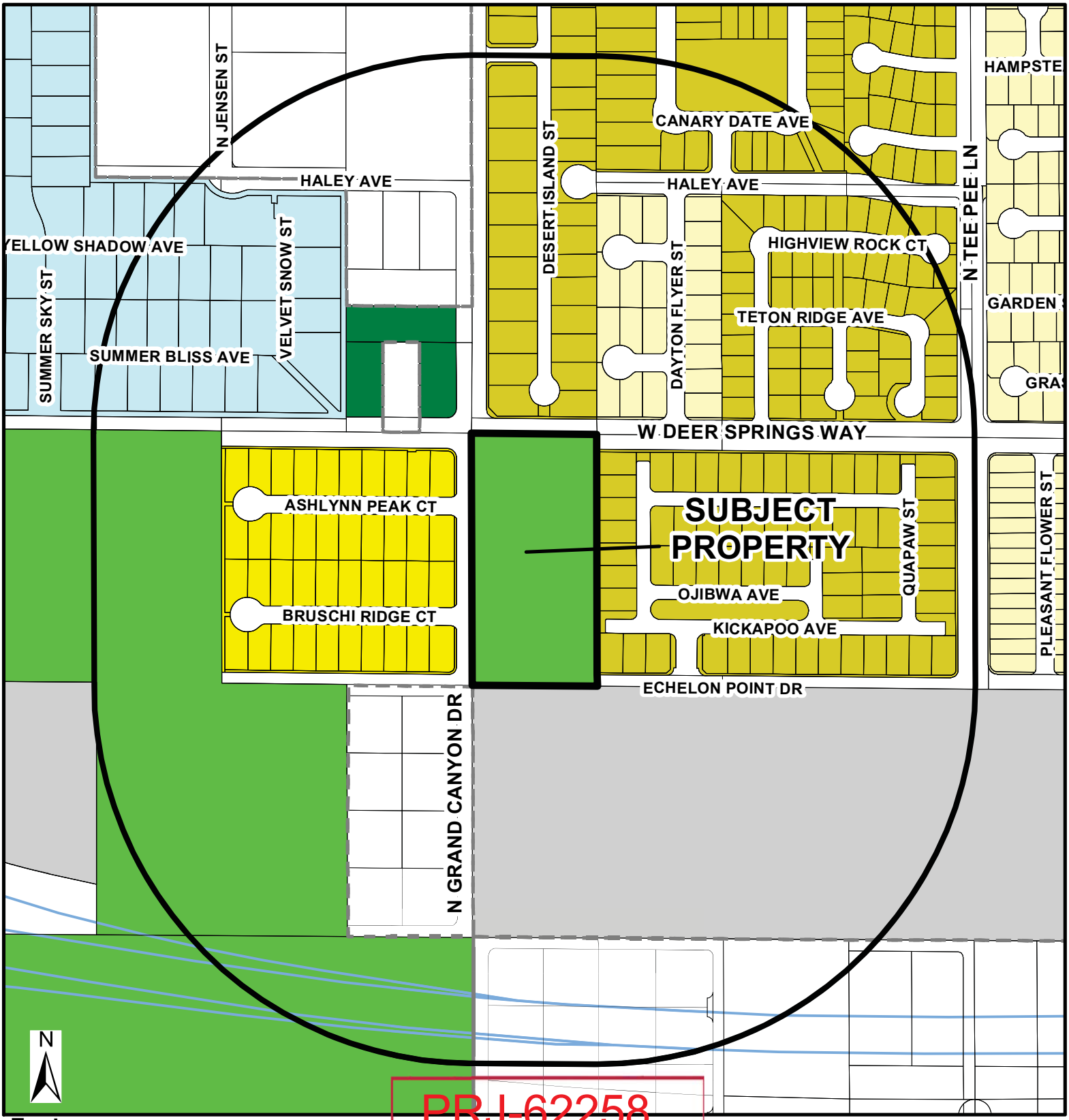
Case #	ZON-62349
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-62258
11/25/15

Revised 10/27/08

ZON-62349



PRJ-62258
12/01/15

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM U TO R-1

ZON-62349

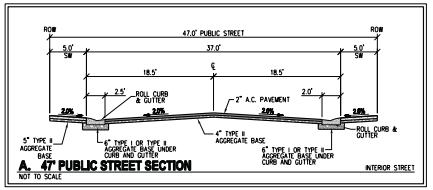
- Subject Property
- 1000ft Buffer
- City Limits

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

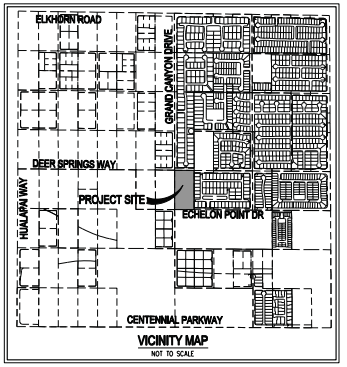
Date: Tuesday, December 01, 2015

RICHMOND AMERICAN HOMES

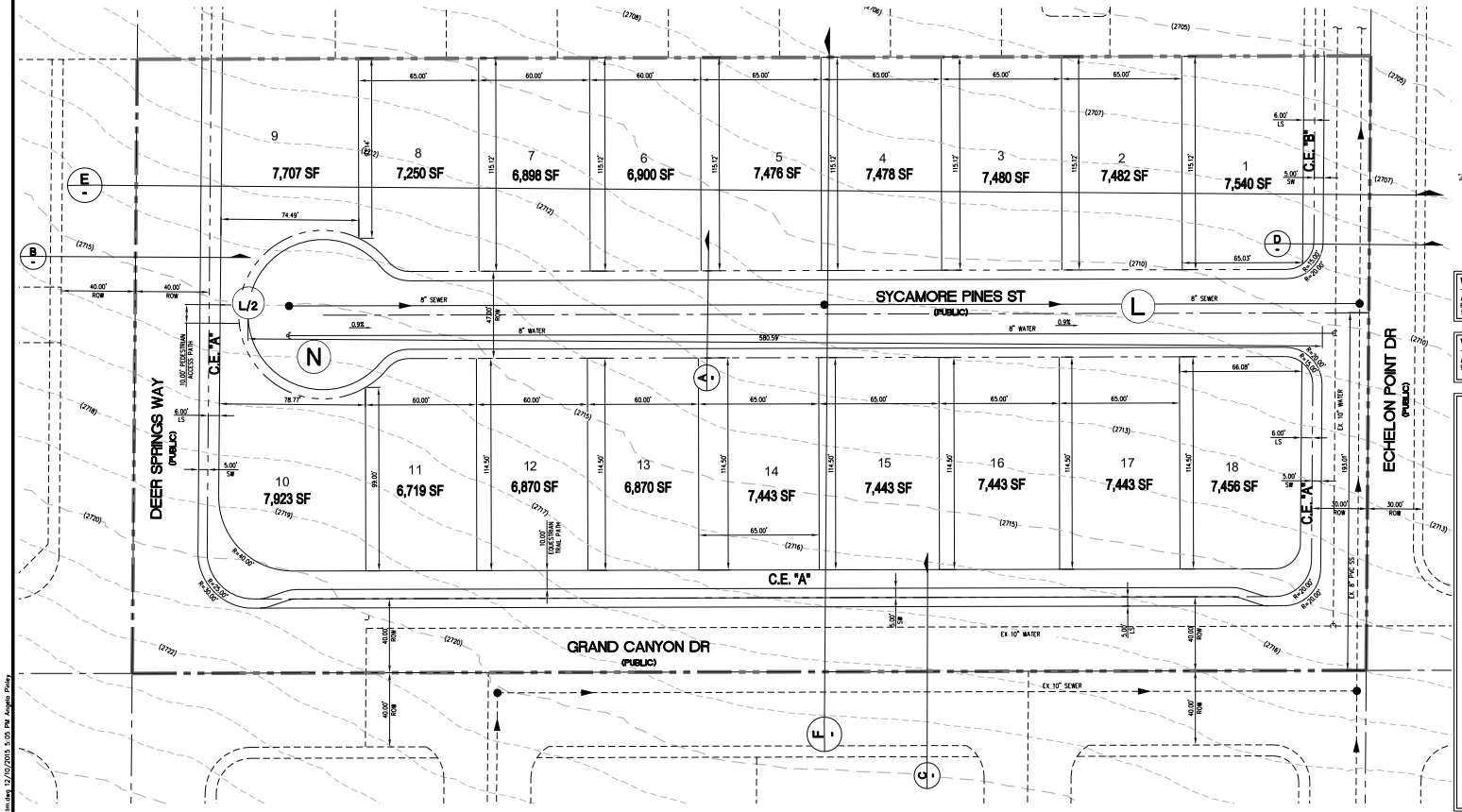
TENTATIVE MAP
FOR
CONNOR HILLS 2
A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-701-001

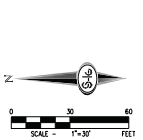


A. 47' PUBLIC STREET SECTION
NOT TO SCALE



VICINITY MAP
NOT TO SCALE





LEGEND
- BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- 2800 EXISTING CONTOUR (5-FT)

WAIVER NOTE
AN INTERSECTION OFFSET WAIVER IS BEING REQUESTED FROM GRAND CANYON DRIVE TO THE SUBDIVISION ENTRANCE FOR 193'.

VARIANCE NOTE
A FRONT SETBACK VARIANCE OF 10' FOR LOTS 9 AND 10 IS BEING REQUESTED.

NOTES
1. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE AN HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY HOA.
5. INTERIOR STREETS ARE PUBLIC.
6. TRAFFIC ACCESS SHALL BE VIA ECHELON POINT DR.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EX. 10" WATER MAIN ON ECHELON POINT DR.
9. SEWER SERVICE FOR THIS PROJECT WILL BE SUPPLIED BY THE EX. 8" SEWER LINE ON ECHELON POINT DR.
10. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL BE LESS THAN 5%.
11. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
12. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
13. THIS PROJECT IS NOT PART OF A MASTER PLAN.
14. REQUIRED STREETLIGHTS WILL BE PROVIDED ALONG THE FRONTAGE

PROJECT INFORMATION

EXISTING ZONING:	U(R)
EXISTING LANDUSE:	R
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	5.07 AC
ACREAGE (NET):	3.2 AC
TOTAL DWELLING UNITS:	18
TOTAL COMMON ELEMENTS:	2
TYP. LOT SIZE:	60' x 116'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	6,955 SF
MAX LOT SQFT	10,011 SF
DENSITY (GROSS ACREAGE):	3.55 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY
(N) NODES = 1
(L) LINKS = 1
(LR) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = .5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 1.5/1
CONNECTIVITY INDEX = 1.5

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
18 UNITS X 250 GPD/UNITS=4500 GPD
TOTAL AVERAGE CONTRIBUTION=4,500 GPD=0.0045 MGD
TOTAL PEAK FLOW=0.0045 MGD X 4.07 (PEAK FACTOR) =0.0183 MGD

UTILITY SERVICES BY

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

SETBACKS (R-1)

FRONT	20' *10'
REAR	15' 5' TO PATIO
SIDE	INTERIOR 5' CORNER 15'

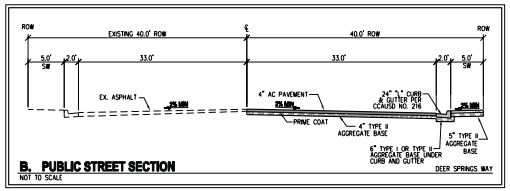
* VARIANCE REQUESTED FOR LOTS 9 & 10 ONLY

OWNERS
APN: 125-19-701-001
G SPRING LLC
9315 W SUNSET ROAD
LAS VEGAS, NV 89148

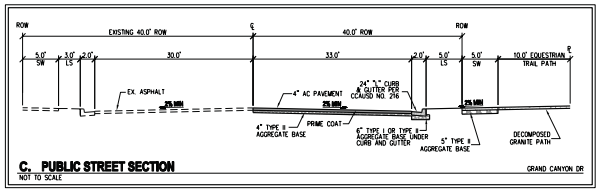
DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400

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

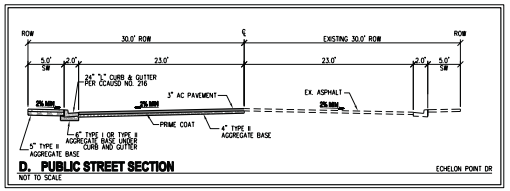
LEGAL DESCRIPTION
PRJ-62258
THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.



B. PUBLIC STREET SECTION
NOT TO SCALE



C. PUBLIC STREET SECTION
NOT TO SCALE



D. PUBLIC STREET SECTION
NOT TO SCALE

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NEVADA

RICHMOND AMERICAN HOMES

CONNOR HILLS 2
TENTATIVE MAP

DATE: 12/10/15
DRAFTER: KCM
DESIGNER: EML
CHECKED: ARP
PROJECT NO.
RAH1516

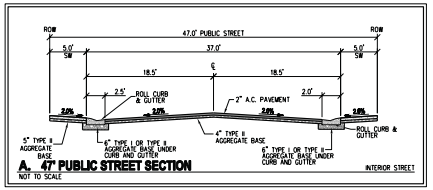
TM-1
SHEET 1 OF 2

J:\rah1516_connor hills 2\dwg\entitlements\135210 rah1516 tm.dwg 12/10/2015 5:05 PM Angela Pinkey

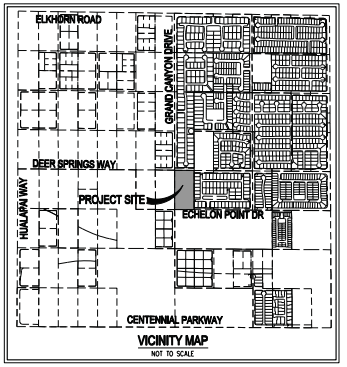
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355 - REVISED

RICHMOND AMERICAN HOMES

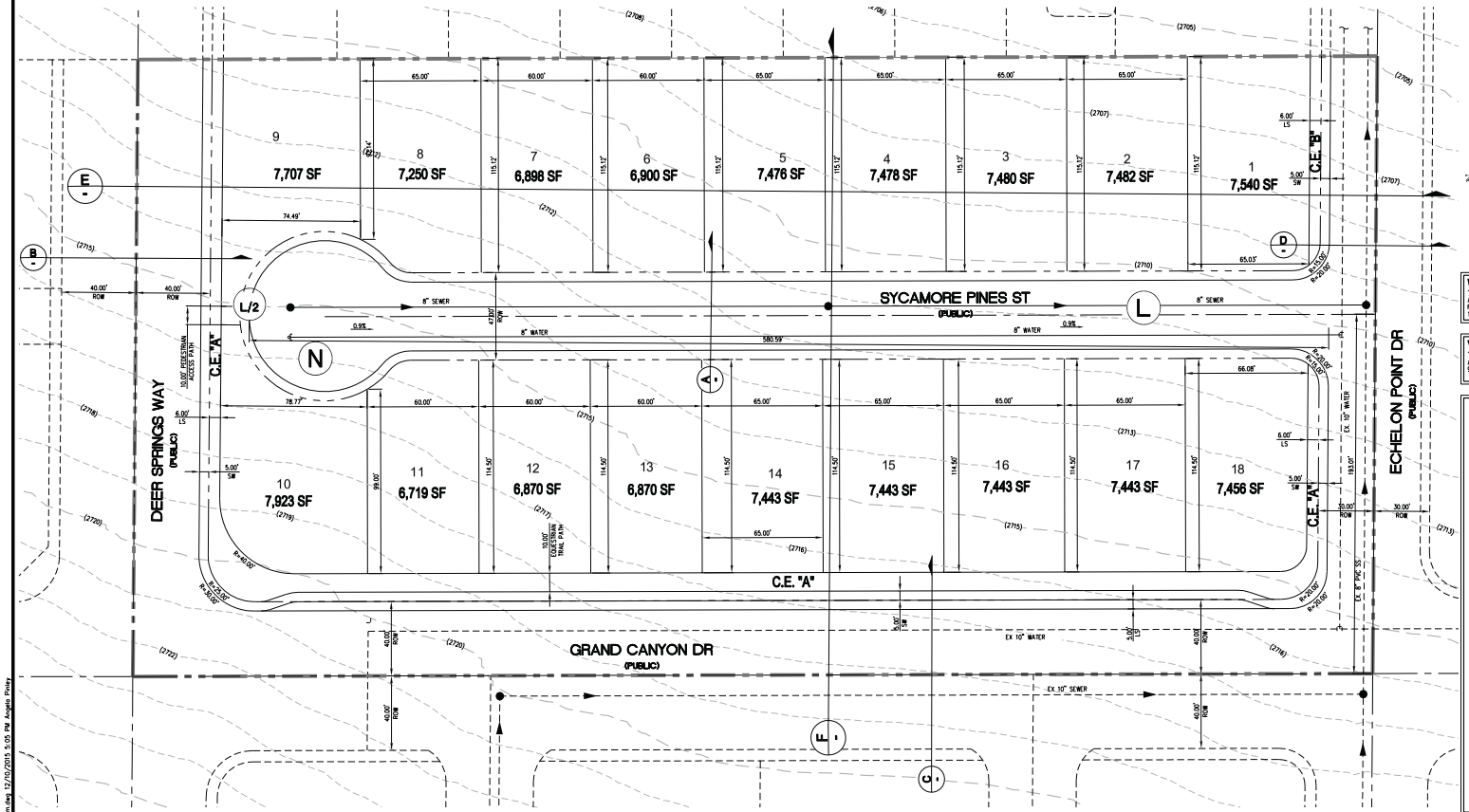
TENTATIVE MAP
FOR
CONNOR HILLS 2
A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-701-001

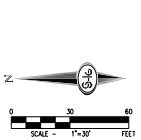


A. 47' PUBLIC STREET SECTION
NOT TO SCALE



VICINITY MAP
NOT TO SCALE





LEGEND
- BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- 2800 EXISTING CONTOUR (5-FT)

WAIVER NOTE
AN INTERSECTION OFFSET WAIVER IS BEING REQUESTED FROM GRAND CANYON DRIVE TO THE SUBDIVISION ENTRANCE FOR 193'.

VARIANCE NOTE
A FRONT SETBACK VARIANCE OF 10' FOR LOTS 9 AND 10 IS BEING REQUESTED.

NOTES
1. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE AN HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY HOA.
5. INTERIOR STREETS ARE PUBLIC.
6. TRAFFIC ACCESS SHALL BE VIA ECHELON POINT DR.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EX. 10" WATER MAIN ON ECHELON POINT DR.
9. SEWER SERVICE FOR THIS PROJECT WILL BE SUPPLIED BY THE EX. 8" SEWER LINE ON ECHELON POINT DR.
10. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL BE LESS THAN 5%.
11. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
12. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
13. THIS PROJECT IS NOT PART OF A MASTER PLAN.
14. REQUIRED STREETLIGHTS WILL BE PROVIDED ALONG THE FRONTAGE

PROJECT INFORMATION

EXISTING ZONING:	U(R)
EXISTING LANDUSE:	R
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	5.07 AC
ACREAGE (NET):	3.2 AC
TOTAL DWELLING UNITS:	18
TOTAL COMMON ELEMENTS:	2
TYP. LOT SIZE:	60' x 116'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	6,955 SF
MAX LOT SQFT	10,011 SF
DENSITY (GROSS ACREAGE):	3.55 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY
(N) NODES = 1
(L) LINKS = 1
(LR) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = .5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 1.5/1
CONNECTIVITY INDEX = 1.5

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
18 UNITS X 250 GPD/UNITS=4500 GPD
TOTAL AVERAGE CONTRIBUTION=4,500 GPD=0.0045 MGD
TOTAL PEAK FLOW=0.0045 MGD X 4.07 (PEAK FACTOR) =0.0183 MGD

UTILITY SERVICES BY

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

SETBACKS (R-1)

FRONT	20' *10'
REAR	15' 5' TO PATIO
SIDE	INTERIOR 5' CORNER 15'

* VARIANCE REQUESTED FOR LOTS 9 & 10 ONLY

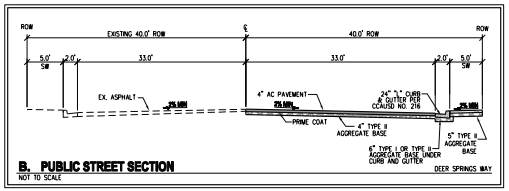
OWNERS
APN: 125-19-701-001
G SPRING LLC
8315 W SUNSET ROAD
LAS VEGAS, NV 89148

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. JEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400

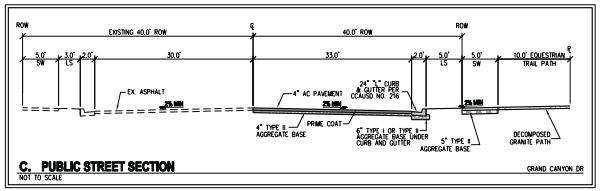
ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST SUITE 216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

LEGAL DESCRIPTION
~~LOT 1 OF~~
THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.

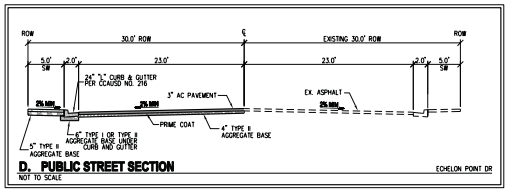
PRJ-62258



B. PUBLIC STREET SECTION
NOT TO SCALE



C. PUBLIC STREET SECTION
NOT TO SCALE



D. PUBLIC STREET SECTION
NOT TO SCALE

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NEVADA

RICHMOND AMERICAN HOMES

CONNOR HILLS 2
TENTATIVE MAP

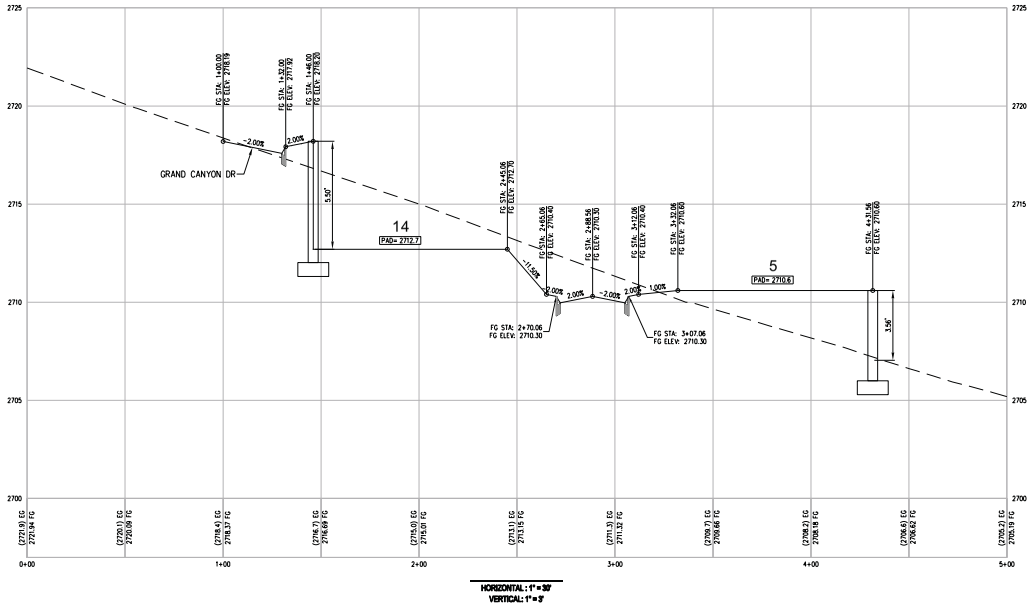
DATE: 12/10/15
DRAFTER: KCM
DESIGNER: EML
CHECKED: ARP
PROJECT NO.
RAH1516

TM-1
SHEET 1 OF 2

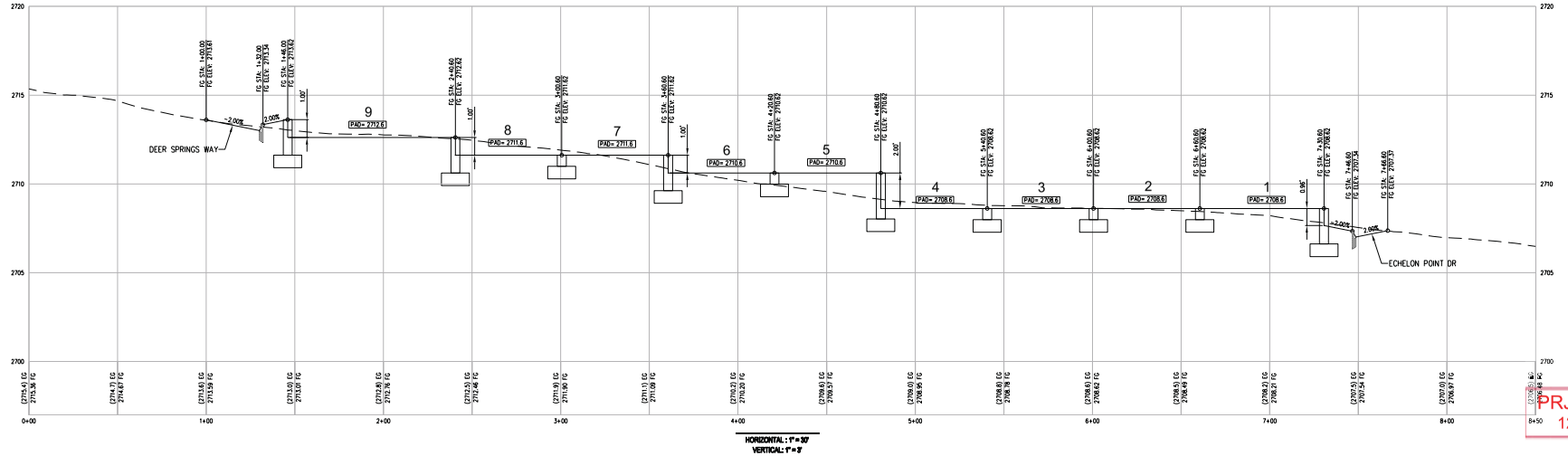
J:\rah1516_connor hills 2\dwg\entitlements\151210 rah1516 tm.dwg 12/10/2015 5:05 PM Angela Pinkey

TMP-62355 - REVISED

F. WEST-EAST PROFILE



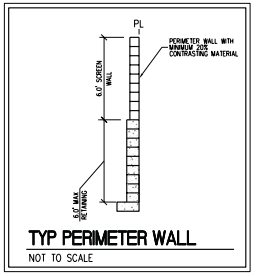
E. NORTH-SOUTH PROFILE

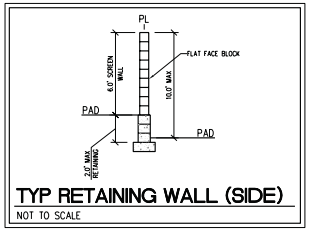


RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
CONNOR HILLS 2

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-701-001





SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
6740 S. ARVILLE STREET #314, LAS VEGAS, NV 89118
PHONE (702) 284-4300 FAX (702) 284-4309

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

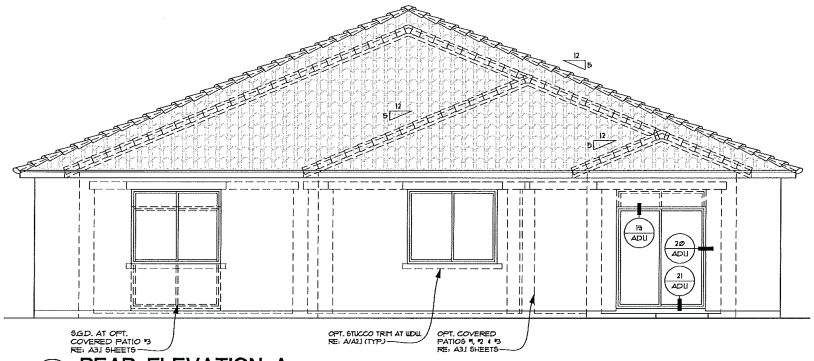
RICHMOND AMERICAN HOMES
CONNOR HILLS 2
TENTATIVE MAP

DATE: 12/10/15
DRAFTER: EML
DESIGNER: TJS
CHECKED: TJS
PROJECT NO.
RAH1516

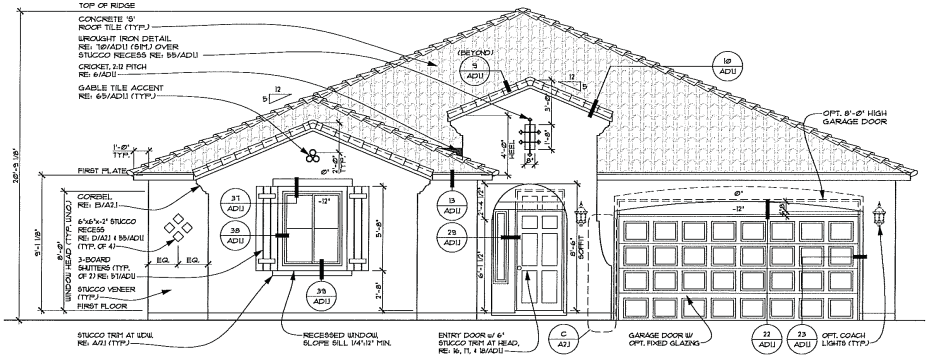
TM-2
SHEET 2 OF 2

PRJ-62258
12/14/15

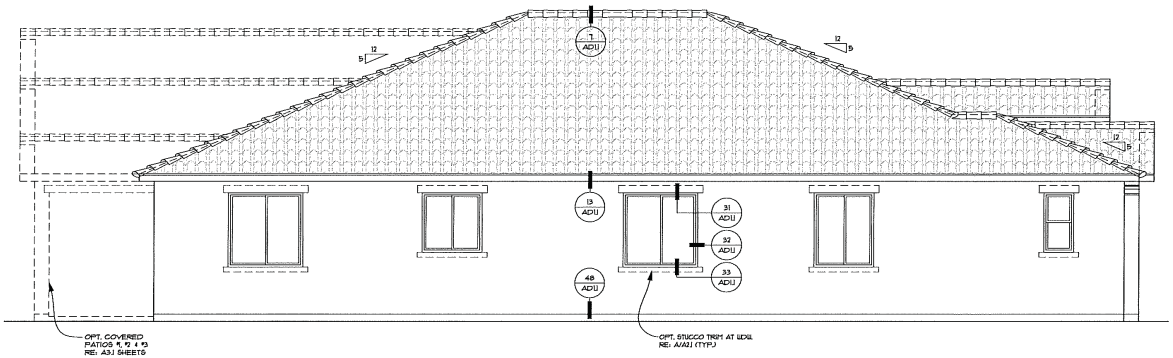
TMP-62355 - REVISED



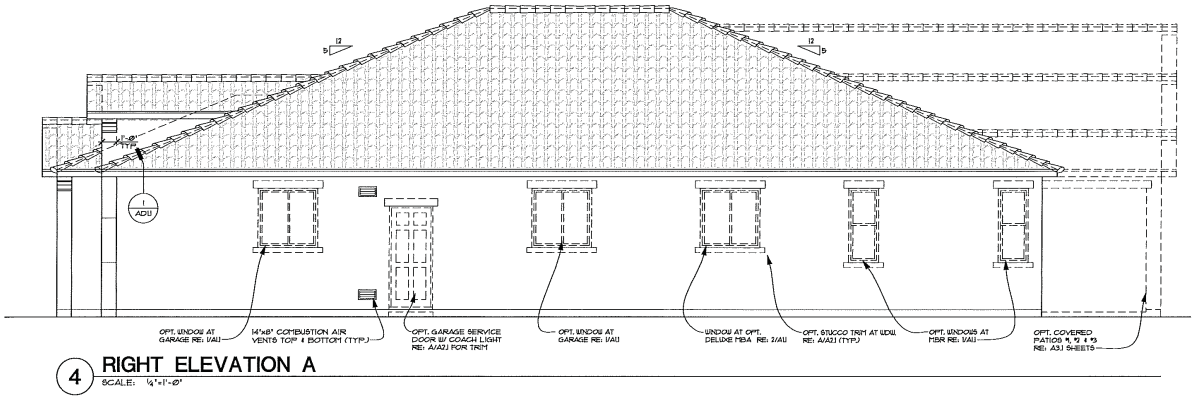
2 REAR ELEVATION A
SCALE: 1/4"=1'-0"



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



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



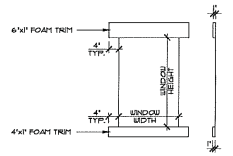
4 RIGHT ELEVATION A
SCALE: 1/4"=1'-0"

ELEVATION NOTES

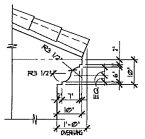
ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS

- ROOFING MATERIAL TO BE MONIER LIFETILE ROOFING PRODUCTS, CONCRETE ROOF TILE ESR-1641
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER ESR-1194
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER ESR-23362

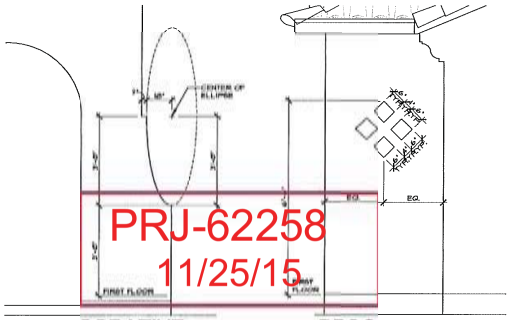
TRIM SIZES ARE LISTED WIDTH x DEPTH



A WINDOW TRIM
SCALE: 1/2"=1'-0" TYP. U.N.O.



B CORBEL
SCALE: 1/2"=1'-0" TYP. U.N.O.



C DECORATIVE EXT. LOW WALL
SCALE: 1/2"=1'-0" TYP. U.N.O.

D DECORATIVE STUCCO RECESS
SCALE: 1/2"=1'-0" TYP. U.N.O.

PRJ-62258
11/25/15

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 03/03/2014

Drawn By: JJG.

Revisions:

GRANITE FALLS I
City of Las Vegas

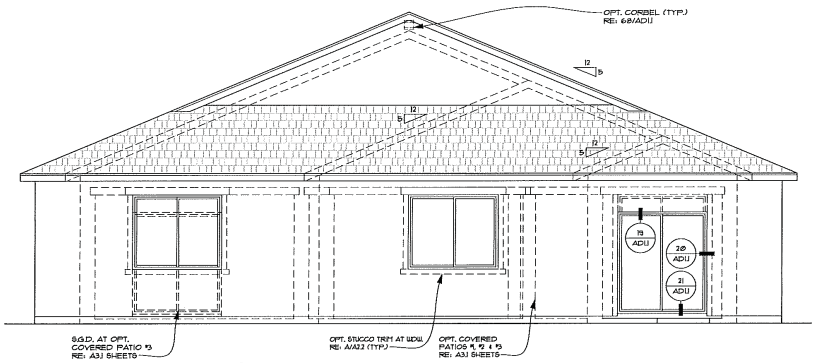
Plan Number:
L24P

Plan Name:
PAIGE

Sheet Title:
ELEVATION A

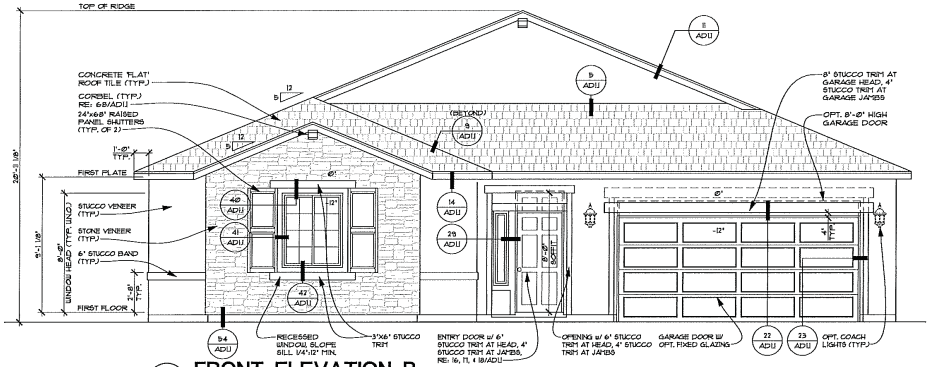
Sheet Number:
A2.1
a

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



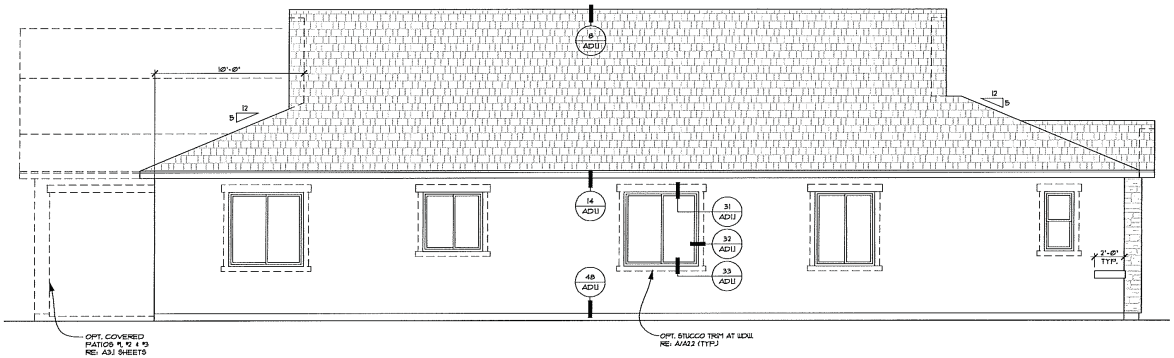
2 REAR ELEVATION B

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



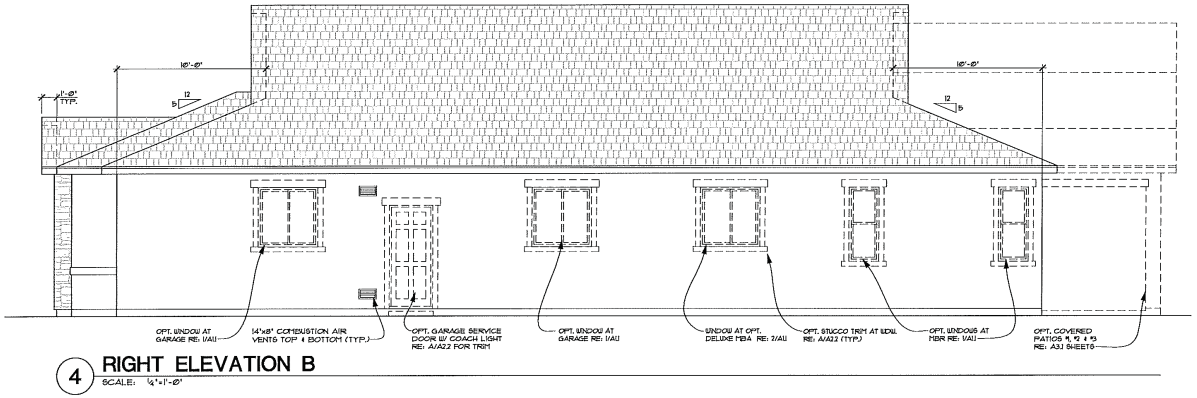
1 FRONT ELEVATION B

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



3 LEFT ELEVATION B

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



4 RIGHT ELEVATION B

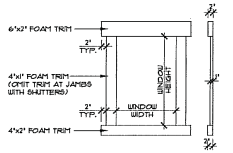
SCALE: 1/4"=1'-0"

ELEVATION NOTES

ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS

- ROOFING MATERIAL TO BE MONIER LIFETILE ROOFING PRODUCTS, CONCRETE ROOF TILE ESR-1641
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER ESR-1314
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER ESR-2382

TRIM SIZES ARE LISTED WIDTH x DEPTH



A WINDOW TRIM

SCALE: 1/2"=1'-0" TYP. U.N.O.

PRJ-62258
11/25/15

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 03/03/2014

Drawn By: JJG.

Revisions:

-

GRANITE FALLS I
City of Las Vegas

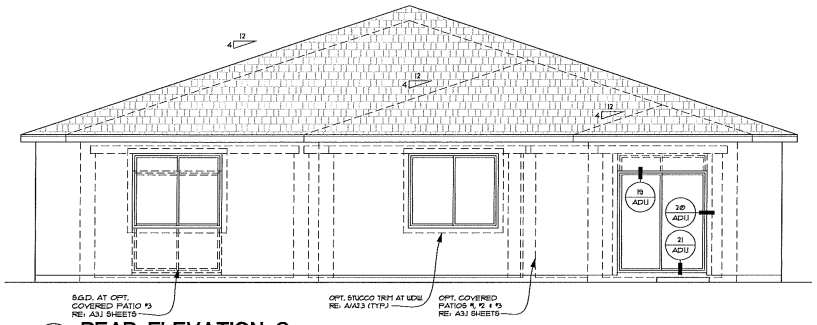
Plan Number:
L24P

Plan Name:
PAIGE

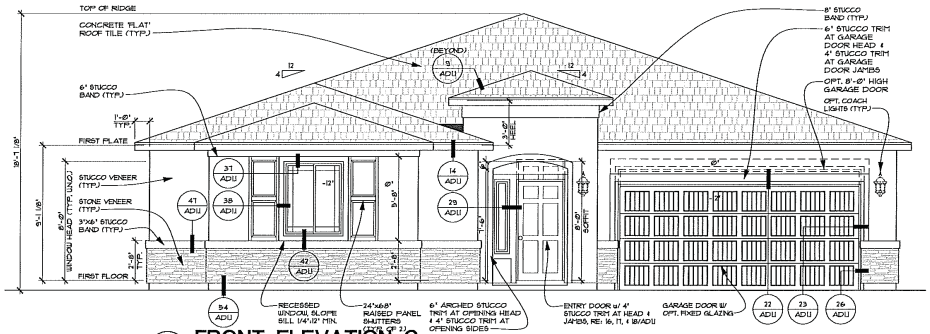
Sheet Title:
ELEVATION B

Sheet Number:
A2.2
a

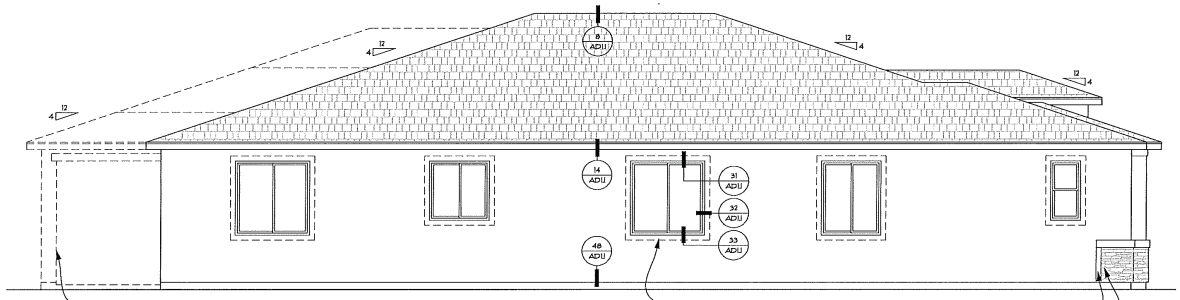
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



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



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



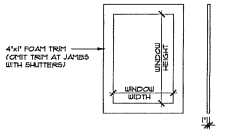
3 LEFT ELEVATION C
SCALE: 1/4"=1'-0"

ELEVATION NOTES

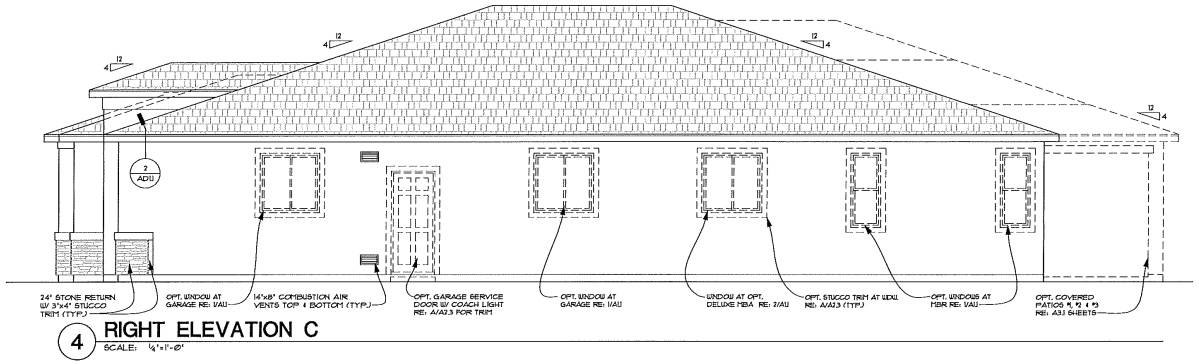
ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS

- ROOFING MATERIAL TO BE MONIER LIFETILE ROOFING PRODUCTS, CONCRETE ROOF TILE ESR-1641
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER ESR-1364
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER ESR-23362

TRIM SIZES ARE LISTED WIDTH x DEPTH



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



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

PRJ-62258
11/25/15

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 03/03/2014

Drawn By: JJG.

Revisions:
-

GRANITE FALLS I
City of Las Vegas

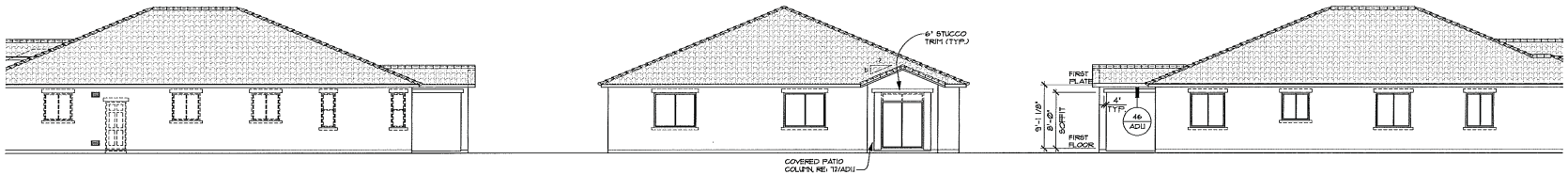
Plan Number:
L24P

Plan Name:
PAIGE

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
a

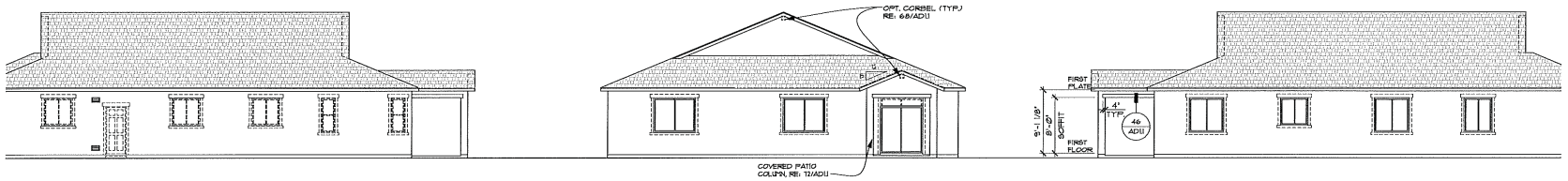
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



7 OPT. COVERED PATIO RIGHT, REAR, & LEFT ELEVATIONS A

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

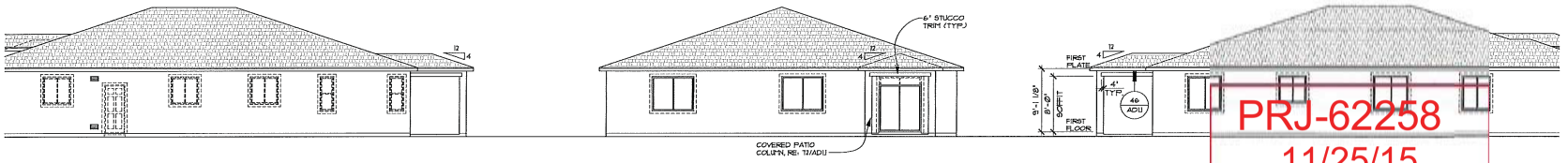
NO CHANGE AT FRONT ELEVATION
RE: A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



8 OPT. COVERED PATIO RIGHT, REAR, & LEFT ELEVATIONS B

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

NO CHANGE AT FRONT ELEVATION
RE: A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



9 OPT. COVERED PATIO RIGHT, REAR, & LEFT ELEVATIONS C

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

NO CHANGE AT FRONT ELEVATION
RE: A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

PRJ-62258
11/25/15

Justin Bozarth,
Qualified Employee

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 03/03/2014

Drawn By: J.J.G.

Revisions:
-
-

GRANITE FALLS I
City of Las Vegas

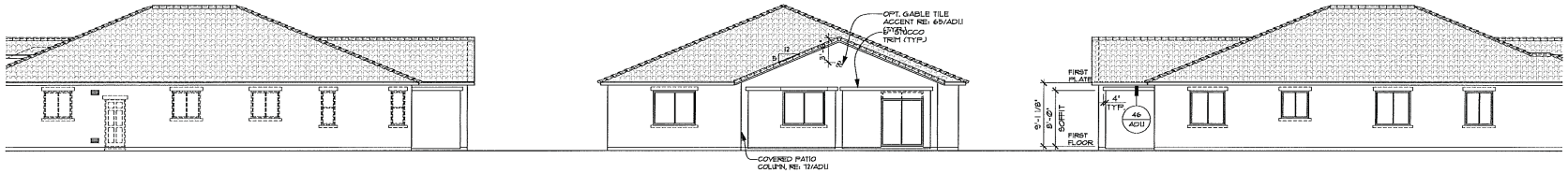
Plan Number:
L24P

Plan Name:
PAIGE

Sheet Title:
OPT. COVERED PATIO - ELEVATIONS

Sheet Number:
A3.1
C

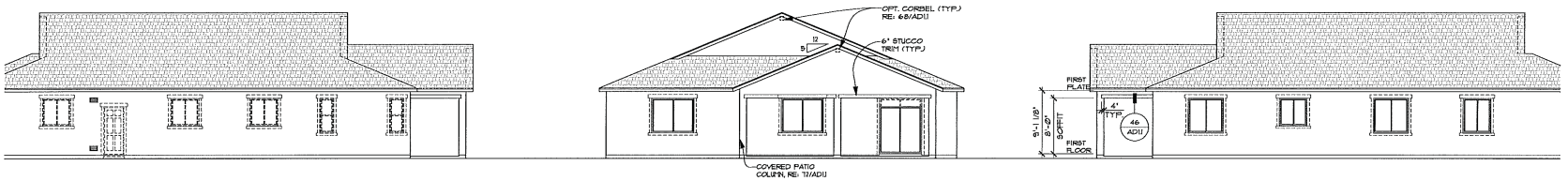
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



10 OPT. COVERED PATIO #2 RIGHT, REAR, & LEFT ELEVATIONS A

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

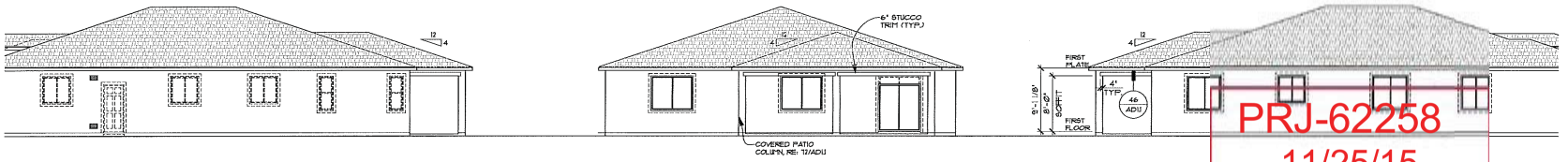
NO CHANGE AT FRONT ELEVATION
RE: A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



11 OPT. COVERED PATIO #2 RIGHT, REAR, & LEFT ELEVATIONS B

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

NO CHANGE AT FRONT ELEVATION
RE: A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



12 OPT. COVERED PATIO #2 RIGHT, REAR, & LEFT ELEVATIONS C

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

NO CHANGE AT FRONT ELEVATION
RE: A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

PRJ-62258
11/25/15

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 03/03/2014

Drawn By: JJG.

Revisions:
-

GRANITE FALLS I
City of Las Vegas

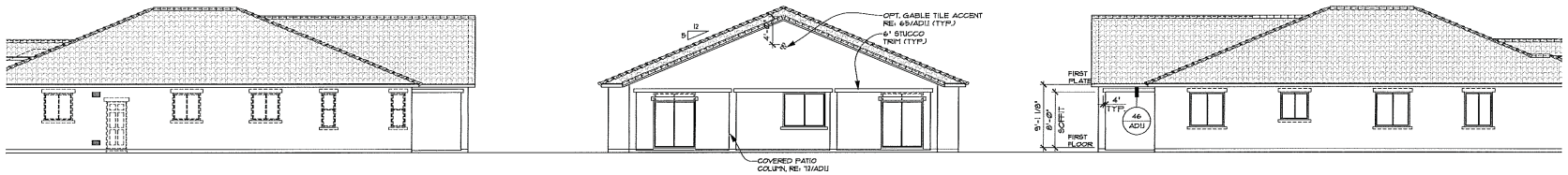
Plan Number:
L24P

Plan Name:
PAIGE

Sheet Title:
OPT. COVERED PATIO #2 - ELEVATIONS

Sheet Number:
A3.1
d

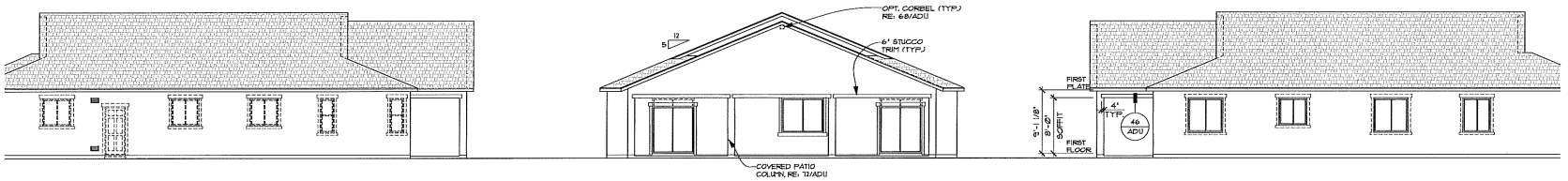
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



13 OPT. COVERED PATIO #3 RIGHT, REAR, & LEFT ELEVATIONS A

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

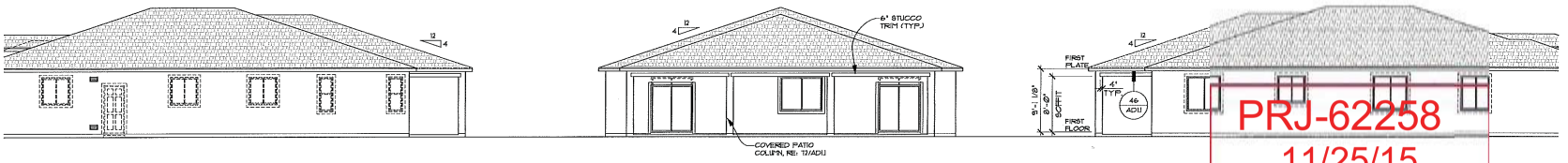
NO CHANGE AT FRONT ELEVATION
RE: A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



14 OPT. COVERED PATIO #3 RIGHT, REAR, & LEFT ELEVATIONS B

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

NO CHANGE AT FRONT ELEVATION
RE: A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



15 OPT. COVERED PATIO #3 RIGHT, REAR, & LEFT ELEVATIONS C

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

NO CHANGE AT FRONT ELEVATION
RE: A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

PRJ-62258
11/25/15

Justin Bozarth,
Qualified Employee

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 03/03/2014

Drawn By: J.J.G.

Revisions:
-

GRANITE FALLS I
City of Las Vegas

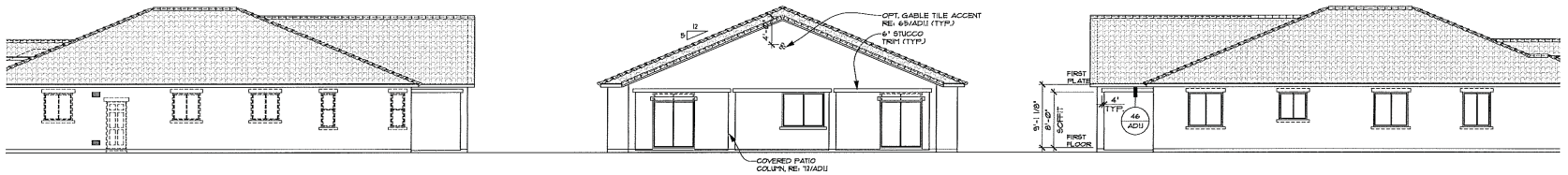
Plan Number:
L24P

Plan Name:
PAIGE

Sheet Title:
OPT. COVERED PATIO #3 - ELEVATIONS

Sheet Number:
A3.1
e

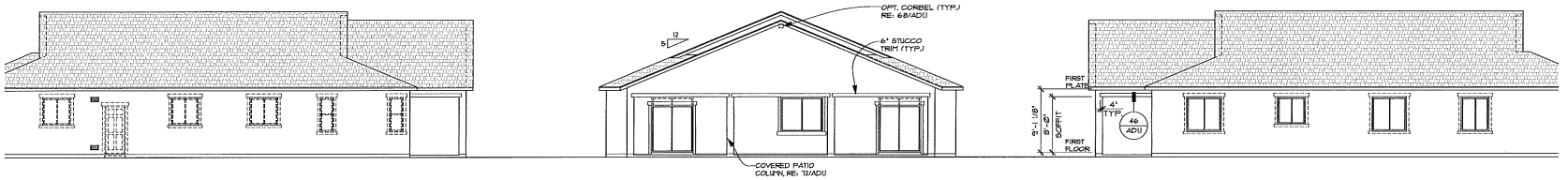
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



13 OPT. COVERED PATIO #3 RIGHT, REAR, & LEFT ELEVATIONS A

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

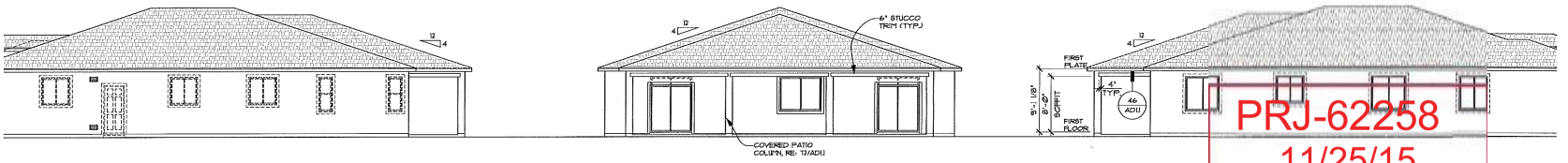
NO CHANGE AT FRONT ELEVATION
RE: A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



14 OPT. COVERED PATIO #3 RIGHT, REAR, & LEFT ELEVATIONS B

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

NO CHANGE AT FRONT ELEVATION
RE: A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



15 OPT. COVERED PATIO #3 RIGHT, REAR, & LEFT ELEVATIONS C

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

NO CHANGE AT FRONT ELEVATION
RE: A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

PRJ-62258
11/25/15

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 03/03/2014

Drawn By: J.J.G.

Revisions:
-

GRANITE FALLS I
City of Las Vegas

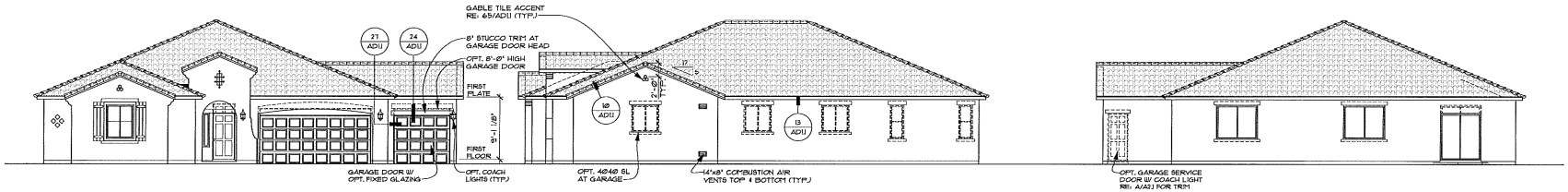
Plan Number:
L24P

Plan Name:
PAIGE

Sheet Title:
OPT. COVERED PATIO #3 - ELEVATIONS

Sheet Number:
A3.1
e

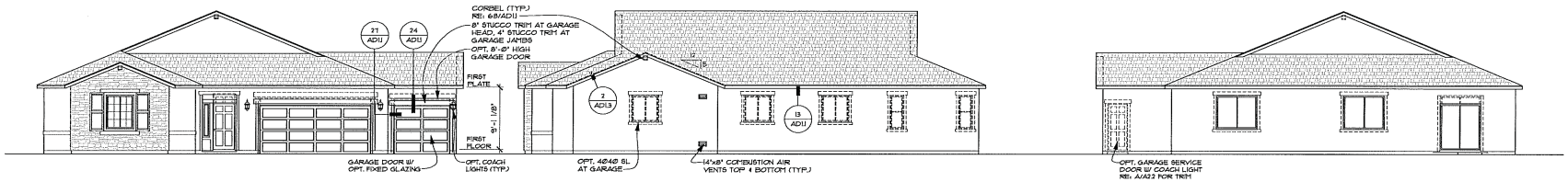
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



3 OPT. 4-CAR TANDEM FRONT, RIGHT, & REAR ELEVATIONS A

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

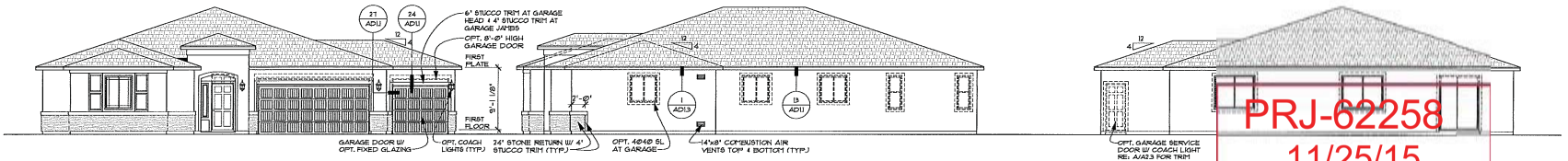
NO CHANGE AT LEFT ELEVATION
RE: A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. 4-CAR TANDEM FRONT, RIGHT, & REAR ELEVATIONS B

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

NO CHANGE AT LEFT ELEVATION
RE: A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. 4-CAR TANDEM GARAGE FRONT, RIGHT, & REAR ELEVATIONS C

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

NO CHANGE AT LEFT ELEVATION
RE: A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

PRJ-62258
11/25/15

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 03/03/2014

Drawn By: JJG.

Revisions:
-

GRANITE FALLS I
City of Las Vegas

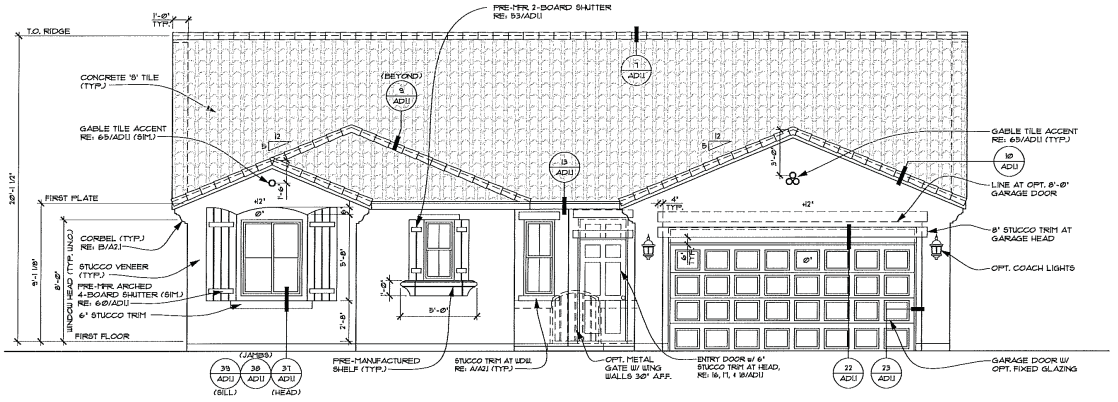
Plan Number:
L24P

Plan Name:
PAIGE

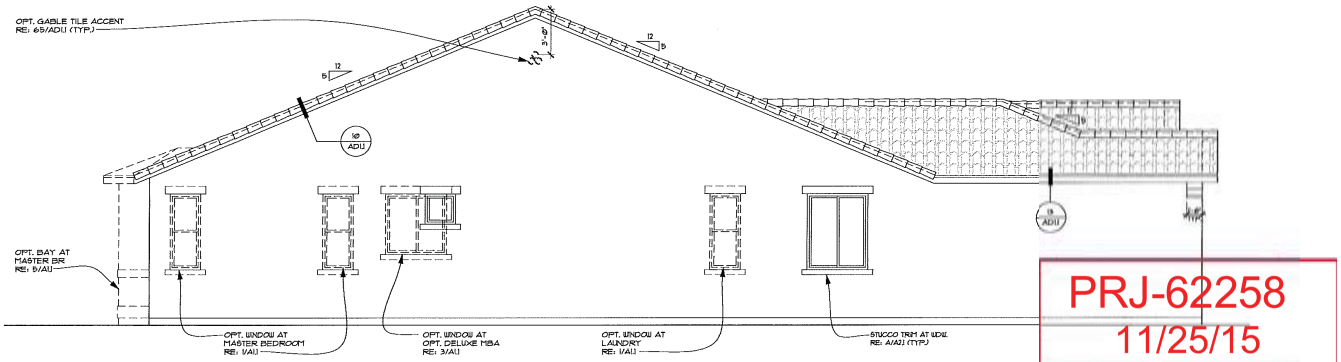
Sheet Title:
OPT. 4-CAR TANDEM GARAGE - ELEVATIONS

Sheet Number:
A3.3
b

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



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



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

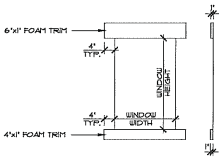
PRJ-62258
11/25/15

ELEVATION NOTES

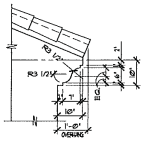
ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS

- ROOFING MATERIAL TO BE MONIER LIFETILE ROOFING PRODUCTS, CONCRETE ROOF TILE ESR-1641
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER ESR-1134
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER ESR-2388

TRIM SIZES ARE LISTED WIDTH x DEPTH



A WINDOW TRIM
SCALE: 1/2"=1'-0" TYP., U.N.O.



B CORBEL
SCALE: 1/2"=1'-0" TYP., U.N.O.

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

Copyright © 2015 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 04/16/2015
Drawn By: J.J.G.
Revisions:
-
-

BARCELONA
CLARK COUNTY

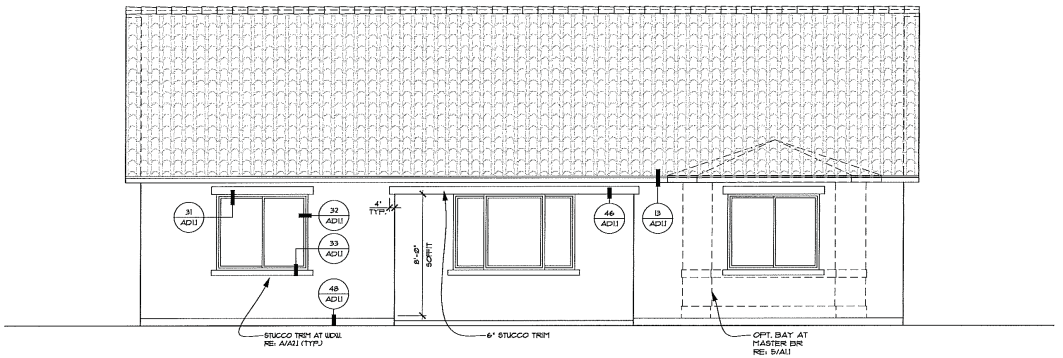
Plan Number:
L25B

Plan Name:
DOMINIC

Sheet Title:
ELEVATION A

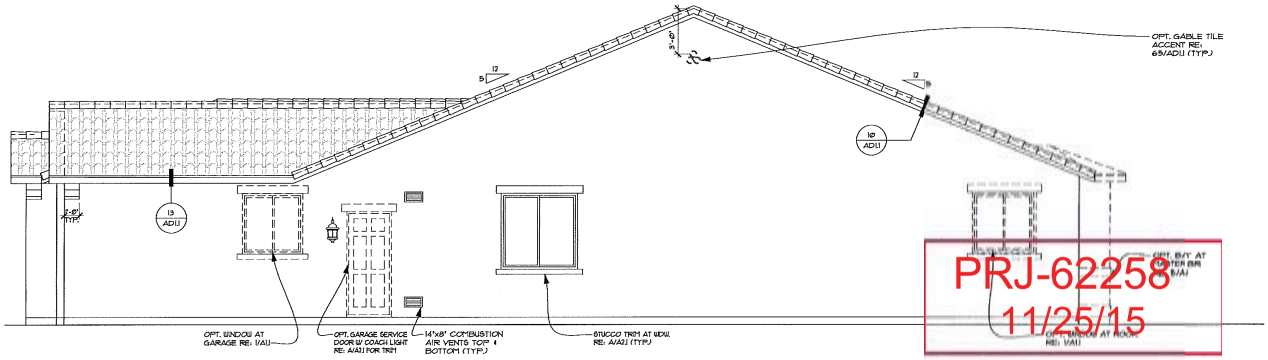
Sheet Number:
A2.1
a

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



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

RE: A2.1a FOR ADDITIONAL NOTES & DIMENSIONS



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

RE: A2.1a FOR ADDITIONAL NOTES & DIMENSIONS

PRJ-62258
11/25/15

Justin Bozarth,
Qualified Employee

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

Copyright © 2015 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 04/16/2015
Drawn By: J.J.G.
Revisions:
-
-

BARCELONA
CLARK COUNTY

Plan Number:
L25B

Plan Name:
DOMINIC

Sheet Title:
ELEVATION A

Sheet Number:
A2.1
b

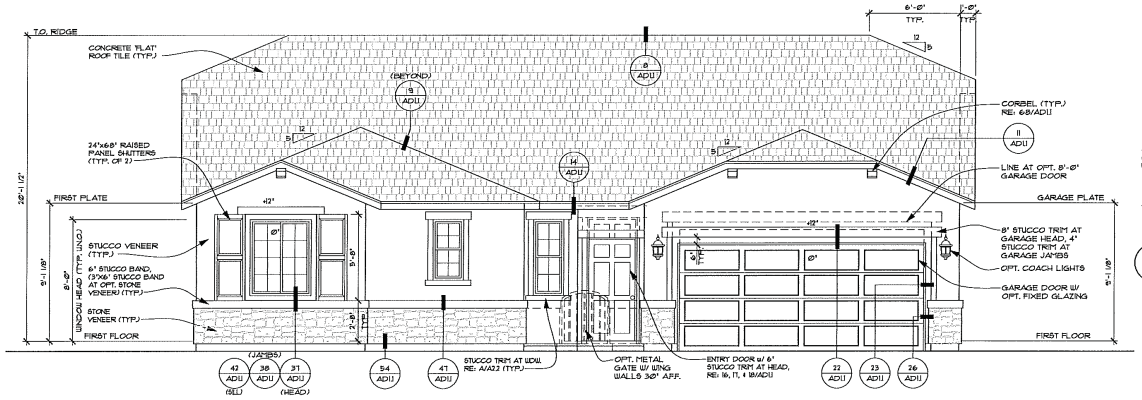
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355

ELEVATION NOTES

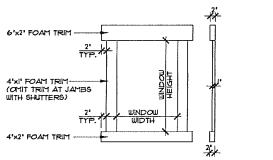
ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS

- ROOFING MATERIAL TO BE MONIER LIFETILE ROOFING PRODUCTS, CONCRETE ROOF TILE ESR-1647
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER ESR-1194
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER ESR-2382

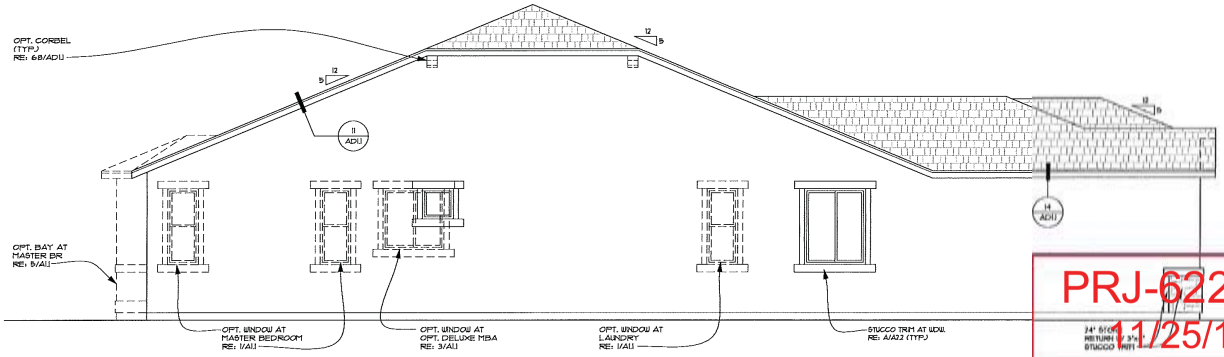
TRIM SIZES ARE LISTED WIDTH x DEPTH



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



A **WINDOW TRIM**
SCALE: 1/2"=1'-0" TYP., U.N.O.



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

PRJ-62258
11/25/15

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

Copyright © 2015 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 04/16/2015

Drawn By: J.J.G.

Revisions:
-
-

BARCELONA
CLARK COUNTY

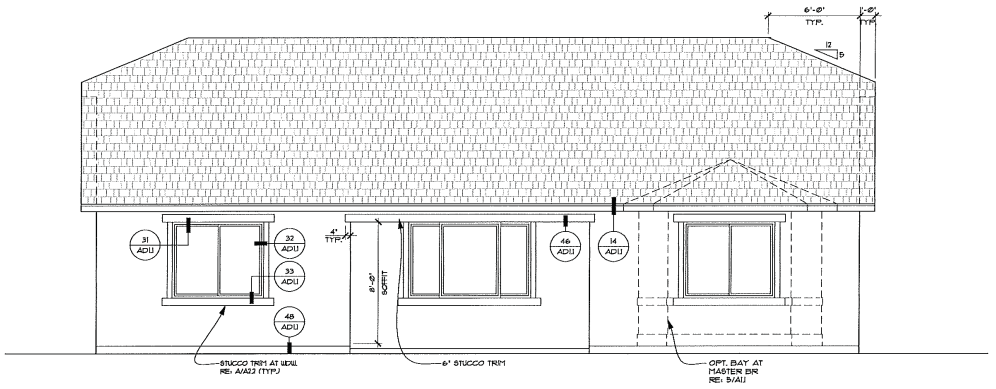
Plan Number:
L25B

Plan Name:
DOMINIC

Sheet Title:
ELEVATION B

Sheet Number:
A2.2
a

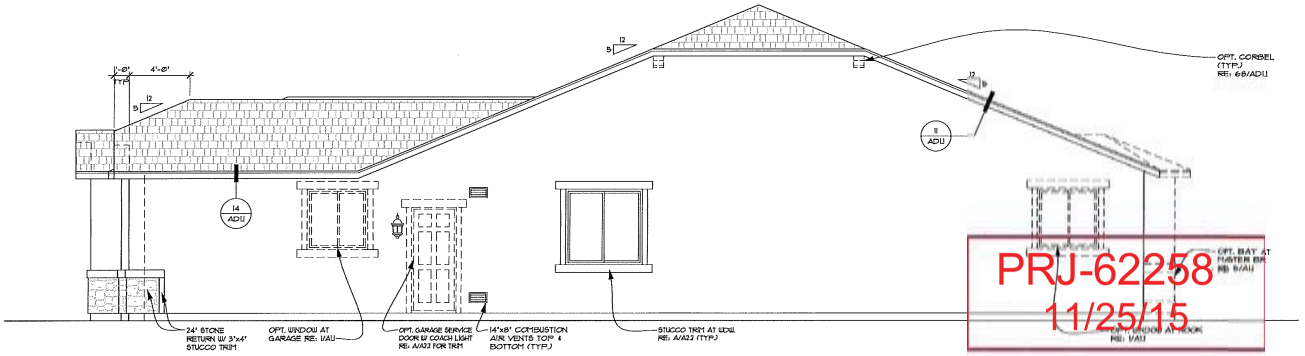
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



3 REAR ELEVATION B

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

RE: A2.2a FOR ADDITIONAL NOTES & DIMENSIONS



PRJ-62258
11/25/15

4 RIGHT ELEVATION B

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

RE: A2.2a FOR ADDITIONAL NOTES & DIMENSIONS

Justin Bozarth,
Qualified Employee

RICHMOND AMERICAN HOMES

LAS VEGAS
7770 Dean Martin Drive, D-8
Las Vegas, NV 89139 (702) 638-4400

License #0026417 / B-2 / Unlimited

Copyright © 2015 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 04/16/2015

Drawn By: J.J.G.

Revisions:

-

-

BARCELONA
CLARK COUNTY

Plan Number:

L25B

Plan Name:

DOMINIC

Sheet Title:

ELEVATION B

Sheet Number:

A2.2

b

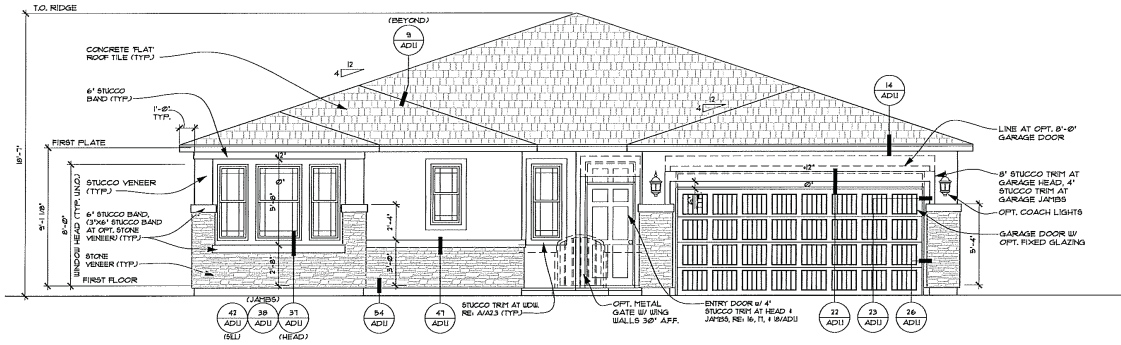
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355

ELEVATION NOTES

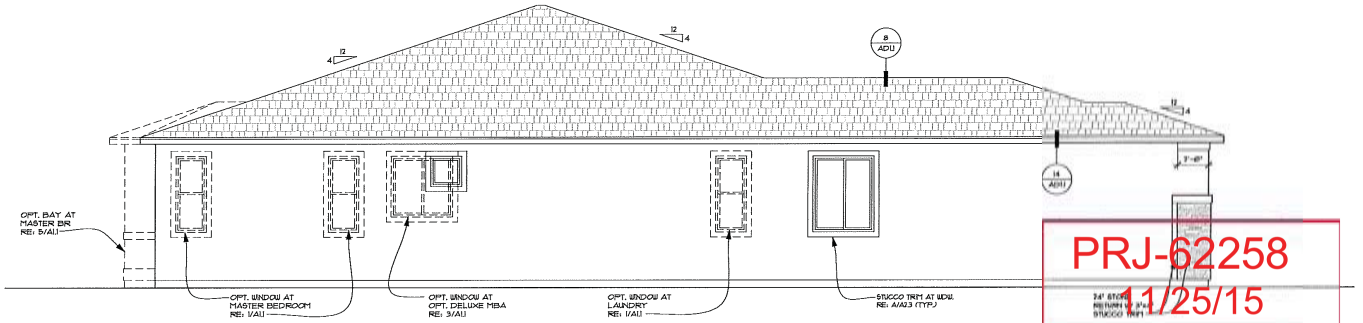
ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS

- ROOFING MATERIAL TO BE MONIER LIFETILE ROOFING PRODUCTS, CONCRETE ROOF TILE ESR-1641
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER ESR-1194
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER ESR-2388

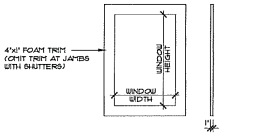
TRIM SIZES ARE LISTED WIDTH x DEPTH



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



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



A WINDOW TRIM
SCALE: 1/2"=1'-0" TYP., U.N.O.

PRJ-62258
11/25/15

Justin Bozarth, Qualified Employee

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

Copyright © 2015 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 04/16/2015
Drawn By: J.J.G.
Revisions:
-
-

BARCELONA
CLARK COUNTY

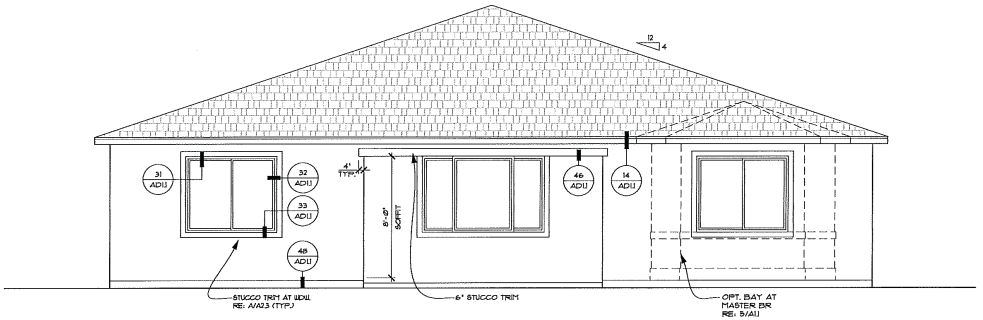
Plan Number:
L25B

Plan Name:
DOMINIC

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
a

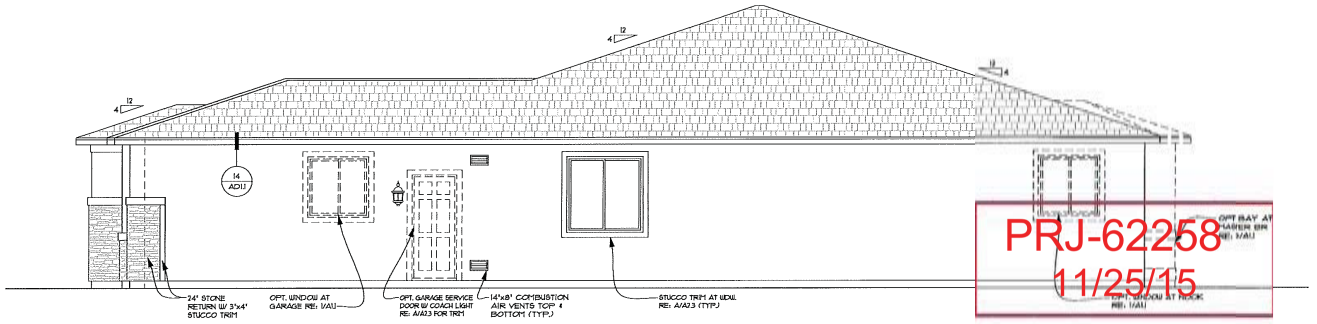
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



3 REAR ELEVATION C

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

RE: A2.3a FOR ADDITIONAL NOTES & DIMENSIONS



4 RIGHT ELEVATION C

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

RE: A2.3a FOR ADDITIONAL NOTES & DIMENSIONS

PRJ-62258
11/25/15

Justin Bozarth,
Qualified Employee

RICHMOND AMERICAN HOMES

LAS VEGAS
7770 Dean Martin Drive, D-8
Las Vegas, NV 89139 (702) 638-4400

License #0026417 / B-2 / Unlimited

Copyright © 2015 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 04/16/2015

Drawn By: J.J.G.

Revisions:

-

-

BARCELONA
CLARK COUNTY

Plan Number:

L25B

Plan Name:

DOMINIC

Sheet Title:

ELEVATION C

Sheet Number:

A2.3

b

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



4 OPT. MBR2 AT ELEVATION A
SCALE: 1/8"=1'-0"

NO CHANGE AT REAR ELEVATION
RE: SHEETS A2.1 FOR ADDITIONAL NOTES AND DIMENSIONS



5 OPT. MBR2 AT ELEVATION B
SCALE: 1/8"=1'-0"

NO CHANGE AT REAR ELEVATION
RE: SHEETS A2.2 FOR ADDITIONAL NOTES AND DIMENSIONS



6 OPT. MBR2 AT ELEVATION C
SCALE: 1/8"=1'-0"

NO CHANGE AT REAR ELEVATION
RE: SHEETS A2.3 FOR ADDITIONAL NOTES AND DIMENSIONS

PRJ-62258
11/25/15

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

Copyright © 2015 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 04/16/2015

Drawn By: J.J.G.

Revisions:
-
-

BARCELONA
CLARK COUNTY

Plan Number:
L25B

Plan Name:
DOMINIC

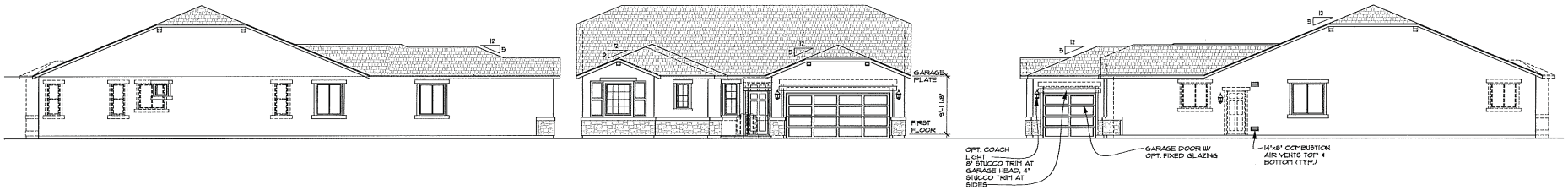
Sheet Title:
OPT. MBR2
ELEVATIONS

Sheet Number:
A3.0
b

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



4 OPT. SIDE TURN CAR GARAGE AT ELEVATION A
SCALE: 1/8"=1'-0"
NO CHANGE AT REAR ELEVATION
RE: SHEETS A2.1 FOR ADDITIONAL NOTES AND DIMENSIONS



5 OPT. SIDE TURN CAR GARAGE AT ELEVATION B
SCALE: 1/8"=1'-0"
NO CHANGE AT REAR ELEVATION
RE: SHEETS A2.2 FOR ADDITIONAL NOTES AND DIMENSIONS



6 OPT.SIDETURN CAR GARAGE AT ELEVATION C
SCALE: 1/8"=1'-0"
NO CHANGE AT REAR ELEVATION
RE: SHEETS A2.3 FOR ADDITIONAL NOTES AND DIMENSIONS

PRJ-62258
11/25/15

Justin Bozarth, Qualified Employee

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

Copyright © 2015 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 04/16/2015
Drawn By: J.J.G.
Revisions:
-
-

BARCELONA
CLARK COUNTY

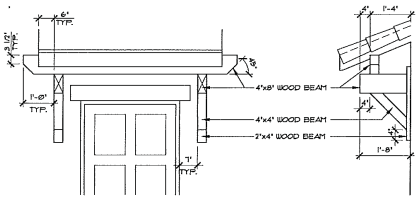
Plan Number:
L25B

Plan Name:
DOMINIC

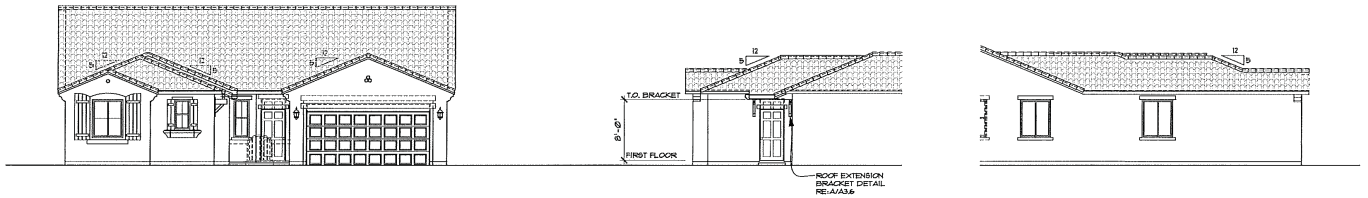
Sheet Title:
OPT. SIDE TURN GARGE ELEVATIONS

Sheet Number:
A3.5
b

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355

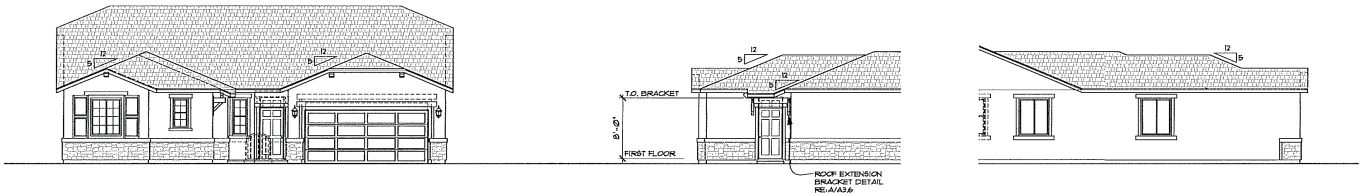


A ROOF EXTENSION BRACKET
SCALE: 1/2"=1'-0" TYP. U.N.O.



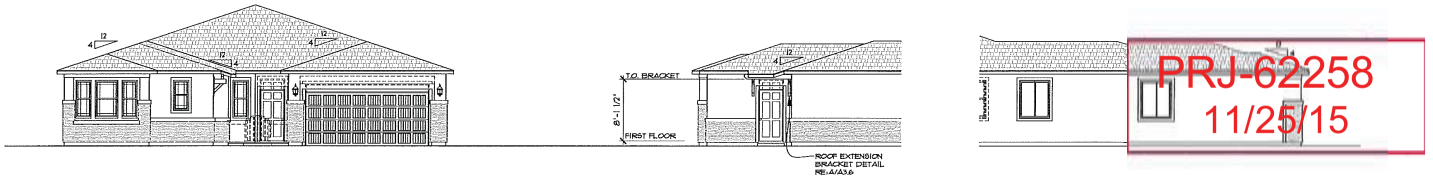
4 OPT. FLEX ROOM LEFT, FRONT, & RIGHT ELEVATION A
SCALE: 1/8"=1'-0"

NO CHANGE AT REAR ELEVATION
RE: A2.1 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. FLEX ROOM LEFT, FRONT, & RIGHT ELEVATION B
SCALE: 1/8"=1'-0"

NO CHANGE AT REAR ELEVATION
RE: A2.2 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



6 OPT. FLEX ROOM LEFT, FRONT, & RIGHT ELEVATION C
SCALE: 1/8"=1'-0"

NO CHANGE AT REAR ELEVATION
RE: A2.3 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS

PRJ-62258
11/25/15

Justin Bozarth,
Qualified Employee

RICHMOND AMERICAN HOMES
License #0026417 / B-2 / Unlimited
LAS VEGAS
7770 Dean Martin Drive, D-9
Las Vegas, NV 89139 (702) 638-4400

Copyright © 2015 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 04/16/2015
Drawn By: JJG.
Revisions:
-
-

BARCELONA
CLARK COUNTY

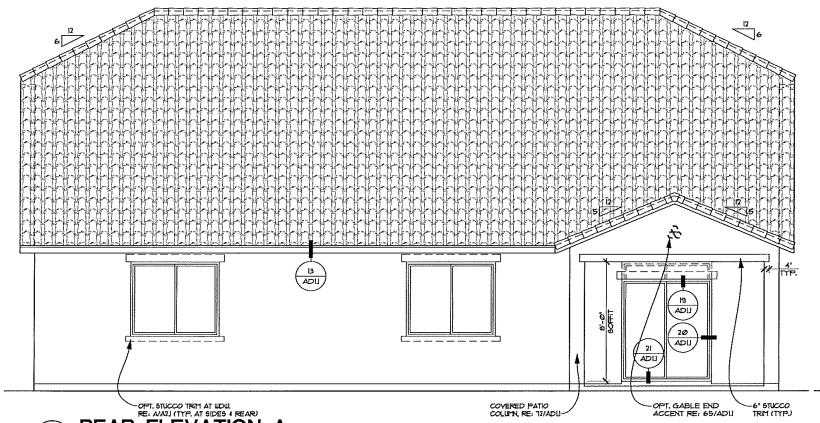
Plan Number:
L25B

Plan Name:
DOMINIC

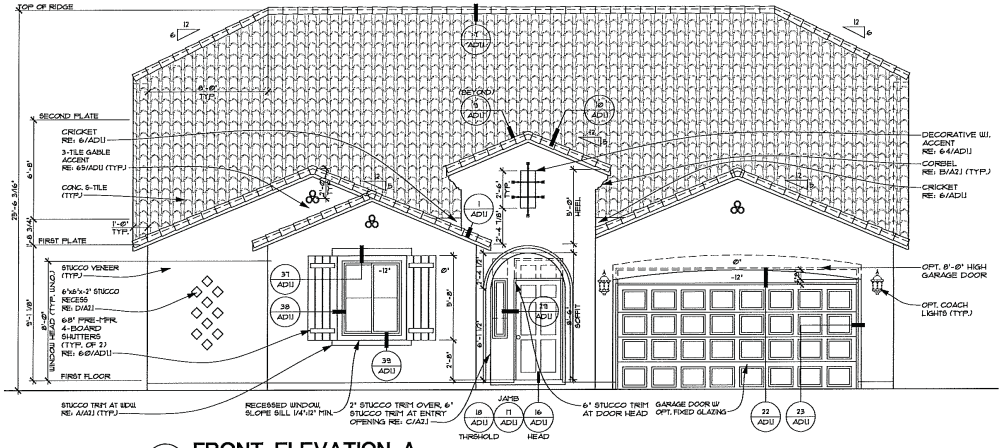
Sheet Title:
OPT. FLEX ROOM ELEVATIONS

Sheet Number:
A3.6
b

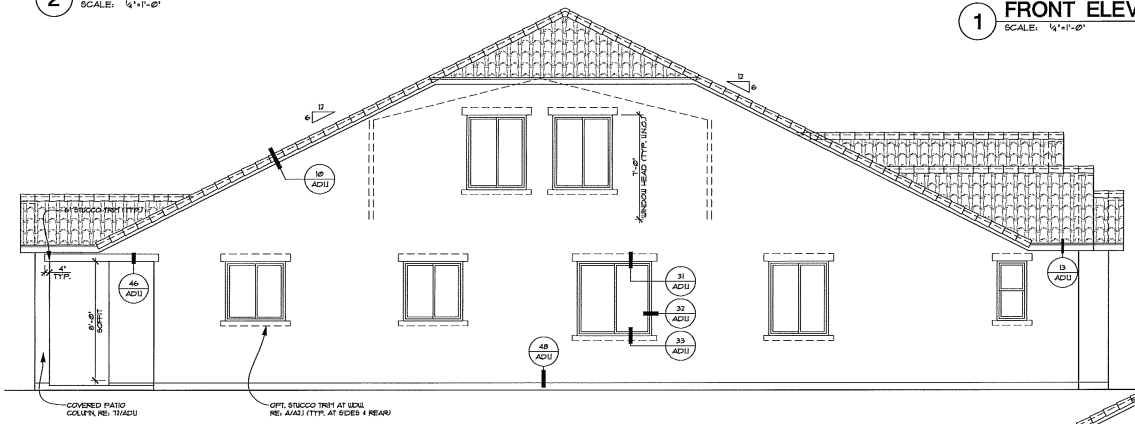
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



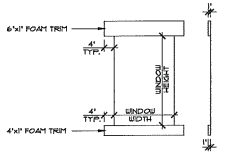
2 REAR ELEVATION A
SCALE: 1/4"=1'-0"



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



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

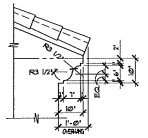


A WINDOW TRIM
SCALE: 1/2"=1'-0" TYP. U.N.O.

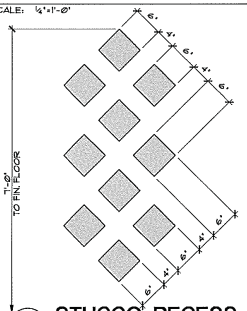
ELEVATION NOTES

ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS
- ROOFING MATERIAL TO BE MONIER LIFETILE ROOFING PRODUCTS, CONCRETE ROOF TILE ESR-1641
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER ESR-1104
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER ESR-2382

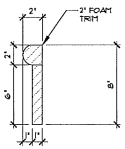
TRIM SIZES ARE LISTED WIDTH x DEPTH



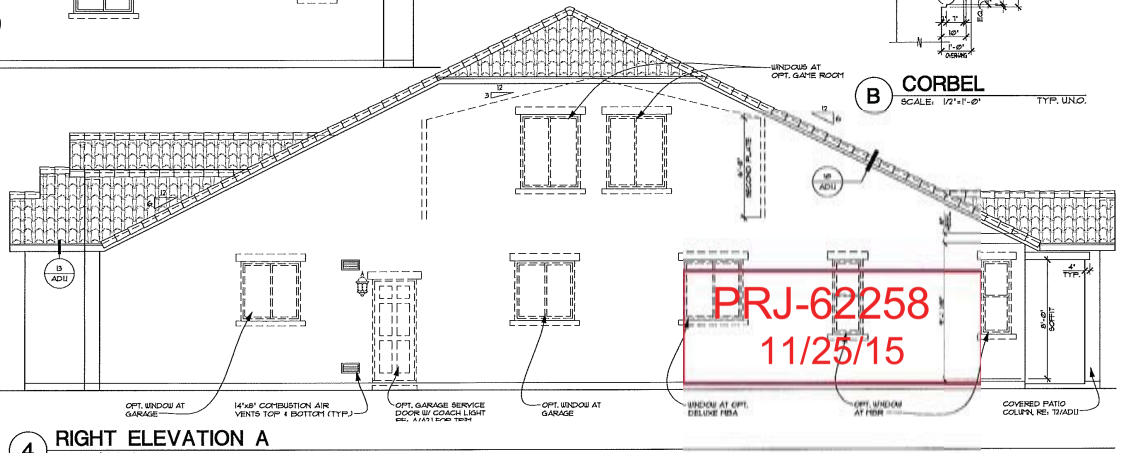
B CORBEL
SCALE: 1/2"=1'-0" TYP. U.N.O.



D STUCCO RECESS
SCALE: 1"=1'-0" RE: 55/ADU



C OPENING TRIM
SCALE: 1"=1'-0" RE: 55/ADU



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

PRJ-62258
11/25/15

Justin Bozarth,
Qualified Employee

RICHMOND AMERICAN HOMES
License #0025417 / B-2 / Unlimited
LAS VEGAS
7770 Dean Martin Drive, D-8
Las Vegas, NV 89139 (702) 639-4400

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 06/13/2014

Drawn By: J.J.G.

Revisions:

Mackenzie Parc
City of Las Vegas

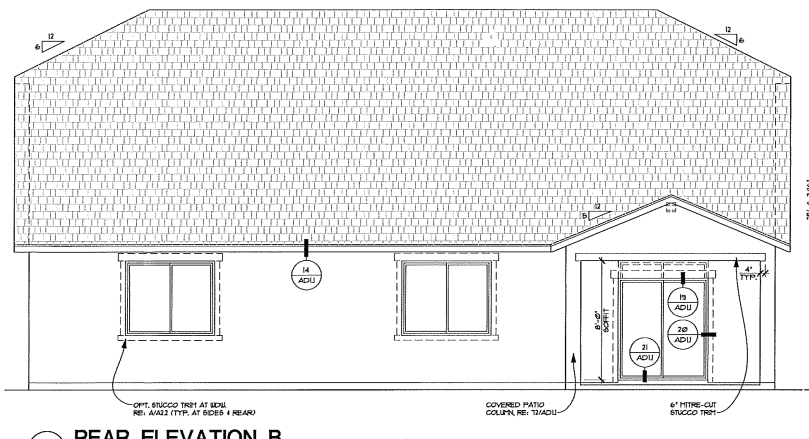
Plan Number:
L35P

Plan Name:
PAISLEY

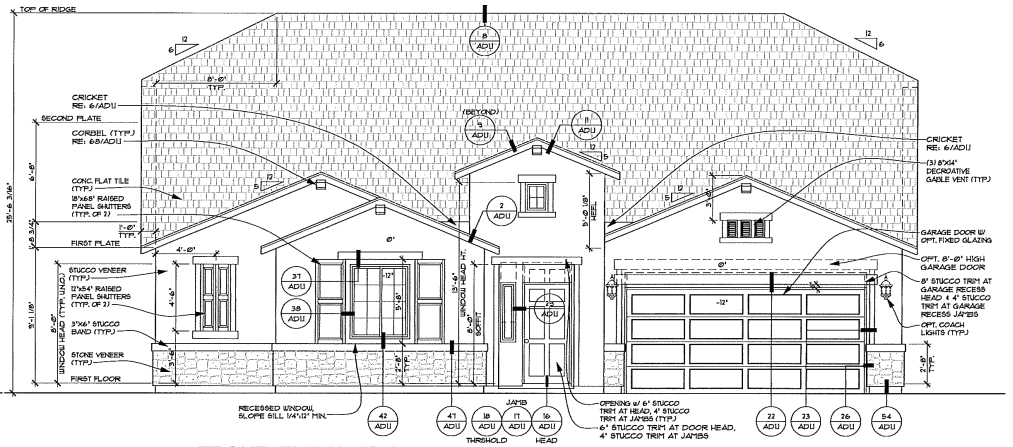
Sheet Title:
ELEVATION A

Sheet Number:
A2.1
a

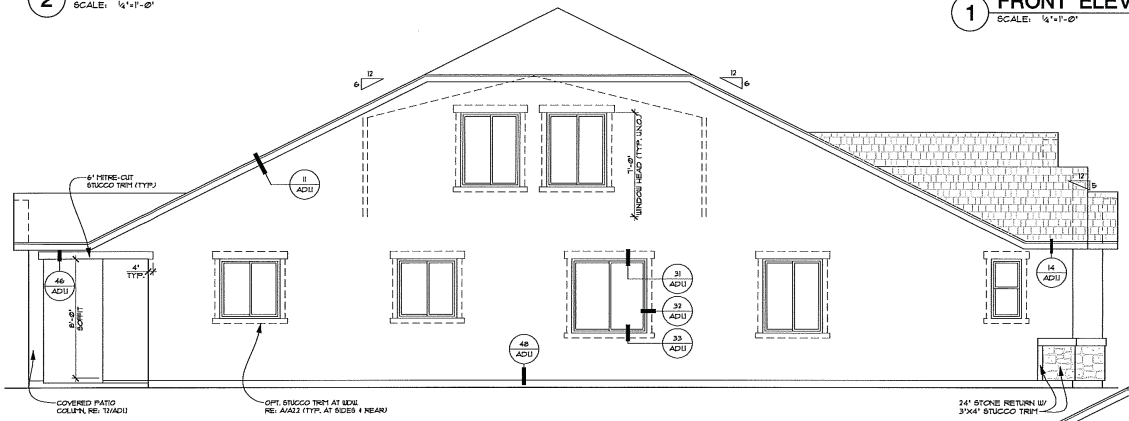
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



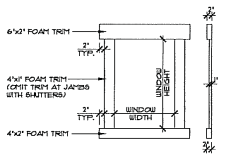
2 REAR ELEVATION B
SCALE: ¼"=1'-0"



1 FRONT ELEVATION B
SCALE: ¼"=1'-0"



3 LEFT ELEVATION B
SCALE: ¼"=1'-0"



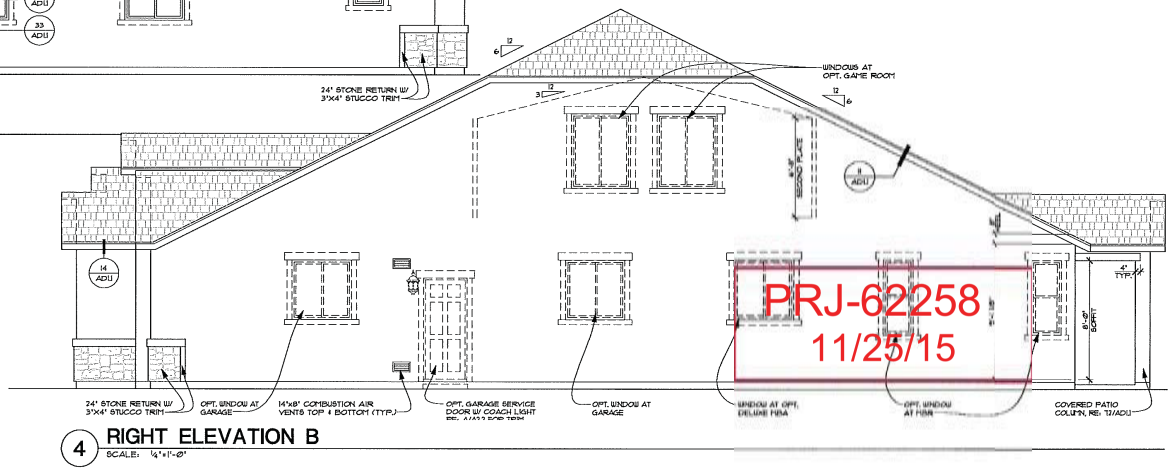
A WINDOW TRIM
SCALE: 1/2"=1'-0" TYP. U.N.O.

ELEVATION NOTES

ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS

- ROOFING MATERIAL TO BE MONIER LIFETILE ROOFING PRODUCTS, CONCRETE ROOF TILE ESR-1641
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER ESR-1014
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER ESR-2382

TRIM SIZES ARE LISTED WIDTH x DEPTH



4 RIGHT ELEVATION B
SCALE: ¼"=1'-0"

PRJ-62258
11/25/15

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 06/19/2014

Drawn By: JJG.

Revisions:

Mackenzie Parc
City of Las Vegas

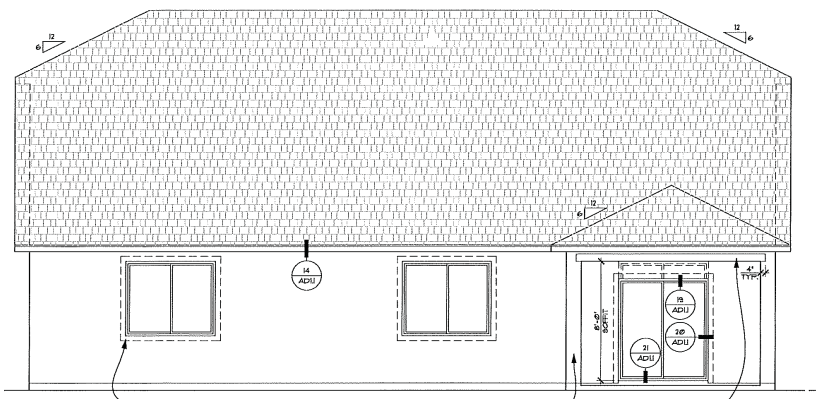
Plan Number:
L35P

Plan Name:
PAISLEY

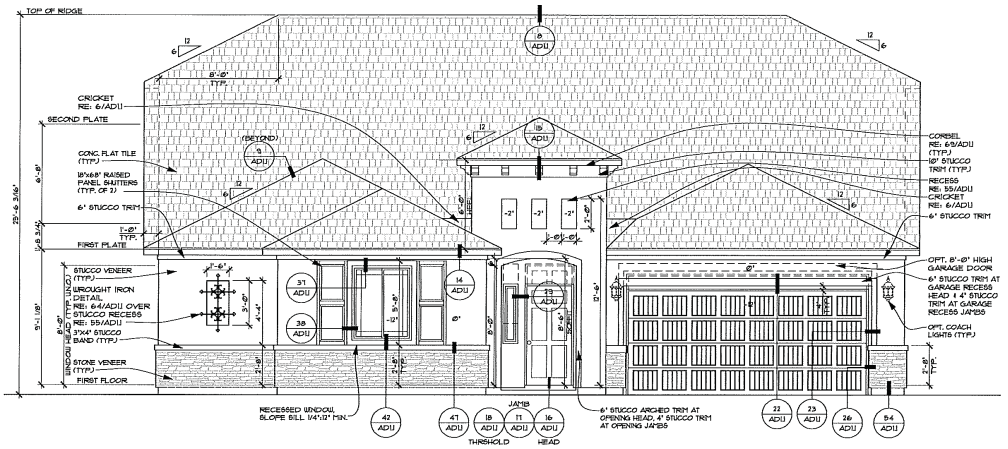
Sheet Title:
ELEVATION B

Sheet Number:
A2.2
a

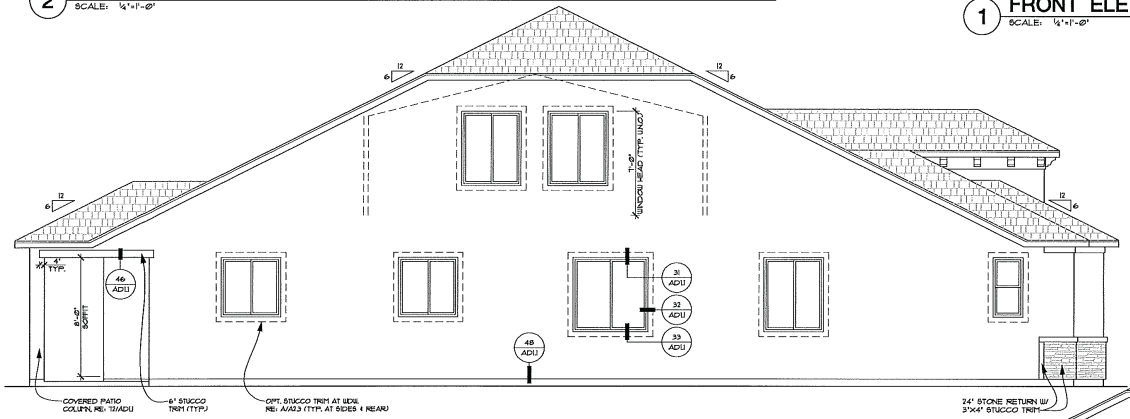
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



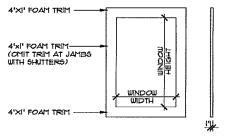
2 REAR ELEVATION C
SCALE: 1/4"=1'-0"



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



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



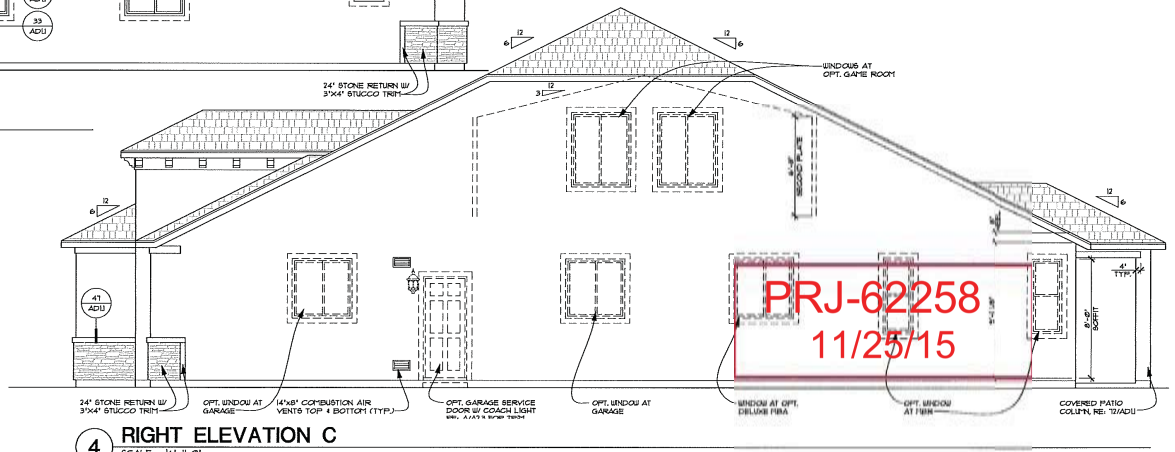
A WINDOW TRIM
SCALE: 1/2"=1'-0" TYP. U.N.O.

ELEVATION NOTES

ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS

- ROOFING MATERIAL TO BE MONIER LIFETILE ROOFING PRODUCTS, CONCRETE ROOF TILE ESR-1641
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER ESR-1394
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER ESR-2382

TRIM SIZES ARE LISTED WIDTH x DEPTH



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

PRJ-62258
11/25/15

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 06/19/2014
Drawn By: J.J.G.
Revisions:

Mackenzie Parc
City of Las Vegas

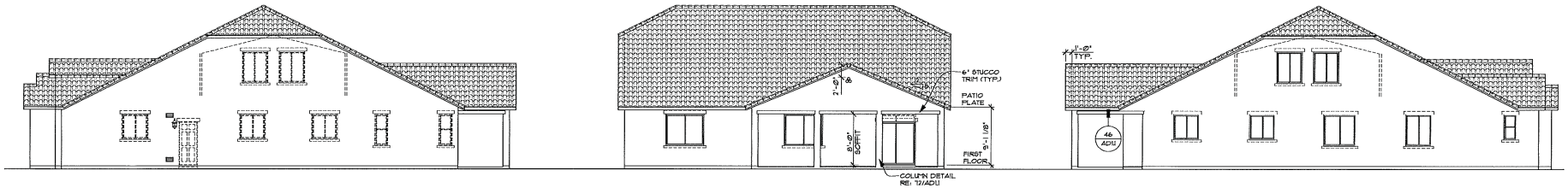
Plan Number:
L35P

Plan Name:
PAISLEY

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
a

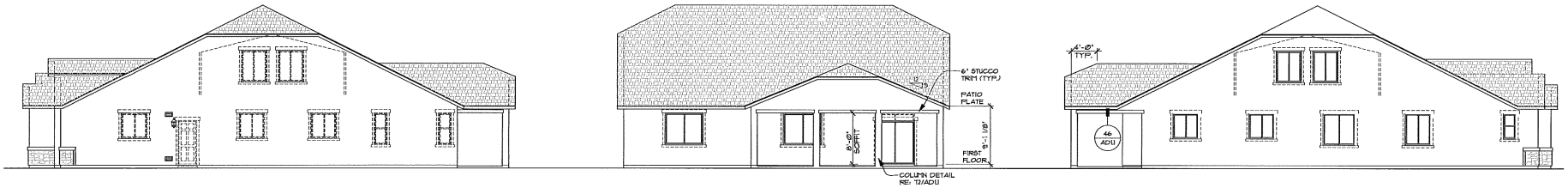
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



5 OPT. COVERED PATIO #2 RIGHT, REAR, & LEFT ELEVATION A

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

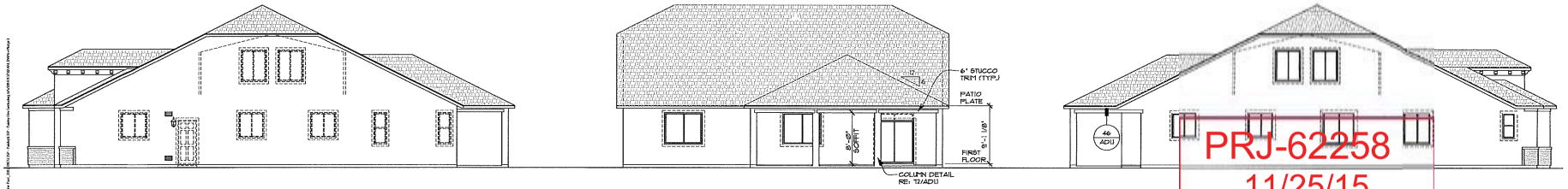
NO CHANGE AT FRONT ELEVATION
RE: A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



6 OPT. COVERED PATIO #2 RIGHT, REAR, & LEFT ELEVATION B

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

NO CHANGE AT FRONT ELEVATION
RE: A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



7 OPT. COVERED PATIO #2 RIGHT, REAR, & LEFT ELEVATION C

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

NO CHANGE AT FRONT ELEVATION
RE: A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

PRJ-62258
11/25/15

Justin Bozarth,
Qualified Employee

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 06/19/2014

Drawn By: J.J.G.

Revisions:

Mackenzie Parc
City of Las Vegas

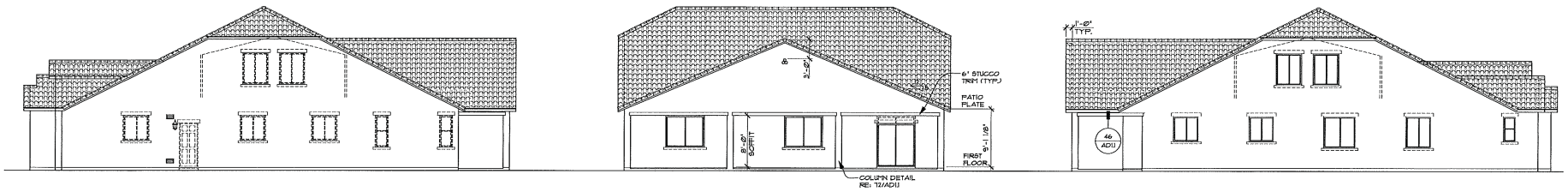
Plan Number:
L35P

Plan Name:
PAISLEY

Sheet Title:
OPT. COVERED PATIO #2 - ELEVATIONS

Sheet Number:
A3.1
C

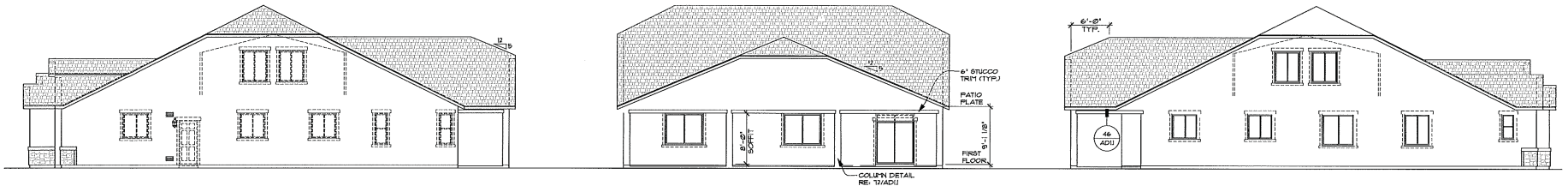
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



8 OPT. COVERED PATIO #3 RIGHT, REAR, & LEFT ELEVATION A

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

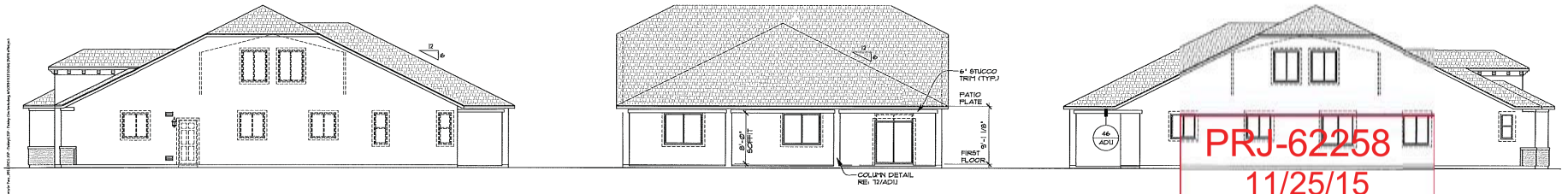
NO CHANGE AT FRONT ELEVATION
RE: A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



9 OPT. COVERED PATIO #3 RIGHT, REAR, & LEFT ELEVATION B

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

NO CHANGE AT FRONT ELEVATION
RE: A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



10 OPT. COVERED PATIO #3 RIGHT, REAR, & LEFT ELEVATION C

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

NO CHANGE AT FRONT ELEVATION
RE: A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

PRJ-62258
11/25/15

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 06/19/2014

Drawn By: J.J.G.

Revisions:

Mackenzie Parc
City of Las Vegas

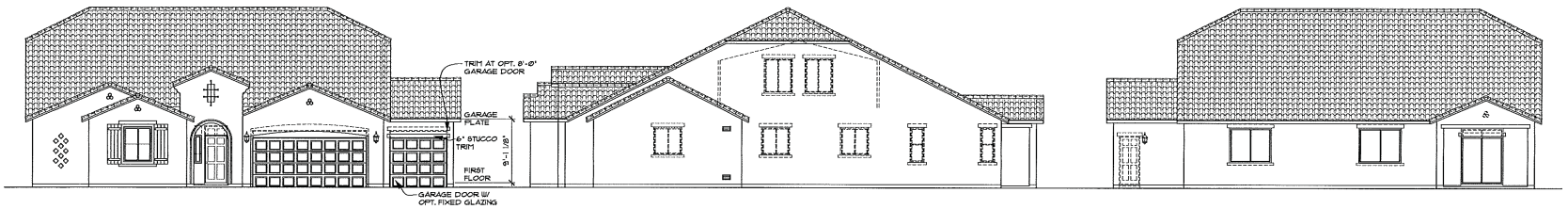
Plan Number:
L35P

Plan Name:
PAISLEY

Sheet Title:
OPT. COVERED PATIO #3 - ELEVATIONS

Sheet Number:
A3.1
d

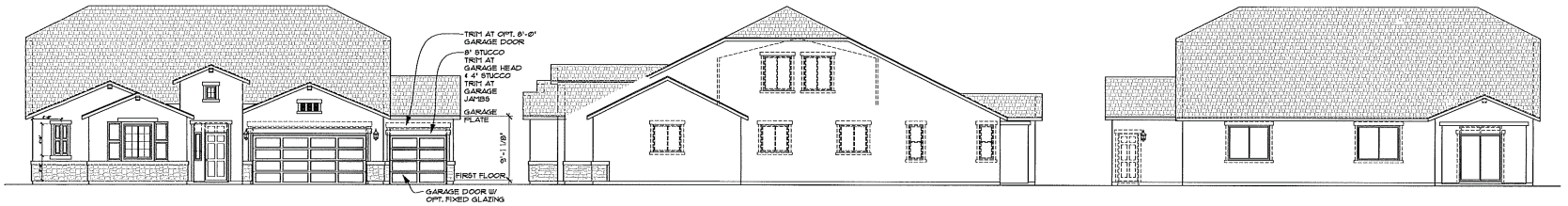
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



3 OPT. 4-CAR TANDEM FRONT, RIGHT, & REAR ELEVATION A

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

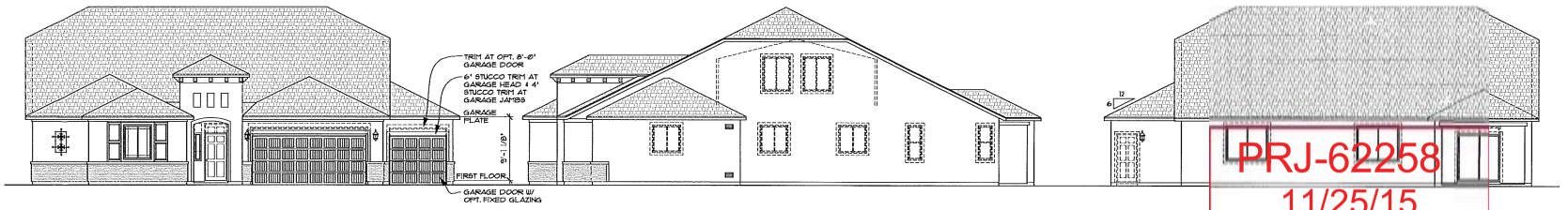
NO CHANGE AT LEFT ELEVATION
RE: A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. 4-CAR TANDEM FRONT, RIGHT, & REAR ELEVATION B

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

NO CHANGE AT LEFT ELEVATION
RE: A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. 4-CAR TANDEM GARAGE FRONT, RIGHT, & REAR ELEVATION C

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

NO CHANGE AT LEFT ELEVATION
RE: A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

PRJ-62258
11/25/15

Justin Bozarth,
Qualified Employee

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 06/13/2014

Drawn By: JJG.

Revisions:

Mackenzie Parc
City of Las Vegas

Plan Number:
L35P

Plan Name:
PAISLEY

Sheet Title:
OPT. 4-CAR TANDEM GARAGE ELEVATIONS

Sheet Number:
A3.3
b

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355

WINDOW SCHEDULE

NOTES:
1. WINDOW MANUFACTURER TO BE USI-PLYGEM (ALENCO) OR EQUAL
2. WINDOW HEAD HEIGHT AT 8'-1 1/8" PLATE HEIGHT TO BE 7'-0" ABOVE FINISHED FLOOR (U.N.O.)
3. WINDOW HEAD HEIGHT AT 9'-1 1/8" PLATE HEIGHT TO BE 8'-0" ABOVE FINISHED FLOOR (U.N.O.)
4. WINDOWS MARKED WITH (x) SHALL BE TEMPERED WINDOWS

MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	AREA (SQFT.) (INCLUDING FRAME)	U-FACTOR	AIR LEAKAGE RATE	VISUAL LIGHT TRANSMITTANCE RATE	SOLAR HEAT GAIN
A	1'-0"	4'-0"	FIXED	4	Ø3	Ø3	Ø.42	Ø23
B	1'-6"	4'-0"	FIXED	6	Ø3	Ø3	Ø.42	Ø23
C	1'-6"	4'-0"	SINGLE HUNG	6	Ø3	Ø3	Ø.42	Ø23
D	2'-0"	1'-0"	FIXED HALF-ROUND	2	Ø3	Ø3	Ø.42	Ø23
E	2'-0"	2'-0"	FIXED	4	Ø3	Ø3	Ø.42	Ø23
F	2'-0"	3'-0"	FIXED	6	Ø3	Ø3	Ø.42	Ø23
G	2'-0"	3'-0"	SINGLE HUNG	6	Ø3	Ø3	Ø.42	Ø23
H	2'-0"	3'-6"	FIXED	7	Ø3	Ø3	Ø.42	Ø23
I	2'-0"	3'-6"	SINGLE HUNG	7	Ø3	Ø3	Ø.42	Ø23
J	2'-0"	4'-0"	FIXED	8	Ø3	Ø3	Ø.42	Ø23
K	2'-0"	4'-0"	SINGLE HUNG	8	Ø3	Ø3	Ø.42	Ø23
L	2'-0"	5'-0"	FIXED	10	Ø3	Ø3	Ø.42	Ø23
M	2'-0"	5'-0"	SINGLE HUNG	10	Ø3	Ø3	Ø.42	Ø23
N	2'-6"	2'-6"	FIXED	6.25	Ø3	Ø3	Ø.42	Ø23
O	2'-6"	4'-0"	FIXED	10	Ø3	Ø3	Ø.42	Ø23
P	2'-6"	4'-0"	SINGLE HUNG	10	Ø3	Ø3	Ø.42	Ø23
Q	2'-6"	5'-0"	SINGLE HUNG	12.5	Ø3	Ø3	Ø.42	Ø23
R	3'-0"	4'-0"	FIXED	12	Ø3	Ø3	Ø.42	Ø23
S	3'-0"	4'-0"	SINGLE HUNG	12	Ø3	Ø3	Ø.42	Ø23
T	3'-0"	5'-0"	FIXED	15	Ø3	Ø3	Ø.42	Ø23
U	3'-0"	5'-0"	SINGLE HUNG	15	Ø3	Ø3	Ø.42	Ø23
V	4'-0"	4'-0"	FIXED	20	Ø3	Ø3	Ø.42	Ø23
W	4'-0"	4'-0"	SLIDER	16	Ø3	Ø3	Ø.42	Ø23
X	4'-0"	4'-6"	SLIDER	18	Ø3	Ø3	Ø.42	Ø23
Y	4'-0"	5'-0"	FIXED	20	Ø3	Ø3	Ø.42	Ø23
Z	4'-0"	5'-0"	SLIDER	20	Ø3	Ø3	Ø.42	Ø23
AA	5'-0"	1'-0"	SLIDER	5	Ø3	Ø3	Ø.42	Ø23
BB	5'-0"	4'-0"	SLIDER	20	Ø3	Ø3	Ø.42	Ø23
CC	5'-0"	5'-0"	SLIDER	25	Ø3	Ø3	Ø.42	Ø23
DD	6'-0"	4'-0"	FIXED	24	Ø3	Ø3	Ø.42	Ø23
EE	6'-0"	4'-0"	SLIDER	20	Ø3	Ø3	Ø.42	Ø23
FF	6'-0"	5'-0"	SLIDER	30	Ø3	Ø3	Ø.42	Ø23
GG	8'-0"	5'-0"	XOX	40	Ø3	Ø3	Ø.42	Ø23

DOOR SCHEDULE

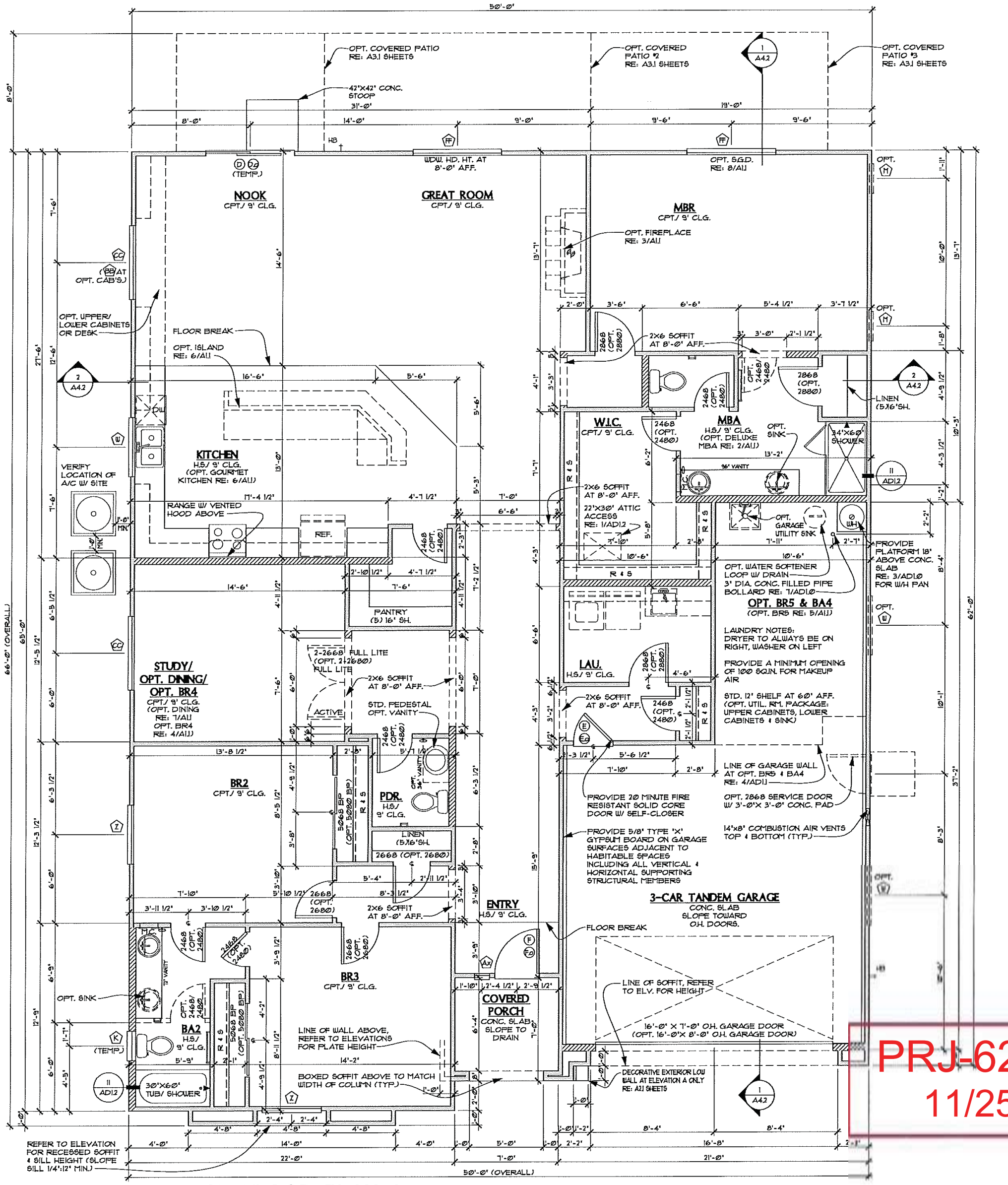
NOTES:
1. DOOR MANUFACTURER TO BE THERMA-TRU OR EQUAL
SLIDING GLASS DOOR MANUFACTURER TO BE USI-PLYGEM (ALENCO) OR EQUAL
2. DOORS MARKED WITH (g) OCCUR WHEN 8'-0" DOOR PACKAGE HAS BEEN SELECTED.
3. ALL GLASS TO BE TEMPERED

MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	AREA (SQFT.) (INCLUDING FRAME)	U-FACTOR	AIR LEAKAGE RATE	VISUAL LIGHT TRANSMITTANCE RATE	SOLAR HEAT GAIN
AA	2'-6"	6'-8"	SOLID, FULL LITE GLASS	11	Ø3	Ø3	Ø.42	Ø23
AAg	2'-6"	8'-0"	SOLID, FULL LITE GLASS	20	Ø3	Ø3	Ø.42	Ø23
A	3'-0"	6'-8"	SOLID, FULL LITE GLASS	20	Ø3	Ø3	Ø.42	Ø23
Ag	3'-0"	8'-0"	SOLID, FULL LITE GLASS	24	Ø3	Ø3	Ø.42	Ø23
B	2'-8"	6'-8"	SOLID, FULL LITE GLASS	17.8	Ø3	Ø3	Ø.42	Ø23
Bg	2'-8"	8'-0"	SOLID, FULL LITE GLASS	53.36	Ø3	Ø3	Ø.42	Ø23
C	16'-0"	8'-0"	MULTI-SLIDE, 4-PANEL GLASS DOOR	128	Ø3	Ø3	Ø.42	Ø23
D	6'-0"	6'-8"	SLIDING GLASS DOOR	40.02	Ø3	Ø3	Ø.42	Ø23
Dg	6'-0"	8'-0"	SLIDING GLASS DOOR	48	Ø3	Ø3	Ø.42	Ø23

MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	NFRC U-FACTOR	NOTES
E	2'-8"	6'-8"	SOLID CORE	Ø.14	20 MINUTE FIRE RESISTANT DOOR w/ SELF CLOSER
Eg	2'-8"	8'-0"	SOLID CORE	Ø.14	20 MINUTE FIRE RESISTANT DOOR w/ SELF CLOSER
F	3'-0"	6'-8"	SOLID CORE	Ø.14	
Fg	3'-0"	8'-0"	SOLID CORE	Ø.14	
G	2'-8"	6'-8"	SOLID CORE	Ø.14	
Gg	2'-8"	8'-0"	SOLID CORE	Ø.14	

SQUARE FOOTAGE CALCULATION

	FINISHED	OPT. FINISHED	UNFINISHED
3-CAR TANDEM GARAGE			602 SQ. FT.
2 CAR GARAGE AT OPT. BR5			435 SQ. FT.
OPT. 4-CAR GARAGE			+210 SQ. FT.
COVERED PORCH			49 SQ. FT.
OPT. COVERED PATIO			80 SQ. FT.
OPT. COVERED PATIO #2			+144 SQ. FT.
OPT. COVERED PATIO #3			+272 SQ. FT.
FIRST FLOOR	2501 SQ. FT.		
OPT. BR5 & BA4		+167 SQ. FT.	
TOTAL	2501 SQ. FT.	2668 SQ. FT.	



1 FIRST FLOOR PLAN A
SCALE: 1/4"=1'-0"

PLAN LEGEND

	2X4 WALL		FLAT SOFFIT. F.F.= 8'-0" AFF. (U.N.O.) S.F.= 7'-6" AFF. (U.N.O.)
	2X6 WALL		ARCHED SOFFIT. SPRING POINT: 7'-6" AFF. (U.N.O.) TOP OF ARCH: 8'-0" AFF. (U.N.O.)
	1-HOUR RATED WALL RE: 6/AD13		DROPPED SOFFIT REFER TO PLAN FOR HEIGHT AFF.

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)

PLAN NOTES

1. RANCH PLANS = 9'-1 1/8" OR 10'-1 1/8" PLATE HEIGHT, FIRST FLOOR = 9'-1 1/8" PLATE HEIGHT, SECOND FLOOR = 8'-1 1/8" PLATE HEIGHT
2. COFFERED CEILINGS, REFER TO PLAN FOR SIZE
2.1. 9'-0" & 10'-0" CEILING HEIGHT: 8' DROPPED COFFER
2.2. 12'-0" CEILING HEIGHT: 12' DROPPED COFFER
3. BUILDING THERMAL ENVELOPE: MATERIALS, SYSTEMS & EQUIPMENT SHALL BE IDENTIFIED IN A MANNER THAT WILL ALLOW A DETERMINATION OF COMPLIANCE W/ THE APPLICABLE PROVISIONS OF THIS CODE. 2012 IECC C402.1
4. CEILING GYPSUM BOARD: WHEN APPLYING A WATER- BASE TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING, & FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" SAG RESISTANT GYPSUM BOARD IS TO BE USED (IRC TABLE R702.3.5, FOOTNOTE D)
5. GYPSUM BOARD INSTALLED ON THE EXTERIOR SHALL COMPLY W/ ICC ESR-1338 & ASTM C1396/C1396M
6. SHOWER & BATHTUB NOTES
6.1. WHERE A SHOWER RECEPTOR HAS A FINISHED CURB THRESHOLD, IT SHALL BE NOT LESS THAN 1" BELOW THE SIDES & BACK OF THE RECEPTOR. THE CURB SHALL BE NOT LESS THAN 2 INCHES & NOT MORE THAN 9 INCHES DEEP WHEN MEASURED FROM THE TOP OF THE CURB TO THE TOP OF THE DRAIN. IRC 2709.1
6.2. GLASS ENCLOSURES SHALL BE SHATTERPROOF (TEMPERED) IRC R308.4.5
6.3. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED W/ A NONABSORBENT SURFACE WHICH SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (IRC 307.2)
7. MASTER BATHROOM: STANDARD (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
7.1. DROP IN TUB w/ DECK MOUNTED FAUCET
7.2. TUB DECK AT 24" AFF. (U.N.O.), REFER TO PLAN FOR SIZE
7.3. TUB STEP, AS OCCURS, AT 7" AFF. (U.N.O.)
7.4. SHOWER MUD PANS, MIN. 1/4" PER FOOT SLOPE, REFER TO PLAN FOR SIZE & DRAIN LOCATION (FIELD VERIFY)
7.5. SHOWER/BATH CURBS TO BE (3) 2X STUDS FOR A MINIMUM OF 4.5" AFF. (ROUGH)
7.6. SHOWER SEAT, 20" AFF., SLOPE TOWARDS DRAIN 1/4" PER FOOT MINIMUM.
7.7. SHOWER HEAD:
7.7.1. STANDARD SHOWER HEAD,
8. LOCATED AT 78" AFF. (FIELD VERIFY)
8.0.1. OPTIONAL RAIN SHOWER HEAD,
9. LOCATED AT 84" AFF. (FIELD VERIFY)
10. MASTER BATHROOM: OPTIONAL FREESTANDING TUB
10.1. FREESTANDING TUB
10.2. TUB DECK, AS OCCURS, 4" AFF., REFER TO PLAN FOR SIZE & LOCATION
10.3. LOW SHELF, AS OCCURS, 40" AFF., REFER TO PLAN FOR SIZE & LOCATION
11. TUB FAUCET, WALL MOUNTED, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB & SHOWER AREAS & WALL PANELS IN SHOWER AREAS
12. LAUNDRY NOTES
12.1. DRYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT
12.2. PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR 2012 UMC 504.3.1.
12.3. STANDARD 12" SHELF AT 60" ABOVE FINISHED FLOOR (OPT. UTILITY ROOM PACKAGE: UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WHERE OCCURS)
12.4. DOMESTIC DRYER VENTS & LENGTH LIMITATION SHALL COMPLY WITH 2012 UMC 504.3.1 & 2012 UMC 504.3.1.2.
13. REQUIRED DRAIN PAN FOR WATER HEATER- PAN SHALL BE GALVANIZED STEEL HAVING A MIN. THICKNESS OF 24 GAUGE OR OTHER PANS LISTED FOR SUCH USE, PAN SHALL BE NOT LESS THAN 1 1/2 INCHES DEEP & SHALL BE OF SUFFICIENT SIZE & SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER, THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAMETER OF 3/4 INCH, THE PAN DRAIN SHALL EXTEND FULL-SIZE & TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING & TERMINATE NOT LESS THAN 6 INCHES (152 MM) & NOT MORE THAT 24 INCHES ABOVE THE-ADJACENT GROUND SURFACE.
14. A WATER HEATER INSTALLATION SHALL BE PROVIDED WITH OVERPRESSURE PROTECTION BY MEANS OF AN APPROVED, LISTED DEVICE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. UPC 504.4 & A WATER HEATER OR A HOT WATER STORAGE VESSEL INSTALLATION SHALL BE PROVIDED WITH OVER TEMPERATURE PROTECTION BY MEANS OF AN APPROVED, LISTED DEVICE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. 2012 UPC 504.5
15. STAIR DESIGN: 10" MINIMUM TREAD DEPTH & 7-3/4" MAXIMUM RISER HEIGHT
16. HANDRAIL: CONTINUE FULL LENGTH OF STAIR. HANDGRIP PORTION TO BE NOT LESS THAN 1¼" OR MORE THAN 2" IN CROSS SECTION. HANDRAIL TO BE NOT LESS THAN 1½" FROM WALL.
17. FIRST FLOOR WINDOW HEAD HEIGHT = 8' SECOND FLOOR WINDOW HEAD HEIGHT = 7' 41 IN. MAXIMUM SILL HEIGHT AT EGRESS WINDOWS
GLAZING, HAZARDOUS LOCATIONS. THE LOCATIONS SPECIFIED IN SEC R308.4.1 SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING. IRC R308.4
18. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE RATED DOORS. DOORS PROVIDING OPENING PROTECTION SHALL BE GASKETED, SELF-CLOSING AND SELF-LATCHING.
19. FOR WINDOW/DOOR STUCCO TRIM (STANDARD/ OPTIONAL), RE: 1/A/A2 & 1/A/A2.3 (SIM.). DOOR DETAILS RE: 16/14/19/AD11. SLIDING GLASS DOOR/ MULTI-SLIDING GLASS DOOR DETAILS RE: 15/20/17/AD11.

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 03/03/2014
Drawn By: J.J.G.
Revisions:

GRANTE FALLS I
City of Las Vegas

Plan Number: L24P

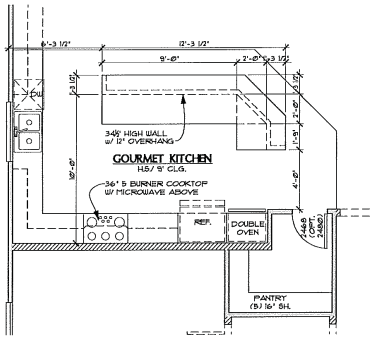
Plan Name: PAIGE

Sheet Title: FIRST FLOOR PLAN & OPTIONS

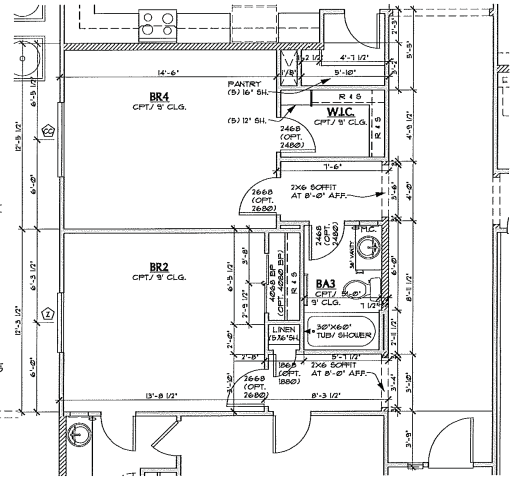
Sheet Number: A1.1 a

PRJ-62258
11/25/15

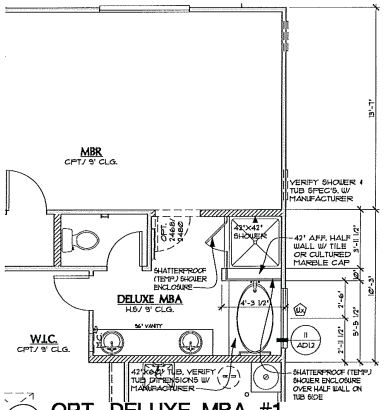
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



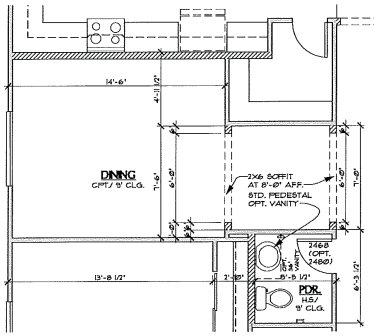
6 OPT. GOURMET KITCHEN
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



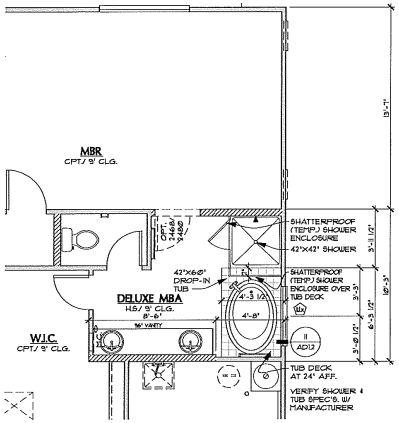
4 OPT. BR4 & BA3
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



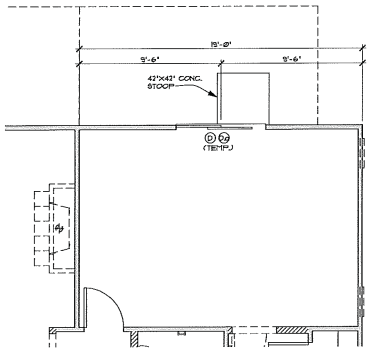
2a OPT. DELUXE MBA #1
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



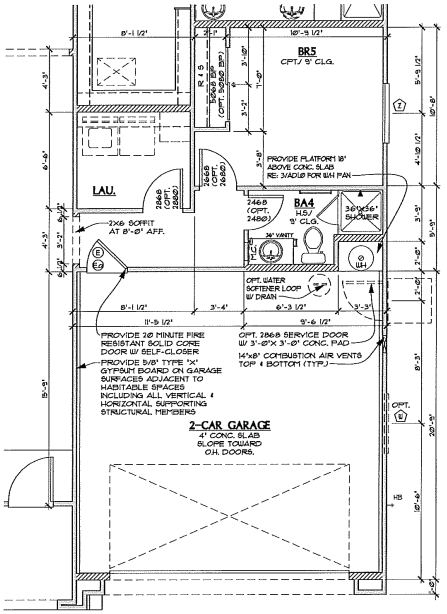
7 OPT. DINING
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



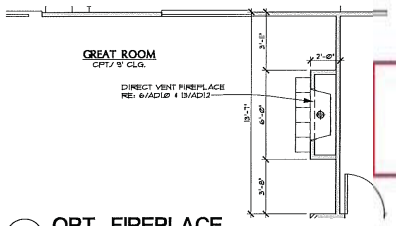
2b OPT. DELUXE MBA #2
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



8 OPT. MBR S.G.D.
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



5 OPT. BR5, BA4 & 2-CAR GARAGE
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



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

PLAN LEGEND

	2X4 WALL		FLAT SOFFIT, F.F.+ 8'-0" AFF. (U.N.O.) S.F.+ 7'-6" AFF. (U.N.O.)
	2X6 WALL		ARCHED SOFFIT, SPRING POINT: 7'-6" AFF. (U.N.O.) TOP OF ARCH: 8'-0" AFF. (U.N.O.)
	1-HOUR RATED WALL RE: 6/AD1.3		DROPPED SOFFIT REFER TO PLAN FOR HEIGHT AFF.

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)

WINDOW SCHEDULE

NOTES:
1. WINDOW MANUFACTURER TO BE USI-FLYGEM (ALENCO) OR EQUAL
2. WINDOW HEAD HEIGHT AT 8'-1 1/8" PLATE HEIGHT TO BE 7'-0" ABOVE FINISHED FLOOR (U.N.O.)
3. WINDOW HEAD HEIGHT AT 9'-1 1/8" PLATE HEIGHT TO BE 8'-0" ABOVE FINISHED FLOOR (U.N.O.)
4. WINDOWS MARKED WITH (*) SHALL BE TEMPERED WINDOWS

MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	AREA (SQFT.) (INCLUDING FRAME)	U-FACTOR	AIR LEAKAGE RATE	VISUAL LIGHT TRANSMITTANCE RATE	SOLAR HEAT GAIN
A	1'-0"	4'-0"	FIXED	4	Ø.3	Ø.3	Ø.42	Ø.23
B	1'-6"	4'-0"	FIXED	6	Ø.3	Ø.3	Ø.42	Ø.23
C	1'-6"	4'-0"	SINGLE HUNG	6	Ø.3	Ø.3	Ø.42	Ø.23
D	2'-0"	1'-0"	FIXED HALF-ROUND	2	Ø.3	Ø.3	Ø.42	Ø.23
E	2'-0"	2'-0"	FIXED	4	Ø.3	Ø.3	Ø.42	Ø.23
F	2'-0"	3'-0"	FIXED	6	Ø.3	Ø.3	Ø.42	Ø.23
G	2'-0"	3'-0"	SINGLE HUNG	6	Ø.3	Ø.3	Ø.42	Ø.23
H	2'-0"	3'-6"	FIXED	7	Ø.3	Ø.3	Ø.42	Ø.23
I	2'-0"	3'-6"	SINGLE HUNG	7	Ø.3	Ø.3	Ø.42	Ø.23
J	2'-0"	4'-0"	FIXED	8	Ø.3	Ø.3	Ø.42	Ø.23
K	2'-0"	4'-0"	SINGLE HUNG	8	Ø.3	Ø.3	Ø.42	Ø.23
L	2'-0"	5'-0"	FIXED	10	Ø.3	Ø.3	Ø.42	Ø.23
M	2'-0"	5'-0"	SINGLE HUNG	10	Ø.3	Ø.3	Ø.42	Ø.23
N	2'-6"	2'-6"	FIXED	6.25	Ø.3	Ø.3	Ø.42	Ø.23
O	2'-6"	4'-0"	FIXED	10	Ø.3	Ø.3	Ø.42	Ø.23
P	2'-6"	4'-0"	SINGLE HUNG	10	Ø.3	Ø.3	Ø.42	Ø.23
Q	2'-6"	5'-0"	SINGLE HUNG	12.5	Ø.3	Ø.3	Ø.42	Ø.23
R	3'-0"	4'-0"	FIXED	12	Ø.3	Ø.3	Ø.42	Ø.23
S	3'-0"	4'-0"	SINGLE HUNG	12	Ø.3	Ø.3	Ø.42	Ø.23
T	3'-0"	5'-0"	FIXED	15	Ø.3	Ø.3	Ø.42	Ø.23
U	3'-0"	5'-0"	SINGLE HUNG	15	Ø.3	Ø.3	Ø.42	Ø.23
V	4'-0"	4'-0"	FIXED	20	Ø.3	Ø.3	Ø.42	Ø.23
W	4'-0"	4'-0"	SLIDER	16	Ø.3	Ø.3	Ø.42	Ø.23
X	4'-0"	4'-6"	SLIDER	18	Ø.3	Ø.3	Ø.42	Ø.23
Y	4'-0"	5'-0"	FIXED	20	Ø.3	Ø.3	Ø.42	Ø.23
Z	4'-0"	5'-0"	SLIDER	20	Ø.3	Ø.3	Ø.42	Ø.23
AA	5'-0"	1'-0"	SLIDER	5	Ø.3	Ø.3	Ø.42	Ø.23
BB	5'-0"	4'-0"	SLIDER	20	Ø.3	Ø.3	Ø.42	Ø.23
CC	5'-0"	5'-0"	SLIDER	25	Ø.3	Ø.3	Ø.42	Ø.23
DD	6'-0"	4'-0"	FIXED	24	Ø.3	Ø.3	Ø.42	Ø.23
EE	6'-0"	4'-0"	SLIDER	20	Ø.3	Ø.3	Ø.42	Ø.23
FF	6'-0"	5'-0"	SLIDER	30	Ø.3	Ø.3	Ø.42	Ø.23
GG	8'-0"	5'-0"	XOX	40	Ø.3	Ø.3	Ø.42	Ø.23

DOOR SCHEDULE

NOTES:
1. DOOR MANUFACTURER TO BE THERMA-TRU OR EQUAL
2. GLAZING GLASS DOOR MANUFACTURER TO BE USI-FLYGEM (ALENCO) OR EQUAL
3. DOORS MARKED WITH (*) OCCUR WHEN 8'-0" DOOR PACKAGE HAS BEEN SELECTED.
4. ALL GLASS TO BE TEMPERED

MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	AREA (SQFT.) (INCLUDING FRAME)	U-FACTOR	AIR LEAKAGE RATE	VISUAL LIGHT TRANSMITTANCE RATE	SOLAR HEAT GAIN
(A)	2'-0"	6'-8"	SOLID FULL LITE GLASS	11	Ø.-	Ø.3	Ø.42	Ø.23
(A)A	2'-6"	6'-8"	SOLID FULL LITE GLASS	20	Ø.-	Ø.3	Ø.42	Ø.23
(A)	3'-0"	6'-8"	SOLID FULL LITE GLASS	20	Ø.-	Ø.3	Ø.42	Ø.23
(A)B	3'-0"	8'-0"	SOLID FULL LITE GLASS	24	Ø.-	Ø.3	Ø.42	Ø.23
(B)	1'-8"	6'-8"	SOLID FULL LITE GLASS	11.0	Ø.-	Ø.3	Ø.42	Ø.23
(B)	1'-8"	8'-0"	SOLID FULL LITE GLASS	13.36	Ø.-	Ø.3	Ø.42	Ø.23
(C)	9'-0"	8'-0"	4 PANEL SLIDING GLASS DOOR	68	Ø.-	Ø.3	Ø.42	Ø.23
(D)	6'-0"	8'-0"	2 PANEL SLIDING GLASS DOOR	48	Ø.-	Ø.3	Ø.42	Ø.23
(E)	8'-0"	8'-0"	2 PANEL SLIDING GLASS DOOR	64	Ø.-	Ø.3	Ø.42	Ø.23

MARK	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	NFRC CERTIFICATION	NOTES
(F)	1'-0"	6'-8"	SOLID CORE	Ø.H	20 MINUTE FIRE RESISTANT DOOR w/ SELF CLOSER
(G)	1'-0"	6'-8"	SOLID CORE	Ø.H	20 MINUTE FIRE RESISTANT DOOR w/ SELF CLOSER
(F)	2'-0"	6'-8"	SOLID CORE	Ø.H	
(G)	2'-0"	6'-8"	SOLID CORE	Ø.H	
(H)	2'-8"	6'-8"	SOLID CORE	Ø.H	
(I)	3'-0"	6'-8"	SOLID CORE	Ø.H	

PRJ-62258
11/25/15

Justin Bozarth,
Qualified Employee

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: Ø3/Ø3/2Ø14

Drawn By: JJG.

Revisions:
-

GRANITE FALLS I
City of Las Vegas

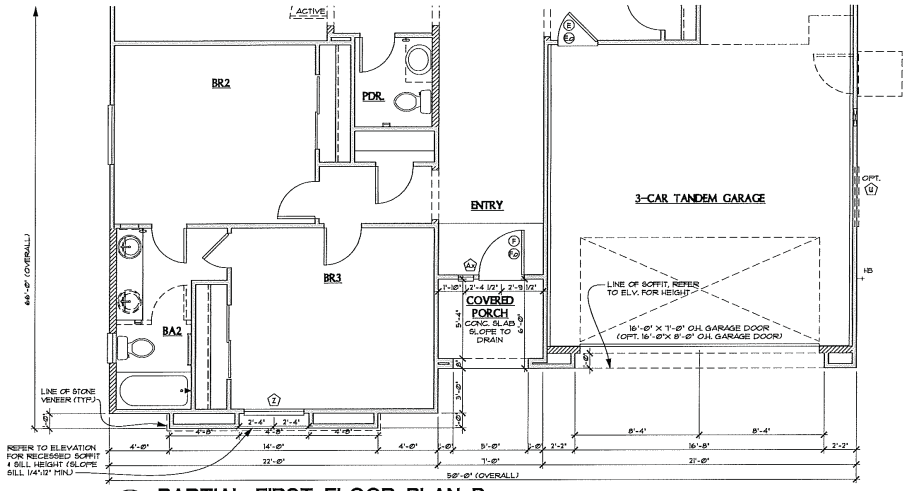
Plan Number:
L24P

Plan Name:
PAIGE

Sheet Title:
FIRST FLOOR PLAN OPTIONS

Sheet Number:
A1.1
b

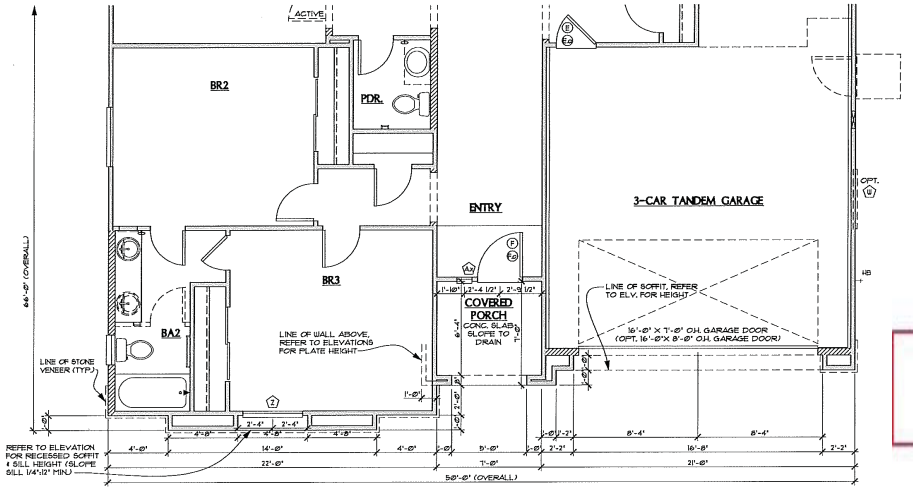
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



9 PARTIAL FIRST FLOOR PLAN B

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

RE: ALL FOR ADDITIONAL NOETS & DIMENSIONS



10 PARTIAL FIRST FLOOR PLAN C

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

RE: ALL FOR ADDITIONAL NOETS & DIMENSIONS

PLAN LEGEND

2X4 WALL		FLAT SOFFIT, F.F.+ 8'-0" AFF. (U.N.O.) S.F.+ 7'-6" AFF. (U.N.O.)
2X6 WALL		
1-HOUR RATED WALL RE: 6/AD13		ARCHED SOFFIT, SPRING POINT: 7'-6" AFF. (U.N.O.) TOP OF ARCH: 8'-0" AFF. (U.N.O.)
		DROPPED SOFFIT REFER TO PLAN FOR HEIGHT AFF.

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)

WINDOW SCHEDULE

NOTES:
1. WINDOW MANUFACTURER TO BE USI-FLYGEM (ALENCO) OR EQUAL
2. WINDOW HEAD HEIGHT AT 8'-1 1/8" PLATE HEIGHT TO BE 7'-0" ABOVE FINISHED FLOOR (U.N.O.)
3. WINDOW HEAD HEIGHT AT 9'-1 1/8" PLATE HEIGHT TO BE 8'-0" ABOVE FINISHED FLOOR (U.N.O.)
4. WINDOWS MARKED WITH (*) SHALL BE TEMPERED WINDOWS

MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	AREA (SQFT.) (INCLUDING FRAME)	U-FACTOR	AIR LEAKAGE RATE	VISUAL LIGHT TRANSMITTANCE RATE	SOLAR HEAT GAIN
A	1'-0"	4'-0"	FIXED	4	Ø.3	Ø.3	Ø.42	Ø.23
B	1'-6"	4'-0"	FIXED	6	Ø.3	Ø.3	Ø.42	Ø.23
C	1'-6"	4'-0"	SINGLE HUNG	6	Ø.3	Ø.3	Ø.42	Ø.23
D	2'-0"	1'-0"	FIXED HALF-ROUND	2	Ø.3	Ø.3	Ø.42	Ø.23
E	2'-0"	2'-0"	FIXED	4	Ø.3	Ø.3	Ø.42	Ø.23
F	2'-0"	3'-0"	FIXED	6	Ø.3	Ø.3	Ø.42	Ø.23
G	2'-0"	3'-6"	SINGLE HUNG	6	Ø.3	Ø.3	Ø.42	Ø.23
H	2'-0"	3'-6"	FIXED	7	Ø.3	Ø.3	Ø.42	Ø.23
I	2'-0"	3'-6"	SINGLE HUNG	7	Ø.3	Ø.3	Ø.42	Ø.23
J	2'-0"	4'-0"	FIXED	8	Ø.3	Ø.3	Ø.42	Ø.23
K	2'-0"	4'-0"	SINGLE HUNG	8	Ø.3	Ø.3	Ø.42	Ø.23
L	2'-0"	5'-0"	FIXED	10	Ø.3	Ø.3	Ø.42	Ø.23
M	2'-0"	5'-0"	SINGLE HUNG	10	Ø.3	Ø.3	Ø.42	Ø.23
N	2'-6"	2'-6"	FIXED	6.25	Ø.3	Ø.3	Ø.42	Ø.23
O	2'-6"	4'-0"	FIXED	10	Ø.3	Ø.3	Ø.42	Ø.23
P	2'-6"	4'-0"	SINGLE HUNG	10	Ø.3	Ø.3	Ø.42	Ø.23
Q	2'-6"	5'-0"	SINGLE HUNG	12.5	Ø.3	Ø.3	Ø.42	Ø.23
R	3'-0"	4'-0"	FIXED	12	Ø.3	Ø.3	Ø.42	Ø.23
S	3'-0"	4'-0"	SINGLE HUNG	12	Ø.3	Ø.3	Ø.42	Ø.23
T	3'-0"	5'-0"	FIXED	15	Ø.3	Ø.3	Ø.42	Ø.23
U	3'-0"	5'-0"	SINGLE HUNG	15	Ø.3	Ø.3	Ø.42	Ø.23
V	4'-0"	4'-0"	FIXED	16	Ø.3	Ø.3	Ø.42	Ø.23
W	4'-0"	4'-0"	SLIDER	16	Ø.3	Ø.3	Ø.42	Ø.23
X	4'-0"	4'-6"	SLIDER	18	Ø.3	Ø.3	Ø.42	Ø.23
Y	4'-0"	5'-0"	FIXED	20	Ø.3	Ø.3	Ø.42	Ø.23
Z	4'-0"	5'-0"	SLIDER	20	Ø.3	Ø.3	Ø.42	Ø.23
AA	5'-0"	1'-0"	SLIDER	5	Ø.3	Ø.3	Ø.42	Ø.23
BB	5'-0"	4'-0"	SLIDER	20	Ø.3	Ø.3	Ø.42	Ø.23
CC	5'-0"	5'-0"	SLIDER	25	Ø.3	Ø.3	Ø.42	Ø.23
DD	6'-0"	4'-0"	FIXED	24	Ø.3	Ø.3	Ø.42	Ø.23
EE	6'-0"	4'-0"	SLIDER	24	Ø.3	Ø.3	Ø.42	Ø.23
FF	6'-0"	5'-0"	SLIDER	30	Ø.3	Ø.3	Ø.42	Ø.23
GG	8'-0"	5'-0"	XOX	40	Ø.3	Ø.3	Ø.42	Ø.23

DOOR SCHEDULE

NOTES:
1. DOOR MANUFACTURER TO BE THERMA-TRU OR EQUAL
SLIDING GLASS DOOR MANUFACTURER TO BE USI-FLYGEM(ALENCO) OR EQUAL
2. DOORS MARKED WITH (#) OCCUR WHEN 8'-0" DOOR PACKAGE HAS BEEN SELECTED.
3. ALL GLASS TO BE TEMPERED

MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	AREA (SQFT.) (INCLUDING FRAME)	U-FACTOR	AIR LEAKAGE RATE	VISUAL LIGHT TRANSMITTANCE RATE	SOLAR HEAT GAIN
AA	3'-0"	6'-8"	SOLID, FULL LITE GLASS	20	Ø.1	Ø.3	Ø.42	Ø.23
BB	3'-0"	8'-0"	SOLID, FULL LITE GLASS	24	Ø.1	Ø.3	Ø.42	Ø.23
A	3'-0"	6'-8"	SOLID, FULL LITE GLASS	20	Ø.1	Ø.3	Ø.42	Ø.23
CC	3'-0"	8'-0"	SOLID, FULL LITE GLASS	24	Ø.1	Ø.3	Ø.42	Ø.23
D	3'-0"	6'-8"	SOLID, FULL LITE GLASS	20	Ø.1	Ø.3	Ø.42	Ø.23
DD	3'-0"	8'-0"	SOLID, FULL LITE GLASS	24	Ø.1	Ø.3	Ø.42	Ø.23
E	3'-0"	6'-8"	SOLID, FULL LITE GLASS	20	Ø.1	Ø.3	Ø.42	Ø.23
EE	3'-0"	8'-0"	SOLID, FULL LITE GLASS	24	Ø.1	Ø.3	Ø.42	Ø.23
F	3'-0"	6'-8"	SOLID, FULL LITE GLASS	20	Ø.1	Ø.3	Ø.42	Ø.23
FF	3'-0"	8'-0"	SOLID, FULL LITE GLASS	24	Ø.1	Ø.3	Ø.42	Ø.23
G	6'-0"	6'-8"	SLIDING GLASS DOOR	40	Ø.1	Ø.3	Ø.42	Ø.23
GG	6'-0"	8'-0"	SLIDING GLASS DOOR	48	Ø.1	Ø.3	Ø.42	Ø.23

MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	NOTES
H	3'-0"	6'-8"	SOLID CORE	20 MINUTE FIRE RESISTANT DOOR W/ SELF CLOSER
HH	3'-0"	8'-0"	SOLID CORE	20 MINUTE FIRE RESISTANT DOOR W/ SELF CLOSER
I	3'-0"	6'-8"	SOLID CORE	
II	3'-0"	8'-0"	SOLID CORE	
J	3'-0"	6'-8"	SOLID CORE	
JJ	3'-0"	8'-0"	SOLID CORE	

PRJ-62258
11/25/15

Justin Bozarth, Qualified Employee

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 03/03/2014

Drawn By: J.J.G.

Revisions:

GRANITE FALLS I
City of Las Vegas

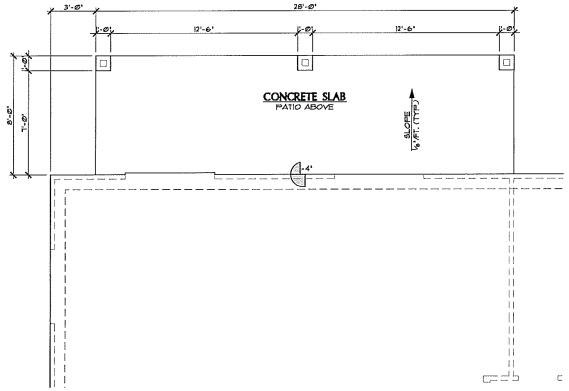
Plan Number:
L24P

Plan Name:
PAIGE

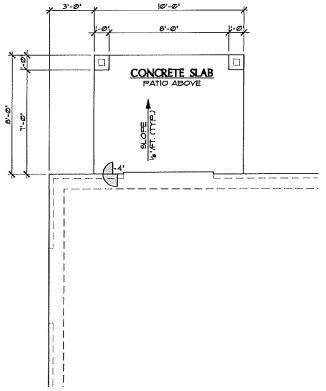
Sheet Title:
PARTIAL FIRST FLOOR PLANS

Sheet Number:
A1.1
C

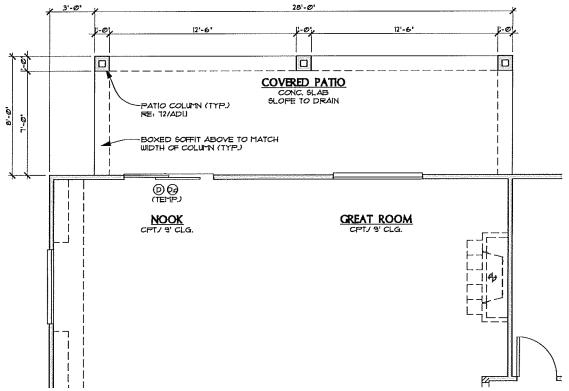
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



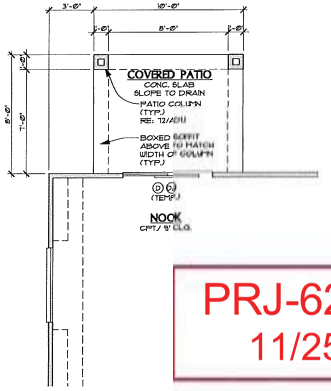
OPT. COVERED PATIO #2
3 PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0" RE: A1.0 FOR ADDITIONAL NOETS & DIMENSIONS



OPT. COVERED PATIO PARTIAL
1 ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0" RE: A1.0 FOR ADDITIONAL NOETS & DIMENSIONS



4 OPT. COVERED PATIO #2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" RE: A1.1 FOR ADDITIONAL NOETS & DIMENSIONS



OPT. COVERED PATIO
2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" RE: A1.1 FOR ADDITIONAL NOETS & DIMENSIONS

PRJ-62258
11/25/15

PLAN LEGEND

	2X4 WALL		FLAT SOFFIT, F.F.+ 8'-0" A.F.F. (U.N.O.) S.F.+ 7'-6" A.F.F. (U.N.O.)
	2X6 WALL		ARCHED SOFFIT, SPRING POINT: 7'-6" A.F.F. (U.N.O.) TOP OF ARCH: 8'-0" A.F.F. (U.N.O.)
	1-HOUR RATED WALL RE: 6/AD13		DROPPED SOFFIT REFER TO PLAN FOR HEIGHT A.F.F.

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)

Justin Bozarth,
Qualified Employee

RICHMOND AMERICAN HOMES
License #0026417 / B-2 / Unlimited
LAS VEGAS
7770 Dean Martin Drive, D-3
Las Vegas, NV 89139 (702) 638-4400

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 03/03/2014
Drawn By: JJG.
Revisions:
-

GRANITE FALLS I
City of Las Vegas

Plan Number:
L24P

Plan Name:
PAIGE

Sheet Title:
OPT. COVERED PATIOS - PLANS

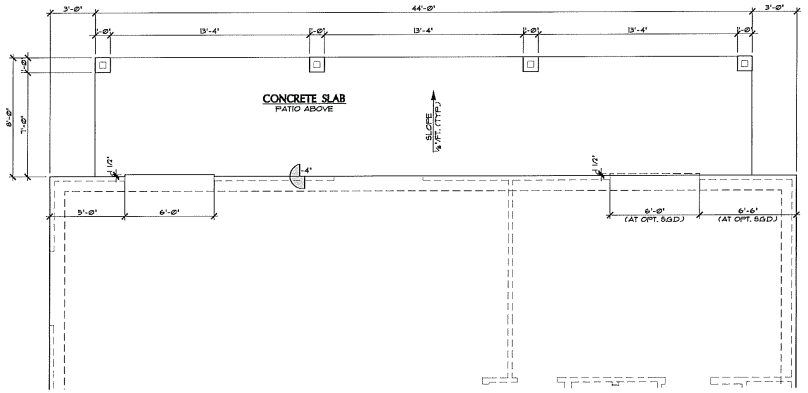
Sheet Number:
A3.1
a

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355

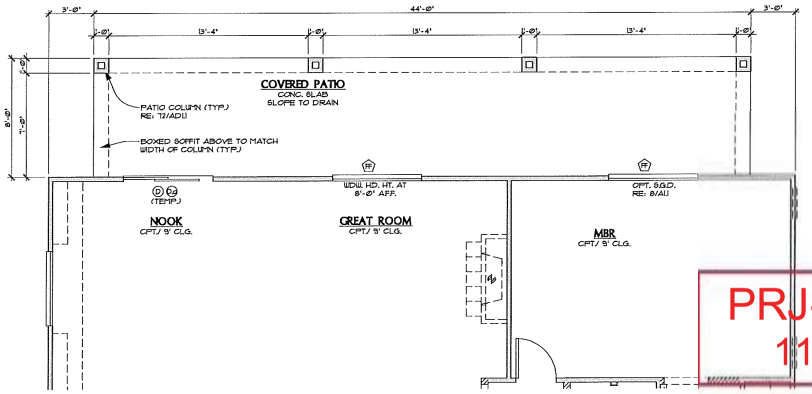
PLAN LEGEND

2X4 WALL		FLAT SOFFIT, F.F.= 8'-0" AFF. (U.N.O.) S.F.= 7'-6" AFF. (U.N.O.)	
2X6 WALL			
1-HOUR RATED WALL RE: 6/AD1.3		ARCHED SOFFIT, SPRING POINT: 7'-6" AFF. (U.N.O.) TOP OF ARCH: 8'-0" AFF. (U.N.O.)	
		DROPPED SOFFIT REFER TO PLAN FOR HEIGHT AFF.	

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)



5 OPT. COVERED PATIO #3
PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0"
RE: A1.0 FOR ADDITIONAL NOETS & DIMENSIONS



6 OPT. COVERED PATIO #3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
RE: A1.1 FOR ADDITIONAL NOETS & DIMENSIONS

PRJ-62258
11/25/15

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 03/03/2014
Drawn By: JJG.
Revisions:
-

GRANITE FALLS I
City of Las Vegas

Plan Number:
L24P

Plan Name:
PAIGE

Sheet Title:
OPT. COVERED PATIO #3 - PLANS

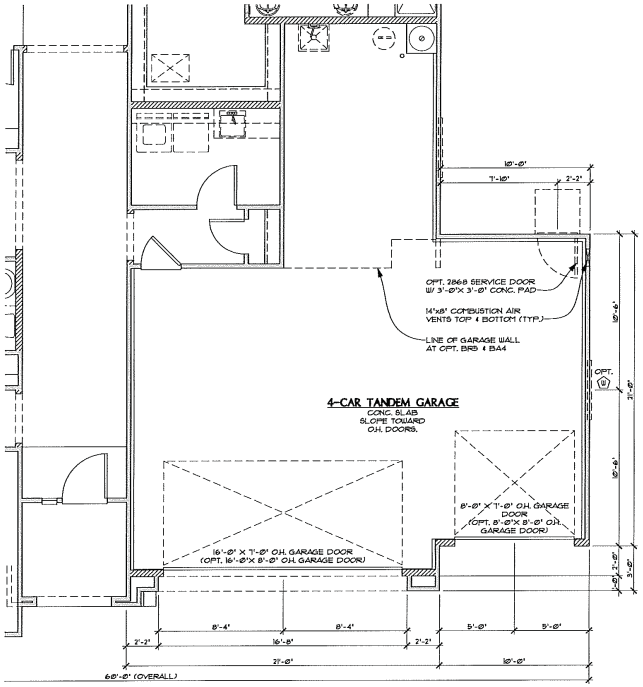
Sheet Number:
A3.1
b

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355

PLAN LEGEND

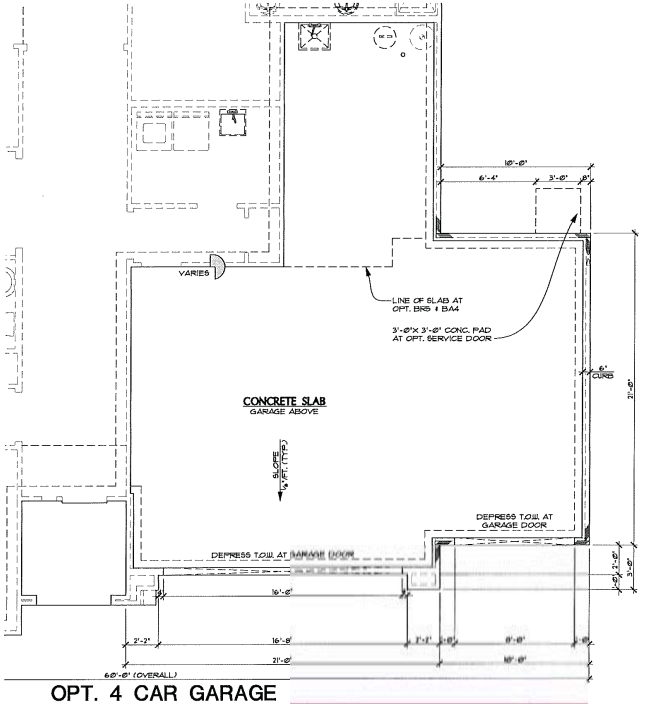
	2X4 WALL		FLAT SOFFIT, FF.+ 8'-0" AFF. (U.N.O.) SF.+ 7'-6" AFF. (U.N.O.)
	2X6 WALL		ARCHED SOFFIT, SPRING POINT: 7'-6" AFF. (U.N.O.) TOP OF ARCH: 8'-0" AFF. (U.N.O.)
	1-HOUR RATED WALL RE: 6/A0.13		DROPPED SOFFIT REFER TO PLAN FOR HEIGHT AFF.

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)



2 OPT. 4 CAR GARAGE PARTIAL FIRST FLOOR PLAN A
SCALE: 1/4"=1'-0"

SIMILAR AT ELEVATIONS B & C
RE: A1 FOR ADDITIONAL NOTES & DIMENSIONS



1 OPT. 4 CAR GARAGE PARTIAL ARCHITECTURAL FOUNDATION PLAN A
SCALE: 1/4"=1'-0"

SIMILAR AT ELEVATIONS B & C
RE: A1 FOR ADDITIONAL NOTES & DIMENSIONS

PRJ-62058
11/25/15

Justin Bozarth, Qualified Employee

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 03/03/2014
Drawn By: J.J.G.
Revisions:
-

GRANITE FALLS I
City of Las Vegas

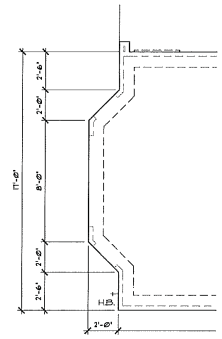
Plan Number:
L24P

Plan Name:
PAIGE

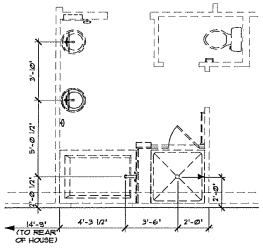
Sheet Title:
OPT. 4 CAR GARAGE - PLANS

Sheet Number:
A3.3
a

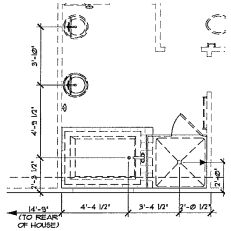
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



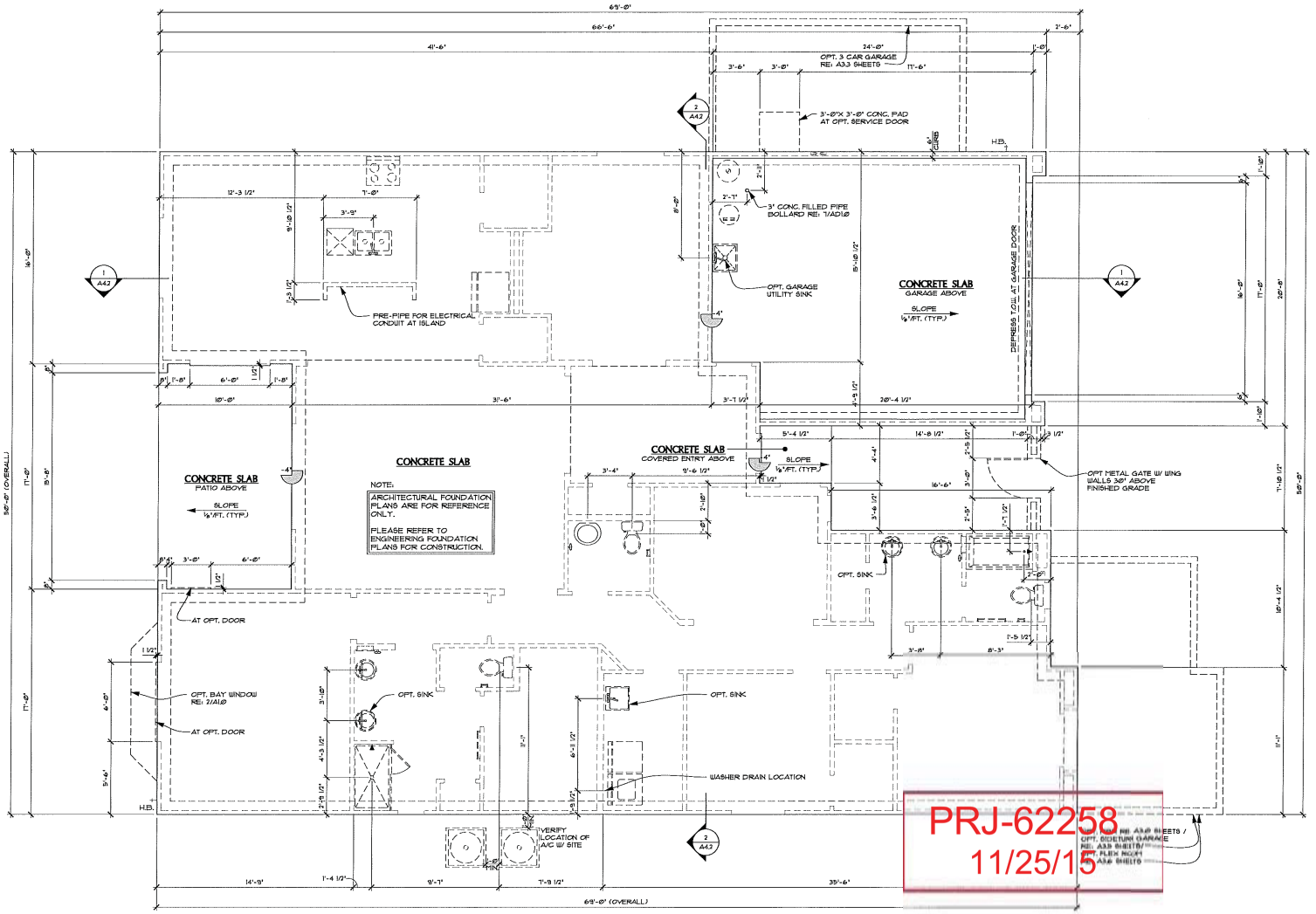
2 OPT. BAY WINDOW AT MBR
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



3a OPT. DELUXE MBA #1
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



3b OPT. DELUXE MBA #2
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



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

PRJ-62258
11/25/15

Justin Bozarth,
Qualified Employee

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

Copyright © 2015 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 04/16/2015
Drawn By: J.J.G.
Revisions:

BARCELONA
CLARK COUNTY

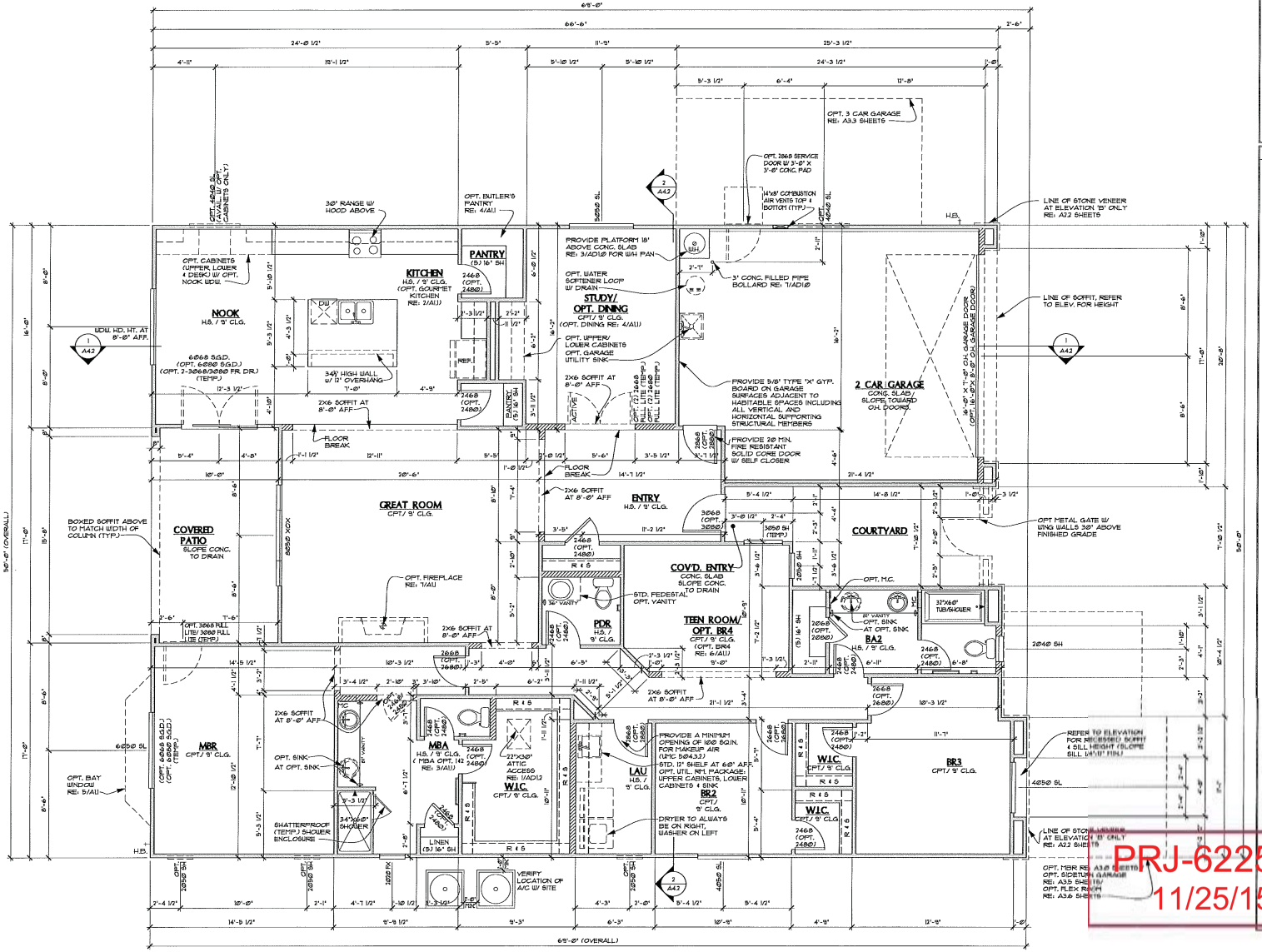
Plan Number:
L25B

Plan Name:
DOMINIC

Sheet Title:
ARCHITECTURAL FOUNDATION PLAN

Sheet Number:
A1.0
a

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



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

Justin Bozarth, Qualified Employee

RICHMOND AMERICAN HOMES
LAS VEGAS
7770 Dean Martin Drive, D-9
Las Vegas, NV 89139 (702) 638-4400
License #0026417 / B-2 / Unlimited

Copyright © 2015 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 04/16/2015

Drawn By: JJG.

Revisions:
-
-

BARCELONA
CLARK COUNTY

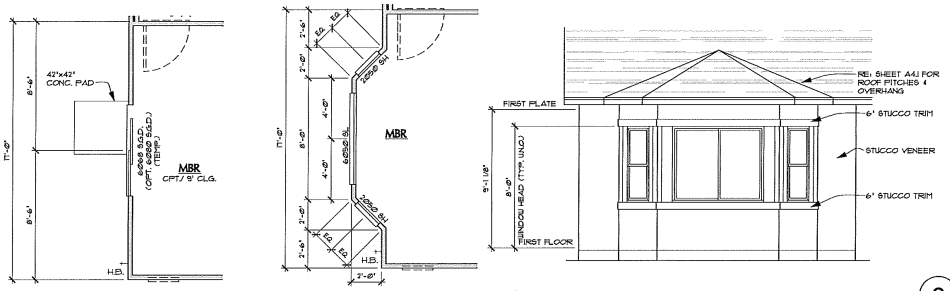
Plan Number:
L25B

Plan Name:
DOMINIC

Sheet Title:
FIRST FLOOR PLAN

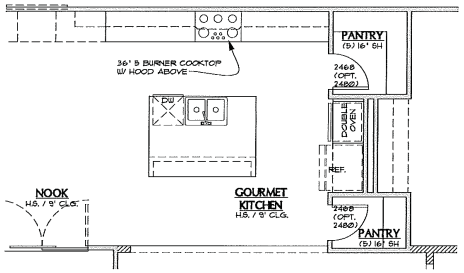
Sheet Number:
A1.1
a

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355

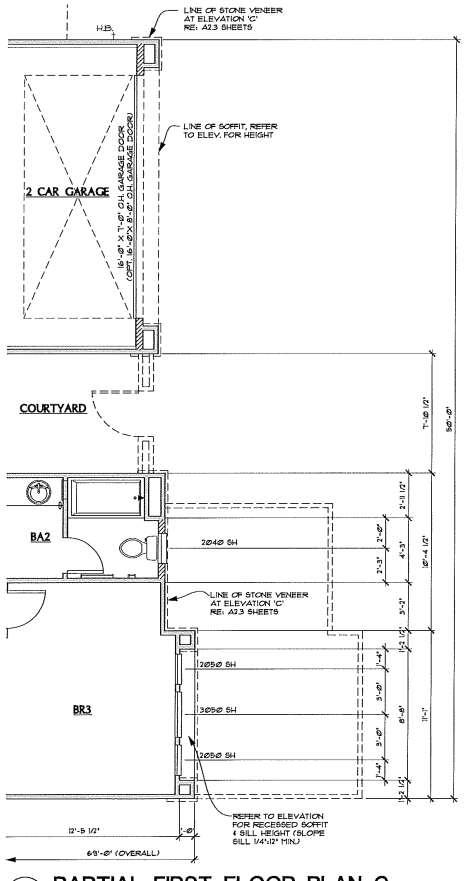


8 OPT. S.G.D. AT MBR
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS

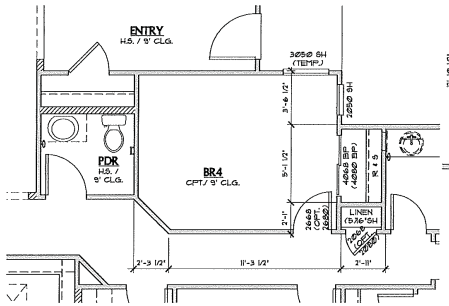
5 OPT. BAY WINDOW AT MBR
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



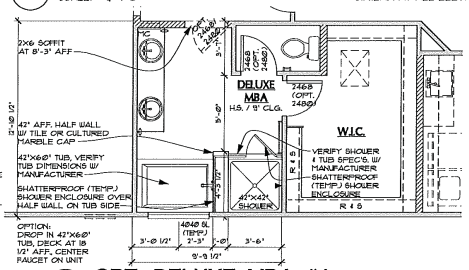
2 OPT. GOURMET KITCHEN
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



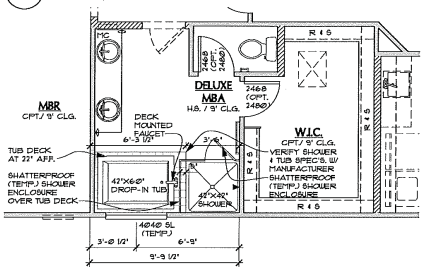
9 PARTIAL FIRST FLOOR PLAN C
SCALE: 1/4"=1'-0" RE: 1/A1.1 FOR ADDITIONAL NOTES & DIMENSIONS



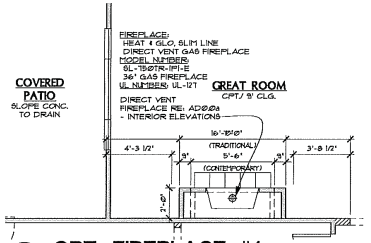
6 OPT. BR4
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



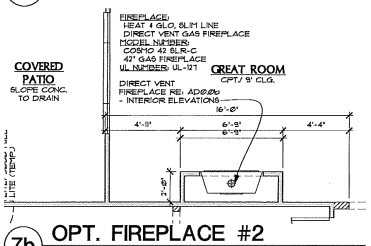
3a OPT. DELUXE MBA #1
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



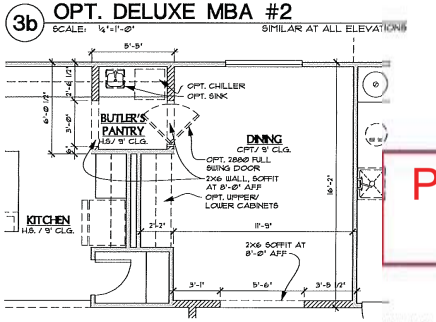
3b OPT. DELUXE MBA #2
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



7a OPT. FIREPLACE #1
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



7b OPT. FIREPLACE #2
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



4 OPT. DINING W/ BUTLER'S PANTRY
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS

PRJ-62258
11/25/15

PLAN LEGEND			
	2X4 WALL		FLAT SOFFIT, FF+ 8'-0" AFF. (U.N.O.)
	2X6 WALL		SLP.+ 7'-6" AFF. (U.N.O.)
	1-HOUR RATED WALL RE: 6/A0.3		ARCHED SOFFIT, SPRING POINT: 7'-6" AFF. (U.N.O.) TOP OF ARCH: 8'-0" AFF. (U.N.O.)
			DROPPED SOFFIT REFER TO PLAN FOR HEIGHT AFF.

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTANCE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)

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

Copyright © 2015 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 04/16/2015
Drawn By: J.J.G.
Revisions:
-
-

BARCELONA
CLARK COUNTY

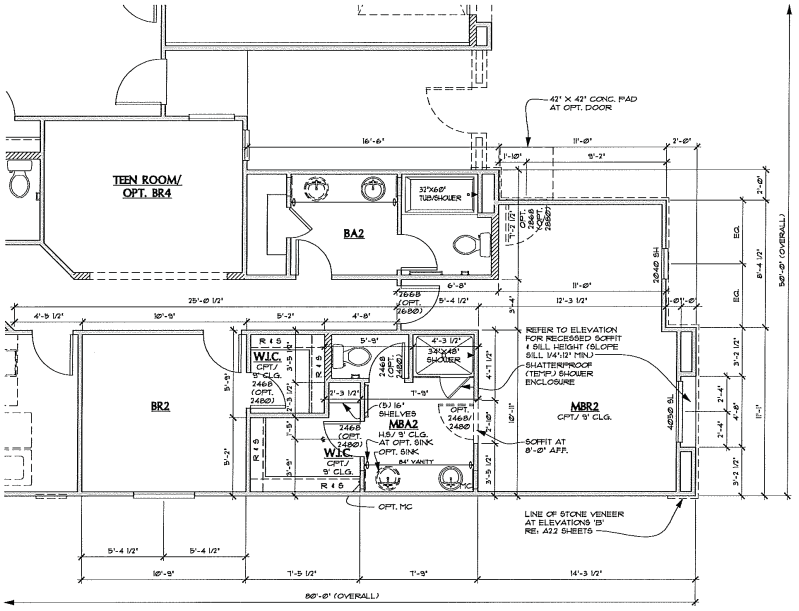
Plan Number:
L25B

Plan Name:
DOMINIC

Sheet Title:
FIRST FLOOR OPTIONS

Sheet Number:
A1.1
b

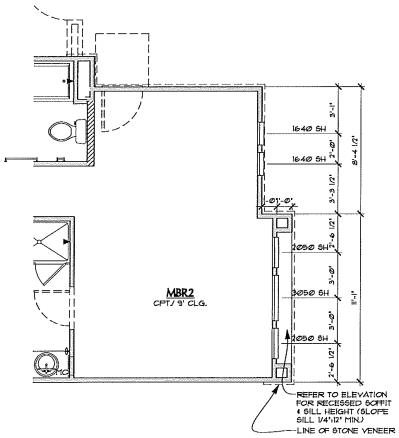
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



2 OPT. MBR2 FIRST FLOOR PLAN A

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

SIMILAR AT ELEVATIONS 'B'
RE: 1/A1.1 FOR ADDITIONAL NOTES & DIMENSIONS



3 OPT. MBR2 - WINDOWS AT ELEV. 'C'

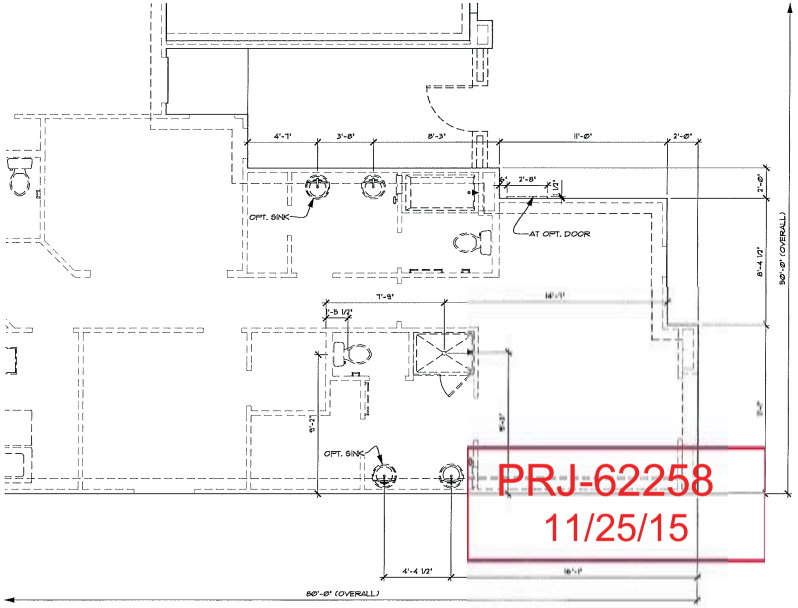
SCALE: 1/4"=1'-0"

RE: 8/A1.1 FOR ADDITIONAL NOTES & DIMENSIONS

PLAN LEGEND		
2X4 WALL		FLAT SOFFIT, F.F.= 8'-0" A.F.F. (U.N.O.) S.F.= 7'-6" A.F.F. (U.N.O.)
2X6 WALL		ARCHED SOFFIT, SPRING POINT, 7'-6" A.F.F. (U.N.O.) TOP OF ARCH, 8'-0" A.F.F. (U.N.O.)
1-HOUR RATED WALL RE: 6/A0.3		DROPPED SOFFIT REFER TO PLAN FOR HEIGHT A.F.F.

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTANCE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)

NOTE:
- REFER TO SHEET A1.1b FOR WINDOW & DOOR SCHEDULE



1 OPT. MBR2 ARCH. FOUNDATION

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

SIMILAR AT ALL ELEVATIONS
RE: 1/A1.0 FOR ADDITIONAL NOTES & DIMENSIONS

PRJ-62258
11/25/15

Justin Bozarth,
Qualified Employee

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

Copyright © 2015 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 04/16/2015
Drawn By: J.J.G.
Revisions:

BARCELONA
CLARK COUNTY

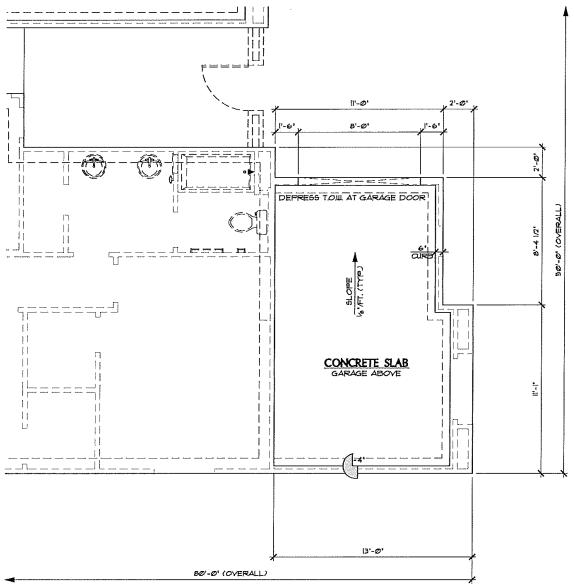
Plan Number:
L25B

Plan Name:
DOMINIC

Sheet Title:
OPTIONAL
MASTER BR2
PLANS

Sheet Number:
A3.0
a

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



1 OPT. SIDETURN GARAGE - ARCH'L. FND. PLAN

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

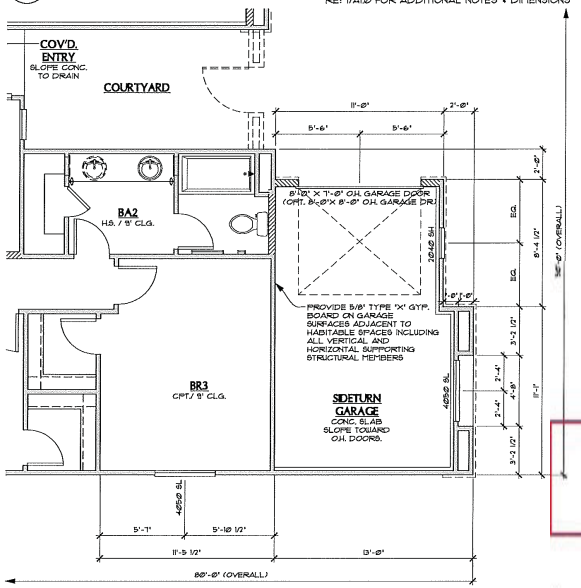
RE: 1/A1.0 FOR ADDITIONAL NOTES & DIMENSIONS

PLAN LEGEND

2x4 WALL		FLAT SOFFIT, F.F.= 8'-0" AFF. (U.N.O.) S.F.= 7'-6" AFF. (U.N.O.)
2x6 WALL		
1-HOUR RATED WALL RE: 6/A0.3		ARCHED SOFFIT, SPRING POINT 7'-6" AFF. (U.N.O.) TOP OF ARCH 8'-0" AFF. (U.N.O.)
		DROPPED SOFFIT REFER TO PLAN FOR HEIGHT AFF.

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)

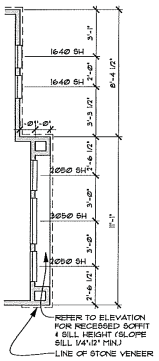
NOTE:
- REFER TO SHEET A1.1b FOR WINDOW & DOOR SCHEDULE



2 OPT. SIDETURN GARAGE - FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" SIMILAR AT ELEVATIONS 'A' & 'B'

RE: 1/A1.1 FOR ADDITIONAL NOTES & DIMENSIONS



OPT. SIDETURN GARAGE - WINDOWS AT ELV. 'C'

3 SCALE: 1/4"=1'-0" RE: 2/A3.5 FOR ADDITIONAL NOTES & DIMENSIONS

PRJ-62258
11/25/15

Justin Bozarth, Qualified Employee

RICHMOND AMERICAN HOMES
LAS VEGAS
7770 Dean Martin Drive, D-9
Las Vegas, NV 89139 (702) 638-4400
License #0026417 / B-2 / Unlimited

Copyright © 2015 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 04/16/2015

Drawn By: J.J.G.

Revisions:
-
-

BARCELONA
CLARK COUNTY

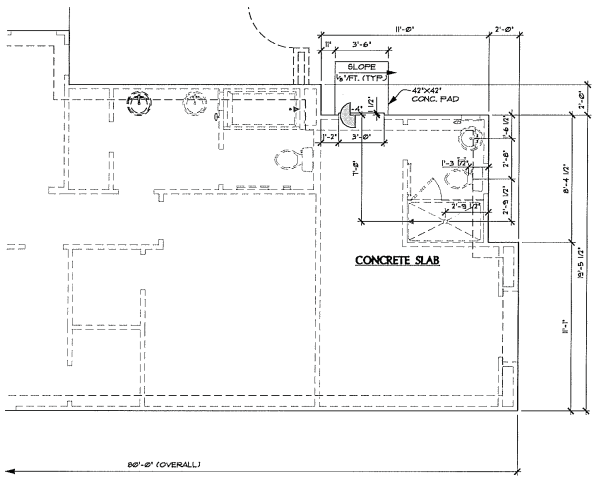
Plan Number:
L25B

Plan Name:
DOMINIC

Sheet Title:
OPT. SIDE TURN GARAGE PLANS

Sheet Number:
A3.5
a

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



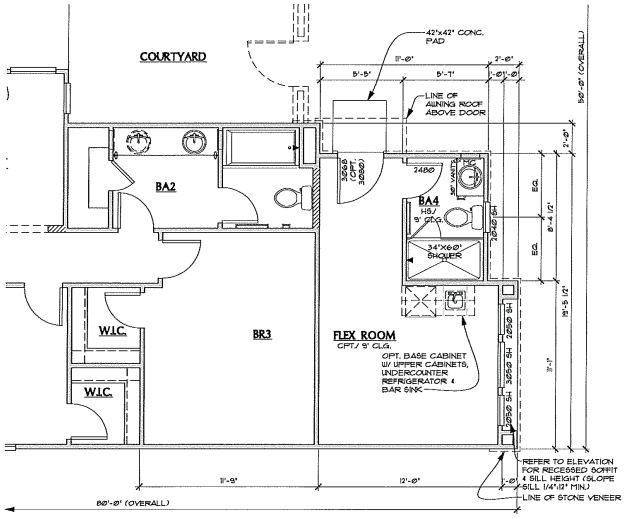
OPT. FLEX ROOM I.L.O. OPT. SIDE TURN
1 GARAGEPARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0"
ELEVATION 'A' SHOWN ELEV'S. 'B' & 'C' SIMILAR
RE: A3.5 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS

PLAN LEGEND

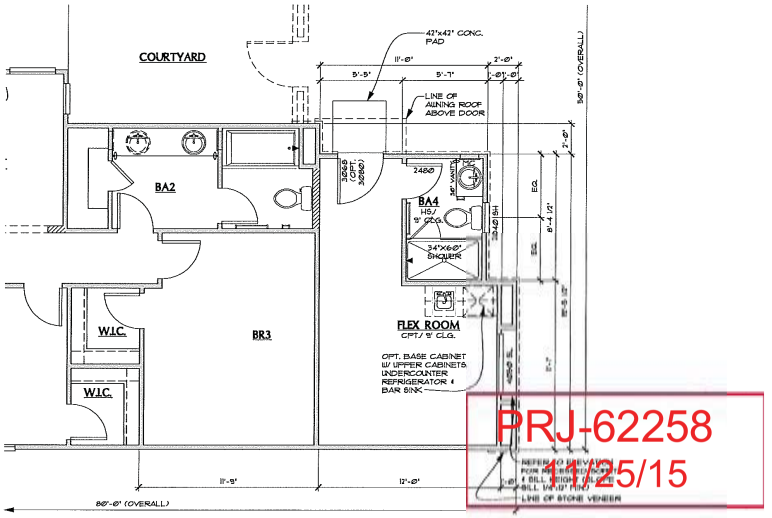
	2X4 WALL		FLAT SOFFIT, FF.= 8'-0" AFF. (U.N.O.) SF.= 7'-6" AFF. (U.N.O.)
	2X6 WALL		ARCHED SOFFIT, SPRING POINT, 7'-6" AFF. (U.N.O.) TOP OF ARCH, 8'-0" AFF. (U.N.O.)
	1-HOUR RATED WALL RE: 6/AD1.3		DROPPED SOFFIT REFER TO PLAN FOR HEIGHT AFF.

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)

NOTE:
- REFER TO SHEET A1.1b FOR WINDOW & DOOR SCHEDULE



3 OPT. FLEX ROOM FIRST FLOOR PLAN C
SCALE: 1/4"=1'-0"
RE: A3.5 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS



2 OPT. FLEX ROOM FIRST FLOOR PLAN A
SCALE: 1/4"=1'-0"
SIMILAR ELEVATION B
RE: A3.5 SHEETS FOR ADDITIONAL NOTES & DIMENSIONS

PRJ-62258
11/25/15

Justin Bozarth, Qualified Employee

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

Copyright © 2015 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 04/16/2015
Drawn By: J.J.G.
Revisions:
-
-

BARCELONA
CLARK COUNTY

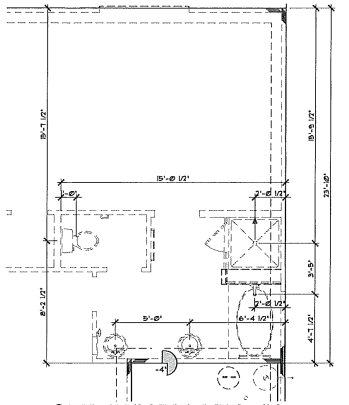
Plan Number:
L25B

Plan Name:
DOMINIC

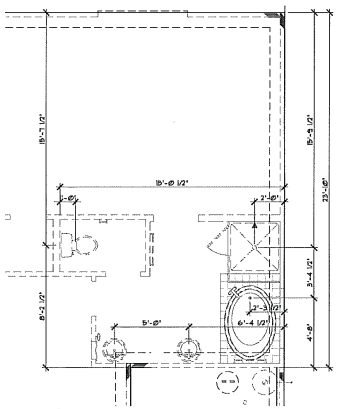
Sheet Title:
OPT. FLEX ROOM PLANS

Sheet Number:
A3.6
a

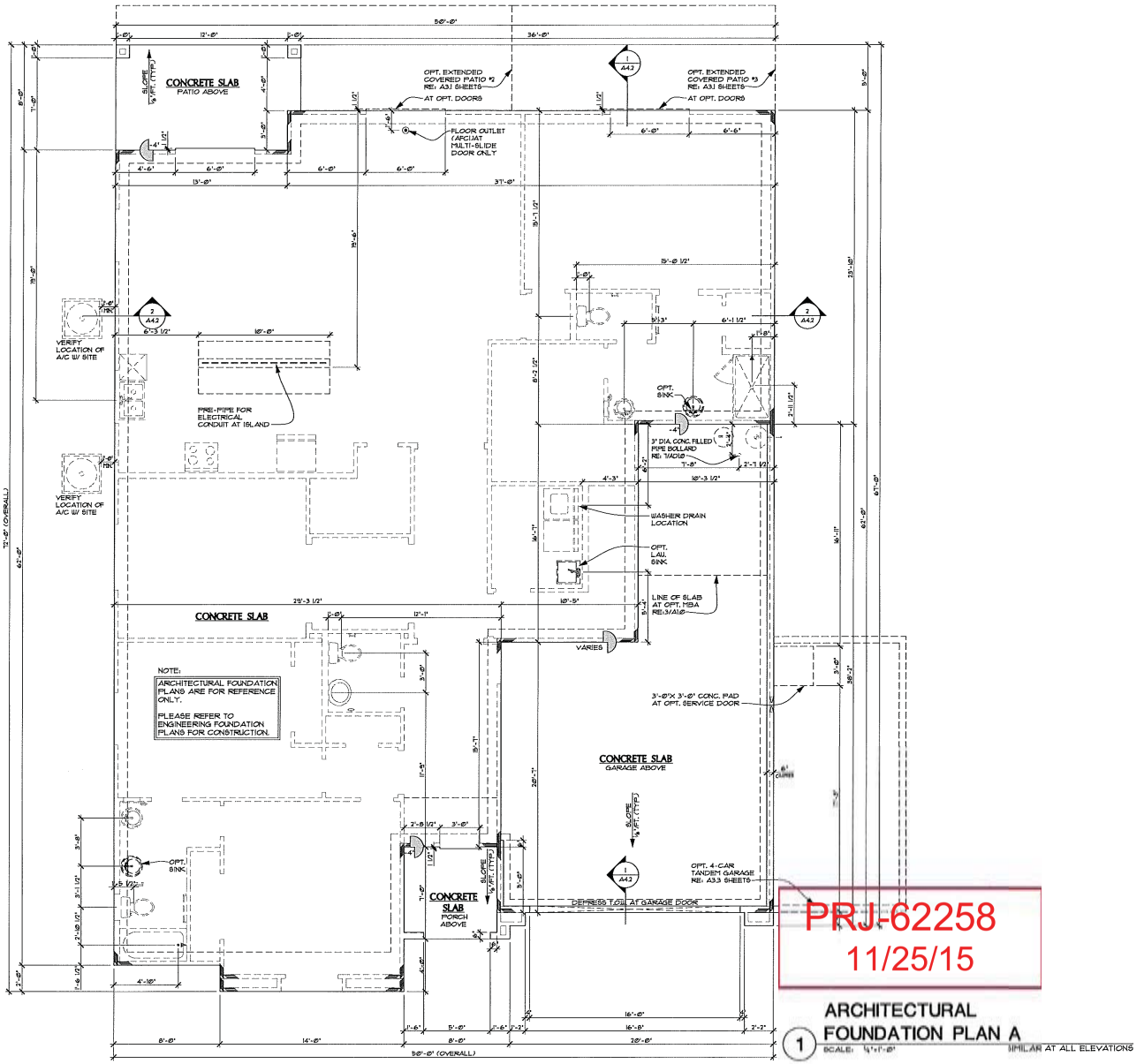
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



2a OPT. DELUXE MBA #1
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



2b OPT. DELUXE MBA #2
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



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

PRJ-62258
11/25/15

Justin Bozarth,
Qualified Employee

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 06/19/2014
Drawn By: JJG.
Revisions:

Mackenzie Parc
City of Las Vegas

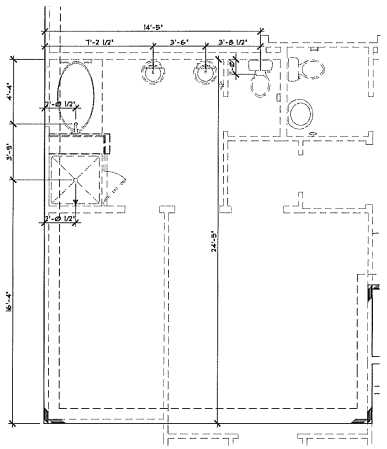
Plan Number:
L35P

Plan Name:
PAISLEY

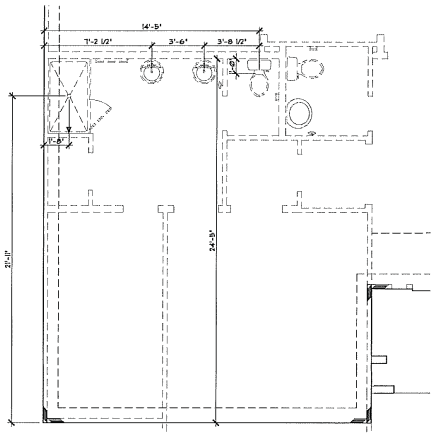
Sheet Title:
ARCHITECTURAL FOUNDATION PLAN & OPTION

Sheet Number:
A1.0
a

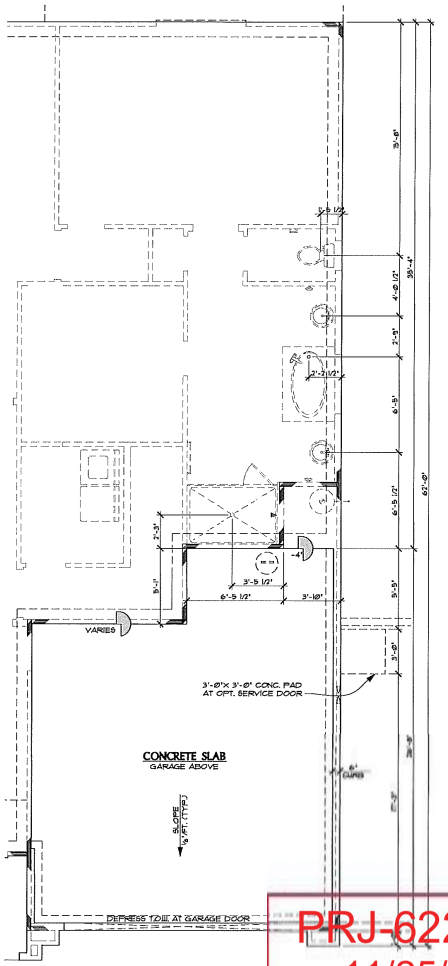
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



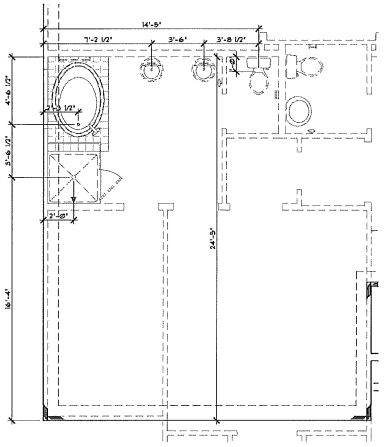
6a OPT. MBR2 W/ OPT. DELUXE MBA2
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



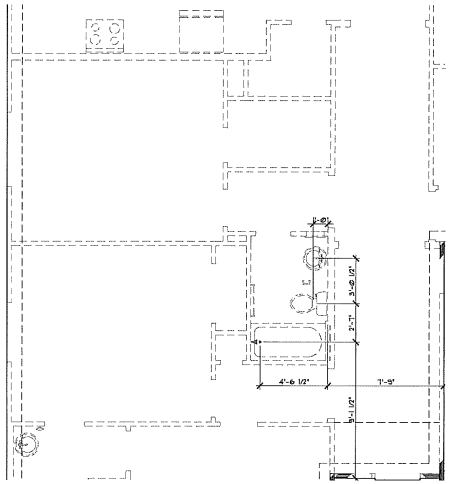
4 OPT. MBR2 w/ SHOWER
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



3 OPT. MBA & 2-CAR GARAGE
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



6b OPT. MBR2 W/ OPT. DELUXE MBA2
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



5 OPT. BR4 & BA4
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS

PRJ-62258
11/25/15

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 06/19/2014
Drawn By: JJG.
Revisions:

Mackenzie Parc
City of Las Vegas

Plan Number:
L35P

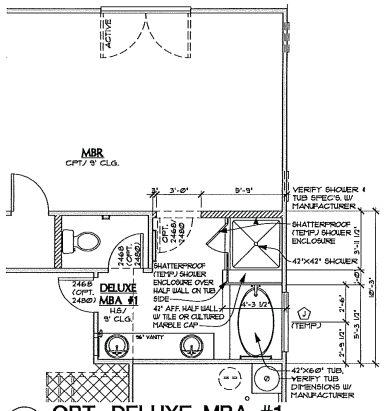
Plan Name:
PAISLEY

Sheet Title:
ARCHITECTURAL FOUNDATION PLAN OPTIONS

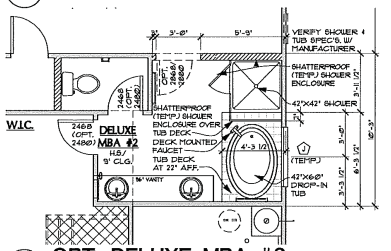
Sheet Number:
A1.0
b

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355

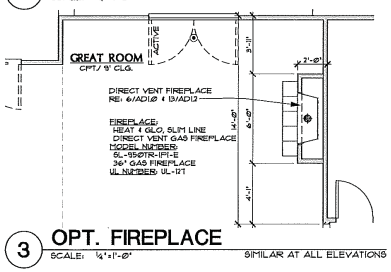
SQUARE FOOTAGE CALCULATION			
	FINISHED	OPT. FINISHED	NON-LIVABLE
3 CAR TANDEM GARAGE			958 SQ. FT.
2 CAR GARAGE AT OPT. MBA			496 SQ. FT.
OPT. 4 CAR TANDEM GARAGE			218 SQ. FT.
COVERED PATIO			1093 SQ. FT.
OPT. COVERED PATIO #2			278 SQ. FT.
OPT. COVERED PATIO #3			439 SQ. FT.
FIRST FLOOR	2488 SQ. FT.		
OPT. MBA		182 SQ. FT.	
SECOND FLOOR	838 SQ. FT.		
OPT. GAME ROOM		231 SQ. FT.	
TOTAL	3,326 SQ. FT.		



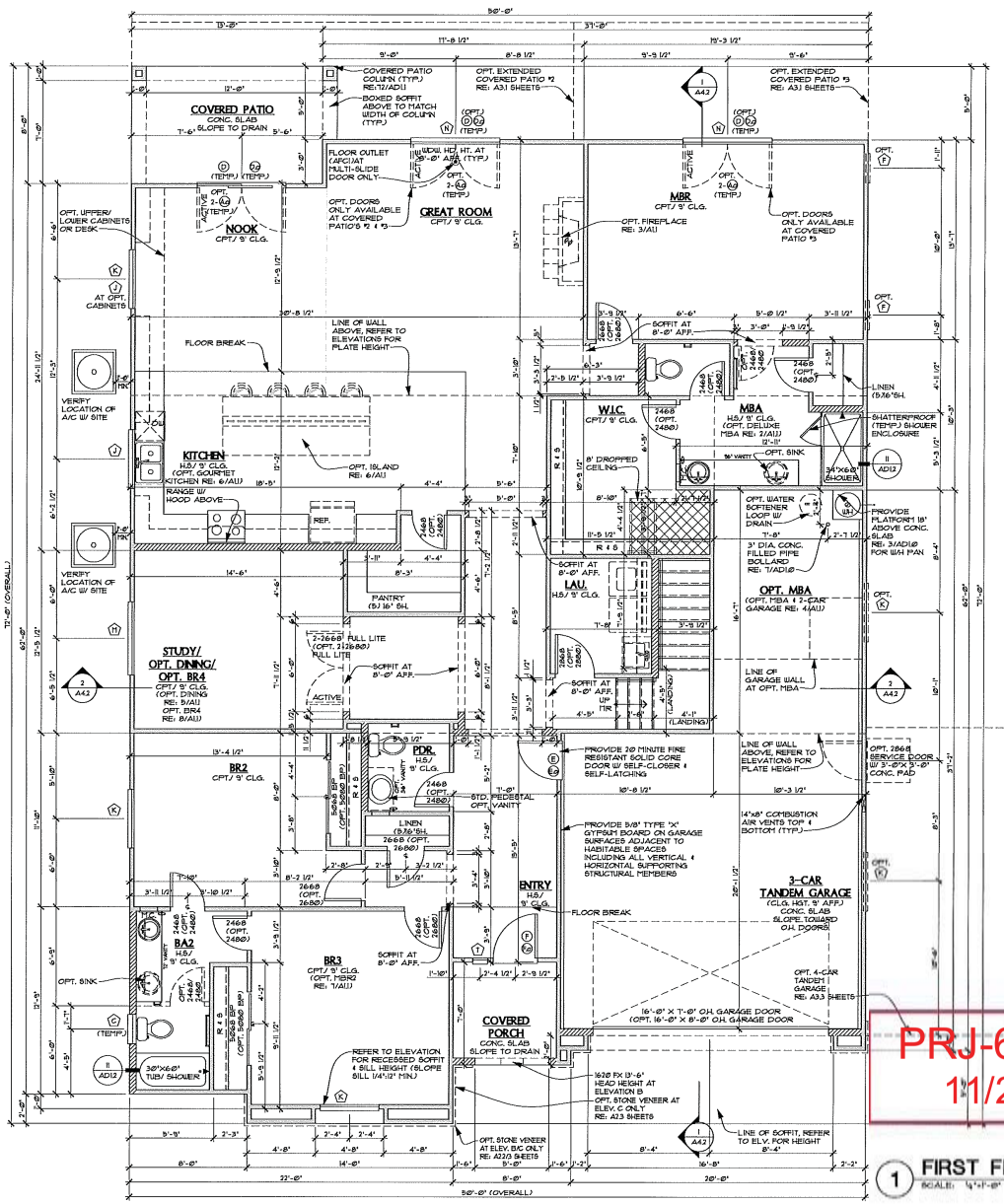
2a OPT. DELUXE MBA #1
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



2b OPT. DELUXE MBA #2
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



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



1 FIRST FLOOR PLAN A
SCALE: 1/4"=1'-0" SIMILAR A' ELV'S B & C

PLAN LEGEND

- 2X4 WALL
- 2X6 WALL
- 1-HOUR RATED WALL REF. 6/AD13
- FLAT SOFFIT, F.F.+ 8'-0" AFF. (U.N.O.) S.F.+ 11'-6" AFF. (U.N.O.)
- ARCHED SOFFIT, SPRING POINT, 7'-6" AFF. (U.N.O.) TOP OF ARCH 8'-0" AFF. (U.N.O.)
- DROPPED SOFFIT REFER TO PLAN FOR HEIGHT AFF.

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTANCE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)

PLAN NOTES

1. RANCH PLANS = 9'-1 1/8" OR 10'-1 1/8" PLATE HEIGHT, FIRST FLOOR = 9'-1 1/8" PLATE HEIGHT, SECOND FLOOR = 8'-1 1/8" PLATE HEIGHT
2. COFFERED CEILINGS, REFER TO PLAN FOR SIZE
   2.1. 9'-0" & 10'-0" CEILING HEIGHT, 8" DROPPED COFFER
   2.2. 12'-0" CEILING HEIGHT, 12" DROPPED COFFER
3. BUILDING THERMAL ENVELOPE: MATERIALS, SYSTEMS & EQUIPMENT SHALL BE IDENTIFIED IN A MANNER THAT WILL ALLOW A DETERMINATION OF COMPLIANCE W/ THE APPLICABLE PROVISIONS OF THIS CODE. (IRC IECC CABS)
4. CEILING GYPSUM BOARD: WHEN APPLYING A WATER- BASE TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING, FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" SAG RESISTANT GYPSUM BOARD IS TO BE USED (IRC TABLE R702.3.5, FOOTNOTE D)
5. GYPSUM BOARD INSTALLED ON THE EXTERIOR SHALL COMPLY W/ ICC ESR-1338 & ASTM C1396/C1396M
6. SHOWER & BATHTUB NOTES
   6.1. WHERE A SHOWER RECEPTOR HAS A FINISHED CURB THRESHOLD, IT SHALL BE NOT LESS THAN 1" BELOW THE SIDES & BACK OF THE RECEPTOR. THE CURB SHALL BE NOT LESS THAN 2 INCHES & NOT MORE THAN 9 INCHES DEEP WHEN MEASURED FROM THE TOP OF THE CURB TO THE TOP OF THE DRAIN. (IRC 2108)
   6.2. GLASS ENCLOSURES SHALL BE SHATTERPROOF (TEMPERED) IRC R308.4.5
   6.3. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED W/ A NONABSORBENT SURFACE WHICH SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (IRC 307.2)
7. MASTER BATHROOM: STANDARD (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
   7.1. DROP IN TUB W/ DECK MOUNTED FAUCET
   7.2. TUB DECK AT 24" AFF. (U.N.O.) REFER TO PLAN FOR SIZE
   7.3. TUB STEP, AS OCCURS, AT 11" AFF. (U.N.O.)
   7.4. SHOWER MUD PANS, MIN. 1/4" PER FOOT SLOPE. REFER TO PLAN FOR SIZE & DRAIN LOCATION (FIELD VERIFY)
   7.5. SHOWER/BATH CURBS TO BE (3) 2X STUDS FOR A MINIMUM OF 4.5" AFF. (ROUGH)
   7.6. SHOWER SEAT, 20" AFF., SLOPE TOWARDS DRAIN 1/4" PER FOOT MINIMUM.
   7.7. SHOWER HEAD:
      7.7.1. STANDARD SHOWER HEAD,
   8. LOCATED AT 78" AFF. (FIELD VERIFY)
      8.8.1. OPTIONAL RAIN SHOWER HEAD,
   9. LOCATED AT 84" AFF. (FIELD VERIFY)
   10. MASTER BATHROOM: OPTIONAL FREESTANDING TUB
      10.1. FREESTANDING TUB
      10.2. TUB DECK, AS OCCURS, 4" AFF., REFER TO PLAN FOR SIZE & LOCATION
      10.3. LOW SHELF, AS OCCURS, 40" AFF., REFER TO PLAN FOR SIZE & LOCATION
   11. TUB FAUCET, WALL MOUNTED, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB & SHOWER AREAS & WALL PANELS IN SHOWER AREAS
   12. LAUNDRY NOTES
      12.1. DRYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT
      12.2. PROVIDE A MINIMUM OPENING OF 100 SQ. IN. FOR MAKE-UP AIR. 2012 UPC 504.3.1.
      12.3. STANDARD 3" SHELF AT 66" ABOVE FINISHED FLOOR (OPT. UTILITY ROOM PACKAGE: UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WHERE OCCURS)
      12.4. DOMESTIC DRYER VENTS 4 LENGTH LIMITATION SHALL COMPLY WITH 2012 UPC 504.3.1.1 & 2012 UPC 504.3.1.2.
   13. REQUIRED DRAIN PAN FOR WATER HEATER- PAN SHALL BE GALVANIZED STEEL, HAVING A MIN. THICKNESS OF 24 GAUGE OR OTHER MATERIALS LISTED FOR SUCH USE. PAN SHALL BE NOT LESS THAN 1 1/2 INCHES DEEP & SHALL BE OF SUFFICIENT SIZE & SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAMETER OF 3/4 INCH. THE PAN DRAIN SHALL EXTEND FULL-SIZE & TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING & TERMINATE NOT LESS THAN 6 INCHES (152 MM) & NOT MORE THAN 24 INCHES ABOVE THE ADJACENT GROUND SURFACE.
   14. A WATER HEATER INSTALLATION SHALL BE PROVIDED WITH OVERPRESSURE PROTECTION BY MEANS OF AN APPROVED, LISTED DEVICE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. UPC 1004.1 A WATER HEATER OR UNIT WATER STORAGE VESSEL INSTALLATION SHALL BE PROVIDED WITH OVER TEMPERATURE PROTECTION BY MEANS OF AN APPROVED, LISTED DEVICE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. 2012 UPC 504.5
   15. STAIR DESIGN: 11" MINIMUM TREAD DEPTH & 7-3/4" MAXIMUM RISER HEIGHT
   16. HANDRAIL: CONTINUE ALL LENGTH OF STAIR. HANDGRIP PORTION TO BE NOT LESS THAN 1¼ OR MORE THAN 2" IN CROSS SECTION. HANDRAIL TO BE NOT LESS THAN 34" NOR MORE THAN 38" FROM WALL.
   17. FIRST FLOOR WINDOW SILL HEIGHT = 8' SECOND FLOOR WINDOW SILL HEIGHT = 9' 44 1/2" MAXIMUM SILL HEIGHT AT EGRESS WINDOWS
   18. GLAZING HAZARDOUS LOCATIONS: SEE LOCATIONS SPECIFIED IN SEC R308.4.1 SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING. IRC R308.4
   19. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLIDWOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE. (SECTION 302.5) IRC
   20. SMOKE ALARMS SHALL BE INTERCONNECTED AS REQUIRED BY (TABLE R314.3). OPENINGS IN GARAGE WALLS SHALL COMPLY WITH (SECTION R302.5). THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.
   21. GARAGE DOOR SWING THAT (STANDARD/ OPTIONAL) IS: A/A2.1, A2.2, A2.3 (TYP.). DOOR DETAILS ARE: 16/A11 & 1/AD11. SLIDING GLASS DOOR: MULTI-SLIDING GLASS DOOR DETAILS ARE: 19/A9.1 & 1/AD11.

NOTE:
- REFER TO SHEET A1.1b FOR WINDOW & DOOR SCHEDULE

PRJ-62258
11/25/15

Justin Bozarth, Qualified Employee

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 06/13/2014
Drawn By: J.J.G.
Revisions:

Mackenzie Parc
City of Las Vegas

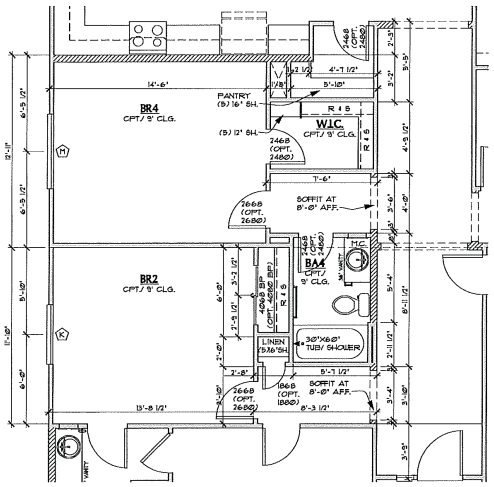
Plan Number:
L35P

Plan Name:
PAISLEY

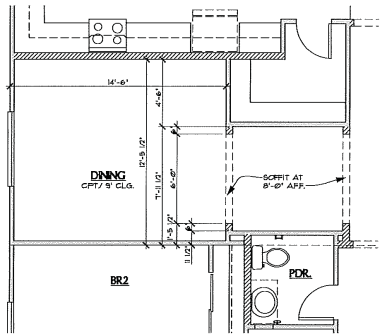
Sheet Title:
FIRST FLOOR PLAN & OPTIONS

Sheet Number:
A1.1
a

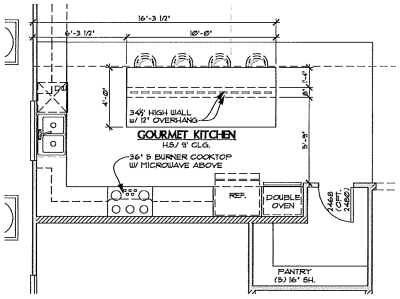
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



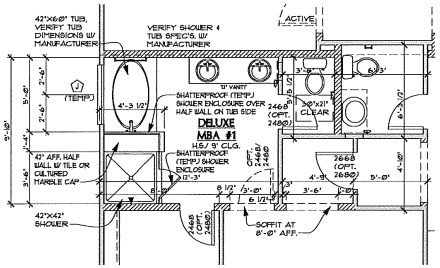
8 OPT. BR4 & BA4
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



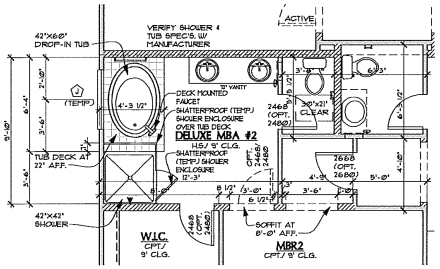
5 OPT. DINING
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



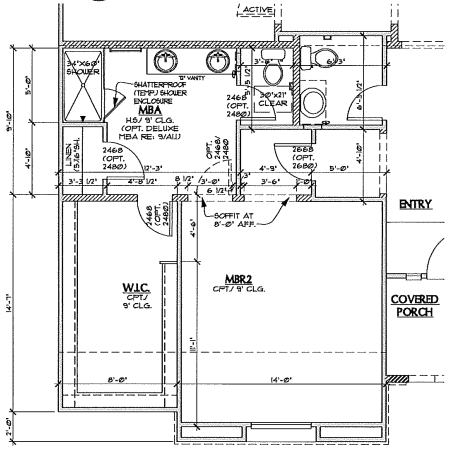
6 OPT. GOURMET KITCHEN
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



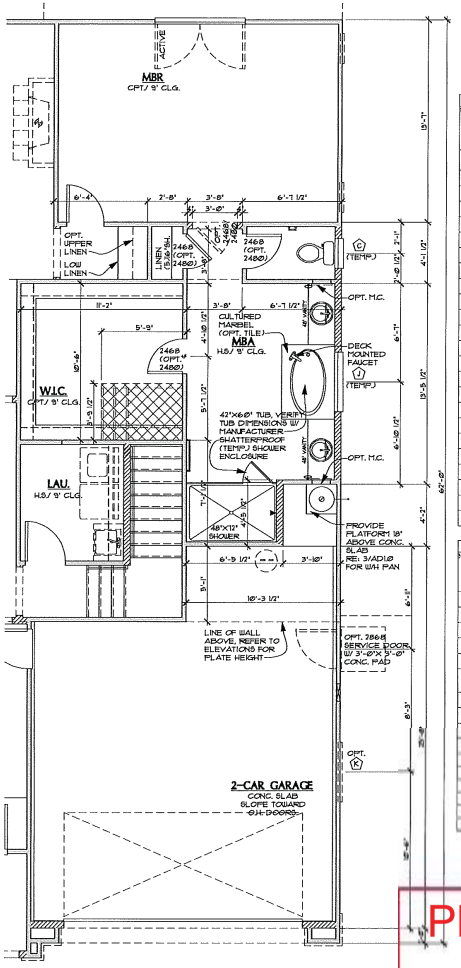
9a OPT. MBR2 W/ OPT. DELUXE MBA #1
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



9b OPT. MBR2 W/ OPT. DELUXE MBA #2
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



7 OPT. MBR2 w/ SHOWER
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS



4 OPT. MBA & 2-CAR GARAGE
SCALE: ¼"=1'-0" SIMILAR AT ALL ELEVATIONS

PRJ-62258
11/25/15

PLAN LEGEND

	2X4 WALL		FLAT SOFFIT, F.F.= 8'-0" AFF. (U.N.O.) SF.= 7'-6" AFF. (U.N.O.)
	2X6 WALL		
	1-HOUR RATED WALL RE: 6/AD1.3		ARCHED SOFFIT, SPRING POINT= 7'-6" AFF. (U.N.O.) TOP OF ARCH= 8'-0" AFF. (U.N.O.)
			DROPPED SOFFIT REFER TO PLAN FOR HEIGHT AFF.

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302)

WINDOW SCHEDULE

NOTES:
1. WINDOW MANUFACTURER TO BE USI-PLYGEM (ALENCO) OR EQUAL
2. WINDOW HEAD HEIGHT AT 8'-1 1/8" PLATE HEIGHT TO BE 7'-0" ABOVE FINISHED FLOOR (U.N.O.)
3. WINDOW HEAD HEIGHT AT 9'-1 1/8" PLATE HEIGHT TO BE 8'-0" ABOVE FINISHED FLOOR (U.N.O.)
4. WINDOWS MARKED WITH (*) SHALL BE TEMPERED WINDOWS

MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	AREA (SQFT.) (INCLUDING FRAME)	U-FACTOR	AIR LEAKAGE RATE	VISUAL LIGHT TRANSMITTANCE RATE	SOLAR HEAT GAIN
A	1'-6"	2'-6"	FIXED	4	Ø.3	Ø.3	Ø.42	Ø.23
B	1'-6"	5'-6"	SINGLE HUNG	6	Ø.3	Ø.3	Ø.42	Ø.23
C	1'-6"	4'-6"	SINGLE HUNG	8	Ø.3	Ø.3	Ø.42	Ø.23
D	2'-6"	4'-6"	FIXED	8	Ø.3	Ø.3	Ø.42	Ø.23
E	2'-6"	4'-6"	SINGLE HUNG	10	Ø.3	Ø.3	Ø.42	Ø.23
F	2'-6"	5'-6"	SINGLE HUNG	10	Ø.3	Ø.3	Ø.42	Ø.23
G	3'-6"	4'-6"	SINGLE HUNG	11	Ø.3	Ø.3	Ø.42	Ø.23
H	3'-6"	5'-6"	SINGLE HUNG	15	Ø.3	Ø.3	Ø.42	Ø.23
I	3'-6"	4'-6"	FIXED	11	Ø.3	Ø.3	Ø.42	Ø.23
J	4'-6"	4'-6"	SLIDER	16	Ø.3	Ø.3	Ø.42	Ø.23
K	4'-6"	5'-6"	SLIDER	20	Ø.3	Ø.3	Ø.42	Ø.23
L	4'-6"	4'-6"	FIXED	20	Ø.3	Ø.3	Ø.42	Ø.23
M	5'-6"	5'-6"	SLIDER	25	Ø.3	Ø.3	Ø.42	Ø.23
N	6'-6"	5'-6"	SLIDER	30	Ø.3	Ø.3	Ø.42	Ø.23
O	4'-6"	5'-6"	FIXED	20	Ø.3	Ø.3	Ø.42	Ø.23
P	2'-6"	5'-6"	SINGLE HUNG	10.5	Ø.3	Ø.3	Ø.42	Ø.23
Q	6'-6"	4'-6"	SLIDER	20	Ø.3	Ø.3	Ø.42	Ø.23
R	8'-6"	5'-6"	XOX	40	Ø.3	Ø.3	Ø.42	Ø.23
S	4'-6"	4'-6"	SLIDER	18	Ø.3	Ø.3	Ø.42	Ø.23
T	1'-6"	4'-6"	FIXED	4	Ø.3	Ø.3	Ø.42	Ø.23
U	5'-6"	4'-6"	SLIDER	20	Ø.3	Ø.3	Ø.42	Ø.23
V	6'-6"	4'-6"	FIXED	24	Ø.3	Ø.3	Ø.42	Ø.23
W	2'-6"	3'-6"	FIXED	7	Ø.3	Ø.3	Ø.42	Ø.23

DOOR SCHEDULE

NOTES:
1. DOOR MANUFACTURER TO BE THERMA-TRU OR EQUAL
SLIDING GLASS DOOR MANUFACTURER TO BE USI-PLYGEM (ALENCO) OR EQUAL
2. DOORS MARKED WITH (*) OCCUR WHEN 8'-0" DOOR PACKAGE HAS BEEN SELECTED.
3. ALL GLASS TO BE TEMPERED

MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	AREA (SQFT.) (INCLUDING FRAME)	U-FACTOR	AIR LEAKAGE RATE	VISUAL LIGHT TRANSMITTANCE RATE	SOLAR HEAT GAIN
A	3'-0"	6'-8"	SOLID, FULL LITE GLASS	20	Ø.3	Ø.3	Ø.42	Ø.23
A2	3'-0"	8'-0"	SOLID, FULL LITE GLASS	24	Ø.3	Ø.3	Ø.42	Ø.23
B	2'-8"	6'-8"	SOLID, FULL LITE GLASS	17.8	Ø.3	Ø.3	Ø.42	Ø.23
B2	3'-8"	8'-0"	SOLID, FULL LITE GLASS	33.36	Ø.3	Ø.3	Ø.42	Ø.23
C	16'-0"	8'-0"	MULTI SLIDE 4- PANEL GLASS DOOR	128	Ø.3	Ø.3	Ø.41	Ø.23
C2	-	-	-	-	-	-	-	-
D	6'-0"	6'-8"	SLIDING GLASS DOOR	40Ø	Ø.3	Ø.3	Ø.42	Ø.23
D2	8'-0"	8'-0"	SLIDING GLASS DOOR	68	Ø.3	Ø.3	Ø.41	Ø.23

MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	NFRC U-FACTOR	NOTES
P	3'-0"	6'-8"	SOLID CORE	Ø.34	20 MINUTE FIRE RESISTANT DOOR W/ SELF CLOSER
P2	3'-0"	8'-0"	SOLID CORE	Ø.34	20 MINUTE FIRE RESISTANT DOOR W/ SELF CLOSER
P3	3'-0"	6'-8"	SOLID CORE	Ø.34	
P4	3'-0"	8'-0"	SOLID CORE	Ø.34	
Q	2'-8"	6'-8"	SOLID CORE	Ø.34	
Q2	3'-8"	8'-0"	SOLID CORE	Ø.34	

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: Ø6/19/2014
Drawn By: JJG.
Revisions:

Mackenzie Parc
City of Las Vegas

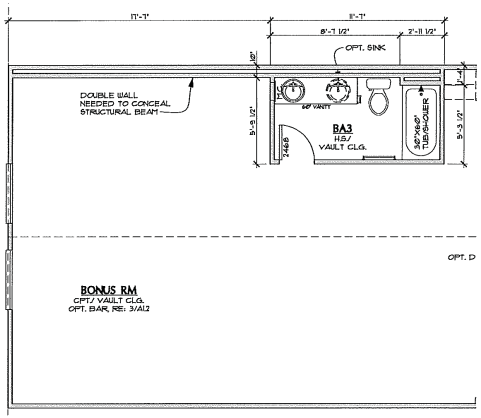
Plan Number:
L35P

Plan Name:
PAISLEY

Sheet Title:
FIRST FLOOR PLAN OPTIONS

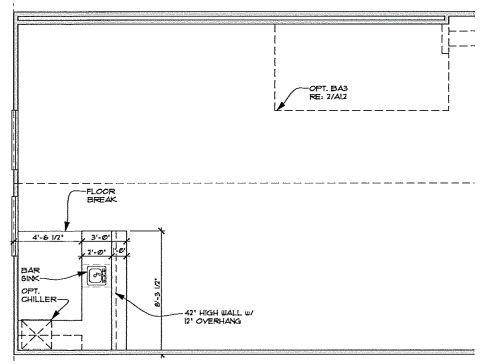
Sheet Number:
A1.1
b

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



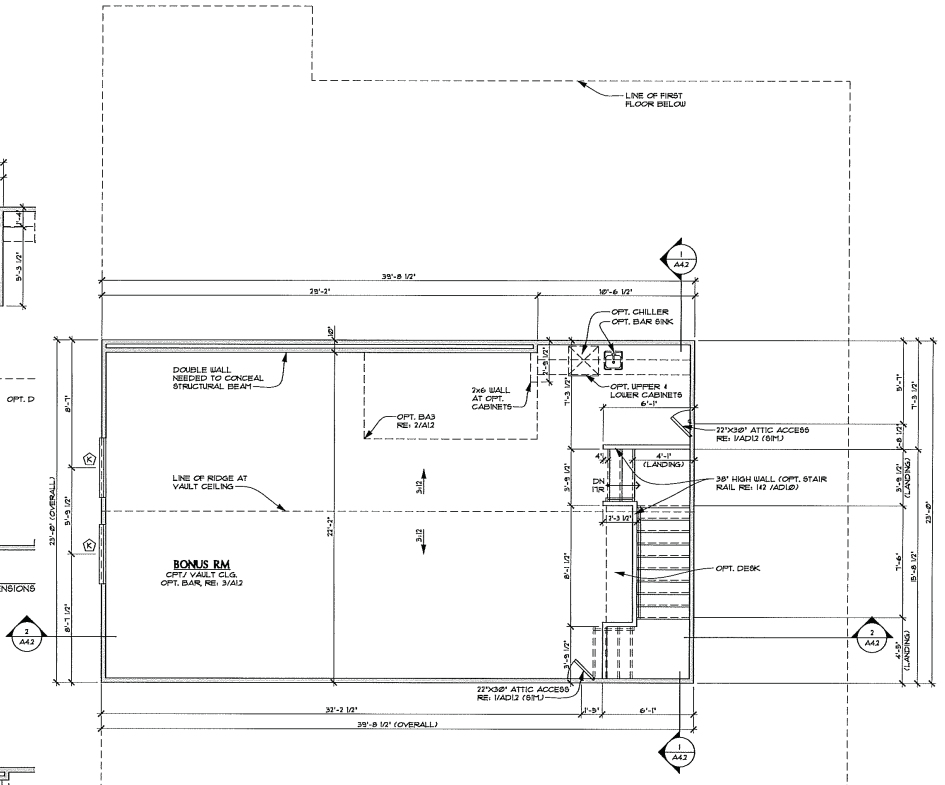
2 OPT. BATH 3

SCALE: ¼"=1'-0" RE: 1/A12 FOR ADDITIONAL NOTES & DIMENSIONS



3 OPT. BAR

SCALE: ¼"=1'-0" RE: 1/A12 FOR ADDITIONAL NOTES & DIMENSIONS



1 SECOND FLOOR PLAN A

SCALE: ¼"=1'-0" SIMILAR AT ELVS. B & C

PRJ-62258
11/25/25

PLAN LEGEND

2x4 WALL		FLAT SOFFIT, F.F.: 8'-0" AFF. (U.N.O.) S.F.: 7'-6" AFF. (U.N.O.)	
2x6 WALL			
1-HOUR RATED WALL RE: 6/ADI3		ARCHED SOFFIT, SPRING POINT: 7'-6" AFF. (U.N.O.) TOP OF ARCH: 8'-0" AFF. (U.N.O.)	
		DROPPED SOFFIT REFER TO PLAN FOR HEIGHT AFF.	

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)

PLAN NOTES

1. RANCH PLANS = 9'-1 1/8" OR 10'-1 1/8" PLATE HEIGHT, FIRST FLOOR = 9'-1 1/8" PLATE HEIGHT, SECOND FLOOR = 8'-1 1/8" PLATE HEIGHT
2. COFFERED CEILINGS, REFER TO PLAN FOR SIZE
   2.1. 9'-0" & 10'-0" CEILING HEIGHT, 8" DROPPED COFFER
   2.2. 12'-0" CEILING HEIGHT, 12" DROPPED COFFER
3. BUILDING THERMAL ENVELOPE: MATERIALS, SYSTEMS & EQUIPMENT SHALL BE IDENTIFIED IN A MANNER THAT WILL ALLOW A DETERMINATION OF COMPLIANCE W/ THE APPLICABLE PROVISIONS OF THIS CODE. 2012 IECC C402.1
4. CEILING GYPSUM BOARD: WHEN APPLYING A WATER- BASE TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING, 1 FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" SAG RESISTANT GYPSUM BOARD IS TO BE USED (IRC TABLE R702.3.5, FOOTNOTE D)
5. GYPSUM BOARD INSTALLED ON THE EXTERIOR SHALL COMPLY W/ ICC ESR-1338 & ASTM C1396/C1396M
6. SHOWER & BATHTUB NOTES
   6.1. WHERE A SHOWER RECEPTOR HAS A FINISHED CURB THRESHOLD, IT SHALL BE NOT LESS THAN 1" BELOW THE SIDES & BACK OF THE RECEPTOR. THE CURB SHALL BE NOT LESS THAN 2 INCHES & NOT MORE THAN 9 INCHES DEEP WHEN MEASURED FROM THE TOP OF THE CURB TO THE TOP OF THE DRAIN. IRC 2101.1
   6.2. GLASS ENCLOSURES SHALL BE SHATTERPROOF (TEMPERED) IRC R308.4.5
   6.3. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED W/ A NONABSORBENT SURFACE WHICH SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (IRC 3412.)
7. MASTER BATHROOM: STANDARD (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
   7.1. DROP IN TUB W/ DECK MOUNTED FAUCET
   7.2. TUB DECK AT 24" AFF. (U.N.O.) REFER TO PLAN FOR SIZE
   7.3. TUB STEP, AS OCCURS, AT 1" AFF. (U.N.O.)
   7.4. SHOWER MUD PANS, MIN. 1/4" PER FOOT SLOPE, REFER TO PLAN FOR SIZE & DRAIN LOCATION (FIELD VERIFY)
   7.5. SHOWER/BATH CURBS TO BE (3) 2X STUDS FOR A MINIMUM OF 4.5" AFF. (ROUGH)
   7.6. SHOWER SEAT, 20" AFF., SLOPE TOWARDS DRAIN 1/4" PER FOOT MINIMUM.
   7.7. SHOWER HEAD:
      7.7.1. STANDARD SHOWER HEAD, AT 78" AFF. (FIELD VERIFY)
      7.8.1. OPTIONAL RAIN SHOWER HEAD, LOCATED AT 84" AFF. (FIELD VERIFY)
   10. MASTER BATHROOM: OPTIONAL FREESTANDING TUB
      10.1. FREESTANDING TUB
      10.2. TUB DECK, AS OCCURS, 4" AFF., REFER TO PLAN FOR SIZE & LOCATION
      10.3. LOW SHELF, AS OCCURS, 40" AFF., REFER TO PLAN FOR SIZE & LOCATION
   11. TUB FAUCET, WALL MOUNTED, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB & SHOWER AREAS & WALL PANELS IN SHOWER AREAS
   12. LAUNDRY NOTES
      12.1. DRYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT
      12.2. PROVIDE A MINIMUM OPENING OF 120 SQ. IN. FOR MAKE-UP AIR. 2012 UPC 504.3.1
      12.3. STANDARD 2" SHELF AT 66" ABOVE FINISHED FLOOR (OPT. UTILITY ROOM PACKAGE: UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WHERE OCCURS)
      12.4. DOMESTIC DRYER VENTS 4 LENGTH LIMITATION SHALL COMPLY WITH 2012 IPC 504.3.1 / 2012 UPC 504.3.1.2.
   13. REQUIRED DRAIN PAN FOR WATER HEATER- PAN SHALL BE GALVANIZED STEEL HAVING A MIN. THICKNESS OF 24 GAUGE OR OTHER PANS LISTED FOR SUCH USE, PAN SHALL BE NOT LESS THAN 1 1/2 INCHES DEEP & SHALL BE OF SUFFICIENT SIZE & SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAMETER OF 3/4 INCH. THE PAN DRAIN SHALL EXTEND FULL-SIZE & TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING & TERMINATE NOT LESS THAN 6 INCHES (152 MM) & NOT MORE THAT 24 INCHES ABOVE THE ADJACENT GROUND SURFACE.
   14. A WATER HEATER INSTALLATION SHALL BE PROVIDED WITH OVERPRESSURE PROTECTION BY MEANS OF AN APPROVED, LISTED DEVICE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. UPC 504.4 & A WATER HEATER OR UNFIRED WATER STORAGE VESSEL INSTALLATION SHALL BE PROVIDED WITH OVER TEMPERATURE PROTECTION BY MEANS OF AN APPROVED, LISTED DEVICE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. 2012 UPC 504.5
   15. STAIR DESIGN: 10" FORMED TREAD DEPTH & 7-3/4" MAXIMUM RISER HEIGHT
   16. HANDRAILS: CONTINUE ALL LENGTH OF STAIR. HANDGRIP PORTION TO BE NOT LESS THAN 1¼ OR MORE THAN 2" IN CROSS SECTION. HANDRAIL TO BE NOT LESS THAN 34" NOT MORE THAN 38" FROM WALL.
   17. FIRST FLOOR WINDOW SILL HEIGHT = 8" SECOND FLOOR WINDOW SILL HEIGHT = 1'-6" & HANDRAIL SILL HEIGHT AT EGRESS WINDOWS GLAZING, HAZARDOUS LOCATIONS. THE LOCATIONS SPECIFIED IN SEC. R308.4.1 SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING. IRC R308.4
   18. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE. SECTION 302.5.1 IRC
   19. FIRE SEPARATION WALLS AS REQUIRED BY ITABLE R302.1 OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5.1. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.
   20. WINDOW DOOR SCHED. UNIT (STANDARD OPTIONAL) RE: A/A21, A/A22, A/A23 (RFU) DOOR DETAILS RE: 16/A18/AD11, SLIDING GLASS DOORS/ MULTI-LEVEL GLASS DOOR DETAILS RE: 19/A19/AD11.

NOTE:
- REFER TO SHEET A1.2b FOR WINDOW & DOOR SCHEDULE

Justin Bozarth,
Qualified Employee

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 06/19/2014

Drawn By: JJG.

Revisions:

Mackenzie Parc
City of Las Vegas

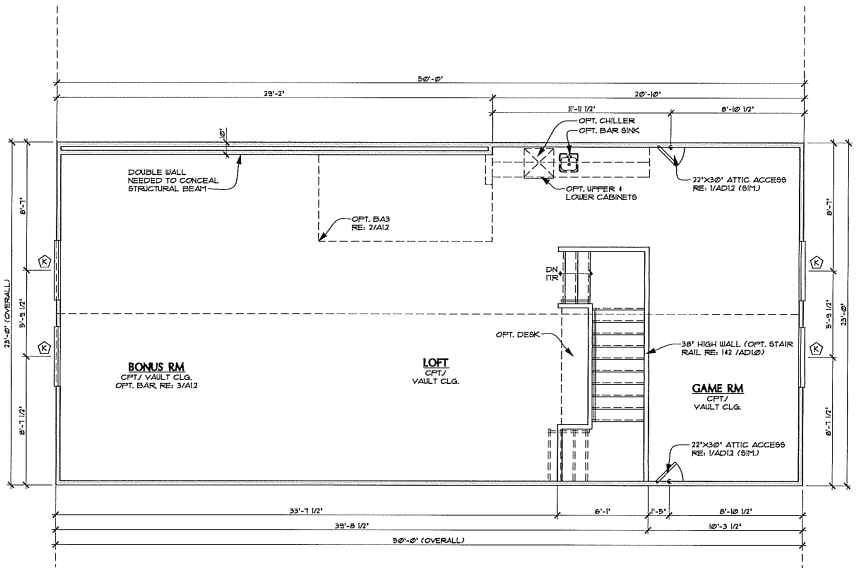
Plan Number:
L35P

Plan Name:
PAISLEY

Sheet Title:
SECOND FLOOR PLAN

Sheet Number:
A1.2
a

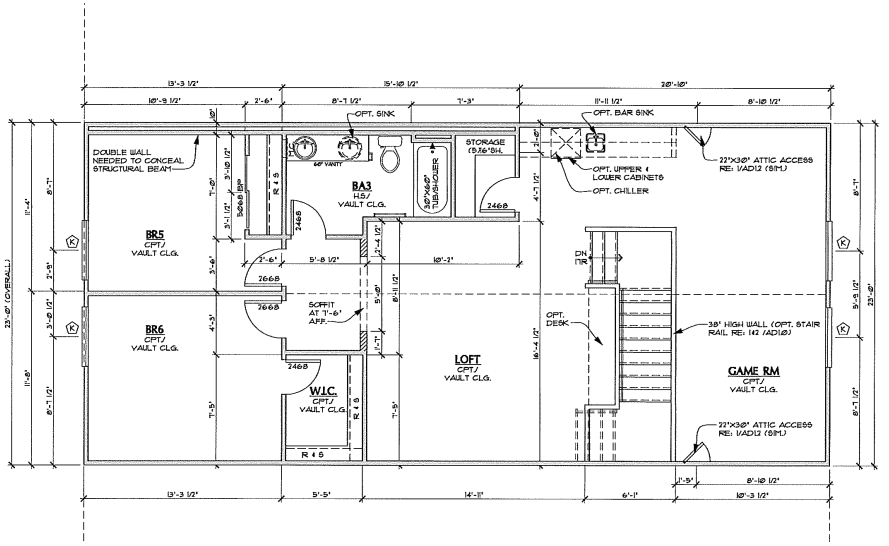
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



4 SECOND FLOOR W/ OPT. GAME ROOM

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

RE: 1/A1.2 FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. BR5 & BR6 w/ GAME ROOM

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

RE: 1/A1.2 FOR ADDITIONAL NOTES & DIMENSIONS
NOTE: ONLY AVAILABLE WITH OPT. GAME ROOM

PLAN LEGEND

	2X4 WALL		FLAT SOFFIT, F.F.= 8'-0" A.F.F. (U.N.O.) S.F.= 7'-6" A.F.F. (U.N.O.)
	2X6 WALL		
	1-HOUR RATED WALL RE: 6/A01.3		ARCHED SOFFIT, SPRING POINT: 7'-6" A.F.F. (U.N.O.) TOP OF ARCH: 8'-0" A.F.F. (U.N.O.)
			DROPPED SOFFIT REFER TO PLAN FOR HEIGHT A.F.F.

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302)

WINDOW SCHEDULE

NOTES:
1. WINDOW MANUFACTURER TO BE USI-PLYGEM (ALENCO) OR EQUAL
2. WINDOW HEAD HEIGHT AT 8'-1 1/8" PLATE HEIGHT TO BE 7'-0" ABOVE FINISHED FLOOR (U.N.O.)
3. WINDOW HEAD HEIGHT AT 9'-1 1/8" PLATE HEIGHT TO BE 8'-0" ABOVE FINISHED FLOOR (U.N.O.)
4. WINDOWS MARKED WITH (a) SHALL BE TEMPERED WINDOWS

MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	AREA (SQFT.) INCLUDING FRAME	U-FACTOR	AIR LEAKAGE RATE	VISUAL LIGHT TRANSMITTANCE RATE	SOLAR HEAT GAIN
A	2'-0"	2'-0"	FIXED	4	Ø.3	Ø.3	Ø.42	Ø.23
B	2'-0"	3'-0"	SINGLE HUNG	6	Ø.3	Ø.3	Ø.42	Ø.23
C	2'-0"	4'-0"	SINGLE HUNG	8	Ø.3	Ø.3	Ø.42	Ø.23
D	2'-0"	4'-0"	FIXED	8	Ø.3	Ø.3	Ø.42	Ø.23
E	2'-6"	4'-0"	SINGLE HUNG	10	Ø.3	Ø.3	Ø.42	Ø.23
F	2'-6"	5'-0"	SINGLE HUNG	12	Ø.3	Ø.3	Ø.42	Ø.23
G	3'-0"	4'-0"	SINGLE HUNG	12	Ø.3	Ø.3	Ø.42	Ø.23
H	3'-0"	5'-0"	SINGLE HUNG	15	Ø.3	Ø.3	Ø.42	Ø.23
I	3'-0"	4'-0"	FIXED	12	Ø.3	Ø.3	Ø.42	Ø.23
J	4'-0"	4'-0"	SLIDER	16	Ø.3	Ø.3	Ø.42	Ø.23
K	4'-0"	5'-0"	SLIDER	20	Ø.3	Ø.3	Ø.42	Ø.23
L	4'-0"	4'-0"	FIXED	20	Ø.3	Ø.3	Ø.42	Ø.23
M	5'-0"	5'-0"	SLIDER	25	Ø.3	Ø.3	Ø.42	Ø.23
N	6'-0"	5'-0"	SLIDER	30	Ø.3	Ø.3	Ø.42	Ø.23
O	4'-0"	5'-0"	FIXED	20	Ø.3	Ø.3	Ø.42	Ø.23
P	2'-6"	5'-0"	SINGLE HUNG	10.5	Ø.3	Ø.3	Ø.42	Ø.23
Q	6'-0"	4'-0"	SLIDER	20	Ø.3	Ø.3	Ø.42	Ø.23
R	8'-0"	5'-0"	XOX	40	Ø.3	Ø.3	Ø.42	Ø.23
S	4'-0"	4'-6"	SLIDER	18	Ø.3	Ø.3	Ø.42	Ø.23
T	1'-0"	4'-0"	FIXED	4	Ø.3	Ø.3	Ø.42	Ø.23
U	5'-0"	4'-0"	SLIDER	20	Ø.3	Ø.3	Ø.42	Ø.23
V	6'-0"	4'-0"	FIXED	24	Ø.3	Ø.3	Ø.42	Ø.23
W	1'-6"	5'-6"	FIXED	7	Ø.3	Ø.3	Ø.42	Ø.23

DOOR SCHEDULE

NOTES:
1. DOOR MANUFACTURER TO BE THERMA-TRU OR EQUAL
   SLIDING GLASS DOOR MANUFACTURER TO BE USI-PLYGEM (ALENCO) OR EQUAL
2. DOORS MARKED WITH (a) OCCUR WHEN 8'-0" DOOR PACKAGE HAS BEEN SELECTED.
3. ALL GLASS TO BE TEMPERED

MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	AREA (SQFT.) INCLUDING FRAME	U-FACTOR	AIR LEAKAGE RATE	VISUAL LIGHT TRANSMITTANCE RATE	SOLAR HEAT GAIN
A	3'-0"	6'-8"	SOLID, FULL LITE GLASS	20	Ø.3	Ø.3	Ø.42	Ø.23
Aa	3'-0"	8'-0"	SOLID, FULL LITE GLASS	24	Ø.3	Ø.3	Ø.42	Ø.23
B	2'-8"	6'-8"	SOLID, FULL LITE GLASS	17.8	Ø.3	Ø.3	Ø.42	Ø.23
Ba	2'-8"	8'-0"	SOLID, FULL LITE GLASS	53.36	Ø.3	Ø.3	Ø.42	Ø.23
C	16'-0"	8'-0"	SOLID, FULL LITE GLASS, 4- PANEL GLASS DOOR	128	Ø.3	Ø.3	Ø.42	Ø.23
Ca	-	-	-	-	-	-	-	-
D	6'-0"	6'-8"	SLIDING GLASS DOOR	40.01	Ø.3	Ø.3	Ø.42	Ø.23
Da	6'-0"	8'-0"	SLIDING GLASS DOOR	48	Ø.3	Ø.3	Ø.42	Ø.23

MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	U-FACTOR	NOTES
E	2'-6"	6'-8"	SOLID CORE	Ø.34	20 MINUTE FIRE RESISTANT DOOR w/ SELF CLOSER
Ea	2'-8"	8'-0"	SOLID CORE	Ø.34	20 MINUTE FIRE RESISTANT DOOR w/ SELF CLOSER
F	3'-0"	6'-8"	SOLID CORE	Ø.34	
Fa	3'-0"	8'-0"	SOLID CORE	Ø.34	
G	2'-8"	6'-8"	SOLID CORE	Ø.34	
Ga	2'-8"	8'-0"	SOLID CORE	Ø.34	

PRJ-62258
11/25/15

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: Ø6/19/2014

Drawn By: JJG.

Revisions:

Mackenzie Parc
City of Las Vegas

Plan Number:
L35P

Plan Name:
PAISLEY

Sheet Title:
SECOND FLOOR PLAN OPTIONS

Sheet Number:
A1.2
b

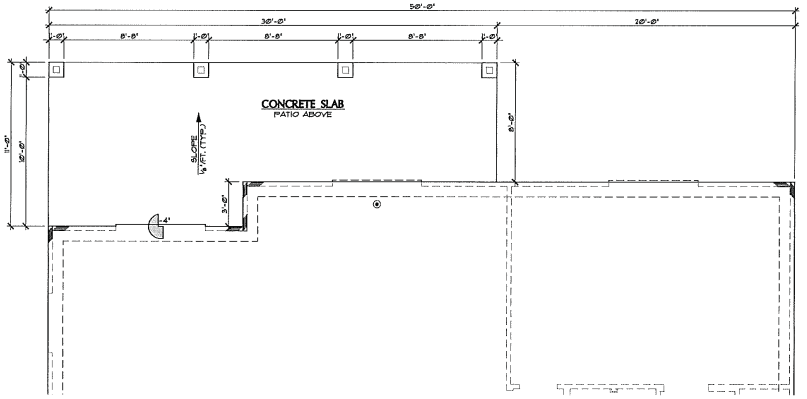
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355

NOTE:
- REFER TO SHEET A1.1b FOR WINDOW & DOOR SCHEDULE

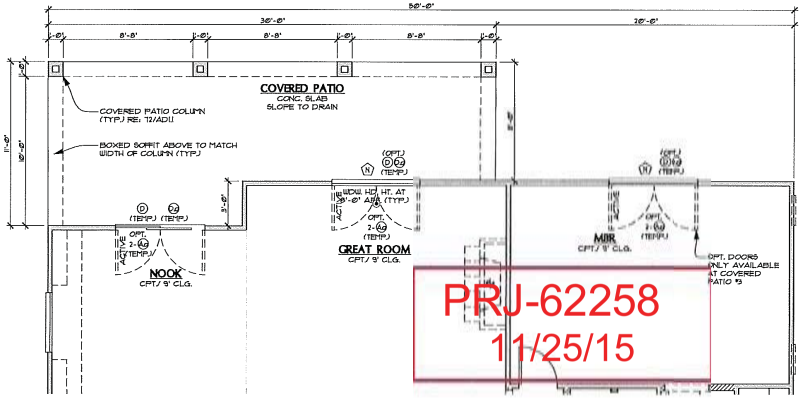
PLAN LEGEND

	2X4 WALL		FLAT SOFFIT, FF.= 8'-0" AFF. (U.N.O.) SF.= 7'-6" AFF. (U.N.O.)
	2X6 WALL		
	1-HOUR RATED WALL RE: 6/A01.3		ARCHED SOFFIT, SPRING POINT: 7'-6" AFF. (U.N.O.) TOP OF ARCH: 8'-0" AFF. (U.N.O.)
			DROPPED SOFFIT REFER TO PLAN FOR HEIGHT AFF.

NOTES:
• REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
• EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)



1 OPT. EXTENDED COVERED PATIO #2
PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: ¼"=1'-0"
RE: A1.0 FOR ADDITIONAL NOTES & DIMENSIONS



PRJ-62258
11/25/15

2 OPT. EXTENDED COVERED PATIO #2 PARTIAL FIRST FLOOR PLAN
SCALE: ¼"=1'-0"
RE: A1.0 FOR ADDITIONAL NOTES & DIMENSIONS

Justin Bozarth,
Qualified Employee

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 06/19/2014
Drawn By: JJG.
Revisions:

Mackenzie Parc
City of Las Vegas

Plan Number:
L35P

Plan Name:
PAISLEY

Sheet Title:
OPT. EXTENDED COVERED PATIOS - PLANS

Sheet Number:
A3.1
a

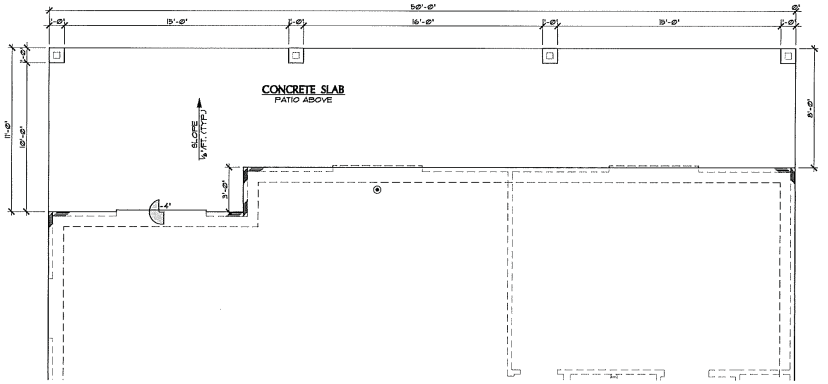
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355

NOTE:
- REFER TO SHEET A1.1b FOR WINDOW & DOOR SCHEDULE

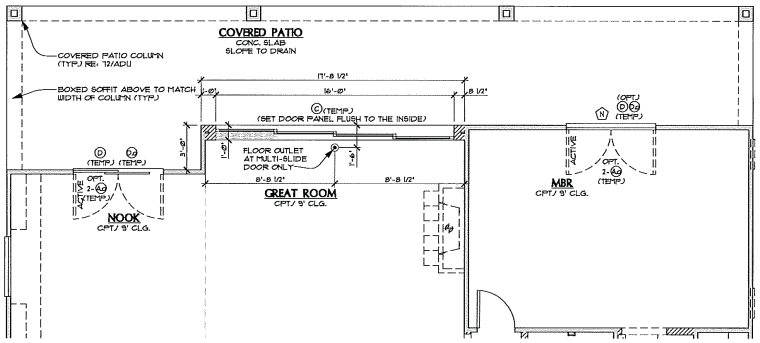
PLAN LEGEND

	2X4 WALL		FLAT SOFFIT, F.F.= 8'-0" AFF. (U.N.O.) S.F.= 7'-6" AFF. (U.N.O.)
	2X6 WALL		
	1-HOUR RATED WALL RE: 6/A01.3		ARCHED SOFFIT, SPRING POINT, 7'-6" AFF. (U.N.O.) TOP OF ARCH, 8'-0" AFF. (U.N.O.)
			DROPPED SOFFIT REFER TO PLAN FOR HEIGHT AFF.

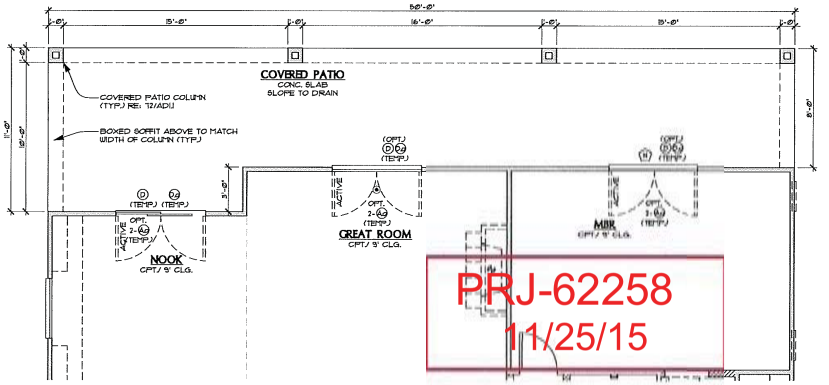
NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)



3 OPT. EXTENDED COVERED PATIO #3 PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: ¼"=1'-0" RE: A1.0 FOR ADDITIONAL NOETS & DIMENSIONS



5 OPT. MULTI-SLIDE DOOR AT OPT. COVERED PATIO #3
SCALE: ¼"=1'-0" RE: A1.0 FOR ADDITIONAL NOETS & DIMENSIONS



PRJ-62258
11/25/15

4 OPT. EXTENDED COVERED PATIO #3 PARTIAL FIRST FLOOR PLAN
SCALE: ¼"=1'-0" RE: A1.0 FOR ADDITIONAL NOETS & DIMENSIONS

Justin Bozarth,
Qualified Employee

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 06/19/2014
Drawn By: J.J.G.
Revisions:

Mackenzie Parc
City of Las Vegas

Plan Number:
L35P

Plan Name:
PAISLEY

Sheet Title:
OPT. EXTENDED COVERED PATIOS - PLANS

Sheet Number:
A3.1
b

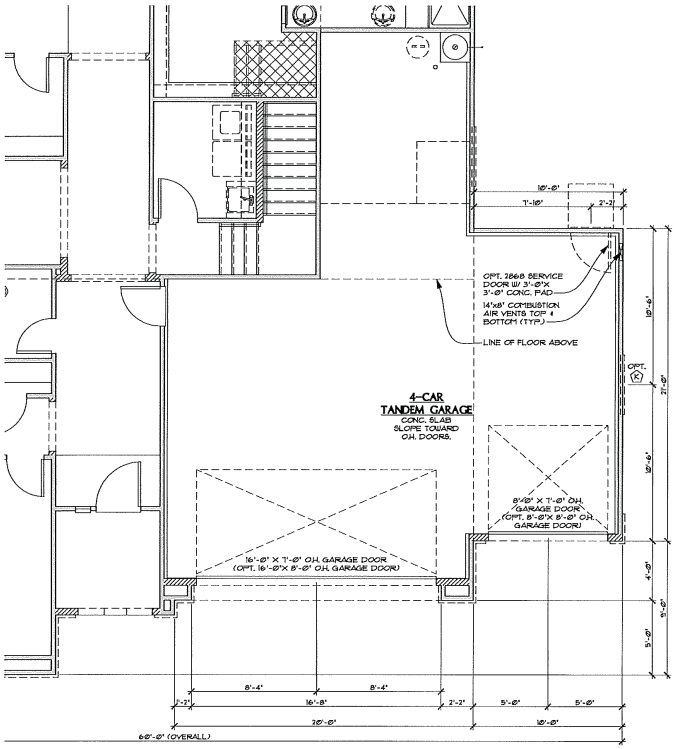
ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355

PLAN LEGEND

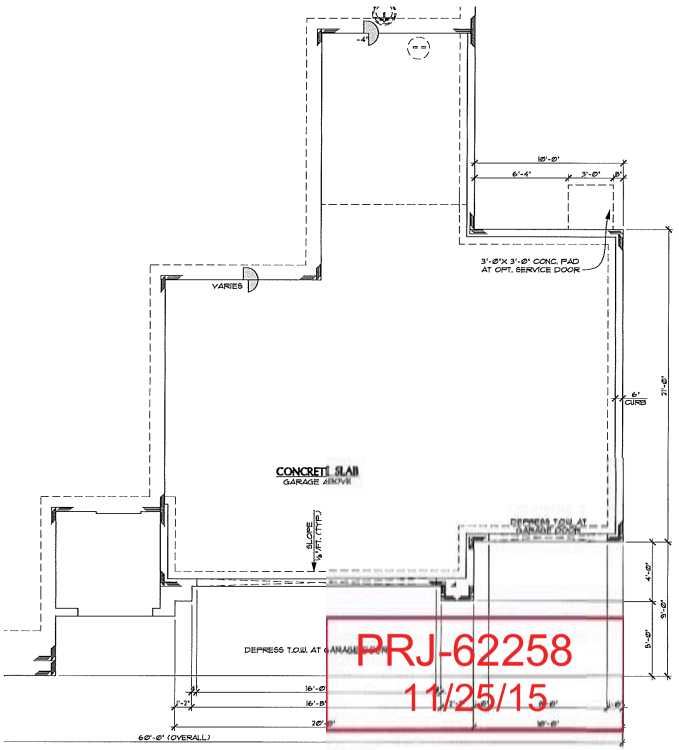
2X4 WALL			FLAT SOFFIT, F.F.+ 8'-0" AFF. (U.N.O.)
2X6 WALL			S.F.+ 7'-6" AFF. (U.N.O.)
1-HOUR RATED WALL RS: 6/AD13			ARCHED SOFFIT, SPRING POINT: 7'-6" AFF. (U.N.O.) TOP OF ARCH: 8'-0" AFF. (U.N.O.)
			DROPPED SOFFIT REFER TO PLAN FOR HEIGHT AFF.

NOTES:
• REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
• EXTERIOR WALLS W/ A FIRE SEPARATION DISTANCE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)

NOTE:
• REFER TO SHEET A1.1b FOR WINDOW & DOOR SCHEDULE



OPT. 4-CAR TANDEM
2 GARAGE PARTIAL FIRST FLOOR PLAN
SCALE: ¼"=1'-0" RE: A1.1 FOR ADDITIONAL NOTES & DIMENSIONS



OPT. 4-CAR TANDEM GARAGE
1 PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: ¼"=1'-0" RE: A1.0 FOR ADDITIONAL NOTES & DIMENSIONS

PRJ-62258
11/25/15

Justin Bozarth,
Qualified Employee

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

Copyright © 2014 Richmond American Homes of Colorado, Inc. No reproductions or other use of these plans may be made without the express written consent of the copyright holder.

Date: 06/19/2014
Drawn By: J.J.G.
Revisions:

Mackenzie Parc
City of Las Vegas

Plan Number:
L35P

Plan Name:
PAISLEY

Sheet Title:
OPT. 4-CAR TANDEM GARAGE PLANS

Sheet Number:
A3.3
a

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355



ZON-62349 [PRJ-62258] - REZONING RELATED TO VAR-62351, VAR-62352, WVR-62529, VAC-62354 AND TMP-62355 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST
SOUTHEAST CORNER OF DEER SPRINGS WAY AND GRAND CANYON DRIVE

12/03/15



ZON-62349 [PRJ-62258] - REZONING RELATED TO VAR-62351, VAR-62352, WVR-62529, VAC-62354 AND TMP-62355 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST
SOUTHEAST CORNER OF DEER SPRINGS WAY AND GRAND CANYON DRIVE

12/03/15



ZON-62349 [PRJ-62258] - REZONING RELATED TO VAR-62351, VAR-62352, WVR-62529, VAC-62354 AND TMP-62355 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST
SOUTHEAST CORNER OF DEER SPRINGS WAY AND GRAND CANYON DRIVE

12/03/15



ZON-62349 [PRJ-62258] - REZONING RELATED TO VAR-62351, VAR-62352, WVR-62529, VAC-62354 AND TMP-62355 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST
SOUTHEAST CORNER OF DEER SPRINGS WAY AND GRAND CANYON DRIVE

12/03/15



ZON-62349 [PRJ-62258] - REZONING RELATED TO VAR-62351, VAR-62352, WVR-62529, VAC-62354 AND TMP-62355 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST
SOUTHEAST CORNER OF DEER SPRINGS WAY AND GRAND CANYON DRIVE

12/03/15



ZON-62349 [PRJ-62258] - REZONING RELATED TO VAR-62351, VAR-62352, WVR-62529, VAC-62354 AND TMP-62355 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST
SOUTHEAST CORNER OF DEER SPRINGS WAY AND GRAND CANYON DRIVE

12/03/15



ZON-62349 [PRJ-62258] - REZONING RELATED TO VAR-62351, VAR-62352, WVR-62529, VAC-62354 AND TMP-62355 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST
SOUTHEAST CORNER OF DEER SPRINGS WAY AND GRAND CANYON DRIVE

12/03/15

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1516

December 10, 2015

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

RE: Justification Letter for a Zone Change, Waiver, Variance, Tentative Map, and Vacation for Richmond American Homes Connor Hills 2 (5 gross acres)

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Zone change (ZON), Variance (VAR), Waiver (WVR), Tentative Map (TMP) and a Vacation (VAC) for the subject site.

The subject site is located at the southeast corner of Deer Springs Way and Grand Canyon Drive. The Assessor's Parcel Number is 125-19-701-001. The parcel is approximately 5.0 gross acres.

The proposed development will consist of 18 single family residential lots on 5.07 acres, which results in a density of 3.55 (du/ac).

The requested zone change would be from *Undeveloped District* (U) to *Single Family Residential District* (R-1) which conforms to the land use designation of R. The proposed zoning of R-1 and minimum square footage of ~6,955 square feet is compatible with other existing single family residential subdivisions in the area.

The Variance (VAR) is being requested to reduce the front setback to 10' for Lots 9 and 10. Due to the geometry of the cul-de-sac bulb, these homes are already further back from the street centerline. Reducing the front setback to 10' will help to fit the same products as the other 16 lots. This variance is required to fit all three of the proposed models.

The Waiver (WVR) is being requested to allow an intersection offset of 193-ft from Grand Canyon Drive to the proposed subdivision entrance. The code (CLV Unified Development Code 19.02.140) requires a centerline to centerline offset of 220-ft. The requested offset still provides sufficient site visibility, especially since this is located across the street from a school where there are reduced speed limits in the area. Grand Canyon Drive south of Echelon Point Drive terminates at the beltway, so traffic volumes will be lighter than typical sections of Grand Canyon Drive.

The Vacation (VAC) is for patent easements around the perimeter of the project. These patent easements are proposed to be vacated where in conflict with the attached site plan.

The associated Tentative Map (TMP) will establish the 18 residential lot count. The TMP will include cross sections for the grading and walls as well as the connectivity calculations.

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355 - REVISED

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

PRJ-62258
12/14/15

Thank you for considering these application requests. Please contact me at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,

Slater Hanifan Group, Inc.

Todd Steadham, PE, LEEP AP
Associate

Cc: Brian Walsh, Richmond American Homes
Chelsea Jensen, Slater Hanifan Group

ZON-62349, VAR-62351, VAR-62352, WVR-62529, VAC-62354 and TMP-62355 - REVISED

PRJ-62258
12/14/15

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-62351 - VARIANCE RELATED TO ZON-62349 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON LOT NINE OF A PROPOSED 18-LOT RESIDENTIAL SUBDIVISION on 5.00 acres at the southeast corner of Deer Springs Way and Grand Canyon Drive (APN 125-19-701-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Land Use Designation] [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-62258]. Staff recommends DENIAL.

C.C.: 2/17/2016

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

RECOMMENDATION:
Staff recommends 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: VAR-62351 APN: 125-19-701-001

Name of Property Owner: Carlito & Dorothy Guanlao Trust

Name of Applicant: Richmond American Homes of Nevada, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Carlito C. Guanlao

Print Name: CARLITO C. GUANLAO

Subscribed and sworn before me

This 11 day of NOV, 2015

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-4139-1
My Appt. Expires Sept. 3, 2017

Revised 11-14-06

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

PRJ-62258
11/25/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Deer Springs/Grand Canyon

Project Name Connor Hills East **Proposed Use** Residential

Assessor's Parcel #(s) 125-19-701-001 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing U proposed R-1

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

Gross Acres 5 **Lots/Units** 18 **Density** 3.6 du/acre

Additional Information _____

PROPERTY OWNER Carlito & Dorothy Guanlao Trust **Contact** Carlito C. Guanlao

Address 3442 Commendation Dr. **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 South Dean Martin Drive, Suite 308 **Phone:** (702) 617-8422 **Fax:** _____

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

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

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

E-mail Address cjensen@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* Carlito C. Guanlao

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

Print Name CARLITO C. GUANLAO

Subscribed and sworn before me

This 11 day of NOV, 2015.

Bill

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-4139-1
My Appt. Expires Sept. 3, 2017

FOR DEPARTMENT USE ONLY

Case #	VAR-62351
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-62258
11/25/15

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

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-62352 - VARIANCE RELATED TO ZON-62349 AND VAR-62351 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED ON LOT TEN OF A PROPOSED 18-LOT RESIDENTIAL SUBDIVISION on 5.00 acres at the southeast corner of Deer Springs Way and Grand Canyon Drive (APN 125-19-701-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Land Use Designation] [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-62258]. Staff recommends DENIAL.

C.C.: 2/17/2016

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

RECOMMENDATION:
Staff recommends 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: VAR-62352 APN: 125-19-701-001

Name of Property Owner: Carlito & Dorothy Guanlao Trust

Name of Applicant: Richmond American Homes of Nevada, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Carlito C. Guanlao

Print Name: CARLITO C. GUANLAO

Subscribed and sworn before me

This 11 day of NOV, 2015

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-4139-1
My Appt. Expires Sept. 3, 2017

Revised 11-14-06

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

PRJ-62258
11/25/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Deer Springs/Grand Canyon

Project Name Connor Hills East **Proposed Use** Residential

Assessor's Parcel #(s) 125-19-701-001 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing U proposed R-1

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

Gross Acres 5 **Lots/Units** 18 **Density** 3.6 du/acre

Additional Information _____

PROPERTY OWNER Carlito & Dorothy Guanlao Trust **Contact** Carlito C. Guanlao

Address 3442 Commendation Dr. **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 South Dean Martin Drive, Suite 308 **Phone:** (702) 617-8422 **Fax:** _____

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

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

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

E-mail Address cjensen@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* Carlito C. Guanlao

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

Print Name CARLITO C. GUANLAO

Subscribed and sworn before me

This 11 day of NOV, 20 15.

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-4139-1
My Appt. Expires Sept. 3, 2017

FOR DEPARTMENT USE ONLY

Case #	VAR-62352
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-62258
11/25/15

*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.

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
WVR-62529 - WAIVER RELATED TO ZON-62349, VAR-62351 AND VAR-62352 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST - For possible action on a request for a Waiver TO ALLOW A 193-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 5.00 acres at the southeast corner of Deer Springs Way and Grand Canyon Drive (APN 125-19-701-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Land Use Designation] [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-62258]. Staff recommends APPROVAL.

C.C.: 2/17/2016

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. 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: WVR-62529 APN: 125-19-701-001

Name of Property Owner: Carlito & Dorothy Guanlao Trust

Name of Applicant: Richmond American Homes of Nevada, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Carlito C. Guanlao

Print Name: CARLITO C. GUANLAO

Subscribed and sworn before me

This 11 day of NOV, 2015

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-4139-1
My Appt. Expires Sept. 3, 2017

PRJ-62258
11/25/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Deer Springs/Grand Canyon

Project Name Connor Hills East **Proposed Use** Residential

Assessor's Parcel #(s) 125-19-701-001 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing U proposed R-1

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

Gross Acres 5 **Lots/Units** 18 **Density** 3.6 du/acre

Additional Information _____

PROPERTY OWNER Carlito & Dorothy Guanlao Trust **Contact** Carlito C. Guanlao

Address 3442 Commendation Dr. **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 South Dean Martin Drive, Suite 308 **Phone:** (702) 617-8422 **Fax:** _____

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

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

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

E-mail Address cjensen@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* Carlito C. Guanlao

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

Print Name CARLITO C. GUANLAO

Subscribed and sworn before me

This 11 day of NOV, 20 15.

Bill

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-4139-1
My Appt. Expires Sept. 3, 2017

FOR DEPARTMENT USE ONLY

Case #	WVR-62529
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-62258
11/25/15

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

City of Las Vegas Agenda Item No.: **49.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAC-62354 - VACATION RELATED TO ZON-62349, VAR-62351, VAR-62352 AND WVR-62529 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements on the southeast corner of Deer Springs Way and Grand Canyon Drive, Ward 6 (Ross) [PRJ-62258]. Staff recommends APPROVAL.

C.C.: 2/17/2016

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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



CASE: VAC-62354 (PRJ-62258)

0 100 200
Feet

N



CASE: VAC-62354 (PRJ-62258)

0 100 200
Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-62354 APN: 125-19-701-001

Name of Property Owner: Carlito & Dorothy Guanlao Trust

Name of Applicant: Richmond American Homes of Nevada, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Carlito C. Guanlao

Print Name: CARLITO C. GUANLAO

Subscribed and sworn before me

This 11 day of NOV, 2015

Notary Public in and for said County and State

PRJ-62258
11/25/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) Deer Springs/Grand Canyon

Project Name Connor Hills East **Proposed Use** Residential

Assessor's Parcel #(s) 125-19-701-001 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing U proposed R-1

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

Gross Acres 5 **Lots/Units** 18 **Density** 3.6 du/acre

Additional Information _____

PROPERTY OWNER Carlito & Dorothy Guanlao Trust **Contact** Carlito C. Guanlao

Address 3442 Commendation Dr. **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 South Dean Martin Drive, Suite 308 **Phone:** (702) 617-8422 **Fax:** _____

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

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

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

E-mail Address cjensen@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* Carlito C. Guanlao

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

Print Name CARLITO C. GUANLAO

Subscribed and sworn before me

This 11 day of NOV, 20 15.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	**VAC-62354**
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-62258
11/25/15

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

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN'S: 125-19-701-001

VS-_____-15
EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PATENT EASEMENT BEING VACATED IN SUPPORT OF THE "CONNOR HILLS 2" PROJECT.

DESCRIPTION

GOVERNMENT PATENT EASEMENT RESERVED IN UNITED STATES OF AMERICA PATENT NUMBER 1158424 RECORDED JANUARY 3, 1980 IN BOOK 1169, INSTRUMENT NO. 1128016, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

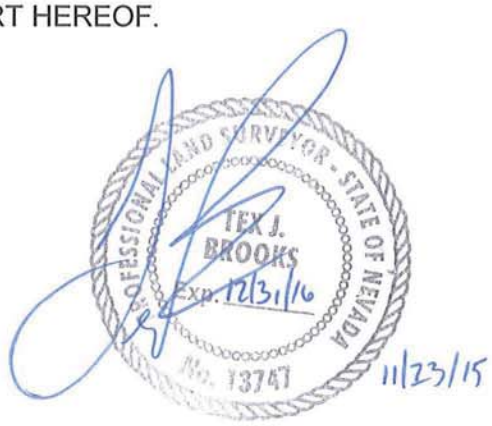
BEING THE EASTERLY AND SOUTHERLY 33.00 FEET OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH FORTY FEET (40') AND THE SOUTH THIRTY FEET (30') THEREOF;

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED SPANDREL AREA IN THE SOUTHWEST CORNER THEREOF, BOUNDED AS FOLLOWS: ON THE WEST BY THE EAST LINE OF THE WEST FORTY FEET (40') THEREOF, ON THE SOUTH BY THE NORTH LINE OF THE SOUTH THIRTY FEET (30') THEREOF, AND ON THE NORTHEAST BY THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET, BEING TANGENT TO THE EAST LINE OF THE WEST FORTY FEET (40') AND THE NORTH LINE OF THE SOUTH THIRTY FEET (30').

RESERVING THEREFROM AN EASEMENT FOR UTILITY PURPOSES ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TEX J. BROOKS
NEVADA PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 13747

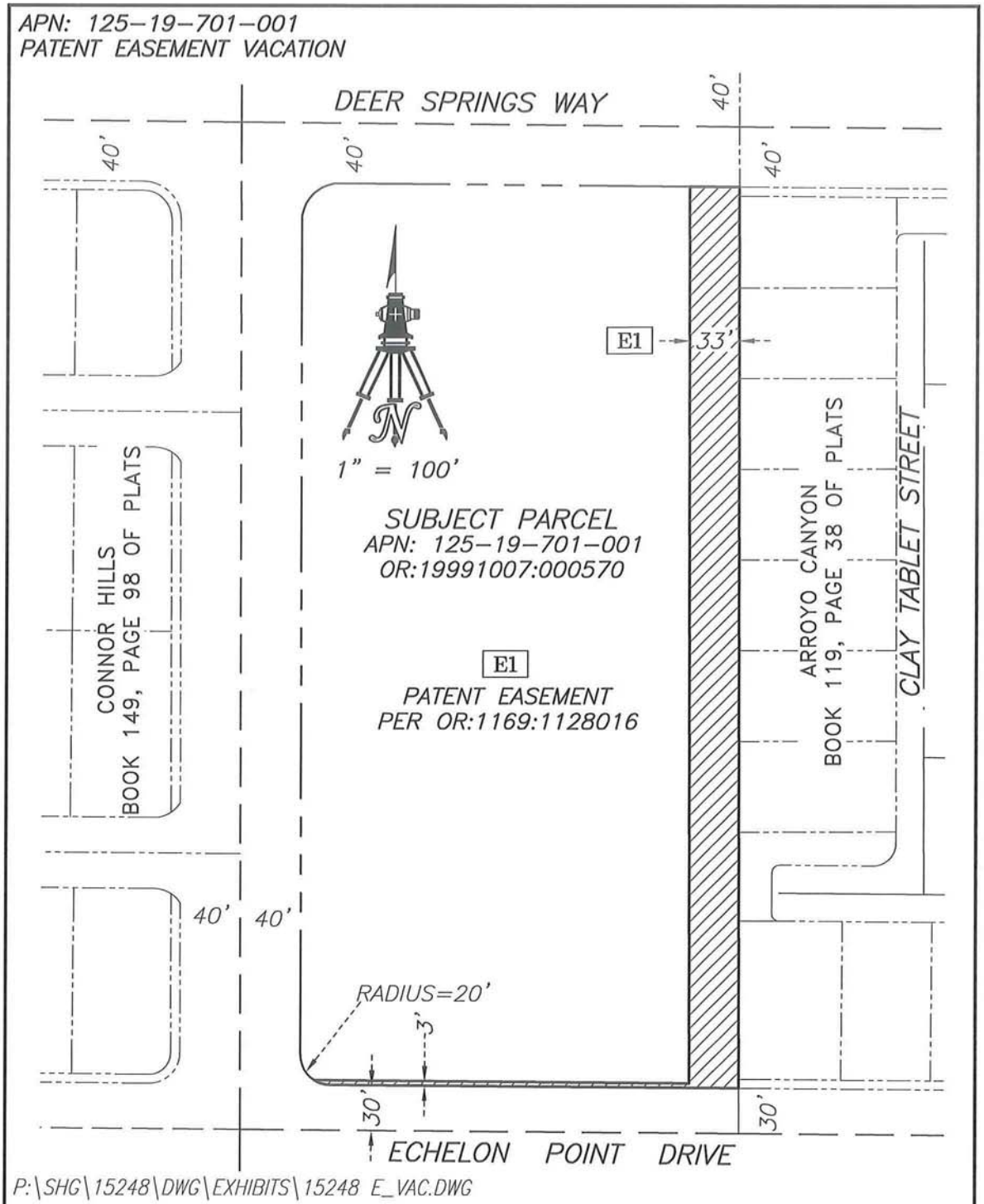


P:\SHG\15248\LEGALS\15248-E-VAC.docx
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

PRJ-62258
11/25/15

VAC-62354

APN: 125-19-701-001
PATENT EASEMENT VACATION



P:\SHG\15248\DWG\EXHIBITS\15248 E_VAC.DWG

WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B"
5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA
	PAGE 1 OF 1

VAC-62354

PRJ-62258
11/25/15

City of Las Vegas Agenda Item No.: **50.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
TMP-62355 - TENTATIVE MAP RELATED TO ZON-62349, VAR-62351, VAR-62352, WVR-62529 AND VAC-62354 - CONNOR HILLS 2 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GUANLAO CARLITO C AND D REVOCABLE LIVING TRUST - For possible action on a request for a Tentative Map FOR A 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.00 acres at the southeast corner of Deer Springs Way and Grand Canyon Drive (APN 125-19-701-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Land Use Designation] [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Ross) [PRJ-62258]. Staff recommends APPROVAL.

C.C.: 2/17/2016

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. 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-62355 APN: 125-19-701-001

Name of Property Owner: Carlito & Dorothy Guanlao Trust

Name of Applicant: Richmond American Homes of Nevada, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Carlito C. Guanlao

Print Name: CARLITO C. GUANLAO

Subscribed and sworn before me

This 11 day of NOV, 2015

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-4139-1
My Appt. Expires Sept. 3, 2017

PRJ-62258
11/25/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Deer Springs/Grand Canyon

Project Name Connor Hills East **Proposed Use** Residential

Assessor's Parcel #(s) 125-19-701-001 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing U proposed R-1

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

Gross Acres 5 **Lots/Units** 18 **Density** 3.6 du/acre

Additional Information _____

PROPERTY OWNER Carlito & Dorothy Guanlao Trust **Contact** Carlito C. Guanlao

Address 3442 Commendation Dr. **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address _____

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 South Dean Martin Drive, Suite 308 **Phone:** (702) 617-8422 **Fax:** _____

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

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

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

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

E-mail Address cjensen@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* Carlito C Guanlao

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

Print Name CARLITO C. GUANLAO

Subscribed and sworn before me

This 11 day of NOV, 20 15.

Notary Public in and for said County and State

BILL LENHART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 93-4139-1
My Appt. Expires Sept. 3, 2017

FOR DEPARTMENT USE ONLY

Case #	TMP-62355
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-62258
11/25/15

*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
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Carlito & Dorothy Guanlao Trust (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)-617-8422. Thank you.

Sincerely,

(Signature)

Carlito C. Guanlao
(Print)

Subscribed and sworn before me

This 17th day of November, 2015.

Notary Public in and for said County and State

ROXANNE LEIGH
Notary Public State of Nevada
No. 14-13162-1
My appt. exp. Feb. 11, 2018

PRJ-62258
11/25/15

TMP-62355

DEPARTMENT OF PLANNING

TENTATIVE MAP CHECKLIST

A. TENTATIVE MAP CONTENTS

- [x] The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- [x] Names, addresses and phone numbers of owners(s), subdivider and surveyor or engineer.
- [x] Date, north arrow and scale.
- [x] A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- [x] 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 existing subdivisions within one hundred fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- [x] Existing structures and other physical features. *If none exist, indicate this on the map.*
- [x] 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.
- [ ] Existing and proposed street right-of-way widths, grades (with the direction of drainage indicated) and corner radii. *If non exist, indicated this on the map.*
- [x] Existing and proposed street names. (A separate alphabetical listing must be submitted in addition to the names being shown on the map.)
- [x] Existing and proposed utility rights-of-way and easement widths. *If none exist, indicate this on the map.*
- [x] Existing and proposed irrigation or drainage channel rights-of-way and easement widths. *If none exist, indicate this on the map.*
- [x] Existing and proposed storm drains. *If none exist, indicate this on the map.*
- [x] Existing and proposed sanitary sewer systems showing direction of flow and grade, and estimated average and peak daily sewage flows to be contributed by proposed subdivision. *If none exist, indicate this on the map.*
- [x] Existing and proposed potable water mains and a subdivision to be supplied by wells, the location, pressure and capacity of such wells shall be authorized under a State certificate, and the potential population capable of being served by such wells. *If none exist, indicate this on the map.*
- [x] Proposed reservations or dedications for parks, schools, or other public or quasi-public uses. *If none exist, indicate this on the map.*
- [x] Existing street names, rights-of-way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision. *If none exist, indicate this on the map.*

B. SUPPLEMENTAL INFORMATION

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

- [ ] N/A A traffic impact analysis, single subdivision access report, or master driveway and on-site circulation plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- [ ] N/A Any proposed deviations from City standards.
- [x] Whenever perimeter block walls are proposed which; 1) face a public street or that adjoin property not in common ownership; 2) are within a single plane, not separated by landscaping; and 3) exceed the maximum acceptable wall heights indicated in Table "A" contained in Chapter 18.08 of LVMC, the applicant shall submit three copies of a plan showing all proposed perimeter grades which indicate such walls. This plan may be superimposed on the tentative map, but must be legible. The plan shall include cross sections of all perimeter walls which exceed the height limitations indicated in Table "A".

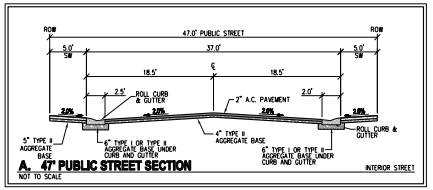
REVIEWED BY: Joyce Bailey DATE: 11/23/15

PRJ-62258
11/25/15

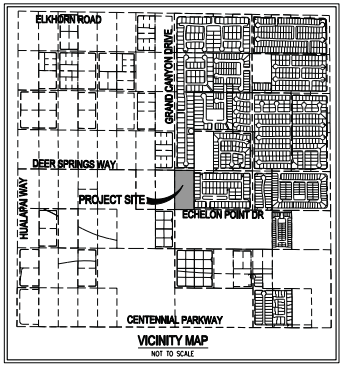
TMP-62355

RICHMOND AMERICAN HOMES

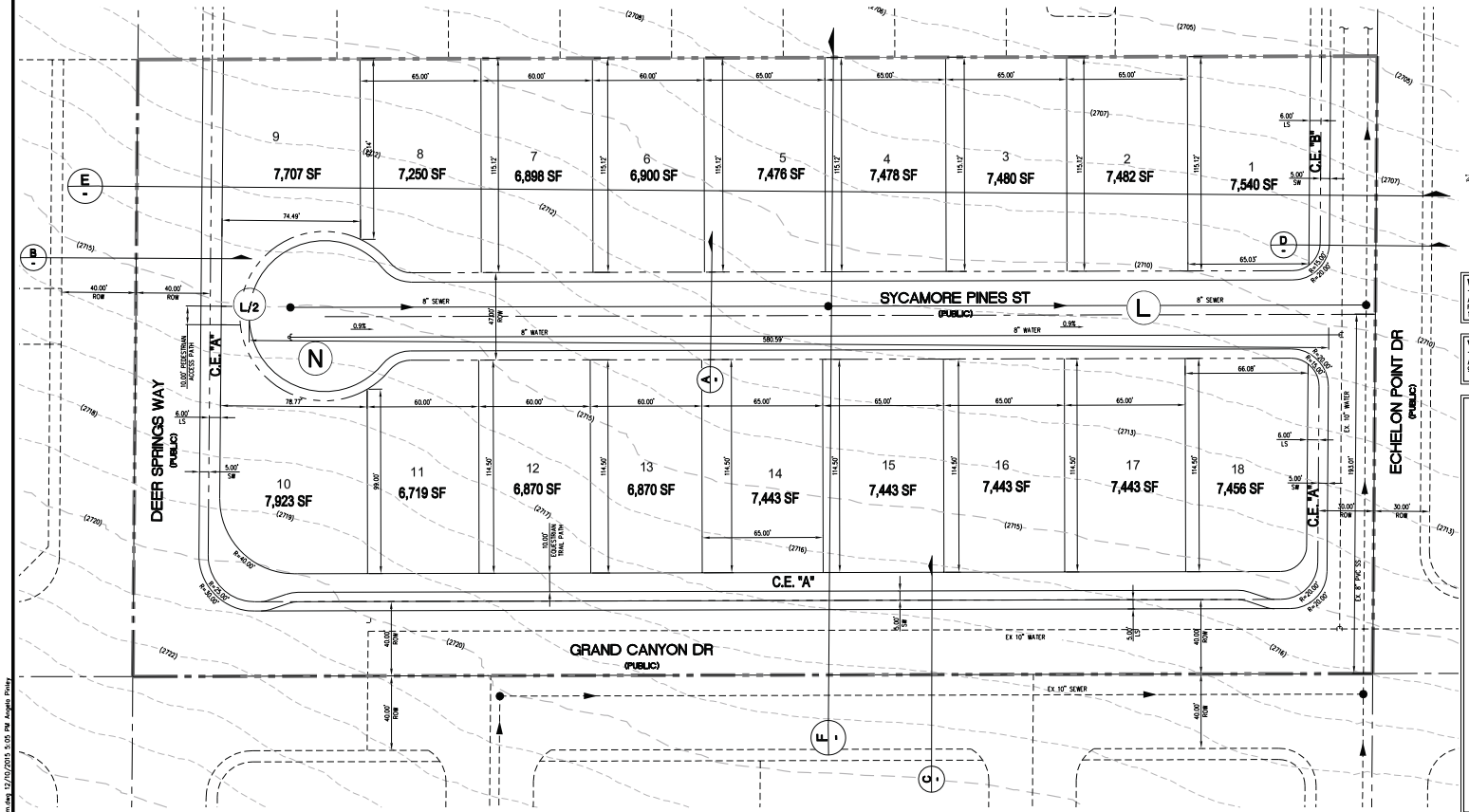
TENTATIVE MAP
FOR
CONNOR HILLS 2
A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-701-001

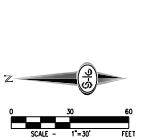


A. 47' PUBLIC STREET SECTION
NOT TO SCALE



VICINITY MAP
NOT TO SCALE





LEGEND
- BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- 2800 EXISTING CONTOUR (5-FT)

WAIVER NOTE
AN INTERSECTION OFFSET WAIVER IS BEING REQUESTED FROM GRAND CANYON DRIVE TO THE SUBDIVISION ENTRANCE FOR 193'.

VARIANCE NOTE
A FRONT SETBACK VARIANCE OF 10' FOR LOTS 9 AND 10 IS BEING REQUESTED.

NOTES
1. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE AN HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY HOA.
5. INTERIOR STREETS ARE PUBLIC.
6. TRAFFIC ACCESS SHALL BE VIA ECHELON POINT DR.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EX. 10" WATER MAIN ON ECHELON POINT DR.
9. SEWER SERVICE FOR THIS PROJECT WILL BE SUPPLIED BY THE EX. 8" SEWER LINE ON ECHELON POINT DR.
10. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL BE LESS THAN 5%.
11. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
12. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
13. THIS PROJECT IS NOT PART OF A MASTER PLAN.
14. REQUIRED STREETLIGHTS WILL BE PROVIDED ALONG THE FRONTAGE

PROJECT INFORMATION

EXISTING ZONING:	U(R)
EXISTING LANDUSE:	R
PROPOSED ZONING:	R-1
ACREAGE (GROSS):	5.07 AC
ACREAGE (NET):	3.2 AC
TOTAL DWELLING UNITS:	18
TOTAL COMMON ELEMENTS:	2
TYP. LOT SIZE:	60' x 116'
MIN. LOT WIDTH	60'
MIN. LOT SQFT	6,955 SF
MAX LOT SQFT	10,011 SF
DENSITY (GROSS ACREAGE):	3.55 DU/AC
MAX. LOT COVERAGE:	50%

CONNECTIVITY
(N) NODES = 1
(L) LINKS = 1
(LR) LINKS PEDESTRIAN/BICYCLE (.5 LINK) = .5
MINIMUM CONNECTIVITY RATIO IN R-1 = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 1.5/1
CONNECTIVITY INDEX = 1.5

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
18 UNITS X 250 GPD/UNITS=4500 GPD
TOTAL AVERAGE CONTRIBUTION=4,500 GPD=0.0045 MGD
TOTAL PEAK FLOW=0.0045 MGD X 4.07 (PEAK FACTOR) =0.0183 MGD

UTILITY SERVICES BY

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

SETBACKS (R-1)

FRONT	20' *10'
REAR	15' 5' TO PATIO
SIDE	INTERIOR 5' CORNER 15'

* VARIANCE REQUESTED FOR LOTS 9 & 10 ONLY

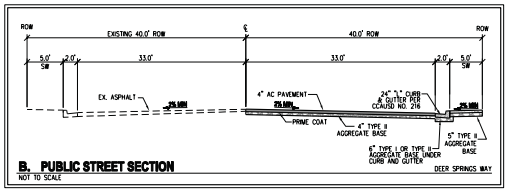
OWNERS
APN: 125-19-701-001
G SPRING LLC
8315 W SUNSET ROAD
LAS VEGAS, NV 89148

DEVELOPER
RICHMOND AMERICAN HOMES
7770 S. JEAN MARTIN DR.
SUITE 308
LAS VEGAS, NV 89139
PH (702) 617-8400

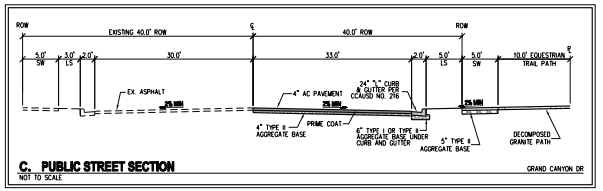
ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST SUITE 216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

LEGAL DESCRIPTION
~~LOT 1 OF~~
THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.

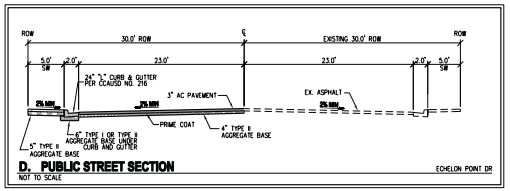
PRJ-62258



B. PUBLIC STREET SECTION
NOT TO SCALE



C. PUBLIC STREET SECTION
NOT TO SCALE



D. PUBLIC STREET SECTION
NOT TO SCALE

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NEVADA

RICHMOND AMERICAN HOMES

CONNOR HILLS 2
TENTATIVE MAP

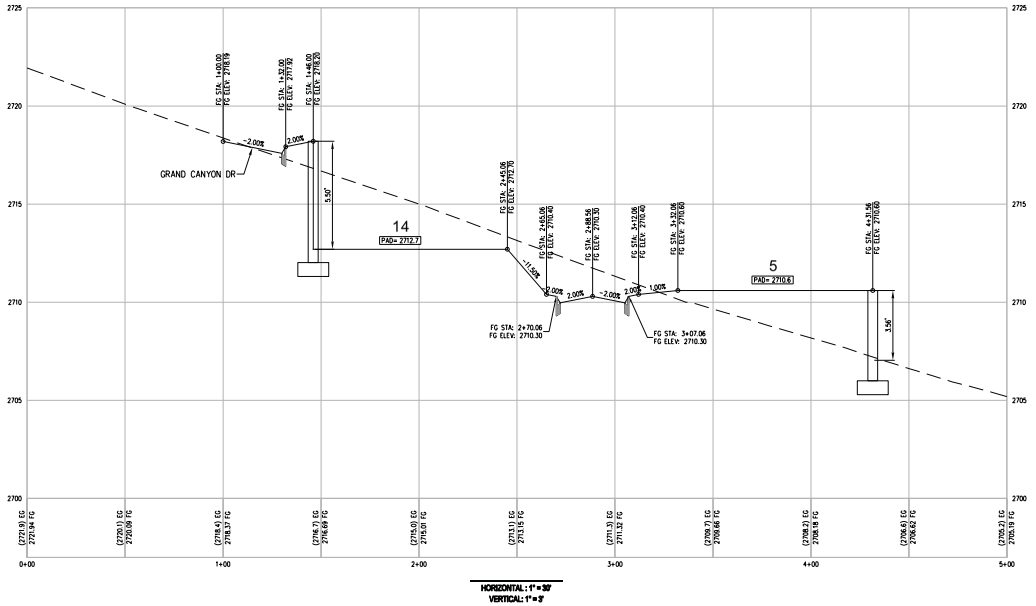
DATE: 12/10/15
DRAFTER: KCM
DESIGNER: EML
CHECKED: ARP
PROJECT NO.
RAH1516

TM-1
SHEET 1 OF 2

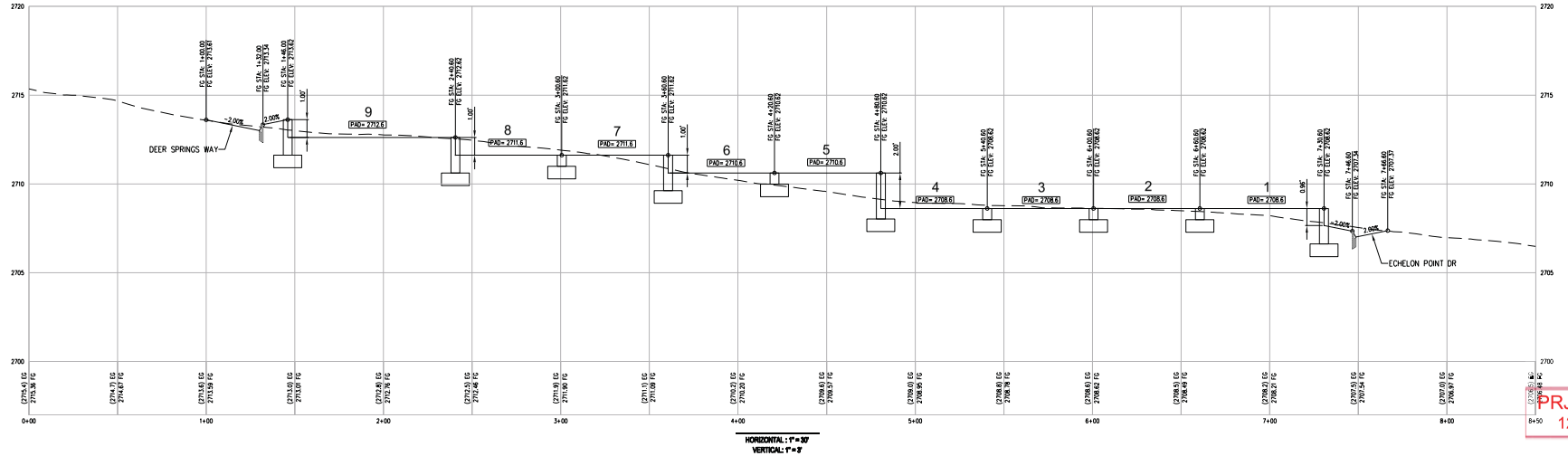
J:\rah1516_connor hills 2\dwg\entitlements\151210 rah1516 tm.dwg 12/10/2015 5:05 PM Angela Pinkey

TMP-62355 - REVISED

F. WEST-EAST PROFILE



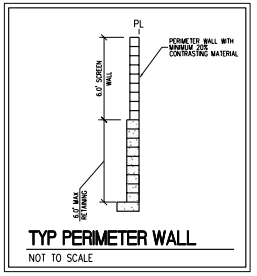
E. NORTH-SOUTH PROFILE

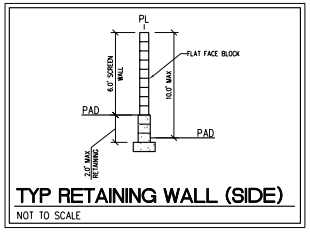


RICHMOND AMERICAN HOMES

TENTATIVE MAP
FOR
CONNOR HILLS 2

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-19-701-001





SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
6740 S. ARVILLE STREET #314, LAS VEGAS, NV 89118
PHONE (702) 284-4300 FAX (702) 284-4309

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

RICHMOND AMERICAN HOMES
CONNOR HILLS 2
TENTATIVE MAP

DATE: 12/10/15
DRAFTER: EML
DESIGNER: TJS
CHECKED: TJS
PROJECT NO.
RAH1516

TM-2
SHEET 2 OF 2

PRJ-62258
12/14/15

TMP-62355 - REVISED

TMP 62355
Richmond American Homes

SEC Deer Springs Way & Grand Canyon Drive

Proposed 18 single family unit residential development.

Proposed Use

Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	18	9.57	172
AM Peak Hour			0.75	14
PM Peak Hour			1.01	18

Existing traffic on all nearby streets:

Deer Springs Way	
Average Daily Traffic (ADT)	6,906
PM Peak Hour (heaviest 60 minutes)	552

Grand Canyon Drive	
Average Daily Traffic (ADT)	2,124
PM Peak Hour (heaviest 60 minutes)	170

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Deer Springs Way	16,300
Grand Canyon Drive	16,300

This project will add approximately 172 trips per day on Deer Springs Wy., Grand Canyon Dr. and Echelon Point Dr. Deer Springs is currently at about 42 percent of capacity and Grand Canyon is at about 13 percent of capacity. After this project, Deer Springs is expected to be at about 42 percent of capacity and Grand Canyon to be at about 14 percent of capacity. Counts are not available on this portion of Echelon Point, but it is believed to be under capacity except during school drop off and pick up.

Based on Peak Hour use, this development will add into the area roughly 18 additional cars, or about one every three minutes.

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

City of Las Vegas Agenda Item No.: **51.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

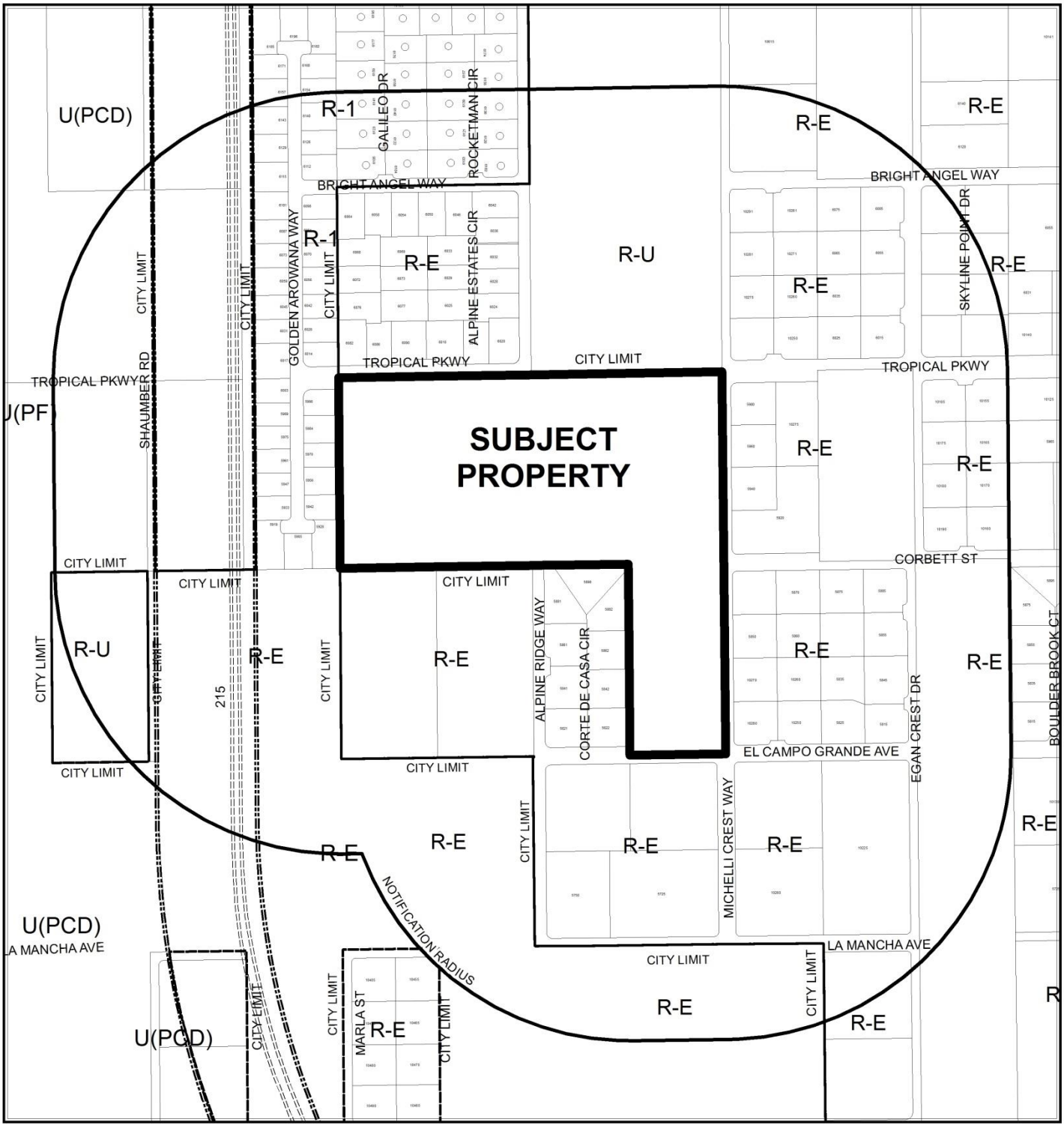
SUBJECT:
ZON-62343 - REZONING - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 25.00 acres at the southwest corner of Tropical Parkway and Michelli Crest Way (APN 126-25-701-001), Ward 6 (Ross) [PRJ-62280]. Staff recommends APPROVAL.

C.C.: 2/17/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest Postcard



CASE: **ZON-62343 (PRJ-62280)**

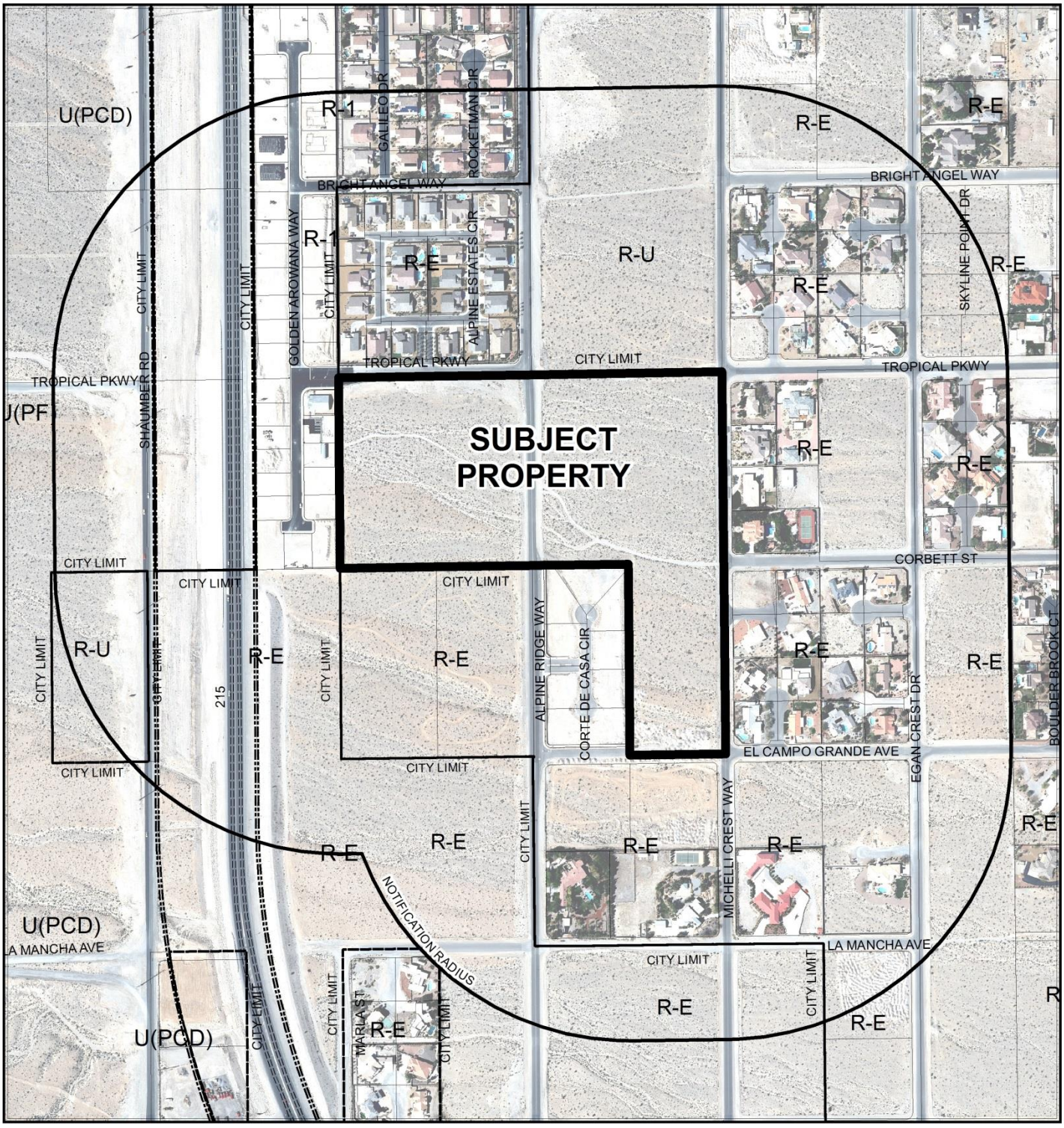
RADIUS: 1000 FEET

0 400 800 Feet

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED)

N



CASE: **ZON-62343 (PRJ-62280)**

RADIUS: 1000 FEET

0 400 800 Feet

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON, INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-62343	Staff recommends APPROVAL.	N/A

YK

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to rezone 25.0 acres from R-E (Residence Estates) zoning district to an R-D (Single Family Residential-Restricted) zoning district. The subject site is undeveloped and located at the southwest corner of Tropical Parkway and Michelli Crest Way. No development plans are requested in conjunction with this request. The requested zoning district is appropriate and compatible with both the L (Low Density Residential) General Land Use designation and the surrounding development in the area; therefore, staff recommends approval. If denied, the parcel will remain an R-E (Residence Estates) zoning district.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/02/15	City Council approved Annexation (ANX-59605) for a Petition to Annex 25.00 acres generally located south of Tropical Parkway and west of Michelli Crest Way.

Most Recent Change of Ownership	
11/17/15	DR Horton, LLC was declared the highest bidder at a public land auction and provided a letter from The Bureau of Land Management, A United States of America agency, to allow land use applications to be submitted. D R Horton has 180 days to close the purchase.

Related Building Permits/Business Licenses
There are no recorded actions on file for this parcel.

Pre-Application Meeting	
11/23/15	Staff met with the applicant regarding a request to rezone a ten acre portion of a 25 acre parcel under a purchase agreement from the Bureau of Land Management. Staff explained that a parcel could not have a "split zoning". The applicant was advised to either re-map the parcel so the proposed ten acres would have its own parcel number or go ahead and rezone the entire 25 acre parcel. At the end of the meeting, the applicant advised staff that they would pursue rezoning all 25 acres.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
12/03/15	Staff visited the site and took photographs. The parcel is undeveloped and vacant with natural vegetation throughout. The adjacent parcels were mostly undeveloped. However, along the east perimeter and part of the north perimeter there were single family dwellings constructed.

Details of Application Request	
Site Area	
Net Acres	25.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	RN (Rural Neighborhood) Clark County	R-E (Rural Estates Residential District) Clark County
	Undeveloped	PF (Public Facilities) Clark County	R-U (Rural Open Land District) Clark County
South	Undeveloped	RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential District) Clark County
East	Single Family, Detached	RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential District) Clark County
	Undeveloped		
West	Single Family, Detached (Under Construction)	L (Low Density Residential)	R-1 (Single Family Residential)
		RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential District) Clark County

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A*
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*A Multi-Use Non-Equestrian Trail along Tropical Parkway is to be developed under a future Land Entitlement application, such as a Tentative Map.

DEVELOPMENT STANDARDS

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	5.49 DUA	137
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-D (Single Family Residential-Restricted)	5.49 DUA	137
General Plan	***Permitted Density***	***Units Allowed***
L (Low Density Residential)	5.49 DUA	137

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
West Tropical Parkway	Major Collector Street	Planned Streets and Highways Map	80	Y
North Alpine Ridge Way				
Michelli Crest Way	Minor Collector Street		60	
West El Campo Grande Avenue				

ANALYSIS

This 25-acre parcel was recently annexed into the City of Las Vegas at the request of the Bureau of Land Management (BLM), the owner of the parcel. Since annexation, BLM held an auction and entered into an agreement with the highest bidder (DR Horton), the applicant. This agreement allows the applicant to submit land use entitlements, including rezoning requests before they become the recorded owners of the parcel. The appropriate documentation is provided in the backup information on the agenda.

The General Plan designation for the subject site is L (Low Density Residential), which allows 5.49 units per acre. The site is composed of 25 acres; therefore, a maximum of 137 units would be allowed. A pattern has been established in this northwest area of the City of being developed as an urban environment away from a rural desert environment. This project will follow this established residential development pattern.

The proposed Rezoning to an R-D (Single Family Residential-Restricted) district is compatible with the surrounding area in terms of density; lot sizes and housing types permitted and conform to the L (Low Density Residential) General Plan Land Use designation. All planned and built residential developments near this site have lots ranging from just under a quarter of an acre to over half an acre. An R-D (Single Family Residential-Restricted) development would be near the lower point of this range. For these reasons, staff recommends approval.

FINDINGS (ZON-62343)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed R-D (Single Family, Restricted) zoning district conforms to the density requirements of the L (Low Density Residential) General Plan Land Use designation. Policy A2 of Chapter 2.8 of the Centennial Hills Sector Plan encourages the use of vacant land adjacent to developed land in order to efficiently use infrastructure and protect undeveloped land or spaces from premature development. This project is adjacent to developed and developing residential subdivisions and therefore contributes to this policy objective. This project also contributes to Policy B1.4 by developing random vacant infill lots in substantially developed, single-family neighborhoods at densities similar to existing development.

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

The residential use allowed on the subject property by approving this Rezoning request is compatible with the surrounding residential land uses. Lots average on projects to the west around 10,000 square feet, to the north around 13,000 square feet and to the east around 22,000 square feet.

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

As the local economic conditions improve, the City is seeing an increased demand for new residential construction. Housing permits have increased 11.4% from November, 2014 to November, 2015. This indicates a demand for additional housing stock. The proposed residential zoning district will help meet this demand.

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

This parcel is serviced by two Major Collector Streets and two Minor Collector Streets upon final buildout and will be adequate to support the allowed residential development that could take place with the rezoning request approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 137

APPROVALS 0

PROTESTS 1

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-62343 APN: 126-25-701-001

Name of Property Owner: DR Horton

Name of Applicant: DR Horton

Name of Representative: Triton 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: _____

Signature of Property Owner: _____

Print Name: Bradley F. Burns

Subscribed and sworn before me

This 19th day of November, 2015

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-24-2018
Certificate No: 98-2673-1

PRJ-62280
11/25/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) Tropical Parkway & Alpine Ridge Way

Project Name BLM SITE 11 **Proposed Use** Residential

Assessor's Parcel #(s) 126-25-701-001 **Ward #** 6

General Plan: existing L proposed **Zoning:** existing R-E proposed R-D

Commercial Square Footage **Floor Area Ratio**

Gross Acres 25 **Lots/Units** **Density**

Additional Information To rezone 25 acres from R-E to R-D

PROPERTY OWNER DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste#141 **Phone:** (702) 635-3600 **Fax:**

City Henderson **State** NV **Zip** 89014

E-mail Address MEJones3@drhorton.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Drive, Suite #141 **Phone:** (702) 672-1939 **Fax:**

City Henderson **State** NV **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** Kelly Wittwer

Address 6757 W. Charleston Blvd. Ste# B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NV **Zip** 89146

E-mail Address kwittwer@tritoneng.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* Bradley F. Burns

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

Print Name Bradley F. Burns

Subscribed and sworn before me

This 19th day of November, 20 15.

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-24-2018
Certificate No: 98-2673-1

FOR DEPARTMENT USE ONLY

Case #	ZON-62343
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-62280
11/25/15

Revised 10/27/08

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

United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Southern Nevada District
Las Vegas Field Office
4701 N. Torrey Pines Drive
Las Vegas, NV 89130
http://www.blm.gov/nv/st/en.html

In Reply Refer to:
N-93593
2700 (NVS01000)

NOV 2 0 2015

9171 9690 0935 0096 2704 07
CERTIFIED MAIL - - RETURN RECEIPT REQUESTED

NOTICE

D.R. Horton, Inc.
1081 Whitney Ranch Drive, Suite 141
Henderson, Nevada 89014

Competitive Sale

HIGH BIDDER DECLARED

Pursuant to published notice, a competitive public sale was held on November 17, 2015, for the following described parcel of public land:

Mount Diablo Meridian, Nevada
T. 19 S., R. 59 E.,
section 25, NW¼NW¼SE¼, E½SW¼NW¼SE¼,
NE¼NE¼SW¼.

Consisting of 25.00 acres, more or less

Your bid in the amount of $2,405,000.00 for Parcel Number N-93593 is hereby declared the high bid.

The following is a description of the financial details of this transaction:

High Bid amount on November 17, 2015	$	2,405,000 .00
YOUR TOTAL	$	2,405,000 .00
20% deposit paid on November 17, 2015	$	485,000 .00
FINAL PAYMENT due by 4:30 p.m. PST on May 16, 2016	$	**1,920,000 .00**

ZON-62343

PRJ-62280
11/25/15

Final payment must be submitted within 180 days from the date of the sale. Failure to submit the final payment on or before May 16, 2016, between the hours of 8:00 a.m. and 4:30 p.m. shall result in cancellation of that specific sale parcel. Failure to submit the final payment on or before May 16, 2016, also results in forfeiture of the entire 20% deposit under 43 CFR 2711.3-1-(d). **There are no exceptions.**

Final payment must be submitted in the form of a certified check, U.S. Postal money order, bank draft or cashier's check made payable to "Department of the Interior – Bureau of Land Management". Personal checks will not be accepted for the final payment. If you wish to make your final payment through a wire transfer, arrangements for Fedwire payments to the BLM should be made a minimum of two weeks prior to the proposed closing date.

No land may be sold by the BLM to anyone who is not a citizen of the United States, or, in the case of a corporation, is not subject to the laws of any state or of the United States (43 CFR 2711.2). Please provide proof of citizenship within 30 days from receipt of this high-bidder letter to any member of the BLM-LVFO land sales team or to a BLM Law Enforcement officer.

A completed Certificate of Eligibility form is required from all high-bidders. All name changes must be received on a Certificate of Eligibility form by December 17, 2015. There will be No Exceptions to this date. The patent will be issued to the name provided on the Certificate of Eligibility form.

It is not a requirement to go through escrow, it is an option. Should you choose to utilize a Title Company or Escrow service, please follow the attached escrow instructions carefully. Please note that changes have recently been made to BLM's escrow instructions.

If you decide to begin the process for local land use permitting and zoning, you should provide the City and/or County with a copy of this letter as our acknowledgement of your action. As a requirement, **there must not be any surface disturbance on the parcel until after the patent has been issued.**

For Your Information:
This parcel of land may support habitat for the Mojave desert tortoise (Gopherus agassizii), a federally threatened species. The Bureau of Land Management recommends that the tortoises be removed in coordination with the U.S. Fish and Wildlife Service (Service) prior to development. You can contact the Service at: U.S. Fish and Wildlife Service , Southern Nevada Field Office, 4701 N. Torrey Pines Dr., Las Vegas, Nevada 89130 or at (702) 515-5230.

If you have any questions, please feel free to contact Realty Specialist Luis Rodriguez at the Las Vegas Field Office by email at lrodriguez@blm.gov or by phone at (702) 515-5069.

Vanessa L. Hice
Assistant Field Manager
Division of Lands

Enclosure

PRJ-62280
11/25/15

ZON-62343

Escrow Instructions for N-XXXXX

You must notify this office in writing 30 days prior to your proposed closing date. **No exceptions will be made.** Please provide the name and address of the Title or Escrow Company, the name of the escrow officer, telephone and fax numbers, and your escrow account number. The final payment amount must be submitted into escrow before close of business on *(180th day)*. Failure to submit final payment before such time into escrow shall result in cancellation of the sale and forfeiture of your 20% deposit. To meet the BLM's terms and conditions of your escrow account, **this Escrow Instruction sheet must be signed and returned** to the Bureau of Land Management, LVFO, 30 days before close of business on *(180th day)*. Failure to submit the original, signed, Escrow Instruction sheet will cancel prior escrow arrangements with BLM. Faxed copies will not be accepted. **No exceptions**.

The following instructions are prepared for use in processing a land patent through escrow to (patentee name). The patentee, (patentee name), requests and will pay for services for title to subject lands to be transferred through escrow closing procedures with (Title Company).

Instructions and requirements for title transfer of subject lands are listed in order below:

These instructions have recently been changed. Please read them carefully.

1. *(Patentee name)* will deposit with *(Title Company)* using a guaranteed form of remittance such as cash, cashiers check, money order, or bank draft payable to the U.S. Department of the Interior, Bureau of Land Management, in the amount of *($ balance owed)*, the final payment. This payment is required as a condition for patent submittal to escrow. *(Title Company)* in return shall notify the BLM, Las Vegas Field Office, by phone **and** in writing acknowledging receipt of payment. The information may be faxed to the BLM at (702) 515-5010 and followed by sending the original document(s) to BLM via postal service or courier. The final payment must be made to the escrow account on or before 180 days from the auction date. Failure to pay the full price on or before the 180th day to either the BLM or an escrow company disqualifies the bid and the bidder forfeits their entire bid deposit to the BLM.

2. Evidence of payment must occur on or before *(180th day)*, at the BLM-Las Vegas Field Office. The BLM will then provide the patent and *Acknowledgment of Delivery* to *(Title Company)* within two weeks upon evidence of payment received. The patent will have the subject lands legally described and will disclose all valid interests vested in the United States subject to the rights, easements and reservations in compliance with existing statutes.

3. The Escrow Company will deliver the patent and the BLM transmittal letter to *(patentee name)*. The escrow company will deliver the check to the Bureau of Land Management, Las Vegas Field Office, 4701 N. Torrey Pines Drive, Las Vegas, Nevada 89130, along with the completed *Acknowledgment of Delivery*. Delivery of the check must occur within three (3) business days following receipt of patent.

ZON-62343

PRJ-62280
11/25/15

We, the undersigned, approve of these instructions and agree that they will remain in effect until the actions described herein are accomplished and the escrow is closed, or until *(3 days after 180th day)*, whichever occurs first.

If you have any questions, please feel free to contact Realty Specialist Manuela Johnson at the Las Vegas Field Office by email at m15johns@blm.gov or by phone at (702) 515-5224.

_____ _____

Vanessa L. Hice
Assistant Field Manager
Division of Lands

Date

Patentee(s)

_____ _____

Signature Date

_____ _____

Signature Date

SIGNED



ZON-62343 [PRJ-62280] - REZONING - APPLICANT: DR HORTON, INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT
SOUTHWEST CORNER OF TROPICAL PARKWAY AND MICHELLI CREST WAY

12/03/15



ZON-62343 [PRJ-62280] - REZONING - APPLICANT: DR HORTON, INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT
SOUTHWEST CORNER OF TROPICAL PARKWAY AND MICHELLI CREST WAY

12/03/15



ZON-62343 [PRJ-62280] - REZONING - APPLICANT: DR HORTON, INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT
SOUTHWEST CORNER OF TROPICAL PARKWAY AND MICHELLI CREST WAY

12/03/15

Triton
Engineering

November 25, 2015

City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Subject: Justification letter for a Zone Change of Parcel #126-25-701-001, BLM SITE 11

To whom it may Concern:

As representatives of DR HORTON we respectfully request a Zone Change for property located at the southwest corner of Tropical Parkway & Michelli Crest Way on parcel #126-25-701-001, the site is approximately 25 acres.

The requested zone change would be from Residence Estates (R-E) to Residential Restricted R-D. This zone change is in conformance with the land use designation for this acreage of Low Density Residential (L). The site conforms to the surrounding area, therefore the request is appropriate.

If you should have any questions concerning this, please contact either myself or Kelly Wittwer, at Triton Engineering. We thank you in advance for your consideration and approval.

Sincerely,

Aimee Ignatowicz-English
Project Coordinator

ZON-62343

PRJ-62280
11/25/15

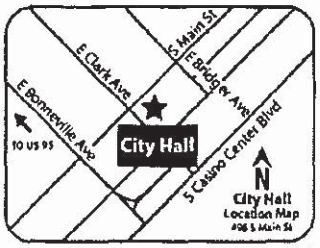
6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

p.1
702-458-6917
Seidlinger
Jan 03 16 01:25p

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

ZON-62343 [PRJ-62280]
Planning Commission Meeting of 1/12/2016

97 LRDGNPI 89145

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Case: ZON-62343

12625701015
SEIDLINGER LIVING TRUST
SEIDLINGER RAY JR & DIANE TRS
10160 CORBETT AVE
LAS VEGAS NV 89149-1232

SIP

City of Las Vegas Agenda Item No.: **52.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

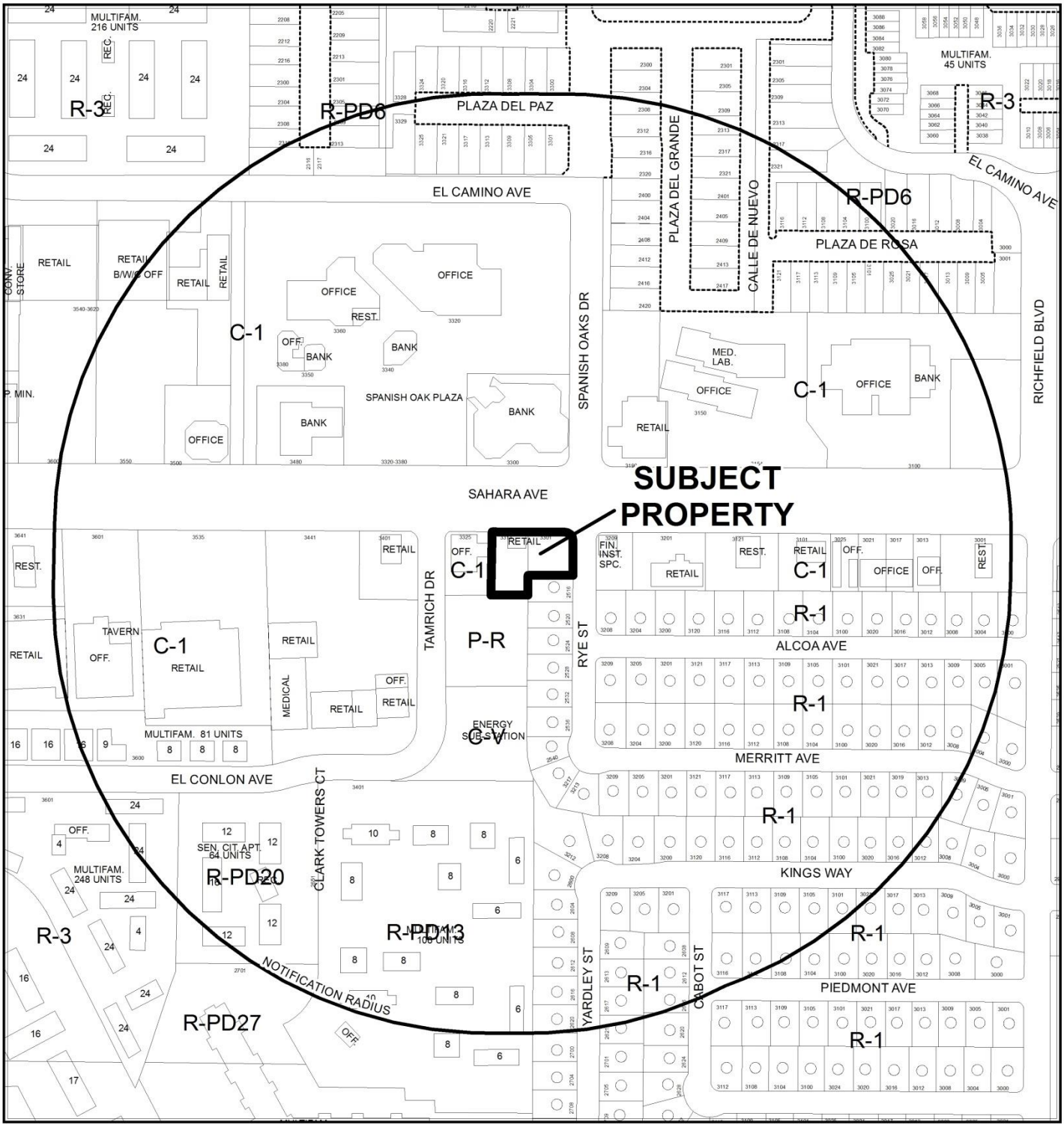
SUBJECT:
VAR-62318 - VARIANCE - PUBLIC HEARING - APPLICANT: STARBUCKS COFFEE COMPANY - OWNER: JLSC COMMERCIAL, LLC AND JLSC, LLC - For possible action on a request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 39 FEET WHERE A MINIMUM OF 60 FEET IS REQUIRED on 0.52 acres at the southwest corner of Sahara Avenue and Rye Street (APNs 162-08-103-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-61919]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-62318 and SDR-62317 [PRJ-61919]
2. Conditions and Staff Report - VAR-62318 and SDR-62317 [PRJ-61919]
3. Supporting Documentation - VAR-62318 and SDR-62317 [PRJ-61919]
4. Photo(s) - VAR-62318 and SDR-62317 [PRJ-61919]
5. Justification Letter - VAR-62318 and SDR-62317 [PRJ-61919]



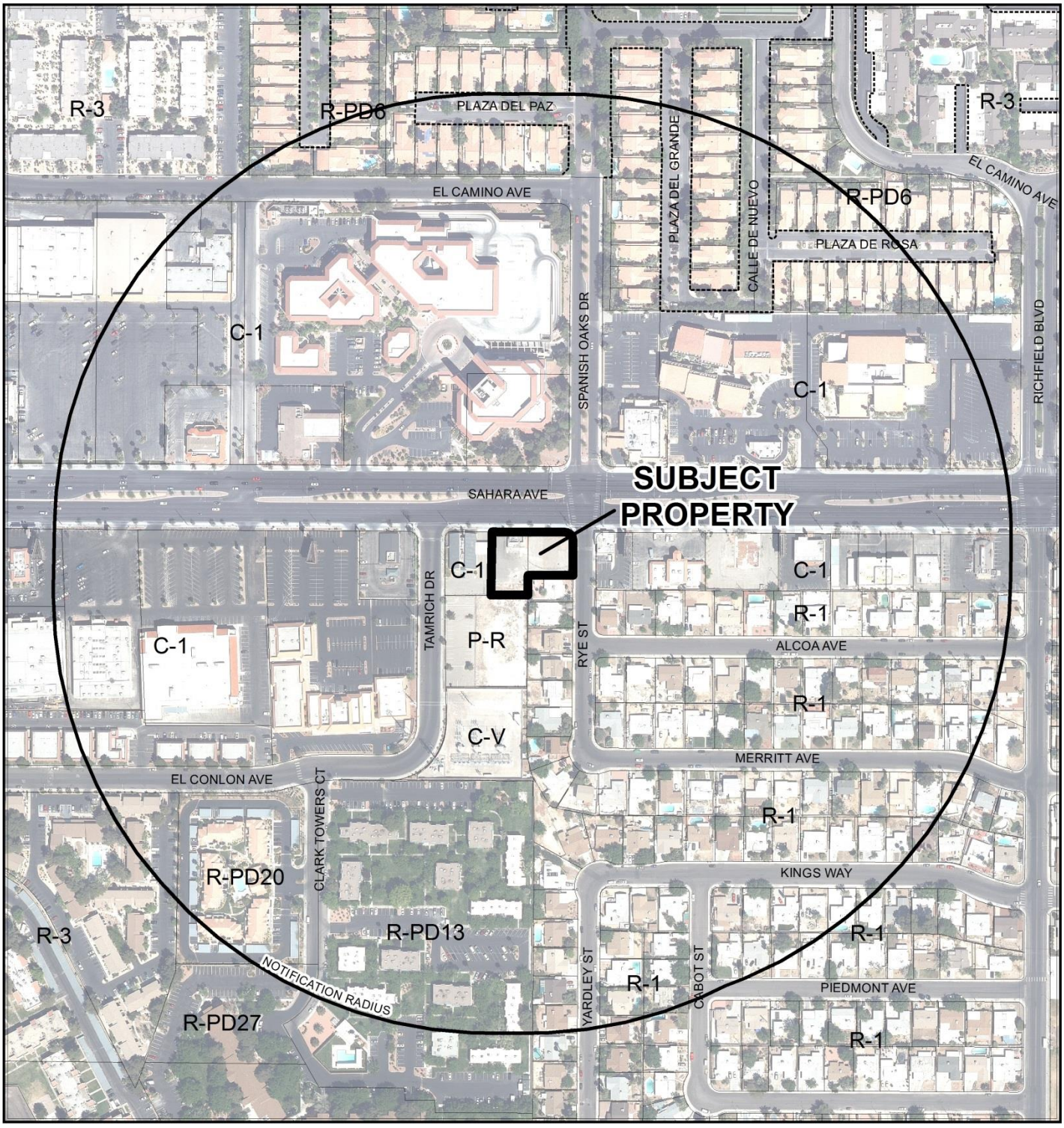
CASE: **VAR-62318 AND SDR-62317 (PRJ-61919)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N



CASE: **VAR-62318 AND SDR-62317 (PRJ-61919)**

RADIUS: 1000 FEET

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

0 300 600

Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION:

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-62318	Staff recommends APPROVAL, subject to conditions:	
SDR-62317	Staff recommends APPROVAL, subject to conditions:	VAR-62318

** CONDITIONS **

VAR-62318 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-62317) shall be required, if approved.

2. 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.

3. 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.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-62317 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-62318) shall be required, if approved.

2. 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.

3. All development shall be in conformance with the site plan and landscape plan date stamped 12/14/15; and building elevations date stamped 11/30/15, except as amended by conditions herein.

4. The Trash Enclosure shall be constructed in accordance with Title 19.08.040.

5. A Waiver from Title 19.08.070 is hereby approved, to allow an eight-foot landscape buffer along the east perimeter where 15 feet is required.

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.

8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk ramps accessing this site on West Sahara Avenue and Rye Street in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

13. Landscape and maintain all unimproved rights-of-way on West Sahara Avenue and Rye Street adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. Submit an Encroachment Agreement for landscaping and private improvements in the Rye Street public right-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of- way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

15. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the West Sahara Avenue public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

16. 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.

17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a 1,750 square-foot restaurant with drive-through on the southwest corner of Sahara Avenue and Rye Street. Currently the subject site consists of two separate lots. The first lot, located at 3301 West Sahara Avenue, is a vacant lot, and the second lot, located at 3313 West Sahara Avenue, currently contains a 1,184 square-foot restaurant that the applicant has proposed to demolish as part of this redevelopment project. Located within Redevelopment Area 2, the applicant has proposed to remap the two lots into one cohesive site to provide for adequate parking and vehicle stacking in the drive-through lane. Due to the irregular shape of the lot proposed, the new building does not adhere to all development standards set forth by Title 19. The irregular shape of the lot resulted in the need for a Residential Adjacency Standard Variance to allow for a setback of 39 feet where 60 feet is required, and the extended stacking lane to accommodate up to nine vehicles instead of the minimum of six vehicles as required by Title 19 for the drive-through lane resulted in the need for a Waiver to allow for a eight-foot landscape buffer along the east perimeter where 15 feet is required. Due to the irregular shape of the proposed lot, and the extended vehicle stacking lane which will prevent traffic from backing up onto Sahara Avenue, staff supports the requested Variance and Waiver and is recommending approval of these requests.

ISSUES

- A Variance is required to allow a Residential Adjacency Setback of 39 feet where a minimum of 60 feet is required.
- A Waiver is required to allow an eight-foot landscape buffer along the east perimeter where 15 feet is the minimum required.

BACKGROUND INFORMATION

162-08-103-002 / 3313 West Sahara Avenue

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/27/04	Code Enforcement processed a complaint (#9212) for graffiti on the back of the building at 3313 West Sahara Avenue. The case was resolved on 03/08/04.
02/15/05	Code Enforcement processed a complaint (#26036) for graffiti on the building at 3313 West Sahara Avenue. The case was resolved on 03/01/05.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/08/07	Code Enforcement processed a complaint (#50303) for graffiti on the buildings windows at 3313 West Sahara Avenue. The case was resolved on 04/10/07.
06/19/09	Code Enforcement processed a complaint (#79232) for graffiti on the building at 3313 West Sahara Avenue. The case was resolved on 08/26/09.
10/15/12	Code Enforcement processed a complaint (#121081) for graffiti on the building at 3313 West Sahara Avenue. The case was resolved on 10/18/12.
01/28/13	Code Enforcement processed a complaint (#124270) for graffiti on the building at 3313 West Sahara Avenue. The case was resolved on 01/30/13.
05/07/13	Code Enforcement processed a complaint (#128425) for graffiti on the building at 3313 West Sahara Avenue. The case was resolved on 05/08/13.
06/17/13	Code Enforcement processed a complaint (#130097) for graffiti on the building at 3313 West Sahara Avenue. The case was resolved on 07/18/13.
05/13/14	Code Enforcement processed a complaint (#141218) for graffiti on the building at 3313 West Sahara Avenue. The case was resolved on 05/14/14.
12/01/14	Code Enforcement processed a complaint (#148458) for graffiti on the building at 3313 West Sahara Avenue. The case was resolved on 12/02/14.
12/24/14	Code Enforcement processed a complaint (#149193) for graffiti on the building at 3313 West Sahara Avenue. The case was resolved on 02/10/15.

162-08-103-003 / 3301 West Sahara Avenue

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/24/03	Code Enforcement processed a complaint (#1102) for a graffiti sign at the top of the building at 3301 West Sahara Avenue. The case was resolved on 07/29/03.
09/26/03	Code Enforcement processed a complaint (#4780) for a fence being cut down at 3301 West Sahara Avenue. The case was resolved on 10/28/03.
04/13/04	Code Enforcement processed a complaint (#12676) for graffiti on the building and the fencing being cut allowing access to building at 3301 West Sahara Avenue. The case was resolved on 06/22/04.
05/17/05	Code Enforcement processed a complaint (#30065) the board being removed off of the existing vacant building door, graffiti on sign and back wall, and liter and weeds at 3301 West Sahara Avenue. The case was resolved on 07/19/05.
07/05/05	Code Enforcement processed a complaint (#32177) for problems with homeless, trash and debris, and feces at 3301 West Sahara Avenue. The case was resolved on 08/23/05.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
03/29/06	Code Enforcement processed a complaint (#39664) for an opening in the fencing surrounding the property at 3301 West Sahara Avenue. The case was resolved on 04/21/06.
07/30/13	Code Enforcement processed a complaint (#131557) for graffiti on the front of the building and on the wall behind the building at 3301 West Sahara Avenue. The case was resolved on 07/31/13.
07/14/14	Code Enforcement processed a complaint (#143371) for graffiti on the block walls at 3301 West Sahara Avenue. The case was resolved on 07/16/14.

162-08-103-002 / 3313 West Sahara Avenue

Most Recent Change of Ownership	
10/22/13	A deed was recorded for a change in ownership.

162-08-103-003 / 3301 West Sahara Avenue

Most Recent Change of Ownership	
10/30/02	A deed was recorded for a change in ownership.

162-08-103-002 / 3313 West Sahara Avenue

Related Building Permits/Business Licenses	
09/24/13	A business license (R10-97930) was issued for a donut shop at 3313 West Sahara Avenue. The license went inactive on 09/12/14.
10/31/13	A building permit (#248059) was issued for a tenant improvement to upgrade bathrooms – ADA complaint at 3313 West Sahara Avenue. The permit received its final inspection on 07/24/14.
03/15/14	A business license (G62-02858) was issued for a donut shop at 3313 West Sahara Avenue. The license is still active.

162-08-103-003 / 3301 West Sahara Avenue

Related Building Permits/Business Licenses	
07/29/97	A building permit (#97015459) was issued for an electrical service repair at 3301 West Sahara Avenue. The permit expired on 01/31/98.
07/08/05	A demolition permit (#46445) was issued for 3301 West Sahara Avenue. The permit expired on 01/18/06.

Pre-Application Meeting	
10/28/15	Staff conducted a pre-application conference with the property owner and their representative where the submittal requirements for a Site Development Plan Review and a Residential Adjacency Setback Variance were discussed.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
12/03/15	Staff performed a routine field check where an existing donut shop was observed at 3313 West Sahara Avenue, and a vacant lot secured with fencing was observed at 3301 West Sahara Avenue. The donut shop at 3313 West Sahara Avenue has non-permitted temporary signs (banners) and a boarded up window. A portion of the fencing surrounding the vacant lot at 3301 West Sahara Avenue had been knocked down.

Details of Application Request	
Site Area 162-08-103-002 / 3313 West Sahara Avenue	
Net Acres	0.29
Site Area 162-08-103-003 / 3301 West Sahara Avenue	
Net Acres	0.23
Total	**0.52**

162-08-103-002 / 3313 West Sahara Avenue

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Restaurant	C (Commercial)	C-1 (Limited Commercial)
North	Office	C (Commercial)	C-1 (Limited Commercial)
South	Vacant	C (Commercial)	P-R (Professional Office and Parking)
East	Vacant	C (Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Office	C (Commercial)	C-1 (Limited Commercial)

162-08-103-003 / 3301 West Sahara Avenue

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	C (Commercial)	C-1 (Limited Commercial)
North	Office	C (Commercial)	C-1 (Limited Commercial)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Financial Institution, Specified	C (Commercial)	C-1 (Limited Commercial)
West	Restaurant	C (Commercial)	C-1 (Limited Commercial)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District - 200 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 2	Y*

**The objectives of the redevelopment program in Redevelopment Area 2 includes to "eliminate and prevent the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of Redevelopment Area 2 in accordance with the Master Plan, the Redevlopment Plan, local codes and ordinances.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	100 Feet*	Y
Min. Setbacks			
• Front	10 Feet	40 Feet	Y
• Side	10 Feet	39.5 Feet	Y
• Corner	10 Feet	35.5 Feet	Y
• Rear	20 Feet	79.75 Feet	Y
Max. Building Height	13.20 Feet	20 Feet	N**
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Y	Not Indicated***
Mech. Equipment	Screened	Y	Y

** This is an irregularly shaped lot with the lot width measuring from 100 feet to 150 feet.*

***A Variance (VAR-62318) has been requested as part of this application to allow a Residential Adjacency setback of 39 feet where 60 feet is required for a building that is 20 feet in height.*
****A condition of approval has been added to ensure the trash enclosure is constructed in accordance with Title 19.08.*

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	60 Feet	39 Feet	N*
Trash Enclosure	50 Feet	67 Feet	Y

**A Variance (VAR-62318) has been requested for a Residential Adjacency Setback of 39 feet where 60 feet is required.*

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	7 Trees	Y
• South	1 Tree / 20 Linear Feet	13 Trees	13 Trees	Y
• East	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
• West	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
TOTAL PERIMETER TREES		**32 Trees**	**32 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	6 Trees	6 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15 Feet	Y
• South	8 Feet		8 Feet	Y
• East	15 Feet		8 Feet	N*
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

** A Waiver is being requested as part of this application to allow for an eight-foot landscape buffer along the east perimeter where 15 feet is required.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	100	Y
Rye Street	Local Street	Title 13	52	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant	1,750 SF (588 SF Public)	1:50 for Public Areas	12				
	1,750 SF (1,162 SF Remaining Gross Floor Area)	1:200 Remaining Gross Floor Area	6				
TOTAL SPACES REQUIRED			18		19		Y
Regular and Handicap Spaces Required			17	1	18	1	Y

ANALYSIS

Currently, the subject site consists of one vacant lot on the southwest corner of Sahara Avenue and Rye Street that is currently fenced, and the adjacent lot to the west where a restaurant use is located today. Located within Redevelopment Area 2, the applicant has proposed to remap the two lots, creating one cohesive site. The existing restaurant use would be demolished as part of this redevelopment project. The applicant has proposed to build a 1,750 square-foot restaurant with drive-through within the context of the C-1 (Limited Commercial) zoning district along a well-established commercial corridor. The proposed restaurant use is appropriate for this site.

The proposed restaurant has a drive-through lane that provides stacking for up to nine vehicles where a six vehicle stacking lane is the minimum required by Title 19.12. The applicant has proposed this extended stacking lane due to the popularity of the contracted tenant for this particular site. This reduced landscape buffer allows for the drive-through lane to wrap around the exterior of the building while maintaining sufficient parking the site. This extended stacking lane will also prevent vehicular back-up from spilling over into the parking lot and Sahara Avenue. As a result, the applicant has requested a Waiver of the east perimeter landscape buffer to allow for eight feet, where 15 feet is the minimum required by Title 19.08. Staff supports this request as it will prevent vehicular congestion while providing sufficient parking for the site.

Title 19.06 Residential Adjacency Setback Standards require all property developed for a non-residential use adjacent to property that is zoned R-E (Residence Estates), R-D (Single Family

Residential-Restricted), R-1 (Single Family Residential), R-SL (Residential Small Lot), or R-CL (Single Family Compact-Lot) not to exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property subject to the Residential Adjacency Setback Standards. The subject site is adjacent to a R-1 (Single Family Residential) zoned lot to the south. The Residential Adjacency Setback Standards require the proposed project to be located 60 feet away from the property line of the protected property. Due to the irregular shape of the proposed site, the applicant has proposed a 39-foot Residential Adjacency Setback. Due to the constraints of developing an irregularly shaped lot, staff is supporting this request and recommends approval of Variance (VAR-62318).

The proposed sites have been the subject of vandalism and blight as evidenced by the many Code Enforcement complaints. Activating the site with new development will bring much needed activity to this corner that will deter any future blight and crime from occurring, which is one of the objectives set forth by the Redevelopment Program for Redevelopment Area 2:

The objectives of the redevelopment program in Redevelopment Area 2 includes to "eliminate and prevent the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of Redevelopment Area 2 in accordance with the Master Plan, the Redevelopment Plan, local codes and ordinances."

Title 19.08 requires buildings on corner lots to be oriented to the corner and to the street front with the exception to provide for a single drive-through lane. The proposed restaurant provides for an extended drive-through lane that wraps the majority of the building providing an extended vehicular stacking lane, meeting this exception allowed by Title 19.08.

The building placement allows for the greatest amount of parking, an extended vehicular stacking lane, and ingress and egress to exclusively occur from Sahara Avenue, a 100-foot primary arterial as defined by the Master Plan of Streets and Highways; but it also results in the need for a Residential Adjacency Setback Variance and a Waiver for a reduction in the required landscape buffer width along the east perimeter of the subject site. In addition, the applicant has proposed bicycle parking for up to four bicycles in an effort to reduce auto dependency by offering a secure parking area for an alternative mode of transportation. For these reasons, staff supports the Waiver, and the associated Variance (VAR62318) request and recommends approval of both applications.

The Las Vegas Valley Water District (LVVWD) comments that "these parcels are not currently served by LVVWD. Proof of parcel lot consolidation or a recorded commercial subdivision will be required prior to civil plan approval."

FINDINGS (VAR-62318)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The applicant has provided evidence of a unique or extraordinary circumstance by proposing to redevelop two lots lot within Redevelopment Area 2 by remapping them into one cohesive site. This remapping action will result in an irregular shaped lot that has provided the applicant with design challenges that triggered a Residential Adjacency Standard setback Variance and a landscape buffer standard Waiver. Staff finds the applicant's hardship to not be preferential in nature, and is thereby within the realm of NRS Chapter 278 for granting a Variance; therefore, staff is recommending approval of both applications.

FINDINGS (SDR-62317)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed 1,750 square-foot restaurant with drive-through is compatible with the surrounding commercial uses and provides an additional service to area patrons.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development does not meet the Residential Adjacency Standards, or the Landscape Buffer requirements as evidenced by the Variance and Waiver associated with this application. The Variance was requested due to the odd shape of the site, and the landscape Waiver was requested to accommodate a drive-through lane that provides for an extended stacking lane to prevent traffic back-ups onto Sahara Avenue. Staff supports both the Variance and the Waiver, as the proposed development meets the remaining standards set forth by Title 19.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Access to the subject site is from Sahara Avenue, a 100-foot primary arterial, as classified by the Master Plan of Streets and Highways. No ingress or egress is provided onto Rye Street. The City of Las Vegas, Department of Public Works Traffic Division estimates Sahara Avenue to be at 94 percent capacity, with Rye Street at 13 percent capacity. Once the proposed project is completed, Sahara Avenue is estimated to be at 96 percent capacity with Rye Street to be at 19 percent capacity. Based on peak hour use, this proposed development will add approximately 130 additional vehicles or two vehicles every minute. The proposed project will not negatively affect traffic in this area.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed building materials mimic the tones of the desert and are appropriate materials for a desert climate, and the landscaping materials are drought tolerant; both are appropriate for the area and the City.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The building elevations, design characteristics and other architectural and aesthetic features are compatible with the existing development in the area and create an aesthetically pleasing environment. The elevations provide a variety of patterns of visual interest that are not obnoxious or unsightly.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed development is subject to building permit review and inspections during construction, and the proposed use is subject to regular inspections from governing agencies such as the Southern Nevada Health District and the City of Las Vegas Department of Planning Licensing Division; thereby protecting the public's health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 187

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-62318

VAR-62318

Case Number: SDR-62317 APN: 162-08-103-002/003

Name of Property Owner: JLSC, LLC

Name of Applicant: PURE Partners, LLC JIM GALLEGOS

Name of Representative: Elizabeth Hughes

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: Jim Gallegos

Print Name: Jim Gallegos

Subscribed and sworn before me

This 24 day of November, 2015

Notary Public in and for said County and State

Austin, TX -- Travis

Whitney Leigh Wilson
Notary Public
STATE OF TEXAS
My Comm. Exp. May 1, 2018

Revised 11-14-06

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

PRJ-61919
11/30/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sahara and Rye Starbucks SDR

Project Address (Location) 3301-3313 W Sahara Ave

Project Name STARBUCKS at SAHARA and RYE **Proposed Use** Coffee Shop

Assessor's Parcel #(s) 162-08-103-002/003 **Ward #** 1-Tarkanian

General Plan: existing (C) proposed (c) **Zoning:** existing Commer proposed same

Commercial Square Footage 1,700 **Floor Area Ratio** 13.5% Proposed

Gross Acres 0.52 **Lots/Units** 2 **Density** single tenant building

Additional Information SDR with waiver to allow an 8 foot landscape buffer along the east perimeter and variance to allow a residential adjacency setback of 39.5 feet

PROPERTY OWNER SaharaRye-Pure, LLC **Contact** Jim Gallegos

Address 5515 Balcones Drive **Phone:** (512) 413-9494 **Fax:**

City Austin **State** TX **Zip** 78731

E-mail Address jgallegos@PurePartners-RE.com

APPLICANT Pure Partners **Contact** Jim Gallegos

Address 5515 Balcones Drive **Phone:** (512) 413-9494 **Fax:**

City Austin **State** TX **Zip** 78731

E-mail Address jgallegos@PurePartners-RE.com

REPRESENTATIVE SCM Solutions **Contact** Elizabeth Hughes

Address 1281 E Magnolia Unit D #186 **Phone:** (970) 889-3322 **Fax:** N/A

City Fort Collins **State** CO **Zip** 80512

E-mail Address Elizabeth@scmsllc.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* Jim Gallegos

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

Print Name Jim Gallegos

Subscribed and sworn before me

This 24 day of November, 20 15.

Whitney Wilson

Notary Public in and for said County and State

Austin, TX -- Travis

Whitney Leigh Wilson
Notary Public
STATE OF TEXAS
My Comm. Exp. May 1, 2018

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-62318
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

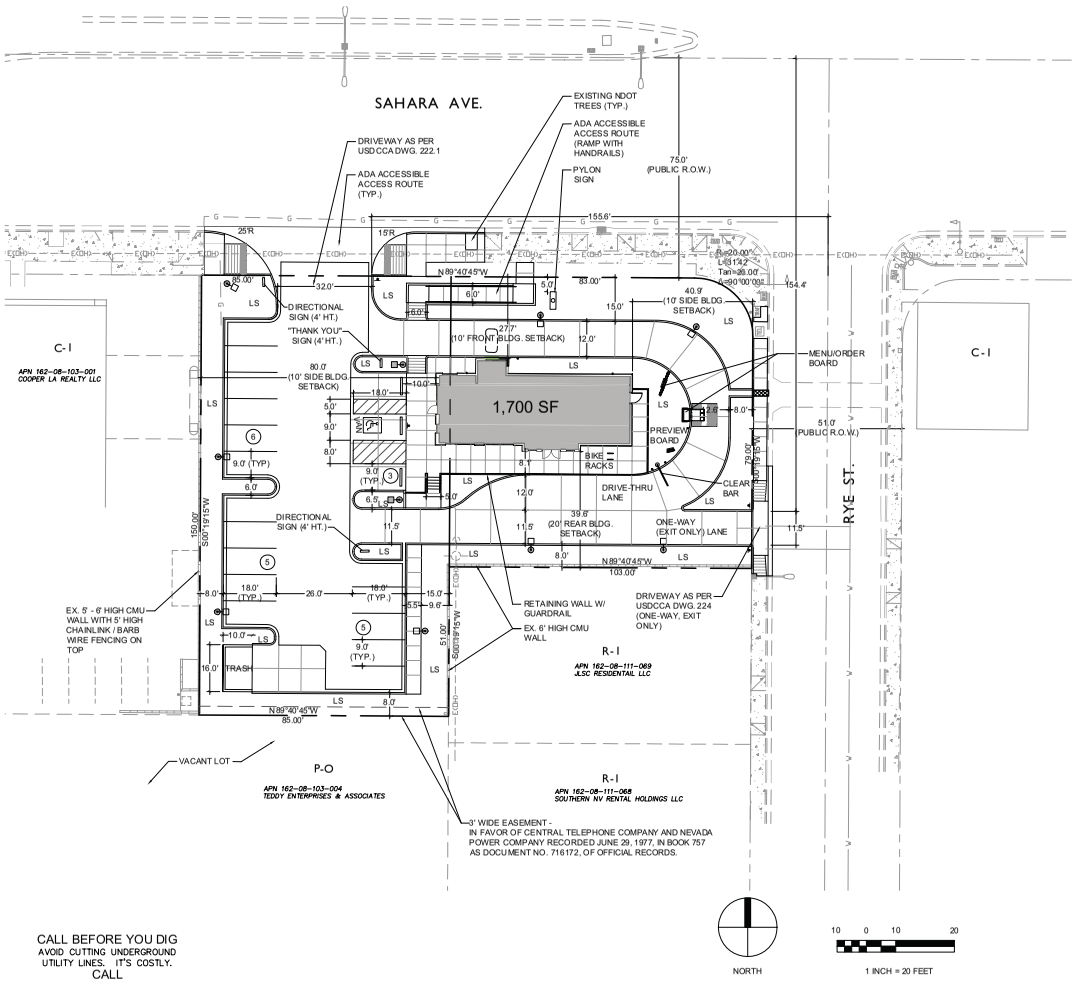
PRJ-61919
11/30/15

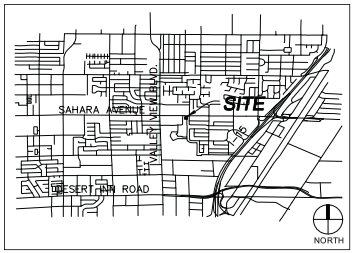
STARBUCKS COFFEE COMPANY

BEING A PARCEL OF LAND LYING WITHIN THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

APN NO. 162-08-103-002 , 162-08-103-003

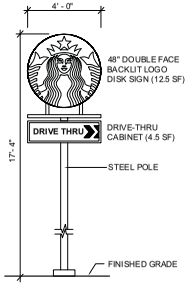
DESIGN REVIEW





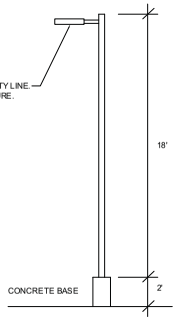
VICINITY MAP

NOT TO SCALE



PYLON SIGN

NOT TO SCALE



LIGHT POLE DETAIL

1/4" = 1'-0"

SITE STATISTICAL INFORMATION

CATEGORY:	REQUIRED	PROPOSED
ZONING:	C-1	C-1
OVERALL SITE AREA:	-	22,861.00 (± .52 ACRES)
PROPOSED USE:	-	DRIVE -THRU COFFEE SHOP (RESTAURANT)
MAX. GROSS FLOOR AREA:		1,700 S.F.
FLOOR AREA RATIO:	-	0.34
PARKING ANALYSIS:		
OFF-STREET PARKING SPACES:	18	19
1/50 S.F. PUBLIC AREA	588 S.F. = 12 SPACES	
1/200 S.F. REMAINING AREA	1,162 S.F. = 6 SPACES	
HANDICAP SPACES:	1	1
BICYCLE PARKING:	2	4

LEGEND

	CENTERLINE		BOLLARD POST
	SUBJECT PROPERTY	UVU	UTILITY VAULT - UNKNOWN
	RIGHT-OF-WAY LINE		CONCRETE HATCH
	EASEMENT LINE		SCREEN WALL
ET	ELECTRICAL TRANSFORMER		PROP. CURB AND GUTTER
FO	FIBER OPTIC PULLBOX		PROP. SIDEWALK
CTV	CABLE TELEVISION PULLBOX		PROP. SITE LIGHT
TS	TRAFFIC SIGNAL PULLBOX	10	PARKING COUNT
SL	STREET LIGHT PULLBOX		PROP. SIGN
	STREET LIGHT		PROP. BOLLARD
T	TELEPHONE PULLBOX	LS	LANDSCAPE AREA
TV	TELEPHONE VAULT		
S	SANITARY SEWER MANHOLE		
	SANITARY SEWER CLEAN OUT		
WV	WATER VALVE		
D	STORM DRAIN MANHOLE		

CALL BEFORE YOU DIG
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
CALL
811
OR
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

Avoid overhead power line contact. It's costly.
Call before you Overhead
1-702-227-2929

PRJ-61919
12/14/15

Sterling Design Associates, llc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
2309 W. Linkson Blvd. #350
Linkson, CO 80539
303.794.4727 ph.
www.SterlingDesignAssociates.com
mail@SterlingDesignAssociates.com

ISSUES & REVISIONS
NO.: DATE: BY:
DESCRIPTION:
NO.: DATE: BY:
DESCRIPTION:
NO.: DATE: BY:
DESCRIPTION:

DATE: 12/25/2015
PROJECT MANAGER: SRJ
DRAWN BY: SRJ
SCALE: 1" = 20'-0"
PROJECT NO.:
DRAWING FILE: -

PROJECT:
STARBUCKS DRIVE THRU
SAHARA AVE & RYE ST.
LAS VEGAS, NV.

OWNER/DEVELOPER:
PUREPARTNERS
REAL ESTATE + INVESTMENTS
SaharaRye-PURE, LLC
Jim Gallegos
Austin, TX
512-731-2566

SHEET TITLE:
SITE PLAN

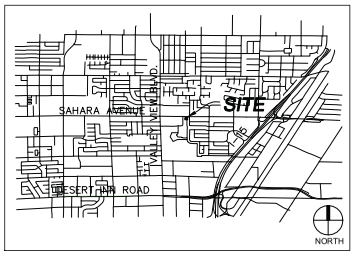
SHEET NUMBER:
PRJ61919 SP001

VAR-62318 and SDR-62317 - REVISED

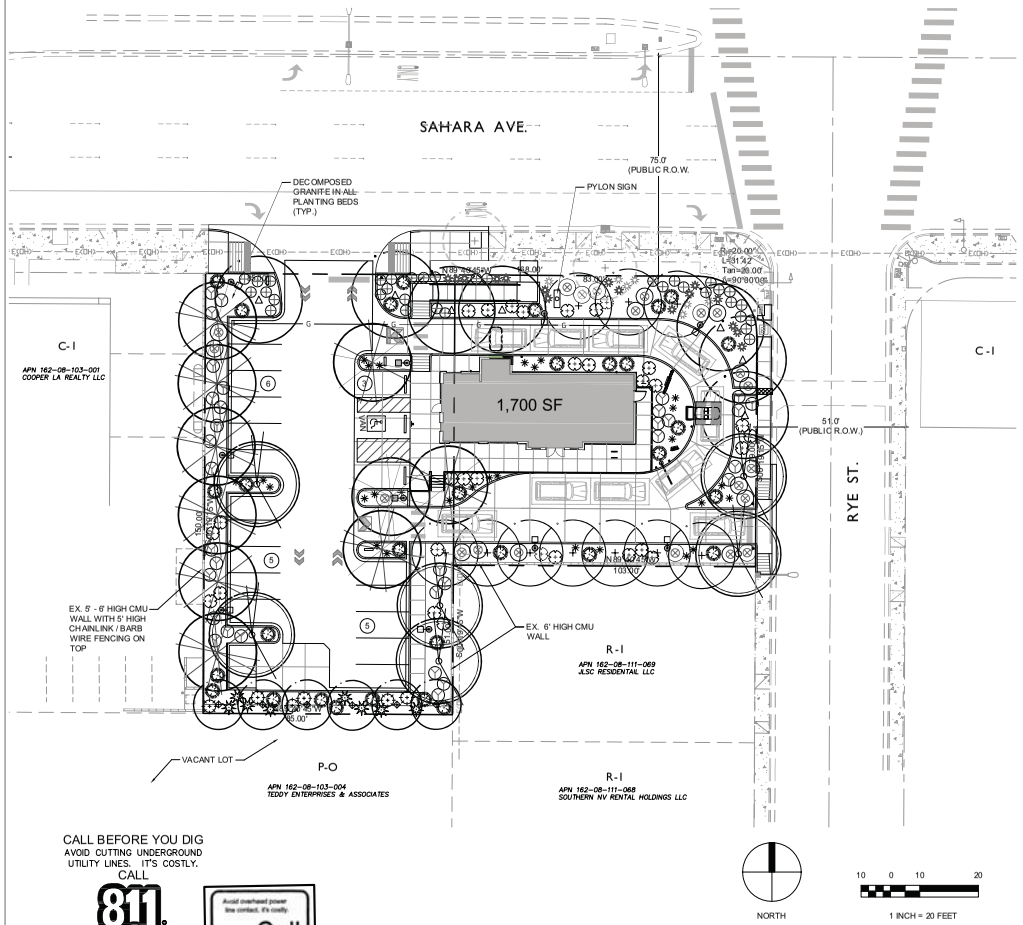
STARBUCKS COFFEE COMPANY

BEING A PARCEL OF LAND LYING WITHIN THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4)
OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.
APN NO. 162-08-103-002 , 162-08-103-003

DESIGN REVIEW



VICINITY MAP
NOT TO SCALE



CALL BEFORE YOU DIG
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
CALL
811
OR
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544



SITE LANDSCAPE ANYALYSIS DATA

STREET TREE REQUIREMENTS:
(1) 24" BOX TREE AT 20' O.C. - TOTAL (11)

BUFFER TREE REQUIREMENTS:
(1) 24" BOX TREE AT 20' O.C. - TOTAL (19)

PARKING LOT TREE REQUIREMENTS:
(1) 24" BOX TREE PER 6 PKG. SPACES AND ISLANDS - TOTAL (5)

SHRUB PLANTING REQUIREMENTS:
(4) 5 GALLON SHRUBS FOR EACH TREE REQUIRED - TOTAL (176)

GROUND COVER REQUIREMENTS:
ANY PORTION OF LANDSCAPE AREA NOT PLANTED SHALL BE COVERED BY DECORATIVE ROCK, BARK, OR MULCH.

STREET TREES PROVIDED:
(12) 24" BOX

BUFFER TREES PROVIDED:
(21) 24" BOX

PARKING LOT TREES PROVIDED:
(6) 24" BOX

SHRUB PLANTINGS PROVIDED:
(193) 5 GALLON

GROUND COVER PROVIDED:
ALL LANDSCAPE AREA COVER WITH 1/2" MINUS DECOMPOSED GRANITE.

PLANT LIST

QUAN.	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
TREES				
10		SHOESTRING ACACIA Acacia stenophylla	24" BOX	FULL CROWN, STAKED, SPECIMEN QUALITY
7		CHINESE PISTACHE Pistachia chinensis	24" BOX	FULL CROWN, STAKED, SPECIMEN QUALITY
10		DESERT MUSEUM PALO VERDE Parkinsonia x. 'desert museum'	24" BOX	FULL CROWN, STAKED, SPECIMEN QUALITY
6		THORNLESS CHILEAN MESQUITE Prosopis chilensis 'thornless mesquite'	24" BOX	FULL CROWN, STAKED, SPECIMEN QUALITY
6		CAT'S CLAW ACACIA Cat's claw acacia	24" BOX	FULL CROWN, STAKED, SPECIMEN QUALITY
SHRUBS				
23		AUTUMN SAGE Salvia greggii	5 GAL. 18" HT.	SPACING AS SHOWN
33		GREEN CLOUD SAGE Leucophyllium frutescens 'Green Cloud'	5 GAL. 3' - 4' HT.	SPACING AS SHOWN
ACCENTS				
31		DESERT SPOON Dasylirion wheeleri	5 GAL. 5' HT.	SPACING AS SHOWN FULL FORM
28		RED YUCCA Hesperaloe parviflora	5 GAL. 18-24" HT.	FULL FORM
8		OCOTILLO Fouquieria splendens	9 - 12 CANES 7' - 9' HT.	SPACING AS SHOWN FULL FORM
6		ENGELMAN PRICKLY PEAR Opuntia engelmannii	15 GAL. 2' HT.	SPACING AS SHOWN FULL FORM
ORNAMENTAL GRASSES				
30		RUBY FOUNTAIN GRASS Pennisetum setaceum 'Rubrum'	5 GAL. 4' HT.	SPACING AS SHOWN FULL FORM
GROUNDCOVER				
21		DALEA GREGGI Indigo bush	1 GAL. 12"-18" HT.	SPACING AS SHOWN FULL FORM
34		TRAILING LANTANA Lantana montevidensis (sellowiana)	5 GAL. 12" - 18" HT.	SPACING AS SHOWN FULL FORM

LANDSCAPE NOTES

1. COORDINATION
THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL AND IRRIGATION PLANS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.

2. COMPLIANCE
CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.

3. GUARANTEE
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.

4. COMPLETION AND MAINTENANCE
A. FINAL ACCEPTANCE: WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.
B. MAINTENANCE: ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, REGRADING, REPLANTING, DISEASE AND INSECT PROTECTION.

5. SITE CONDITIONS
LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.

6. DAMAGE AND CLEANING
A. CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
B. CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE B. ALL UNUSED MATERIALS FROM SITE.

7. RIGHT OF REJECTION
OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS. CONTRACTOR SHALL PROVIDE SAMPLES, SPECS., AND OR TAGS FOR ALL MATERIALS.

8. SOIL PREPARATION
EXISTING SITE SOIL SHALL BE USED AS TOPSOIL UNLESS CONTAMINATED. REMOVE ALL SURFACE ROCKS OR SOIL CLODS OVER 1 INCH IN SIZE FROM THE SITE.

9. PLANTING (STAKE LOCATIONS FOR APPROVAL)
TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING. BACKFILL WITH SITE SOIL. FERTILIZE WITH COMPRESSED AGRIFORM TABLETS. SOIL CONDITIONER SHALL BE PELLETIZED GYPSUM WITH IRON. TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MIN. CANOPY HT. OF 6'-8".

10. DECOMPOSED GRANITE (SAMPLE REQUIRED)
ALL LANDSCAPE AREAS SHALL RECEIVE 2" LAYER OF 1/2" MINUS "APACHE BROWN"" COLOR DECOMPOSED GRANITE BY KALAMAZOO MATERIALS, INC. PH. 1-520-575-9601. A PRE-EMERGENT HERBICIDE WITH A 6 MONTH RESIDUAL SHALL BE APPLIED PRIOR TO INSTALLING D.G. AND AT THE END OF THE MAINTENANCE PERIOD.

PRJ-61919
12/14/15

Sterling Design Associates, llc
CIVIL ENGINEERS / LANDSCAPE ARCHITECTS
2609 W. Littleton Blvd. # 300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com
mail@SterlingDesignAssociates.com

ISSUES & REVISIONS
NO.: DATE: BY:
DESCRIPTION: -
NO.: DATE: BY:
DESCRIPTION:
NO.: DATE: BY:
DESCRIPTION:

DATE: 11/25/2015
SCALE: 1" = 20'-0"
DESIGNED BY: SRJ
PROJECT MANAGER: SRJ
PROJECT NO.: -
DRAWN BY: SRJ
CHECKED BY: -

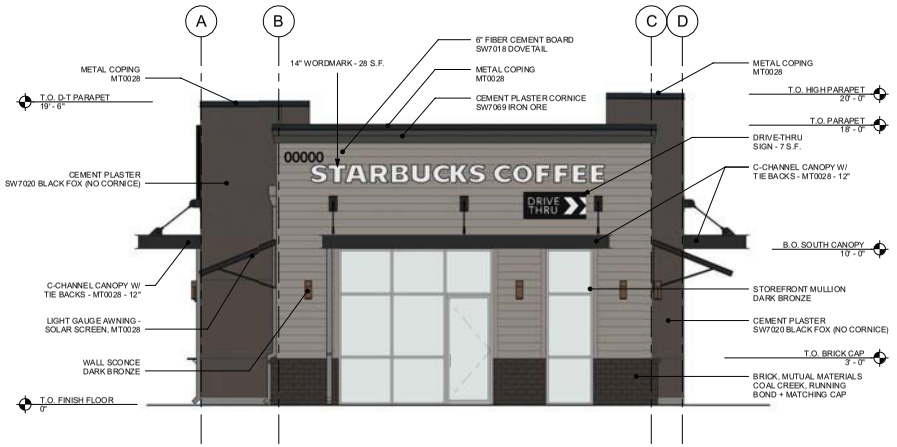
PROJECT:
STARBUCKS DRIVE THRU
SAHARA AVE & RYE ST.
LAS VEGAS, NV.

OWNER/DEVELOPER:
PUREPARTNERS
REAL ESTATE + INVESTMENTS
SaharaRye-PURE, LLC
Jim Gallegos
Austin, TX
512-731-2556

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
PRJ61919 LP001

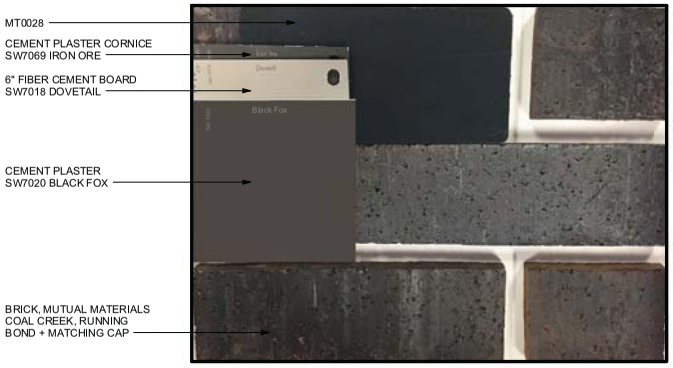
VAR-62318 and SDR-62317 - REVISED



1 WEST ELEVATION

Scale: 1/4" = 1'-0" 0 2' 4' 8'

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





2 SOUTH ELEVATION

Scale: 1/4" = 1'-0" 0 2' 4' 8'

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

DESIGN DEVELOPMENT ONLY - NOT INTENDED FOR CONSTRUCTION USE

© 2015 STARBUCKS COFFEE COMPANY

STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF STARBUCKS CORPORATION.

STARBUCKS TEMPLATE VERSION i2015.05.01

ARCHITECT OF RECORD

DAVID S. HILLS

5209 LAKE WASHINGTON BLVD. NE, SUITE 200
KIRKLAND, WASHINGTON 98033
T: (425) 827-2100 | F: (425) 828-6999

PROJECT NAME:
SAHARA & RYE

PROJECT ADDRESS:
3301-3313 W SAHARA AVE
LAS VEGAS, NV 89102

CLARK COUNTY

STORE #:	27848
PROJECT #:	67272-001
CASEWORK CONCEPT:	NCS
ISSUE DATE:	10/20/2015
DESIGN MANAGER:	
LEED® AP:	
PRODUCTION DESIGNER:	
CHECKED BY:	

Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: AS SHOWN

SHEET NUMBER:
SD-04

PRJ-61918
11/30/15

11/25/2015 11:07:52 AM Y:\Architectural Projects\15\A\A15-42\5\ CURRENT DRAWINGS\2 REVIT\1 Central File\Sahara & Rye.rvt

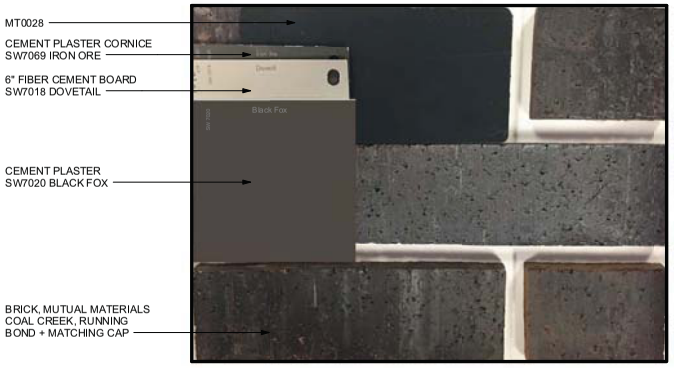
VAR-62318 and SDR-62317



1 EAST ELEVATION

Scale: 1/4" = 1'-0" 0 2' 4' 8'

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





2 NORTH ELEVATION

Scale: 1/4" = 1'-0" 0 2' 4' 8'

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

DESIGN DEVELOPMENT ONLY - NOT INTENDED FOR CONSTRUCTION USE

© 2015 STARBUCKS COFFEE COMPANY

STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF STARBUCKS CORPORATION.

STARBUCKS TEMPLATE VERSION |2015.05.01

ARCHITECT OF RECORD

DAVID S. HILLS

5209 LAKE WASHINGTON BLVD. NE, SUITE 200
KIRKLAND, WASHINGTON 98033
T: (425) 827-2100 | F: (425) 828-6999

PROJECT NAME:
SAHARA & RYE

PROJECT ADDRESS:
3301-3313 W SAHARA AVE
LAS VEGAS, NV 89102

CLARK COUNTY

STORE #:	27848
PROJECT #:	67272-001
CASEWORK CONCEPT:	NCS
ISSUE DATE:	10/20/2015
DESIGN MANAGER:	
LEED® AP:	
PRODUCTION DESIGNER:	
CHECKED BY:	

Revision Schedule

Rev	Date	By	Description

PRJ-61926
11/30/15

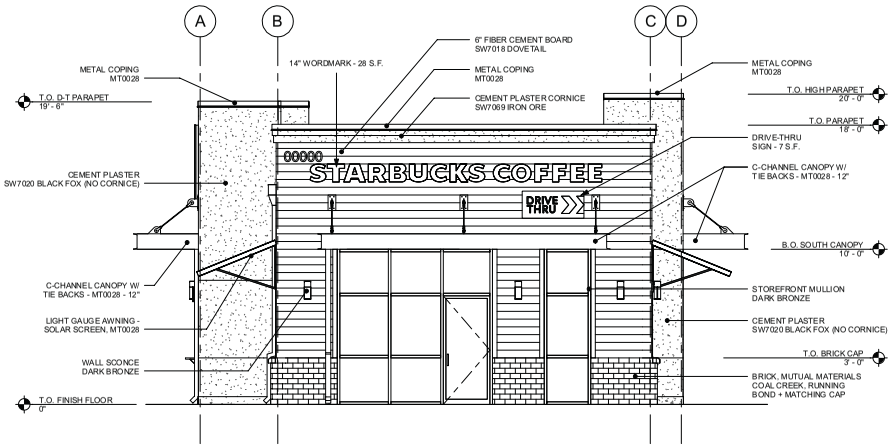
SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: AS SHOWN

SHEET NUMBER:
SD-05

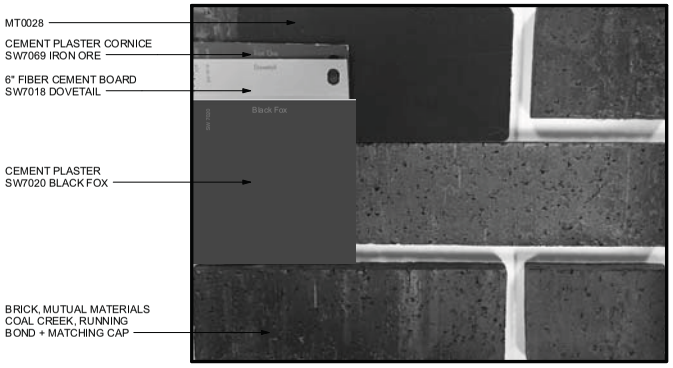
11/25/2015 11:08:19 AM Y:\Architectural Projects\15A\A15-42\5 CURRENT DRAWINGS\2 REVIT\1 Central File\Sahara & Rye.rvt

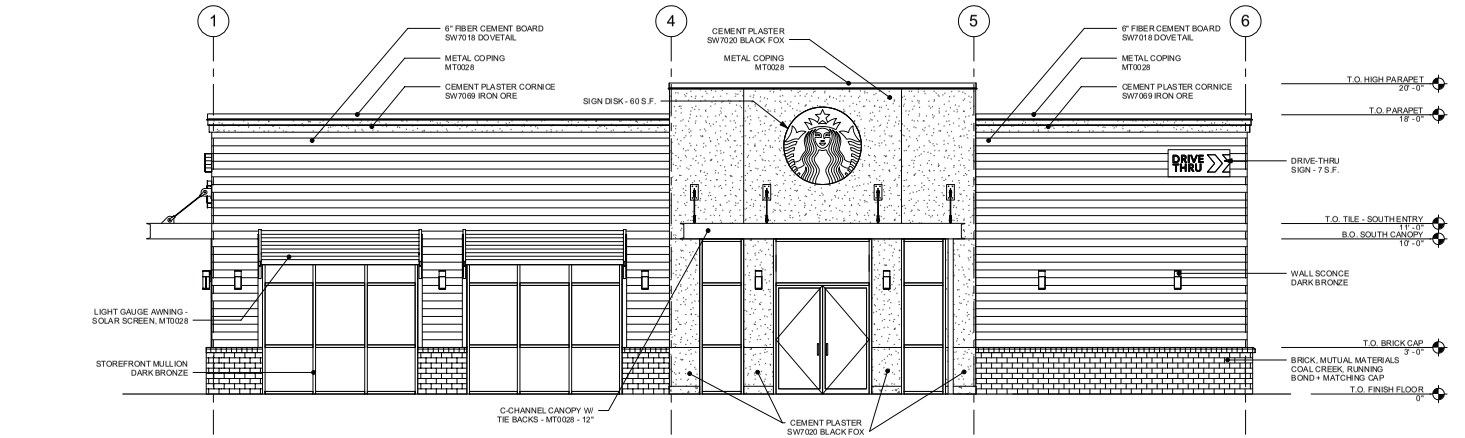
VAR-62318 and SDR-62317



1 WEST ELEVATION

Scale: 1/4" = 1'-0" 0 2' 4' 8'





2 SOUTH ELEVATION

Scale: 1/4" = 1'-0" 0 2' 4' 8'

DESIGN DEVELOPMENT ONLY - NOT INTENDED FOR CONSTRUCTION USE

© 2015 STARBUCKS COFFEE COMPANY

STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF STARBUCKS CORPORATION.

STARBUCKS TEMPLATE VERSION i2015.05.01

ARCHITECT OF RECORD

DAVID S. HILLS

5209 LAKE WASHINGTON BLVD. NE, SUITE 200
KIRKLAND, WASHINGTON 98033
T: (425) 827-2100 | F: (425) 828-6999

PROJECT NAME:
SAHARA & RYE

PROJECT ADDRESS:
3301-3313 W SAHARA AVE
LAS VEGAS, NV 89102
CLARK COUNTY

STORE #:	27848
PROJECT #:	67272-001
CASEWORK CONCEPT:	NCS
ISSUE DATE:	10/20/2015
DESIGN MANAGER:	
LEED® AP:	
PRODUCTION DESIGNER:	
CHECKED BY:	

Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
EXTERIOR ELEVATIONS

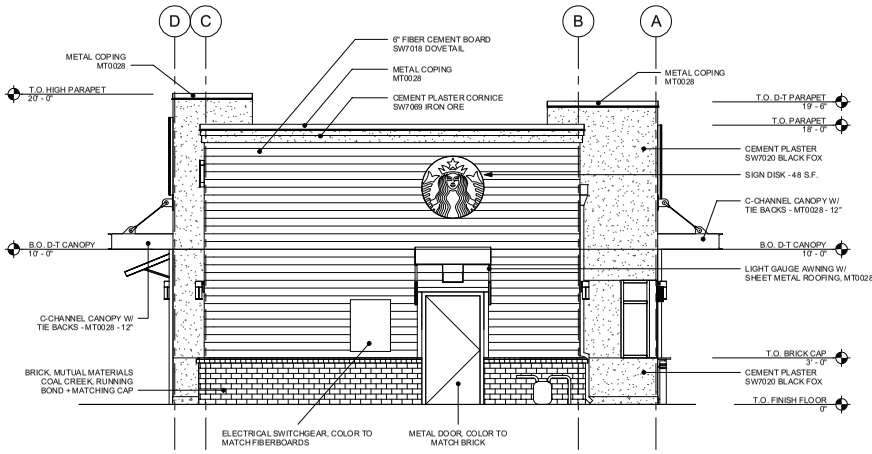
SCALE: AS SHOWN

SHEET NUMBER:
SD-04

PRJ-61990
11/30/15

11/25/2015 11:09:27 AM Y:\Architectural Projects\15\A\A15-42\5 CURRENT DRAWINGS\2 REVIT\1 Central File\Sahara & Rye.rvt

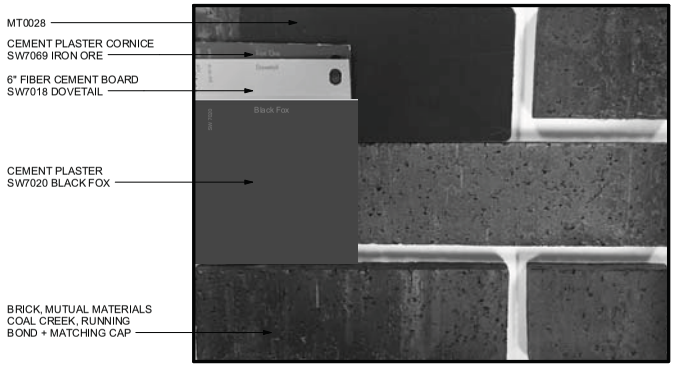
VAR-62318 and SDR-62317

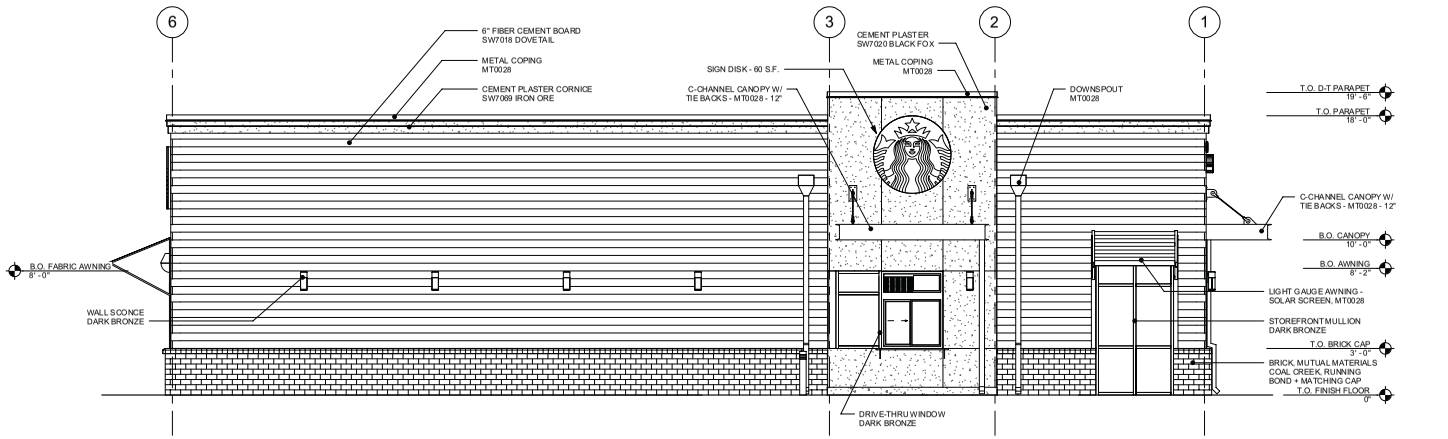


1 EAST ELEVATION

Scale: 1/4" = 1'-0" 0 2' 4' 8'

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





2 NORTH ELEVATION

Scale: 1/4" = 1'-0" 0 2' 4' 8'

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

DESIGN DEVELOPMENT ONLY - NOT INTENDED FOR CONSTRUCTION USE

© 2015 STARBUCKS COFFEE COMPANY

STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF STARBUCKS CORPORATION.

STARBUCKS TEMPLATE VERSION |2015.05.01

ARCHITECT OF RECORD

DAVID S. HILLS

5209 LAKE WASHINGTON BLVD. NE, SUITE 200
KIRKLAND, WASHINGTON 98033
T: (425) 827-2100 | F: (425) 828-6999

PROJECT NAME:
SAHARA & RYE

PROJECT ADDRESS:
3301-3313 W SAHARA AVE
LAS VEGAS, NV 89102
CLARK COUNTY

STORE #:	27848
PROJECT #:	67272-001
CASEWORK CONCEPT:	NCS
ISSUE DATE:	10/20/2015
DESIGN MANAGER:	
LEED® AP:	
PRODUCTION DESIGNER:	
CHECKED BY:	

Revision Schedule

Rev	Date	By	Description

PRJ-61926
11/30/15

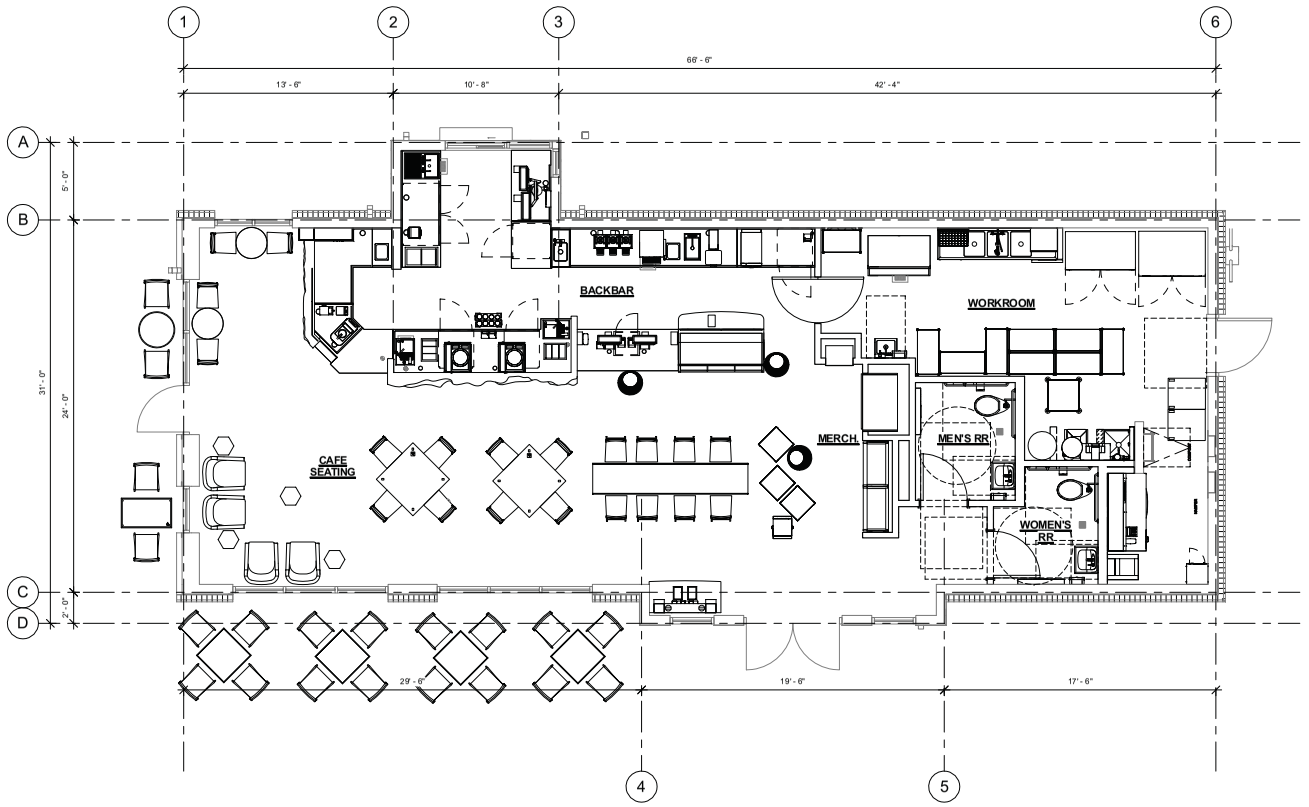
SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: AS SHOWN

SHEET NUMBER:
SD-05

11/25/2015 11:09:53 AM Y:\Architectural Projects\15A\A15-425\5 CURRENT DRAWINGS\2 REVIT\1 Central File\Sahara & Rye.rvt

VAR-62318 and SDR-62317



1 1ST FLOOR - FURNITURE, FIXTURES, AND EQUIPMENT PLAN
Scale: 1/4" = 1'-0"

N

0 2' 4' 8'
Scale: 1/4" = 1'-0"

CODE SUMMARY

OCCUPANCY:	A-2 (RESTAURANT)	
TOTAL OCCUPANT LOAD:		
INTERIOR	RETAIL:	73 S.F. / 30 = 3
	CAFE/SEATING:	494 S.F. / 15 = 31
	BEV./PREP:	350 S.F. / 200 = 2
	WORKROOM/STORAGE:	342 S.F. / 300 = 2
	TOTAL OCCUPANCY:	38
PATIO	26 (385 S.F. / 15 = 26)	
EXITS:		
REQUIRED	2	
PROVIDED	2	
MAXIMUM OVERALL DIAGONAL:	69' -0" (1/2 = 34' - 6")	
EXIT SEPARATION:		
ALLOWED	>42' - 0"	
PROVIDED	43' -0"	
COMMON PATH OF EGRESS:		
ALLOWED	<75'	
PROVIDED	34' - 0"	
EXIT ACCESS TRAVEL DISTANCE:		
ALLOWED	<200'	
PROVIDED	41' - 0"	
PLUMBING FIXTURES:	CHAPTER 4 (2012 UPC)	
OCCUPANTS	55 (71 + 39 = 110/2 = 55)	
WATER CLOSETS		
MALE:	1	
FEMALE:	1	
URINAL		
MALE:	0	
LAVATORIES		
MALE:	1	
FEMALE:	1	

DESIGN DEVELOPMENT ONLY - NOT INTENDED FOR CONSTRUCTION USE

©2015 STARBUCKS COFFEE COMPANY

STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF STARBUCKS CORPORATION.

STARBUCKS TEMPLATE VERSION i2015.05.01

ARCHITECT OF RECORD
DAVID S. HILLS
5209 LAKE WASHINGTON BLVD. NE, SUITE 200
KIRKLAND, WASHINGTON 98033
T: (425) 827-2100 | F: (425) 828-6999

PROJECT NAME: SAHARA & RYE

PROJECT ADDRESS: 3301-3313 W SAHARA AVE
LAS VEGAS, NV 89102
CLARK COUNTY

STORE #:	27848
PROJECT #:	67272-001
CASEWORK CONCEPT:	NCS
ISSUE DATE:	10/20/2015
DESIGN MANAGER:	
LEED® AP:	
PRODUCTION DESIGNER:	
CHECKED BY:	

Revision Schedule

Rev	Date	By	Description

PRJ-61990
11/30/15

SHEET TITLE: SCHEMATIC FLOOR PLAN
SCALE: AS SHOWN

SHEET NUMBER: SD-03

11/25/2015 11:06:55 AM Y:\Architectural Projects\15\A\A15-425\5 CURRENT DRAWINGS\2 REVIT\1 Central File\Sahara & Rye.rvt

VAR-62318 and SDR-62317



VAR-62318 [PRJ-61919] - VARIANCE RELATED TO SDR-62317 - APPLICANT: STARBUCKS COFFEE COMPANY - OWNER: JLSC COMMERCIAL, LLC AND JLSC, LLC
SOUTHWEST CORNER OF SAHARA AVENUE AND RYE STREET

12/03/15



VAR-62318 [PRJ-61919] - VARIANCE RELATED TO SDR-62317 - APPLICANT: STARBUCKS COFFEE COMPANY - OWNER: JLSC COMMERCIAL, LLC AND JLSC, LLC
SOUTHWEST CORNER OF SAHARA AVENUE AND RYE STREET

12/03/15



VAR-62318 [PRJ-61919] - VARIANCE RELATED TO SDR-62317 - APPLICANT: STARBUCKS COFFEE COMPANY - OWNER: JLSC COMMERCIAL, LLC AND JLSC, LLC
SOUTHWEST CORNER OF SAHARA AVENUE AND RYE STREET

12/03/15



VAR-62318 [PRJ-61919] - VARIANCE RELATED TO SDR-62317 - APPLICANT: STARBUCKS COFFEE COMPANY - OWNER: JLSC COMMERCIAL, LLC AND JLSC, LLC
SOUTHWEST CORNER OF SAHARA AVENUE AND RYE STREET

12/03/15



VAR-62318 [PRJ-61919] - VARIANCE RELATED TO SDR-62317 - APPLICANT: STARBUCKS COFFEE COMPANY - OWNER: JLSC COMMERCIAL, LLC AND JLSC, LLC
SOUTHWEST CORNER OF SAHARA AVENUE AND RYE STREET

12/03/15



VAR-62318 [PRJ-61919] - VARIANCE RELATED TO SDR-62317 - APPLICANT: STARBUCKS COFFEE COMPANY - OWNER: JLSC COMMERCIAL, LLC AND JLSC, LLC
SOUTHWEST CORNER OF SAHARA AVENUE AND RYE STREET

12/03/15



VAR-62318 [PRJ-61919] - VARIANCE RELATED TO SDR-62317 - APPLICANT: STARBUCKS COFFEE COMPANY - OWNER: JLSC COMMERCIAL, LLC AND JLSC, LLC
SOUTHWEST CORNER OF SAHARA AVENUE AND RYE STREET

12/03/15



VAR-62318 [PRJ-61919] - VARIANCE RELATED TO SDR-62317 - APPLICANT: STARBUCKS COFFEE COMPANY - OWNER: JLSC COMMERCIAL, LLC AND JLSC, LLC
SOUTHWEST CORNER OF SAHARA AVENUE AND RYE STREET

12/03/15



VAR-62318 [PRJ-61919] - VARIANCE RELATED TO SDR-62317 - APPLICANT: STARBUCKS COFFEE COMPANY - OWNER: JLSC COMMERCIAL, LLC AND JLSC, LLC
SOUTHWEST CORNER OF SAHARA AVENUE AND RYE STREET

12/03/15



VAR-62318 [PRJ-61919] - VARIANCE RELATED TO SDR-62317 - APPLICANT: STARBUCKS COFFEE COMPANY - OWNER: JLSC COMMERCIAL, LLC AND JLSC, LLC
SOUTHWEST CORNER OF SAHARA AVENUE AND RYE STREET

12/03/15

SCM Solutions L.L.C.

1281 East Magnolia, Suite 186, Fort Collins, CO 80524 Phone: (970)889-3322 Elizabeth@scmsllc.com

Justification Letter

November 25, 2015

Elizabeth Hughes
SCM Solutions LLC
1281 E. Magnolia St. #186
Fort Collins, CO 80524

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

Dear Ms. Eddowes:

PurePartners Real Estate + Investments proposes the construction of a new 1,700 square foot coffee shop with drive-through service within The City of Las Vegas. Hours of operation are anticipated to be 5:00am to 11:00pm. The business can be expected to employ approximately 15 people. The proposed site includes two lots, which are being combined via a revisionary map, at the southwest corner of Sahara and Rye for a total site area of 0.52 acres. A small building serving as a donut shop on the westernmost lot is to be demolished. The proposed use is allowed through the C-1 zoning district. Adjacent land uses to the site consist of commercial to the north, west and east and residential to the south.

The proposed 1,700 square feet is interior space only as the site will not feature a patio. The building design utilizes a variety of materials including stucco, masonry and metal awnings. The materials will add multiple textures and colors to the building. The trash enclosure will complement the building in materials and color. All landscape areas will utilize xeric plantings to match the surrounding neighborhood character.

Nineteen parking spaces are proposed for the site, meeting the city code requirement of 18 as shown on the attached site plan. Ten stacking spaces are provided for the drive-through lane.

Currently the two lots may be accessed by three total driveways off Sahara and one off Rye. The applicant is working with NDOT to best serve the site while minimizing impact to Sahara Avenue and Rye Street. Per NDOT's suggestion, the applicant has eliminated the two driveways closest to the intersection on Sahara and will utilize the westernmost driveway as right-in/right-out. The driveway off Rye will provide an additional exit only.

VAR-62318 and SDR-62317

PRJ-61919
11/30/15

SCM Solutions L.L.C.

1281 East Magnolia, Suite 186, Fort Collins, CO 80524 Phone: (970)889-3322 Elizabeth@scmsllc.com

A variance is being requested to allow for a residential adjacency setback of 39.6 feet where a minimum of 60 feet is required. The hardship for this property is the site area and dimensions, specifically the depth of the site parallel to Sahara Avenue. The total frontage on Rye Street is 99 feet and the required 15 foot setback along Sahara Avenue is being met. Efforts to mitigate the impact to adjacent residential properties include speaker post location facing Rye, denser than required landscaping and improvements and maintenance of the existing masonry wall separating the site from the neighboring residential properties.

A waiver is being requested to allow for an eight foot landscape buffer along the east perimeter where 15 feet is required. As stated above, the hardship for this property is the site area and dimensions. Two lots are being combined to make redevelopment on these two small parcels possible. In order to meet parking, stacking and drive aisle code requirements, the landscaping along Rye Street is maximized at eight feet. The applicant will provide denser than required landscaping and berming within the provided eight feet to compensate for the reduction of area.

Should you have any question or need additional information please feel free to contact me at elizabeth@scmsllc.com or 970-889-3322. We look forward to your feedback and working with you to develop an exceptional project for Pure Partners and The City of Las Vegas.

Sincerely,

Elizabeth Hughes
SCM Solutions, LLC
970-889-3322

VAR-62318 and SDR-62317

PRJ-61919
11/30/15

City of Las Vegas Agenda Item No.: **53.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-62317 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-62318 - PUBLIC HEARING - APPLICANT: STARBUCKS COFFEE COMPANY - OWNER: JLSC COMMERCIAL, LLC AND JLSC, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,750 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW AN EIGHT-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 0.52 acres at the southwest corner of Sahara Avenue and Rye Street (APNs 162-08-103-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-61919]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. 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-62317
VAR-62318

Case Number: SDR-62317 APN: 162-08-103-002/003

Name of Property Owner: JLSC, LLC

Name of Applicant: PURE Partners, LLC JIM GALLEGOS

Name of Representative: Elizabeth Hughes

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: Jim Gallegos

Print Name: Jim Gallegos

Subscribed and sworn before me

This 24 day of November, 2015

Notary Public in and for said County and State
Austin, TX -- Travis

Whitney Leigh Wilson
Notary Public
STATE OF TEXAS
My Comm. Exp. May 1, 2018

PRJ-61919
11/30/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sahara and Rye Starbucks SDR

Project Address (Location) 3301-3313 W Sahara Ave

Project Name STARBUCKS at SAHARA and RYE **Proposed Use** Coffee Shop

Assessor's Parcel #(s) 162-08-103-002/003 **Ward #** 1-Tarkanian

General Plan: existing (C) proposed (c) **Zoning:** existing Commer proposed same

Commercial Square Footage 1,700 **Floor Area Ratio** 13.5% Proposed

Gross Acres 0.52 **Lots/Units** 2 **Density** single tenant building

Additional Information SDR with waiver to allow an 8 foot landscape buffer along the east perimeter and variance to allow a residential adjacency setback of 39.5 feet

PROPERTY OWNER SaharaRye-Pure, LLC **Contact** Jim Gallegos

Address 5515 Balcones Drive **Phone:** (512) 413-9494 **Fax:**

City Austin **State** TX **Zip** 78731

E-mail Address jgallegos@PurePartners-RE.com

APPLICANT Pure Partners **Contact** Jim Gallegos

Address 5515 Balcones Drive **Phone:** (512) 413-9494 **Fax:**

City Austin **State** TX **Zip** 78731

E-mail Address jgallegos@PurePartners-RE.com

REPRESENTATIVE SCM Solutions **Contact** Elizabeth Hughes

Address 1281 E Magnolia Unit D #186 **Phone:** (970) 889-3322 **Fax:** N/A

City Fort Collins **State** CO **Zip** 80512

E-mail Address Elizabeth@scmsllc.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* Jim Gallegos

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

Print Name Jim Gallegos

Subscribed and sworn before me

This 24 day of November, 20 15.

Whitney Wilson

Notary Public in and for said County and State

Austin, TX -- Travis

Whitney Leigh Wilson
Notary Public
STATE OF TEXAS
My Comm. Exp. May 1, 2018

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-62317
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-61919
11/30/15

SDR 62317
Starbucks Coffee Company

SWC Sahara Avenue & Rye Street

Proposed 1.7 thousand square foot fast food restaurant with drive-through.

Current Use

Average Daily Traffic (ADT)	FAST-FOOD WITH DRIVE-THRU [1000 SF]	1.184	496.12	588
AM Peak Hour			49.35	58
PM Peak Hour			33.84	40

Proposed Use

Average Daily Traffic (ADT)	COFFEE/DONUT SHOP WITH DRIVE-THRU [1000 SF]	1.7	818.58	1,392
AM Peak Hour			110.75	188
PM Peak Hour			42.93	73

Net Change

Average Daily Traffic (ADT)	COFFEE/DONUT SHOP WITH DRIVE-THRU [1000 SF]	1.7	818.58	804
AM Peak Hour			110.75	130
PM Peak Hour			42.93	33

Existing traffic on all nearby streets:

Sahara Avenue	
Average Daily Traffic (ADT)	48,750
PM Peak Hour (heaviest 60 minutes)	3,900

Rye Street	
Average Daily Traffic (ADT)	1,650
PM Peak Hour (heaviest 60 minutes)	132

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Sahara Avenue	51,800
Rye Street	13,040

This project will add approximately 804 trips per day on Sahara Ave. and Rye St. Sahara is currently at about 94 percent of capacity and Rye is at about 13 percent of capacity. After this project, Sahara is expected to be at about 96 percent of capacity and Rye to be at about 19 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 130 additional cars, or about two every minute.

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

City of Las Vegas Agenda Item No.: **54.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

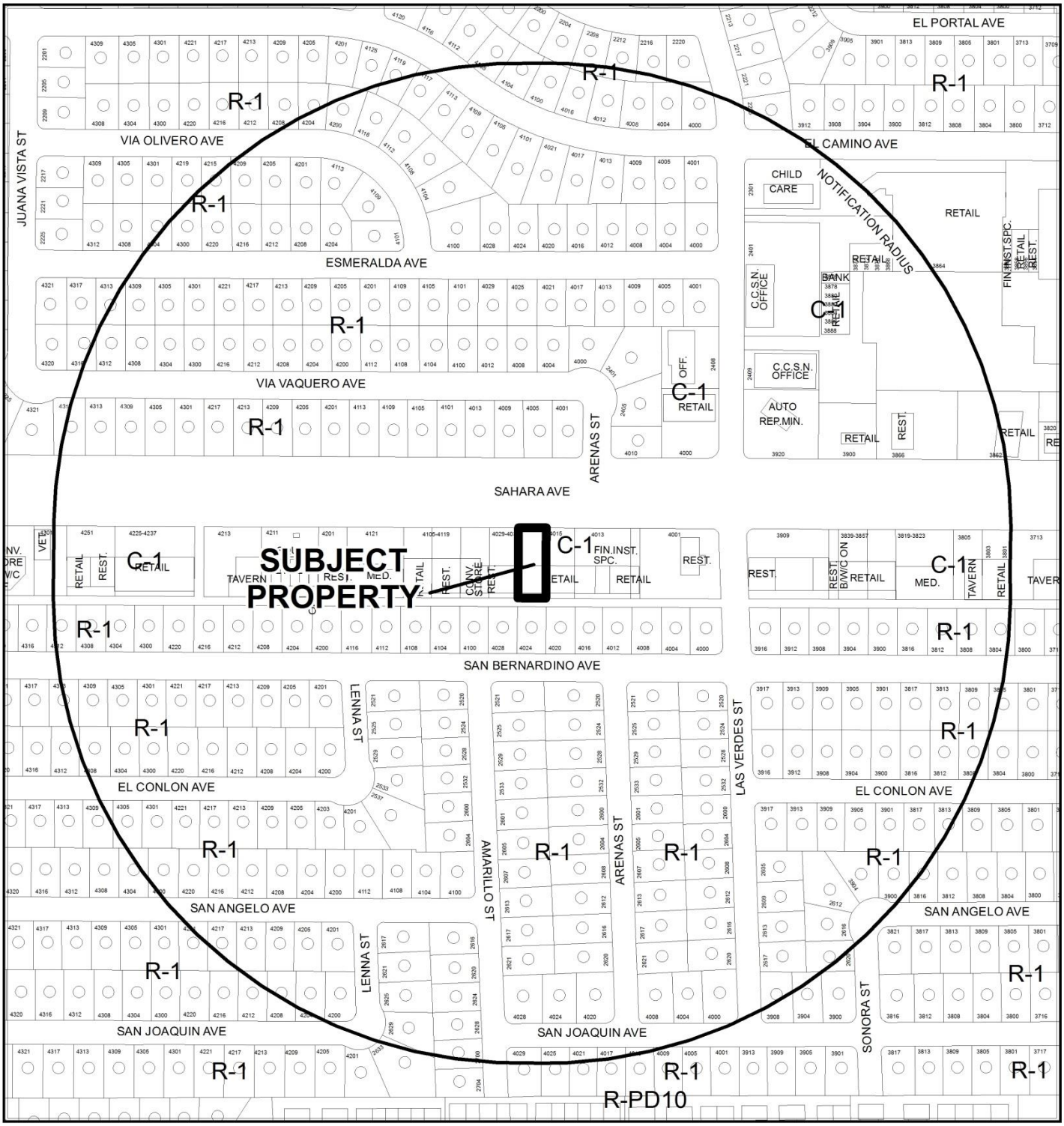
SUBJECT:
VAR-62337 - VARIANCE - PUBLIC HEARING - APPLICANT: JOHN GEACH AND ZHE LI - OWNER: ROBARTS 1981 TRUST - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE TWO ADDITIONAL SPACES ARE REQUIRED on 0.21 acres at 4033 West Sahara Avenue (APN 162-07-511-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-62137]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-62337 and SUP-62340 [PRJ-62137]
2. Conditions and Staff Report - VAR-62337 and SUP-62340 [PRJ-62137]
3. Supporting Documentation - VAR-62337 and SUP-62340 [PRJ-62137]
4. Photo(s) - VAR-62337 and SUP-62340 [PRJ-62137]
5. Justification Letter - VAR-62337 and SUP-62340 [PRJ-62137]



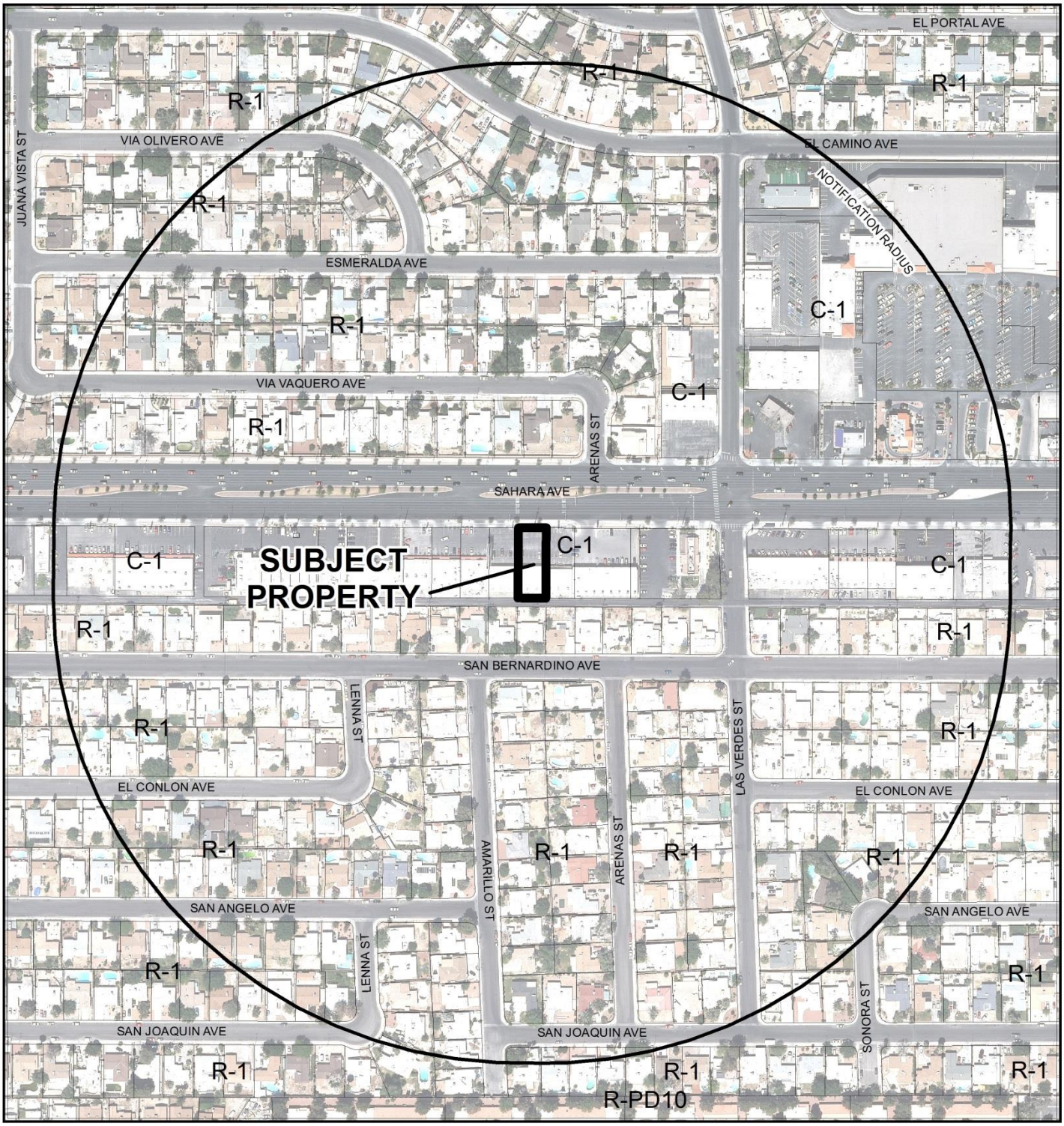
CASE: **VAR-62337 AND SUP-62340 (PRJ-62137)**

0 200 400 Feet

RADIUS: 1000 FEET

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

N



CASE: **VAR-62337 AND SUP-62340 (PRJ-62137)**

0 200 400 Feet

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JOHN GEACH AND ZHE LI - OWNER: ROBARTS 1981 TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-62337	Staff recommends DENIAL, if approved subject to conditions:	
SUP-62340	Staff recommends DENIAL, if approved subject to conditions:	VAR-62237

** CONDITIONS **

VAR-62337 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-62340).

2. Conformance to the approved conditions for Rezoning and Plot Plan Review (Z-0051-72).

3. 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.

4. 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.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-62340 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use.

2. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.

3. Approval of and conformance to the Conditions of Approval for Variance (VAR-62337) shall be required.

4. Conformance to the approved conditions for Rezoning (Z-0051-72).

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. A Waiver from Title 19.12 is hereby approved, to allow a 20-foot distance separation from a parcel zoned for residential use where 400 feet is required.

7. 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.

8. 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.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a Massage Establishment at 4033 West Sahara Avenue. This is a tenant space within an existing general retail building that previously housed a flower shop. The establishment would contain four private therapeutic massage rooms each containing one massage table. The change of use requires two additional parking spaces in a parking-impaired development; however, the applicant cannot provide the additional spaces and requests approval of a variance. In addition, a waiver of the special use permit requirements is needed to allow the business to be located within 400 feet of a parcel zoned R-1 (Single Family Residential). In this instance the existing building and residential neighborhood both abut a 20-foot wide alley, to which there is easy access from both. As a result of this and the creation of additional parking demand that the site cannot accommodate, the use cannot be conducted in a compatible manner with the surrounding uses. Staff recommends denial. If denied, the proposed massage establishment cannot be licensed or located at this address.

ISSUES

- A Massage Establishment use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- A Variance is required to allow no additional parking spaces in the existing parking-impaired development where two additional spaces are required.
- A Waiver of massage establishment distance separation requirements is needed to allow a 20-foot separation where 400 feet is required. Staff recommends denial of the waiver.
- The site is determined not to be part of an existing shopping center as defined in Title 19; therefore, each parcel must provide sufficient parking to meet the needs of the tenants on that parcel.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/19/72	The Board of City Commissioners approved a Rezoning (Z-0051-72) request from R-3 (Limited Multiple Residence) to C-1 (Limited Commercial) with the proposed uses of retail and office for property generally located on the south side of Sahara Avenue, approximately 380 feet west of Las Verdes Street. The Planning Commission and staff recommended approval.
10/11/72	The Department of Planning approved a Plot Plan Review (Z-0051-72) for the building and parking lot.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/06/79	The Board of City Commissioners approved a Plot Plan Review (Z-0051-72) for a proposed 14-foot by 48-foot off-premise sign at 4039 West Sahara Avenue. The Planning Commission and staff recommended denial.

Most Recent Change of Ownership	
08/16/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1974	The building was constructed.
03/25/74	A business license (F04-01374) was issued for a florist at 4033 West Sahara Avenue.
02/28/97	A building permit (#97004202) was issued for a tenant improvement at 4033 West Sahara Avenue. The permit was finalized on 03/20/97.
03/11/13	A business license (G50-08988) for General Retail was issued at 4033 West Sahara Avenue. The license was marked out of business on 07/09/15.

Pre-Application Meeting	
11/16/15	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit for a Massage Establishment. It was determined that the site was parking impaired and that a variance would be required to allow no expansion of the parking lot where two additional spaces triggered by the change in use would be required.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
12/03/15	The site contains an existing in-line retail building that is connected to similarly sized buildings. The tenant space at 4033 West Sahara Avenue is currently vacant. The sign that was advertising floral products at this address is located on the parcel to the west.

Details of Application Request	
Site Area	
Net Acres	0.21

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	General Retail Store	C (Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	General Retail Store	C (Commercial)	C-1 (Limited Commercial)
West	General Retail Store	C (Commercial)	C-1 (Limited Commercial)

Master Plan Areas	*Compliance*
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area (RDA2)	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways Map	150	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Impaired Requirement							
Use *APN 162-07-511-008*	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store (existing clothing store)	2,030 SF	1 space per 175 SF	12				
General Retail Store (Current use)	1,032 SF	1 space per 175 SF	6				
Massage Establishment (Proposed use)	4 rooms (1 table per room)	2 spaces per massage room, table or chair (min. 6 spaces)	8				
TOTAL ADDITIONAL SPACES REQUIRED			2		12		N
Regular and Handicap Spaces Required			2	1	12	0	N
Percent Deviation			100%				

Waivers		
Requirement	***Request***	***Staff Recommendation***
400-foot separation from a parcel zoned for residential use	To allow a 20-foot separation from a parcel zoned R-1 (Single Family Residential)	Denial

ANALYSIS

This site is not part of any special area plan or overlay district that contains any unique standards. The site met parking requirements when originally approved, but changes in the parking requirements have rendered the site parking impaired. By virtue of the fact that permits were obtained for each of the buildings and signs separately and there originally was a separate access driveway for this site, the in-line buildings together are not considered a shopping center as defined by Title 19. Therefore, parking requirements must be considered relative to individual

parcels rather than groups of parcels with similar retail uses. As the introduction of a use (Massage Establishment) that exceeds the parking requirement for the existing retail uses on the site would continue to outstrip the provision for parking on the site (a site that is already parking impaired), staff recommends denial of the parking variance.

The Massage Establishment use is defined as "a facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52. This use does not include 'accessory massage,' as defined in this Title." The proposed use meets the definition, as the business is to contain four rooms for the purposes of providing therapeutic massage services. Unlike accessory massage, the primary activity of this establishment is the practice of massage therapy.

The Minimum Special Use Permit Requirements for this use include:

1. The use shall comply with all applicable requirements of LVMC Title 6.

   The proposed use will meet this requirement, as conformance to Title 6 is required for approval of a business license for a massage establishment.

2. The use must be located on a secondary thoroughfare or larger.

   The proposed use meets this requirement, as it would be located on Sahara Avenue, which is a 150-foot Primary Arterial as designated by the City of Las Vegas Master Plan of Streets and Highways.

3. The use may not be located within 400 feet of any church/house of worship, school, City park, individual care center licensed for more than 12 children, or any parcel zoned for residential use.

   The proposed use does not meet this requirement, as it is located 20 feet from a residential parcel zoned R-1 (Single Family Residential), abutting the public alley separating the uses. A Waiver is required to allow the use in this location. There are no other protected uses in the 400-foot buffer area.

4. The use may not be located within 1000 feet of any other massage establishment.

   The proposed use meets this requirement, as there are no other massage establishments within 1000 feet of the subject site, as measured from property line to property line.

5. The hours of operation shall be limited to the period between 6:00 a.m. and 10:00 p.m., unless further limited by the City Council on a case-by-case basis.

The proposed use meets this requirement. According to the applicant, the hours of operation would be limited to between 6:00 a.m. and 10:00 p.m. daily.

The use is located within a 1,032 square-foot tenant space within an existing in-line retail building with paved parking facilities. Twelve parking spaces (not including spaces taken up by existing signs or located on neighboring parcels) are provided on the parcel containing the tenant space. Beyond the entrance reception area, four massage rooms are provided, as well as a break room and shower, laundry and restroom facilities. A secondary exit leads out to the rear alley, which separates this site from a single-family residential area. There is no access to any other tenant space within the building. Staff recommends denial of the requested waiver of distance separation requirements, as access to the property from the residential parcels can easily be achieved through gates or similar openings to the adjacent alley.

FINDINGS (VAR-62337)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to locate a massage establishment onto a parcel that cannot accommodate the parking demand because the establishment contains four massage rooms. A reduction in the number of massage rooms to three would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-62340)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Massage Establishment cannot be conducted in a harmonious and compatible manner with the neighboring uses, as evidenced by the proximity to single-family residential homes to the south.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site, which contains two tenant spaces and accompanying parking, cannot accommodate the additional parking spaces required by the Massage Establishment use, especially with the proposed four massage rooms.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Access to the property is provided from Sahara Avenue through the adjacent parcels. Sahara Avenue is 150 feet wide and has sufficient capacity to meet the demand brought by the proposed Massage Establishment use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed Massage Establishment would be subject to licensing review and regular inspection, thereby protecting the public health, safety and welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The site is unable to meet Minimum Special Use Permit Requirement 3, which requires a 400-foot distance separation from any parcel zoned for residential use. All other minimum requirements are or can be satisfied by the proposal.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 341

APPROVALS 0

PROTESTS 0

SS

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-62337

Case Number: PRJ 62137 APN: 162-07-511-008

Name of Property Owner: Robarts 1981 Trust

Name of Applicant: John Geach & Zhe Li

Name of Representative: N/A

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: Ann Robarts

Print Name: ANN ROBARTS, TRUSTEE

Subscribed and sworn before me

This 19th day of November, 2015

Valerie A. Curby

Notary Public in and for said County and State Clark NV

VALERIE A. CURBY
Notary Public State of Nevada
No. 12-7679-1
My appt. exp. April 26, 2016

PRJ-62137
11/25/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit, Massage Therapy

Project Address (Location) 4033 W Sahara Ave

Project Name Massage 4 Zero thirty 3 **Proposed Use** Massage Therapy

Assessor's Parcel #(s) 162-07-511-008 **Ward #** 1 Tarkanian

General Plan: existing C proposed No Change **Zoning:** existing C1 proposed No Change

Commercial Square Footage 1032 **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Robarts 1981 Trust **Contact** Ann Robarts

Address 6450 Spring Mountain Rd Suite 12 **Phone:** 702-222-1905 **Fax:** 702-222-1430

City Las Vegas **State** NV **Zip** 89146

E-mail Address ValBESTCO@gmail.Com

APPLICANT John Geach & Zhe Li **Contact** John Geach

Address 1267 Strong Dr **Phone:** 305-849-7111 **Fax:** —

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

E-mail Address Jimgeach@me.Com

REPRESENTATIVE N/A **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* Ann Robarts

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

Print Name ANN ROBARTS, TRUSTEE

Subscribed and sworn before me

This 19th day of November, 20 15.

Valerie Curby

Notary Public in and for said County and State Clark Nev

VALERIE A. CURBY
Notary Public State of Nevada
No. 12-7679-1
My appt. exp. April 26, 2016

FOR DEPARTMENT USE ONLY

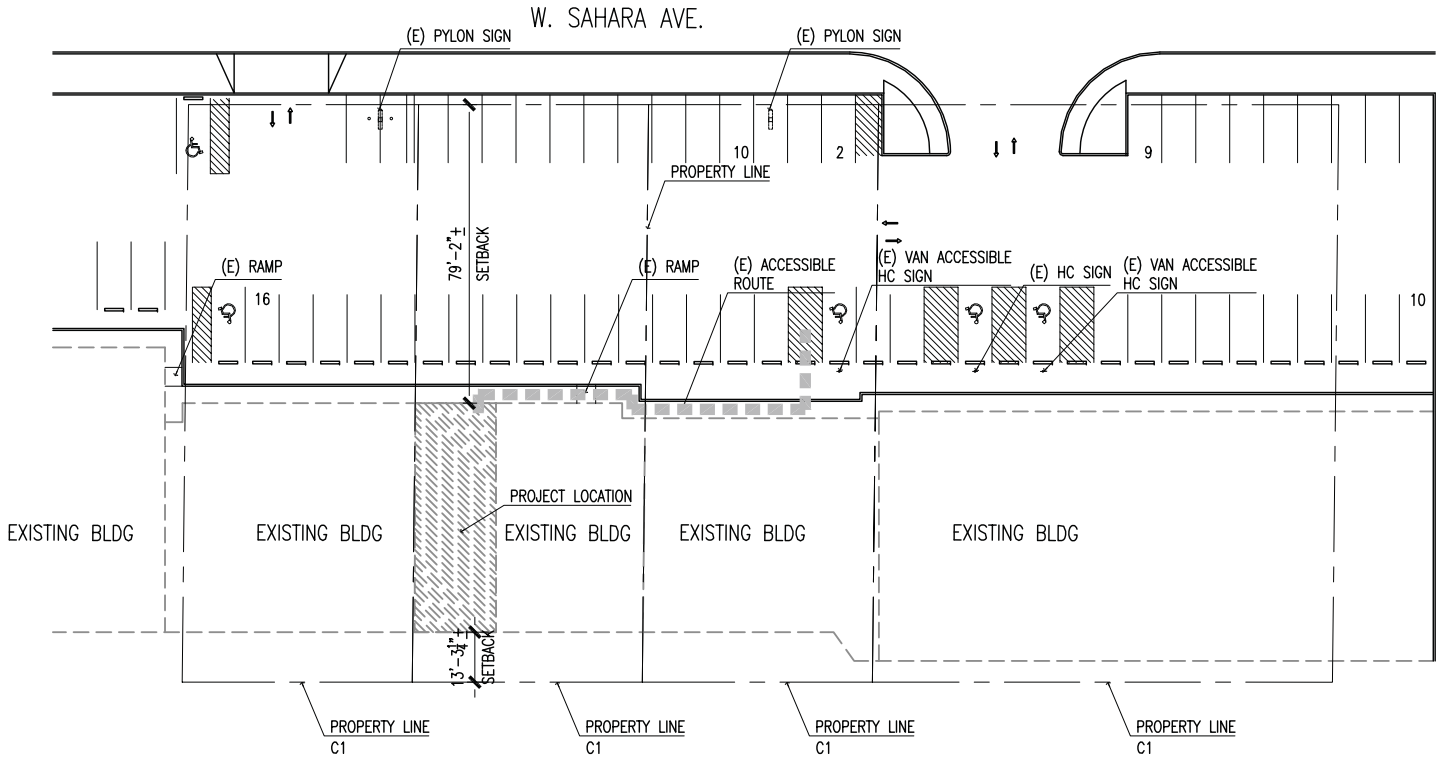
Case #	VAR-62337
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

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

PRJ-62137
11/25/15



N

SITE PLAN

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

0' 8' 16' 32'

PROJECT DATA

JURISDICTION :	CITY OF LAS VEGAS
APN NUMBER :	162-07-511-008
ZONING :	C-1
TYPE OF CONSTRUCTION :	V.B

AREA LEGEND

LEVEL 1

LEVEL 1 AREA
SPA / MASSAGE: 1,032 SF
TOTAL: 1,032 SF

OCCUPANT LOAD (TABLE 1004.1.2 IBC 2012)

OCCUPANCY GROUP :	(B) BUSINESS
AREA OF REMODEL (T.I.) :	1,032 SF
OCCUPANT LOAD REQUIRED:	100 SF / OCCUPANT
MAXIMUM OCCUPANT LOAD 1,032 SF/100 =	11 OCUPANTS

PARKING REQUIREMENTS (TITLE 19.12.60 UDC)

NUMBER OF PARKING REQUIRED :	2 PER ROOM
TOTAL NUMBER OF ROOMS	4
TOTAL PARKING REQUIRED:	8
PARKING PROVIDED:	36 REGUALAR (3 HANDICAPPED)
TOTAL PARKING PROVIDED:	39



VICINITY MAP

SCALE: NTS

SPA/MASSAGE

4033 W. SAHARA AVE.

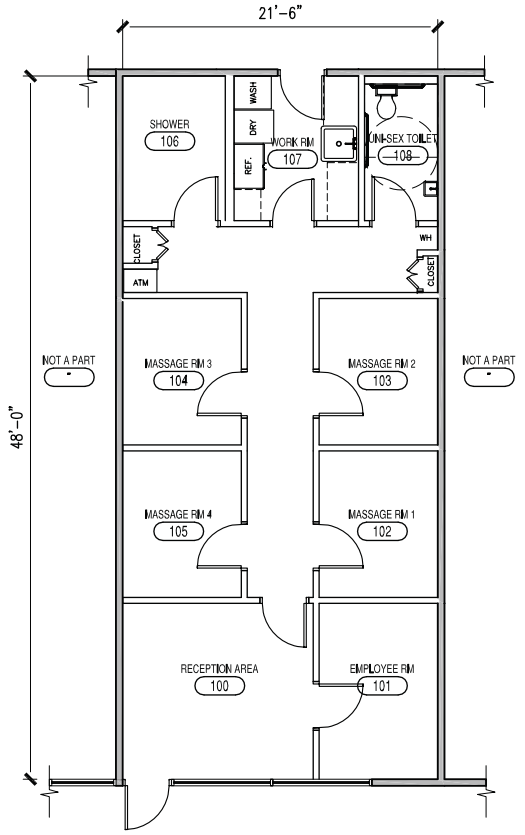
THIS DRAWING IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED

T-SQUARE

RPRJ-62137
11/25/15

T-SQUARE
CONSULTING
ENGINEERS, INC.

VAR-62337 and SUP-62340



FLOOR PLAN

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

0' 4' 8' 16'

N

SPA/MASSAGE

PRJ-62137
11/25/15

THIS DRAWING IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS INVALID

T-SQUARE

4033 W. SAHARA AVE.

T-SQUARE
CONSULTING
ENGINEERS, INC.

VAR-62337 and SUP-62340



VAR-62337 [PRJ-62137] - VARIANCE RELATED TO SUP-62340 - APPLICANT: JOHN GEACH AND ZHE LI - OWNER: ROBARTS 1981 TRUST
4033 WEST SAHARA AVENUE

12/03/15



VAR-62337 [PRJ-62137] - VARIANCE RELATED TO SUP-62340 - APPLICANT: JOHN GEACH AND ZHE LI - OWNER: ROBARTS 1981 TRUST
4033 WEST SAHARA AVENUE

12/03/15



VAR-62337 [PRJ-62137] - VARIANCE RELATED TO SUP-62340 - APPLICANT: JOHN GEACH AND ZHE LI - OWNER: ROBARTS 1981 TRUST
4033 WEST SAHARA AVENUE

12/03/15

Letter of Justification

Subject Property:
4033 W Sahara Ave
Las Vegas, NV 89102

Scope of improvements:

We are requesting the issuance of a special use permit on this retail space which had been a flower shop for the last 20+ years. The property now sits empty with an existing bathroom and utility sink. Our vision is to build out a massage therapy establishment consisting of 4 therapy rooms each containing one massage table. ADA complainant bathroom, shower room, utility room which will include washer, dryer, refrigerator, sink and storage, employee room and a customer greeting / waiting room.

Qualifications:

My wife is a state certified massage therapist (NVMT 7281) and I have an extensive business management background. Several of her clients are handicap which makes this an excellent location choice, the facility is fully handicap compliant and has handicap parking and ramps.

During the last several months Zhe has held the position of Key Employee at Maui Sun Massage on W Sahara, During her tenure she has not had any infraction citations although the Maui Sun Owner did receive a citation for being open without Him or Key Employee present. This happened during one of Zhe's days off and was not within her control.

Compatibility:

Our new business will be located in a strip mall on the south side of W Sahara Ave between Valley View and Arville. Although there are currently a few vacancies close by, within a two minute walk we have retail establishments, a jewelry repair shop, shoe store, hair salon and a couple of restaurants. A massage therapy business would not only be compatible but complementary, offering one-stop convenience for customers and all close by businesses.

Thank you for your consideration.

John Geach & Zhe Li

VAR-62337 and SUP-62340

PRJ-62137
11/25/15

City of Las Vegas Agenda Item No.: **55.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-62340 - SPECIAL USE PERMIT RELATED TO VAR-62337 - PUBLIC HEARING - APPLICANT: JOHN GEACH AND ZHE LI - OWNER: ROBARTS 1981 TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,032 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 20 FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 4033 West Sahara Avenue (APN 162-07-511-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-62137]. Staff recommends DENIAL.

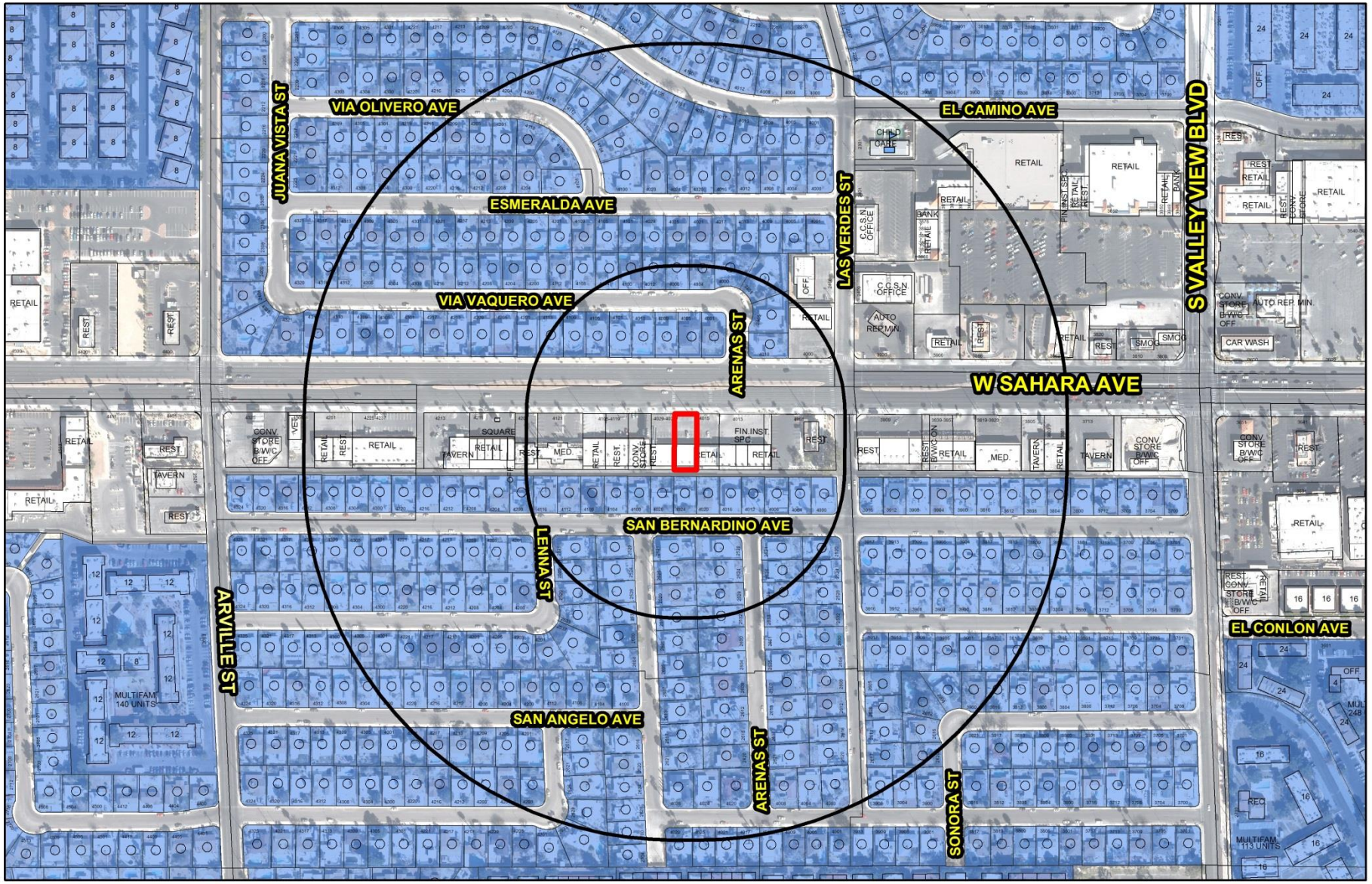
MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. 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.



SUP-62340
(PRJ-62137)

Massage Establishment

Business Licenses

- Massage Establishment

Protected Uses

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

- Subject Property
- Residential Property
- 400' & 1000' Buffer

N

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

Date: Wednesday, December 09, 20

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-62340

Case Number: PRJ 62137 APN: 162-07-511-008

Name of Property Owner: Robarts 1981 Trust

Name of Applicant: John Geach & Zhe Li

Name of Representative: N/A

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: Ann Robarts

Print Name: ANN ROBARTS, TRUSTEE

Subscribed and sworn before me

This 19th day of November, 2015

Valerie Curby

Notary Public in and for said County and State Clark NV

VALERIE A. CURBY
Notary Public State of Nevada
No. 12-7679-1
My appt. exp. April 26, 2016

PRJ-62137
11/25/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit, Massage Therapy

Project Address (Location) 4033 W Sahara Ave

Project Name Massage 4 Zero thirty 3 **Proposed Use** Massage Therapy

Assessor's Parcel #(s) 162-07-511-008 **Ward #** 1 Tarkanian

General Plan: existing C proposed No Change **Zoning:** existing C1 proposed No Change

Commercial Square Footage 1032 **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Robarts 1981 Trust **Contact** Ann Robarts

Address 6450 Spring Mountain Rd Suite 12 **Phone:** 702-222-1905 **Fax:** 702-222-1430

City Las Vegas **State** NV **Zip** 89146

E-mail Address ValBESTCO@gmail.Com

APPLICANT John Geach & Zhe Li **Contact** John Geach

Address 1267 Strong Dr **Phone:** 305-849-7111 **Fax:** —

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

E-mail Address Jimgeach@me.Com

REPRESENTATIVE N/A **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* Ann Robarts

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

Print Name ANN ROBARTS, TRUSTEE

Subscribed and sworn before me

This 19th day of November, 20 15.

Valerie Curby

Notary Public in and for said County and State Clark Nev

VALERIE A. CURBY
Notary Public State of Nevada
No. 12-7679-1
My appt. exp. April 26, 2016

FOR DEPARTMENT USE ONLY

Case #	SUP-62340
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

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

PRJ-62137
11/25/15

City of Las Vegas Agenda Item No.: **56.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

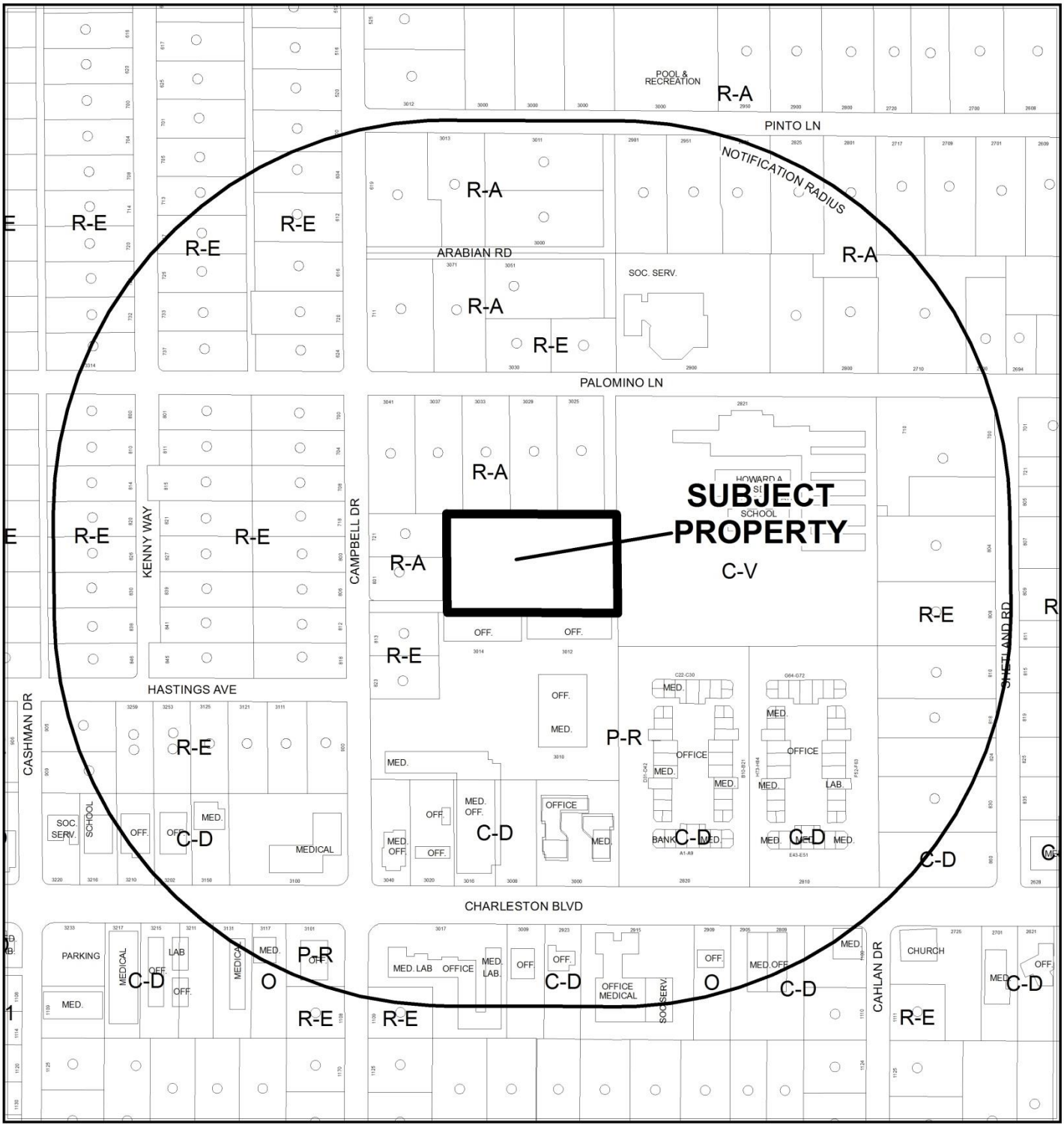
SUBJECT:
VAR-62407 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC - For possible action on a request for a Variance TO ALLOW A 27-FOOT PRIVATE STREET WHERE 47 FEET IS REQUIRED AND TO ALLOW NO AMENITY ZONES AND SIDEWALKS WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 2.49 acres located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APN 139-32-405-027), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-62201]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-62407, WVR-62353, VAC-62357 and TMP-62358 [PRJ-62201]
2. Conditions and Staff Report - VAR-62407, WVR-62353, VAC-62357 and TMP-62358 [PRJ-62201]
3. Supporting Documentation - VAR-62407, WVR-62353, VAC-62357 and TMP-62358 [PRJ-62201]
4. Photo(s) - VAR-62407, WVR-62353, VAC-62357 and TMP-62358 [PRJ-62201]
5. Justification Letter - VAR-62407, WVR-62353, VAC-62357 and TMP-62358 [PRJ-62201]
6. Support Postcards - VAR-62407, WVR-62353 and TMP-62358 [PRJ-62201]



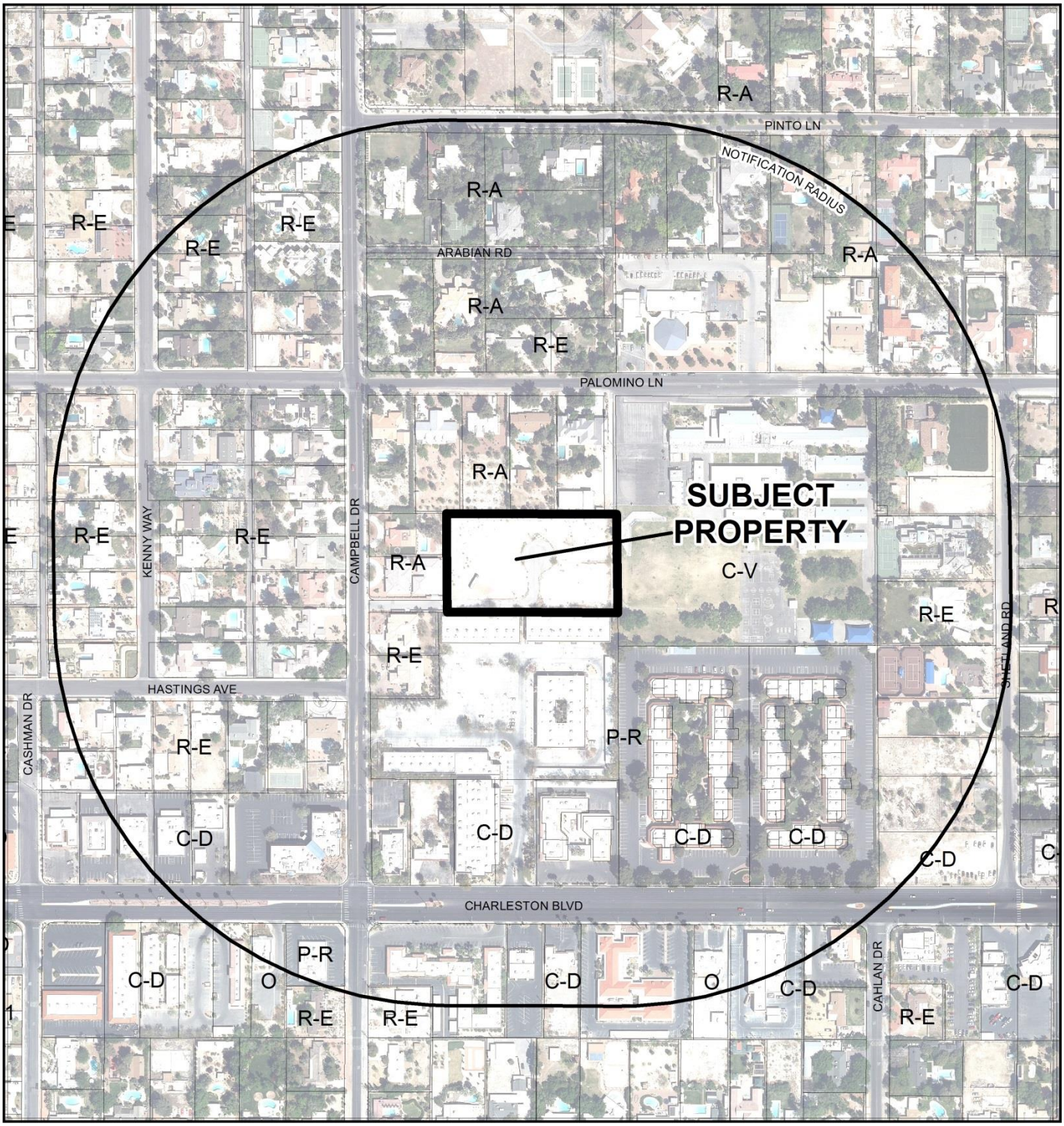
CASE: **VAR-62407, WVR-62353 AND TMP-62358 (PRJ-62201)**

0 300 600 Feet

RADIUS: 1000 FEET

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

N



CASE: **VAR-62407, WVR-62353 AND TMP-62358 (PRJ-62201)**

0 300 600 Feet

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-62407	Staff recommends DENIAL, if approved subject to conditions:	
WVR-62353	Staff recommends DENIAL, if approved subject to conditions:	VAR-62407
VAC-62357	Staff recommends APPROVAL, if approved subject to conditions:	VAR-62407 WVR-62353
TMP-62358	Staff recommends DENIAL, if approved subject to conditions:	VAR-62407 WVR-62353 VAC-62357

** CONDITIONS **

VAR-62407 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All 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.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

WVR-62353 CONDITIONS

Planning

1. This approval shall be void two (2) years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All 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.

3. A Waiver from of Title 19.02.240 to allow no street lighting where such is required is approved.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

VAC-62357 CONDITIONS

Planning

1. The limits of this Petition of Vacation shall be a 10-foot wide portion of the public sewer easement granted by the map recorded on Book 57, Page 11 of Parcel Maps generally located east of Campbell Road, north of Charleston Boulevard.

2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security

for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

5. If the Order of Vacation (or Order of Relinquishment of Interest if a Patent Reservation) is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

TMP-62358 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-62407), Waiver (WVR-62353) and Vacation (VAC-62357) shall be required, if approved.

2. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.

3. Street names must be provided in accordance with the City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a

Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. A Petition of Vacation such as VAC-62357 shall be recorded prior to the recordation of a Final Map for this site.

8. Prior to the recordation of a Final Map for this site, provide proof of legal access to this site from Campbell Drive.

9. Label the private street as a "Public Sewer Easement to be Privately Maintained" on the Final Map.

10. Revise the statement "E 10' PUBLIC DRAINAGE & SEWER EASEMENT PER P.M. #53-87 TO BE VACATED" to eliminate the reference to drainage, as the existing drainage easement is private, not public.

11. The existing Public Drainage Easement per document number #20100913:03565 shall be within a common lot and labeled as privately maintained on the Final for this site.

12. All existing 8-inch private sewer that is proposed to be Public Sewer shall be bonded for and pass all City inspections for typical public sewer installations. The developer is responsible to repair any existing sewer that does not pass all inspections before the City will release the bond and accept maintenance of the sewer.

13. Grant a 20-foot wide "Public Sewer Easement, Surface to be Privately Maintained" over the existing sewer along the east edge of proposed lot 3. This easement can remain in the backyard, as long as the existing 10-foot wide concrete surface drainage easement remains. Remove the existing manhole from the northeast corner of lot 3.

14. Create a common area and grant a 20-foot wide "Public Sewer Easement, Surface To Be Privately Maintained" between lots 3 and 4. This easement shall be paved to provide drivable access to the existing manhole along the east edge of the development.

15. Grant a 10-foot wide "Private Sewer Easement for the sole benefit of APN 139-32-405-026" along the east edge of the lot 4. This easement shall be within the 10-foot common lot created on the east side of lot 4.

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Tentative Map for a proposed six-lot single-family residential subdivision, comprised of four residential lots and two common lots on a 2.49-acre partially developed site located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard, within a R-E (Residence Estates) zoning district.

In addition, the applicant has also requested a Waiver of Title 19.02.240 and Variance of Title 19.04 Complete Street development standards; to allow a 27-foot private street where 47 feet is required, no amenity zone improvements, sidewalk and streetlights to the proposed private street Triple Crown Circle depicted on the submitted plans. Also, the applicant has requested to vacate an existing 10-foot wide sewer easement located on the northern portion of the subject site. No unique or extraordinary evidence has been presented to warrant the requested Waiver and Variance. As such, the hardship is self-imposed and; therefore, staff recommends denial of all associated applications with this project, except for the proposed Vacation.

ISSUES

- A Waiver is required to allow no installation of off-site street lighting required by Title 19.02.240 development standards.
- A Variance is required to allow a 27-foot private street where 47 feet is required, no amenity zone improvements and sidewalk along the proposed private street Triple Crown Circle, which are required by Title 19.04 development standards.
- A Vacation application is required to vacate an existing 10-foot wide sewer easement located on the northern portion of the subject site.
- Access to the subdivision will be from Campbell Drive, a 60-Foot Minor Collector Street as designated by the Master Plan of Streets and Highways.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
10/07/87	The City Council approved a request for a Rezoning (Z-0082-87) from R-A (Ranch Acres) to R-E (Residence Estates) for a proposed single family residential use on property located east of Campbell Drive and South of Palomino Lane. The Planning Commission recommended approval of the request.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/02/89	The City Council approved a request for a Rezoning (Z-0072-89) from C-D (Designed Commercial) and R-A (Ranch Acres) to C-D (Designed Commercial) for a proposed office complex on property located on the north side of Charleston Boulevard and the east side of Campbell Drive.
02/15/95	The City Council approved a request for a Rezoning (Z-0166-94) from C-D (Designed Commercial) and R-A (Ranch Acres) to C-D (Designed Commercial) and P-R (Professional Office and Parking) for a proposed 111,120 square-foot office complex on property located on the north side of Charleston Boulevard and the east side of Campbell Drive.
06/19/02	The City Council approved a request for a General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard and Rancho Drive intersection from SC (Service Commercial) to O (Office); from R (Rural Density Residential) to DR (Desert Rural Density Residential); from O (Office) to DR (Desert Rural Density Residential) and; from L (Low Density Residential) to DR (Desert Rural Density Residential) in accordance with the recommendations of the Rancho Charleston Land Use Study and Strategic Plan. The Planning Commission recommended denial of the request.
09/01/10	The City Council approved a request for a Special Use Permit (SUP-38573) for a proposed Horse Corral or Stable (Private) located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Variance (VAR-38582) to allow two Accessory Structures (Class II) (Private Horse Stable and Hay Barn) for a total of 7,983 square-feet where 1,308 square feet is the maximum floor area allowed approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard. The Planning Commission and Staff recommended approval of the request.
09/23/10	A Parcel Map review (PMP-38735) was recorded for a reversion to acreage of approximately 2.64 acres located approximately 300 feet south of Palomino Lane and 200 feet east of Campbell Drive.

Most Recent Change of Ownership	
08/25/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/08/07	Code Enforcement cases (#49033, 49034, 49035, 49037) were processed for unauthorized dumping located at 805 Campbell Drive. The cases were resolved on 04/12/07.

Pre-Application Meeting	
11/19/15	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Waiver, Variance, Vacation and Tentative Map applications; for a proposed five-lot residential subdivision.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request nor was one held.

Field Check	
12/03/1	During a routine site inspection staff observed that the subject site was predominantly an undeveloped parcel of land with an existing driveway adjacent to the southern perimeter of the site which terminates into a cul-de-sac on the interior of the site. In addition, the subject site was surrounded by existing screen walls and high weeds and shrubs where found on the undeveloped portion of the site.

Details of Application Request	
Site Area	
Net Acres	4.30

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural)	R-E (Residence Estates)
North	Single-Family Residential	DR (Desert Rural)	R-E (Residence Estates)
			R-A (Ranch Acres)
South	Office, Other than Listed	O (Office)	P-R (Professional Office and Parking)
East	Public School, Primary	PF (Public Facilities)	C-V (Civic)
West	Single-Family Residential	DR (Desert Rural)	R-A (Ranch Acres)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y
Rural Preservation Overlay District	Y

Other Plans or Special Requirements	*Compliance*
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060 development standards, the following standards apply:

Existing Zoning	*Permitted Density*	*Units Allowed*	*Units Provided*
R-E (Residence Estates)	2.49 du/ac	6	4

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks:			
• Front (public street)	50 Feet	N/A	N/A
• Front (private street)	30 Feet	30 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	35 Feet	40 Feet	Y
• Corner	15 Feet	15 Feet	N/A
• Maximum Height	35 Feet	N/A	N/A

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Triple Crown Circle	Private Street	Master Plan of Streets & Highways	27	N

**See note on Streetscape Standards Table below*

Pursuant to Title 19.02 and 19.04, the following parking standards apply:

Streetscape Standards	*Required*	*Provided*	*Compliance*
Triple Crown Circle (private street)	47-foot wide right-of-way, including amenity zone, sidewalk and streetlights	27-foot wide right-of-way, no sidewalk and streetlights	N*

**The applicant has a requested a Variance (VAR-62407) and Waiver (WVR-62353) to waive all Title 19.02 improvement requirements and 19.04 complete street development standards associated with the insufficient right-of-way width, no sidewalk and streetlight improvements along the proposed private street Triple Crown Circle which provides access to the subject site.*

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single-Family Detached	4 du	2 spaces per du	8				
TOTAL SPACES REQUIRED			8		8		Y
Regular and Handicap Spaces Required			8	0	8	0	Y

ANALYSIS

The applicant has proposed to develop the subject site into a six-lot single-family residential subdivision, comprised of four residential lots and two common element lots, located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard, within a R-E (Residence Estates) zoning district. The subject site is 2.49-acres and is partially developed with an existing 27-foot driveway adjacent to the southern perimeter of the site which turns north and terminates into a cul-de-sac at the center of the site.

In addition, the applicant has also requested a Waiver (WVR-62353) of Title 19.02.240 and Variance (VAR-62407) of Title 19.04.220 Complete Street development standards; to allow a 27-foot private street where 47 feet is required, no amenity zone improvements, sidewalk and streetlights to the proposed private street Triple Crown Circle depicted on the submitted plans. Also, the applicant has requested a Vacation (VAC-62357) of an existing unused 10-foot wide public sewer easement located on the northern portion of the subject site.

The existing General Plan land use designation DR (Desert Rural Density Residential) has an allowable density of 2.49 dwelling units per gross acre, which is compatible with the four dwellings which are proposed. Also, the minimum connectivity score of 1.30 (links/nodes) outlined within Title 19.04.040 does not apply to developments within the R-E Residence Estates zoning district. The proposed lots range in size from 20,020 square feet to 24,008 square feet and exceed the 100-foot minimum lot width required by code. Site access is proposed from Triple Crown Circle by way of a 27-foot private street that will serve this site. The subject site is surrounded by existing six-foot tall screen walls. The applicant has indicated on the submitted plan that six-foot screening walls will be provided between the proposed lots, which will be designed in accordance with Title 19.06.060 development standards.

The Clark County School District was provided an opportunity to comment on the proposed development. However, no comments were received that indicated either a favorable or unfavorable review of the proposed residential project.

The City is currently working on building complete streets throughout the City. No unique or extraordinary evidence has been presented to warrant the requested Waiver and Variance. As such, the hardship is self-imposed and; therefore, staff recommends denial of all associated applications with this project, except for the proposed Vacation.

FINDINGS (VAR-62407)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to not construct the required improvements associated with the rights-of-way within the subject site. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (WVR-62353)

No substantial evidence has been presented to warrant the requested Waiver of Title 19.02.240 to allow no street lighting, staff recommends denial of the request with conditions.

FINDINGS (VAC-62357)

This Vacation application proposes to vacate an unused 10-foot wide public sewer easement generally located east of Campbell Drive, north of Charleston Boulevard. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved, any utility company interests will need to be addressed with each respective utility company and will not be affected by the City vacating its interest. Furthermore, the Department of Public Works recommends that this item be declared final action at Planning Commission.

FINDINGS (TMP-62358)

The proposed Tentative Map conforms to Nevada Revised Statute, however the applicant has requested a Waiver (WVR-62353) of Title 19.02.240 and Variance (VAR-62407) of Title 19.04.220 Complete Street development standards to allow a 27-foot private street where 47 feet is required, no amenity zone improvements, sidewalk and streetlights to the proposed private street Triple Crown Circle depicted on the submitted plans. Therefore, staff recommends denial with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 112 - VAR-62407, WVR-62353 and TMP-62358
7 - VAC-62357

APPROVALS 2 - VAR-62407, WVR-62353 and TMP-62358
0 - VAC-62357

PROTESTS 0 - VAR-62407, WVR-62353 and TMP-62358
0 - VAC-62357

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-62407 APN: 139-32-405-027

Name of Property Owner: 805 Land, LLC, Rick Firmine

Name of Applicant: DR Horton, Inc

Name of Representative: Quantum Surveying

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: Eugene R. Firmine

Subscribed and sworn before me

This 25th day of November, 2015

_____

Notary Public in and for said County and State Palm Beach, Florida

Revised 11-14-06

NORMAN T. FROSCHER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF091505
Expires 2/10/2018

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

PRJ-62201
11/30/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance to Allow 27' Street/No Amenity Zone and Sidewalk

Project Address (Location) 805 Campbell

Project Name 805 Campbell **Proposed Use** _____

Assessor's Parcel #(s) 139-32-405-027 **Ward #** _____

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

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

Gross Acres 2.49 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 805 Land, LLC **Contact** Rick Firmine

Address 3 Snowy Owl Lane **Phone:** _____ **Fax:** _____

City Littleton **State** CO **Zip** 80127

E-mail Address _____

APPLICANT DR Horton, Inc **Contact** Scott Harwood

Address 1081 Whitney Ranch **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address SAHarwood@drhorton.com

REPRESENTATIVE Quantum Surveying **Contact** Eric Rietz

Address 6018 S. Durango Drive Suite 110 **Phone:** (702) 521-3355 **Fax:** _____

City Las Vegas **State** NV **Zip** 89113

E-mail Address eric.rietz@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 Eugene R. Firmine

Subscribed and sworn before me

This 25th day of November, 20 15.

_____

Notary Public in and for said County and State PALM BEACH, FLORIDA

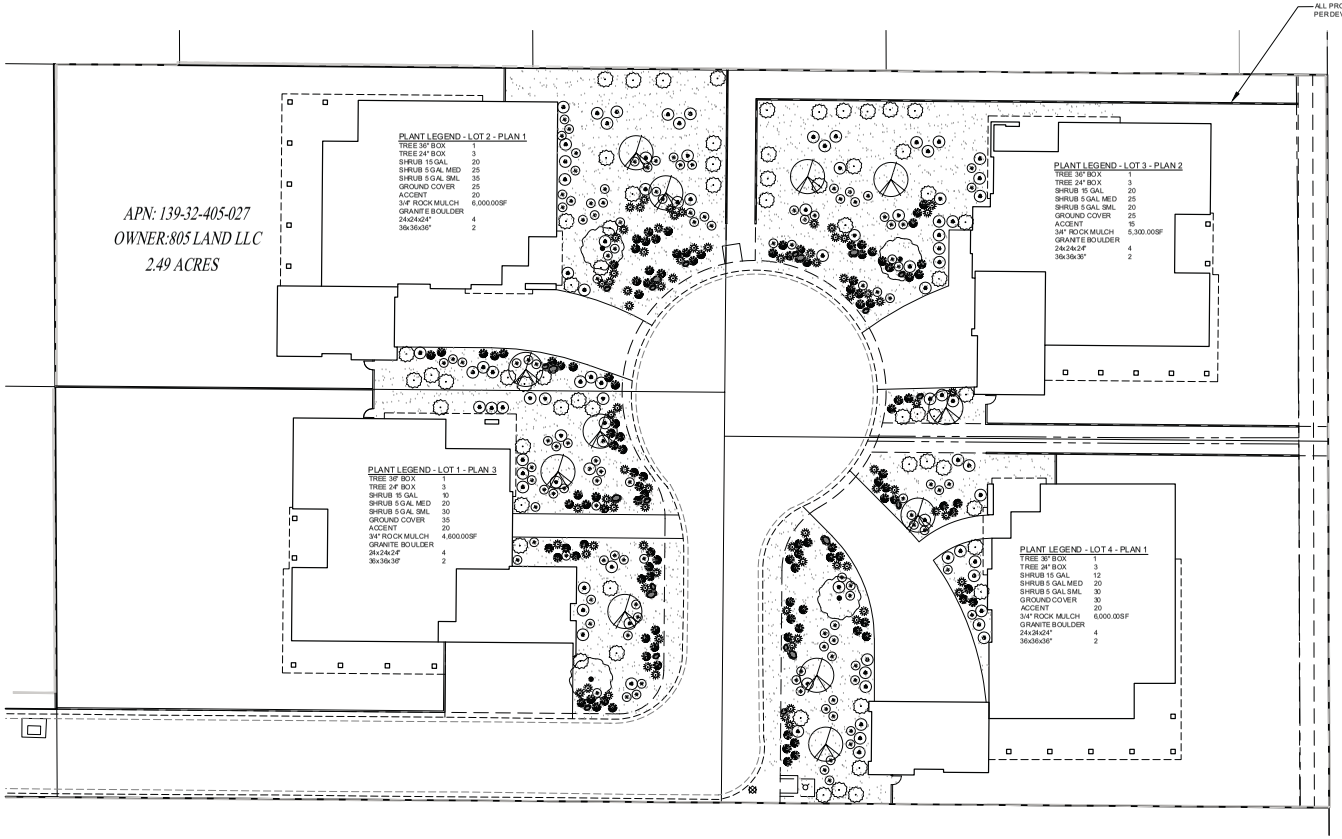
NORMAN T. FROSCHER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF091505
Expires 2/10/2018

FOR DEPARTMENT USE ONLY

Case #	**VAR-62407**
Meeting Date:	
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.

NOTE:
SEE SHEET LA-2 FOR PLANTING LEGEND, DETAILS AND NOTES
SEE SHEET LA-3 FOR IRRIGATION SCHEDULE AND NOTES
SEE SHEET LA-4 FOR IRRIGATION DETAILS



NORTH

0 20' 40'

SCALE 1"=20'-0"

CALL BEFORE YOU DIG
1-702-593-6111

Call before you Dig
Call 811
1-800-227-2600
1-702-455-7544

PRR-62201
11/25/15

D·R·HORTON
America's Builder
1081 WHITNEY RANCH DR. #141
HENDERSON, NV 89014

PROJECT NAME
805 Campbell
Front Yard Landscape

REVISIONS

No.	Date	Description
1	10-30-2015	100% REVIEW

SHEET TITLE
Planting Plan

Scale:
Date drawn: 10-27-2015
Drawn by:
Designed by:
Aprroved by: TT
Job Number: 800043

Sheet No. 12
Drawing No. LA-1

VAR-62407, WVR-62353, VAC-62357 and TMP-62358

GENERAL LANDSCAPE PLANTING NOTES

1. PLANT QUANTITIES ARE PROVIDED FOR THE CONVENIENCE OF THE OWNER. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FOR PLANT QUANTITIES AS THEY APPEAR ON THE PLAN.
2. ALL TREES PLANTED WITHIN FIVE (5) FEET OF HARDSCAPE SHALL RECEIVE DEEP ROOT BARRIERS.
3. ALL TREE & SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. IF CONTRACTOR CANNOT LOCATE MATERIAL OF ACCEPTABLE SIZE AT THE TIME OF INSTALLATION, CONTACT CONSTRUCTION MANAGER FOR SPECIES SUBSTITUTION; DOWN-SIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF CONSTRUCTION MANAGER IS NOT PERMISSIBLE.
4. TREE LOCATIONS SHOWN ON PLANS MAY REQUIRE ADJUSTMENTS IN THE FIELD. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. VERIFY WITH SOUTHERN NEVADA PRACTICES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE CONSTRUCTION MANAGER FOR DECISION ON PLACEMENT.
5. SHRUB AREAS SHALL RECEIVE 2" MINIMUM THICK LAYER OF DECORATIVE CRUSHED ROCK. COLOR TO BE DETERMINED BY LANDSCAPE ARCHITECT.
6. ALL PLANTS SHALL BE INSTALLED PER PLANTING DETAILS PROVIDED IN THESE PLAN. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND MAXIMUM OF TWO YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
7. PLANT BACKFILL SHALL BE 75% REJECT SAND AND 25% MULCH. SOIL TEST MAY BE RECOMMENDED PRIOR TO PLANTING.
8. STAKE ALL TREES PER DETAIL. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK.
9. PRIOR TO PLANTING OF NEW PLANT MATERIAL AS DESIGNATED ON PLAN, CONTRACTOR SHALL HAVE ALL PLANT SPOTTED ON SITE PER PLAN TO BE REVIEWED AND APPROVED BY THE CONSTRUCTION MANAGER PRIOR TO DIGGING OR BACKFILLING OF PLANTING PITS.
10. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON THE SITE PRIOR TO ISSUANCE OF ANY BIDS, OR PROCEEDING WITH ANY CONSTRUCTION.
11. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES, WHICH OCCUR BETWEEN THE EXISTING CONDITIONS AND THE CONSTRUCTION DRAWINGS, SO THEY MAY BE CORRECTED PRIOR TO INSTALLATION. CONSTRUCTION MANAGER SHALL CONTACT LANDSCAPE ARCHITECT WITH ANY DISCREPENCES.
12. THE CONTRACTOR SHALL CARRY OUT THE FULL INTENT OF THE PLANS, DETAILS AND SPECIFICATIONS, USING WORKMANSHIP IN A MANNER IN ACCORDANCE WITH THE BEST METHODS OF THE TRADE.
13. THE CONTRACTOR IS TO PROVIDE CONTINUOUS INSPECTIONS DURING CONSTRUCTION AND SHALL COORDINATE AND BE RESPONSIBLE FOR THE ACTIONS OF HIS OR HER SUBCONTRACTORS.
14. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER A MINIMUM OF 48 HOURS PRIOR TO THE GOVERNING AUTHORITY'S FINAL INSPECTION AND ANY OTHER WARRANTED SITE VISITS.

GENERAL LANDSCAPE CONSTRUCTION NOTES

1. CONTRACTOR'S BID SHALL REFLECT COST OF INSTALLATION OF MATERIALS AS SHOWN IN DRAWINGS, ALTERNATE MATERIALS TO BE SPECIFIED IN SEPARATE BID OPTION.
2. SUBSTITUTION OF ALTERNATE MATERIALS DURING CONSTRUCTION IS ALLOWED ONLY WITH KNOWLEDGE AND CONSENT OF OWNER.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE INSTALLATION OF ELECTRICAL, PLUMBING, IRRIGATION, CONCRETE, MASONRY, AND LANDSCAPE MATERIAL FROM CITY OF LAS VEGAS BUILDING AND SAFETY DEPARTMENT, LV B&S (702) 229-6251.
4. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND WILL BE RESPONSIBLE FOR SCHEDULING AND ATTENDING ALL LV B&S INSPECTIONS ON BEHALF OF OWNER.
5. DIMENSIONS ARE BASED ON PRELIMINARY MEASUREMENTS. CONTRACTOR TO VERIFY FIELD CONDITIONS AND MAKE ADJUSTMENTS IN ACCORDANCE WITH DESIGN INTENT.
6. SPOT ELEVATIONS ARE RELATIVE TO ADJACENT FINISHED GRADE AND SHOWN FOR REFERENCE ONLY. FIELD VERIFICATION OF ACTUAL ELEVATIONS MAY AFFECT INSTALLATION OF FLATWORK AND MASONRY.
7. CONCRETE FLATWORK AND MASONRY TO BE REINFORCED PER CODE.
8. COLOR SELECTION OF PAINT, CONCRETE, NATURAL STONE AND ROCK MULCH IS PER OWNER.
9. CONTRACTOR TO COORDINATE PATIO EXPANSION FLATWORK AND MASONRY W/ ARCHITECTURE AND INSTALLATION OF BALCONY EXPANSION FOOTINGS, COLUMNS, DRAINS, ETC.
10. THE CONTRACTOR SHALL WARRANT ALL WORK AGAINST DEFECTIVE MATERIAL AND WORKMANSHIP FOR 90 DAYS FROM DATE OF FINAL APPROVAL, UNLESS OTHERWISE NOTED. THE CONTRACTOR AGREES TO REPLACE ANY DEFECTIVE MATERIAL AND/OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER.
11. ELECTRICAL, WATER SUPPLY AND IRRIGATION LINES AND EQUIPMENT ARE SHOWN AS SCHEMATIC REFERENCE FOR ESTIMATION PURPOSES ONLY.

A. LOCATION OF EXISTING ELECTRICAL AND WATER CONNECTIONS (POC) MAY ALTER LAYOUT SHOWN FIELD VERIFICATION OF EXISTING UTILITIES REQUIRED PRIOR TO INSTALLATION.

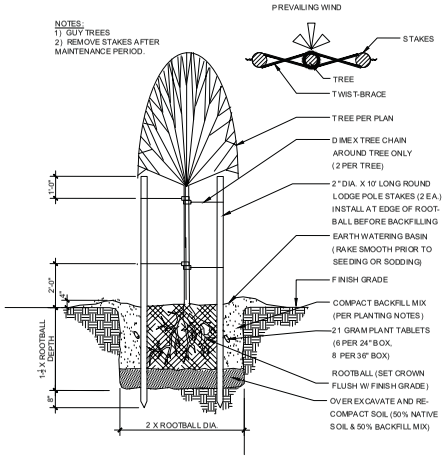
PLANTING & MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	TREES	36" BOX
	PROSOPIS GLANDULOSA 'GLANDULOSA'	TEXAS HONEY MESQUITE
	CERCIDIUM FLORIDUM	BLUE PALO VERDE
	PISTACIA CHINENSIS	CHINESE PISTACHE
	TREES	24" BOX
	BRACHYCHITON POPULNEUS	BOTTLE TREE
	CHILOPSIS LINEARIS	DESERT WILLOW
	ULMUS PARVIFOLIA	EVERGREEN ELM
	RHUS VIRENS	EVERGREEN SUMAC
	SHRUBS LARGE	15 GAL
	LAURUS NOBILIS	SWEET BAY
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
	NERIUM OLEANDER	DWARF OLEANDER PINK
	SENNA ARTEMISIOIDES	SILVER CASSIA
	SHRUBS MEDIUM	5 GAL
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA
	TEUCRIUM CHAMAEDRYS	GERMANDER
	SHRUBS SMALL	5 GAL
	CALLISTEMON CITRINUS 'NANA'	LITTLE JOHN BOTTLEBRUSH
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED PITTOSPORUM
	TEUCRIUM CHAMAEDRYS	GERMANDER
	DIETES IRIDIOIDES	FORTNIGHT LILY
	ACCENT	5 GAL
	PENNISETUM ALOPECUROIDES	GREEN FOUNTAIN GRASS
	MUHLENBERGIA RIGENS	DEER GRASS
	DASYLIRION WHEELERI	DESERT SPOON
	AGAVE PARRYI	AGAVE PARRYI
	AGAVE MURPHEYI	MURPHY'S AGAVE
	GROUND COVER	5 GAL
	LANTANA MONTEVIDENSIS	TRAILING LANTANA
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE VINE

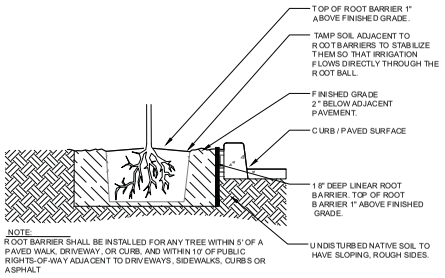
BOULDER SCHEDULE:

SIZE	QUANTITY	COLOR
24x24x24"	56	APACHE BROWN OR EQUAL
36x36x36"	28	APACHE BROWN OR EQUAL

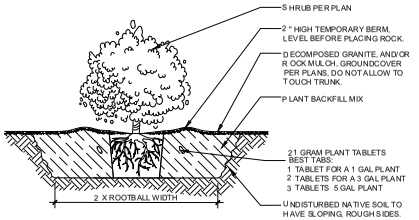
GRANITE ROCK MULCH
3/4" APACHE BROWN OR EQUAL



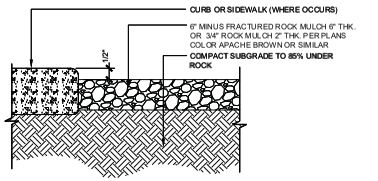
SHRUB PLANTING DETAIL (P-5)
SCALE: N.T.S.



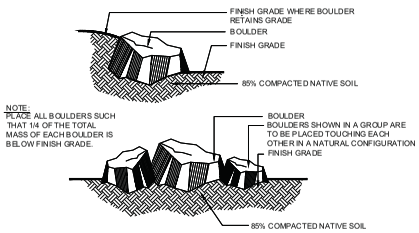
ROOT BARRIER (3)
SCALE: N.T.S.



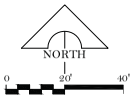
SHRUB PLANTING DETAIL (P-1)
SCALE: N.T.S.

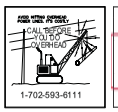


ROCK MULCH (P-4)
SCALE: N.T.S.



GRANITE BOULDERS (P-2)
SCALE: N.T.S.







PROJECT NAME
805 Campbell
Front Yard Landscape

REVISIONS

No.	Date	Description
1	10-30-2015	100% REVIEW

SHEET TITLE
Planting Legend
Details & Notes

Scale:
Date drawn: 10-27-2015
Drawn by:
Designed by:
Aprroved by: TT
Job Number: 800043

Sheet No. 3
Drawing No. LA-2

PR-002201
11/25/15

D·R·HORTON America's Builder
10851 WHITNEY RANCH DR. #141
HENDERSON, NV 89014

VAR-62407, WVR-62353, VAC-62357 and TMP-62358

Campbell Front Yard Landscape

CAMPBELL DR. & PALAMINO LN.

SECTION 212 – LANDSCAPING

DESCRIPTION

ADD THE FOLLOWING TO THIS SUBSECTION:

212.01.01 GENERAL

A. All plant material to be warranted for one year from the substantial completion date.
B. Furnish labor, materials, and equipment to complete the work of installing all decomposed granite and boulders.

MATERIALS

ADD THE FOLLOWING SUBSECTIONS:

212.02.11 TREES

A. All 24 inch box trees shall be a minimum 2-inch caliper.
B. All trees shall have a trunk height of 5-feet measured from the root ball to the crotch.
C. The minimum canopy height shall be 7-feet from finished grade when installed and maintained for the duration of construction.

212.02.12 DECOMPOSED GRANITE

A. The Decomposed Granite shall be of size and color as shown on the plans and outlined in the specifications. Clean and free of dirt, grease and other foreign matter. Decomposed Granite shall be supplied by Kalamazoo Materials, Mineral Park, or approved equal.

212.02.13 PRE-EMERGENT HERBICIDE

A. Pre-Emergent Herbicide shall be a non-selective pre-emergent herbicide, appropriate for the season for use around shrubs, ground covers, and trees in decorative rock areas. Apply pre-emergent herbicide before and after installation of decorative rock.
B. Proposed products must be able to control Russian Thistle. Submit product data for approval.

CONSTRUCTION

ADD THE FOLLOWING SUBSECTION:

212.03.12 DECOMPOSED GRANITE AND BOULDERS

A. Verify the area to receive decomposed granite and boulders is ready for such work prior to proceeding.
B. The sub-grade to receive decomposed granite and boulders shall conform to the compaction tolerance specified for the material involved and shall be free of loose or extraneous material.

PRJ-62201
11/25/15

VAR-62407, WVR-62353, VAC-62357 and TMP-62358

C. Treat areas to be covered with decomposed granite mulch with a pre-emergent herbicide prior to and after placement of decorative rock. Remove all existing weeds prior to installation of the pre-emergent product. Use an approved herbicide for week removal. Do not apply herbicides during windy conditions, and protect adjacent planting areas from any contact with herbicides. Apply the pre-emergent in accordance with the manufacturer's recommendations. Granular pre-emergent products will require water activation of at least one half inch before installation of decorative gravel. Follow manufacturer's guidelines for activation methods. (Rate 6 lbs. per 1,000 sf).
D. Install decomposed granite to the depths indicated in the plans and compact to 85%.
E. Final contouring of decomposed granite shall be even and uniform.
F. Provide 5 gallon bucket witness sample of the proposed rock for final acceptance on site.
G. Decomposed granite shall be inert material, sulfates shall not exceed 0.01 percent by weight and PH shall range between 6.0 – 8.5.

METHOD OF MEASUREMENT

212.04.01 MEASUREMENT

ADD THE FOLLOWING TO THIS SUBSECTION:

The quantity of 24-INCH BOX TREE will be measured per each.

The quantity DECOMPOSED GRANITE LANDSCAPE ROCK will be measured per square foot.

No direct measurement shall be made for Pre-Emergent Herbicide.

BASIS OF PAYMENT

212.05.01 PAYMENT

ADD THE FOLLOWING TO THIS SUBSECTION:

The accepted quantity of 24-INCH BOX TREE will be paid for at the contract unit price of each and shall include all materials, equipment and labor required including, but not limited to, excavating; delivery; planting; backfill; fertilizer; soil amendments; compaction; watering; staking and guying; maintenance; and all other items necessary to complete the work as shown on the Plans, as specified herein and as directed by the Engineer.

The accepted quantity of DECOMPOSED GRANITE LANDSCAPE ROCK will be paid for at the contract unit price of square foot and shall include all materials, equipment and labor required including, but not limited to, grading in landscape area; hauling; placement of decomposed granite; pre-emergent herbicide applications; and all other items necessary to complete the work as shown on the Plans, as specified herein and as directed by the Engineer.

PRJ-62201
11/25/15

Unless otherwise provided in the Special Provisions, no payment will be made for Plant Establishment Work as such. The cost thereof shall be considered as included in the price bid for construction of installation of the items to which Plant Establishment Work is required.

Unless otherwise provided in the Special Provisions, no payment will be made for Pre-Emergent Herbicide as such. The cost thereof shall be considered as included in the price bid for construction or installation of the items to which Pre-Emergent Herbicide is required.

Payment will be made under:

ITEM NO.	ITEM DESCRIPTION	UOM
212.01	24-INCH BOX TREE	EA
212.02	DECOMPOSED GRANITE LANDSCAPE ROCK	SF

END OF SECTION 212

PRJ-62201
11/25/15

VAR-62407, WVR-62353, VAC-62357 and TMP-62358

SECTION 213 – IRRIGATION SYSTEMS

MATERIALS

213.02.04 AUTOMATIC CONTROLLERS

ADD THE FOLLOWING PARAGRAPHS TO THIS SUBSECTION:

A. Controller "A & B" as called out in the Contract Drawings shall be Rain Bird ESP-MC Series Controller with stainless steel pedestal or approved equal. Install at location shown on drawings. After installation, contractor shall program controller to provide required seasonal water demands for the plantings. 120 VAC power source and dedicated telephone provided by electrical sub-contractor.

213.02.10 VALVE BOXES

ADD THE FOLLOWING PARAGRAPHS TO THS SUBSECTION:

A. Valve Boxes for Quick Coupling Valves, Isolation Gate Valves, Flush Valve Assemblies, Drip Flush Assemblies, Grounding Rods, Cable Splices, and Wire Splices shall be Brooks Model 1-RD Concrete Body valve box with 1RD-T Cast Iron lockable Cover or approved equal.
B. Valve Boxes for Electric Control Valves shall be Brooks Model 3 MB Concrete Body with 3-TL Cast Iron lockable Cover or approved equal.
C. Valve Boxes for Drip Valve Assemblies shall be Brooks Model 33 MB Concrete Body with 33-T Cast Iron lockable Cover or approved equal.
D. Identification tags are to be provided on all valve assemblies. Christy or approved equal with controller and station number clearly identified.

ADD THE FOLLOWING SUBSECTIONS:

213.02.71 CONTROL WIRE

A. Control Wire shall be UF-UL American Solid Copper Direct Burial #14-1 AWG for control wired and #12-1 AWG for common wire. Wire shall follow mainline piping where possible. Wire and its color shall be continuous over entire length. All splicing of wire shall occur within the valve box at valve box at valve locations using waterproof snap-tite connectors. Intermediate splicing of wire is not allowed. Use white for common ground wire. Use easily distinguished colors for control wire. Install Two (2) spare extra wires looped through each valve location for future use. Spare wire shall be different from that of active wires.

213.02.72 COPPER TRACING WIRE

A. Copper Tracing Wire shall be UF-UL American Solid Copper Direct Burial #12-1 AWG for tracing wire. Tracing wire must be a different color from control wire, common wire or spare wire.

PRJ-62201
11/25/15

213.02.73 HAND-HELD REMOTE CONTROL UNIT

A. Hand-held Remote Control Unit shall be TRC Commander, as manufactured by Remote Control Technologies, 18342 Redmond Way, Redmond, WA. 98052, Telephone (1-800-275-8558), or approved equal. The Hand-held Remote Control Unit features shall include the following: Automatic resetting fuse on receiver, multiple station capabilities, operated on 24 VAC-solenoids, master valve or pump disable, programmable time duration, receiver-32 stations, 32 station PCC, two antennas, one –volt alkaline battery and accessory pack. Provide one remote per project.

213.02.75 SCHEDULE 80 PVC BALL VALVE

A. Schedule 80 PVC Ball Valve shall be installed at all Drip Valve Assembly locations and in all piping under pressure (mainline).

CONSTRUCTION

213.03.09 FLUSHING AND TESTING

ADD THE FOLLOWING PARAGRAPHS TO THIS SUBSECTION:

A. Hydrostatic Test: Upon completion of the irrigation main and prior to the installation of any control valves, test the entire main or portion(s) of the main for proper operation. Flush all air from the mains being tested and check all components for proper operation. After completion of the flushing operation, test the main lines with product recommendations PSI hydrostatic pressure for a minimum of 2 (two) hours. After the pressure within the mains has stabilized, no pressure loss will be allowed for the test period. Remove and / or replace any item or component of the system which does not comply with the test, and test the entire system again until satisfactory test results are obtained. All testing shall be done in the presence of the Construction Project Representative prior to conducting the hydrostatic pressure test.
B. Tracing Wire Test: Pass current through wire and demonstrate that wire is capable of locating the pipe. If wire will not pass current, locate beak and test until tracing wire works in accordance with its intended use.
C. Operational Test: Activate each remote control valve in sequence from controller. Provide either one additional person with radio to operate controller upon request, or use handheld remote to activate remote control valves from controller. Manually activating remote control valve using manual bleed mechanism at remote control valve is not an acceptable method of activation. Construction Manager will visually observe operation, water application patterns, and leakage. Replace defective remote control valve, solenoid, wiring, or appurtenance to correct operational deficiencies. Replace, adjust, or move water emission devices to correct operational or coverage deficiencies. Replace defective pipe, fitting, joint, valve, sprinkler, or appurtenance to correct leakage problems. Cement or caulking to seal leaks is prohibited. Repeat test(s) until each lateral pass all tests. Repeat tests, replace components, and correct deficiencies at no additional cost to Owner.
D. Central Control System Acceptance Test: Upon completion of construction, Construction Manager will administer a System Acceptance Test. Following construction completion and review by Construction Manager, an evaluation period will begin. After 30 days of continuous service without major system problems, system will be accepted and guarantee/warranty

PRJ-62201
11/25/15

period will begin. If at any time during 30-day evaluation period a major system problem occurs, the source of problem will be determined and corrected and 30-day evaluation period will start again. Equipment will not be accepted until System Acceptance Test is passed. If successful completion of System Acceptance Test is not attained within 90-days following commencement of evaluation period, Construction Manager has the option to request replacement of equipment, terminate the order or portions thereof, or continue with System Acceptance Test. These options will remain in effect until System Acceptance Test is successfully completed. Final payment will be made after successful completion of System Acceptance Test.

E. System is acceptable if no leakage or loss of pressure occurs during the test period.

METHOD OF MEASUREMENT

213.04.01 MEASUREMENT

ADD THE FOLLOWING TO THIS SUBSECTION:

The quantity of DRIP IRRIGATION SYSTEM will be measured per lump sum.

METHOD OF PAYMENT

213.05.01 PAYMENT

ADD THE FOLLOWING TO THIS SUBSECTION

The accepted quantity of DRIP IRRIGATION SYSTEM will be paid for at the contract unit price of lump sum and shall include all materials, equipment and labor required including, but not limited to, excavation, backfill, controllers, PVC electrical conduit, wire, connection to electrical service, connection to telephone line, pipe, irrigation sleeves, flex pipe, control valves, polyethylene inline drip tubing, flush valves, connections, fittings, and all other items necessary to complete the work as shown on the Plans, as specified herein and as directed by the Engineer.

Payment will be made under

ITEM NO.	ITEM DESCRIPTON	UOM
213.01	DRIP IRRIGATION SYSTEM	LS

END OF SECTION 213

PRJ-62201
11/25/15

VAR-62407, WVR-62353, VAC-62357 and TMP-62358

Hirschi Masonry Design

DR Horton Entry



Superlite/Tridelta Block

8” Wide Coco Brown Split Cap

Valley Tan Split

Coco Brown Split

Coco Brown Flutted

Coco Brown Split

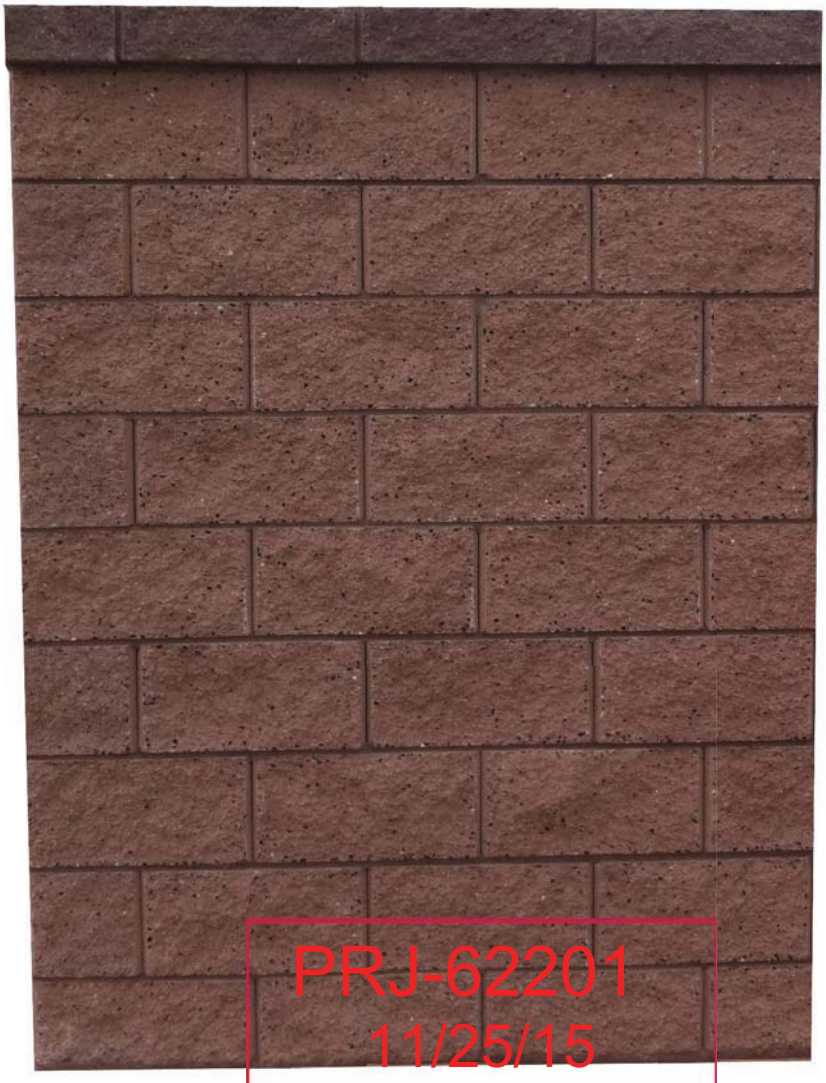
Valley Tan Split

PRJ-62201
11/25/15

VAR-62407, WVR-62353, VAC-62357 and TMP-62358

Hirschi Masonry Design

DR Horton Perimeter



Superlite/Tridelta Block

8” Wide Coco Brown Split Cap

Valley Tan Split

PRJ-62201
11/25/15

VAR-62407, WVR-62353, VAC-62357 and TMP-62358

Existing South Wall

6’ – 8’ Red Split Face Block



PRJ-62201
11/25/15

VAR-62407, WVR-62353, VAC-62357 and TMP-62358

Existing East Wall

2’ Wrought Iron & Steel Mesh Fence

6’ Red Split Face Block Wall



VAR-62407, WVR-62353, VAC-62357 and TMP-62358

Existing North Wall

1 Course Red Crossed Decorative Block

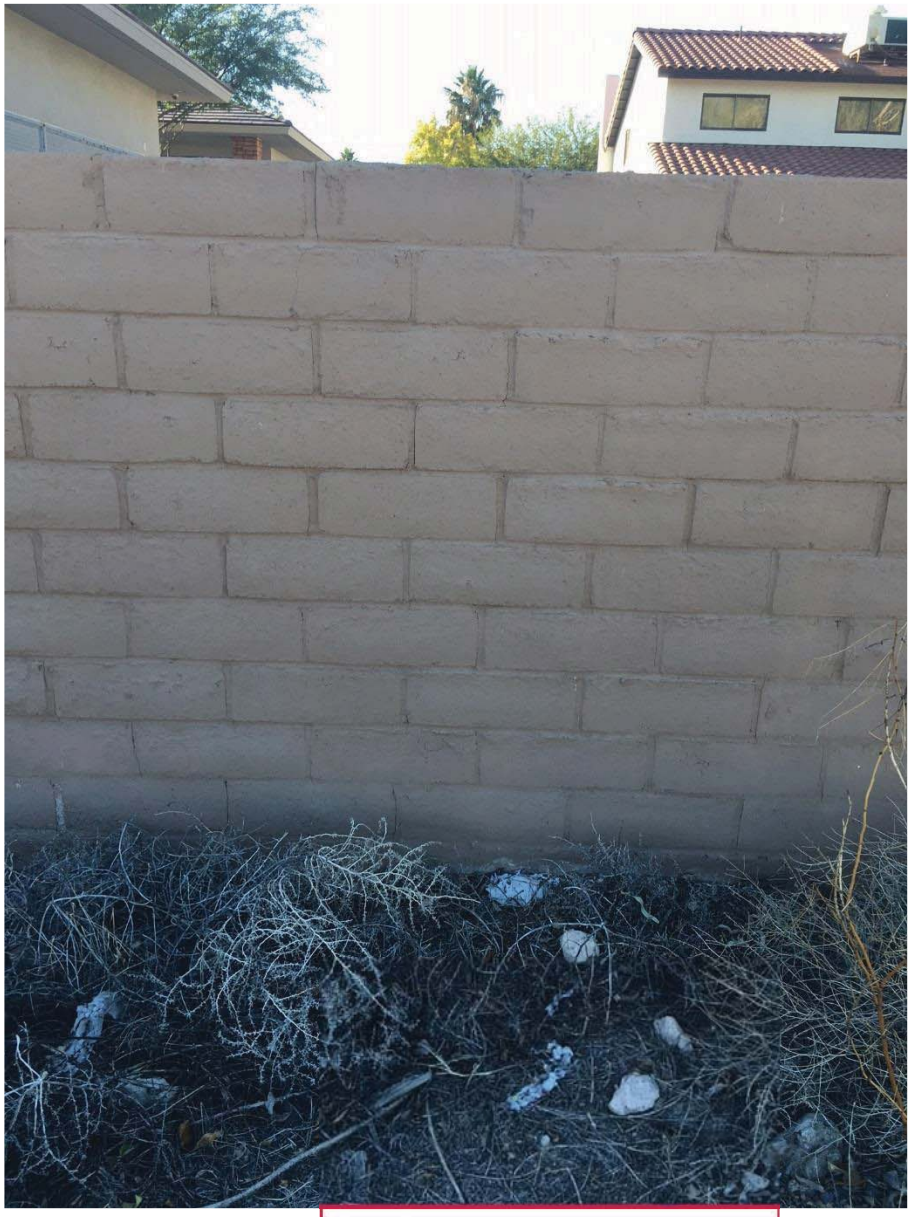
7’ Red Flat Face Block Wall



VAR-62407, WVR-62353, VAC-62357 and TMP-62358

Existing North West Wall

6’ – 7’ Red Slump Block



PRJ-62201
11/25/15

VAR-62407, WVR-62353, VAC-62357 and TMP-62358

Existing South West Wall

9’ Red Smooth Block



VAR-62407, WVR-62353, VAC-62357 and TMP-62358



VAR-62407 [PRJ-62201] - VARIANCE RELATED TO WVR-62353, VAC-62357 AND TMP-62358 - APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC
EAST OF CAMPBELL DRIVE AND APPROXIMATELY 700 FEET NORTH OF CHARLESTON BOULEVARD

12/03/15



VAR-62407 [PRJ-62201] - VARIANCE RELATED TO WVR-62353, VAC-62357 AND TMP-62358 - APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC
EAST OF CAMPBELL DRIVE AND APPROXIMATELY 700 FEET NORTH OF CHARLESTON BOULEVARD

12/03/15



VAR-62407 [PRJ-62201] - VARIANCE RELATED TO WVR-62353, VAC-62357 AND TMP-62358 - APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC
EAST OF CAMPBELL DRIVE AND APPROXIMATELY 700 FEET NORTH OF CHARLESTON BOULEVARD

12/03/15

November 24, 2015

City of Las Vegas Department of Planning and Development
333 North Rancho Drive
Las Vegas, NV 89155

RE: Justification Letter – TM, Vacation, Variance and Waivers
Vacant Land, APN# 139-32-405-027

Please accept this application for a Tentative Map, Vacation of Easement, Variance and Waivers on the above referenced parcel of land. The 805 Campbell project will be using the new Emerald Series of homes. These are Semi-custom homes that will range from 4300–6010 sf. As an Emerald Homes product all homes feature a modern contemporary design and will be an asset to the values of the community.

The subject parcel consists of 2.5 acres of land known as 805 Campbell and is located near in the intersection of Campbell and Palomino. The subject property exists as vacant land with the street improvements existing and the utilities existing to serve 4 Lots. This parcel was previously Mapped as a 4 Lot Parcel Map and the improvements were subsequently constructed. It was then sold to an individual and was mapped back to a single parcel of land.

The existing zoning is R-E.
The proposed development will be a 5 Lot Subdivision with 4 single family home lots and a common lot for the private street as required by the City.

This site is requesting a variance for the street width to match what was built with the original permits. The width per City standards is 47' where it was previously approved and constructed at 27' back of curb on the street and 45' at Cal-de-sac. There is also no sidewalks existing or proposed with this residential development.

The project is also requesting a waiver for no street lights within the residential development.

The vacation is for the sewer easement as required by the sewer department.

We feel that this is an acceptable request and we look forward to working with staff to gain a favorable recommendation.

If you have any questions, please give me a call on my cell at 521-3355 or email at eric.rietz@gmail.com

Sincerely,

Eric Rietz, P.E., P.L.S.

PRJ-62201
12/02/15

VAR-62407, WVR-62353, VAC-62357 and TMP-62358

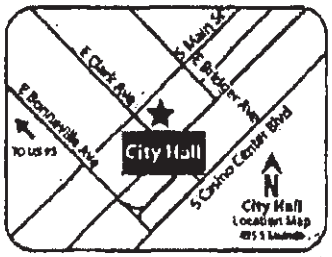
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

1/4/2016

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.
VAR-62407 & WVR-62353 & TMP-62358 [PRJ-62201]
Planning Commission Meeting of 1/12/2016

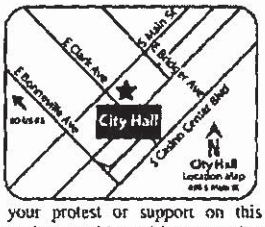
Case: VAR-62407
13932303001
DIXON JEWEL L LIVING TRUST
DIXON JEWEL L TRS
612 CAMPBELL DR
LAS VEGAS NV 89107-4445

47 LRDCNPI 89107

56-57 & 59 A

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.
VAR-62407 & WVR-62353 & TMP-62358 [PRJ-62201]
Planning Commission Meeting of 1/12/2016

45 LRDCNPI 89106

RECEIVED

JAN 5 2016

City of Las Vegas
Dept. of Planning

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Case: VAR-62407

162055100002
TOM ENTERPRISES
820 RANCHO LN #85
LAS VEGAS NV 89106

To:7024847499

Page2/2

56-57 & 59A

City of Las Vegas Agenda Item No.: **57.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
WVR-62353 - WAIVER RELATED TO VAR-62407 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC - For possible action on a request for a Waiver TO ALLOW NO STREETLIGHTS WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 2.49 acres located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APN 139-32-405-027), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-62201]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**2**
City Council Meeting	**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

Case Number: WVR-62353 APN: 139-32-405-027

Name of Property Owner: 805 Land, LLC, Rick Firmine

Name of Applicant: DR Horton, Inc

Name of Representative: Quantum Surveying

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: Eugene R. Firmine

Subscribed and sworn before me

This 25th day of November, 2015

_____

Notary Public in and for said County and State Palm Beach, Florida

Revised 11-14-06

NORMAN T. FROSCHER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF091505
Expires 2/10/2018

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

PRJ-62201
11/30/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver to Allow No Streetlights

Project Address (Location) 805 Campbell

Project Name 805 Campbell **Proposed Use** _____

Assessor's Parcel #(s) 139-32-405-027 **Ward #** _____

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

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

Gross Acres 2.49 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 805 Land, LLC **Contact** Rick Firmine

Address 3 Snowy Owl Lane **Phone:** _____ **Fax:** _____

City Littleton **State** CO **Zip** 80127

E-mail Address _____

APPLICANT DR Horton, Inc **Contact** Scott Harwood

Address 1081 Whitney Ranch **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address SAHarwood@drhorton.com

REPRESENTATIVE Quantum Surveying **Contact** Eric Rietz

Address 6018 S. Durango Drive Suite 110 **Phone:** (702) 521-3355 **Fax:** _____

City Las Vegas **State** NV **Zip** 89113

E-mail Address eric.rietz@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 Eugene R. Firmine

Subscribed and sworn before me

This 25th day of November, 2015.

_____

Notary Public in and for said County and State Palm Beach, Florida

NORMAN T. FROSCHER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF091505
Expires 2/10/2018

FOR DEPARTMENT USE ONLY

Case #	**WVR-62353**
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-62201
11/30/15

City of Las Vegas Agenda Item No.: **58.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAC-62357 - VACATION RELATED TO VAR-62407 AND WVR-62353 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC - For possible action on a request for a Petition to Vacate a PUBLIC SEWER EASEMENT generally located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard, Ward 1 (Tarkanian) [PRJ-62201]. Staff recommends APPROVAL.

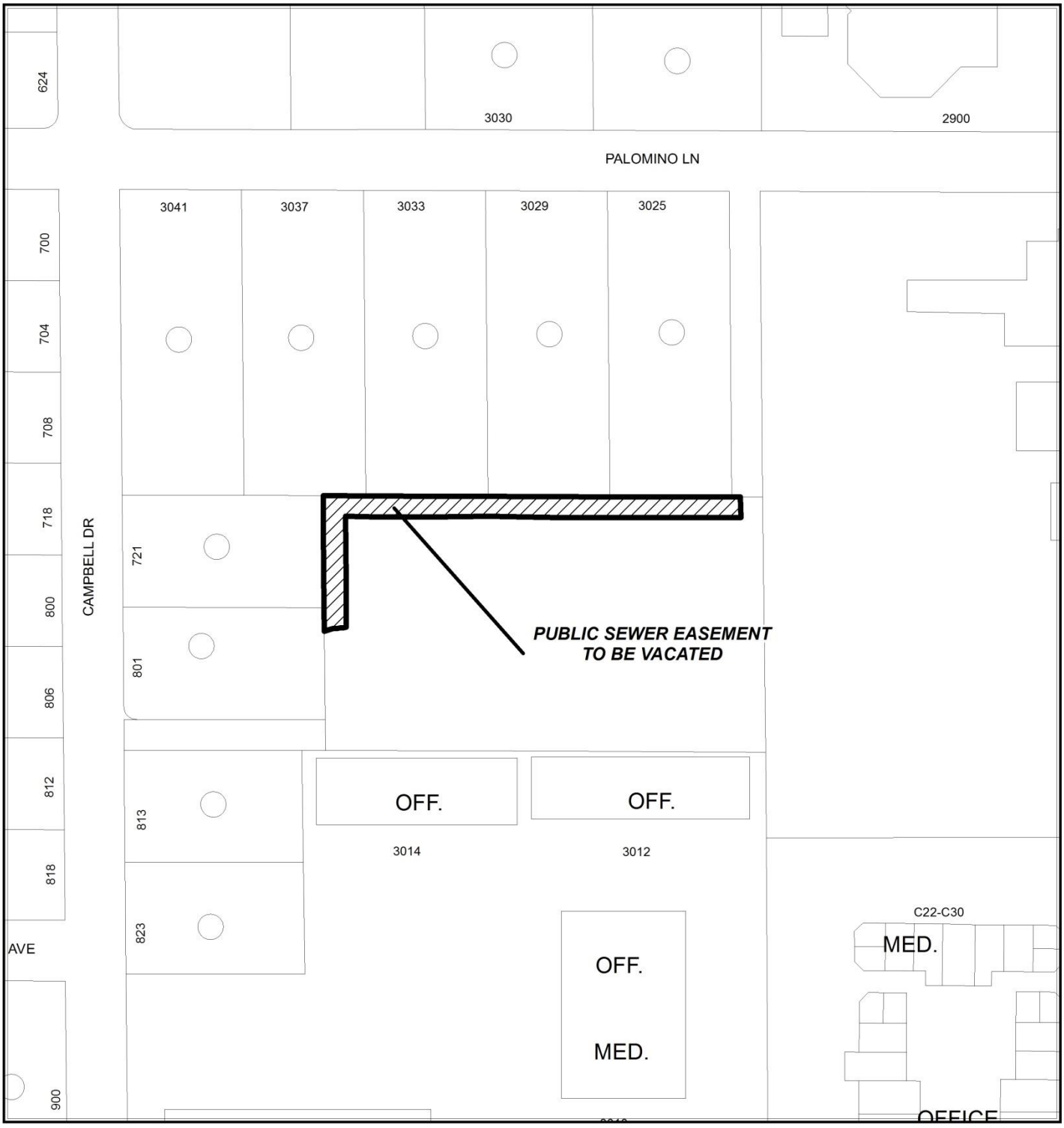
MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

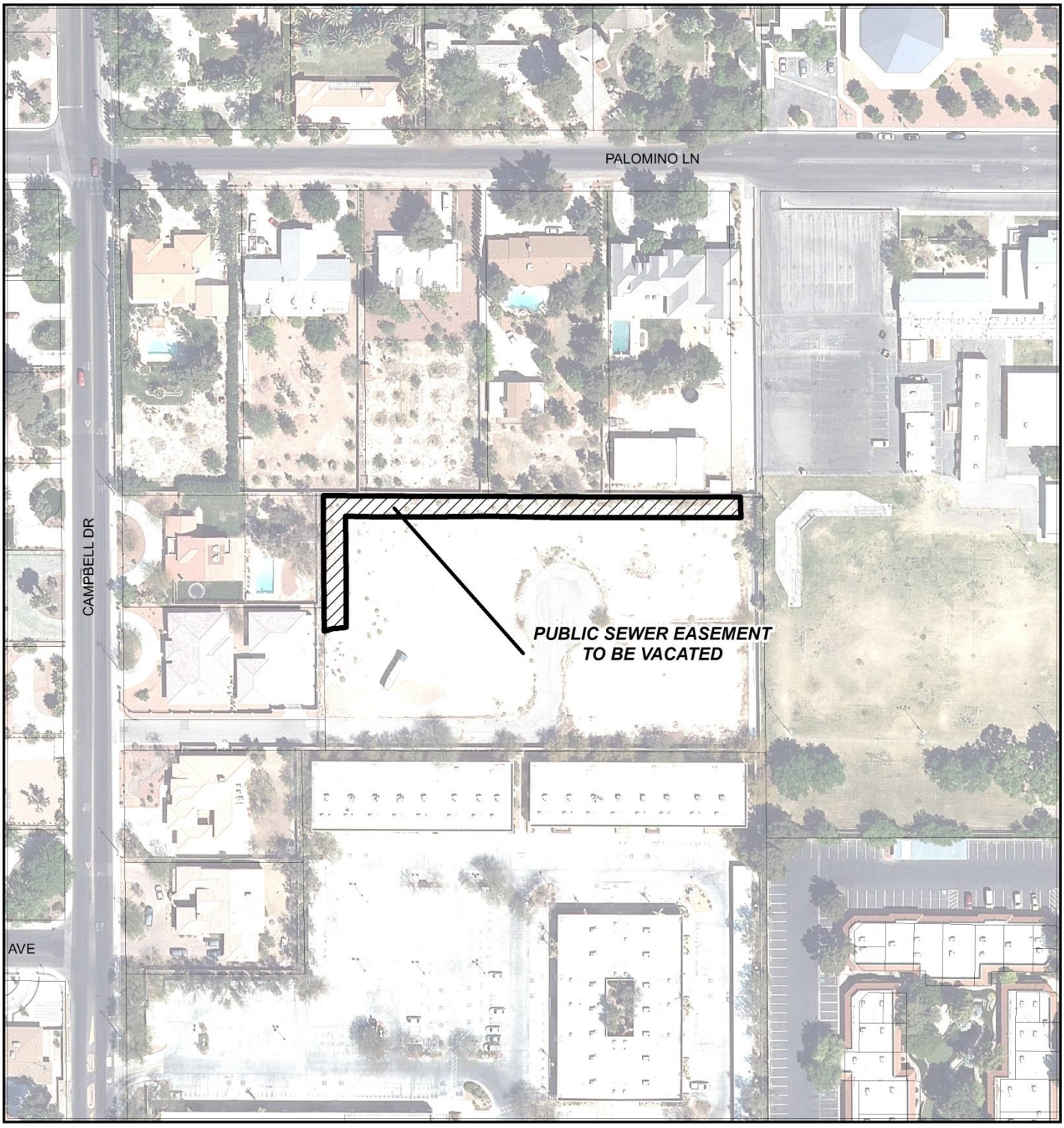
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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



CASE: VAC-62357 (PRJ-62201)

0 100 200
Feet

N



CASE: VAC-62357 (PRJ-62201)

0 100 200
Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-62357 APN: 139-32-405-027

Name of Property Owner: 805 Land, LLC, Rick Firmine

Name of Applicant: DR Horton, Inc

Name of Representative: Quantum Surveying

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: Eugene R. Firmine

Subscribed and sworn before me

This 25th day of November, 2015

_____

Notary Public in and for said County and State Palm Beach, Florida

Revised 11-14-06

NORMAN T. FROSCHER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF091505
Expires 2/10/2018

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

PRJ-62201
11/30/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation to Vacate Sewer Easement

Project Address (Location) 805 Campbell

Project Name 805 Campbell **Proposed Use** _____

Assessor's Parcel #(s) 139-32-405-027 **Ward #** _____

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

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

Gross Acres 2.49 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 805 Land, LLC **Contact** Rick Firmine

Address 3 Snowy Owl Lane **Phone:** _____ **Fax:** _____

City Littleton **State** CO **Zip** 80127

E-mail Address _____

APPLICANT DR Horton, Inc **Contact** Scott Harwood

Address 1081 Whitney Ranch **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address SAHarwood@drhorton.com

REPRESENTATIVE Quantum Surveying **Contact** Eric Rietz

Address 6018 S. Durango Drive Suite 110 **Phone:** (702) 521-3355 **Fax:** _____

City Las Vegas **State** NV **Zip** 89113

E-mail Address eric.rietz@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 Enrique R. Firmine

Subscribed and sworn before me

This 25th day of November, 20 15.

_____

Notary Public in and for said County and State Palm Beach Florida

NORMAN T. FROSCHER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF091505
Expires 2/10/2018

FOR DEPARTMENT USE ONLY

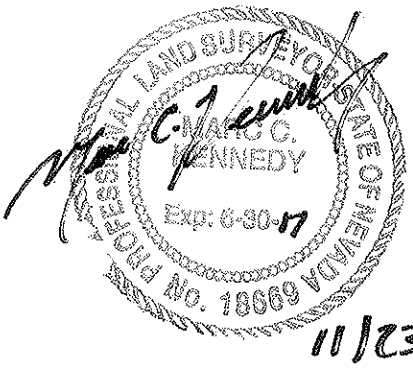
Case #	**VAC-62357**
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-62201
11/30/15

EXHIBIT "A"
A.P.N. 139-32-405-027
EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A CITY OF LAS VEGAS PUBLIC SEWER EASEMENT TO BE VACATED, LOCATED WITHIN LOT 2 PER FILE 57, PAGE 11 OF PARCEL MAPS, A.P.N. # 139-32-405-027.



11/23/15

LEGAL DESCRIPTION

SITUATE WITHIN SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA. LOCATED WITHIN LOT 2 AS SEEN IN FILE 57, PAGE 11 OF PARCEL MAPS, RECORDED IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2:

THENCE SOUTH 89°31'07" EAST, ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 194.51 FEET, SAID LINE ALSO BEING THE NORTH LINE OF THE REVERTED AREA PER FILE 117, PAGE 59 OF PARCEL MAPS;

THENCE SOUTH 00°07'58" EAST, DEPARTING SAID NORTH LINE, PARALLEL WITH AND 10 FEET DISTANT FROM THE EAST LINE OF SAID LOT 2, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89°31'07" WEST, PARALLEL WITH AND 10 FEET DISTANT FROM SAID NORTH LINE, A DISTANCE OF 184.62 FEET;

THENCE SOUTH 00°28'53" WEST, PARALLEL WITH AND 10 FEET DISTANT FROM THE WEST LINE OF SAID LOT 2, A DISTANCE OF 66.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 12°50'23 AND TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 00°28'27" EAST;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 10.08 FEET TO THE WEST LINE OF SAID LOT 2;

THENCE NORTH 00°28'53" EAST, ALONG SAID WEST LINE, A DISTANCE OF 54.99 FEET TO THE NORTH LINE OF SAID LOT 2 AND TO THE **POINT OF BEGINNING.**

VAC-62357

PRJ-62201
11/30/15

CONTAINING 2,499 SQUARE FEET, MORE OR LESS

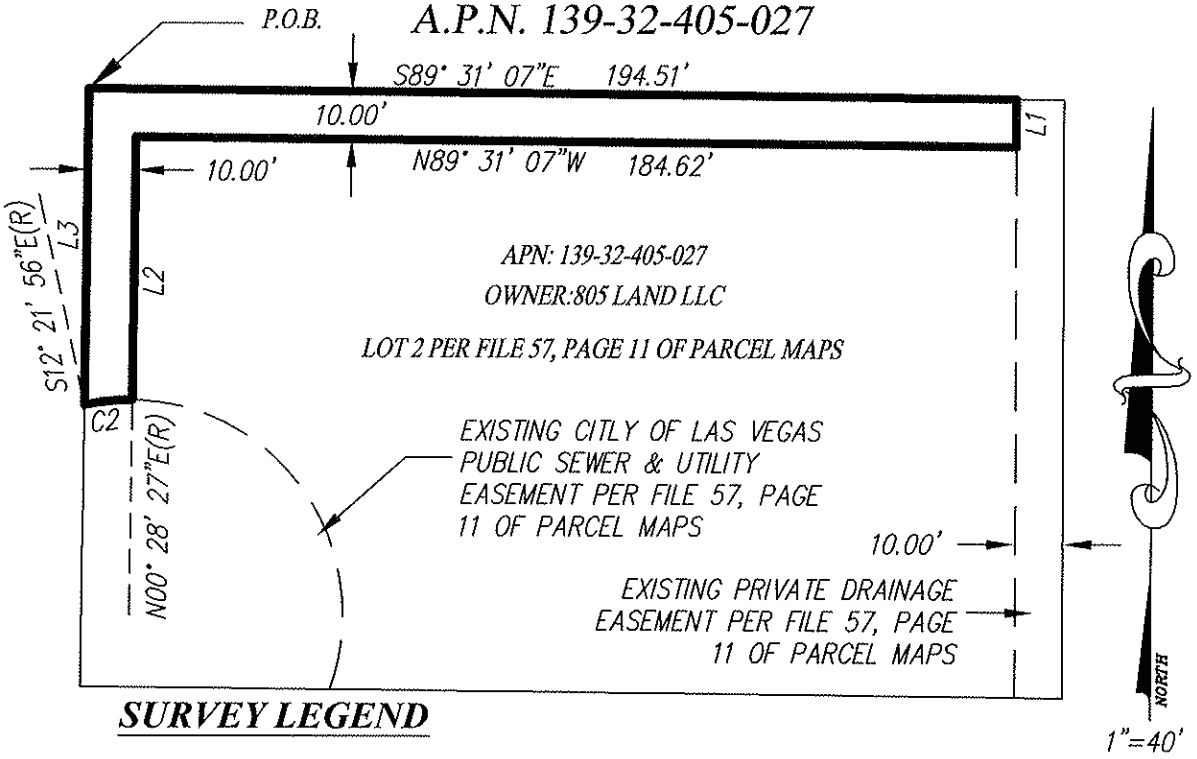
BASIS OF BEARINGS
NORTH 00°15'40" WEST, BEING THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. AS SHOWN ON FILE 117, PAGE 59 OF PARCEL MAPS, RECORDED IN THE CLARK COUNTY, RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

PREPARED BY MARC C. KENNEDY
NEVADA CERTIFICATE NO. 18669
QUANTUM SURVEYING NV LLC
2900 SUNRIDGE HEIGHTS PARKWAY
STE 1816
HENDERSON, NEVADA 89052

VAC-62357

PRJ-62201
11/30/15

EXHIBIT "B"
CITY OF LAS VEGAS SEWER EASEMENT VACATION
A.P.N. 139-32-405-027



SURVEY LEGEND

———	BOUNDARY LINE
—— — — —— — — ——	SECTION LINE
—— · · —— · · —— · · ——	RIGHT-OF-WAY LINE
— · — · — · — · — · —	ADJOINING PARCEL LINE
— — — — — — — — — — — —	RADIAL \ TIE LINE

PROFESSIONAL LAND SURVEYOR
MARC C. KENNEDY
Exp: 06-30-17
No. 18669
STATE OF NEVADA

11/23/15

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C2	10.08'	45.00'	12°50'23"	5.06'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	10.00'	S00° 07' 58"E
L2	66.12'	S00° 28' 53"W
L3	54.99'	N00° 28' 53"E

QUANTUM SURVEYING NV L.L.C.
2900 SUNRIDGE HEIGHTS PARKWAY
STE 1816
HENDERSON, NEVADA 89052
T. (702) 754-9900

PRJ-62201
11/30/15

VAC-62357

City of Las Vegas Agenda Item No.: **59.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
TMP-62358 - TENTATIVE MAP RELATED TO VAR-62407, WVR-62353 AND VAC-62357 - 805 CAMPBELL - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC - For possible action on a request for a Tentative Map FOR A FOUR-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.49 acres located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APN 139-32-405-027), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-62201]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**2**
City Council Meeting	**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

Case Number: TMP-62358 APN: 139-32-405-027

Name of Property Owner: 805 Land, LLC, Rick Firmine

Name of Applicant: DR Horton, Inc

Name of Representative: Quantum Surveying

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: Eugene R. Firmine

Subscribed and sworn before me

This 25th day of November, 2015

_____

Notary Public in and for said County and State Palm Beach, Florida

Revised 11-14-06

NORMAN T. FROSCHER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF091505
Expires 2/10/2018

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

PRJ-62201
11/30/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) 805 Campbell

Project Name 805 Campbell **Proposed Use** _____

Assessor's Parcel #(s) 139-32-405-027 **Ward #** _____

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

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

Gross Acres 2.49 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 805 Land, LLC **Contact** Rick Firmine

Address 3 Snowy Owl Lane **Phone:** _____ **Fax:** _____

City Littleton **State** CO **Zip** 80127

E-mail Address _____

APPLICANT DR Horton, Inc **Contact** Scott Harwood

Address 1081 Whitney Ranch **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address SAHarwood@drhorton.com

REPRESENTATIVE Quantum Surveying **Contact** Eric Rietz

Address 6018 S. Durango Drive Suite 110 **Phone:** (702) 521-3355 **Fax:** _____

City Las Vegas **State** NV **Zip** 89113

E-mail Address eric.rietz@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 Eugene R. Firmine

Subscribed and sworn before me

This 25th day of November, 2015.

_____

Notary Public in and for said County and State Palm Beach Florida

NORMAN T. FROSCHER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF091505
Expires 2/10/2018

FOR DEPARTMENT USE ONLY

Case #	**TMP-62358**
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-62201
11/30/15

TENTATIVE MAP

FOR

805 CAMPBELL

(A RESIDENTIAL SUBDIVISION WITH FOUR RESIDENTIAL AND TWO COMMON LOTS)

TOPOGRAPHIC SYMBOLS AND LINETYPES

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PROPERTY LINE
- CENTER LINE
- EASEMENT
- EXIST "L" TYPE CURB
- EXIST MAJOR CONTOUR LINE
- EXIST MINOR CONTOUR LINE
- EXIST SCREEN WALL AS INDICATED
- EXIST EDGE OF SIDEWALK
- EXIST GAS
- EXIST WATER LINE
- EXIST SEWER LINE

EXISTING

- AIR RELEASE VALVE
- FIRE HYDRANT
- VALVE
- BACKFLOW PREVENTER
- SWR MANHOLE
- STORM MANHOLE
- TELEPHONE BOX
- TRANSFORMER
- DIRECTION OF DRAINAGE ARROW
- TOP BACK CURB
- FLOW LINE

PROPERTY CURVE TABLE			
Curve #	Length	Radius	Delta
C1	23.56'	15.00'	89°59'33"
C2	16.67'	25.00'	38°12'47"
C3	30.01'	45.00'	38°12'15"
C4	60.09'	45.00'	76°30'29"
C5	85.30'	45.00'	108°36'34"
C6	21.31'	45.00'	27°07'55"
C7	21.80'	45.00'	27°45'31"
C8	26.18'	25.00'	60°00'01"

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
MONUMENT ID 81LV0132SW8
RIVET AND PLATE IN TOP OF CURB AT SOUTHEAST CORNER OF CAMPBELL AND PALOMINO
T20S., R61E, S32

ELEVATION = 640.727 METERS
ELEVATION = 2102.12 U.S. SURVEY FEET
NAVD 88

BASIS OF BEARING

NORTH 00°15'40" WEST, BEING THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON FILE 117, PAGE 59 OF PARCEL MAPS, RECORDED IN THE CLARK COUNTY, RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

SITE DATA

2.49 AC
APN: 139-32-405-027
EX. ZONING: (RE) RESIDENCE ESTATES DISTRICT

DATUM

THIS NOTE IS FOR ALL GRADING ELEVATIONS SHOWN HEREON WITH EXCEPTION TO CONTOUR ELEVATIONS, FINISHED FLOORS, AND PAD ELEVATIONS UNLESS OTHERWISE NOTED.

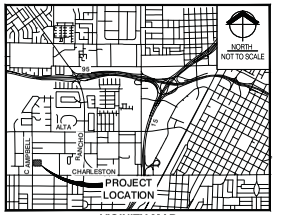
ADD 2000.00' TO ELEVATIONS SHOWN HEREON TO ADJUST THEM TO THE ASSOCIATED DATUM.

NOTE

SETBACKS TO CONFORM TO RE STANDARDS

SCALE: 1" = 30'

30 15 0 30



VICINITY MAP

OWNER/DEVELOPER

805 LAND LLC
6018 S DURANGO DR STE 110
LAS VEGAS, NV 89113

REFERENCE SURVEYS

SURVEYS
FILE 33, PAGE 62
FILE 57, PAGE 11
FILE 90, PAGE 49
FILE 117, PAGE 59

LEGAL DESCRIPTION

PARCEL 1

ALL OF THAT LAND WHICH LIES WITHIN THE BOUNDARY OF THAT CERTAIN REVERSIONARY PARCEL MAP RECORDED IN FILE 117 AT PAGE 59 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF CLARK, NEVADA, WHICH LIES WITHIN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION;
THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID, SECTION SOUTH 00°45'09" EAST 983.74 FEET;
THENCE DEPARTING SAID LINE SOUTH 89°58'24" EAST 228.02 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°45'09" WEST 230.02 FEET;
THENCE SOUTH 89°58'24" EAST 434.32 FEET;
THENCE SOUTH 00°37'34" EAST 230.02 FEET;
THENCE NORTH 89°58'24" WEST 433.45 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 25, 2014 IN BOOK 20140825 AS INSTRUMENT NO. 00930 OF OFFICIAL RECORDS.

PARCEL 2

THE SOUTH THIRTY (30) FEET OF THE WEST 228 FEET OF THE NORTH 230 FEET OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.& M.
EXCEPTING THEREFROM THE WESTERLY 30 FEET THEREOF FOR ROAD PURPOSES.

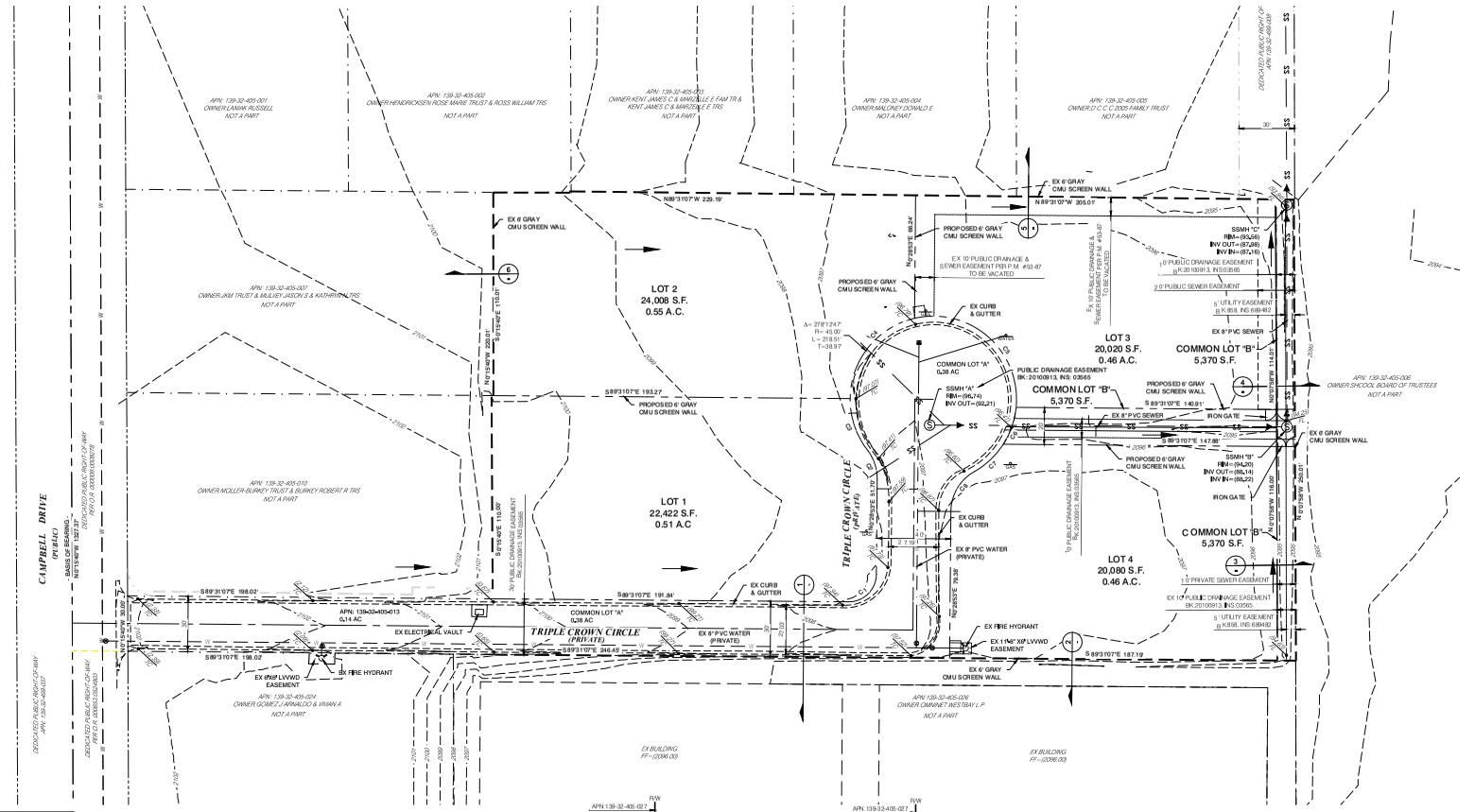
DISCLAIMER NOTE:

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

AVOID HITTING OVERHEAD POWER LINES, IT'S COSTLY.
CALL BEFORE YOU DO ... OVERHEAD
1-702-227-2929

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811 OR 1-800-227-2600

FAST
Call before you UnderGround
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION


CAMPBELL DRIVE
(DEDICATED PUBLIC RIGHT-OF-WAY)
BASIS OF BEARING
N00°15'40"W 1327.37'
APN: 139-32-405-001
OWNER:LANAW RUSSELL
NOT A PART
APN: 139-32-405-002
OWNER:HENDRICKSEN ROSE MARIE TRUST & ROSS WILLIAM TRS
NOT A PART
APN: 139-32-405-003
OWNER:KENT JAMES C & MARZELLE E FAM TR & KENT JAMES C & MARZELLE E TRS
NOT A PART
APN: 139-32-405-004
OWNER:MALONEY DONALD E
NOT A PART
APN: 139-32-405-005
OWNER:O C C C 2005 FAMILY TRUST
NOT A PART
DEDICATED PUBLIC RIGHT-OF-WAY APN: 139-32-405-013
N89°31'07"W 229.19'
EX 6' GRAY CMU SCREEN WALL
N 89°31'07"W 205.07'
PROPOSED 6' GRAY CMU SCREEN WALL
EX 10' PUBLIC DRAINAGE & SEWER EASEMENT PER P.M. #53-87 TO BE VACATED
EX 5' PUBLIC DRAINAGE & SEWER EASEMENT TO BE ADJUST TO BE VACATED
SSMH "C" RIM= (83.56) INV OUT= (67.26) INV IN= (67.16)
10' PUBLIC DRAINAGE EASEMENT BK.20100913, INS:03565
20' PUBLIC SEWER EASEMENT
5' UTILITY EASEMENT BK.81018, INS:689462
EX 8" PVC SEWER
LOT 2
24,008 S.F.
0.55 A.C.
EX CURB & GUTTER
Δ= 278°12'47"
R= 45.00'
L= 218.51'
T= 38.97'
COMMON LOT "A"
0.38 AC
PUBLIC DRAINAGE EASEMENT BK: 20100913, INS: 03565
SSMH "A" RIM= (86.74) INV OUT= (80.21)
COMMON LOT "B"
5,370 S.F.
LOT 3
20,020 S.F.
0.46 A.C.
COMMON LOT "B"
5,370 S.F.
PROPOSED 6' GRAY CMU SCREEN WALL
S 89°31'07"E 140.91'
IRON GATE
EX 6' GRAY CMU SCREEN WALL
S 89°31'07"E 147.88'
SSMH "B" RIM= (84.20) INV OUT= (80.14) INV IN= (80.22)
APN: 139-32-405-008
OWNER:SHCOOL BOARD OF TRUSTEES
NOT A PART
S89°31'07"E 193.27'
PROPOSED 6' GRAY CMU SCREEN WALL
LOT 1
22,422 S.F.
0.51 A.C.
TRIPLE CROWN CIRCLE (PVT. 175)
N 89°55'53" E 51.70'
EX CURB & GUTTER
EX 8" PVC WATER (PRIVATE)
LOT 4
20,080 S.F.
0.46 A.C.
COMMON LOT "B"
5,370 S.F.
10' PRIVATE SEWER EASEMENT
EX 10' PUBLIC DRAINAGE EASEMENT BK.20100913, INS:03565
5' UTILITY EASEMENT BK.81018, INS:689462
S89°31'07"E 198.02'
S89°31'07"E 191.84'
APN: 139-32-405-013
0.14 AC
COMMON LOT "A"
0.38 AC
TRIPLE CROWN CIRCLE (PRIVATE)
EX ELECTRICAL VAULT
EX 8" PVC WATER (PRIVATE)
EX FIRE HYDRANT
EX 11'48" X9' LVVWD EASEMENT
S 89°31'07"E 187.19'
S89°31'07"E 198.02'
EX 6'X9' LVVWD EASEMENT
EX FIRE HYDRANT
EX 6' GRAY CMU SCREEN WALL
APN: 139-32-405-024
OWNER:GOMEZ LARRALDO & VIVIAN A
NOT A PART
APN: 139-32-405-026
OWNER:OMNINET WESTBAY L P
NOT A PART
EX BUILDING FF=2096.09
EX BUILDING FF=2096.09
DEDICATED PUBLIC RIGHT-OF-WAY APN: 139-32-405-027
DEDICATED PUBLIC RIGHT-OF-WAY APN: 139-32-405-027
30' PUBLIC DRAINAGE EASEMENT BK.20100913, INS:03565
S 15°18'40" E 118.00'
N 15°18'40" W 118.00'
N 89°55'53" E 76.39'
N 89°55'53" E 51.70'
N 89°55'53" E 24.69

DEPARTMENT OF PLANNING

DATE: 11/20/15

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

RE: PROJECT NAME – 805 Campbell
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

DR Horton (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 Eric Rietz at (702)-521-3355. Thank you.

Sincerely,

(Signature)

Brad Burns
(Print)

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-24-2018
Certificate No: 98-2673-1

Subscribed and sworn before me

This 25 day of November, 2015.

Barbara A Bross
Notary Public in and for said County and State

PRJ-62201
11/30/15

TMP-62358

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

- [X] 1. Name of the proposed subdivision.
- [X] 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- [X] 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- [X] 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- [X] 5. Identification of adjoining properties.
- [X] 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.
- [X] 7. Existing structures and other physical features.
- [X] 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.
- [X] 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- [X] 10. Existing and proposed street names.
- [X] 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.
- [X] 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- [X] 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- [X] 14. Existing and proposed storm drains.
- [X] 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- [X] 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.
- [X] 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

PRJ-62201
11/30/15

TMP-62358

☒ 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. N/A

☒ 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. N/A

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.

need cross sections N/S & E/W

☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: Roger Baker

Date: 11/19/15

TMP-62358

PRJ-62201
11/30/15

TMP 62358
D. R. Horton, Inc.

North of Charleston and East of Campbell

Proposed 4 single family unit residential development.

Proposed Use

Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	4	9.57	38
AM Peak Hour			0.75	3
PM Peak Hour			1.01	4

Existing traffic on all nearby streets:

Charleston Boulevard	
Average Daily Traffic (ADT)	33,388
PM Peak Hour (heaviest 60 minutes)	2,671

Campbell Drive	
Average Daily Traffic (ADT)	1,850
PM Peak Hour (heaviest 60 minutes)	148

Palomino Lane	
Average Daily Traffic (ADT)	1,433
PM Peak Hour (heaviest 60 minutes)	115

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Charleston Boulevard	51,800
Campbell Drive	13,040
Palomino Lane	13,040

This project will add approximately 38 trips per day on Charleston Blvd., Campbell Dr. and Palomino Ln. Charleston is currently at about 64 percent of capacity and Campbell and Palomino are at about 14 percent of capacity. After this project, Charleston is expected to be at about 65 percent of capacity and Campbell and Palomino are expected to remain at about 14 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 4 additional cars, or about one every fifteen minutes.

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

City of Las Vegas Agenda Item No.: **60.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-62414 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA STUPAK - For possible action on a request for a Variance TO ALLOW A STREET NAME TO VARY ALONG THE SAME ALIGNMENT WHERE SUCH IS NOT ALLOWED on Baltimore Avenue between Las Vegas Boulevard and Fairfield Avenue, Ward 3 (Coffin) [PRJ-62413]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-62414 and SNC-62415 [PRJ-62413]
2. Conditions and Staff Report - VAR-62414 and SNC-62415 [PRJ-62413]
3. Supporting Documentation
4. Photo(s) - VAR-62414 and SNC-62415 [PRJ-62413]
5. Justification Letter - VAR-62414 and SNC-62415 [PRJ-62413]
6. Protest/Support Postcards - VAR-62414 and SNC-62415 [PRJ-62413]



CASE: **VAR-62414 AND SNC-62415 (PRJ-62413)**

RADIUS: 1000 FEET

0 300 600

Feet

N



CASE: **VAR-62414 AND SNC-62415 (PRJ-62413)**

RADIUS: 1000 FEET

0 300 600

Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: NEVADA STUPAK

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-62414	Staff recommends DENIAL, if approved subject to conditions:	
SNC-62415	Staff recommends DENIAL, if approved subject to conditions:	VAR-62414

** CONDITIONS **

VAR-62414 CONDITIONS

Planning

1. Approval and conformance to conditions of approval of an associated Street Name Change (SNC-62415) shall be required, if approved.

2. 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.

3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SNC-62415 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for with Variance (VAR-62414), if approved.

2. This approval shall be void two years from the date of final approval, unless exercised.

Public Works

3. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

** STAFF REPORT **

PROJECT DESCRIPTION

A request from the applicant has been made to rename the portion of Baltimore Avenue between Las Vegas Boulevard and Fairfield Avenue as Bob Stupak Avenue. The change is requested to honor the applicant's father, who was the original owner of the Stratosphere Tower, which is adjacent to the north side of Baltimore Avenue. One property owner and four existing addresses are affected by the proposed street name change. The limited street name change request conflicts with the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition and requires a Variance to be approved. Staff cannot support either application, as Baltimore Avenue is a through street west to Tam Drive, and the incongruity of the proposed street naming configuration would cause confusion for drivers continuing past Fairfield Avenue. If denied, the street name change could not be implemented.

ISSUES

- The applicant is proposing a Variance from Street Naming Guidelines Section IV.B.2 of the "City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition," to allow a primary street name, once assigned, to change along the same alignment where such is not allowed. The only exception to this requirement is if the primary street name does not and cannot in the future connect to the existing public right-of-way. This exception does not apply in this instance.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.
There are no relevant City actions related to this request.

Pre-Application Meeting	
12/01/15	A pre-application meeting was held with the applicant by phone, during which submittal requirements were discussed.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
12/03/15	During a field check, staff verified the following: • In this area, Baltimore Avenue terminates on the east at Las Vegas Boulevard and continues west past Fairfield Avenue; • Several multi-family properties were addressed from Baltimore Avenue • The multi-family properties do not have direct driveway access from Baltimore Avenue; instead, they take access from a public alley • The Stratosphere is addressed from Las Vegas Boulevard, but has two access points to Baltimore Avenue • There are two pole street signs that would be affected by the street name change, as well as two traffic signal street signs

Details of Application Request	
Site Area	
Net Acres	N/A
Street Segment	Baltimore Avenue, between Las Vegas Boulevard on the east and Fairfield Avenue on the west
Directly affected property owners	1 (APNs 162-04-813-079 through 082)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District (Northern Strip Gateway District)	N/A
G-O (Gaming Enterprise Overlay) District	N/A
A-O (Airport Overlay) District (175 Feet)	N/A
Las Vegas Boulevard Scenic Byway Overlay District	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

ANALYSIS

This segment of Baltimore Avenue contains the address range from 100-199 West from the zero baseline (Las Vegas Boulevard).

The following building locations are adjacent to the street segment proposed to be renamed from Baltimore Avenue to Bob Stupak Avenue:

APN	*Building Address*	*Owner*	*Driveway Access to Baltimore Ave*
162-04-813-061	2000 S. Las Vegas Boulevard	W2007 Stratosphere Propco, LLC	no
162-04-813-062	2201 Fairfield Avenue	Clark County Treasurer, Trustee	no (alley)
162-04-813-079	133 W. Baltimore Avenue	Aztec Inn Casino, LP	no (alley)
162-04-813-080	131 W. Baltimore Avenue	Aztec Inn Casino, LP	no (alley)
162-04-813-081	125 W. Baltimore Avenue	Aztec Inn Casino, LP	no (alley)
162-04-813-082	121 W. Baltimore Avenue	Aztec Inn Casino, LP	no (alley)
162-04-813-083	2200 S. Las Vegas Boulevard	Sahara Meadows Properties, Inc.	yes
162-04-813-084	2000 S. Las Vegas Boulevard	W2007 Stratosphere Propco, LLC	no
162-04-813-085	2000 S. Las Vegas Boulevard	W2007 Stratosphere Propco, LLC	yes
162-04-813-086	2000 S. Las Vegas Boulevard	W2007 Stratosphere Propco, LLC	no
162-04-813-087	2000 S. Las Vegas Boulevard	W2007 Stratosphere Propco, LLC	no
162-04-813-088	2000 S. Las Vegas Boulevard	W2007 Stratosphere Propco, LLC	yes
162-04-813-089	2000 S. Las Vegas Boulevard	W2007 Stratosphere Propco, LLC	yes

The four shaded parcels are addressed from Baltimore Avenue and would be most affected by the proposed change. The four parcels are owned by the same entity. There are a total of five access points from this segment of Baltimore Avenue to adjacent properties.

Section IV.B.2 of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition requires the following:

> "Once a primary street name is assigned to any alignment it shall not change anywhere along the extension of that alignment unless the subject primary street name does not and cannot in the future connect to the existing public right-of-way."

A "primary street name" is defined as "the portion of a street name which is neither a directional prefix [e.g., *WEST* Baltimore Avenue] nor a suffix [e.g., West Baltimore *AVENUE*]."

The street is continuous from Las Vegas Boulevard on the east to Tam Drive on the west. The alignment legally picks up again east of the zero baseline between Walnut Road and Nellis Boulevard. It does not continue west of Tam Drive. A Variance is therefore required to change the Baltimore Avenue street segment between Las Vegas Boulevard and Fairfield Avenue to Bob Stupak Avenue.

Since Baltimore Avenue is a through street from Las Vegas Boulevard west to Tam Drive, the proposed street naming configuration could potentially cause confusion for drivers continuing past Fairfield Avenue, especially for emergency response personnel. The hardship is self-imposed in this instance. Staff therefore recommends denial of the Variance and therefore the Street Name Change by association. If approved, the street name change would be subject to conditions that require the applicant to pay for all costs associated with the Street Name Change, including signage and installation.

FINDINGS (VAR-62414)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by arbitrarily proposing a street name change for one

segment of a street where the street continues west for one block, thereby creating a continuous street with two names. Renaming the entire length of the street between Las Vegas Boulevard and Tam Drive would allow for conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SNC-62415)

Staff supports the requirements of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition, which requires one street name along an unbroken street segment. This eliminates confusion, especially for emergency response personnel. Staff therefore recommends denial, subject to conditions if approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 683

APPROVALS 3

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-62414 APN: 16204813079, 080, 081, & 16204813082

Name of Property Owner: Gary Vause

Name of Applicant: Nevada Stupak

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: Gary Vause

Print Name: GARY VAUSE

Subscribed and sworn before me

This 22nd day of December, 2015

Gigi Borgna

Notary Public in and for said County and State

GIGI BORGNA
Notary Public State of Nevada
No. 10-3194-1
My appt. exp. Oct. 1, 2018

PRJ-62413
12/22/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Partial Street Name Change

Project Address (Location) W Baltimore Street (portion between Fairfield & Las Vegas Blvd

Project Name Bob Stupak Drive **Proposed Use** N/A

Assessor's Parcel #(s) 16204813079, 080, 081, & 16204813082 **Ward #** 3

General Plan: existing N/A proposed N/A **Zoning:** existing N/A proposed N/A

Commercial Square Footage N/A **Floor Area Ratio** N/A

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

Additional Information partial street name change to Bob Stupak Drive

PROPERTY OWNER Gary Vause **Contact** &02-870-0666

Address 2200 S. Las Vegas Blvd **Phone:** **Fax:**

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

E-mail Address

APPLICANT Nevada Stupak **Contact** 702-290-8377

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

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

E-mail Address nevada@stupaklasvegas.com

REPRESENTATIVE **Contact**

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

City **State** **Zip**

E-mail Address

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

Property Owner Signature* Gary Vause

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

Print Name GARY VAUSE

Subscribed and sworn before me

This 22nd day of DECEMBER, 20 15.

Gigi Borgna

Notary Public in and for said County and State

GIGI BORGNA
Notary Public State of Nevada
No. 10-3194-1
My appt. exp. Oct. 1, 2018

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-62414
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-62413
12/22/15

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



VAR-62414 [PRJ-62413] - VARIANCE RELATED TO SNC-62415 - APPLICANT/OWNER: NEVADA STUPAK BALTIMORE AVENUE BETWEEN LAS VEGAS BOULEVARD AND FAIRFIELD AVENUE

12/03/15



VAR-62414 [PRJ-62413] - VARIANCE RELATED TO SNC-62415 - APPLICANT/OWNER: NEVADA STUPAK BALTIMORE AVENUE BETWEEN LAS VEGAS BOULEVARD AND FAIRFIELD AVENUE

12/03/15

STUPAK

December 9, 2015

Dear City of Las Vegas

May this message find you well. Please see my Justification Letter for the requested street name change on Las Vegas Blvd in front of the Stratosphere tower. There are no properties currently using the Baltimore address in this portion of the road. There are only 4 affected lots and they use the Las Vegas Blvd. address as they are part of the Aztec Inn. * please note a variance is needed to allow the street name change on one block of Baltimore alignment where the same name is required along the full unimpeded length of the alignment.

Reason for the request is to honor a person who truly helped the development of the City of Las Vegas. My Father Bob Stupak is the original owner, founder, visionary and creator of the Stratosphere tower. He turned a small parcel at the location from a used car lot to one of the tallest structures in the world and a symbol of Las Vegas. In doing this his goal was to extend the "Strip" to the City.

Key facts - Stratosphere serves as the largest independent employer in the city of Las Vegas. Stratosphere Tower celebrated it's 40'th million visitor to the top last year.

My Father was always a huge advocate of the City of Las Vegas. Growing up we lived in the City walking distance from the property. The area was very important to him and continues to be important to our family. With his initiation and the City's help, there is an amazing community center and park that bear his name and services the citizen of the area. We were also helpful in raising the funds for Casa de Luz church with the Bennet Family foundation that provides additional types of services to that community.

My father risked his entire fortune to make the dream of the Tower a reality; and although our family is no longer affiliated, for the sake of preserving history, renaming that street after him has great meaning. In celebration of it's 20th year anniversary the Street name change will honor the person that made that dream a reality and the City of Las Vegas a better place.

Sincerely,

Nevada Stupak

Nevada Stupak

VAR-62414 and SNC-62415

PRJ-62413
12/22/15

O (866) 434-0774 F (702) 947-5712
101 Convention Center Drive 10th Floor, Suite 1004 Las Vegas, NV 89109 stupaklasvegas.com



City of Las Vegas

Bob Coffin
Councilman, Ward 3

October 15, 2015

Mayor Carolyn G. Goodman
And Members of the Las Vegas City Council
C/O City of Las Vegas Planning Department
333 North Rancho Drive
Las Vegas, NV 89016

RE: Portion of Baltimore Street name change to Bob Stupak Drive

On behalf of Nevada Stupak, and his family, I am proud to submit a justification letter requesting a street name change from Baltimore Street (portion from Las Vegas Boulevard to Fairfield) to Bob Stupak Drive, located next to the Stratosphere Hotel and Casino.

Bob Stupak moved to Las Vegas in 1971. He bought the Vault Casino in downtown and changed its name to Glitter Gulch. He created a cowgirl sign named Vegas Vicki for the casino to compete with the Vegas Vic sign across Fremont Street at the Pioneer Club. On March 31, 1974, Bob Stupak's World Famous Historic Gambling Museum opened. In 1979, Stupak opened Bob Stupak's Vegas World Hotel and Casino known for its promotions and the world's largest sign. Stupak opened the tower in late April 1996, making it the third most expensive casino development in history at the time.

Many of us personally knew Bob and he was a real Las Vegas character. He liked to call himself the "Polish Maverick" and it surely stuck to him.

Such a request would honor Bob Stupak, an individual whose pioneering spirit and tireless energies helped shape the city of Las Vegas. Bob Stupak will forever be remembered as "Mr. Las Vegas."

Included in this application are numerous letters of support. The Stratosphere Hotel and Casino supports the street name change. Further, on that portion of Baltimore Street there are no street addresses that would be impacted. The family would be paying all costs associated with application and street signage.

Respectfully,

Bob Coffin

Bob Coffin
City Councilman, Ward 3
Las Vegas, Nevada

VAR-62414 & SNC-62415

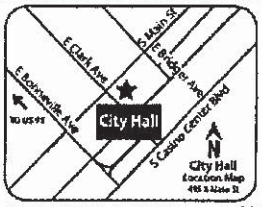
495 S. Main St. | Las Vegas, Nevada 89101 | (702) 229-6405 | FAX (702) 382-8558
bcoffin@lasvegasnevada.gov | www.lasvegasnevada.gov

PRJ-62414
12/02/15

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-62414 & SNC-62415 [PRJ-62413]
Planning Commission Meeting of 1/12/2016

45 LRDCNPI 89106

RECEIVED

JAN 5 2016

City of Las Vegas
Dept. of Planning

Case: VAR-62414

16203410007
CHETAK DEVELOPMENT CORPORATION
%CORNERSTONE CO
820 RANCHO LN #85
LAS VEGAS NV 89106

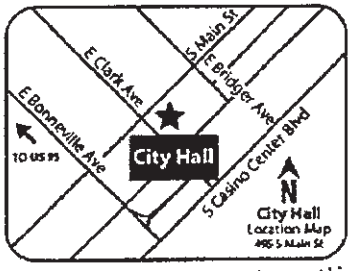
JAN-05-2016 10:53 From:
To:7024647499
Page:1/2

60-61 P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-62414 & SNC-62415 [PRJ-62413]
Planning Commission Meeting of 1/12/2016

41 LRDGNPI 89077

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Case: VAR-62414
16204710084
WHITNEY INVESTMENTS L L C
P O BOX 777325
HENDERSON NV 89077-7325

60-61 A

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

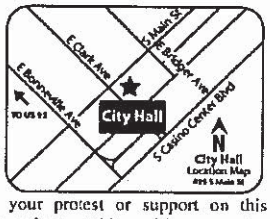
RECEIVED

JAN 5 2016

City of Las Vegas
Dept. of Planning

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

Case: VAR-62414

16204815210
HURLBUT ROY E
BAKER CHRISTINE E
14128 NE 63RD CT
REDMOND WA 98052-4657

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-62414 & SNC-62415 [PRJ-62413]
Planning Commission Meeting of 1/12/2016

136 LRDGNPI 98052

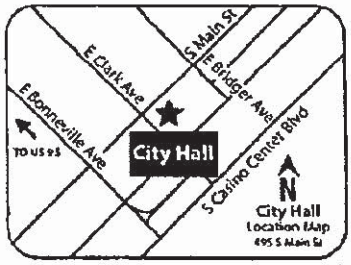
60-61A

4252664227 01-05-2016 08:47:27 a.m. 1/1

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-62414 & SNC-62415 [PRJ-62413]
Planning Commission Meeting of 1/12/2016

47 LRDCNFI 89102

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Case: VAR-62414
16204815002
CHENNAREDDY VENKAREDDY & S
200 W SAHARA AVE #202
LAS VEGAS NV 89102-5074

60-61A

City of Las Vegas Agenda Item No.: **61.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
SNC-62415 - STREET NAME CHANGE RELATED TO VAR-62414 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA STUPAK - For possible action on a request for a Street Name Change FROM: BALTIMORE AVENUE TO: BOB STUPAK AVENUE between Las Vegas Boulevard and Fairfield Avenue, Ward 3 (Coffin) [PRJ-62413]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**3**
City Council Meeting	**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

Case Number: SNC-62415 APN: _____

Name of Property Owner: _____

Name of Applicant: Nevada Stupak

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 Applicant: _____

Print Name: Nevada Stupak

Subscribed and sworn before me

This 1 day of DEC, 2015

Victoria Reed

Notary Public in and for said County and State

NOTARY PUBLIC
VICTORIA REED
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. FEB. 24, 2017
No: 93-1147-1

PRJ-62413
12/22/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Street Name Change

Project Address (Location) W. Baltimore from LV Blvd to Fairfield

Project Name Bob Stupak Way **Proposed Use** _____

Assessor's Parcel #(s) _____ **Ward #** 3

General Plan: existing ROW proposed ROW **Zoning:** existing ROW proposed ROW

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

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

Additional Information _____

PROPERTY OWNER _____ **Contact** _____

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

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

E-mail Address _____

APPLICANT Nevada Stupak **Contact** _____

Address 101 Convention Center Dr, Suite 1004 **Phone:** (702) 290-8377 **Fax:** _____

City Las Vegas **State** NV **Zip** 89109

E-mail Address nevada@stupaklasvegas.com

REPRESENTATIVE Nevada Stupak **Contact** _____

Address 101 Convention Center Dr, Suite 1004 **Phone:** (702) 290-8377 **Fax:** _____

City Las Vegas **State** NV **Zip** 89109

E-mail Address nevada@stupaklasvegas.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.

Applicant Signature* _____

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

Print Name Nevada Stupak

Subscribed and sworn before me

This 1 day of DEC, 20 15.

Victoria Reed

Notary Public in and for said County and State

NOTARY PUBLIC
VICTORIA REED
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. FEB. 24, 2017
No: 93-1147-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SNC-62415
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-62413
12/2/15

*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

City of Las Vegas Agenda Item No.: **62.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

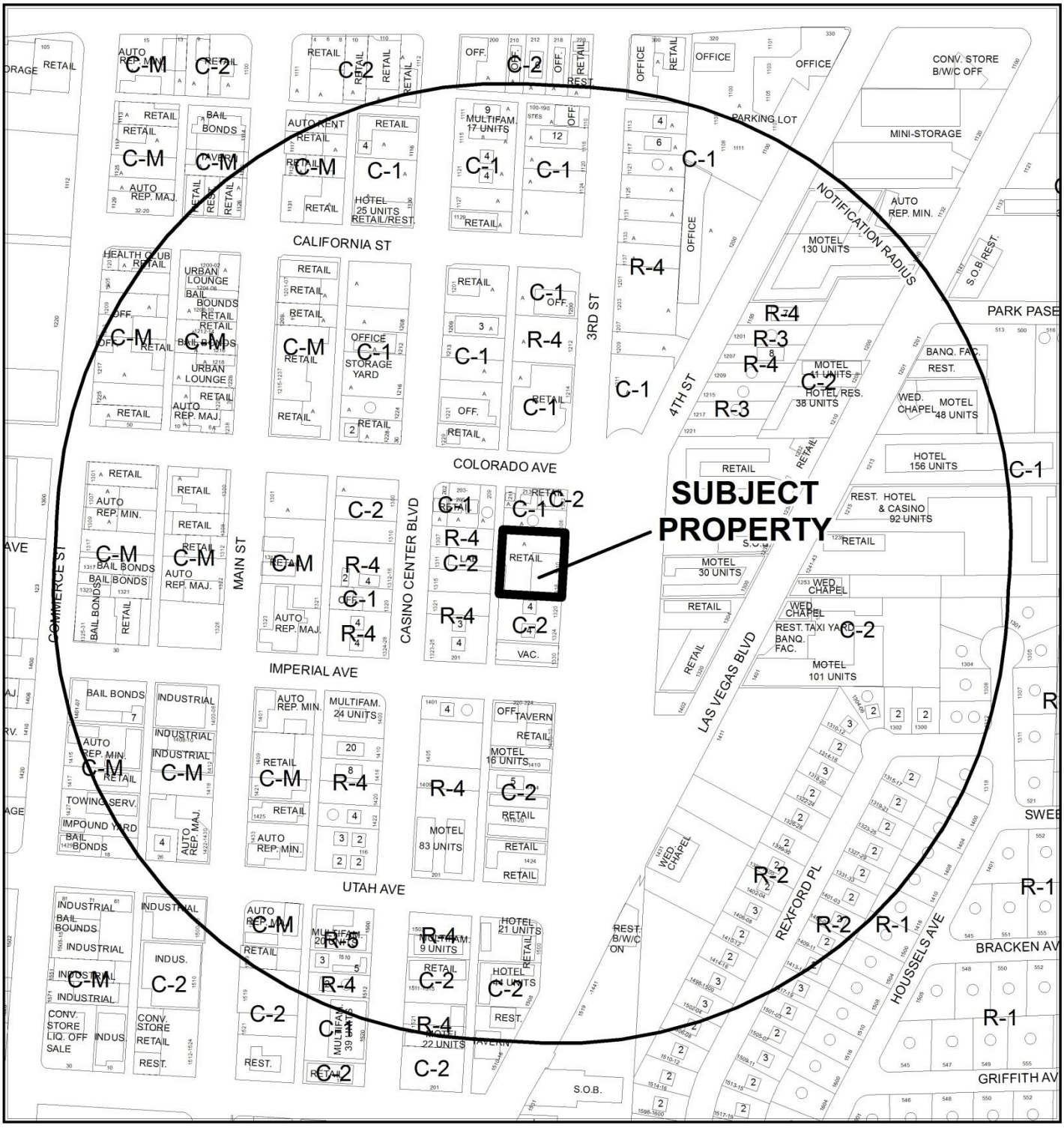
SUBJECT:
VAR-62260 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HOP, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SETBACK FROM THE PUBLIC RIGHT-OF-WAY WHERE FIVE FEET IS REQUIRED FOR A PROPOSED FREESTANDING SIGN, TO ALLOW A PRIVATE SIGN TO ENCROACH INTO THE PUBLIC RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED AND TO ALLOW A SINGLE POLE ON THE SIGN WITH 10 INCHES OF GROUND CONTACT WHERE 31 INCHES IS REQUIRED on 0.48 acres on the west side of 3rd Street, 100 feet south of Colorado Avenue (APN 162-03-105-004), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-61912]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

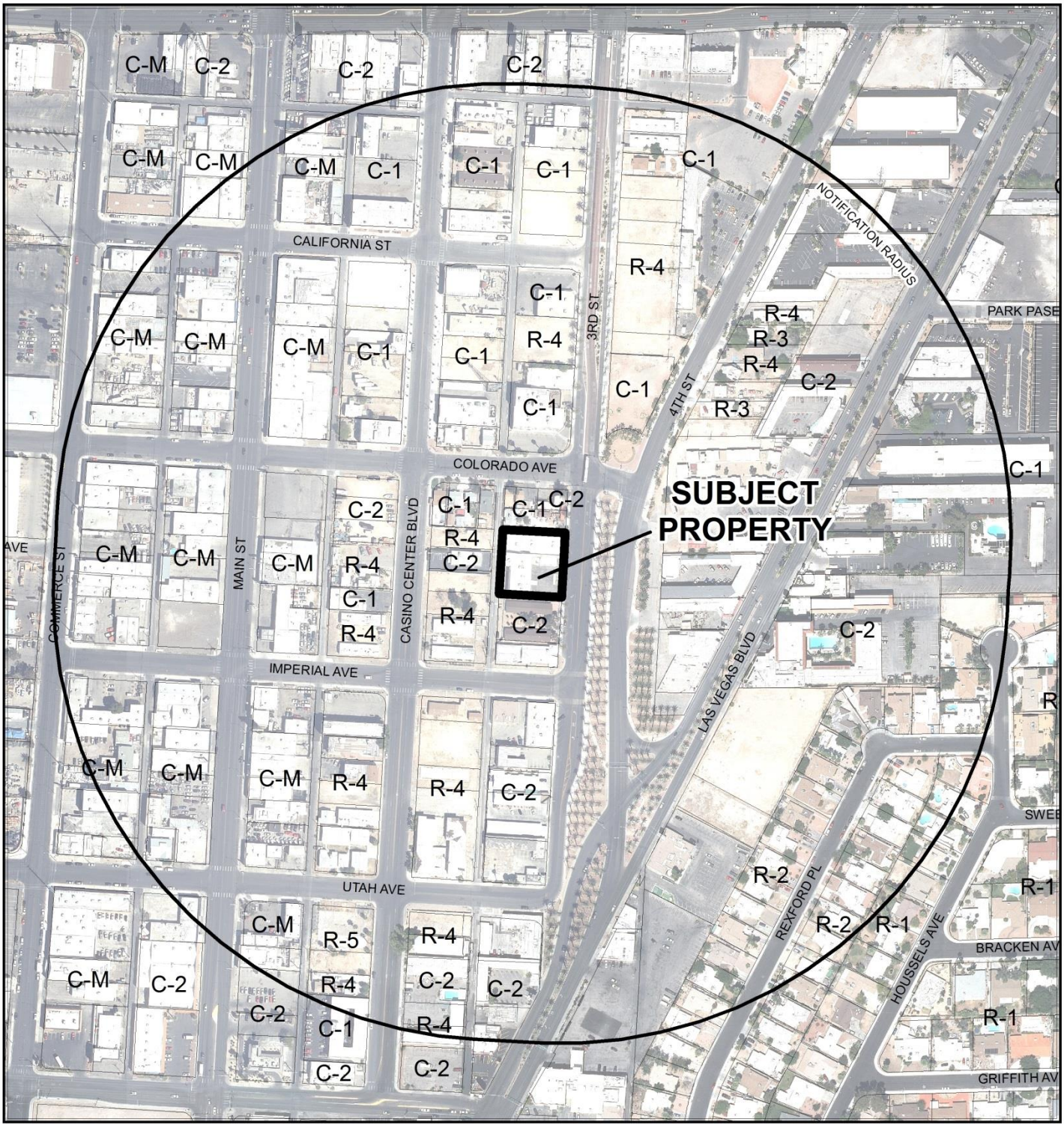
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Support Postcard



CASE: **VAR-62260 (PRJ-61912)**

RADIUS: 1000 FEET

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



CASE: **VAR-62260 (PRJ-61912)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: HOP, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-62260	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

VAR-62260 CONDITIONS

Planning

1. Conformance to the approved conditions for Rezonings (Z-0013-66 and Z-0047-66).

2. 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.

3. 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.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. No portion of the proposed sign shall extend further than the back of curb on 3rd Street.

7. Submit an Encroachment Agreement for landscaping and private improvements in the 3rd Street public right-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to place a 26-foot tall freestanding sign on the property such that the sign will encroach 11.5 feet into the 3rd Street right-of-way, which includes an existing 10-foot public sidewalk and amenity zone. The sign consists of a single pole with three double-sided illuminated panels that project outward from the pole at a height of 14-24 feet above grade and an address sign on top. The applicant requests a variance in order to maximize the sign's visibility and because the applicant considers the sign to be complementary with the existing building. The sign is being reused from another site. As proposed, the sign poses a safety concern with traffic traveling southbound on 3rd Street, especially for RTC buses or other high profile vehicles. In addition, the proposed sign fails to meet Title 19 freestanding sign design requirements. As the hardship claimed by the applicant is self-created, staff recommends denial.

ISSUES

- A Variance is required to allow a zero-foot setback from the 3rd Street right-of-way where five feet is required for freestanding signs.
- A Variance is required to allow a single pole support with 12 inches of ground contact for the freestanding sign where 20 percent of the sign width (or 34 inches, based on a 14-foot wide sign) is required to have ground contact.
- If approved, the applicant must obtain approval of an encroachment permit prior to installation of the sign in any part of the right-of-way. However, at no time shall the sign extend further than the back of curb on 3rd Street, as this is unnecessary and unacceptable.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/16/66	The Board of City Commissioners approved a Rezoning (Z-0013-66) from R-4 to C-2 on 0.32 acres on the west side of 4th Street between Colorado Avenue and Imperial Avenue (Lots 11-12 of Block 15 of Boulder Addition). The Planning Commission recommended approval
08/17/66	The Board of City Commissioners approved a Rezoning (Z-0047-66) from R-4 to C-2 on 0.16 acres on the west side of 4th Street between Colorado Avenue and Imperial Avenue (Lot 13 of Block 15 of Boulder Addition). The Planning Commission recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/13/14	The Planning Commission approved a Special Use Permit (SUP-53471) for a proposed 17,321 square-foot Urban Lounge with 970 square feet of outside seating area at 1310 South 3rd Street. Staff recommended approval.
05/22/15	A Reversionary Final Map (FMP-58742) to revert three platted lots to acreage on 0.48 acres on the west side of 3rd Street, 100 feet south of Colorado Avenue, was recorded.
12/08/15	The Planning Commission approved a Tentative Map (TMP-61533) for a one-lot commercial subdivision on 0.48 acres on the west side of 3rd Street, 100 feet south of Colorado Avenue. Staff recommended approval.

Most Recent Change of Ownership	
03/24/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/19/14	An application for a business license (P62-00030) for an urban lounge was submitted to the Business Licensing Division of the Department of Planning. The application was withdrawn 01/26/15.
09/01/15	A building permit (284890) was issued for a tenant improvement for exterior façade changes to the building at 1310 South 3rd Street. A final inspection has not been completed.
09/01/15	A building permit (284891) was issued for onsite improvements with landscaping at 1310 South 3rd Street. A final inspection has not been completed.
10/07/15	Application was made for a building permit (301476) for a freestanding sign at 1310 South 3rd Street. A permit has not been issued and is pending approval of this entitlement request.

Pre-Application Meeting	
10/27/15	Submittal requirements for a variance of freestanding sign requirements were discussed, which included standards for signs in the Las Vegas Arts District. Full dimensions of the sign were not indicated at this time.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
12/03/15	The street adjacent to the site is completely improved with a five-foot sidewalk and five-foot amenity zone containing palm trees. A five-foot tall wrought iron fence is partially constructed at the property line. Southbound 3rd Street has a bike lane/parking lane nearest the curb.

Details of Application Request	
Site Area	
Net Acres	0.48

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Urban Lounge (entitled) General Retail Store	MXU (Mixed Use)	C-2 (General Commercial)
North	General Retail Store (Antique/Collectible Store)	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Undeveloped Medical Marijuana Dispensary (entitled)	MXU (Mixed Use)	C-2 (General Commercial)
East	ROW (Right-of-Way)	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Laboratory, Medical or Dental Undeveloped	MXU (Mixed Use)	C-2 (General Commercial) R-4 (High Density Residential)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District	Y
Live/Work Overlay District	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and the Downtown Centennial Plan, the following standards apply:

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
3rd Street	Major Collector	Master Plan of Streets and Highways Map	80	Y

Freestanding Signs: *[3rd Street frontage]*			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	1/200' street frontage 1 total	1/150' street frontage 1 total	Y
Maximum Area	N/A	67 SF	Y
Maximum Height	40 feet	26 feet	Y
Minimum Setback	5 feet from all property lines	0 feet (encroaches 11.5 feet into 3rd St. ROW	N
Illumination	Internal or external	Internal	Y
Freestanding sign must have two pole supports, or one pole support with 3 feet or 20% of sign width for ground contact (whichever is smaller).	Sign width=14 feet 34 inches	Pole support is 1 foot wide	N
Minimum Separation between freestanding/monument signs	100 feet along same frontage on same lot	1 sign on lot along 3rd Street	Y

ANALYSIS

Sign requirements are contained in the Downtown Centennial Plan for each district. Where the Downtown Centennial Plan is silent regarding sign standards, the standards defer to Title 19. Although the site straddles the existing line between 18b The Las Vegas Arts District and the Downtown South District, the proposed sign is located entirely within the Las Vegas Arts District. Downtown Design Review Committee review is not required. Within the Arts District, size, type and area requirements are exempt from regulation. However, in this case, the variance issues have to do with setbacks (location) and structural design, which are still subject to Title 19 requirements.

The parcel and adjacent street are completely improved. Along this segment of 3rd Street, the sidewalk, amenity zone and curb are 10.5 feet wide. With a total width of 14 feet from the post to the extremity, the sign would encroach 11.5 feet into the 3rd Street right-of-way. The requested setback would thus be zero feet. The height of the sign where it encroaches is 14 feet above the sidewalk and 17.3 feet above the amenity zone and a portion of the roadway. The Regional Transportation Commission of Southern Nevada SDX bus line runs along this segment of 3rd Street but does not contain a stop. Under normal circumstances buses should remain within the travel lanes and not the bicycle or parking lane. However, a sign that extends into the street is nonetheless a safety risk which can be entirely avoided by moving the sign further back into the property or truncating the edge of the sign to remain behind the curb face. If approved, the Department of Public Works by condition will require all parts of the sign to remain behind the curb of 3rd Street. An encroachment permit must be approved by the City prior to issuance of a permit for the proposed sign.

In addition to the encroachment issue, the sign does not meet the freestanding sign design requirements of Title 19. Per Title 19.08.120(I), in order to improve the appearance of structural elements of freestanding signs, such signs:

- must be constructed of materials that are complementary to the materials used for the exterior façade of the building onsite,
- use architectural features and elements complementary to the architecture of the principal building onsite,
- use colors, finishes or textures complementary to the architecture of the principal building onsite,
- consist of either two or more ground supports, or one continuous ground support that maintains the appearance of ground contact for at least 36 inches or 20 percent of the width of the sign (whichever is smaller).

The sign was determined to be architecturally compatible with the existing building. The proposed sign consists of a single pole that is 12 inches wide at the base. Since the sign width is approximately 14 feet, either the sign must feature two supports or one support that is 34 inches. The applicant intends to maintain the look of the existing sign and therefore does not want to alter the pole design. As with the setback issue, because the hardship is not related to the land itself, a variance is not warranted by Title 19. Staff therefore recommends denial, subject to conditions if approved.

FINDINGS (VAR-62260)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to locate a pre-made freestanding sign such that it encroaches into the 3rd Street public-right-of-way. Moving the proposed sign back or redesigning the sign would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 168

APPROVALS 1

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-62260 APN: _____

Name of Property Owner: HOP LLC

Name of Applicant: DAVID MASON - MANAGING MEMBER

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: COUNCILMAN BOB COFFIN

Partner(s): _____ _____

APN: 162-03-105-004

Signature of Property Owner: _____

Print Name: DAVID MASON

Subscribed and sworn before me

This 14th day of September, 2015

_____

Notary Public in and for said County and State

KAREN FISHER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-26-17
Certificate No: 13-11526-1

Revised 11-14-06

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

PRJ-61912
12/02/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sign Variance

Project Address (Location) 1310 So. 3RD STREET LV NV 89102

Project Name HOP **Proposed Use** OFFICE/BAR

Assessor's Parcel #(s) 162-03-105-004 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER HOP LLC **Contact** DAVID MASON

Address 1375 RANCHO DR STE 120 **Phone:** 702-386-8686 **Fax:** 702-386-9839

City LV **State** NV **Zip** 89102

E-mail Address DAVIDMASON1948@MAC.COM

APPLICANT HOP LLC **Contact** DAVID MASON

Address 1137 S. RANCHO DR STE 120 **Phone:** 702-386-8686 **Fax:** 702-386-9839

City LV **State** NV **Zip** 89102

E-mail Address DAVIDMASON1948@MAC.COM

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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

Property Owner Signature* _____

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

Print Name DAVID MASON

Subscribed and sworn before me

This 14th day of September, 20 15.

_____

Notary Public in and for said County and State

KAREN FISHER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-26-17
Certificate No: 13-11526-1

Revised 10/27/08

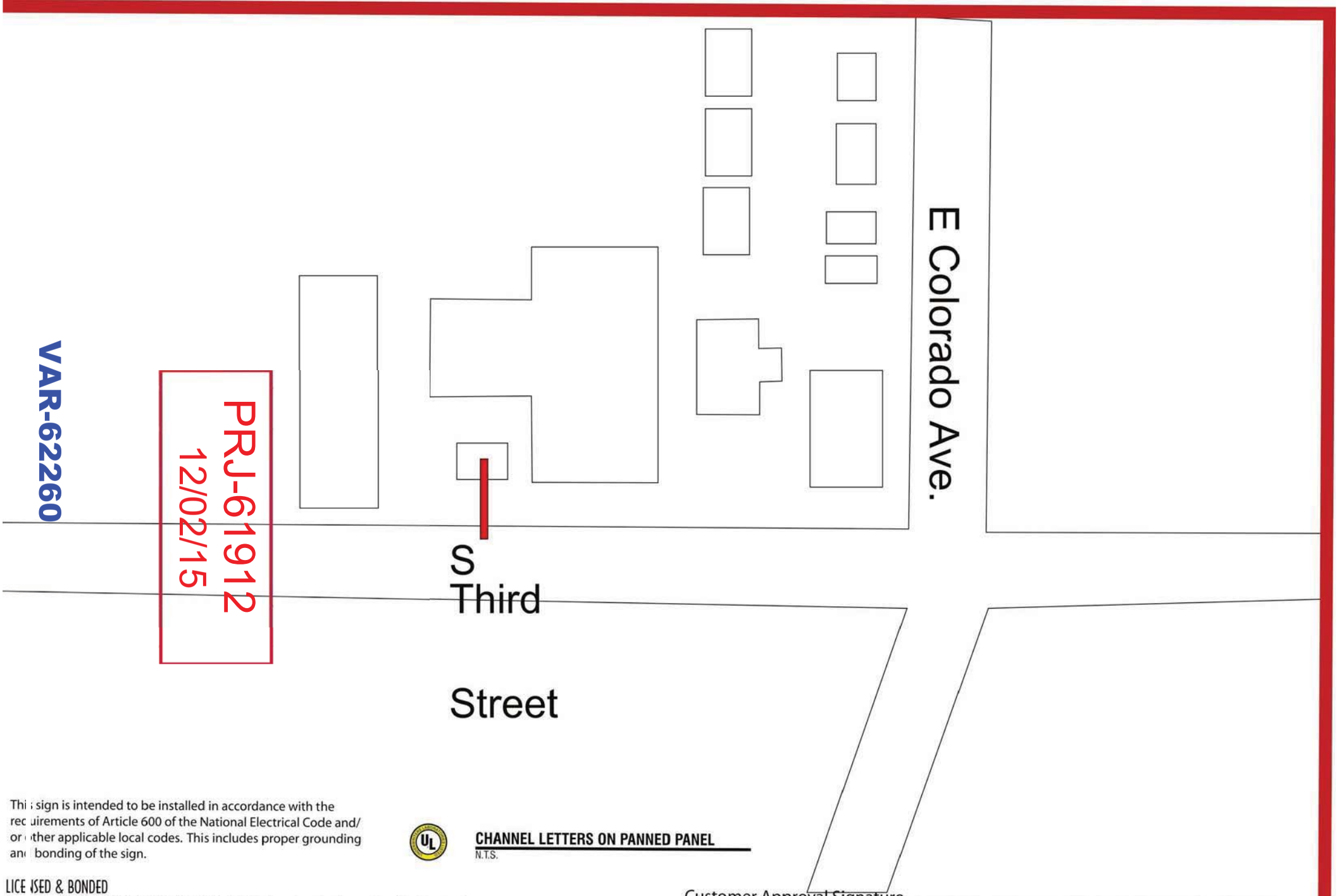
FOR DEPARTMENT USE ONLY

Case #	VAR-62260
Meeting Date:	
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-61912
12/02/15



VAR-62260

PRJ-61912
12/02/15

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CHANNEL LETTERS ON PANNED PANEL
N.T.S.

LICENSED & BONDED
Property of VALLEY SIGNS & LIGHTING INC., 4291 Polaris Ave. Las Vegas, Nevada 89103 Ph. 876-3899

Customer Approval Signature _____

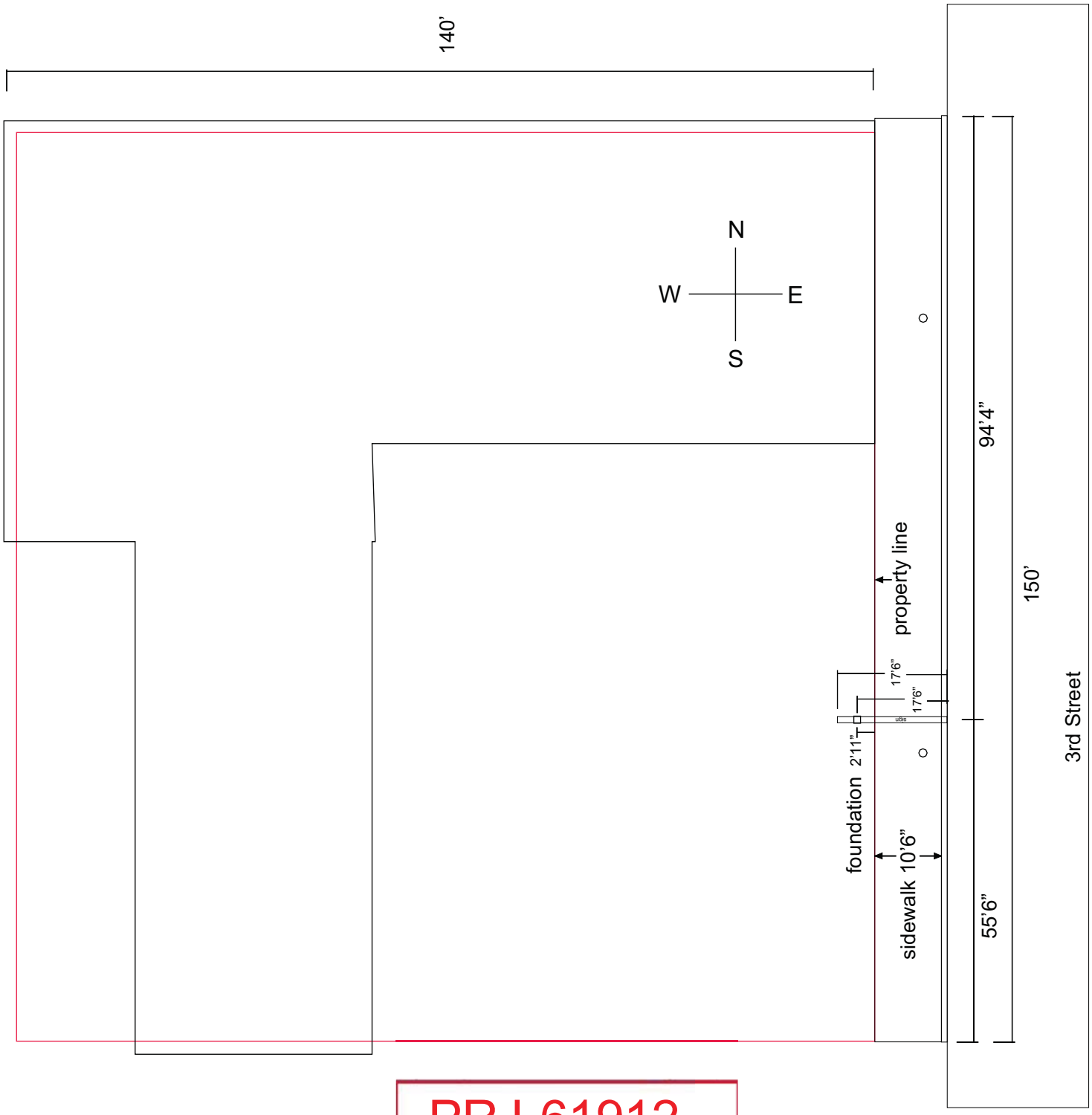
Valley Signs & Lighting Inc.

CUSTOMER: _____
LOCATION: _____
SALES REP: Rafael Martinez

CONTACT: _____
PHONE: _____
EMAIL: _____

DATE: _____
DRAWN BY: _____
PROOF#: ____

This drawing is intended to help visualize the finish product. It is the property of Valley Signs & Lighting Inc. and may not be used for any other purpose without written permission from Valley Signs & Lighting Inc.



PRJ-61912
12/02/15

VAR-62260

LICENSED & BONDED
Property of VALLEY SIGNS & LIGHTING INC., 4291 Polaris Ave. Las Vegas, Nevada 89103 Ph. 876-3899

Customer Approval Signature _____

Valley Signs & Lighting Inc.

CUSTOMER: David Mason
LOCATION: 1310 3rd. Street
SALES REP: Rafael Martinez

CONTACT: _____
PHONE: _____
EMAIL: _____

DATE: _____
DRAWN BY: _____
PROOF#: ____

This drawing is intended to help visualize the finish product. It is the property of Valley Signs & Lighting Inc. and may not be used for any other purpose without written permission from Valley Signs & Lighting Inc.



PRJ-61912
12/02/15

N
W E
S

SIGN FACING NORTH AND SOUTH
DISPLAY 26’ TALL BY 17’6” WIDE
14’ TO LOWER CABINET, INSTALL
OVER SIDEWALL IN TO STREET

VAR-62260

Customer Approval Signature _____

LICENSED & BONDED
Property of VALLEY SIGNS & LIGHTING INC., 4291 Polaris Ave. Las Vegas, Nevada 89103 Ph. 876-3899

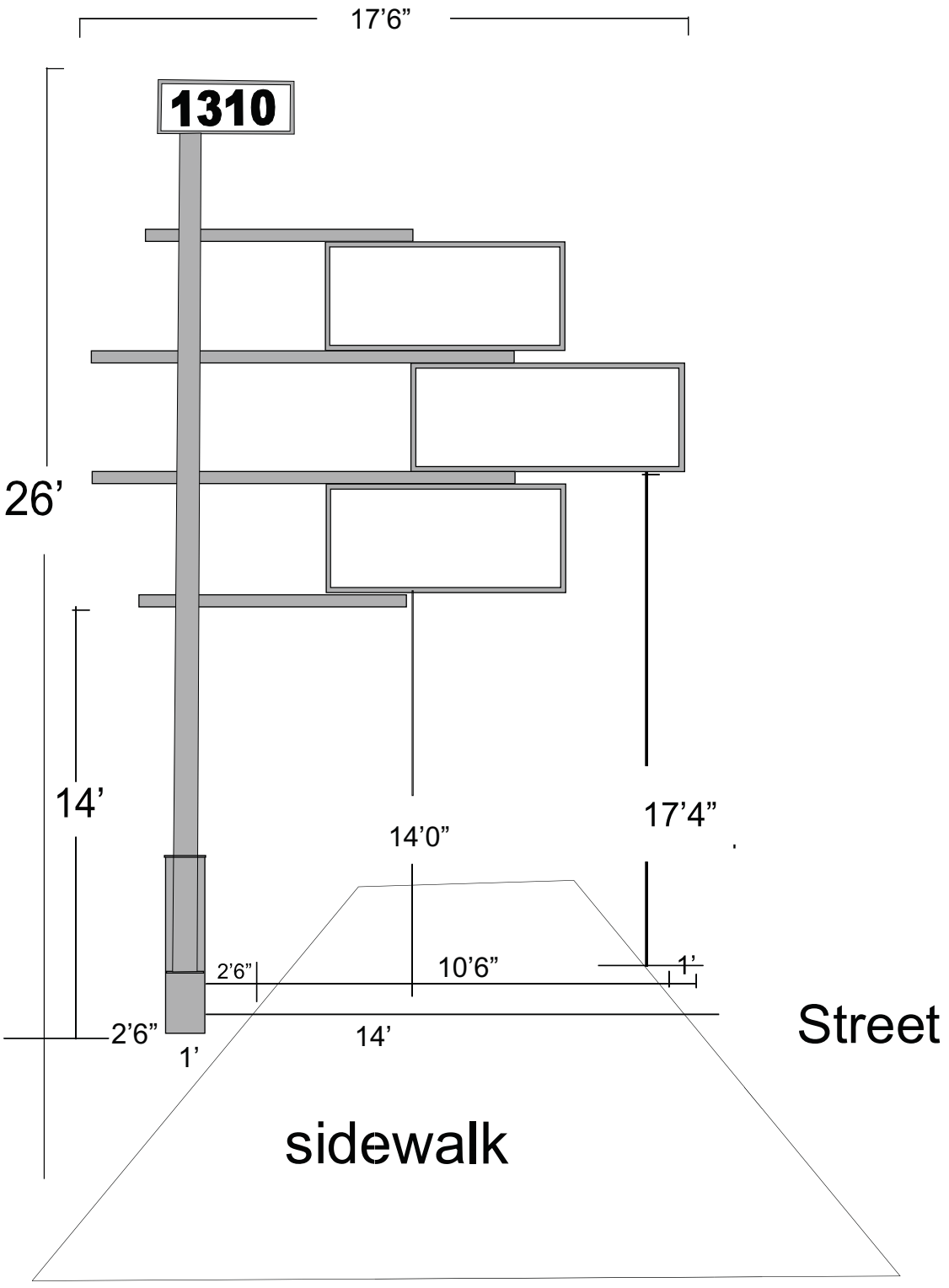
CUSTOMER: David Mason
LOCATION: 1310 3rd. Street
SALES REP: Rafael Martinez

CONTACT: _____
PHONE: _____
E-MAIL: _____

DATE: _____
DRAWN BY: _____
PROOF#: _____

This drawing is intended to help visualize the finish product. It is the property of Valley Signs & Lighting Inc. and may not be used for any other purpose without written permission from Valley Signs & Lighting Inc.

Valley Signs & Lighting Inc.



PRJ-61912

12/02/15

SIGN FACING NORTH AND SOUTH
DISPLAY 26’ TALL BY 17’6” WIDE
14’ TO LOWER CABINET, INSTALL
OVER SIDEWALL IN TO STREET

VAR-62260

N
W E
S

Customer Approval Signature

DATE:
DRAWN BY:
PROOF#:

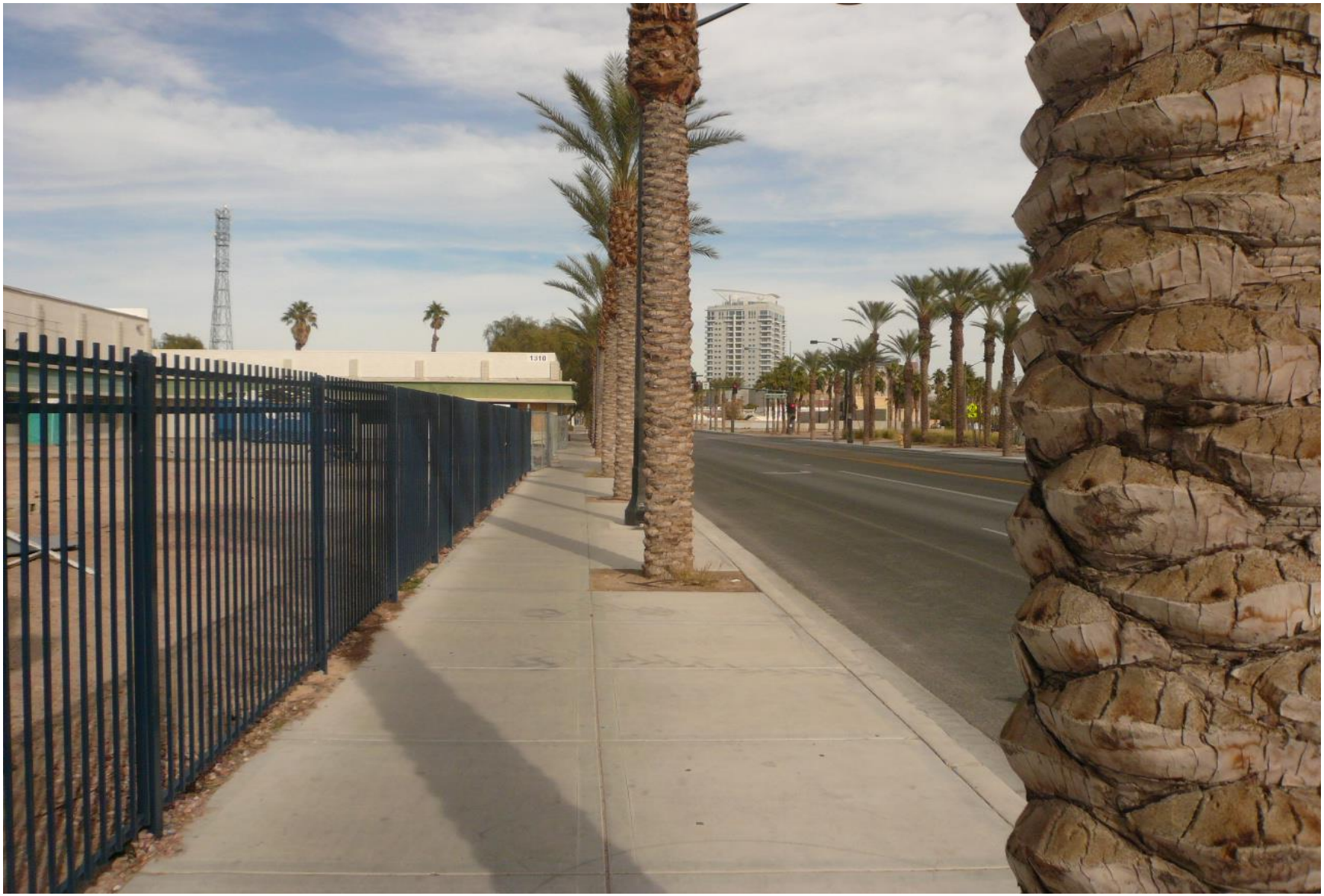
CONTACT:
PHONE:
E-MAIL:

CUSTOMER: David Mason
LOCATION: 1310 3rd. Street
SALES REP: Rafael Martinez

This drawing is intended to help visualize the finish product. It is the property of Valley Signs & Lighting Inc. and may not be used for any other purpose without written permission from Valley Signs & Lighting Inc.

LICENSED & BONDED
Property of VALLEY SIGNS & LIGHTING INC., 4291 Polaris Ave. Las Vegas, Nevada 89103 Ph. 876-3899

Valley Signs & Lighting Inc.



VAR-62260 [PRJ-61912] - VARIANCE - APPLICANT/OWNER: HOP, LLC
WEST SIDE OF 3RD STREET, 100 FEET SOUTH OF COLORADO AVENUE

12/03/15



VAR-62260 [PRJ-61912] - VARIANCE - APPLICANT/OWNER: HOP, LLC
WEST SIDE OF 3RD STREET, 100 FEET SOUTH OF COLORADO AVENUE

12/03/15

HOP, LLC
1137 S Rancho Dr. Ste. 120, Las Vegas, NV 89102
Ph: (702)386-8686 Fax: (702)386-9839

September 14, 2015

Regarding: Sign at 1310 S Third Street – Justification Letter
PRJ-61912

We have purchased the above referenced property and are permitted to start construction. The building is set back on the property and is screened until you are almost to the driveway. We would like to place a pole sign that orients to the street in a manner that it can be seen from the sidewalk, as the City has allowed in different locations and especially in the Arts District, of which we are a part. The sign is a vintage sign and will very much help identify our Tenants in a very tasteful way that is consistent with the architecture and age of the building and neighborhood.

We are requesting a variance to allow a zero-foot setback for a sign where five feet is required. The property will house approximately 10,000sf of office space and employ approximately 100 people. The Urban Lounge will be approximately 4,000sf and may include a restaurant as well, probably employing 13-15 people. The balance of the space may be used for either a gallery or some other retail space based upon the parties we are currently speaking with.

We will have bicycle racks and will allow for electric vehicle charging. We are in an old part of town that we are trying to revitalize. We have also purchased three parcels behind us within the same block and another 5 parcels in the next block South at Casino Center and Utah and have plans to begin development on those immediately. We can use all of the help we can get to help identify who is located in the property for business so we have a better chance of success. Please look favorably upon our application.

David Mason
Managing Member

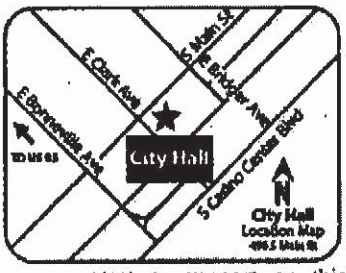
PRJ-61912
12/02/15

VAR-62260

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-62260 [PRJ-61912]
Planning Commission Meeting of 1/12/2016

47 LRDGNPI 89102

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Case: VAR-62260
16203110100
MAIN STREET VENTURES L L C
105 W CHARLESTON
LAS VEGAS NV 89102-2532

62A

City of Las Vegas Agenda Item No.: **63.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

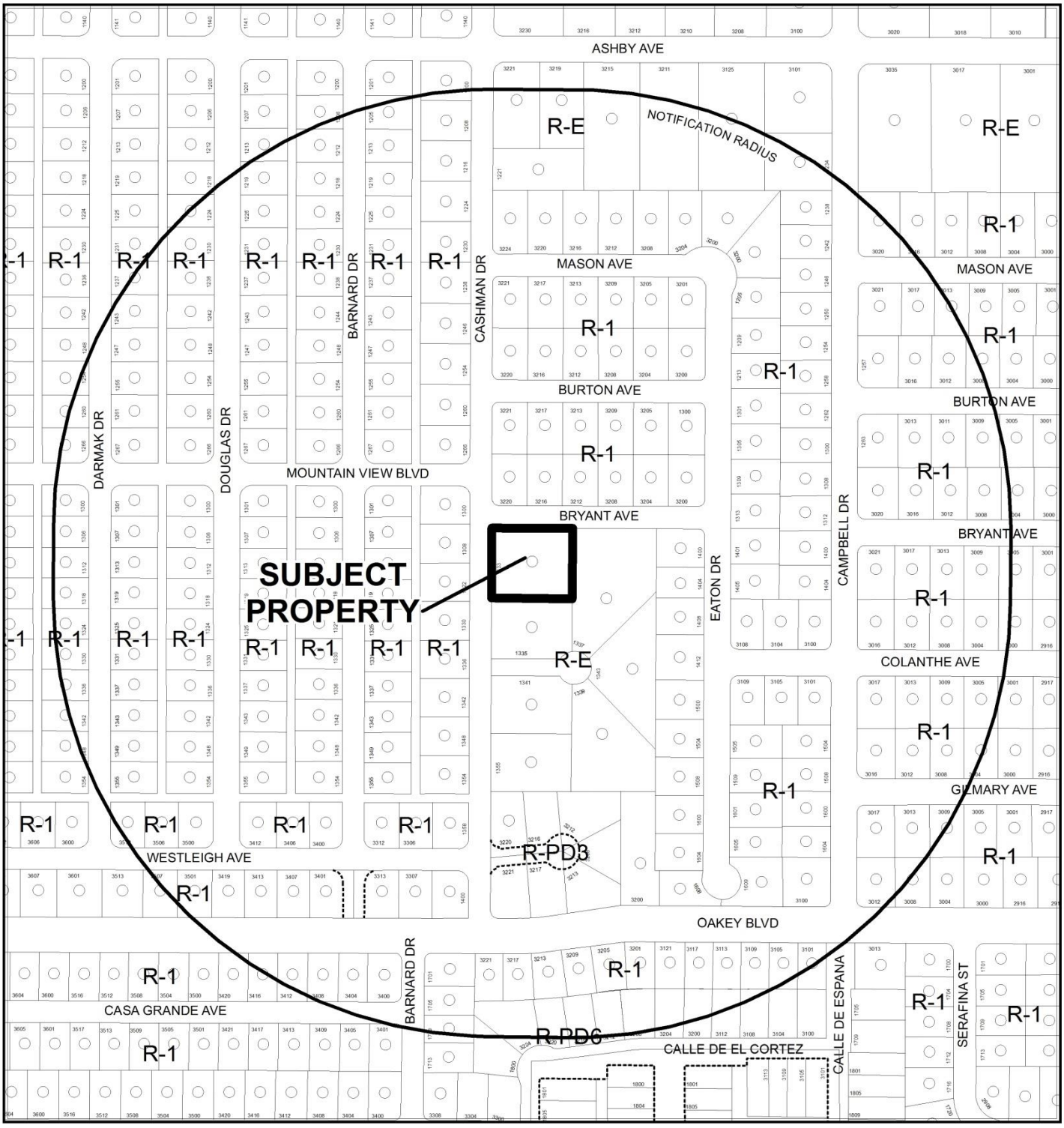
SUBJECT:
VAR-62279 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHN R. KLAI II AND JONATHAN S. SPARER - For possible action on a request for a Variance TO ALLOW A 12-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED 4,073 SQUARE-FOOT ADDITION TO THE EXISTING 2,775 SQUARE-FOOT PRINCIPAL DWELLING AND A FIVE-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 436 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [GAZEBO] on 0.67 acres at 1333 Cashman Drive (APN 162-05-202-001), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-61692]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**52**
City Council Meeting	**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. Photo(s)
5. Justification Letter
6. Protest Phone Log, Protest/Support Postcards and Support Letters



CASE: **VAR-62279 (PRJ-61692)**

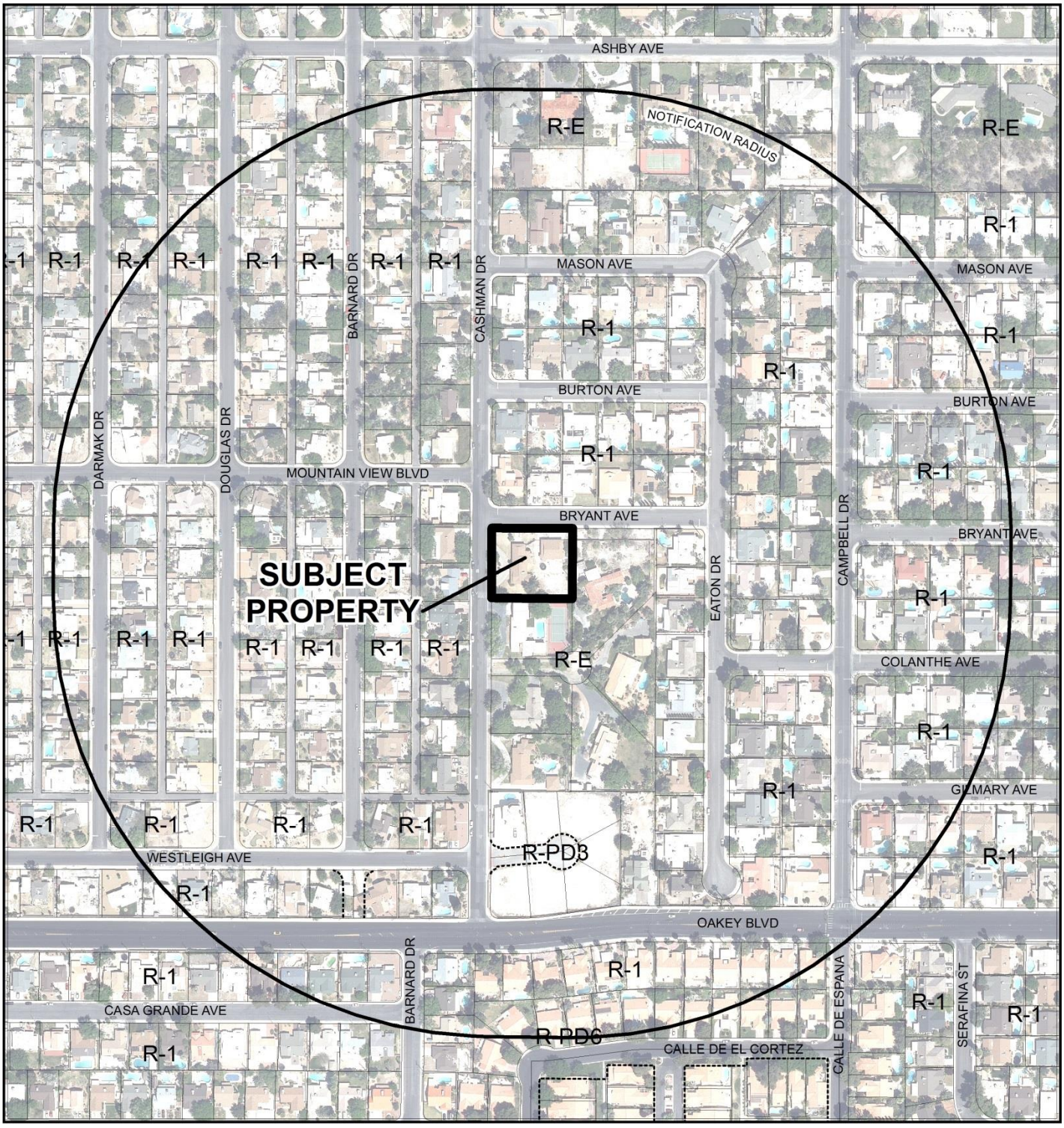
RADIUS: 1000 FEET

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

0 300 600

Feet

N



CASE: **VAR-62279 (PRJ-61692)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JOHN R. KLAI II AND JONATHAN S. SPARER

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-62279	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

VAR-62279 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All 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.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a 12-foot rear yard building setback where 35 feet is required for a proposed 4,073 square-foot expansion to an existing 2,775 square-foot main dwelling. Also, a Variance is required to allow a five-foot side rear setback for a detached Accessory Structure Class II (gazebo) where 10 feet is required. The site is located at 1333 Cashman Drive within an R-E (Residence Estates) zoning district. The applicant has created a self-imposed hardship by proposing to construct structures in a manner that does not conform to code requirements. Staff does not oppose the principal dwelling expansion; however, staff cannot support the gazebo setback Variance. Staff therefore recommends denial of this application.

ISSUES

- A Variance is required to allow an existing 1,884 square-foot detached garage to be connected to a proposed 2,189 square-foot expansion to the primary dwelling 12 feet from the rear property line where 35 feet is required. Staff does not oppose this requested Variance, as the detached structure was permitted, exists and does not encroach further into the required setback.
- A Variance is required to allow a proposed detached Accessory Structure Class II (gazebo) to be constructed five feet from the rear property line where 10 feet is required. Staff does not support the requested Variance.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.
No relevant City action has occurred on the subject site.

Most Recent Change of Ownership	
07/24/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1965	The main dwelling was constructed.
10/02/01	A building permit (#1017583) was issued for a detached garage and guest room at 1333 Cashman Drive. The permit was finalized on 08/12/03.
05/07/02	A building permit (#2008347) was issued for a block wall at 1333 Cashman Drive. The permit was finalized on 11/05/02.
01/17/06	A building permit (#57812) was issued for a retaining wall and chain link fence at 1333 Cashman Drive. The permit was finalized on 07/21/06.

Pre-Application Meeting	
10/14/15	A meeting was held with the applicant and the applicant's designated representative to discuss the submittal requirements and process to apply for principal dwelling and Accessory Structure Class II setback Variances.

Neighborhood Meeting
A neighborhood meeting is not required for this application, nor was one held.

Field Check	
12/04/15	A field check was conducted on the subject property, which revealed a single-family residence, with construction equipment inside the backyard.

Details of Application Request	
Site Area	
Net Acres	0.69

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single-Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
North	Single-Family, Detached	L (Low Density Residential)	R-1(Single Family Residential)
South	Single-Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
East	Single-Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
West	Single-Family, Detached	L (Low Density Residential)	R-1(Single Family Residential)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060, the following standards apply: Principal Dwelling

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	20,000 SF	29,185 SF	Y
Min. Lot Width	100 Feet	159 Feet	Y
Min. Setbacks			
• Side	10 Feet	12 Feet	Y
• Corner Side	15 Feet	26 Feet	Y
• Rear	35 Feet	12 Feet	N
Max. Lot Coverage	50 %	N/A	N/A
Max. Building Height	35 Feet	20 Feet	Y

Pursuant to Title 19.06.060, the following standards apply: Accessory Structures

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Side	10 Feet	50 Feet	Y
• Corner Side	15 Feet	87 Feet	Y
• Rear	10 Feet	5 Feet	N
Min. Distance Between Main Buildings	6 Feet	18 Feet	Y
Max. Lot Coverage [1]	50 %	4 %	Y
Max. Building Height	2 stories or 35 Feet	12 Feet	Y

1 In the case of a stable, corral or aviary, the structure must be placed at least 50 *feet from any dwelling on an adjacent residential lot.*

ANALYSIS

The applicant has proposed to construct a 2,189 square-foot expansion to the existing dwelling. The applicant has taken great care to design a residential expansion that is aesthetically pleasing and architecturally compatible with surrounding community; however, the expansion will connect the existing (2,775 square foot) house to the existing detached (1,884 square foot) garage. By connecting the detached garage to the primary dwelling the required rear yard setback changes from 10 feet (for a detached accessory structure) to 35 feet (for a principal dwelling). A Variance is now required to allow a 12-foot rear yard setback for the principal structure where 35 feet is the minimum required. The applicant would also like to construct a 436 square-foot Accessory Structure Class II (gazebo) five feet from the rear property line where 10 feet is required. The reduced setback for the principal dwelling represents a 66 percent reduction in the required rear yard setback and the reduced rear yard setback for the gazebo represents a 50 percent reduction in the required setback. The lot does not have an irregular shape, an exceptional topographic condition or other extraordinary and exceptional situation that would warrant the requested Variances. The applicant's proposed principal dwelling expansion is compatible with surrounding development and staff does not oppose it; however, the addition of the gazebo overbuilds the site and reinforces the unsuitability of that addition. As a hardship has not been presented, staff must recommend denial of the requested setback Variances.

FINDINGS (VAR-62279)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The applicant has proposed to construct a residential addition that visually improves the property and incorporates the existing detached garage into the principal dwelling; however, no evidence of a unique or extraordinary circumstance has been presented. The applicant has created a self-imposed hardship by proposing an expansion of the principal dwelling such that it will not meet the rear yard setback and to construct a pool gazebo five feet from the rear property line. Although the dwelling addition is architecturally compatible with the main dwelling, the existing garage could be shortened (or not connected to the primary dwelling) and the gazebo could be constructed 10 feet from the rear property line or the applicant could redesign the proposed expansions in another manner that comply with Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 311

APPROVALS 52

PROTESTS 2

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-62279

Case Number: PRJ-61692 APN: 162-05-202-001

Name of Property Owner: 1333 Cashman Dr, Las Vegas, NV 89102

Name of Applicant: JONATHAN SPARER

Name of Representative: CLEMENTE CIRCERIA

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: JONATHAN SPARER

Subscribed and sworn before me

This 26th day of October, 2015

_____

Notary Public in and for said County and State

KELLY J. SIMPSON
Notary Public State of Nevada
No. 99-57356-1
My Appt. Exp. Aug. 29, 2019

PRJ-61692
11/23/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 1333 Cashman Dr, Las Vegas, NV 89102

Project Name Addition at 1333 Cashman Dr **Proposed Use** Primary Residence

Assessor's Parcel #(s) 162-05-202-001 **Ward #** 1 - Tarkanian

General Plan: existing NA proposed NA **Zoning:** existing R-E proposed R-E

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

Gross Acres _____ **Lots/Units** 1 **Density** NA

Additional Information _____

PROPERTY OWNER JONATHAN SPARER **Contact** _____

Address 7 SABLE RIDGE CT **Phone:** 702 595 **Fax:** 5415

City LAS VEGAS **State** NV **Zip** 89135

E-mail Address JONSPARER@GMAIL.COM

APPLICANT JONATHAN SPARER **Contact** _____

Address 7 SABLE RIDGE CT **Phone:** 702.595 **Fax:** 5415

City LAS VEGAS **State** NV **Zip** 89135

E-mail Address JON SPARER@GMAIL.COM

REPRESENTATIVE CLEMENTE CIRCORIA **Contact** 7887

Address 4425 WAGON TRAIL AVE **Phone:** 702 526 **Fax:** _____

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

E-mail Address CIRCORIA.C@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 JONATHAN SPARER

Subscribed and sworn before me

This 26th day of October, 2015.

_____

Notary Public in and for said County and State

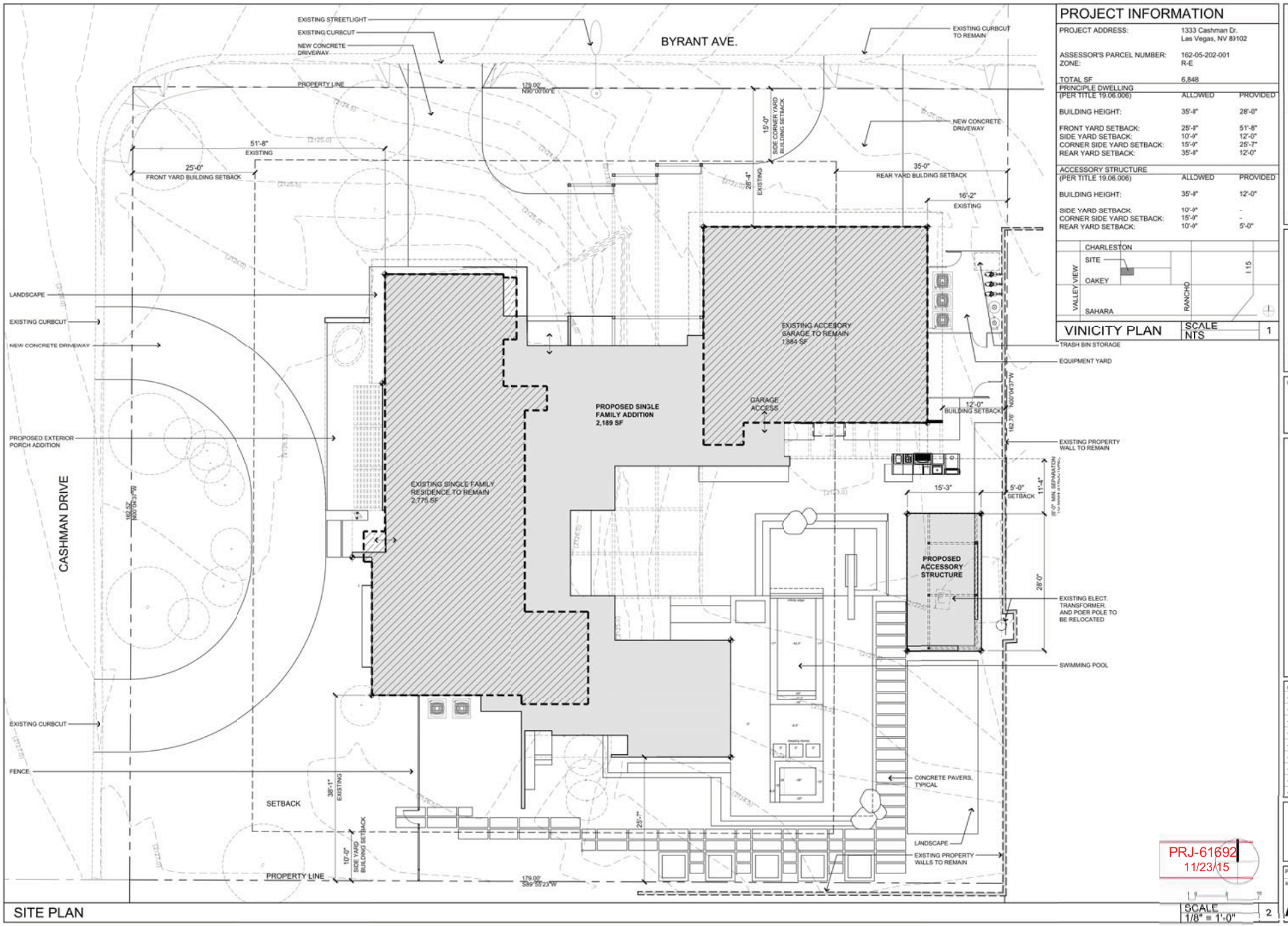
KELLY J. SIMPSON
Notary Public State of Nevada
No. 99-57356-1
My Appt. Exp. Aug. 29, 2019

FOR DEPARTMENT USE ONLY

Case #	VAR-62279
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-61692
11/23/15

*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



PROJECT INFORMATION

PROJECT ADDRESS:	1333 Cashman Dr. Las Vegas, NV 89102	
ASSESSOR'S PARCEL NUMBER:	162-05-202-001	
ZONE:	R-E	
TOTAL SF	6,848	
PRINCIPLE DWELLING (PER TITLE 19.06.006)	ALLOWED	PROVIDED
BUILDING HEIGHT:	35'-0"	28'-0"
FRONT YARD SETBACK:	25'-0"	51'-8"
SIDE YARD SETBACK:	10'-0"	12'-0"
CORNER SIDE YARD SETBACK:	15'-0"	25'-7"
REAR YARD SETBACK:	35'-0"	12'-0"
ACCESSORY STRUCTURE (PER TITLE 19.06.006)	ALLOWED	PROVIDED
BUILDING HEIGHT:	35'-0"	12'-0"
SIDE YARD SETBACK:	10'-0"	-
CORNER SIDE YARD SETBACK:	15'-0"	-
REAR YARD SETBACK:	10'-0"	5'-0"

VINICITY PLAN | SCALE NTS | 1

SITE PLAN

PRJ-61692
11/23/15

SCALE 1/8" = 1'-0" | 2

Drew Gregory Architect LLC
6021 E. 50th Ave.
Commerce City Co. 80022
p 303-298-1098
c 303-434-2423

J2.1
1333 Cashmen Dr.
Las Vegas NV, 89102
APN # 162-05-202-001

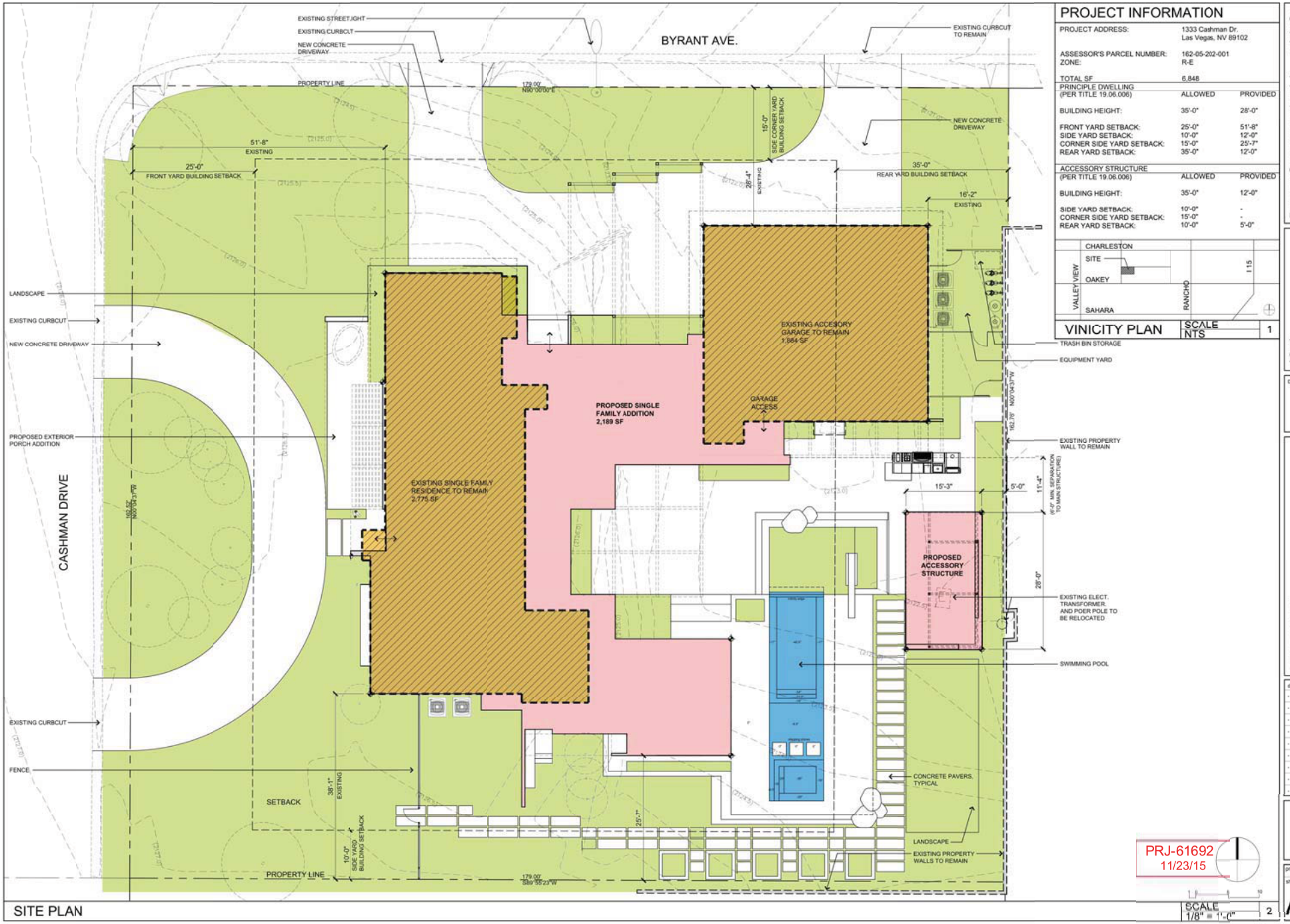
consultant:

SITE PLAN

date	revisions	no.

project number: arch015
sheet number: A1.1

VAR-62279



PROJECT INFORMATION

PROJECT ADDRESS:	1333 Cashman Dr. Las Vegas, NV 89102
ASSESSOR'S PARCEL NUMBER:	162-05-202-001
ZONE:	R-E
TOTAL SF	6,848

PRINCIPLE DWELLING (PER TITLE 19.06.006)	ALLOWED	PROVIDED
BUILDING HEIGHT:	35'-0"	28'-0"
FRONT YARD SETBACK:	25'-0"	51'-8"
SIDE YARD SETBACK:	10'-0"	12'-0"
CORNER SIDE YARD SETBACK:	15'-0"	25'-7"
REAR YARD SETBACK:	35'-0"	12'-0"

ACCESSORY STRUCTURE (PER TITLE 19.06.006)	ALLOWED	PROVIDED
BUILDING HEIGHT:	35'-0"	12'-0"
SIDE YARD SETBACK:	10'-0"	-
CORNER SIDE YARD SETBACK:	15'-0"	-
REAR YARD SETBACK:	10'-0"	5'-0"

VINICITY PLAN — SCALE NTS — 1

PRJ-61692
11/23/15

SCALE 1/8" = 1'-0" — 2

SITE PLAN

Drew Gregory Architect LLC
4027 E. 30th Ave.
Commerce City Co. 80022
p. 303-298-1098
c. 303-434-2423

J2.1
1333 Cashman Dr.
Las Vegas NV 89102
APN # 162-05-202-001

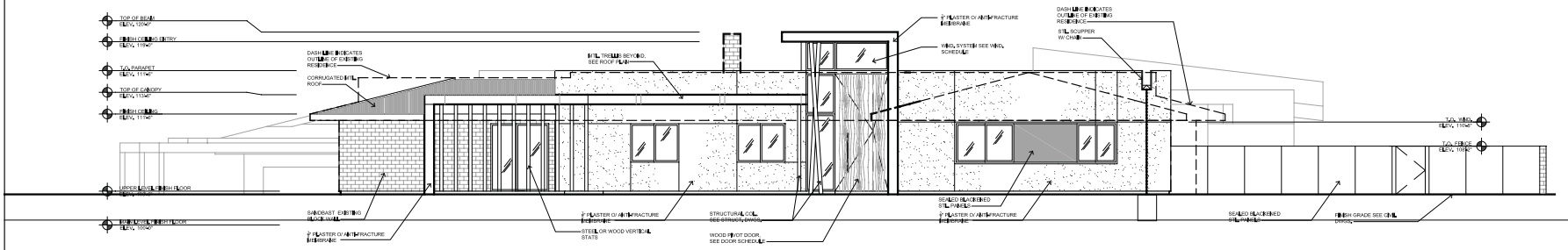
consultant:

SITE PLAN

date | revisions | no.

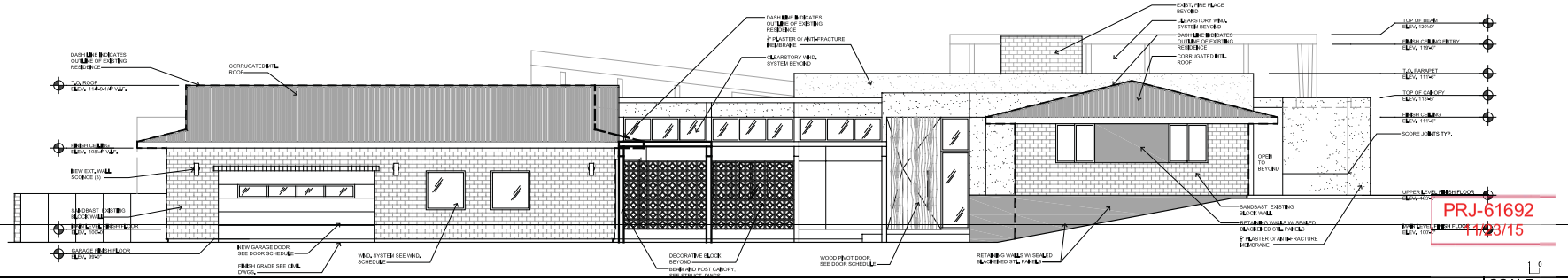
project number: arch015
sheet number: A1.1

VAR-62279



EXTERIOR ELEVATIONS

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



EXTERIOR ELEVATIONS

SCALE 3/16" = 1'-0" 2

PRJ-61692
11/03/15

VAR-62279

Drew Gregory Architect LLC
6021 E. 50th Ave.
Commerce City, Co. 80022
p. 303-295-1088
c. 303-434-4423

J2.1
1333 Cashman Dr.
Las Vegas NV., 89102
APN # 162-05-502-001

consultant:

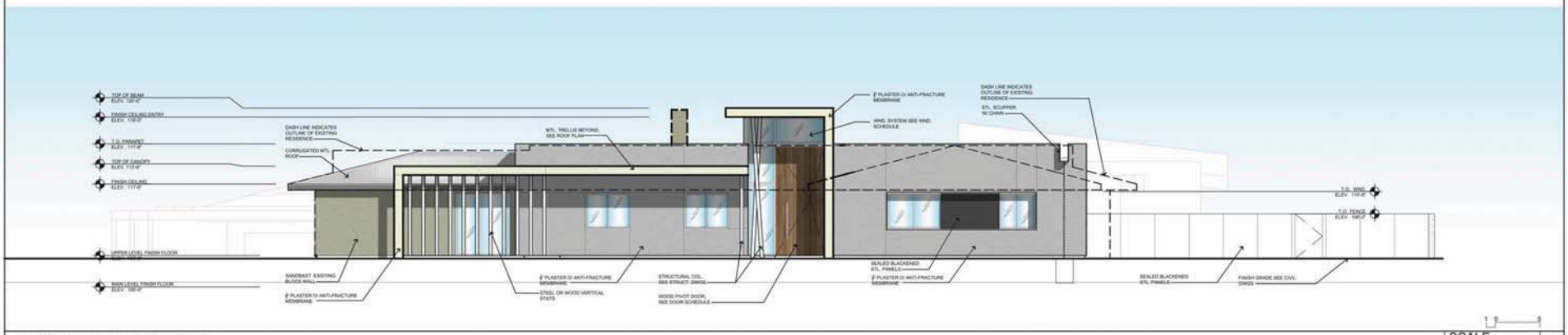
EXTERIOR ELEVATIONS

date	revisions	no.
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	

project number: arch015

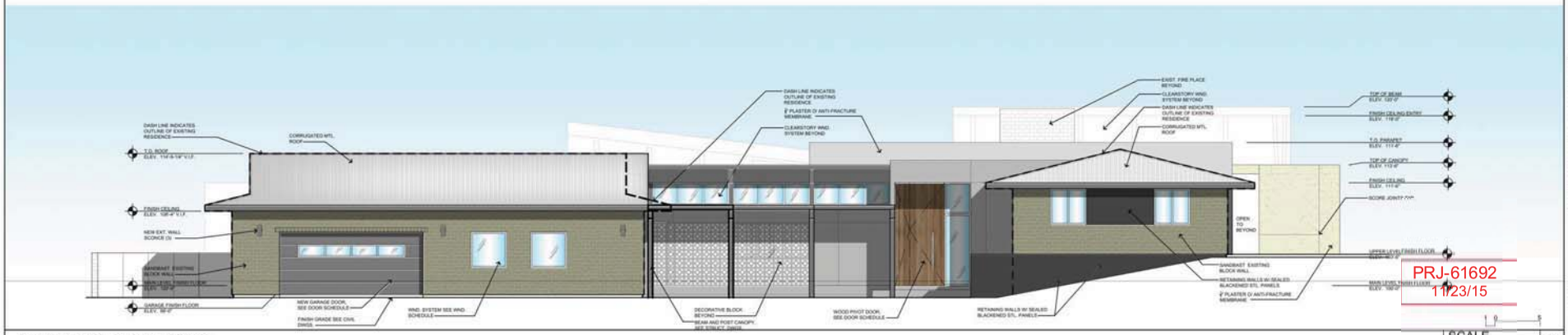
sheet number:

A3.0



EXTERIOR ELEVATIONS

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



EXTERIOR ELEVATIONS

SCALE 3/16" = 1'-0" 2

PRJ-61692
11/23/15

VAR-62279

Drew Gregory Architect LLC
6021 E. 50th Ave.
Commerce City Co. 80022
p.303-295-1098
c.303-434-2423

J2.1
1333 Castmon Dr.
Las Vegas NV. 89102
APN # 162-05-202-001

consultant

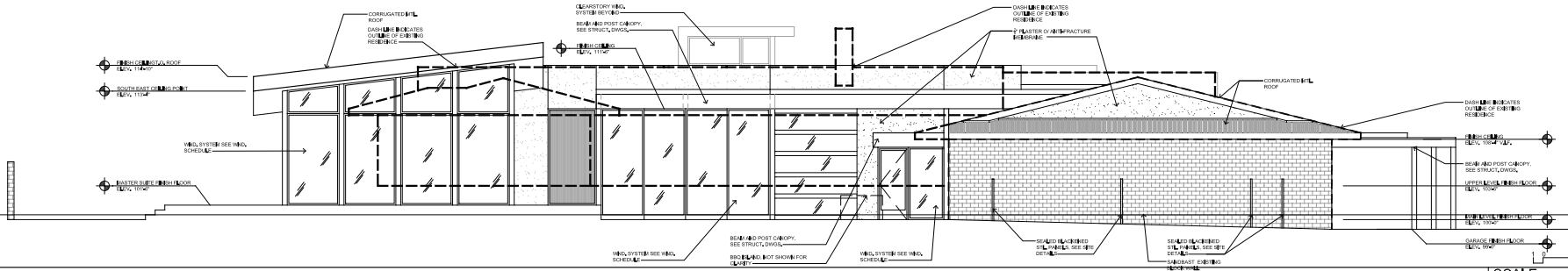
EXTERIOR ELEVATIONS

date | revisions | no.

project number: arch015

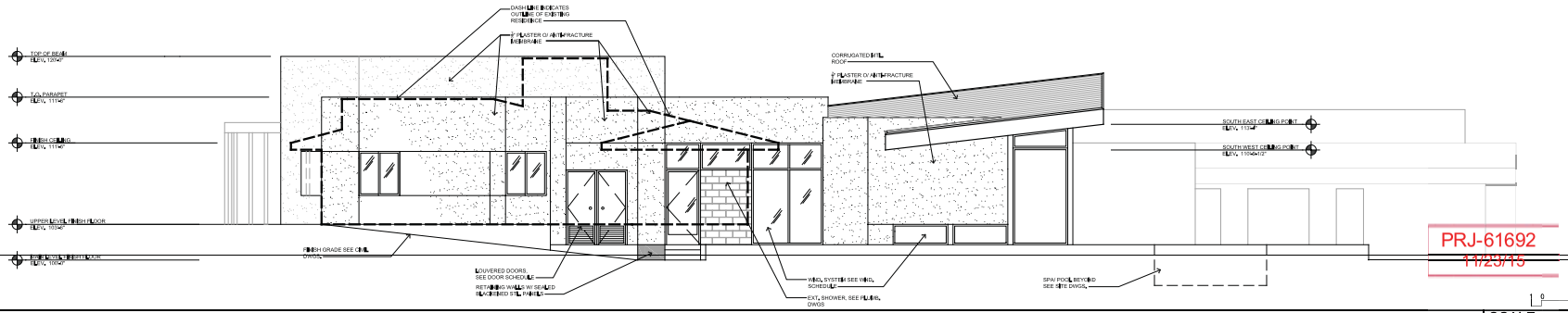
sheet number:

A3.0



EXTERIOR ELEVATIONS

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



PRJ-61692
1/25/15

EXTERIOR ELEVATIONS

SCALE 3/16" = 1'-0" 2

VAR-62279

Drew Gregory Architect LLC
6021 E. 50th Ave.
Commerce City, Co. 80022
p. 303-289-1088
c. 303-434-4423

J2.1
1333 Cashman Dr.
Las Vegas NV., 89102
APN # 162-05-502-001

consultant:

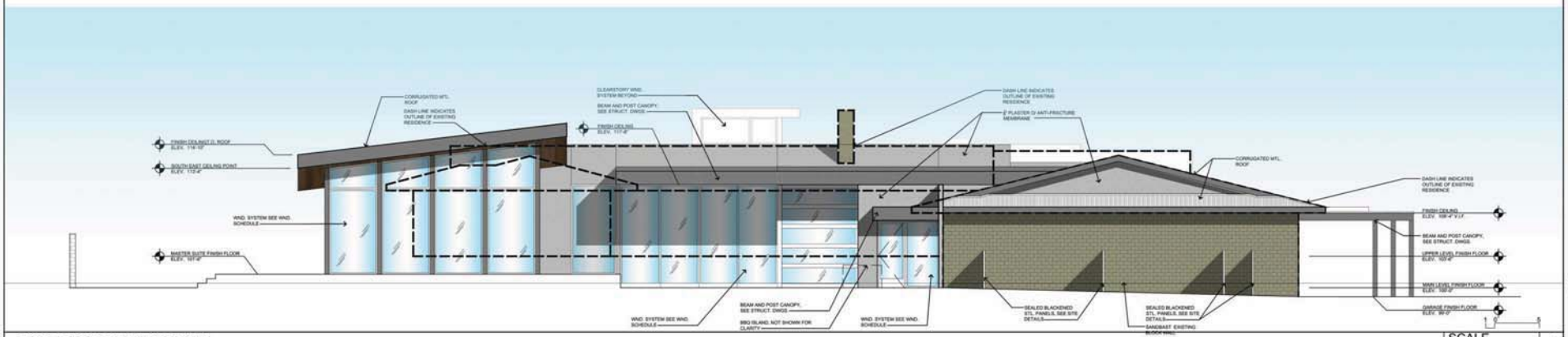
EXTERIOR ELEVATIONS

date	revisions	no.
-	-	

project number: arch015

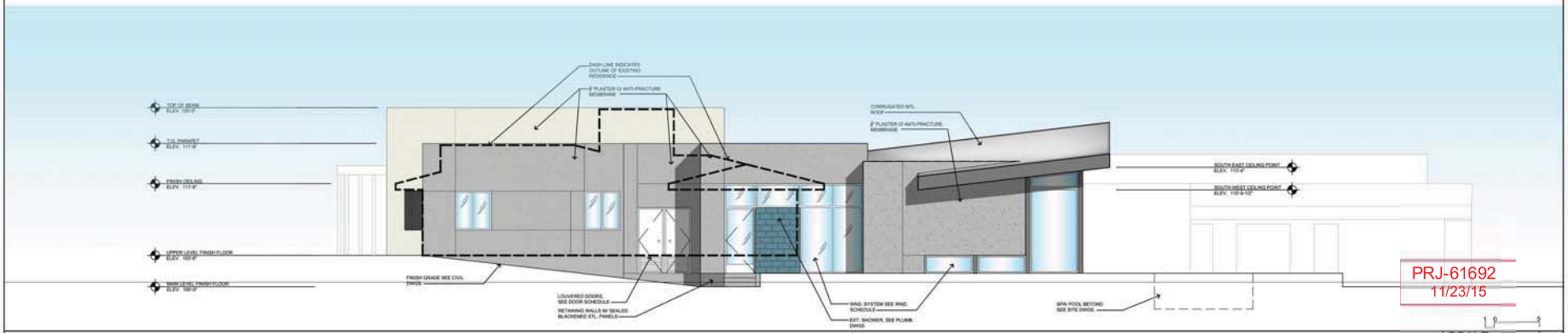
sheet number:

A3.1



EXTERIOR ELEVATIONS

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



EXTERIOR ELEVATIONS

SCALE 3/16" = 1'-0" 2

PRJ-61692
11/23/15

VAR-62279

Drew Gregory Architect LLC
6021 E. 50th Ave.
Commerce City Co. 80022
p 303-296-1098
c 303-434-2423

J2.1
1333 Cashman Dr.
Las Vegas NV. 89102
APN # 162-05-202-001

consultant

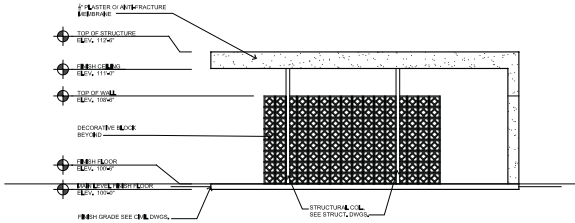
EXTERIOR ELEVATIONS

date	revisions	no.
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	

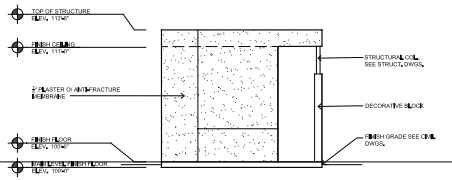
project number: arch015

sheet number:

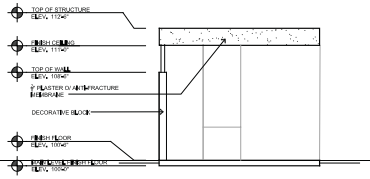
A3.1



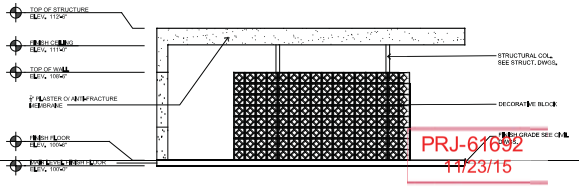
EXTERIOR ELEVATIONS — SCALE 3/16" = 1'-0" — 1



EXTERIOR ELEVATIONS — SCALE 3/16" = 1'-0" — 2



EXTERIOR ELEVATIONS — SCALE 3/16" = 1'-0" — 3



PRJ-61692
11/23/15

EXTERIOR ELEVATIONS — SCALE 3/16" = 1'-0" — 4

Drew Gregory Architect LLC
6021 E. 50th Ave.
Commerce City, Co. 80022
p. 303-295-1088
c. 303-44-443

J2.1
1333 Cashman Dr.
Las Vegas NV, 89102
APN # 162-05-502-001

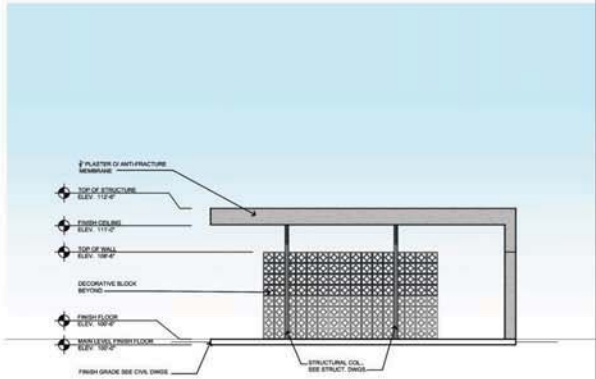
consultant:

EXTERIOR ELEVATIONS

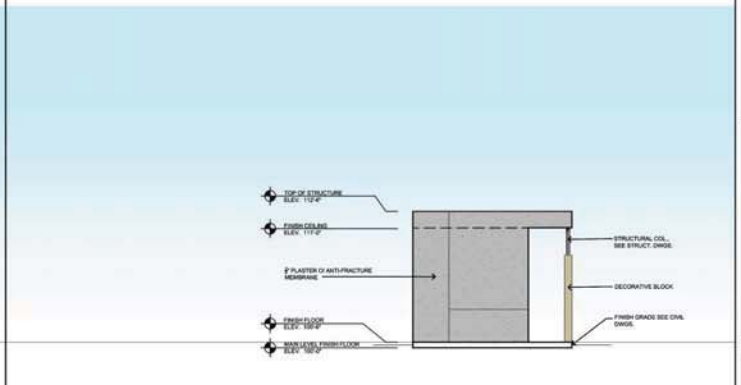
date	revisions	no.
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	

project number: arch015
sheet number:
A3.2

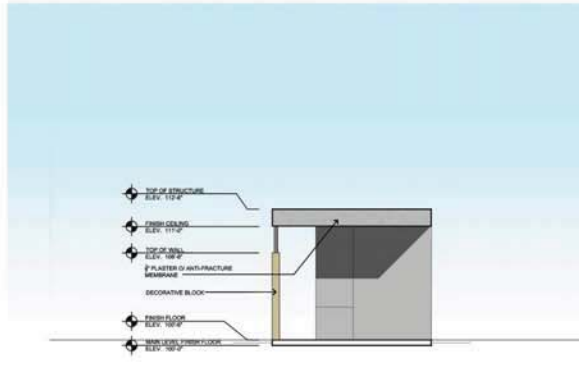
VAR-62279



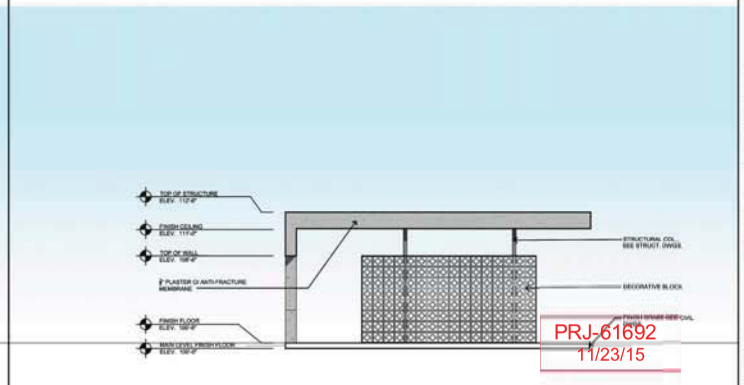
EXTERIOR ELEVATIONS | SCALE 3/16" = 1'-0" | 1



EXTERIOR ELEVATIONS | SCALE 3/16" = 1'-0" | 2



EXTERIOR ELEVATIONS | SCALE 3/16" = 1'-0" | 3



EXTERIOR ELEVATIONS | SCALE 3/16" = 1'-0" | 4

PRJ-61692
11/23/15

Drew Gregory Architect LLC
6021 E. 50th Ave.
Commerce City Co. 80022
p.303-295-1098
c.303-434-2423

J2.1
1333 Cashman Dr.
Las Vegas NV. 89102
APN # 162-05-202-001

consultant:

EXTERIOR ELEVATIONS

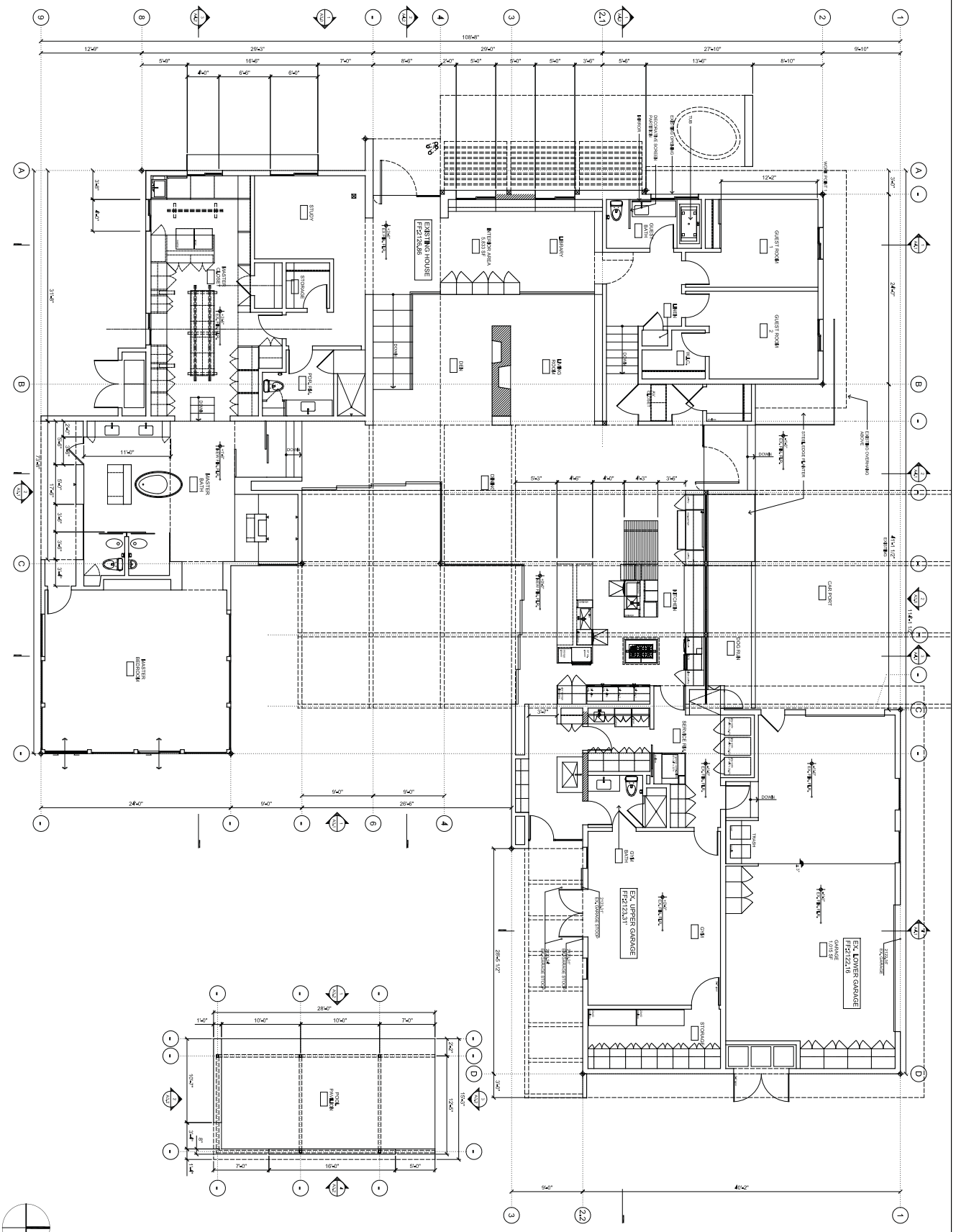
date | revisions | no.

project number: arch015

sheet number: A3.2

VAR-62279

FLOOR PLAN



SCALE
3/16" = 1'-0"

VAR-62279

PRJ-61692
11/23/15

A2.1

project number: arch015

sheet number:

date | revisions | no.

FLOOR PLAN

consultant:

J2.1

1333 Cashman Dr.
Las Vegas NV, 89102

APN # 162-05-202-001

Drew Gregory Architect LLC
6021 E. 50th Ave.
Commerce City Co. 80022
p 303-298-1098
c 303-434-2423



VAR-62279 [PRJ-61962] - VARIANCE - APPLICANT/OWNER: JOHN R. KLAI II AND JONATHAN S. SPARER
1333 CASHMAN DRIVE

12/03/15



VAR-62279 [PRJ-61962] - VARIANCE - APPLICANT/OWNER: JOHN R. KLAI II AND JONATHAN S. SPARER
1333 CASHMAN DRIVE

12/03/15



VAR-62279 [PRJ-61962] - VARIANCE - APPLICANT/OWNER: JOHN R. KLAI II AND JONATHAN S. SPARER
1333 CASHMAN DRIVE

12/03/15



VAR-62279 [PRJ-61962] - VARIANCE - APPLICANT/OWNER: JOHN R. KLAI II AND JONATHAN S. SPARER
1333 CASHMAN DRIVE

12/03/15



VAR-62279 [PRJ-61962] - VARIANCE - APPLICANT/OWNER: JOHN R. KLAI II AND JONATHAN S. SPARER
1333 CASHMAN DRIVE

12/03/15



VAR-62279 [PRJ-61962] - VARIANCE - APPLICANT/OWNER: JOHN R. KLAI II AND JONATHAN S. SPARER
1333 CASHMAN DRIVE

12/03/15



VAR-62279 [PRJ-61962] - VARIANCE - APPLICANT/OWNER: JOHN R. KLAI II AND JONATHAN S. SPARER
1333 CASHMAN DRIVE

12/03/15

Jonathan Sparer
7 Sable Ridge Court
Las Vegas, NV. 89135

October 6, 2015

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

Re: 1333 Cashman Drive Variance Request

Dear Sir or Madam:

Please consider this justification letter for the accompanying Variance documents for the existing residence at 1333 Cashman Drive.

The existing property of almost ¾ acre had been developed in 1964 as a single family residence, with a subsequent addition of a free standing accessory garage building in 2001. Interesting to this property, there has never been any development of the large backyard, which still sits as a vacant, dirt yard to this day. In fact, until we purchased the property, the sprinkler systems had been turned off and the exterior of the building and property was in much disrepair.

We purchased this property in the highly desired McNeil Estates neighborhood intent of fully remodeling and enlarging this home, including connecting the two separate building structures. We understand that the freestanding garage building is currently classified as an accessory structure, with its own setback requirements. Once we connect these buildings, the garage building will no longer be an accessory building, but rather part of the main residence, and will then be bound by those setback requirements.

The garage building has been existing for some 14 years and this proposal to connect the two structures will not change anything but the technical classification for this structure. The setbacks will not change from existing conditions.

This extensive remodel and expansion to this older property will increase property values in the neighborhood and will encourage other development. McNeill Estates neighborhood is a vibrant neighborhood that is enjoying a resurgence of property owners moving into this quiet, friendly neighborhood and investing into their properties.

John Klai and I are the 100% owners of the property and plan to make this home our permanent, main residence. If you have any further questions, please don't hesitate to contact me at your earlier convenience. Thank you you for your consideration.

Sincerely,

Jonathan Sparer

PRJ-61692
11/23/15

VAR-62279

Telephone Protest/ Approval Log

Meeting Date: 01/12/2016 **Case Number:** PRJ-601692
VAR-602279

Date: 12/21/15
Name: James Schlessinger
Address: 1309 Eaton Dr
LV 89102
Phone:
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

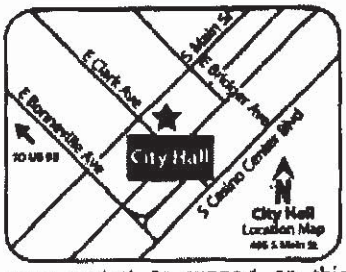
VAR-62279

03P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

VAR-62279 [PRJ-61692]
Planning Commission Meeting of 1/12/2016

47 LRDGNPI 89102

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

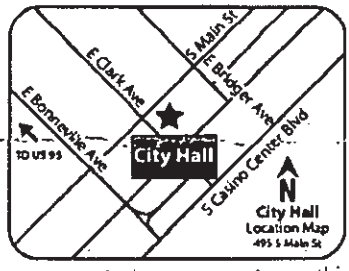
Case: VAR-62279

16205218017
PEARSON ROBERT
2725 MIRA FLORES AVE
LAS VEGAS NV 89102-4260

03P

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.

VAR-62279 [PRJ-61692]
Planning Commission Meeting of 1/12/2016

47 LRDCNPI 89102

RECEIVED
JAN 14 2015
City of Las Vegas
Dept. of Planning

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Case: VAR-62279
16205213006
O'BRIEN-RAEL FAMILY TRUST ETAL
RAEL KENNETH C TRS
3200 BURTON AVE
LAS VEGAS NV 89102-2056

63A

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

RECEIVED

DEC 30 2015

City of Las Vegas
Dept. of Planning

Re: Variance Application PRJ-61692, 1333 Cashman Drive

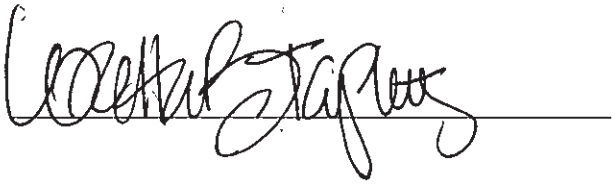
Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,



signature

LORETTA B. TAPLETT

printed

1216 CASHMAN DRIVE

address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

RECEIVED
DEC 30 2015
City of Las Vegas
Dept. of Planning

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

_____ signature

Forrest Woodward printed

3216 Bryant Ave. 89102 address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

RECEIVED
DEC 30 2015
City of Las Vegas
Dept. of Planning

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Pearl Busch signature

Pearl Busch printed

1355 Cashman Dr. address

Las Vegas, NV. 89102

VAR-62279

63A

RECEIVED

DEC 23 2015

City of Las Vegas
Dept. of Planning

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Kathleen E. Delaney signature

KATHLEEN E. DELANEY printed

1608 EATON DRIVE, LV, NV 89102 address

Las Vegas, NV. 89102

VAR-62279

63A

RECEIVED

DEC 23 2015

City of Las Vegas
Dept. of Planning

City of Las Vegas

Department of Planning

333 North Rancho Dr.

Las Vegas, NV. 89107

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Signature Jack Robbins

Printed Jack Robbins

Address 1325 Strong Dr.

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

RECEIVED
DEC 23 2015
City of Las Vegas
Dept. of Planning

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Susanna L. Brooks signature

SUSANNA L. BROOKS printed

1400 CAMPBELL DR address

Las Vegas, NV. 89102 89102

VAR-62279

03A

December 8, 2015

RECEIVED

DEC 23 2015

City of Las Vegas
Dept. of Planning

Mark Rex, Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV. 89107

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

2912 Burton Ave
Las Vegas NV 89102
(702) 838-9265

Las Vegas, NV. 89102

VAR-62279

63A

RECEIVED

DEC 23 2015

City of Las Vegas
Dept. of Planning

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

signature

3107957100

Timothy Modos printed

3230 Ashby Ave address

Las Vegas, NV. 89102

VAR-62279

63A

RECEIVED

DEC 23 2015

City of Las Vegas
Dept. of Planning

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

_____ signature

E. Scott Leavitt printed

1250 Campbell Drive address

Las Vegas, NV. 89102

VAR-62279

63A

RECEIVED

DEC 23 2015

City of Las Vegas
Dept. of Planning

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

_____ signature

Eric R. Olsen _____ printed

3211 Ashby Ave _____ address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

RECEIVED

DEC 23 2015

City of Las Vegas
Dept. of Planning

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Nancy L Shepard signature

Nancy L. Shepard printed

1300 Campbell Dr. address

Las Vegas, NV. 89102

VAR-62279

BA

RECEIVED

DEC 23 2015

City of Las Vegas
Dept. of Planning

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Constance C. Walsh signature

Constance C. WALSH printed

1308 Cashman Dr. 89102 address PH: 702-499-3466

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

RECEIVED

DEC 23 2015

City of Las Vegas
Dept. of Planning

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Keith W Horner signature

KEITH W. HORNER printed

1504 EATON DR. address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

RECEIVED
DEC 23 2015
City of Las Vegas
Dept. of Planning

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

_____ signature

Julie Cole _____ printed

3220 Burton Ave. _____ address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

RECEIVED

DEC 23 2015

City of Las Vegas
Dept. of Planning

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Luigi Mastropietro signature

LUIGI MASTROPIETRO printed

3108 Colonthe Ave address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

RECEIVED
DEC 23 2015
City of Las Vegas
Dept. of Planning

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Evette Aviles signature

Evette Aviles printed

1330 Cashman Drive address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

RECEIVED

DEC 23 2015

City of Las Vegas
Dept. of Planning

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Lynn P. Hoover signature

LYNN P. HOOVER printed

1500 Eaton Wy. address

Las Vegas, NV. 89102 89102

VAR-62279

63A

December 8, 2015

RECEIVED

DEC 23 2015

City of Las Vegas
Dept. of Planning

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Juneen Horch signature

JUNEEN HORCH printed

3200 Bryant Ave address

Las Vegas, NV. 89102

VAR-62279

63A

RECEIVED

DEC 23 2015

City of Las Vegas
Dept. of Planning

Mark Rex, Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV. 89107

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Carlene M. Helbert
3009 Gilmary Ave

Las Vegas, NV. 89102

Sincerely,

Kristin Edholm
3009 Gilmary Ave

Las Vegas, NV. 89102

VAR-62279

63A

RECEIVED

DEC 23 2015

City of Las Vegas
Dept. of Planning

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Marjorie Polly signature

Marjorie Polly printed

3210 Ashby Ave 89102 address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

RECEIVED
DEC 23 2015
City of Las Vegas
Dept. of Planning

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

_____ signature

Richard Pulsifer printed

1358 Cashman Dr. address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

RECEIVED

DEC 23 2015

City of Las Vegas
Dept. of Planning

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Nicholas R Haley signature

x signature

Nicholas R Haley printed

Patty L. Walsh PRINTED

1308 Cashman Drive address

Las Vegas, NV. 89102

PLEASE SEE BACK
with additional comments

VAR-62279

63A

December 8, 2015

RECEIVED

DEC 28 2015

City of Las Vegas
Dept. of Planning

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

D J Gilder Connie Gildersleeve
signature

DAVE GILDERSLEEVE CONNIE GILDERSLEEVE
printed

3204 BRYANT 89102
address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

RECEIVED

DEC 28 2015

City of Las Vegas
Dept. of Planning

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Joseph W. White signature

JOSEPH W. WHITE printed

1260 CASHMAN DR. address

Las Vegas, NV. 89102

VAR-62279

63A

RECEIVED

DEC 30 2015

City of Las Vegas
Dept. of Planning

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

_____ signature

SUSAN FUTRELL _____ printed

3004 MASON AVE _____ address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

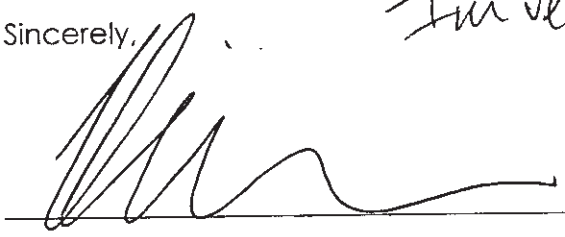
This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

I'm very excited to support this application - can't wait to see progress on this home.



signature

Nichole R Wagner
printed

3100 Ashby Ave
address

Las Vegas, NV. 89102

VAR-62279

03A

December 8, 2015

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

_____ signature

Tim Hughes printed

3100 Ashby Ave 89102 address

Las Vegas, NV. 89102

VAR-62279

63A

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Mark Rex, Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV. 89107

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Signature Terry & Sheila McLaughlin

Printed 12-11-15

3216 Mason Ave
LV NV 89102
Las Vegas, NV. 89102

702 880 5355

VAR-62279

63A

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

December 8, 2015
Mark Rex, Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV. 89107
Re: Variance Application PRJ-61692, 1333 Cashman Drive
Dear Mark,
This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.
I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.
Please feel free to contact me with any questions or comments regarding this application.
Sincerely,
Signature Thomas Weaver
Printed Thomas Weaver
2500 Gailmary Ave
Las Vegas, NV. 89102

VAR-62279

63A

LAW OFFICES OF
MITCHELL D. GLINER, ESQ.
ALSO ADMITTED IN CONNECTICUT AND NEW YORK

Temple Plaza
3017 West Charleston Boulevard, Suite 95
Las Vegas, Nevada 89102

Telephone: (702) 870-8700
Facsimile: (702) 870-0034
Email: mgliner@glinerlaw.com

RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

December 15, 2015

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

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mr. Rex,

I clearly support the above referenced Variance Application. My home address is 1335 Cashman Drive-right next door. It's my conviction the proposed remodel will provide meaningful aesthetic and economic benefits for the entire neighborhood.

I have lived in this neighborhood for over 10 years and my office is only one block away.

Please feel free to contact me. Thank you.

Very truly yours,

Mitchell D. Gliner, Esq.

cc: Jon Sparer (via email)

VAR-62279

03A

SHAWNA L. WALDMAN
2901 COLANTHE AVE.
LAS VEGAS, NV 89102

RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

December 15, 2015

Mark Rex, Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV. 89107

Re: Variance Application PRJ-61692
1333 Cashman Drive

Dear Mr. Rex:

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Shawna L. Waldman
702-460-8979

VAR-62279

63A

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

John E. O'Brien Ken Rael signature

John E. O'Brien Ken Rael printed

3200 Burton Ave. address
LV. NV 89102
Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Barry S. Lagan signature

Barry S. Lagan printed

1238 Campbell Dr. address

Las Vegas, NV. 89102

VAR-62279

63A

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89107

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am the neighbor immediately behind this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood. Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Elva Weidner

1337 Cashman Drive

Las Vegas, NV. 89102

December 8, 2015

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Mark Rex, Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV. 89107

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Suzanne Hackett-Morgan
3008 Mason Avenue
Las Vegas, NV. 89102

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

December 11, 2015

Mark Rex, Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV. 89107

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mr. Rex,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I own a nearby house at 1339 Cashman, and I strongly support this application. I emphatically believe that the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our locality.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Allison Hayward

Allison Hayward
1339 Cashman Dr., Las Vegas, NV. 89102
Mailing address: 2215 Madison St.
Cambria, CA 93428
allisonhayward@aol.com

VAR-62279

63A

December 11, 2015

Mark Rex, Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV. 89107

RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at **1333 Cashman Drive.**

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Praveen Jayakumar, MD, MS

1128 S Rancho Dr, Las Vegas 89102

VAR-62279

03A

Mark Rex, Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV. 89107

RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.
I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.
Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Suzan Woodbeck
1225 Strong Dr
Las Vegas, NV. 89102

702 595 2444

VAR-62279

63A

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

signature

JOSE SOTELO printed

3101 CASHMAN address

Las Vegas, NV. 89102

VAR-62279

VAR-62279

63A

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Cherie Garrity signature

Cherie Garrity printed

1363 Campbell Dr. address

Las Vegas, NV. 89102

VAR-62279

63A

RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

S t L _____ signature

Steven Avena _____ printed

3101 Ashby Ave _____ address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear ~~Mark~~ Mr. Rex,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

The home is pretty run-down and not cared for - in other words, a blight. The proposed remodel will contribute to the rejuvenation of the area.

_____ signature

MATTHEW J. RASHBROOK printed

1505 EATON DR. address

Las Vegas, NV. 89102

I can be reached at (702) 540-4024 if you have further questions.

VAR-62279

63A

December 8, 2015

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Jack E. Cason signature

JACK CASON printed

3208 ASHBY address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Lynn Wiesner signature

Lynn Wiesner printed

3216 Ashby Ave address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Eileen Avena signature

Eileen Avena printed

1405 EATON DR. address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Jennifer Windom signature

Jennifer Windom printed

1208 Cashman Dr address

Las Vegas, NV. 89102 -1914

VAR-62279

63A

December 8, 2015

RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

_____ signature

Fred Landau _____ printed

1200 Cashman Dr. _____ address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Rick Aniello signature

Rick Aniello printed

1234 Campbell Dr address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Robert Bisek
_____ signature

Robert Bisek
_____ printed

3208 Bryant Ave
_____ address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

RECEIVED
JAN 4 2015
City of Las Vegas
Dept. of Planning

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Beverly Cope signature

Beverly Cope printed

1509 Eaton DR. address

Las Vegas, NV. 89102

VAR-62279

63A

December 8, 2015

Mark Rex
Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

Re: Variance Application PRJ-61692, 1333 Cashman Drive

Dear Mark,

This letter of support is for the proposed addition and remodel of the residence at 1333 Cashman Drive.

I am a neighbor of this home and I strongly support this application. In my opinion, the proposed remodel and expansion will greatly improve the neighborhood and encourage other investment of time, money and energy in our vintage, older neighborhood.

Please feel free to contact me with any questions or comments regarding this application.

Sincerely,

Anna Alexander signature

Anna Alexander printed

1605 Egton Dr. L.V. Nv. 89102 address
702-870-4268
Las Vegas, NV. 89102

VAR-62279

63A

City of Las Vegas Agenda Item No.: **64.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

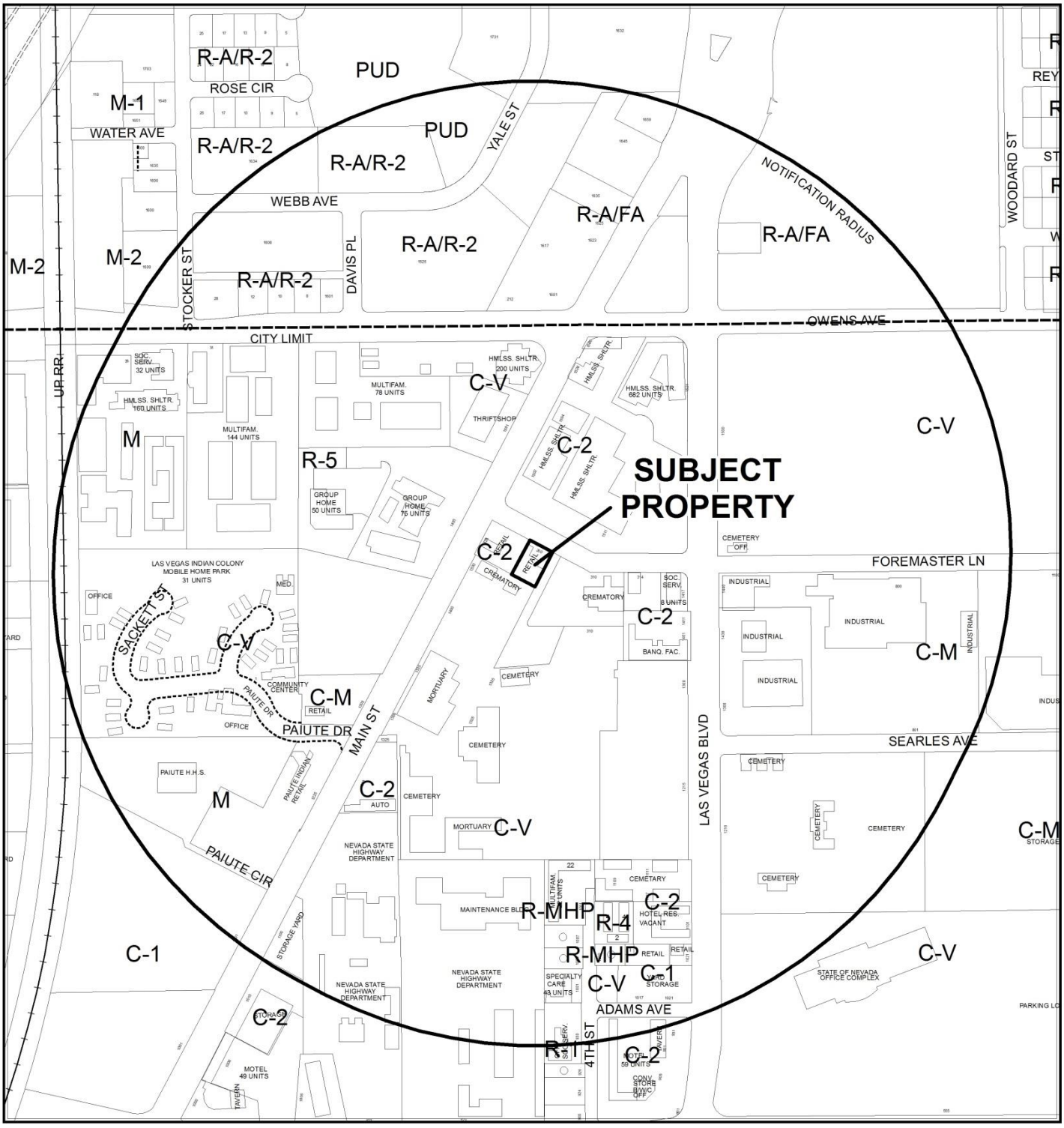
SUBJECT:
RQR-62044 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HOMELESS HELPERS - For possible action on a request for a Required Review of an approved Special Use Permit (SUP-57330) FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW FOUR PARKING SPACES WHERE 18 SPACES ARE REQUIRED FOR A PROPOSED GENERAL PERSONAL SERVICE USE at 200 Foremaster Lane (APN 139-27-504-002), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Action Letter for SUP-57330 [PRJ-56939]
6. Protest Letter/Postcard



CASE: **RQR-62044**

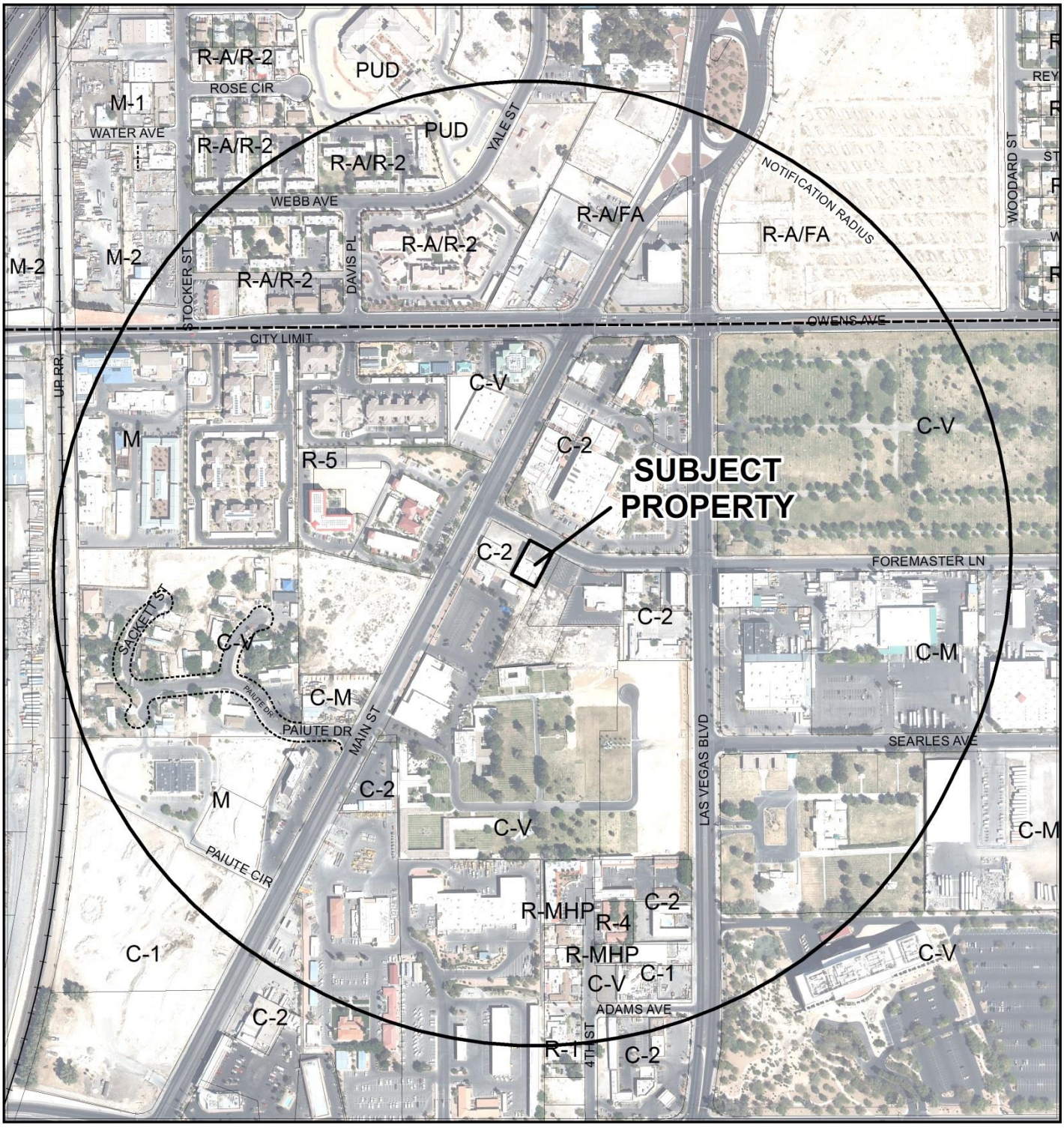
RADIUS: 1500 FEET

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

0 400 800

Feet

N



CASE: **RQR-62044**

RADIUS: 1500 FEET

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

0 400 800 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: HOMELESS HELPERS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-62044	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

RQR-62044 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-57330).

2. Per approved Special Use Permit (SUP-57330), site plan date stamped 12/24/14, the handicap parking stall shall be striped within six months of approval of this required review.

3. Special Use Permit (SUP-57330) shall be reviewed six months from the date of issuance of a business license. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in the revocation of the Special Use Permit.

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.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is the first Required Review for a previously approved Special Use Permit (SUP-57330) for an Alternative Parking Standard to allow four parking spaces where 19 parking spaces were required for a proposed General Personal Service at 200 Foremaster Lane. Per Condition Number one of Special Use Permit (SUP-57330), a six-month public hearing review before the Planning Commission was required to evaluate whether or not the alternative parking standard was sufficient for the proposed General Personal Service use.

Field checks performed by staff have discovered the business is not operational at this time. With the proposed use not in operation at this time, staff was not able to properly evaluate whether or not the alternative parking standard is sufficient for the proposed use; therefore, staff recommends approval of this review, with another review to occur six months after issuance of a business license.

ISSUES

- This is the first Required Review for a previously approved Special Use Permit (SUP-57330) for an Alternative Parking Standard to allow four parking spaces where 19 parking spaces were required for a proposed General Personal Service at 200 Foremaster Lane.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/23/05	Code Enforcement processed a complaint (#30295) for construction and major work being performed mostly on the weekends without a permit. The case was resolved on 05/24/05.
06/06/13	Code Enforcement processed a complaint (#129749) for trash and debris on the site. The case was resolved on 06/22/13.
10/22/13	Code Enforcement processed a complaint (#134658) for a vacant building being open and accessible. The case was resolved on 11/14/13.
07/15/15	The City Council approved a request for a Special Use Permit (SUP-57330) for an Alternative Parking Standard to allow four parking spaces where 18 parking spaces were required for a proposed General Personal Service at 200 Foremaster Lane.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/14/15	Code Enforcement processed a complaint (#161687) to please check for possible violations. The case is still open.
12/16/15	Code Enforcement processed a complaint (#161740) to please check for possible violations. The case is still open.

Most Recent Change of Ownership	
08/15/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/12/04	A Building permit (#4003192) was issued for a gas test and tag. The permit expired on 08/28/04.
11/17/06	A building permit (#76590) was issued for a wall/fence at 200 Foremaster Lane. The permit received its final inspection on 02/11/07.
12/01/06	A building permit (#76702) was issued for a wall/fence at 200 Foremaster Lane. The permit received its final inspection on 02/11/07.

Pre-Application Meeting
A pre-application meeting was not required, nor was one held for this Required Review.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held for this Required Review.

Field Check	
12/03/15	Staff from the Department of Planning performed a routine field check where staff noted miscellaneous items were being stored outdoors; non-permitted temporary signs (banners) were posted on the building facade; and what appeared to be a homeless encampment was noted on the sidewalk in front of the subject site. Staff's observations were reported to Code Enforcement for possible enforcement action.

Details of Application Request	
Site Area	
Net Acres	0.24

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Social Service Provider (General Personal Service)	GC (General Commercial)	C-2 (General Commercial)
North	Social Service Provider (Homeless Shelter)	GC (General Commercial)	C-2 (General Commercial)
South	Mortuary/Crematory/Cemetery	PF (Public Facilities)	C-V (Civic)
East	Crematory	PF (Public Facilities)	C-V (Civic)
West	Vacant Building	GC (General Commercial)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
Downtown North Plan	Y
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District - 200 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Expansion Area 1	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Personal Service	4,713 SF	1:250	19				
TOTAL SPACES REQUIRED			19		4		Y*
Regular and Handicap Spaces Required			18	1	3	1	Y*

**Special Use Permit (SUP-57330) approved on 07/15/15 by City Council allows for four parking spaces where 19 parking spaces are required.*

NE

ANALYSIS

This is the first request for a Required Review of a previously approved Special Use Permit (SUP-57330) for an Alternative Parking Standard that allows for four parking spaces where 19 parking spaces are required for a General Personal Service use at 200 Foremaster Lane. Per Condition Number one of Special Use Permit (SUP-57330), a six month public hearing review was required before Planning Commission to evaluate whether or not the alternative parking standard was sufficient for the proposed General Personal Service use.

Staff from the Department of Planning performed two field checks of the subject. The first, performed on December 3, 2015 found miscellaneous items being stored outdoors and temporary signs posted without the proper permits. The second field check was performed on December 28, 2015, where staff found the gates to be locked, but was able to contact individuals on-site who confirmed the business is nonoperational at this time. Staff advised the individuals that a permit would be required for the temporary signs (banners), to stripe the handicap parking stall in accordance with Title 19.08.110, to remove the electrical extension cord from the window to the parking lot, and to remove one dumpster and store the remaining trash receptacles in the rear.

FINDINGS

With the proposed business being nonoperational at this time, staff was unable to evaluate whether or not the alternative parking standard is sufficient for the proposed use. Staff is recommending approval of this Required Review, with a condition requiring a second review be performed six months after the date of issuance of a business license allowing staff the ability to appropriately evaluate the alternative parking standard once the proposed use is licensed and operating.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 48

APPROVALS 0

PROTESTS 1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: CARE Complex

Project Address (Location) 200 Foremaster Lane

Project Name CARE Complex **Proposed Use** Soc.

Assessor's Parcel #(s) 139-27-504-002 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Homeless Helpers **Contact** Michael Swecker - info. below

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

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

E-mail Address _____

APPLICANT Michael Swecker **Contact** "

Address 1924 E Wendell Ave **Phone:** 702-528-2201 **Fax:** 702-871-6700

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

E-mail Address mikeswecker@gmail.com

REPRESENTATIVE Arnold Stalk **Contact** Arnold Stalk

Address 1150 S. Las Vegas Blvd. **Phone:** 702-624-5702 **Fax:** _____

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

E-mail Address arnoldstalk@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 Mike Swecker on behalf of Homeless Helpers

Subscribed and sworn before me

This 23 day of November, 20 15.

_____

Notary Public in and for said County and State

CORREY FERRANTE
Notary Public State of Nevada
No. 11-6391-1
My Appt. Exp. Dec. 28, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	RQR-62044
Meeting Date	01/12/16 PC
Total Fee:	$800.00
Date Received:*	11/25/15
Received By:	RECEIVED

*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.

NOV 25 2015

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

Dept of Planning
City of Las Vegas

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Previous: SUP 57330 - PRJ 56939

Case Number: **RQR-62044** APN: 139-27-504-002

Name of Property Owner: Homeless Helpers

Name of Applicant: Mike Swecker / Arnold Stalk for Homeless Helpers

Name of Representative: Arnold Stalk

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mike Swecker

Subscribed and sworn before me

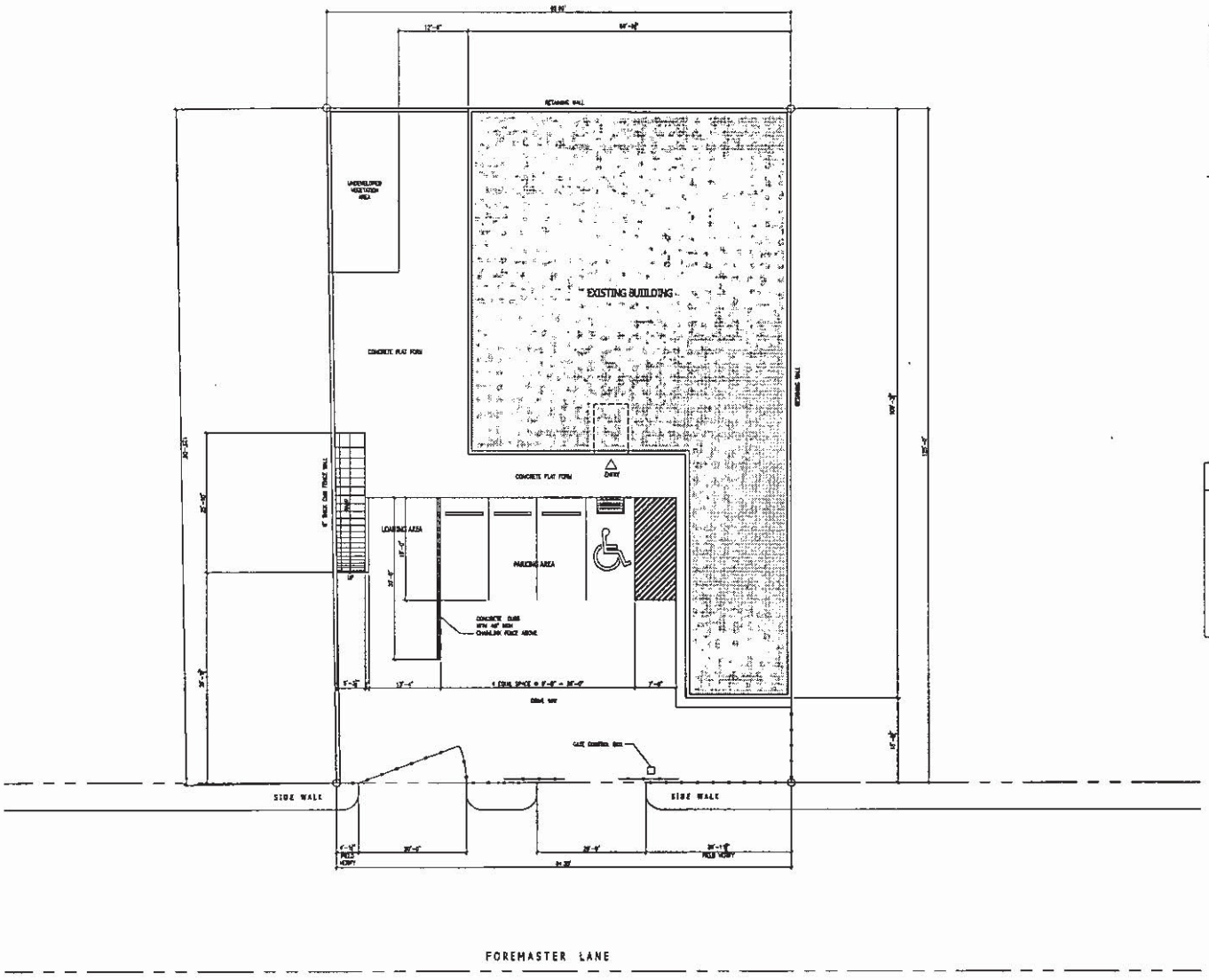
This 23 day of November, 2015

_____

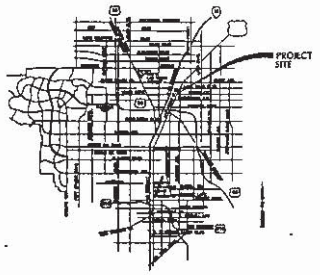
Notary Public in and for said County and State

CORREY FERRANTE
Notary Public State of Nevada
No. 11-6391-1
My Appt. Exp. Dec. 28, 2015

RECEIVED
NOV 25 2015
Dept of Planning
City of Las Vegas



ARCHITECTURAL SITE PLAN



VICINITY MAP

SITE TABULATIONS:	
PARCEL NUMBER :	13927504002
LOT ADDRESS:	200 FOREMASTER LANE LAS VEGAS , NEVADA 89101
TOTAL LOT AREA :	10,647.9046 S.F + -
TOTAL BUILDING AREA :	4,713 S.F
TOTAL PARKING STALLS:	4 PARKING STALLS

RQR-62044

RECEIVED

NOV 25

Dept of Planning
City of Las Vegas

PRJ-56939
12/24/14

CARE
200 FOREMASTER LANE
LAS VEGAS , NEVADA 89101

CARE
CRITICAL ASSISTANCE RELIEF
EFFORT LAS VEGAS , NEVADA
200 FOREMASTER LANE
LAS VEGAS , NEVADA 89101

LEO A DALY

Primary Consultant Line1
(This is inserted on Defaults)
Project Address
Project City, State Zip

KEY PLAN

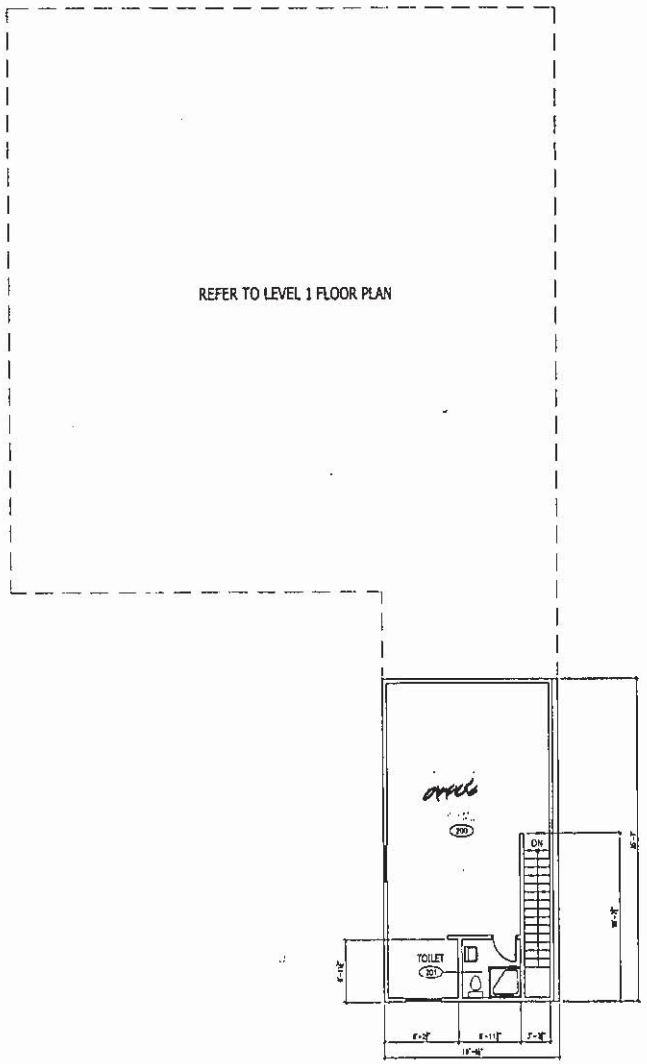
REVISIONS

FILE LOG

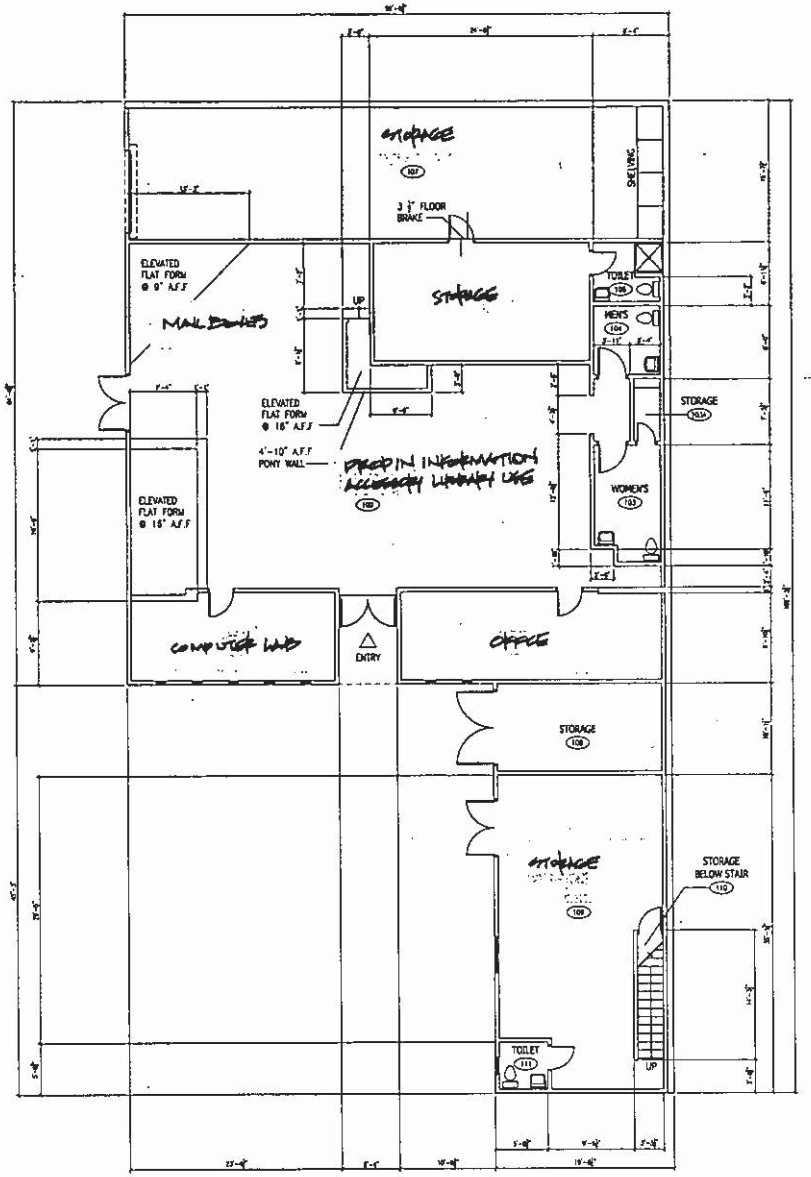
Project No. 000-10000-000
Month DD, Year

ARCHITECTURAL SITE PLAN

A1.00



2 LEVEL 2 FLOOR PLAN



1 LEVEL 1 FLOOR PLAN

RQR-62044

RECEIVED

NOV 2 5 2015

Dept of Planning
City of Las Vegas

CARE
200 FOREMASTER LANE
LAS VEGAS , NEVADA 89101

CARE
CRITICAL ASSISTANCE RELIEF EFFORT LAS VEGAS , NEVADA
200 FOREMASTER LANE
LAS VEGAS , NEVADA 89101

LEO A DALY

Primary Consultant Line 1
(This is inserted on Deliverables)
Project Address
Project City, State Zip

KEY PLAN

REVISIONS

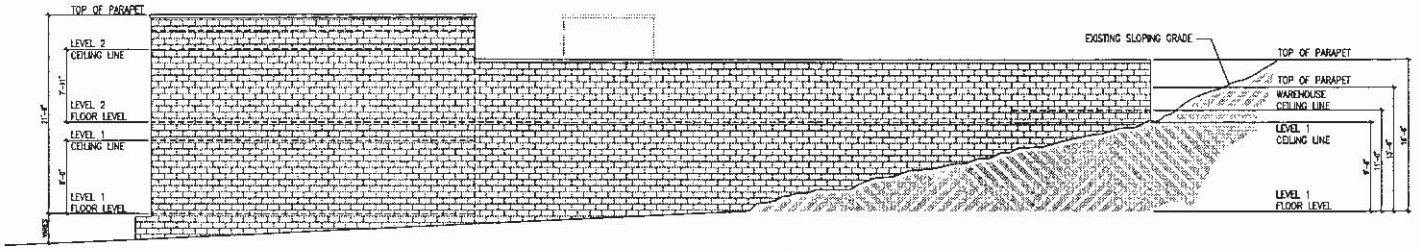
NO.	DESCRIPTION	DATE

FILE LOG

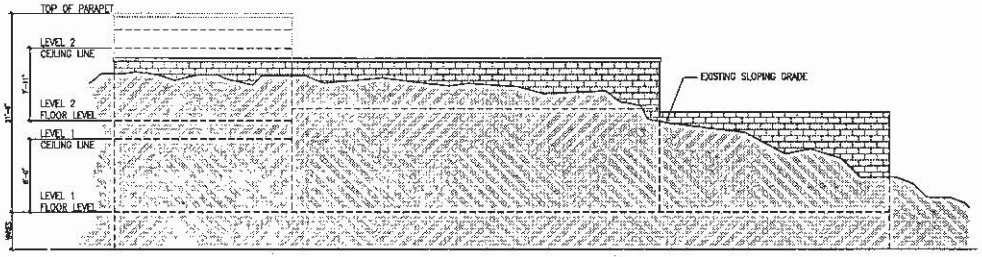
Project No. 000-10000-000
Month DD, Year

EXISTING LEVEL 1 AND 2 FLOOR PLANS

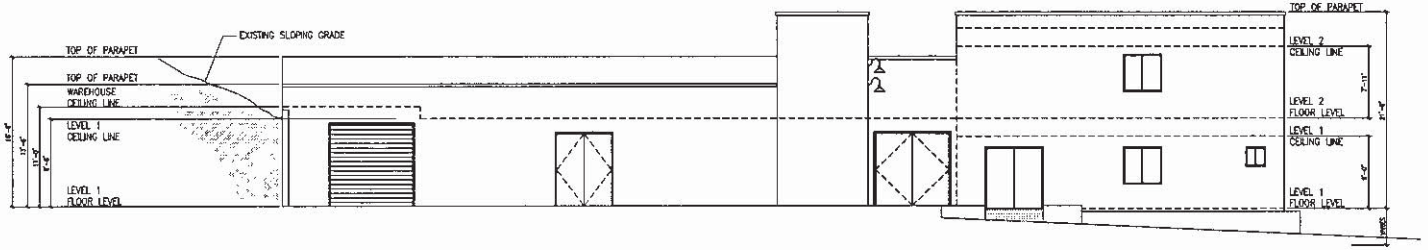
A1.01



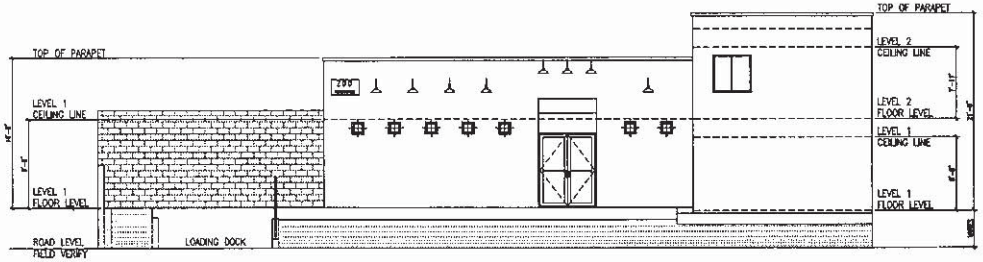
4 RIGHT SIDE ELEVATION
A1.02 SCALE: 3/16"=1'-0"



3 REAR ELEVATION
A1.02 SCALE: 3/16"=1'-0"



2 LEFT SIDE ELEVATION
A1.02 SCALE: 3/16"=1'-0"



1 FRONT ELEVATION
A1.02 SCALE: 3/16"=1'-0"

RQR-62044

RECEIVED

NOV 2 5 2015

Dept of Planning
City of Las Vegas

PRJ-56939
12/24/14

CARE
200 FOFEMASTER LANE
LAS VEGAS , NEVADA 89101

CARE
CRITICAL ASSISTANCE RELIEF
EFFORT LAS VEGAS , NEVADA
200 FOFEMASTER LANE
LAS VEGAS , NEVADA 89101

LEO A DALY

Primary Consultant Line1
(This is inserted on Defpoints)
Project Address
Project City, State Zip

KEY PLAN

REVISIONS

FILE LOG

Project No. 000-10000-000
Month DD, Year

EXTERIOR ELEVATIONS

A1.02

NOTES

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.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

MAP LEGEND

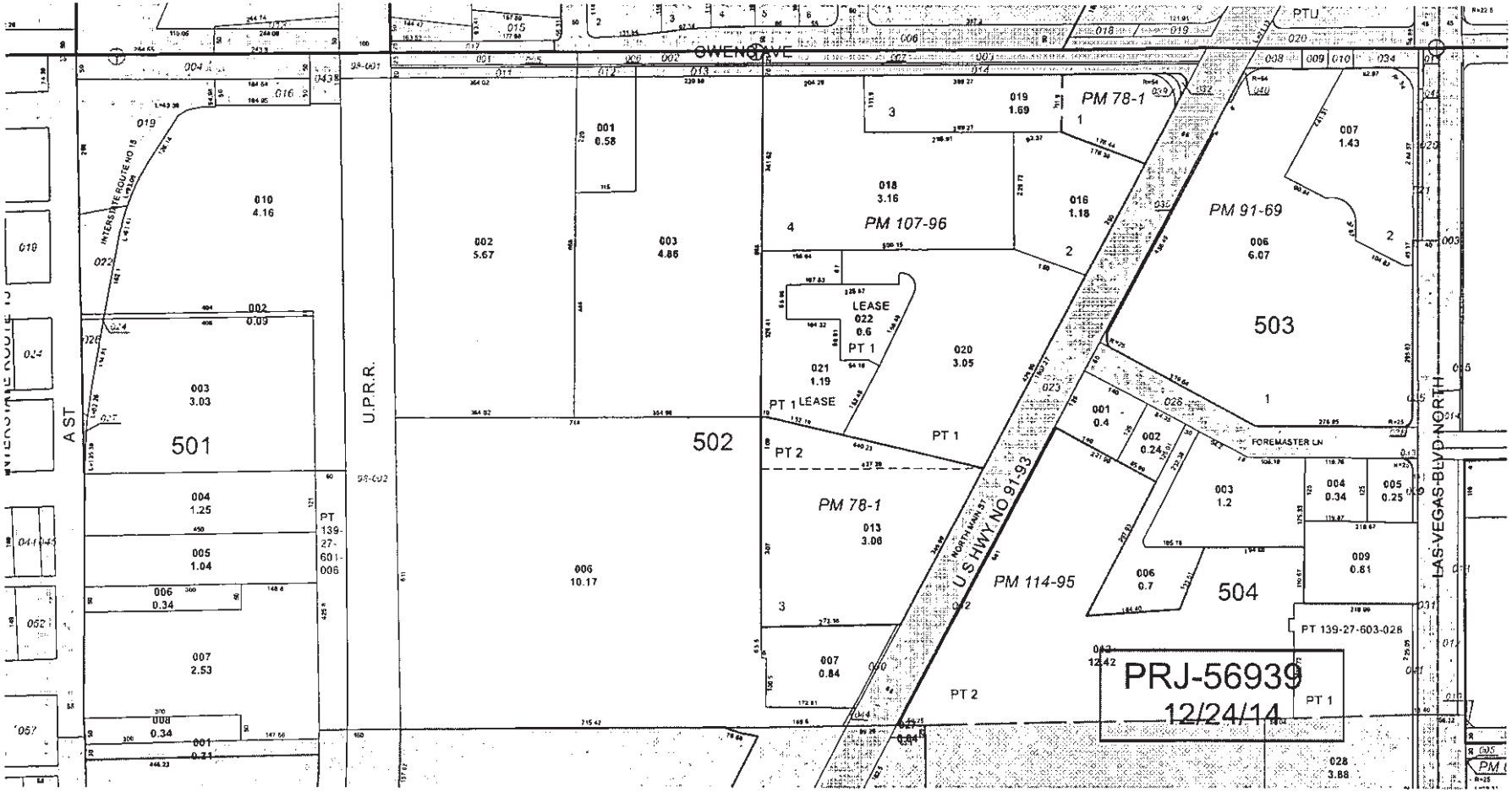
PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE
CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL

001 ROAD PARCEL NUMBER
001 PARCEL NUMER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
S LOT NUMBER
GLS GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

BOOK T20S R61E | SEC. 27 | MAP N 2 NE 4 | 139-27-5

Scale: 1" = 200' | Rev: 05/31/2012



SF 183-88

RQR-62044

RECEIVED
NOV 25 2015
Dept of Planning
City of Las Vegas



RQR-62044 - REQUIRED REVIEW - APPLICANT/OWNER: HOMELESS HELPERS
200 FOREMASTER LANE

12/03/15



RQR-62044 - REQUIRED REVIEW - APPLICANT/OWNER: HOMELESS HELPERS
200 FOREMASTER LANE

12/03/15



RQR-62044 - REQUIRED REVIEW - APPLICANT/OWNER: HOMELESS HELPERS
200 FOREMASTER LANE

12/03/15



RQR-62044 - REQUIRED REVIEW - APPLICANT/OWNER: HOMELESS HELPERS
200 FOREMASTER LANE

12/03/15

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM
LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

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 702.474.7463
TTY 7-1-1
www.lasvegasnevada.gov

/city of las vegas

July 16, 2015

Homeless Helpers
1924 Wendell Avenue
Las Vegas, Nevada 89101

RE: SUP-57330 [PRJ-56939] - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JULY 15, 2015

Dear Applicant:

The City Council at a regular meeting held on July 15, 2015 ***APPROVED*** a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW FOUR PARKING SPACES WHERE 18 SPACES ARE REQUIRED FOR A PROPOSED GENERAL PERSONAL SERVICE USE at 200 Foremaster Lane (APN 139-27-504-002), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-56939].

The approval is subject to the following conditions:

Planning

1. Six (6) month public hearing required review before the Planning Commission.

2. The alternative parking demand analysis date stamped 06/02/15 is hereby approved. The alternative parking standard is valid for the duration of the General Personal Service use at the site. The alternative parking standard shall expire, when this use ceases to operate on the site.

3. To allow 4 parking spaces, where 19 parking spaces are required for a General Personal Service use is hereby approved.

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.

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

RQR-62044

RECEIVED
NOV 25 2015
Dept of Planning
City of Las Vegas

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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 16, 2015.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Arnold Stalk
Homeless Helpers
200 Foremaster Lane
Las Vegas, Nevada 89101

Mr. Arnold Stalk
840 South Rancho Drive, Suite #4
Las Vegas, Nevada 89106

RQR-62044

RECEIVED
NOV 25 2015
Dept of Planning
City of Las Vegas

Catholic Charities

RECEIVED

JAN 5 2015

City of Las Vegas
Dept. of Planning

January 5, 2016

Councilman Ricki Y. Barlow
City of Las Vegas, Ward 5
495 S. Main Street
Las Vegas, NV 89101

Re: RQR-62044 - Required Review – Public Hearing – Applicant/Owner: Homeless Helpers

Dear Councilman Barlow:

Happy New Year and I hope you had a great holiday season with family and friends.

I just received a copy of the notice of the upcoming January 12, 2016 City of Las Vegas Planning Commission meeting for the required 6 month review of the Homeless Helpers Special Use Permit Public Hearing. You may recall that I had suggested an interim period review, in order to ensure that progress was made before supporting a request for a permanent SUP.

We see no semblance of any meaningful activity at the site for the last 6 months. We have reached out without success to check on progress and operations status to no avail. Therefore, I am inclined to oppose this request at this time for an extension. I wanted to keep you posted of my intentions, and always welcome your feedback.

Sincerely and with blessings,

Deacon Thomas A. Roberts
President & Chief Executive Officer

Enclosure

cc: Todd L. Moody, Chairman Las Vegas Planning Commission

RQR-62044

1501 Las Vegas Boulevard North, Las Vegas, NV 89101
P: 702.385.2662 • **F:** 702.384.0677 • **CatholicCharities.com**

64 P
Pg 1 of 2

Deborah Sullivan 1/7 CMTC

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

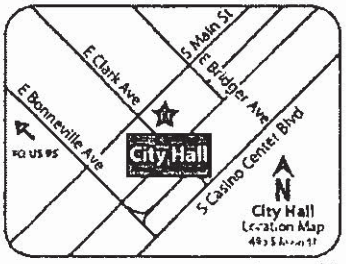
PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

JAN 5 2015

City of Las Vegas
Dept. of Planning

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.

RQR-62044

Planning Commission Meeting of 1/12/2016

45 LRDGNPI 89101

Case: RQR-62044

13927503006
CATHOLIC CHARITIES SOUTHERN NV
1501 LAS VEGAS BLVD N
LAS VEGAS NV 89101-1120

64
Pg 2 of 2

City of Las Vegas Agenda Item No.: **65.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-62361 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PROVIEW SERIES 31, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT, INCLUDING 1,422 SQUARE FEET OF COMMERCIAL SPACE AND 48 MULTI-FAMILY RESIDENTIAL UNITS, WITH A WAIVER OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN REQUIREMENTS on 0.25 acres on the east side of 4th Street, approximately 125 feet north of Garces Avenue (APN 139-34-311-137), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-61920]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Abeyance Request
2. Location and Aerial Maps
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Protest/Support Postcards

RECEIVED

DEC 30 2015

City of Las Vegas
Dept. of Planning

D/G Design Group
Nevada Registered Architecture Firm # 6524

Steve Swanton
Senior Planner
Department of Planning
333 N. Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

RE: SDR-62361
(PRJ-61920)
APN# 139-34-311-137
4TH AND GARCES MIXED USE

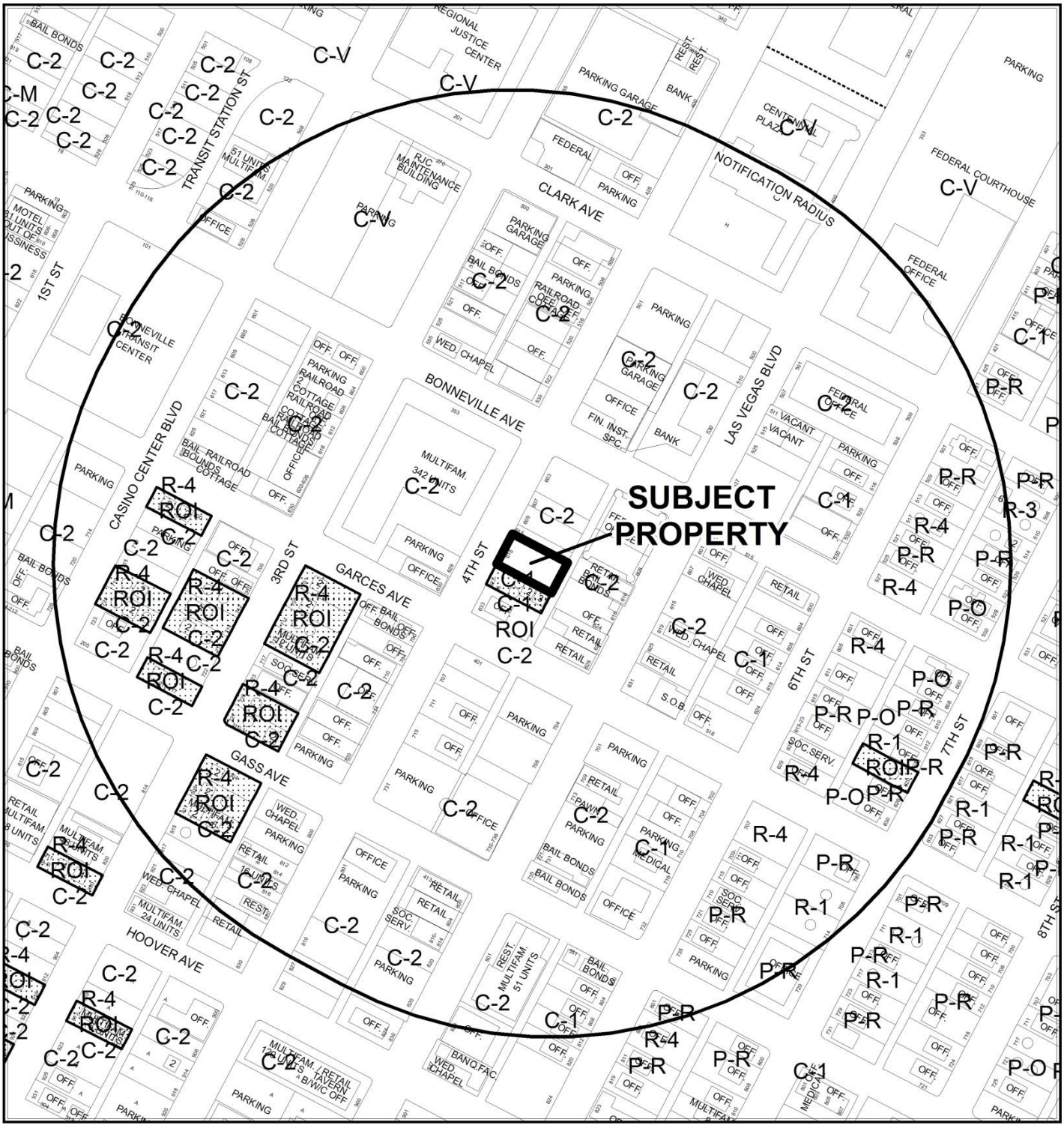
Dear Steve Swanton (Senior Planner City of Las Vegas)

Proview Series 31 LLC (The "Owner") would respectfully request the above item on January 12, 2016 Planning Commission Meeting to be abeyed until the February 9,2016 Planning Commission Meeting in regards to coordinating with the LVVWD requirements for an onsite backflow assembly.

Regards,

Ly Dao
Project Applicant

SDR-62361



CASE: **SDR-62361 (PRJ-61920)**

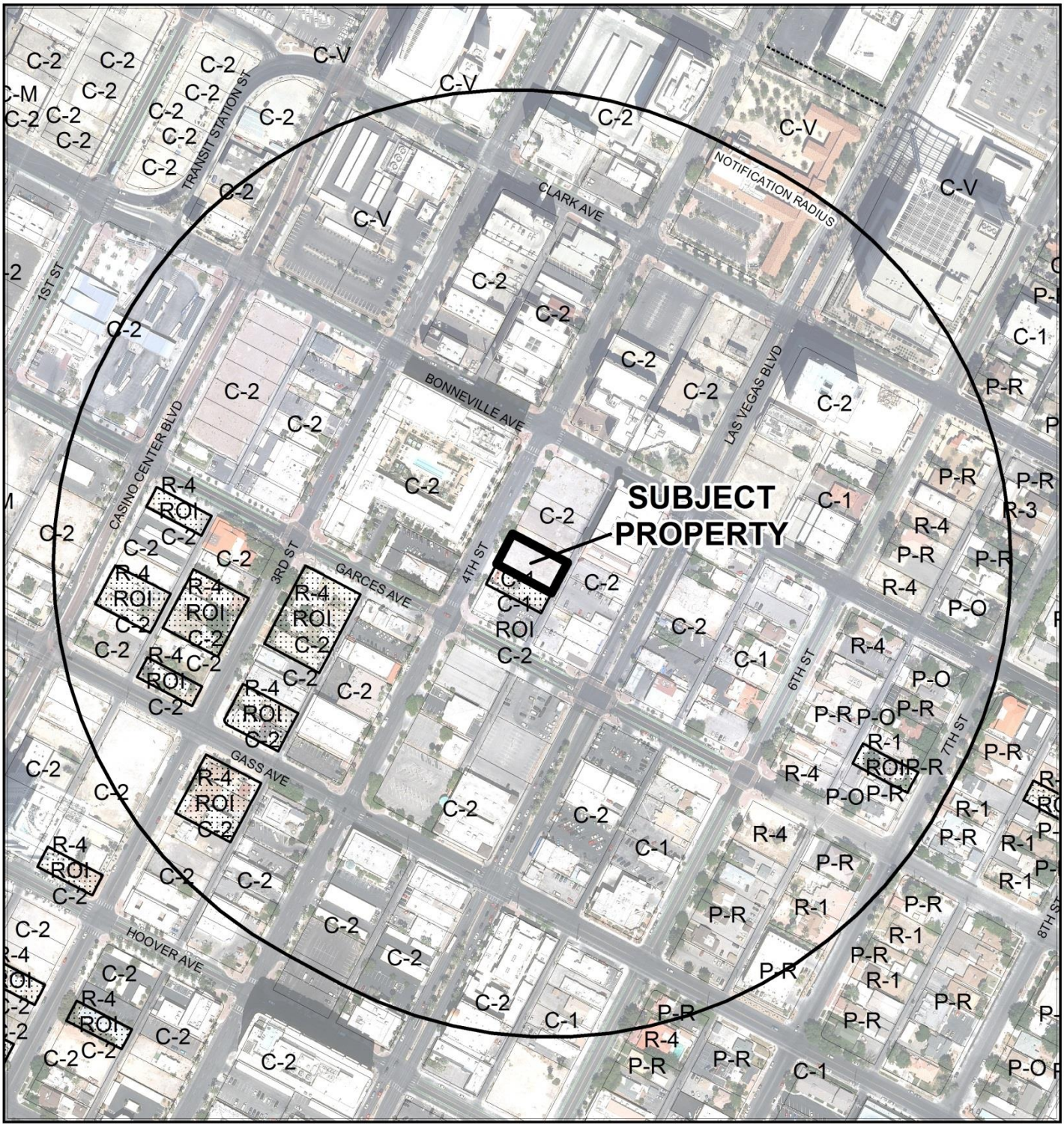
RADIUS: 1000 FEET

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

0 300 600

Feet

N



CASE: **SDR-62361 (PRJ-61920)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: PROVIEW SERIES 31, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-62361	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

SDR-62361 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan and building elevations, date stamped 11/25/15, except as amended by conditions herein.

3. Per Section VII.A.5 of the Downtown Centennial Plan, revised elevations showing arcades, awnings and canopies at the ground level of the building shall be required prior to issuance of a building permit. Meet with Department of Planning staff prior to issuance of a building permit to ensure conformance to the Downtown Centennial Plan requirements.

4. The site plan shall be revised to accommodate utilities for water service as required by the Las Vegas Valley Water District. A Waiver for above-ground utilities may be necessary.

5. The trash enclosure on the ground level shall conform to Title 19.08.040 standards.

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.

8. Prior to issuance of permits for construction of the primary building onsite, a parking agreement for off-site parking in order to meet a minimum mandated parking requirement of 50 spaces shall be recorded for the life of the development or until the spaces can be provided onsite.

9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The landscape plan shall accurately depict the existing streetscape along 4th Street.

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

12. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

13. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Downtown Centennial Plan Standards concurrent with development of this site, except as amended by conditions herein.

16. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

17. Submit an Encroachment Agreement for landscaping and private improvements in the Fourth Street public right-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

18. Prior to issuance of any permits, provide written proof that sufficient off-site parking is perpetually provided for this site. This condition may be removed if the City Traffic Engineer makes a written determination that such parking is not required one year after the site is fully occupied.

19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to construct a five-story, 66-foot tall mixed use development with 1,422 square feet of commercial floor space and 48 multi-family residential units. The site is currently vacant with a streetlight and several trees in the sidewalk along the frontage. Parking is to be integrated into a 19-space garage at the ground level. The commercial area would occupy one ground-level suite, and residential units would occupy Levels 2-5. Multi-family units are rental only (no for-sale units). Access to garage would be for residents only through a remote control roll gate from the rear alley. The development does not integrate adequate parking facilities onsite and therefore must supplement parking by providing offsite facilities. At this time there is no agreement in place for offsite facilities. The development is therefore not compatible with the subject site and staff recommends denial. If denied, permits for the proposed development cannot be issued.

ISSUES

- A mapping action to combine the underlying platted lots must be recorded prior to the issuance of building permits for vertical construction.
- Fewer on-site parking spaces are proposed than residential units. According to the applicant, it is anticipated that most residents would use public transit or park additional vehicles at another nearby parking lot operated by the owner.
- A parking agreement for off-site parking in order to meet a minimum mandated parking requirement of 50 spaces is required for the life of the development or until the spaces can be provided onsite. This has been added as a condition of approval.
- No waivers of Downtown Centennial Plan standards were requested. However, the plan requires awnings, arcades and canopies at the ground level of the building unless waived by the City Council as part of a Site Development Plan Review. A condition of approval was added by staff to provide the required awnings and canopies on a revised set of elevations.
- A revised site plan will be required to accommodate appurtenances required by the Las Vegas Valley Water District. A Waiver to allow above-ground utilities may be required.
- No additional landscaping will be provided by the applicant. However, a technical landscape plan is required to be submitted as part of the building permit plan submittal package, as the applicant is responsible for maintenance of landscaping within the right-of-way adjacent to the site. On this plan the existing landscaping shall be accurately depicted.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.
There is no relevant zoning history on the subject site.

Most Recent Change of Ownership	
06/24/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There is no relevant building permit or business licensing history on this site.

Pre-Application Meeting	
10/28/15	Submittal requirements for a proposed mixed-use development were discussed. The proposed development meets all of the conditional use regulations for this use of land; therefore, no Special Use Permit would be necessary. Staff was concerned about the ratio of parking provided to the number of residential units. The applicant The proposed development meets all of the conditional use regulations for this use of land; therefore, no Special Use Permit would be necessary. Staff was concerned about the ratio of parking provided to the number of residential units. The applicant explained that additional parking could be provided on a nearby lot owned by the applicant. Staff also determined that although the current parcel is of substandard width, removing lot lines through a parcel map would not affect the nonconforming status of the parcel.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
12/03/15	The site is vacant with areas of scattered debris. The parcels to the north are vacant, while the parcel to the south contains a vacant commercial building.

Details of Application Request	
Site Area	
Net Acres	0.25

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	C (Commercial)	C-2 (General Commercial)
North	Undeveloped	C (Commercial)	C-2 (General Commercial)
South	Office, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
East	General Retail Bailbond Service	C (Commercial)	C-2 (General Commercial)
West	Mixed-Use Development	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District (Office Core District)	Y
Live/Work Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and the Downtown Centennial Plan, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	10,825 SF	N/A
Min. Lot Width	100 Feet	75 Feet	N
Min. Setbacks			
• Front	70% alignment	100% alignment	Y
• Side	0 Feet	0 Feet	Y
• Corner	70% alignment	N/A	N/A
• Rear	0 Feet	0 Feet	Y
Max. Lot Coverage	N/A	100 %	N/A
Max. Building Height	N/A	66 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Interior	By condition
Mech. Equipment	Screened	Screened	Y or N

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
4th Street	Major Collector	Master Plan of Streets and Highways Map	80	Y

Streetscape Standards	***Required***	***Provided***	***Compliance***
Major North-South Streets (4th Street)	10-foot sidewalk	10-foot existing sidewalk	Y
	5-foot amenity zone	5-foot existing amenity zone	Y
	25' BTH date palms in 30-foot increments (1 tree required)	2 date palm tree cluster existing (4) 24-inch shade trees existing	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	1,422 SF	1 space per 300 SF GFA	5				
Multi-Family Residential (Studio/1 BR)	32	1.25 spaces per unit	40				
Multi-Family Residential (2 BR)	16	1.75 spaces per unit	28				
Guest Spaces	48	1 per 6 units	8				
TOTAL SPACES REQUIRED			81		19		N
Regular and Handicap Spaces Required			77	4	17	2	N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

ANALYSIS

Projects within the Office Core District are subject to the requirements of the Downtown Centennial Plan. Where the Downtown Centennial Plan Manual is silent, the regulations of Title 19 apply. This project qualifies as "New Development" for purposes of Section VIII (Implementation) of the Downtown Centennial Plan. "Mixed Use" is a conditional use in the C-2 (General Commercial) District. All conditions of this use appear to be met by the proposal, and therefore no special use permit is necessary.

Access to the site is from an alley behind the building, which feeds out to Bonneville Avenue and Garces Avenue. Circulation throughout the site is two-way and at grade through the parking garage on the first level. The elevations show a modern design with clean, straight lines. The roofline is varied along the more visible east and west elevations. Materials include title-up concrete panels painted in earth tone colors, colored tiles and tinted windows. A rooftop garden space is provided for residents. The Downtown Centennial Plan requires awnings, arcades and canopies at the ground level of the building unless waived by the City Council as part of a Site Development Plan Review. A condition of approval was added by staff to provide the required awnings and canopies on a revised set of elevations. The applicant has indicated that these will be provided.

Title 19 parking requirements are not automatically applied within the boundaries of the Downtown Centennial Plan Overlay District, but are subject to conditions imposed by the City Council if needed. The applicant is providing 19 onsite parking spaces (0.39 space per unit) and no additional spaces for commercial uses, with the expectation that many commercial patrons and visitors will use modes of transportation other than automobiles. The site is located within two blocks of the Bonneville Transit Center. According to the applicant, additional parking spaces could be provided at an existing parking lot owned and operated by the applicant at 704 South Las Vegas Boulevard. However, an offsite parking agreement would need to be recorded against this property to ensure an adequate number of parking spaces could be provided for residents and patrons of the development. Through a condition of approval, staff is imposing a minimum parking requirement of 50 spaces to be provided, which consists of one space per unit and two for the office space. This is approximately 38 percent below the normal parking requirement of 81 spaces.

Full Downtown Centennial Plan streetscape and utilities are required; however, streetscape and undergrounding not implemented due to existing conditions requires a Covenant Running with Land agreement for future installation, and no waiver would be required. As the streetscape is existing and the parcel is located midblock, the applicant does not propose to make any changes. There are four existing shade trees in grates straddling the existing sidewalk, plus two palm trees. The normal requirement is one 25-foot tall BTH palm tree at 30-foot intervals in grates. The site/landscape plan does not accurately depict the existing streetscape; therefore, by condition it will be required to be corrected on the technical landscape plan.

A mapping action to combine the underlying platted lots must be recorded prior to the issuance of building permits for vertical construction. It is recommended that the applicant consult the City Surveyor to determine the appropriate map. It was noted that a reversionary map would not create any new lots; it would only erase the existing lines on the interior and remove the land from the existing subdivision. The parcel would still remain substandard with respect to width in the C-2 (General Commercial) zoning district.

The Las Vegas Valley Water District provided the following comment:
"This parcel is not currently served by Las Vegas Valley Water District. The proposed development will require above ground backflow prevention adjacent to the water main, which is in 4th Street. The facilities cannot be placed within the building or in a room. It is suggested to meet with the Las Vegas Valley Water District to discuss the site plan." The Office Core standards specifically require all utility vaults to be located underground, and the site plan as configured does not allow for an area outside of the building for an above-ground appurtenance. The site plan would need to be revised to incorporate the appurtenance and a waiver granted for above-ground utilities.

FINDINGS (SDR-62361)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed site is a substandard infill parcel in the Office Core District of the Downtown Centennial Plan. A low-rise building with a single level of parking is proposed; however, the amount of parking provided is not commensurate with the number of multi-family residential units proposed (19 spaces proposed for 16 studio, 16, one-bedroom and 16 two-bedroom units). As a result, either a larger site, a taller building or perpetual parking rights offsite are needed. Without benefit of these characteristics, the site cannot adequately accommodate the proposed development and would create demand for additional on-street parking that may potentially not be available to patrons and residents. The development is therefore not compatible with the area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed mixed-use development is consistent with the C (Commercial) General Plan designation for this site, which allows for mixed commercial and residential uses. The

development is generally in conformance to Downtown Centennial Plan requirements, with exception of the provision of underground utilities and provision of awnings and canopies at the ground level, which the applicant intends to provide but does not indicate on the submitted plans.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Access to the site is provided from the rear alley into a ground level garage. Circulation and parking inside the garage is two-way and exits back out onto the alley. Given the low number of parking spaces, traffic in the alley and out to Bonneville Avenue or Garces Avenue should not be negatively impacted.

4. Building and landscape materials are appropriate for the area and for the City;

The site will utilize the existing streetscape, and no additional landscape will be provided. The existing condition is in general conformance with Downtown Centennial Plan standards and is appropriate for this area. The site/landscape plan does not accurately show the location, type or number of the existing streetscape plantings; therefore, the technical landscape plan will need to correct any deficiencies.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The building elevations employ a modern architectural style that incorporates popouts, color changes and details that are consistent around the building. Balconies and a rooftop garden provide opportunities for outdoor spaces within the development. Such features are aesthetic in appearance and compatible with similar low-rise developments in this area of Downtown.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development will be subject to building permit review and inspection, thereby protecting the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 35

NOTICES MAILED 187

APPROVALS 2

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-62361 APN: 139-34-311-137

Name of Property Owner: PROVIEW SERIES 31 LLC

Name of Applicant: KAMRAN FOULADBAKHSH

Name of Representative: LY DAO

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: K Fouladbakhsh

Print Name: KAMRAN FOULADBAKHSH

Subscribed and sworn before me

This 5th day of October, 2015

J Rataj

Notary Public in and for said County and State

J. RATAJ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-05-18
Certificate No: 14-13420-1

PRJ-61920
11/25/15

CLV Planning - Application Form

Application Number:	PRJ-61920
Application/Petition For:	Site Development Plan Review
ProjectAddress (Location):	E SIDE OF 4TH ST APPROX 125 FEET N OF GARCES AVE
Project Name	4TH AND GARCES MIXED USE
Assessors Parcel #(s):	13934311137
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:	KAMRAN
Applicant Last Name:	Fouladbakhsh
Applicant Address:	1115 S. Casino Center Blvd. #3
Applicant City:	Las Vegas
Applicant State:	Nevada
Applicant Zip:	89104
Applicant Phone:	(702) 468-9900
Applicant Fax:	
Applicant Email:	construction126@gmail.com
Rep First Name:	Ly
Rep Last Name:	Dao
Rep Address:	817 S. Main St.
Rep City:	Las Vegas
Rep State:	Nevada
Rep Zip:	89101
Rep Phone:	(702) 340-8587
Rep Fax:	
Rep Email:	Lydao@digdg.com

PRJ-61920
11/25/15

SDR-62361

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
PROVIEW SERIES 31 L L C	144 N BRISTOL AVE	LOS ANGELES, CA 90049

CLVEPLAN Applicant	Company	Title	Email
Ly Dao	Dig Development Group	Designer	lybdao@gmail.com

SDR-62361

PRJ-61920
11/25/15

VICINITY MAP



CODE ANALYSIS

PROJECT NAME

4TH & GARCES MIXED-USE DEVELOPMENT

JURISDICTION

CITY OF LAS VEGAS

OCCUPANCY CLASSIFICATION - OPERATIONS CENTER BUILDING 'A' Chapter 3

MU	MIXED-USE	OFFICE & APARTMENT HOUSING
B	BUSINESS	OFFICE
R2	RESIDENTIAL	APARTMENT HOUSE

TYPE OF CONSTRUCTION Section 602

LOWER STRUCTURE: BUILDING TYPE – IA UPPER APARTMENT STRUCTURE: BUILDING TYPE – IIIA

FIRE PROTECTION SYSTEMS Chapter 9

YES. - NFPA 13 SPRINKLER SYSTEM THROUGHOUT. UPPER STRUCTURE: NFPA 13 ACCORDANCE TO SECTION 903.1.1

OCCUPANT LOAD & REQUIRED EXITS

B	BUSINESS	15 OCCUPANTS
R2	RESIDENTIAL (APARTMENT)	159 OCCUPANTS
	TOTAL OCCUPANTS	174 OCCUPANTS

REQUIRED: 2 EXITS PROVIDED: 2 EXITS

SITE INFORMATION

JURISDICTION

CITY OF LAS VEGAS

ZONING

GENERAL COMMERCIAL DISTRICT - C2

ASSESSOR'S PARCEL NUMBER

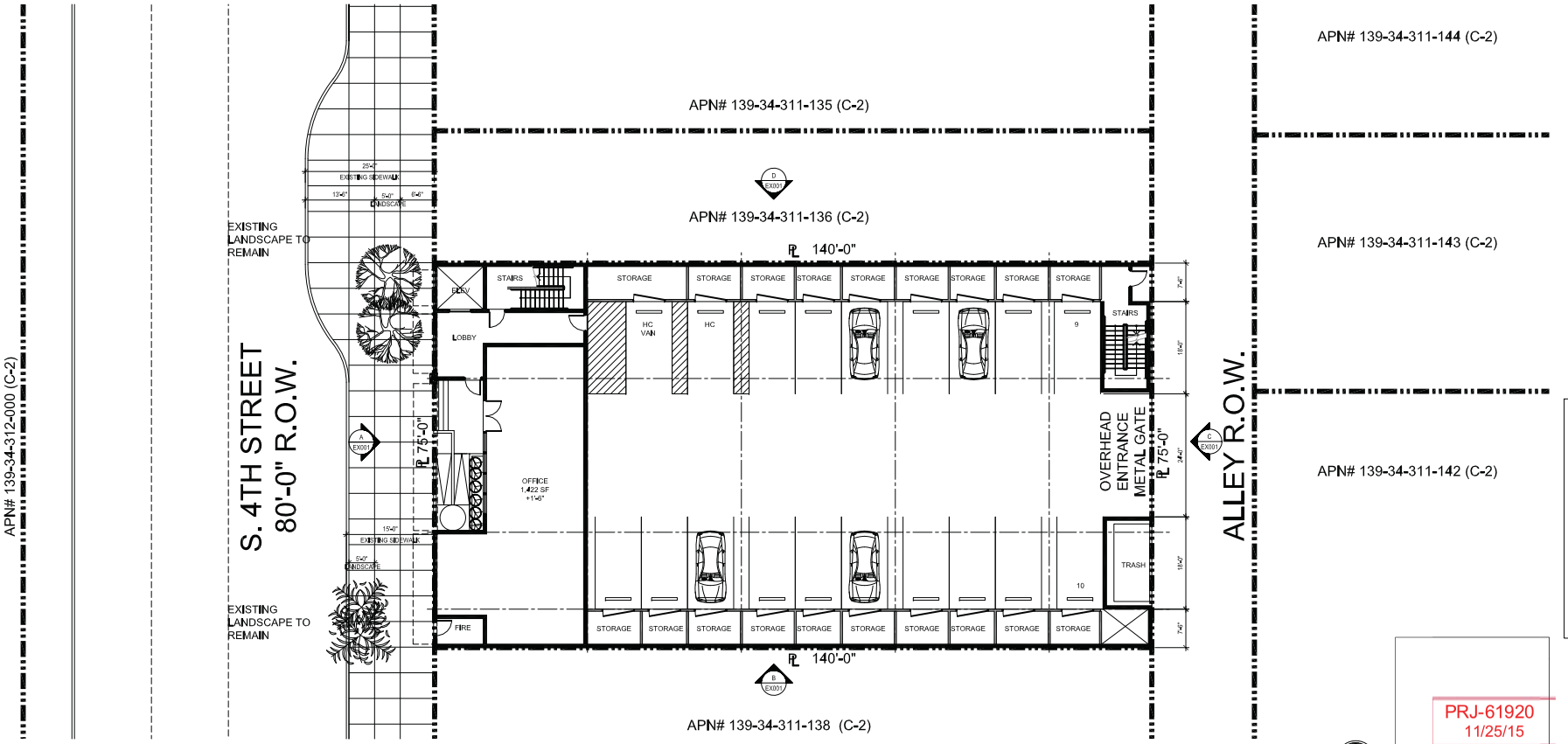
APN #: 139-34-311-137

PROJECT ADDRESS NUMBER

4TH STREET, LAS VEGAS NV. 89101

SITE SPECIFICS

SITE	0.25 ACRES. = 10,825 S.F.
LEVEL 1	1,636 S.F.
LEVEL 1 GARAGE	8,250 S.F.
LEVEL 2 - 5	31,804 S.F.
TOTAL BUILDING SF	41,690 S.F.
FLOOR AREA RATIO	0%
TOTAL PARKING REQ' = R-2	1.25 PS/UNIT x 48 UNITS = 60 PS REQ'
TOTAL PARKING REQ' = OFFICE	4PS / 1,000 SF = 6 PS REQ'
TOTAL ACCESSIBLE PARKING REQ'	2 REQ'
TOTAL PARKING PROVIDED	19 PS PROV'
TOTAL ACCESSIBLE PARKING PROVIDED	1 VAN & 1 H.C. PROV'



A SITE PLAN @ GROUND LEVEL
SCALE: 1" = 10'-0"

0 5' 10' 20'

NORTH

PRJ-61920
11/25/15

Dao!Gurdison design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.digdg.com email:info@digdg.com

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF DAO DESIGN GROUP. USE OF THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT FOR PERSONS NAMED HEREIN AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REPRODUCTION, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF DAO DESIGN GROUP.

SITE PLAN

4TH & GARCES MIXED USE BUILDING

4TH STREET at GARCES
LAS VEGAS, NV 89101

Revision Schedule		
Revision #	Revision Description	Revision Date

PRJ-61920

11/24/15

SHEET NUMBER:

SP001

SDR-62361

VICINITY MAP



CODE ANALYSIS

PROJECT NAME
4TH & GARCES MIXED-USE DEVELOPMENT

JURISDICTION
CITY OF LAS VEGAS

OCCUPANCY CLASSIFICATION - OPERATIONS CENTER BUILDING 'A'
Chapter 3

MU	MIXED-USE	OFFICE & APARTMENT HOUSING
B	BUSINESS	OFFICE
R2	RESIDENTIAL	APARTMENT HOUSE

TYPE OF CONSTRUCTION
Section 602
LOWER STRUCTURE: BUILDING TYPE – IA UPPER APARTMENT STRUCTURE: BUILDING TYPE – IIIA

FIRE PROTECTION SYSTEMS
Chapter 9
YES. - NFPA 13 SPRINKLER SYSTEM THROUGHOUT. UPPER STRUCTURE: NFPA 13 ACCORDANCE TO SECTION 903.1.1

OCCUPANT LOAD & REQUIRED EXITS

B	BUSINESS	15 OCCUPANTS
R2	RESIDENTIAL (APARTMENT)	159 OCCUPANTS
	TOTAL OCCUPANTS	174 OCCUPANTS

REQUIRED: 2 EXITS PROVIDED: 2 EXITS

SITE INFORMATION

JURISDICTION
CITY OF LAS VEGAS

ZONING
GENERAL COMMERCIAL DISTRICT - C2

ASSESSOR'S PARCEL NUMBER
APN #: 139-34-311-137

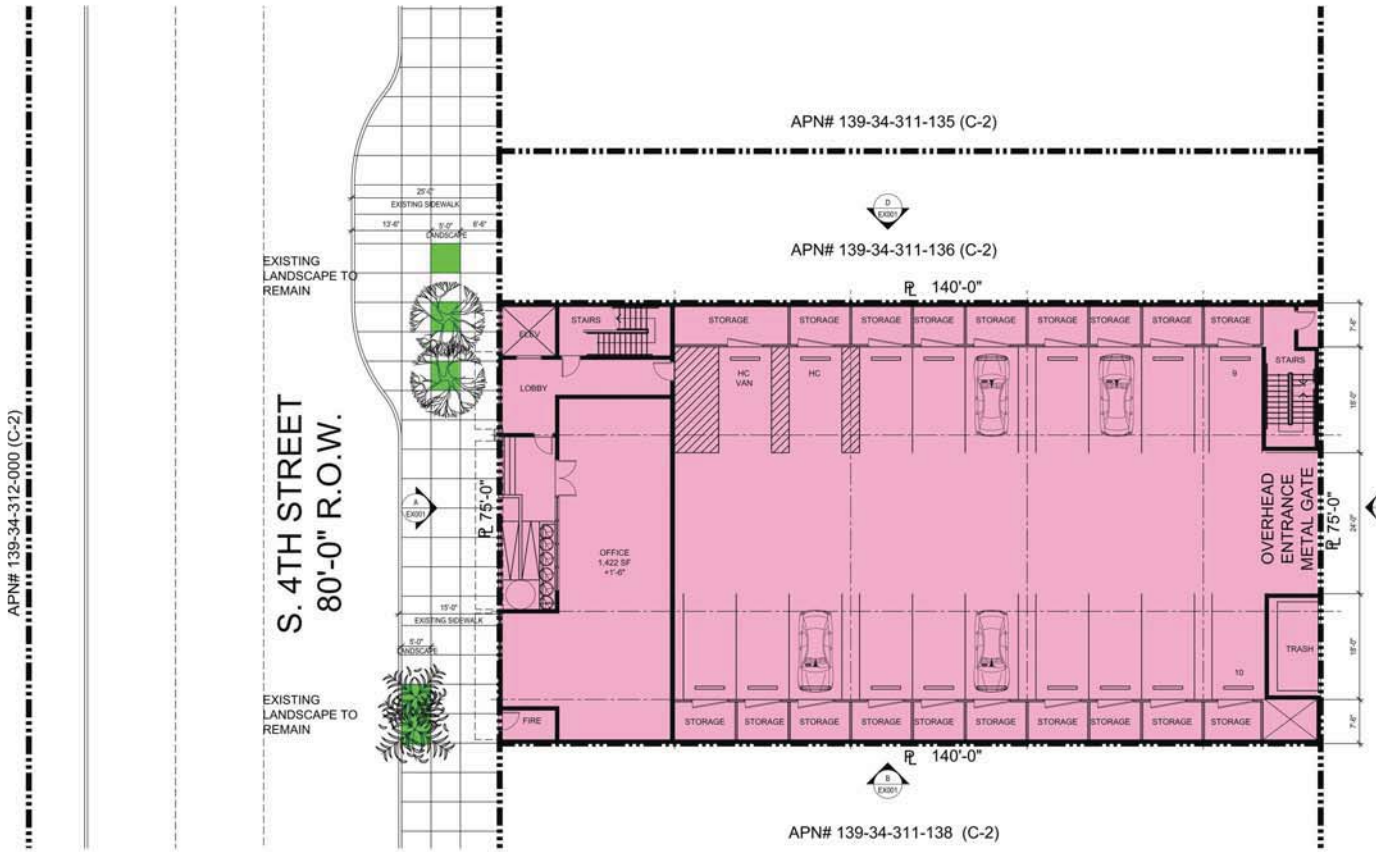
PROJECT ADDRESS NUMBER
4TH STREET, LAS VEGAS NV. 89101

SITE SPECIFICS

SITE	0.25 ACRES. = 10,825 S.F.
LEVEL 1	1,636 S.F.
LEVEL 1 GARAGE	8,250 S.F.
LEVEL 2 - 5	31,804 S.F.
TOTAL BUILDING SF	41,690 S.F.
FLOOR AREA RATIO	0%
TOTAL PARKING REQ'd = R-2	1.25 PS/UNIT x 48 UNITS = 60 PS REQ'd
TOTAL PARKING REQ'd = OFFICE	4PS / 1,000 SF = 6 PS REQ'd
TOTAL ACCESSIBLE PARKING REQ'd	2 REQ'd
TOTAL PARKING PROVIDED	19 PS PROV'd
TOTAL ACCESSIBLE PARKING PROVIDED	1 VAN & 1 H.C. PROV'd

Dao!Gurdison design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.dgdg.com emailinfo@dgdg.com

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF DAO GURDISON DESIGN GROUP. THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT FOR PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REPRODUCTION IN WHOLE OR IN PART BY ANY MEANS, WHATSOEVER, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF DAO DESIGN GROUP.



A SITE PLAN @ GROUND LEVEL
SCALE: 1" = 10'-0"

0' 5' 20'
10'

NORTH

SITE PLAN
4TH & GARCES MIXED USE BUILDING
4TH STREET at GARCES
LAS VEGAS, NV 89101

Revision #	Revision Description	Revision Date

Revision Schedule

PRJ-61920

11/24/15

PRJ-61920
11/25/15

SHEET NUMBER:
SP001

SDR-62361



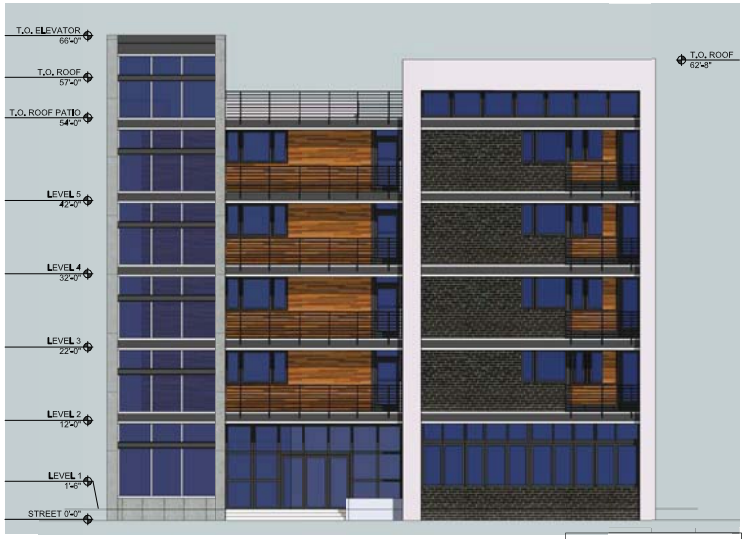
D NORTH ELEVATION
SCALE: 1/8" = 1'-0"



C EAST ELEVATION (ALLEY R.O.W.)
SCALE: 1/8" = 1'-0"



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



A WEST ELEVATION (4th STREET)
SCALE: 1/8" = 1'-0"

PRJ-61920
11/25/15

Dao!Gurdison design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.digdg.com email:info@digdg.com

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF DAO DESIGN GROUP. USE OF THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT FOR PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REPRODUCTION, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF DAO DESIGN GROUP.

EXTERIOR ELEVATIONS

4TH & GARCES MIXED USE BUILDING

4TH STREET at GARCES
LAS VEGAS, NV 89101

Revision Schedule		
Revision #	Revision Description	Revision Date

PRJ-61920

11/24/15

SHEET NUMBER:

EV001

SDR-62361



A PERSPECTIVE FROM 4th STREET
SCALE: 1/8" = 1'-0"

Dao!Gurdison design group
875 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.dgdg.com email@dgdg.com

Dao!Gurdison design group
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF DAO DESIGN GROUP. USE OF THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT FOR PERMIT AND INTERIM USE FOR THE CONSTRUCTION OF ONE BUILDING ONLY. REPRODUCTION, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF DG design GROUP.

PERSPECTIVE VIEW FROM 4TH STREET
4TH & GARCES MIXED USE BUILDING
4TH STREET at GARCES
LAS VEGAS, NV 89101

Revision Schedule

Revision #	Revision Description	Revision Date

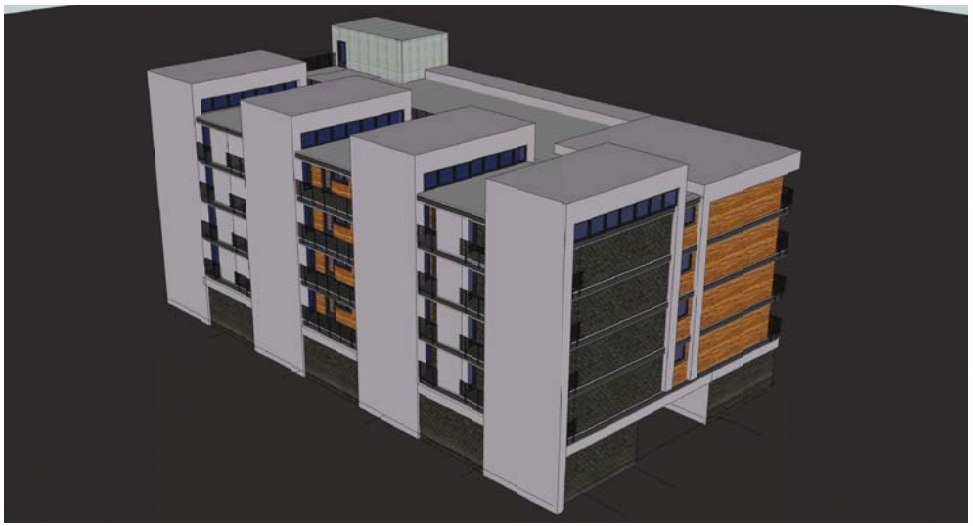
PRJ-61920

11/24/15

PRJ-61920
11/25/15

SHEET NUMBER:
EX001

SDR-62361



D PERSPECTIVE FROM ALLEY (SOUTHEASTT)
SCALE: N.T.S.



B PERSPECTIVE FROM 4th STREET (SOUTHWEST)
SCALE: N.T.S.



C PERSPECTIVE FROM ALLEY (NORTHEAST)
SCALE: N.T.S.



A PERSPECTIVE FROM 4th STREET (NORTHWEST)
SCALE: N.T.S.

PRJ-61920
11/25/15

Dao!Gurdison design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.digdg.com email:info@digdg.com

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF DAO DESIGN GROUP. USE OF THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT FOR PERSONS NAMED HEREIN AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REPRODUCTION, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF DAO DESIGN GROUP.

AERIAL PERSPECTIVE VIEWS

4TH & GARCES MIXED USE BUILDING

4TH STREET at GARCES
LAS VEGAS, NV 89101

Revision Schedule		
Revision #	Revision Description	Revision Date

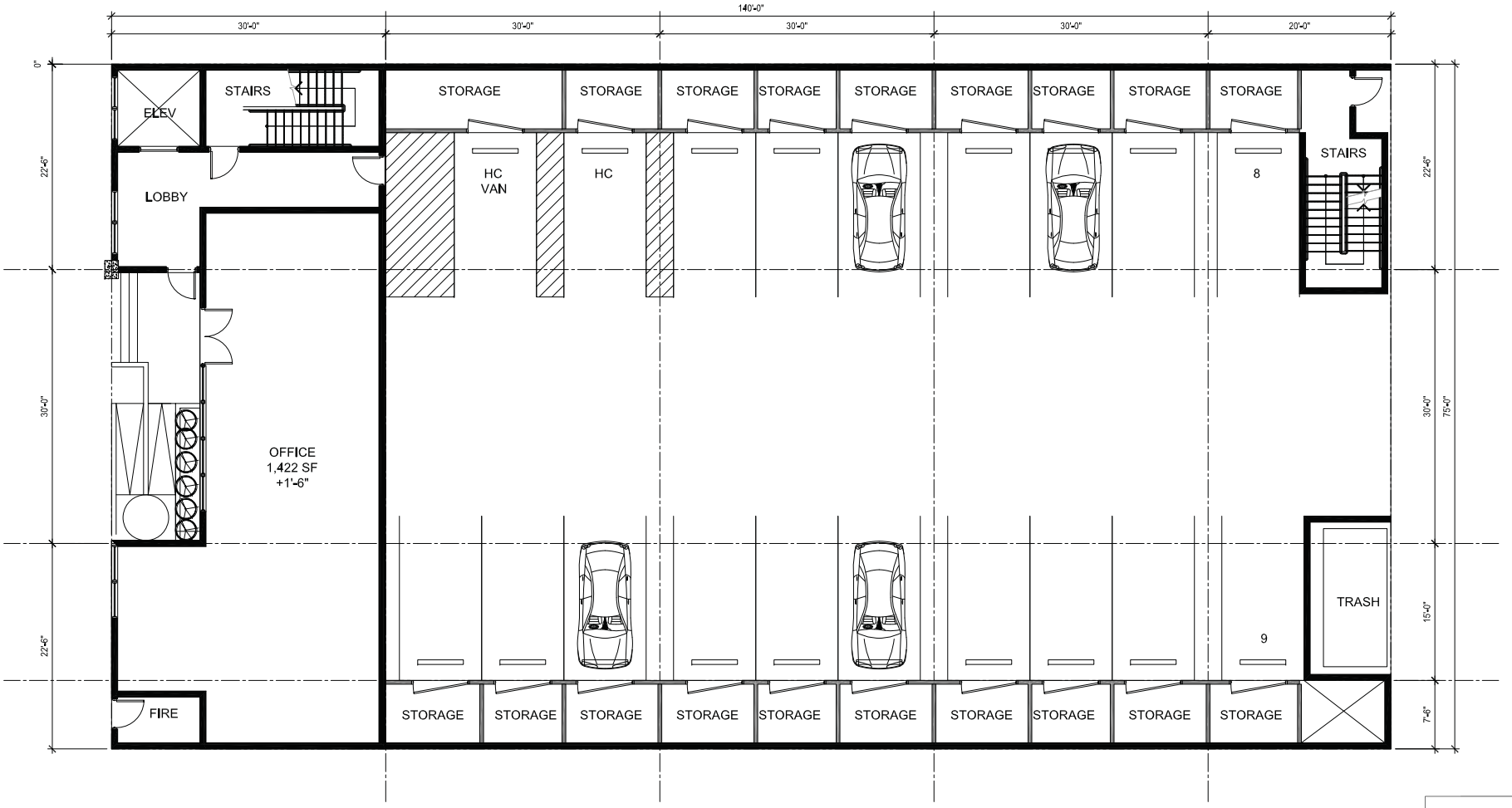
PRJ-61920

11/24/15

SHEET NUMBER:

EX002

SDR-62361



A GROUND LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

0 2' 8'
1' 4'

NORTH

PRJ-61920
11/25/15

Dao!Gurdison design group
875 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.dgdg.com email@dgdg.com

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF DAO DESIGN GROUP. USE OF THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT FOR PERMITTING AND/OR BIDDING OR FOR THE CONSTRUCTION OF ONE BUILDING ON ONE SITE. REPRODUCTION, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF DG DESIGN GROUP.

GROUND LEVEL FLOOR PLAN

4TH & GARCES MIXED USE BUILDING

4TH STREET at GARCES
LAS VEGAS, NV 89101

Revision #	Revision Description	Revision Date

Revision Schedule

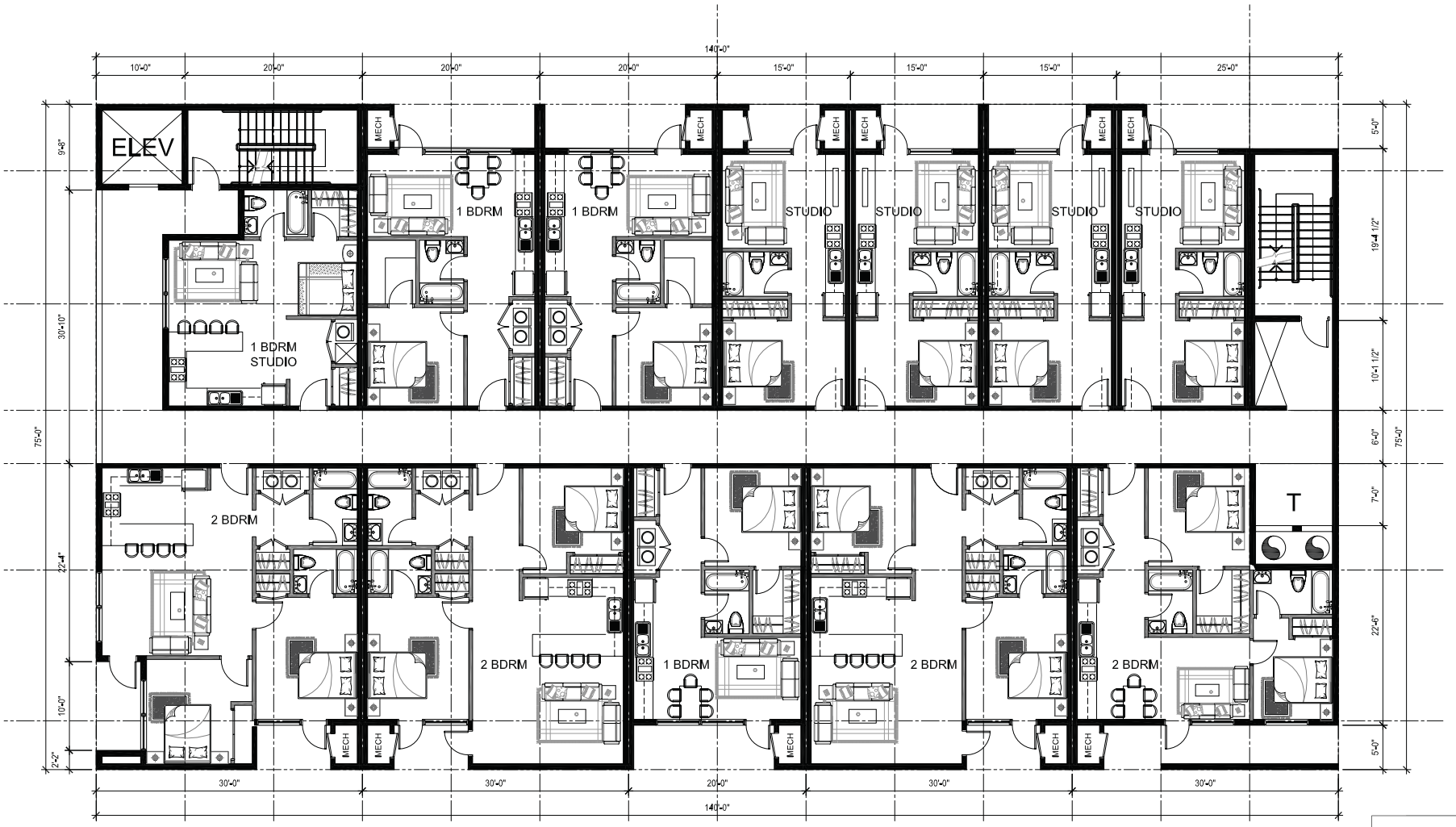
PRJ-61920

11/24/15

SHEET NUMBER:

FP001

SDR-62361



A FLOOR PLAN - LEVELS 2 - 5
SCALE: 3/16" = 1'-0"

0 2' 8'
1' 4'

NORTH

PRJ-61920
11/25/15

Dao!Gurdison design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207
www.digdg.com email:info@digdg.com

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF D/G DESIGN GROUP. USE OF THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT FOR PERSONS NAMED HEREIN AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REPRODUCTION, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF D/G DESIGN GROUP.

FLOOR PLANS - LEVELS 2-5

4TH & GARCES MIXED USE BUILDING

4TH STREET at GARCES
LAS VEGAS, NV 89101

Revision Schedule		
Revision #	Revision Description	Revision Date

PRJ-61920

11/24/15

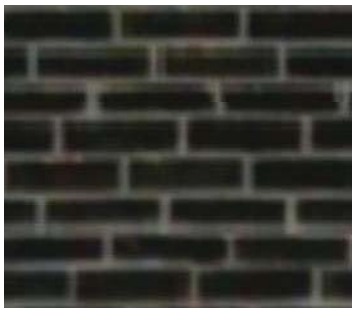
SHEET NUMBER:

FP002

SDR-62361



ENGINEER WOOD PANELS
MANUFACTURE: PARKLEX PANEL
COLOR: MIX - SMOOTH ONIX, COPPER, ANTRA



BRICK VENEER
MANUFACTURE:BRICK-IT
COLOR: ST. AUGUSTINE



PAINT - PT 1
MANUFACTURE:BENJAMIN MOORE
COLOR:1606 COBBLESTONE PATH



PAINT - PT 2
MANUFACTURE:BENJAMIN MOORE
COLOR:1604 SILVERY MOON



CONCRETE
SMOOTH CONCRETE: CLEAR STAIN
COLOR: CONCRETE FINISH

PRJ-61920
11/25/15

A COLOR MATERIAL BOARD
SCALE: N.T.S.

SDR-62361

4TH & GARCES MIXED USE BUILDING 4TH STREET at GARCES LAS VEGAS, NV 89101
PRJ-61920
11/25/15

Dao!Gurdison design group
817 S. Main Street Las Vegas, NV 89101
t.702.768.7779 f.702.478.8207

SDR 62361
Proview Series 31, LLC

East side of 4th Street, North of Garces Avenue

Proposed multi-use development with 48 residential units and 1.422 thousand square feet of retail.

First Use

Average Daily Traffic (ADT)	APARTMENT [DWELL]	48	6.65	319
AM Peak Hour			0.51	24
PM Peak Hour			0.62	30

Second Use

Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	1.422	42.94	61
AM Peak Hour			1.00	1
PM Peak Hour			3.73	5

Total Use

Average Daily Traffic (ADT)	APARTMENT [DWELL]	48	6.65	380
AM Peak Hour			0.51	25
PM Peak Hour			0.62	35

Existing traffic on all nearby streets:

4th Street	
Average Daily Traffic (ADT)	4,170
PM Peak Hour (heaviest 60 minutes)	334

Garces Avenue	
Average Daily Traffic (ADT)	1,445
PM Peak Hour (heaviest 60 minutes)	116

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

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
4th Street	29,580
Garces Avenue	12,000
Bonneville Avenue	29,580

This project will add approximately 380 trips per day on 4th St., Garces Ave. and Bonneville Ave. 4th is currently at about 14 percent of capacity, Garces is at about 12 percent of capacity and Bonneville is at about 13 percent of capacity. After this project, 4th and Garces are expected to be at about 15 percent of capacity and Bonneville to be at about 14 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 35 additional cars, or about one every two minutes.

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



SDR-62361 [PRJ-61920] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: PROVIEW SERIES 31, LLC

EAST SIDE OF 4TH STREET, APPROXIMATELY 125 FEET NORTH OF GARCES AVENUE

12/03/15



SDR-62361 [PRJ-61920] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: PROVIEW SERIES 31, LLC
EAST SIDE OF 4TH STREET, APPROXIMATELY 125 FEET NORTH OF GARCES AVENUE

12/03/15



SDR-62361 [PRJ-61920] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: PROVIEW SERIES 31, LLC

EAST SIDE OF 4TH STREET, APPROXIMATELY 125 FEET NORTH OF GARCES AVENUE

12/03/15



SDR-62361 [PRJ-61920] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: PROVIEW SERIES 31, LLC
EAST SIDE OF 4TH STREET, APPROXIMATELY 125 FEET NORTH OF GARCES AVENUE

12/03/15

Monday, October 5, 2015
City of Las Vegas
Planning Department
333 N. Rancho Dr
Las Vegas, NV 89107

JUSTIFICATION LETTER
4th Street Mixed-Use Building
APN#139-34-311-137 - 4th Street Las Vegas, NV 89101

Please accept this Justification letter on behalf of Kamran Fouladbakhsh of Proview Series 31 LLC (the applicant), located at APN#139-34-311-137 on 4th street Las Vegas, NV 89101 within the Office Core District of the Downtown Centennial Overlay District - zoned C2 (General Commercial District). 4th Street Mixed-Used Building will be a 5 story building which will provide a 1,500 SF office use and parking garage on the ground level and an additional 4 levels of 48 units of apartment living on top of the first level.

We would respectfully request a Site Design Review for a request to zone the Parcel as a mixed-use development. We will provide 1,422 square feet of Office space placed at the street level to encourage pedestrian activity and community interaction. This street life makes the development safe, vibrant and economically viable with a good mix of Studios, One Bedroom, and Two Bedroom Units which will all total up to 48 Units of apartment living. Per Downtown Centennial Plan Gateway District, Parking requirement is waived for this project, but we will provide a total of 19 garage parking spaces (included is one van accessible parking space and a handicap parking space) and a bike rack inside the secured parking garage on the ground level. Furthermore the project is located two streets away from the RTC's Bonneville Station, and the applicant also owns a paved parking lot around the corner on Garces and Las Vegas Blvd (APN# 139-34-410-154). We are looking to provide residents with outdoor balconies, rooftop Gardens space, elevators and exit stairways. We are looking forward to being a member of the Downtown Office Core District and the rehabilitation movement, providing a concept that will not only aesthetically enhance but also engage and connect the existing neighborhood & community. Please see the enclosed Site, floor plan and rendering exhibits as reference to the above.

Thank you



Ly Dao
D!G Development Group –Representative
817 S. Main Street, Las Vegas, NV 89101

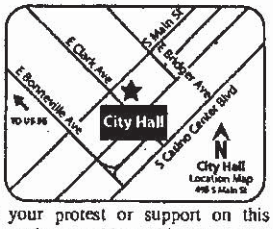
SDR-62361

PRJ-61920
11/25/15

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

JAN 4 2015

City of Las Vegas
Dept. of Planning

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

Case: SDR-62361
13934410151
KOPPE GREGORY A SEPARATE FAM TR
KOPPE GREGORY A TRS
711 S 4TH ST #205
LAS VEGAS NV 89101-6763

☐ I SUPPORT this Request

☒ I OPPOSE this Request

I oppose any waiver of parking requirements or of Downtown Centennial Plan.

Please use available blank space on card for your comments.

SDR-62361 [PRJ-61920]
Planning Commission Meeting of 1/12/2016

45 LRDGNPI 89101

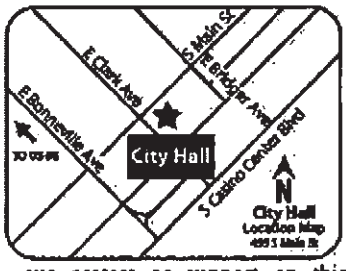
01/04/2016 01:44PM 702-382-5774 KOPPE & KOPPE PAGE 01/01

65P

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

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 5 2016
City of Las Vegas
Dept. of Planning

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

Case: SDR-62361

13934401018
3RD GASS PARTNERS L L C
2487 SILVER BEACH DR
HENDERSON NV 89052

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-62361 [PRJ-61920]

Planning Commission Meeting of 1/12/2016

35 LRDGNP1 89052

65A

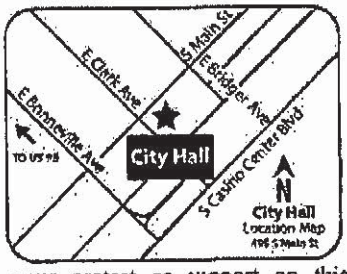
01/04/2016 16:46 702-989-5100 PAGE 01/02

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

702 - ~~229-6405~~
464-7499

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.
SDR-62361 [PRJ-61920]
Planning Commission Meeting of 1/12/2016

RECEIVED

JAN 5 2016

City of Las Vegas
Dept. of Planning

Case: SDR-62361
13934311091
LADAH LAW BUILDING L L C
8807 BIG BLUFF AVE
LAS VEGAS NV 89148-1419

65 LRDGMPI 89148

65A

City of Las Vegas Agenda Item No.: **66.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
ROC-62359 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on a request for a Review of Condition of an approved Tentative Map (TMP-59534) TO MODIFY CONDITION #11 TO ALLOW A HALF BULB COMMON LOT TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION generally located on 20.0 acres at the northeast corner of Elkhorn Road and Hualapai Way (APNs 125-18-401-001, 002, 009 and 010), Ward 6 (Ross) [PRJ-62298]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Abeyance Request - ROC-62359 and VAR-62360 [PRJ-62298]
2. Location and Aerial Maps - ROC-62359 and VAR-62360 [PRJ-62298]
3. Conditions and Staff Report - ROC-62359 and VAR-62360 [PRJ-62298]
4. Supporting Documentation - ROC-62359 and VAR-62360 [PRJ-62298]
5. Photo(s) - ROC-62359 and VAR-62360 [PRJ-62298]
6. Justification Letter - ROC-62359 and VAR-62360 [PRJ-62298]

Triton
Engineering

December 30, 2015

City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Subject: Hualapai & Severence
PRJ-62298 Variance & Review of Condition on TMP-59534

Dear Mark:

As representatives of DR HORTON we respectfully request for a 30 day continuance for the above mentioned application. These applications are currently scheduled to be heard by the Planning Commission on January 12, 2016. We are respectfully requesting that these matters be continued to the next scheduled Planning Commission hearing on February 9, 2016. The additional time is needed to work with Clark County on site plan constraints.

If you should have any questions please feel free to contact me at 702-254-1480.

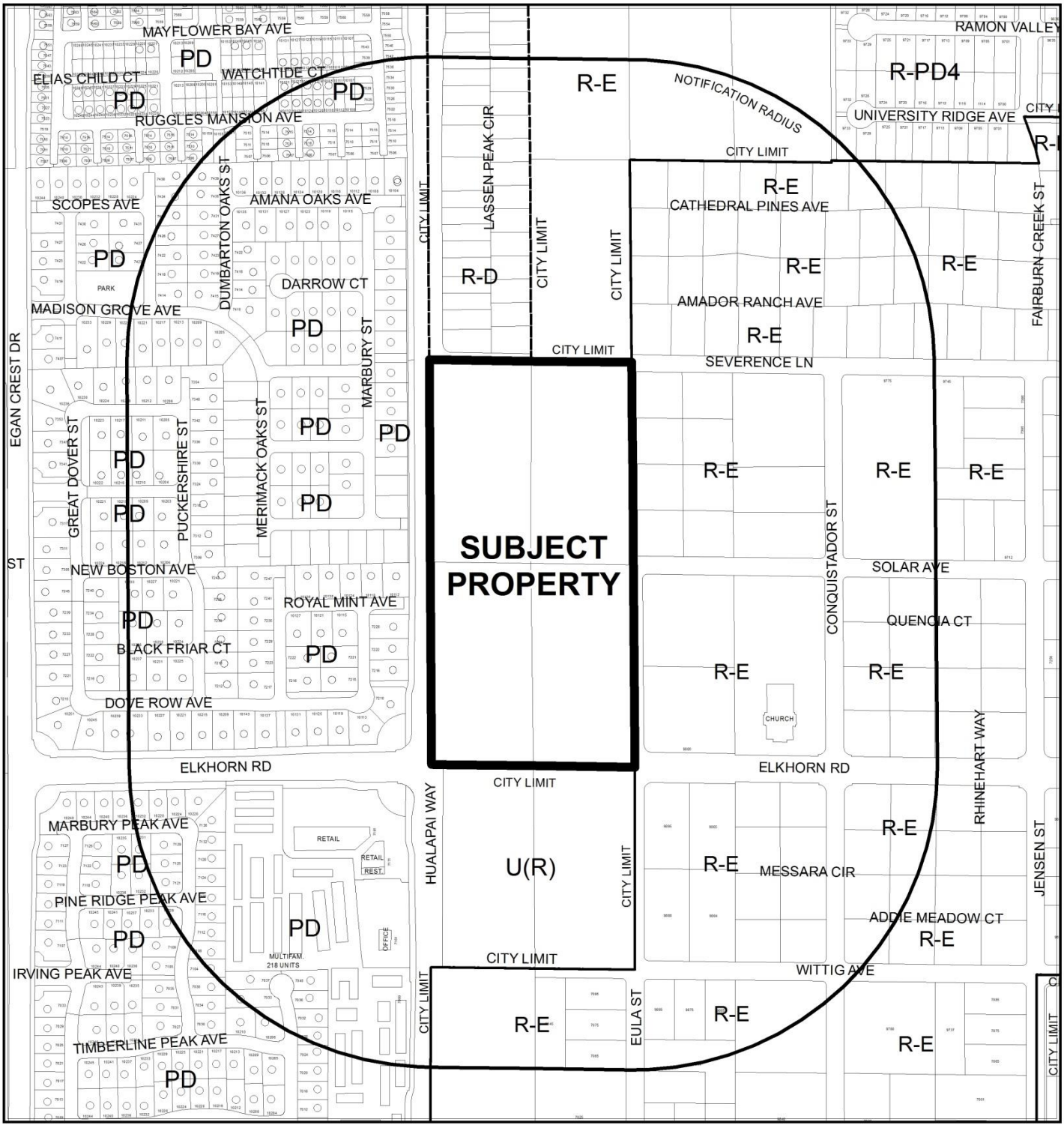
Sincerely,

Aimee Ignatowicz-English
Project Coordinator

ROC-62359 and VAR-62360

PRJ-62298
12/30/15

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com



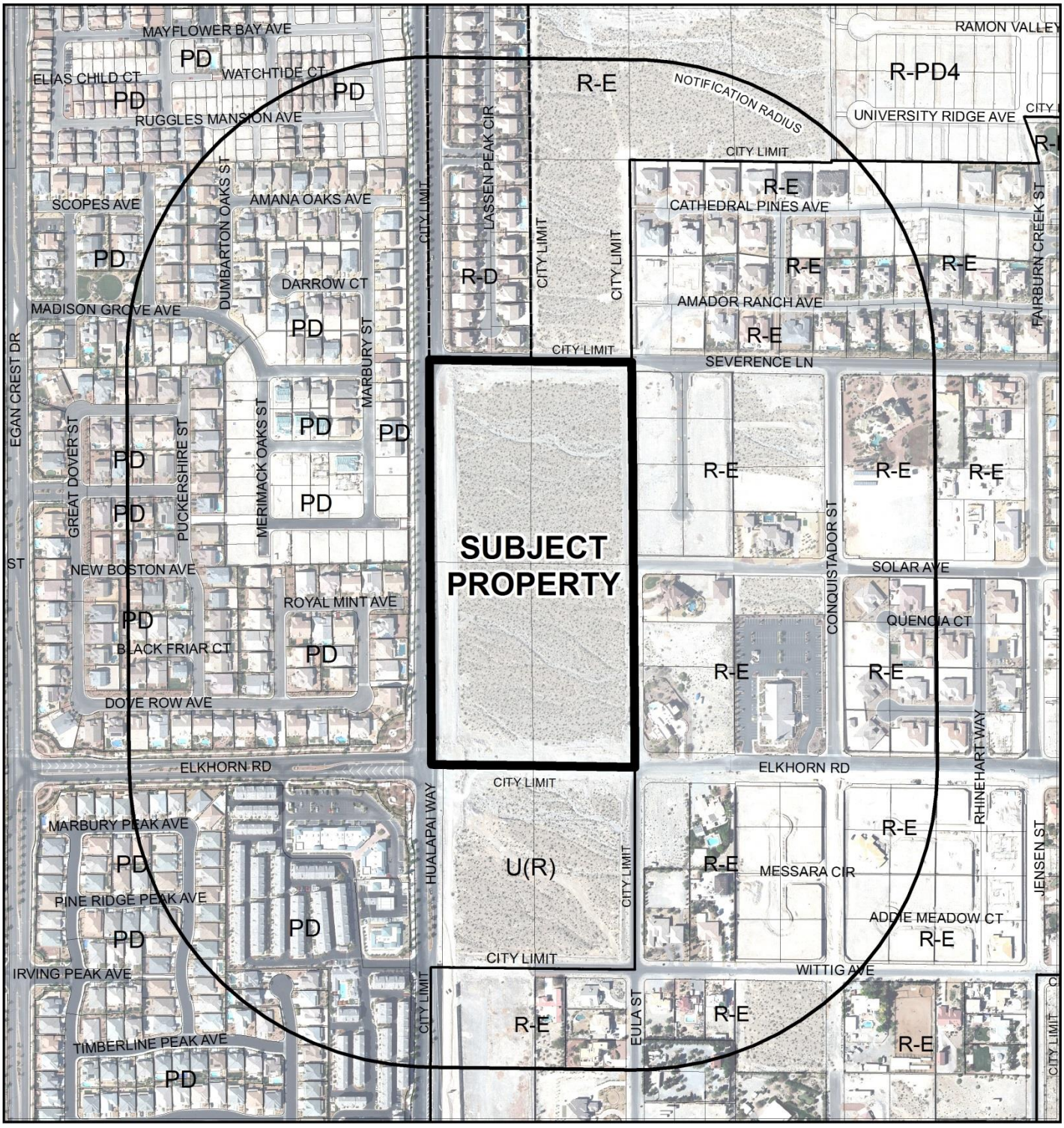
CASE: **ROC-62359 AND VAR-62360 (PRJ-62298)**

0 400 800 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTAIL – RESTRICTED)

N



CASE: **ROC-62359 AND VAR-62360 (PRJ-62298)**

0 400 800 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTAIL – RESTRICTED)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION:

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ROC-62359	Staff recommends DENIAL, if approved subject to conditions:	
VAR-62360	Staff recommends DENIAL, if approved subject to conditions:	ROC-62359

** CONDITIONS **

ROC-62359 CONDITIONS

Public Works

1. Condition #11 of Tentative Map (TMP-59534) shall be modified to read, "Concurrent with recordation of the Final Map for this site, grant an Emergency Access Easement for those portions of the cul-de-sac not located within the public right-of-way. This easement shall be granted on a common lot that must be owned and maintained by the Homeowner's Association for this subdivision."

2. Comply with all previous conditions of approval for Tentative Map TMP-59534 and all other applicable entitlement actions, except as amended herein.

VAR-62360 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Review of Condition (ROC-62359).

2. Conformance to the Conditions of Approval for Tentative Map (TMP-59534), except as amended herein.

3. 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.

4. 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.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to have condition #11 of Tentative Map (TMP-59534) modified or removed. The condition reads as follows: "The proposed terminus Solar Avenue shall be redesigned to be located completely east of City of Las Vegas jurisdiction unless the developer provides written proof that Clark County agrees to maintain all the roadway improvements within the cul-de-sac bulb in conjunction with their usual maintenance of the abutting County roadways. Appropriate easements to Clark County may be required if so indicated by Clark County". If this condition is removed, a Variance is requested to allow Solar Avenue, a public street, to terminate in a non-cul-de-sac. Staff does not support either of these requests as it would create maintenance issues that neither Clark County nor the City of Las Vegas finds appealing. If denied, applicant must provide proof in writing that Clark County will maintain the entire cul-de-sac or the terminus of Solar Avenue must occur completely within Clark County jurisdiction with appropriate revisions to the previously approved Tentative Map.

ISSUES

- The applicant proposed a Tentative Map that required Clark County consent to be obtained. However, Clark County has not consented to the approved Tentative Map design; specifically the plan to terminate Solar Avenue. The applicant is proposing a non-traditional resolution by creating a cul-de-sac for a public street in Clark County to terminate half-way in the City of Las Vegas on private property. Staff does not support this proposal.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/04/13	City Council approved Annexation (ANX-49618) of 35.00 acres at the northeast corner of Elkhorn Road and Hualapai Way (APNs 125-18-301-002, 003, 004 and 014; and 125-18-401-001, 009 and 010). The Planning Commission and staff recommended approval. The effective date was 09/13/13.
	City Council approved Annexation (ANX-50089) of 5.00 acres on the south side of Severance Lane approximately 345 feet east of Hualapai Way (APN 125-18-401-002). The Planning Commission and staff recommended approval. The effective date was 09/13/13.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/20/15	City Council approved General Plan Amendment (GPA-57590) from R (rural Density Residential) to L (Low Density Residential) on 20.0 acres at the northeast corner of Elkhorn Road and Hualapai Way. The Planning Commission and staff recommended approval.
	City Council approved a Rezoning (ZON-57591) from R-E (Residence Estates) to R-1 (Single Family Residential) on 20.0 acres at the northeast corner of Elkhorn Road and Hualapai Way. The Planning Commission and staff recommended approval.
07/14/15	The Planning Commission approved a Tentative Map (TMP-59534), Variances (VAR-59328 and VAR-59530) and a Vacation (VAC-59533) for a 60-lot residential subdivision on 20.0 acres at the northeast corner of Elkhorn Road and Hualapai Way. Staff recommended denial.

Most Recent Change of Ownership	
10/07/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No permits are on file at this time.

Pre-Application Meeting	
11/23/15	Staff met with the applicant and discussed the issue of a street not terminating in a cul-de-sac. Additionally, a cul-de-sac partially located in the right-of-way and partially located on private property was discussed. Staff advised the applicant that the best avenue to take to address this issue was to apply for both a Review of Condition and a Variance. Public Works staff indicated that this may be supported by staff.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
12/03/15	Staff visited the site and took photographs. The site was undeveloped with desert vegetation throughout. There were two large, red and white barriers up at the west end of Solar Avenue where the proposed cul-de-sac would be located. There was an existing single family dwelling on the southeast corner of Solar Avenue and Eula Street.

Details of Application Request	
Site Area	
Net Acres	20.0

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential) RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
North	Undeveloped	RNP (Rural Neighborhood Preservation	R-E (Residence Estates)
	Single-Family, Detached	RL (Residential Low) Clark County	R-D (Suburban Estates Residential District) Clark County
South	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
East	Undeveloped Single-Family, Detached	RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential District) Clark County
West	Single-Family, Detached	PCD (Planned Community Development)	PD (Planned Development)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Solar Avenue	Residential	Clark County	60	Y
Hualapai Way	Primary Arterial	Planned Streets and Highways Map	100	Y
Elkhorn Road	Primary Arterial	Planned Streets and Highways Map	100	Y
Eula Street	Local	Planned Streets and Highways Map	60	Y
Severance Lane	Local	Planned Streets and Highways Map	60	Y

ANALYSIS

The applicant is proposing to eliminate condition of approval #11 of Tentative Map (TMP-59534), which stated: "The proposed terminus of Solar Avenue shall be redesigned to be located completely east of City of Las Vegas jurisdiction unless the developer provides written proof that Clark County agrees to maintain all the roadway improvements within the cul-de-sac bulb in conjunction with their usual maintenance of the abutting County roadways. Appropriate easements to Clark County may be required if so indicated by Clark County."

The reason for this condition is that per Title 19.04.100, a dead-end street shall end in a cul-de-sac for turnaround purposes. Since the majority of Solar Avenue is located in Clark County, City of Las Vegas maintenance vehicles would need to use County streets to access and maintain a partial cul-de-sac which serves no other purpose than a point of terminus of a County street. The applicant is requesting that this area be owned and maintained by the Homeowner's Association.

Since the City of Las Vegas believes this area will result in a "no-man's land" that will appear as a public roadway, the Department of Public Works staff recommends denial of the Review of Condition. They also note that this Review of Condition (ROC-62359) is associated with Variance (VAR-62360). Unless this Review of Condition is approved, Public Works cannot support that land use action.

FINDINGS (ROC-62359)

The subject residential subdivision was originally approved by Tentative Map (TMP-59534) with a specific condition (#11) to address a non-conforming element of the design. The proposed

amendment and/or deletion of the condition is not appropriate as conditioned by the Las Vegas City Council's approval of Tentative Map (TMP-59534) at the August 15, 2015 City Council meeting. Therefore, staff recommends denial of this request.

FINDINGS (VAR-62360)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a project that does not adhere to either Clark County or City of Las Vegas design standards. An alternative is to design the project meeting all conditions that would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 49

NOTICES MAILED 341

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-62359 APN: 125-18-401-001, 002, 009 & 010

Name of Property Owner: DR Horton

Name of Applicant: DR Horton

Name of Representative: Triton 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: _____

Signature of Property Owner: _____

Print Name: Bradley F. Burns

Subscribed and sworn before me

This 25th day of November, 2015

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-24-2018
Certificate No: 98-2673-1

PRJ-62298
11/25/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Review of Condition

Project Address (Location) NE corner of Elkhorn Road & Hualapai Way

Project Name Hualapai & Severence **Proposed Use** Residential

Assessor's Parcel #(s) 125-18-401-001, 002, 009 & 010 **Ward #** 6

General Plan: existing RL proposed RL **Zoning:** existing R-1 proposed R-1

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

Gross Acres 20 **Lots/Units** _____ **Density** _____

Additional Information Related item # TMP-59534, VAR-59528, VAR-59530 & VAC-59533

PROPERTY OWNER DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Drive, Suite #141 **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address MEJones3@drhorton.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Drive, Suite #141 **Phone:** (702) 672-1939 **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** Kelly Wittwer

Address 6757 W. Charleston Blvd. Ste# B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NV **Zip** 89146

E-mail Address kwittwer@tritoneng.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 Bradley F. Burns

Subscribed and sworn before me

This 25th day of November, 2015.

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-24-2018
Certificate No: 98-2673-1

FOR DEPARTMENT USE ONLY

Case #	ROC-62359
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

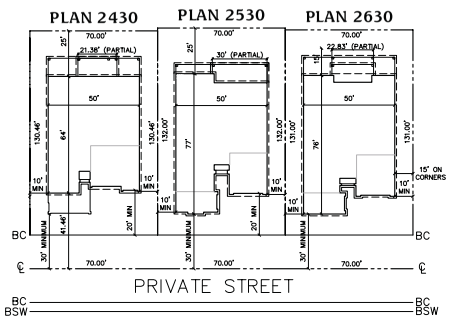
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-62298
11/25/15

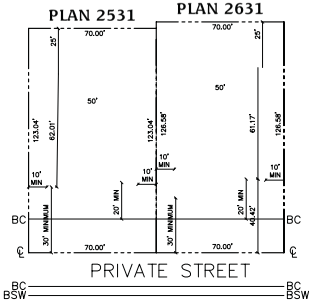
Revised 10/27/08

HUALAPAI/SEVERENCE
SITE PLAN
A RESIDENTIAL SUBDIVISION

MANOR MODELS
LOT SIZE & SETBACK MINIMUMS



SMALL ESTATE MODELS
LOT SIZE & SETBACK MINIMUMS



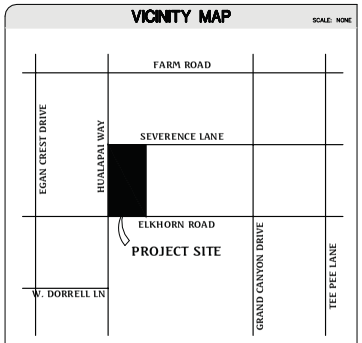
PARKING
REQUIRED SPACES: 132
(2 PER HOUSE PLUS 1 ADDITIONAL FOR EVERY 5 HOUSES)

ALL LOTS HAVE A MINIMUM OF THE FOLLOWING:
TWO CAR GARAGE AND 20'+ DRIVEWAY
THIS PROVIDES A MINIMUM OF 3 PARKING SPACES PER LOT
60 LOTS WITH 3 SPACES PER LOT = 180

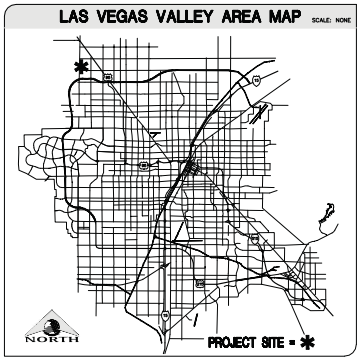
A MIN. OF 180 PARKING SPACES PROVIDED (132 REQUIRED)

LEGEND
- RIGHT-OF-WAY
- BOUNDARY LINE
- STREET CENTERLINE
- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER, & SIDEWALK
- PROPOSED CURB, GUTTER & SIDEWALK
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SEWER WITH FLOW DIRECTION
- EXISTING SEWER
- FIRE HYDRANT
- PROPOSED AC PAVING
- 6 — LOT NUMBER
- 11,460 SF (10,000 SF) — GROSS ACRES NET ACRES

VICINITY MAP
SCALE: NONE



LAS VEGAS VALLEY AREA MAP
SCALE: NONE



GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

NORTH

SETBACK REQUIREMENTS

FRONT	20' MIN.
SIDE YARD	5' MIN.
SIDE ON CORNER	15' MIN.
REAR YARD	15' MIN.
PATIO (TO ROOF)	5' MIN.

DEVELOPER
DR HORTON
1081 WHITNEY RANCH DRIVE #141
HENDERSON, NV 89014
PHONE: (702) 672-1939

ENGINEER
TRITON ENGINEERING
6757 WEST CHARLESTON BOULEVARD, SUITE B
LAS VEGAS, NV 89146
OFFICE: (702) 254-1480
FAX: (702) 254-3062

SURVEYOR
TRI-CORE SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146
OFFICE: (702) 821-1554

DEVEATIONS NOTE
1. TYPICAL INTERIOR STREET WITH SIDEWALK ON ONE SIDE ONLY.
2. 47' WIDE STREET REDUCED TO 43' WIDE DUE TO SIDEWALK ON ONE SIDE OF INTERIOR PRIVATE STREET.
3. CONNECTIVITY OF 1.0 WHERE 1.3 IS REQUIRED.

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1	SITE PLAN

LAND USE TABULATION

LAND USE DESIGNATION

EXISTING CLV ZONING	R-1
PROPOSED CLV ZONING	R-1
MINIMUM LOT SIZE (SF)	7,822 SF

SITE SUMMARY

TOTAL UNITS	60 UNITS
NET ACREAGE	17.81 ACRES
DENSITY	3.37 UNITS/ACRE
OPEN SPACE REQUIRED	NONE
COMMON ELEMENT – A	13,239 SF
COMMON ELEMENT – B	17,891 SF
COMMON ELEMENT – C	2,264 SF
COMMON ELEMENT – D	2,595 SF
TOTAL OPEN SPACE PROVIDED	35,989 SF

ASSESSOR'S PARCEL NUMBERS
125-18-401-001, 125-18-401-002,
125-18-401-009 & 125-18-401-010

OWNER
PARCEL: 125-18-401-001
OWNER: 303 COTTON LLC
C/O MR. YERRAMSETTI
P.O. BOX 371298
LAS VEGAS, NEVADA 89137

PARCEL: 125-18-401-002
OWNER: DRAGO SURVIVORS TRUST & STETTS CHARLES TRS
C/O CHARLES STEETS, TRUSTEE
174 TIERRA BONITA COURT
HENDERSON, NEVADA 89074

PARCEL: 125-18-401-009
OWNER: R A O COMMERCIAL LLC
NARASIMHA RAO YERRAMSETTI
P.O. BOX 371298
LAS VEGAS, NEVADA 89137

PARCEL: 125-18-401-010
OWNER: R A O COMMERCIAL LLC
NARASIMHA RAO YERRAMSETTI
P.O. BOX 371298
LAS VEGAS, NEVADA 89137

LEGAL DESCRIPTION
THE WEST HALF OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

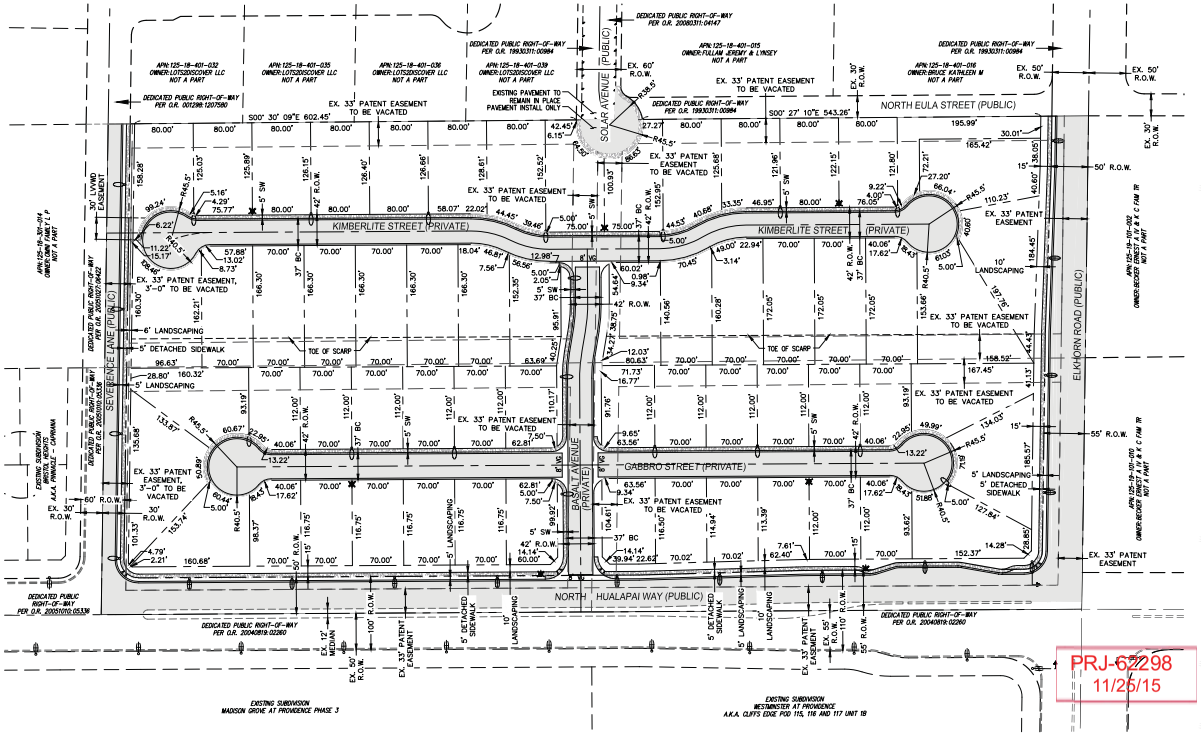
BASIS OF BEARING
NORTH 00°08'16" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NE 1/4) OF THE SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 123 AT PAGE 32.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: BLV99:135ES
NAVD88 ELEVATION: 869.606 METERS (2853.03 FEET)

RIVET AND PLATE IN CONCRETE CYLINDER NW CORNER OF HUALAPAI AND ELKHORN

NOTE: ADD 0.34' TO ABOVE CITY OF LAS VEGAS BENCHMARK BLV99:135ES TO MATCH ORIGINAL PROJECT BENCHMARK, CLARK COUNTY BENCHMARK TCOD-6N6 (2584.62 FEET) AS SHOWN ON RECORD OF SURVEY FILE 124 PAGE 94.



PRJ-62298
11/26/15

ROC-62359 and VAR-62360

NO.	DESCRIPTION	DATE	APPD

DATE : 05-21-15
PM : K. WITTMER
DRAWN BY :
DESIGNED BY :
CHECKED BY :
QA/QC BY :
JOB NO. : 007.026
SCALE : 1" = 80'

Triton Engineering
6757 West Charleston Boulevard
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DR HORTON
HUALAPAI \ SEVERENCE
SITE PLAN

SHEET 1 OF 1

Q:\Triton Drawings\007.026 Hualapai-Farm\Drawings\TM\007.026_SITE PLAN.dwg, dillis, Wed, 17 Jun 2015 - 10:42am



ROC-62359 [PRJ-62298] - REVIEW OF CONDITIONS RELATED TO VAR-62360 - APPLICANT/OWNER: DR HORTON, INC.
NORTHEAST CORNER OF ELKHORN ROAD AND HUALAPAI WAY

12/03/15



ROC-62359 [PRJ-62298] - REVIEW OF CONDITIONS RELATED TO VAR-62360 - APPLICANT/OWNER: DR HORTON, INC.
NORTHEAST CORNER OF ELKHORN ROAD AND HUALAPAI WAY

12/03/15



ROC-62359 [PRJ-62298] - REVIEW OF CONDITIONS RELATED TO VAR-62360 - APPLICANT/OWNER: DR HORTON, INC.
NORTHEAST CORNER OF ELKHORN ROAD AND HUALAPAI WAY

12/03/15

Triton Engineering

November 25, 2015

City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Subject: Justification letter for Variance & Review of Condition on TMP-59534 Parcels #125-18-401-001, 002, 009 &010

To whom it may concern:

As representatives of DR HORTON we respectfully request for a Variance and Review of Condition on TMP-59534 for the above mentioned parcels.

The applicant is seeking the Review of Condition #11 to the Tentative Map TMP-59534; which states "The proposed terminus Solar Avenue shall be redesigned to be located completely east of City of Las Vegas jurisdiction unless the developer provides written proof that Clark County agrees to maintain all the roadway improvements within the cul-de-sac bulb in conjunction with their usual maintenance of the abutting County roadways. Appropriate easements to Clark County may be required if so indicated by Clark County". At this time we are unable to get the County to agree to such maintenance conditions and therefore we are requesting that the terminus of Solar Avenue to be a ½ bulb common lot privately owned by the projects HOA, to be privately maintained by the HOA and to be an access easement for emergency vehicles only.

With the review of condition the applicant is seeking a variance to LVMC 19.04.100 to allow Solar Avenue which is a public street to end in a non-cul-de-sac.

We request that you favorably approve our request, and if you should have any questions please feel free to contact me at 702-254-1480.

Sincerely,

Aimee Ignatowicz-English
Project Coordinator

ROC-62359 and VAR-62360

PRJ-62298
11/25/15

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

City of Las Vegas Agenda Item No.: **67.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-62360 - VARIANCE RELATED TO ROC-62359 - PUBLIC HEARING - APPLICANT /OWNER: DR HORTON, INC. - For possible action on a request for a Variance TO ALLOW A PUBLIC STREET TO TERMINATE WITHOUT A CUL-DE-SAC on 20.0 acres at the northeast corner of Elkhorn Road and Hualapai Way (APNs 125-18-401-001, 002, 009 and 010), Ward 6 (Ross) [PRJ-62298]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 2/17/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends 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: VAR-62360 APN: 125-18-401-001, 002, 009 & 010

Name of Property Owner: DR Horton

Name of Applicant: DR Horton

Name of Representative: Triton 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: _____

Signature of Property Owner: _____

Print Name: Bradley F. Burns

Subscribed and sworn before me

This 25th day of November, 2015

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-24-2016
Certificate No: 98-2673-1

PRJ-62298
11/25/15

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) NE corner of Elkhorn Road & Hualapai Way

Project Name Hualapai & Severence **Proposed Use** Residential

Assessor's Parcel #(s) 125-18-401-001, 002, 009 & 010 **Ward #** 6

General Plan: existing RL proposed RL **Zoning:** existing R-1 proposed R-1

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

Gross Acres 20 **Lots/Units** _____ **Density** _____

Additional Information Related item # TMP-59534, VAR-59528, VAR-59530 & VAC-59533

PROPERTY OWNER DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Drive, Suite #141 **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address MEJones3@drhorton.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Drive, Suite #141 **Phone:** (702) 672-1939 **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** Kelly Wittwer

Address 6757 W. Charleston Blvd. Ste# B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NV **Zip** 89146

E-mail Address kwittwer@tritoneng.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 Bradley F. Burns

Subscribed and sworn before me

This 25th day of November, 20 15.

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-24-2018
Certificate No: 98-2573-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-62360
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-62298
11/25/15

City of Las Vegas Agenda Item No.: **68.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO ☐ **Consent** ☒ **Discussion**

SUBJECT:
DIR-62805 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for the Election of the 2016 Planning Commission Officers. Staff has NO RECOMMENDATION.

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **69.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

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