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. Reasonable efforts will be made to assist and accommodate persons with disabilities or 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.

April 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 MARCH 8, 2016.

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. **ZON-63222 - REZONING - PUBLIC HEARING - APPLICANT: BARNES LAW GROUP - OWNER: CAROL BARNES** - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.14 acres at 712 South Jones Boulevard (APN 138-36-316-008), Ward 1 (Tarkanian) [PRJ-63219]. Staff recommends APPROVAL.

8. **SDR-63223 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-63222 - PUBLIC HEARING - APPLICANT: BARNES LAW GROUP - OWNER: CAROL BARNES** - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,680 SQUARE-FOOT DETACHED SINGLE FAMILY RESIDENCE TO AN OFFICE BUILDING WITH WAIVERS TO ALLOW A SEVEN-FOOT WIDE FRONT LANDSCAPE BUFFER WHERE 15 FEET IS THE MINIMUM REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH AND SOUTH PERIMETER WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.14 acres at 712 South Jones Boulevard (APN 138-36-316-008), R-1 (Single Family Residential) [PROPOSED: P-O (Professional Office) Zone, Ward 1 (Tarkanian) [PRJ-63219]. Staff recommends APPROVAL.

9. **SUP-63316 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NITTAYA PARAWONG - OWNER: RAMPART PHD, LLC** - For possible action on a request for a Major Amendment to an approved Special Use Permit (SUP-9839) TO ADD 1,085 SQUARE FEET TO AN EXISTING 1,115 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITH 310 SQUARE FEET OF OUTDOOR SEATING AREA at 2110 North Rampart Boulevard, Suite #110 (APN 138-20-614-009), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-63317]. Staff recommends APPROVAL.

10. **SUP-63421 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BRIAN AND CANDACE STUCKI** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,242 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [CASITA] at 5555 Mello Avenue (APN 125-24-302-010), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-63420]. Staff recommends APPROVAL.

11. **SUP-63433 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WENCES AND ELIZABETH PEREZ** - For possible action on a request for a Special Use Permit FOR A PROPOSED 936 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [CASITA] at 7284 Afternoon Street (APN 125-15-810-021), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Ross) [PRJ-63147]. Staff recommends APPROVAL.

12. **SUP-63484 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,013 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.43-ACRE MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 1500 FEET IS THE MINIMUM REQUIRED at 450 South Rampart Boulevard, Suite #120 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers) [PRJ-63471]. Staff recommends APPROVAL.

13. **SUP-63553 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAKERS & FINDERS - OWNER: 1120 VEGAS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,041 SQUARE-FOOT RESTAURANT WITH SERVICE BAR USE WITH A 500 SQUARE-FOOT OUTSIDE SEATING AREA at 1120 South Main Street, Suite #110 (APN 162-03-110-106), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-63511]. Staff recommends APPROVAL.

14. **RQR-63260 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: PPS2, LLC - OWNER: BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC** - For possible action on a request for a Required Review of an approved Special Use Permit (SUP-58913) FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A 3,479 SQUARE-FOOT GENERAL PERSONAL SERVICE USE (INSTRUCTIONAL ARTS STUDIO) at 1000 South Rampart Boulevard, Suite #10 (APN 138-32-412-018), C-1 (Limited Commercial) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

15. **VAC-63486 - VACATION - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: INVESTOR EQUITY HOMES, LLC** - For possible action on a request for a Petition to Vacate a 10-foot wide portion along the west side of the Tenaya Way right-of-way, south of Racel Street, Ward 6 (Ross) [PRJ-63412]. Staff recommends APPROVAL.

16. **DIR-63292 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: CANALYSIS LABORATORIES - OWNER: FISHER BROTHERS LAS VEGAS, LLC** - For possible action on a request for the relocation of a medical marijuana independent testing laboratory pursuant to NRS 453A.350.2 on 0.63 acres at 2952 Meade Avenue (APN 162-08-701-003), Ward 1 (Tarkanian) [PRJ-63569]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

17. **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.

18. **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.

19. **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.

20. **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.

21. **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.

22. **ABEYANCE - 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.

23. **ABEYANCE - 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.

24. **ABEYANCE - 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.

25. **ABEYANCE - RENOTIFICATION - 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 1,188 SQUARE FEET OF COMMERCIAL SPACE AND 48 MULTI-FAMILY RESIDENTIAL UNITS, WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN AND SITE UTILITY STANDARDS 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.

26. **ABEYANCE - 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.

27. **ABEYANCE - 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.

28. **ABEYANCE - VAR-63098 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT** - For possible action on a request for a Variance TO ALLOW A 1.13 STREET CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED on 25.00 acres at the southwest corner of Tropical Parkway and Michelli Crest Way (APN 126-25-701-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-63042]. Staff recommends DENIAL.

29. **ABEYANCE - RENOTIFICATION - VAR-63259 - VARIANCE RELATED TO VAR-63098 - PUBLIC HEARING - APPLICANT: DR HORTON INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT** - For possible action on a request for a Variance TO ALLOW NO CURB, GUTTER OR SIDEWALKS ON MICHELLI CREST WAY, ANTIQUE RIDGE COURT, SHRINE RIDGE COURT, EL CAMPO GRANDE AVENUE, TROPICAL PARKWAY EAST OF ALPINE RIDGE WAY AS WELL AS NON-STANDARD CURBS IN THE PUBLIC RIGHT-OF-WAY TO ALLOW THREE FOOT VALLEY GUTTERS INSTEAD OF L-CURBS ON ANTIQUE RIDGE COURT AND SHRINE RIDGE COURT WHERE COMPLETE STREET STANDARDS ARE REQUIRED on 25.00 acres at the southwest corner of Tropical Parkway and Michelli Crest Way (APN 126-25-701-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-63042]. Staff recommends DENIAL.

30. **ABEYANCE - RENOTIFICATION - WVR-63099 - WAIVER RELATED TO VAR-63098 AND VAR-63259 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT** - For possible action on a request for a Waiver TO ALLOW A 177-FOOT AND 218-FOOT EXTERNAL INTERSECTION OFF SETS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED AND TO ALLOW NO STREETLIGHTS ON MICHELLI CREST WAY, ANTIQUE RIDGE COURT, SHRINE RIDGE COURT, EL CAMPO GRANDE AVENUE AND TROPICAL PARKWAY, EAST OF ALPINE RIDGE WAY on 25.00 acres at the southwest corner of Tropical Parkway and Michelli Crest Way (APN 126-25-701-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-63042]. Staff recommends DENIAL.

31. **ABEYANCE - TMP-63100 - TENTATIVE MAP RELATED TO VAR-63098, VAR-63259 AND WVR-63099 - BLM SITE 11 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT** - For possible action on a request for a Tentative Map FOR A 49-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 25.00 acres at the southwest corner of Tropical Parkway and Michelli Crest Way (APN 126-25-701-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-63042]. Staff recommends DENIAL.

32. **ABEYANCE - VAR-63080 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MA. G. RODRIGUEZ AND MERARI BERRONES-LANDA** - For possible action on a request for a Variance TO ALLOW A 22-FOOT FRONT YARD SETBACK FOR A PORTE COCHERE WHERE 30 FEET IS REQUIRED, TO ALLOW A 27-FOOT FRONT YARD SETBACK FOR THE PRINCIPAL DWELLING WHERE 50 FEET IS REQUIRED, AND TO ALLOW A 23-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DETACHED DWELLING on 0.46 acres at 1110 Strong Drive (APN 162-05-512-009), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-63072]. Staff recommends DENIAL.

33. **ABEYANCE - VAR-63114 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 601 S 11TH, LLC** - For possible action on a request for a Variance TO ALLOW ACCESSORY STRUCTURES THAT ARE NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING, TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, TO ALLOW A ONE-FOOT CORNER SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED, TO ALLOW BUILDING SEPARATIONS OF ONE FOOT WHERE SIX FEET IS THE MINIMUM REQUIRED AND TO ALLOW A REAR YARD AREA COVERAGE OF 70% WHERE 50% IS THE MAXIMUM ALLOWED FOR THREE PROPOSED ACCESSORY STRUCTURES (CLASS II) [GARAGES] TOTALING 2,227 SQUARE FEET on 0.32 acres at 601 South 11th Street (APN 139-34-813-011), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-62833]. Staff recommends DENIAL.

34. **ABEYANCE - SDR-63111 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PERMANENT PARKING LOT WITH VALET PARKING ONLY AT AN EXISTING COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) FACILITY WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN, STREETSCAPE AND PERMANENT PARKING LOT DESIGN AND SCREENING STANDARDS on 2.76 acres at 200 South 3rd Street (APN 139-34-210-047), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-62980]. Staff recommends DENIAL.

35. **GPA-63487 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENDALE PROPERTIES, LLC** - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 37.35 acres on the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), Ward 6 (Ross) [PRJ-63442]. Staff recommends APPROVAL.

36. **ZON-63488 - REZONING RELATED TO GPA-63487 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENDALE PROPERTIES, LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL LAND USE DESIGNATION] TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED DISTRICT) on 37.35 acres on the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), Ward 6 (Ross) [PRJ-63442]. Staff recommends APPROVAL.

37. **GPA-63531 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FIRST TERRA FUND INC. - OWNER: TIMOTHY RONALD HIPP AND ROBERT G. PARK FAMILY TRUST** - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 3.15 acres on the east side of Edmond Street, 290 feet south of Oakey Boulevard and on the southeast corner of Oakey Boulevard and Mohawk Street (APNs 163-01-702-001 and 006), Ward 1 (Tarkanian) [PRJ-63407]. Staff recommends DENIAL.

38. **ZON-63533 - REZONING RELATED TO GPA-63531 - PUBLIC HEARING - APPLICANT: FIRST TERRA FUND INC. - OWNER: TIMOTHY RONALD HIPP** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-SL (RESIDENTIAL SMALL LOT DISTRICT) on 1.14 acres on the east side of Edmond Street, 290 feet south of Oakey Boulevard (APN 163-01-702-006), Ward 1 (Tarkanian) [PRJ-63407]. Staff recommends DENIAL.

39. **ZON-63536 - REZONING RELATED TO GPA-63531 - PUBLIC HEARING - APPLICANT: FIRST TERRA FUND INC. - OWNER: ROBERT G. PARK FAMILY TRUST** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-SL (RESIDENTIAL SMALL LOT DISTRICT) on 2.01 acres on the southeast corner of Oakey Boulevard and Mohawk Street (APN 163-01-702-001), Ward 1 (Tarkanian) [PRJ-63407]. Staff recommends DENIAL.

40. **GPA-63547 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: IGLESIA EL GRAN YO SOY** - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) AND SC (SERVICE COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 0.80 acres at 4955 and 4965 Bevvie Drive (APNs 138-13-801-030, 031 and 032), Ward 5 (Barlow) [PRJ-63446]. Staff recommends APPROVAL.

41. **ZON-63548 - REZONING RELATED TO GPA-63547 - PUBLIC HEARING - APPLICANT/OWNER: IGLESIA EL GRAN YO SOY** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 0.80 acres at 4955 and 4965 Bevvie Drive (APNs 138-13-801-030, 031 and 032), Ward 5 (Barlow) [PRJ-63446]. Staff recommends APPROVAL.

42. **WVR-63549 - WAIVER RELATED TO GPA-63547 AND ZON-63548 - PUBLIC HEARING - APPLICANT/OWNER: IGLESIA EL GRAN YO SOY** - For possible action on a request for a Waiver TO NOT INSTALL HALF-STREET IMPROVEMENTS (CURB, GUTTER, SIDEWALK, STREETLIGHTS, STREETSCAPE AND AMENITIES) WHERE SUCH ARE REQUIRED on 0.80 acres at 4955 and 4965 Bevvie Drive (APNs 138-13-801-030, 031 and 032), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic)], Ward 5 (Barlow) [PRJ-63446]. Staff recommends DENIAL.

43. **SDR-63550 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-63547, ZON-63548 AND WVR-63549 - PUBLIC HEARING - APPLICANT/OWNER: IGLESIA EL GRAN YO SOY** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,220 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A 2,787 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ON PORTIONS OF THE EAST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A FOUR-FOOT WIDE LANDSCAPE BUFFER ON A PORTION OF THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.80 acres at 4955 and 4965 Bevvie Drive (APNs 138-13-801-030, 031 and 032), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic)], Ward 5 (Barlow) [PRJ-63446]. Staff recommends DENIAL.

44. **GPA-63571 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOHN M. BAILEY** - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 1.05 acres at 5455 North Rainbow Boulevard (APN 125-35-101-005), Ward 4 (Anthony) [PRJ-63423]. Staff recommends DENIAL.

45. **ZON-63573 - REZONING RELATED TO GPA-63571 - PUBLIC HEARING - APPLICANT/OWNER: JOHN M. BAILEY** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 1.05 acres at 5455 North Rainbow Boulevard (APN 125-35-101-005), Ward 4 (Anthony) [PRJ-63423]. Staff recommends DENIAL.

46. **VAR-63817 - VARIANCE RELATED TO GPA-63571 AND ZON-63573 - PUBLIC HEARING - APPLICANT/OWNER: JOHN M. BAILEY** - For possible action on a request for a Variance TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING BUILDING AND TO ALLOW A FIVE-FOOT SIDE YARD SETBACK ON THE NORTH PERIMETER WHERE 10 FEET IS REQUIRED FOR A PROPOSED CARPORT on 1.05 acres at 5455 North Rainbow Boulevard (APN 125-35-101-005), R-E (Residence Estates) [PROPOSED: C-2 (General Commercial)] Zone, Ward 4 (Anthony) [PRJ-63423]. Staff recommends DENIAL.

47. **VAR-63891 - VARIANCE RELATED TO GPA-63571, ZON-63573 AND VAR-63817 - PUBLIC HEARING - APPLICANT/OWNER: JOHN M. BAILEY** - For possible action on a request for a Variance TO ALLOW A 17-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 60 FEET IS REQUIRED FOR AN EXISTING BUILDING on 1.05 acres at 5455 North Rainbow Boulevard (APN 125-35-101-005), R-E (Residence Estates) [PROPOSED: C-2 (General Commercial)] Zone, Ward 4 (Anthony) [PRJ-63423]. Staff recommends DENIAL.

48. **SUP-63574 - SPECIAL USE PERMIT RELATED TO GPA-63571, ZON-63573, VAR-63817 AND VAR-63891 - PUBLIC HEARING - APPLICANT/OWNER: JOHN M. BAILEY** - For possible action on a request for a Special Use Permit FOR DELIVERY AND SERVICE VEHICLE STORAGE USE at 5455 North Rainbow Boulevard (APN 125-35-101-005), R-E (Residence Estates) [PROPOSED: C-2 (General Commercial)] Zone, Ward 4 (Anthony) [PRJ-63423]. Staff recommends DENIAL.

49. **SDR-63575 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-63571, ZON-63573, VAR-63817, VAR-63891 AND SUP-63574 - PUBLIC HEARING - APPLICANT/OWNER: JOHN M. BAILEY** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,933 SQUARE-FOOT OFFICE AND SERVICE VEHICLE USE WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER AND A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PERIMETER, WHERE MINIMUM EIGHT-FOOT WIDE LANDSCAPE BUFFERS ARE REQUIRED on 1.05 acres at 5455 North Rainbow Boulevard (APN 125-35-101-005), R-E (Residence Estates) [PROPOSED: C-2 (General Commercial)] Zone, Ward 4 (Anthony) [PRJ-63423]. Staff recommends DENIAL.

50. **GPA-63593 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: JET DEVELOPMENT, INC. - OWNER: HANG CHU, LLC** - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 7.86 acres at 4800 East Charleston Boulevard (APN 140-32-801-001), Ward 3 (Coffin) [PRJ-63419]. Staff recommends DENIAL.

51. **SDR-63596 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-63593 - PUBLIC HEARING - APPLICANT: JET DEVELOPMENT, INC. - OWNER: HANG CHU, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40-UNIT ADDITION TO AN EXISTING 197-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 7.86 acres at 4800 East Charleston Boulevard (APN 140-32-801-001), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-63419]. Staff recommends DENIAL.

52. **MOD-63600 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL** - For possible action on a request for a Major Modification of the 1990 Peccole Ranch Master Plan TO AMEND THE NUMBER OF ALLOWABLE UNITS, TO CHANGE THE LAND USE DESIGNATION OF PARCELS COMPRISING THE CURRENT BADLANDS GOLF COURSE, TO PROVIDE STANDARDS FOR REDEVELOPMENT OF SUCH PARCELS AND TO REFLECT THE AS-BUILT CONDITION OF THE REMAINING PROPERTIES on 1,569.60 acres generally located east of Hualapai Way, between Alta Drive and Sahara Avenue (APNs Multiple), Ward 2 (Beers) [PRJ-63491]. Staff has NO RECOMMENDATION.

53. **GPA-63599 - GENERAL PLAN AMENDMENT RELATED TO MOD-63600 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL** - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: DR (DESERT RURAL DENSITY RESIDENTIAL) AND H (HIGH DENSITY RESIDENTIAL) on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-702-002; 138-31-801-002 and 003; 138-32-202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-63491]. Staff has NO RECOMMENDATION.

54. **ZON-63601 - REZONING RELATED TO MOD-63600 AND GPA-63599 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL** - For possible action on a request for a Rezoning FROM: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) TO: R-E (RESIDENCE ESTATES) AND R-4 (HIGH DENSITY RESIDENTIAL) ON 248.79 ACRES AND FROM: PD (PLANNED DEVELOPMENT) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 2.13 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-702-002; 138-31-801-002 and 003; 138-32-202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-63491]. Staff has NO RECOMMENDATION.

55. **DIR-63602 - DIRECTOR'S BUSINESS RELATED TO MOD-63600 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL** - For possible action on a request for a Development Agreement between 180 Land Co. LLC, et al. and the City of Las Vegas on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-702-002; 138-31-801-002 and 003; 138-32-202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-63491]. Staff has NO RECOMMENDATION.

56. **ZON-63475 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BALLE CENTER, LLC** - For possible action on a request for a Rezoning FROM: C-D (DESIGNED COMMERCIAL) TO: O (OFFICE) on 0.57 acres at 2801 West Charleston Boulevard (APN 162-05-510-006), Ward 1 (Tarkanian) [PRJ-63360]. Staff recommends APPROVAL.

57. **VAR-63394 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES F WOLFRAM AND SHARON R. WOLFRAM** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING 115 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] on 0.59 acres at 212 Canyon Drive (APN 139-32-110-005), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-63303]. Staff recommends DENIAL.

58. **VAR-63397 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES F WOLFRAM AND SHARON R. WOLFRAM** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 510 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [GUEST HOUSE] on 0.59 acres at 212 Canyon Drive (APN 139-32-110-005), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-63303]. Staff recommends DENIAL.

59. **SUP-63398 - SPECIAL USE PERMIT RELATED TO VAR-63397 - PUBLIC HEARING - APPLICANT/OWNER: JAMES F WOLFRAM AND SHARON R. WOLFRAM** - For possible action on a request for a Special Use Permit FOR A PROPOSED 510 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [GUEST HOUSE] at 212 Canyon Drive (APN 139-32-110-005), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-63303]. Staff recommends DENIAL.

60. **VAR-63584 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: R M H TRUST** - For possible action on a request for a Variance TO ALLOW A CONNECTIVITY RATIO OF 1.0 WHERE 1.3 IS REQUIRED AND TO ALLOW NO AMENITY ZONE WHERE SUCH IS REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 1.90 acres at the northwest corner of Dorrell Lane and Decatur Boulevard (APN 125-24-503-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63482]. Staff recommends DENIAL.

61. **WVR-63585 - WAIVER RELATED TO VAR-63584 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: R M H TRUST** - For possible action on a request for a Waiver TO ALLOW A 187-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED AND TO ALLOW NO INTERIOR STREETLIGHTS WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 1.90 acres at the northwest corner of Dorrell Lane and Decatur Boulevard (APN 125-24-503-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63482]. Staff recommends DENIAL.

62. **TMP-63586 - TENTATIVE MAP RELATED TO VAR-63584 AND WVR-63585 - DECATUR & DONALD II - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: R M H TRUST** - For possible action on a request for a Tentative Map FOR AN EIGHT-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 1.90 acres at the northwest corner of Dorrell Lane and Decatur Boulevard (APN 125-24-503-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63482]. Staff recommends DENIAL.

63. **VAR-63577 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: LEXINGTON PARTNERS LLC, ET AL** - For possible action on a request for a Variance TO ALLOW NO AMENITY ZONE WHERE SUCH IS REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 11.86 acres adjacent to the north side of Dorrell Lane, approximately 425 feet west of Decatur Boulevard (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63479]. Staff recommends DENIAL.

64. **WVR-63579 - WAIVER RELATED TO VAR-63577 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: LEXINGTON PARTNERS LLC, ET AL** - For possible action on a request for a Waiver TO ALLOW A 154-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED AND TO ALLOW NO INTERIOR STREETLIGHTS WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 11.86 acres adjacent to the north side of Dorrell Lane, approximately 425 feet west of Decatur Boulevard (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63479]. Staff recommends DENIAL.

65. **TMP-63580 - TENTATIVE MAP RELATED TO VAR-63577 AND WVR-63579 - DECATUR & DONALD I - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: LEXINGTON PARTNERS LLC, ET AL** - For possible action on a request for a Tentative Map FOR A 57-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 11.86 acres adjacent to the north side of Dorrell Lane, approximately 425 feet west of Decatur Boulevard (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63479]. Staff recommends DENIAL.

66. **VAR-63587 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: PRECEDENT PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A CONNECTIVITY RATIO OF 1.0 WHERE 1.3 IS REQUIRED AND TO ALLOW NO AMENITY ZONE WHERE SUCH IS REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 2.10 acres at the southeast corner of Dorrell Lane and Unicorn Street (APN 125-24-602-001), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63483]. Staff recommends DENIAL.

67. **WVR-63588 - WAIVER RELATED TO VAR-63587 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: PRECEDENT PROPERTIES, LLC** - For possible action on a request for a Waiver TO ALLOW A 183-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED AND TO ALLOW NO INTERIOR STREETLIGHTS WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 2.10 acres at the southeast corner of Dorrell Lane and Unicorn Street (APN 125-24-602-001), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63483]. Staff recommends DENIAL.

68. **TMP-63589 - TENTATIVE MAP RELATED TO VAR-63587 AND WVR-63588 - DECATUR & DONALD III - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: PRECEDENT PROPERTIES, LLC** - For possible action on a request for a Tentative Map FOR AN EIGHT-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.10 acres at the southeast corner of Dorrell Lane and Unicorn Street (APN 125-24-602-001), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63483]. Staff recommends DENIAL.

69. **WVR-63581 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC.** - For possible action on a request for a Waiver TO ALLOW A 102-FOOT INTERNAL INTERSECTION OFFSET WHERE 125 FEET IS REQUIRED on 18.02 acres at the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-501-022), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-63164]. Staff recommends DENIAL.

70. **WVR-63582 - WAIVER RELATED TO WVR-63581 - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC.** - For possible action on a request for a Waiver of the Cliff's Edge Design Guidelines TO ALLOW 5,823 SQUARE FEET OF COMMON OPEN SPACE WHERE 15,800 SQUARE FEET IS REQUIRED on 18.02 acres at the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-501-022), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-63164]. Staff recommends DENIAL.

71. **TMP-63583 - TENTATIVE MAP RELATED TO WVR-63581 AND WVR-63582 - OXFORD COMMONS II - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC.** - For possible action on a request for a Tentative Map FOR A 158-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 18.02 acres at the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-501-022), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-63164]. Staff recommends DENIAL.

72. **SUP-63594 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES, LLC - OWNER: MF LAND, LLC** - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN A PROPOSED 124,943 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at the northeast corner of Skye Park Drive and West Skye Canyon Park Drive (APN 125-07-201-003), T-D (Traditional Development) Zone [BL (Blended Use) Skye Canyon Land Use Designation], Ward 6 (Ross) [PRJ-63503]. Staff recommends APPROVAL.

73. **SUP-63597 - SPECIAL USE PERMIT RELATED TO SUP-63594 - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES, LLC - OWNER: MF LAND, LLC** - For possible action on a request for a Special Use Permit FOR A GAMING ESTABLISHMENT, GENERAL BUSINESS RELATED WITHIN A PROPOSED 124,943 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at the northeast corner of Skye Park Drive and West Skye Canyon Park Drive (APN 125-07-201-003), T-D (Traditional Development) Zone [BL (Blended Use) Skye Canyon Land Use Designation], Ward 6 (Ross) [PRJ-63503]. Staff recommends APPROVAL.

74. **SDR-63598 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-63594 AND SUP-63597 - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES, LLC - OWNER: MF LAND, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 264,445 SQUARE-FOOT SHOPPING CENTER on 30 acres at the northeast corner of Skye Park Drive and West Skye Canyon Park Drive (APN 125-07-201-003), T-D (Traditional Development) Zone [BL (Blended Use) Skye Canyon Land Use Designation], Ward 6 (Ross) [PRJ-63503]. Staff recommends APPROVAL.

75. **SUP-63514 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SPROUTS FARMERS MARKET - OWNER: HAGGEN PROPERTY SOUTH, LLC** - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 34,833 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED AND A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 7530 West Lake Mead Boulevard, Suite #120 (APN 138-22-211-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-63439]. Staff recommends APPROVAL.

76. **SUP-63555 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARICARMEN SORIA - OWNER: BONANZA SUNRISE, LLC** - For possible action on a request for a Special Use Permit FOR A 2,500 SQUARE-FOOT EXPANSION OF AN EXISTING 1,460 SQUARE-FOOT RESTAURANT FOR A RESTAURANT WITH SERVICE BAR TO BE LOCATED 180 FEET FROM A CHILD CARE FACILITY WHERE 400 FEET IS THE MINIMUM REQUIRED at 4800 East Bonanza Road, Suite #8 (APN 140-29-801-011), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-63554]. Staff recommends APPROVAL.

77. **SUP-63568 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: MEI LING CHEN PAN** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 492-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 2105 Bonnie Brae Avenue (APN 162-04-310-018), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-63524]. Staff recommends DENIAL.

78. **SUP-63592 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CHETAK DEVELOPMENT CORPORATION** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM SIMILAR USES WHERE 1,500 FEET IS REQUIRED at 2210 Paradise Road (APNs 162-03-411-009 through 011), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-62588]. Staff recommends APPROVAL.

79. **SDR-63543 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC.** - For possible action on a request for a Major Amendment to a previously approved Plot Plan Review [Z-0068-85(15)] FOR A PROPOSED 71,027 SQUARE-FOOT, 64-BED EXPANSION AND PARKING LOT RECONFIGURATION TO AN EXISTING HOSPITAL on 38.06 acres at 3100 North Tenaya Way (APN 138-15-510-005), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-63425]. Staff recommends APPROVAL.

80. **SDR-63591 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LUCKY DRAGON, LP** - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-43890) FOR REVISED HOTEL BUILDING AND PARKING GARAGE ELEVATIONS AND A WAIVER OF DOWNTOWN CENTENNIAL PLAN PARKING STRUCTURE DESIGN STANDARDS IN CONJUNCTION WITH AN APPROVED 240,199 SQUARE-FOOT HOTEL/CASINO on 2.51 acres on the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue (APN 162-04-816-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-63572]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

81. **TXT-63607 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend Title 19.12 and Title 19.18 to delete the Bed & Breakfast Inn use, to amend the Short-Term Residential Rental use, and to provide for other related matters. Staff recommends APPROVAL.

82. **DIR-63603 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Presentation of the proposed Downtown Master Plan Update, All Wards. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

83. 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: APRIL 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: APRIL 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: APRIL 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: APRIL 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: APRIL 12, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF MARCH 8, 2016.

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

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

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

SUBJECT:
ZON-63222 - REZONING - PUBLIC HEARING - APPLICANT: BARNES LAW GROUP - OWNER: CAROL BARNES - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.14 acres at 712 South Jones Boulevard (APN 138-36-316-008), Ward 1 (Tarkanian) [PRJ-63219]. Staff recommends APPROVAL.

C.C.: 5/18/2016

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-63222 and SDR-63223 [PRJ-63219]
2. Conditions and Staff Report - ZON-63222 and SDR-63223 [PRJ-63219]
3. Supporting Documentation - ZON-63222 and SDR-63223 [PRJ-63219]
4. Photo(s) - ZON-63222 and SDR-63223 [PRJ-63219]
5. Justification Letter - ZON-63222 and SDR-63223 [PRJ-63219]

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BARNES LAW GROUP - OWNER: CAROL BARNES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-63222	Staff recommends APPROVAL.	
SDR-63223	Staff recommends APPROVAL, subject to conditions:	ZON-63222

** CONDITIONS **

SDR-63223 CONDITIONS

Planning

1. Approval of Rezoning (ZON-63222) 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 building elevation date stamped March 1, 2016, except as amended by conditions herein.

4. A Waiver from 19.08.040 is hereby approved, to allow a seven-foot wide front landscape buffer where 15 feet is required and a zero-foot wide landscape buffer along a portion of the north and south perimeter where eight feet is required.

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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

8. 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 four 5-gallon shrubs for every required tree.

9. 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.

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 and the proposed driveway on Jones 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. Landscape and maintain all unimproved rights-of-way on Jones 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.

13. Submit an Encroachment Agreement for landscaping and private improvements in the Jones Boulevard 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).

14. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Jones Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for the Rezoning and Site Development Plan Review of property located at 712 South Jones Boulevard. The subject site is currently a vacant, detached 1,680 square-foot single family residence zoned R-1 (Single Family Residential). The applicant has proposed to rezone the subject site to P-O (Professional Office) in accordance with the site's General Plan designation of O (Office). In order to convert the vacant residence into a professional office building, the applicant is also requesting a Site Development Plan with Waivers to allow a seven-foot wide front yard landscape buffer where 15 feet is required and to allow for a zero-foot landscape buffer along portions of the north and south perimeters where eight feet is required.

Staff finds the requested rezoning application to be appropriate and in compliance with the subject site's General Plan Designation of O (Office), and the requested Waivers to be appropriate, as the proposed P-O (Professional Office) zone encourages single family structures to be retained in order to maintain the residential character of the surrounding area; therefore, staff is recommending approval of both applications. If denied, the subject site will remain a vacant, detached single family residence.

ISSUES

- The subject site has a General Plan designation of O (Office); rezoning the site from R-1 (Single Family Residence) to P-O (Professional Office) is necessary to bring the subject site into conformance with the General Plan and for the conversion of a detached single family residence to a professional office building.
- A Site Development Plan Review is required for the conversion of a detached single family residence to a professional office building.
- A Waiver is required to allow for a seven-foot wide front landscape buffer; and to allow for a zero-foot landscape buffer on portions of the north and south perimeter where eight feet is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.
There are no relevant City actions.

Most Recent Change of Ownership	
12/30/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits or business licenses for the subject site.

Pre-Application Meeting	
02/01/16	A pre-application meeting was held with staff where the submittal requirements for a Rezoning and a Site Development Plan Review were discussed.

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

Field Check	
03/03/16	Staff performed a routine field check where a vacant, detached, single family residence was observed. The windows were boarded up, and the rear yard area adjacent to the alleyway was fenced off with a solid wood fence. Two mature palm trees remain vital in the front yard area.

Details of Application Request	
Site Area	
Net Acres	0.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant / Single Family, Detached	O (Office)	R-1 (Single Family Residential)
North	Office, Other than Listed	O (Office)	P-R (Professional Office and Parking)
South	Office, Other than Listed	O (Office)	P-R (Professional Office and Parking)
East	Vacant / Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Vacant / 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 19.08.050 , the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	60 Feet	60 Feet	Y
Min. Setbacks			
• Front	20 Feet	32 Feet*	Y
• Side	5 Feet	5 Feet*	Y
• Rear	15 Feet	23 Feet*	Y
Max. Lot Coverage	50 %	28 %	Y
Max. Building Height	35 Feet	14 Feet	Y

**Per Title 19.08.050, "A conversion from an existing residential structure may maintain the existing setbacks. Any additions may also be constructed to the existing established corner setback."*

Pursuant to 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	5 Trees	0 Trees	Y*
• South	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
• East	1 Tree /20 Linear Feet	0 Trees	0 Trees	Y**
• West	1 Tree / 20 Linear Feet	2 Trees	2 Trees	Y
TOTAL PERIMETER TREES		**12 Trees**	**7 Trees**	**Y***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	Y***
• South	8 Feet		0 Feet	Y***
• East	0 Feet		0 Feet	Y**
• West	15 Feet		7 Feet	Y****

**The applicant has requested a Waiver of the north perimeter landscape buffer requirements in order to provide for an ADA complaint sidewalk from the rear parking lot to the building and parking in the front of the building.*
***Buffer zone encroachments are allowed for driveways located perpendicular to the street right-of-way. The alley to the rear of the subject will serve as one singular driveway to the parking being provided for to the rear of the subject site.*
****The applicant is requesting a zero-foot landscape buffer Waiver along portions of the north and south perimeters to accommodate parking spaces and sidewalk.*
*****The applicant is requesting a Waiver to allow for a 7-foot front landscape buffer where 15 feet is required adjacent to a right-of-way to accommodate driveway requirements and parking spaces.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Jones 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	
Office, Other than Listed	1,680 SF	1:300	6				
TOTAL SPACES REQUIRED			6		10		Y
Regular and Handicap Spaces Required			5	1	9	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
15-foot Wide Front Landscape Buffer	7-foot Wide Front Landscape Buffer	Approval
8-Foot Wide Side Setback	Zero-foot Wide Landscape Buffer Along Portions of the North and South Perimeter	Approval

ANALYSIS

The subject site is currently a vacant, detached single family residence located at 712 South Jones Boulevard. The subject site is currently zoned R-1 (Single Family Residential) and is the last property along Jones Boulevard between Alta Drive and Evergreen Avenue to remain residentially zoned. The applicant purchased the property in 2015 with the intention of converting it into a professional law firm.

As part of the conversion process, the applicant has requested to rezone the subject site from the R-1 (Single Family Residential) zoning district to the P-O (Professional Office) zoning district. The P-O (Professional Office) zoning district is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact. To decrease the impact to adjacent residential uses, single family structures should be retained or new development in the P-O (Professional Office) zoning district should be constructed to maintain a residential character. The subject site abuts Jones Boulevard to the west and is separated from the residential neighborhood to the east by an alley. In addition to the subject sites General Plan designation of O (Office), staff also finds the subject site to be appropriate for the P-O (Professional Office) zoning district and is supporting this request.

The site development plan review request submitted with the rezoning request demonstrates the conversion of a detached, single family residence into a professional office building through the removal of the rear yard to make room for a parking lot that will accommodate up to six vehicles, the removal of the front yard landscaping in order to provide ADA complaint parking and a courtyard area next to the main entrance, with the structure itself receiving a full façade remodel including new stucco, parapets, and glass block windows. There is a slight grade change on the site that will affect the proposed walkway leading from the rear parking area to the building. The applicant was advised during the pre-application meeting to rework this walkway to accommodate an ADA compliant ramp prior to submitting for building permits. The applicant has proposed drought tolerant trees for the required landscaping but did not indicate the four, five-gallon shrubs required for each tree. Staff has added a condition of approval to ensure the planting of an appropriate amount of shrubbery. The interior of the structure will also be remodeled to provide for a waiting room, two ADA accessible restrooms, a conference room, break room, storage area, and five offices.

Staff finds the requested rezoning and conversion of a detached, single family residence into a professional office to be appropriate and compatible with the surrounding area, with the proposed land use able to be conducted in a manner that is harmonious and compatible with the surrounding land uses; therefore, staff is recommending approval of both applications.

FINDINGS (ZON-63222)

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 General Plan designation of the subject site is O (Office), rezoning the subject site to P-O (Professional Office) will bring the subject site into compliance with 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 proposed professional office land use is appropriate for the area as it is consistent with the zoning and land uses of properties directly adjacent to the north and south of the subject site, and offers an appropriate land use buffer for the residential neighborhood to the east of the subject site.

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

   The surrounding properties to the north and south have previously converted to professional offices, with the subject site being the last property on the block to rezone from R-1 (Single Family Residence) to either P-R (Professional Office and Parking) or P-O (Professional Office).

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.**

   Jones Boulevard is an 80-foot Major Collector as defined by the Master Plan of Streets and Highways and will be adequate in size to meet the requirements of the proposed P-O (Professional Office) zoning district.

FINDINGS (SDR-63223)

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 conversion of the vacant, detached single family home to a professional office is compatible with adjacent development in the area, as the former detached, single family residences to the north and south of the subject property have previously converted to professional offices as well.

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 conversion from a detached, single family residence to a professional office building is consistent with the subject site's General Plan designation of O (Office). Due to existing site constraints such as existing building setbacks and ADA pathway requirements, the applicant has requested a Waiver from the landscape buffer requirements, which staff supports.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Site access is provided for by Jones Boulevard, an 80-foot Major Collector as defined by the Master Plan of Streets and Highways; and an alleyway to the east of the subject property that will provide employees and client's access to additional parking to the rear of the property. Site access via Jones Boulevard or the adjacent alleyway will not negatively impact neighborhood traffic, since the residents to the east of the subject site does not use Jones Boulevard or the alleyway for direct access to their properties.

4. Building and landscape materials are appropriate for the area and for the City;

The applicant has proposed to remodel the building façade as well as the landscaping with appropriate building and landscaping materials that are common for a desert environment.

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 demonstrate façade improvements that include new parapet walls, Spanish style stucco finishing for the exterior walls, with the currently boarded up windows being replaced with glass blocks. The proposed façade remodel will modernize the existing vacant building, while remaining compatible and harmonious with the existing development in the surrounding area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

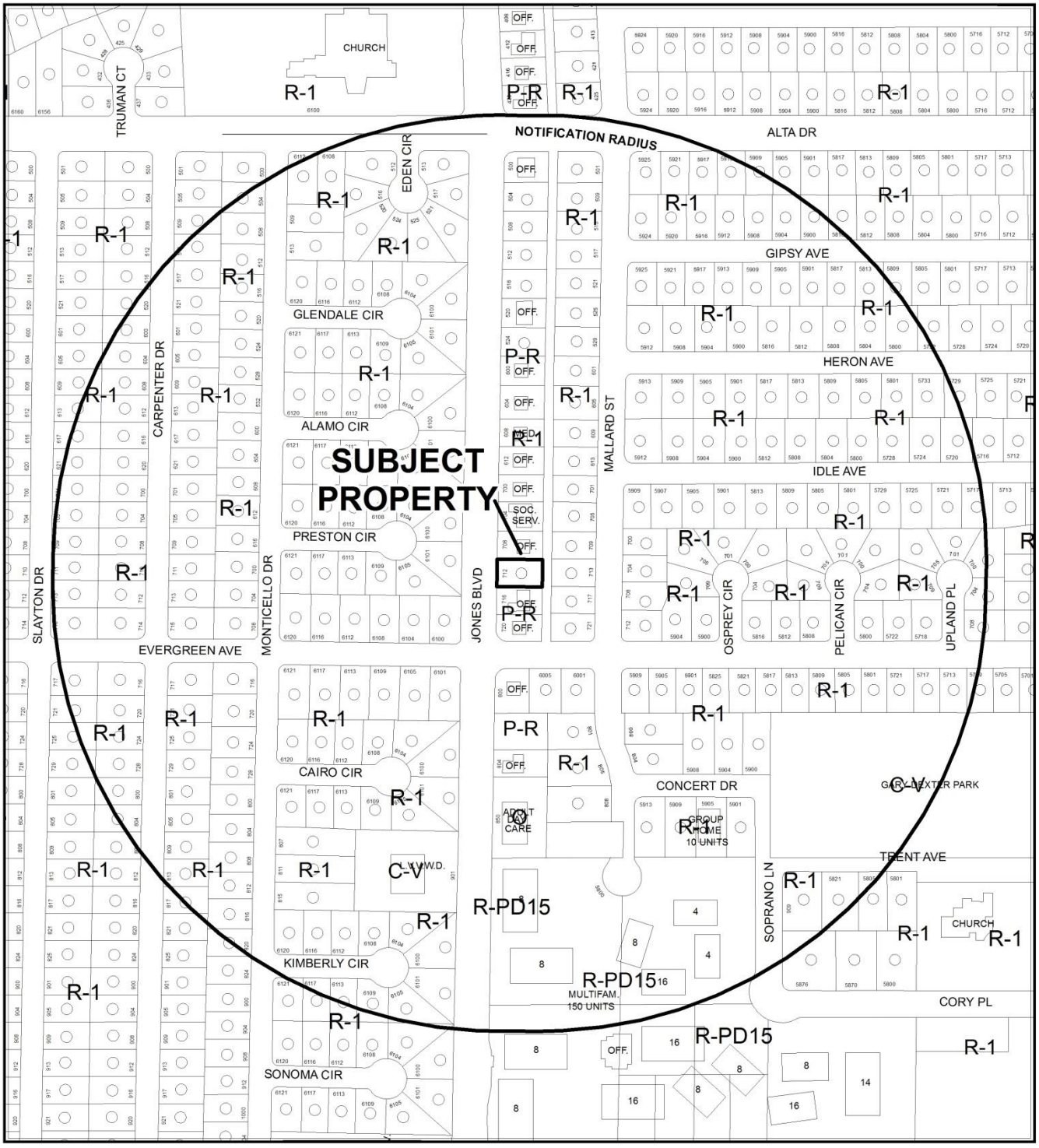
The proposed development will be subject to building permit reviews and periodic inspections during construction, thereby protecting the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 349

APPROVALS 0

PROTESTS 0



0 200 400 Feet

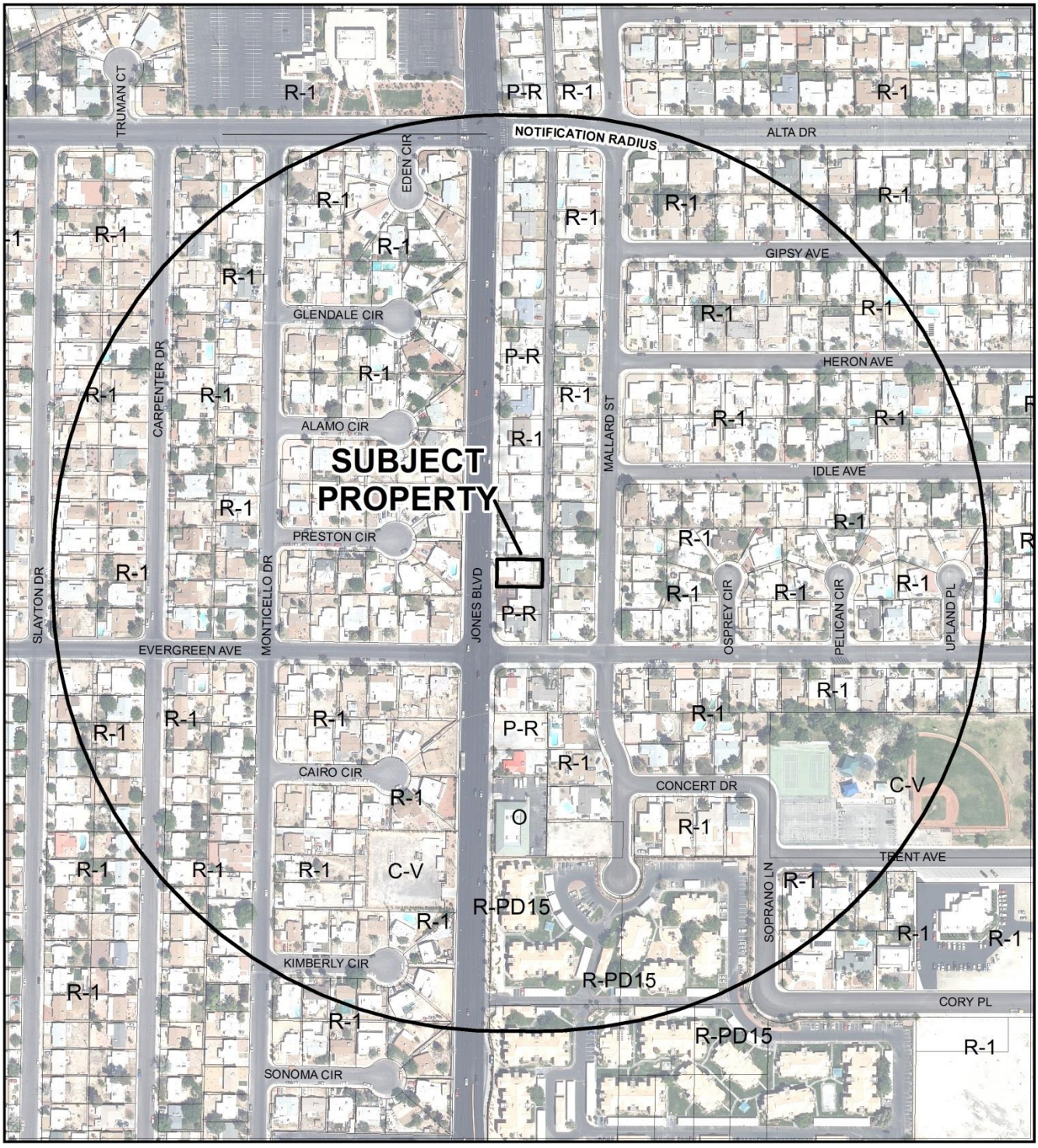
CASE: **ZON-63222 AND SDR-63223 (PRJ-63219)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-O (PROFESSIONAL OFFICE)

N



0 200 400 Feet

CASE: **ZON-63222 AND SDR-63223 (PRJ-63219)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-O (PROFESSIONAL OFFICE)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-63222

Case Number: SDR63223 APN: 138-36-316008

Name of Property Owner: Carol Barnes

Name of Applicant: Barnes Law Group, LLC

Name of Representative: Jaime DeLa Vega

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Carol Barnes

Print Name: Carol Barnes

Subscribed and sworn before me

This 1 day of March, 2016

Maria M. Serna

Notary Public in and for said County and State

NOTARY PUBLIC
MARIA M. SERNA
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP SEPT 23, 2019
No: 08-5439-1

PRJ-63219
03/01/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Carol Barnes

Project Address (Location) 712 S. Jones Blvd.

Project Name Barnes Law Group, LLC **Proposed Use** Law Firm

Assessor's Parcel #(s) 138-36-316008 **Ward #** 1

General Plan: existing M proposed M **Zoning:** existing R-1 proposed P-O

Commercial Square Footage 1,680 **Floor Area Ratio**

Gross Acres 0.14 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Carol Barnes **Contact** Carol Barnes

Address 2330 Paseo Del Prado, Suite C-305 **Phone:** (702) 382-9011 **Fax:** (702) 382-0241

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address carolbarnes1@ cox.net

APPLICANT Barnes Law Group **Contact** Maria Serna

Address 2330 Paseo Del Prado, Suite C-305 **Phone:** (702) 382-9011 **Fax:** (702) 382-0241

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address mserna@divorcelawlasvegas.com

REPRESENTATIVE Jaime DeLa Vega **Contact**

Address 6944 Erin Circle Ave. **Phone:** (702) 569-5127 **Fax:** (702) 360-2619

City Las Vegas **State** Nevada **Zip** 89145

E-mail Address dlvdd9@hotmail.com

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

Property Owner Signature* Carol Barnes

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

Print Name Carol Barnes

Subscribed and sworn before me

This 1st day of March, 20 16.

Maria Serna

Notary Public in and for said County and State

NOTARY PUBLIC
MARIA M. SERNA
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. SEPT. 23, 2019
No: 08-5439-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

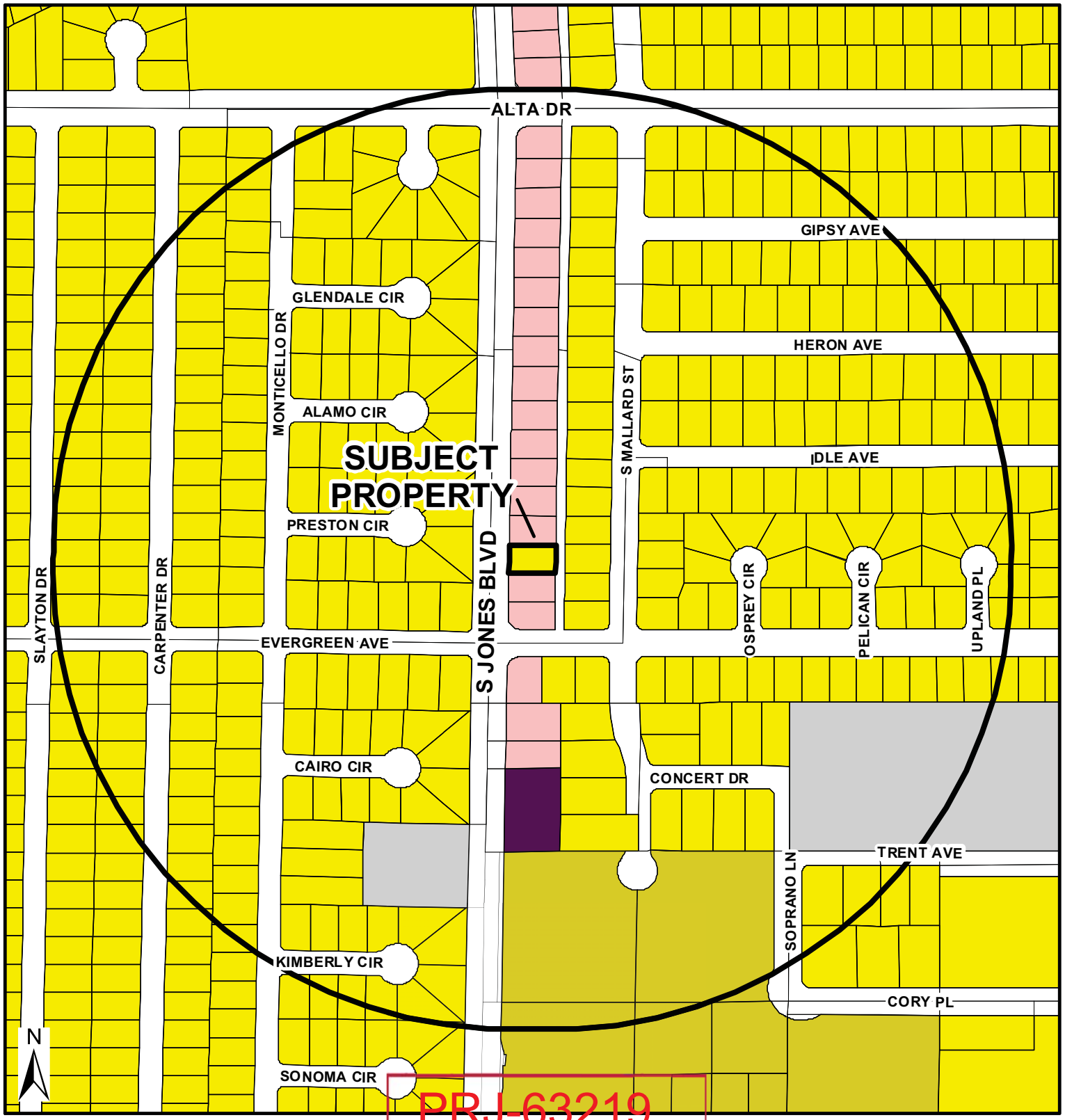
Case #	ZON-63222
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*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-63219
03/01/16

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

ZON-63222



PRJ-63219
03/16/16

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 Offices
- C-M - Commercial/Industrial
- N-S - Neighborhood Service
- M - Industrial
- O - Office
- C-V - Civic
- C-D - Designed Commercial
- P-C - Planned Community
- C-1 - Limited Commercial
- T-D - Traditional Development
- C-2 - General Commercial
- PD - Planned Development
- C-PB - Planned Business Park
- T-C - Town Center

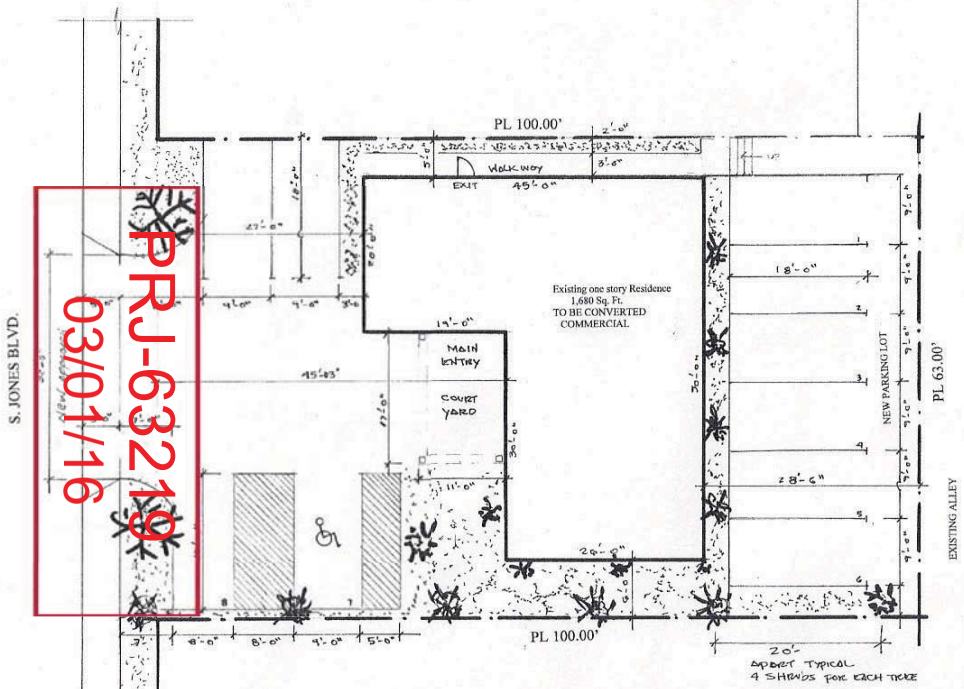
FROM R-1 TO P-O

- 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

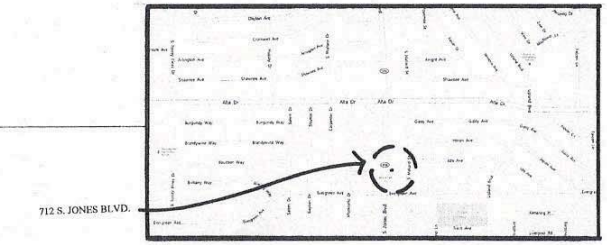
Date: Thursday, March 10, 2016



PRJ-63216
03/01/16

SITE PLAN

SC. 1/8"=1'-0"



VICINITY MAP

PROJECT SUMMARY

PROJECT NAME:	BARNES LAW GROUP CONVERSION
OWNER NAME:	MRS. CAROL BARNES
BUSINESS TYPE:	LAW OFFICE
ADDRESS :	712 S. JONES BLVD. LAS VEGAS, NV. 89107

A.P.N. 138-36-316-008

LOT SIZE:	0.14 ACRES
LAND USE:	110 SINGLE FAMILY RESIDENCE
ORIG.CONSTRUCTION YEAR:	1960

SCOPE OF THE WORK: ZONE CHANGE / RESIDENTIAL TO COMMERCIAL

CODES: 2012 IBC, 2008 NEC, 2012 UMC, 2012 UPC, 2012 IECC

CODE ANALYSIS

PROJECT LOCATION: 712 S. JONES BLVD. LAS VEGAS, NV. 89107
PROJECT NAME : BARNES LAW GROUP

1. Occupancy Classification:		Sec. 304.1 Business **Group B**
2. Type of Construction	:	V
3. Fire Sprinklers	:	No
4. Height	: Allowable: 24'	Actual: 12'
5. Stories	: Allowable: One	Actual: One
6. Area	:	1,680 S.F. (total)
7. Occupant Load	: (Per Table 1004.1.1)	100 S.F./ Occupant = 11 Occupants Total
8. Exits	: Required Two	Provided Two
9. Required Fire System	:	No
10. Fire Resistive Construction Requirements:		5/8" type X one hour Gypsum Board
11. Special Inspection Required:		**AS REQUIRED BY 2012 IBC 1704**
12. Code Year	:	**2012**

PARKING ANALYSIS

BUILDINGS		AREA
EXISTING BUILDING		1,680.00 S.F
PER CODE PARKING REQUIRED	1/ 300 S.F.	**PARKING REQUIRED**
1,680 / 300 = 5.6		6.00 spaces
		1 VAN ACCESIBLE
TOTAL PARKING PROVIDED		**10 TOTAL SPACES**

LANDSCAPE PLAN

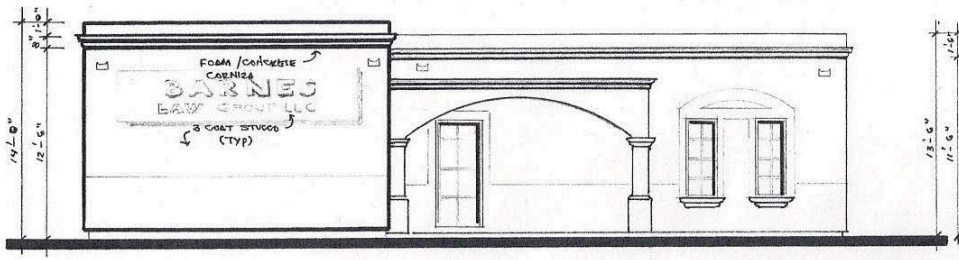
FRONT: Trees 20' apart (Native Velvet Mesquite) and California Fan Palms, Ground cover: crush Rock
NORTH SIDE: Tress 20' apart (Native velvet Mesquite) and California Fan Palm
COURT YARD AND ADJACENT AREAS: California Fan Palm and crush rock (Rainbow rock)
Irrigation system will be ¾" pvc pipe with flex ¼" tubing for dripper system

REVISIONS	BY

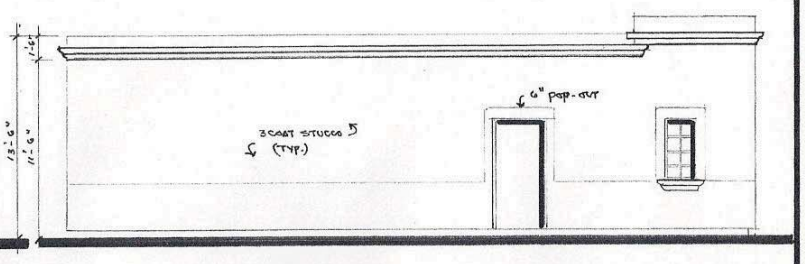
BARNES LAW GROUP OFFICE
712 S. JONES BLVD. LAS VEGAS, NV. 89107

DRAWN	NCC
CHECKED	
DATE	Dec. 2015
SCALE	1/8" = 1'-0"
JOB NO.	
SHEET	A-10
OF SHEETS	

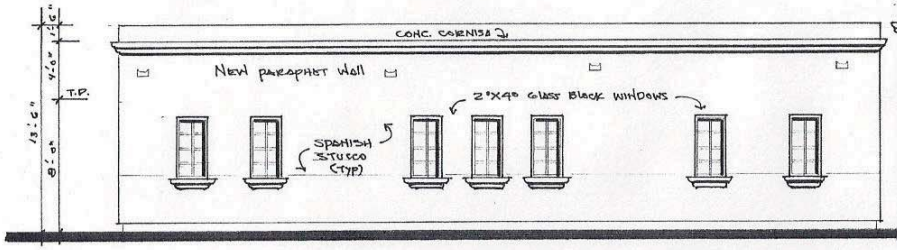
ZON-63222 and SDR-63223 FINAL



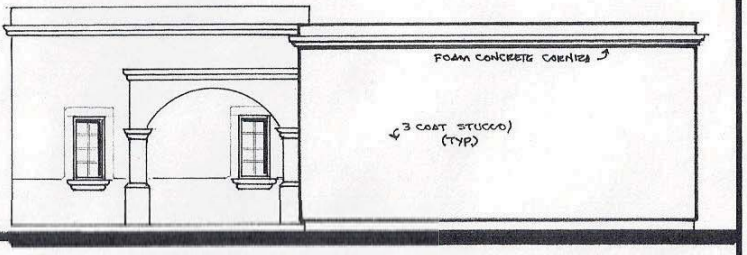
WEST ELEVATION SC: 1/4"=1'-0"



NORTH ELEVATION SC: 1/4"=1'-0"



EAST ELEVATION SC: 1/4"=1'-0"



SOUTH ELEVATION SC: 1/4"=1'-0"

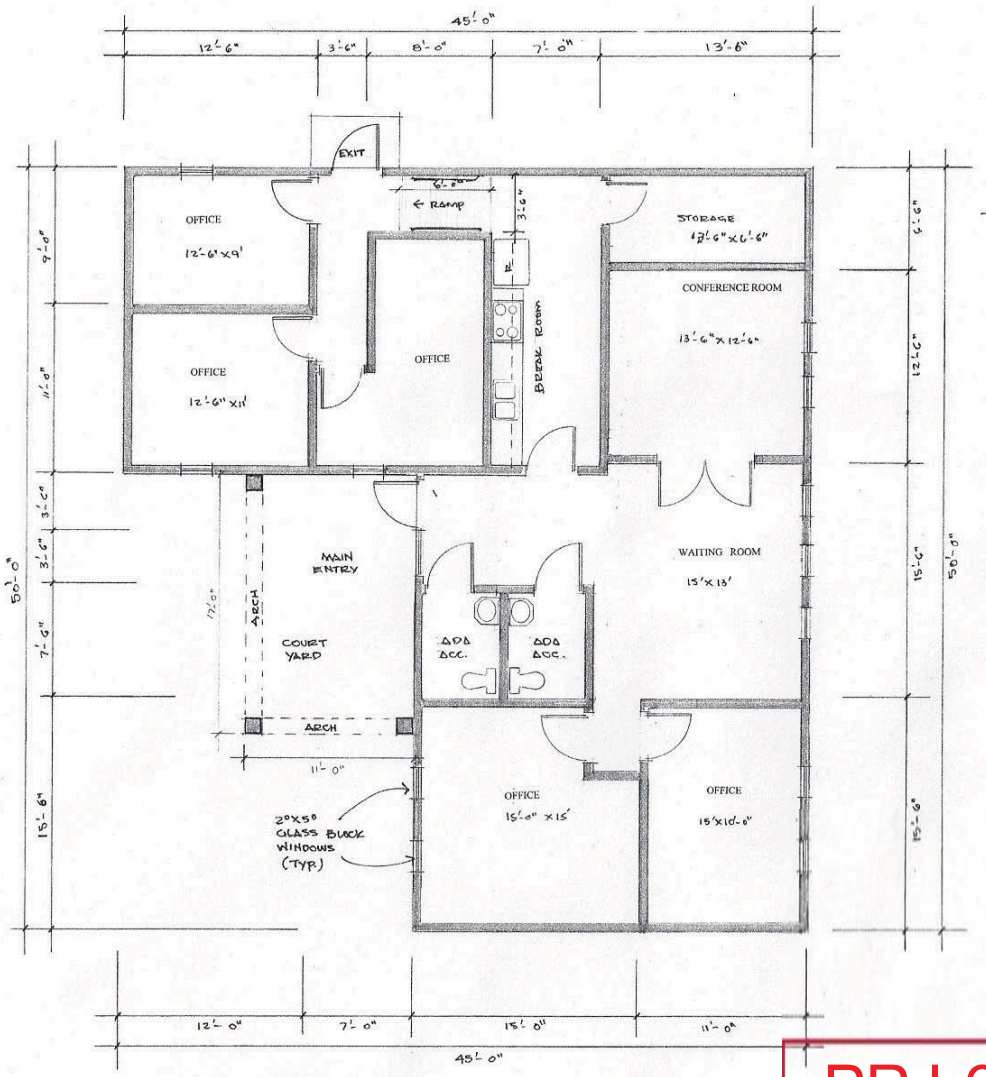
PRJ-63219
03/01/16

REVISIONS	BY

BARNES LAW GROUP OFFICE
712 S. JONES BLVD. LAS VEGAS, NV. 89107

DRAWN	NCC
CHECKED	
DATE	Jan. 2016
SCALE	1/4"=1'-0"
JOB NO.	
SHEET	A-30
OF SHEETS	

ZON-63222 and SDR-63223 FINAL



NORTH

FLOOR PLAN

SC. 1/4"=1'-0"

PRJ-63219
03/01/16

REVISIONS	BY

BARNES LAW GROUP OFFICE
712 S. JONES BLVD. LAS VEGAS, NV. 89107

DRAWN	NCC
CHECKED	
DATE	DEC. 2015
SCALE	1/4"=1'-0"
JOB NO.	
SHEET	A-20
OF SHEETS	

ZON-63222 and SDR-63223 FINAL



ZON-63222 [PRJ-63219] - REZONING RELATED TO SDR-63223 - APPLICANT: BARNES LAW GROUP - OWNER: CAROL BARNES
712 SOUTH JONES BOULEVARD

03/03/16



ZON-63222 [PRJ-63219] - REZONING RELATED TO SDR-63223 - APPLICANT: BARNES LAW GROUP - OWNER: CAROL BARNES
712 SOUTH JONES BOULEVARD

03/03/16



ZON-63222 [PRJ-63219] - REZONING RELATED TO SDR-63223 - APPLICANT: BARNES LAW GROUP - OWNER: CAROL BARNES
712 SOUTH JONES BOULEVARD

03/03/16



ZON-63222 [PRJ-63219] - REZONING RELATED TO SDR-63223 - APPLICANT: BARNES LAW GROUP - OWNER: CAROL BARNES
712 SOUTH JONES BOULEVARD

03/03/16

BARNES LAW GROUP, LLC

2330 PASEO DEL PRADO, SUITE # C-305, LAS VEGAS, NV. 89102

PHONE: 702-382-9011 FAX 702-382-0241

JUSTIFICATION LETTER

To Whom it May Concern March 9, 2016

Barnes Law Group intends to operate its Law Firm on the property at 712 S. Jones boulevard, Las Vegas, Nevada, there is a number of reason but we focus in two main concerns, one is the strategic location and the other one is because this particular property has all the potential we need to offer a professional service to our clients.

We are formally requesting rezoning this property from R-1 to P-O as well as a Site Review For this property to convert the single family home into a professional Office.

Our hours of operation will be Monday thru Friday from 9:00am to 5:00 pm. And Saturday occasionally only by previous appointment.

We are going to take special care of the exterior of the building, we believe that our clients deserve a building that make them feel confident and secure and we are going to do that providing a nice landscaping and a beautiful structure with well illuminated exterior and a comfortable interior and of course and outstanding service.

Very Truly Yours

Jaime De La Vega

Applicant

ZON-63222 and SDR-63223

PRJ-63219
03/10/16

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

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

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

SUBJECT:
SDR-63223 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-63222 - PUBLIC HEARING - APPLICANT: BARNES LAW GROUP - OWNER: CAROL BARNES - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,680 SQUARE-FOOT DETACHED SINGLE FAMILY RESIDENCE TO AN OFFICE BUILDING WITH WAIVERS TO ALLOW A SEVEN-FOOT WIDE FRONT LANDSCAPE BUFFER WHERE 15 FEET IS THE MINIMUM REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH AND SOUTH PERIMETER WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.14 acres at 712 South Jones Boulevard (APN 138-36-316-008), R-1 (Single Family Residential) [PROPOSED: P-O (Professional Office) Zone, Ward 1 (Tarkanian) [PRJ-63219]. Staff recommends APPROVAL.

C.C.: 5/18/2016

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

SDR-63223

Case Number: SDR63223 APN: 138-36-316008

Name of Property Owner: Carol Barnes

Name of Applicant: Barnes Law Group, LLC

Name of Representative: Jaime DeLa Vega

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Carol Barnes

Print Name: Carol Barnes

Subscribed and sworn before me

This 1 day of March, 2016

Maria M. Serna

Notary Public in and for said County and State

NOTARY PUBLIC
MARIA M. SERNA
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP SEPT 23, 2019
No: 08-5439-1

PRJ-63219
03/01/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Carol Barnes

Project Address (Location) 712 S. Jones Blvd.

Project Name Barnes Law Group, LLC **Proposed Use** Law Firm

Assessor's Parcel #(s) 138-36-316008 **Ward #** 1

General Plan: existing M proposed N **Zoning:** existing R-1 proposed P-O

Commercial Square Footage 1,680 **Floor Area Ratio**

Gross Acres 0.14 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Carol Barnes **Contact** Carol Barnes

Address 2330 Paseo Del Prado, Suite C-305 **Phone:** (702) 382-9011 **Fax:** (702) 382-0241

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address carolbarnes1@ cox.net

APPLICANT Barnes Law Group **Contact** Maria Serna

Address 2330 Paseo Del Prado, Suite C-305 **Phone:** (702) 382-9011 **Fax:** (702) 382-0241

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address mserna@divorcelawlasvegas.com

REPRESENTATIVE Jaime DeLa Vega **Contact**

Address 6944 Erin Circle Ave. **Phone:** (702) 569-5127 **Fax:** (702) 360-2619

City Las Vegas **State** Nevada **Zip** 89145

E-mail Address dlvdd9@hotmail.com

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

Property Owner Signature* Carol Barnes

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

Print Name Carol Barnes

Subscribed and sworn before me

This 1st day of March, 20 16.

Maria Serna

Notary Public in and for said County and State

NOTARY PUBLIC
MARIA M. SERNA
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. SEPT. 23, 2019
No: 08-5439-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-63223
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-63219
03/01/16

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

SDR 63223
Barnes Law Group

712 S Jones Boulevard

Proposed conversion of a single-family dwelling into a 1.68 thousand square foot office.

Existing Use

Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1

Proposed Use

Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.68	11.01	18
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3

Net Change

Average Daily Traffic (ADT)	APARTMENT [DWELL]	1	6.65	8
AM Peak Hour			0.51	2
PM Peak Hour			0.62	2

Existing traffic on all nearby streets:

Jones Blvd.	
Average Daily Traffic (ADT)	30,692
PM Peak Hour (heaviest 60 minutes)	2,455

Alta Dr.	
Average Daily Traffic (ADT)	9,533
PM Peak Hour (heaviest 60 minutes)	763

Evergreen Ave.	
Average Daily Traffic (ADT)	1,654
PM Peak Hour (heaviest 60 minutes)	132

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Jones Blvd.	34,500
Alta Dr.	16,300
Evergreen Ave.	13,040

This project will add approximately 8 trips per day on Jones Blvd., Alta Dr. and Evergreen Ave. Jones is currently at about 89 percent of capacity, Alta is at about 58 percent of capacity, and Evergreen is at about 13 percent of capacity. After this project, Jones and Evergreen are expected to be unchanged and Alta to be at about 59 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 2 additional cars, or one every thirty minutes.

Note that this report assumes all traffic from this development uses all named streets.

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

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

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

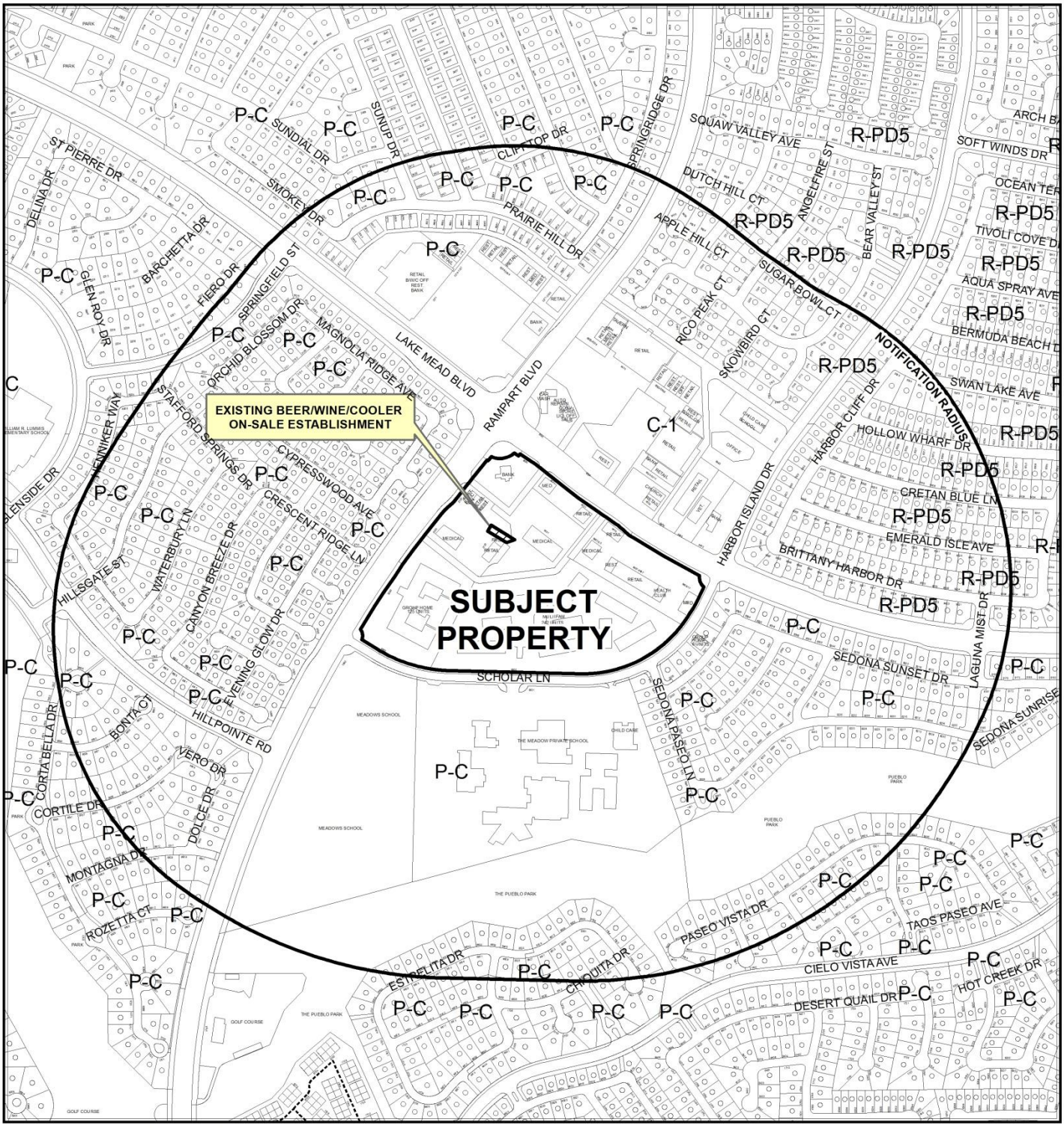
SUBJECT:
SUP-63316 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NITTAYA PARAWONG - OWNER: RAMPART PHD, LLC - For possible action on a request for a Major Amendment to an approved Special Use Permit (SUP-9839) TO ADD 1,085 SQUARE FEET TO AN EXISTING 1,115 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITH 310 SQUARE FEET OF OUTDOOR SEATING AREA at 2110 North Rampart Boulevard, Suite #110 (APN 138-20-614-009), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-63317]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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, subject to conditions:

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



CASE: **SUP-63316 (PRJ-63317)**

RADIUS: 1500 FEET

0 500 1,000 Feet

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) [VC (VILLAGE CENTER) Summerlin Special Land use Designation]

N



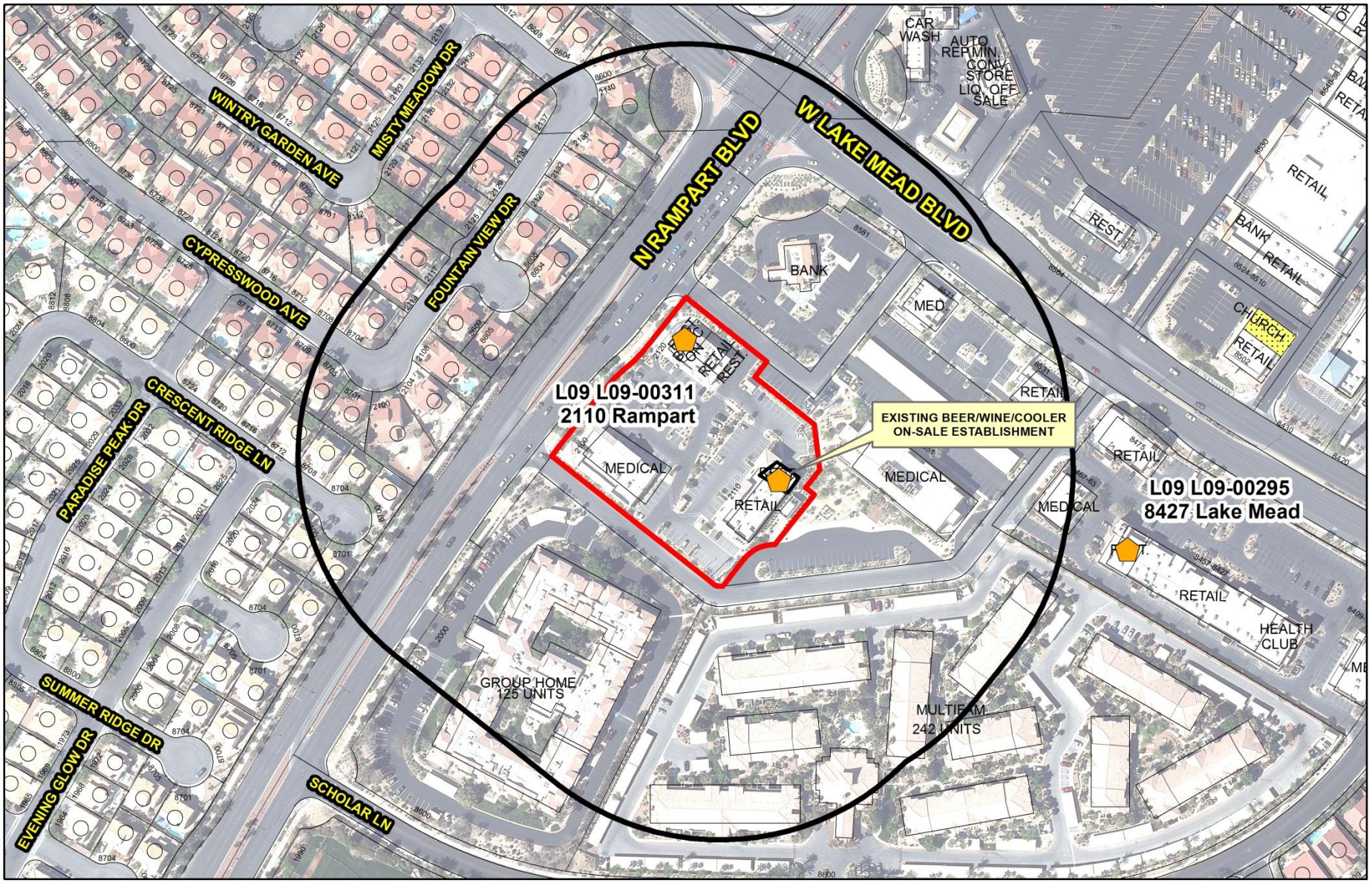
CASE: **SUP-63316 (PRJ-63317)**

RADIUS: 1500 FEET

0 500 1,000 Feet

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) [VC (VILLAGE CENTER) Summerlin Special Land use Designation]

N



SUP-63316 (PRJ-63317)

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, March 10, 2016

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NITTAYA PARAWONG - OWNER: RAMPART PHD, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-63316	Staff recommends APPROVAL, subject to conditions.	

** CONDITIONS **

SUP-63316 CONDITIONS

Planning

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

2. Conformance to the Conditions of Approval for Special Use Permit (SUP-9839) and Special Use Permit (SUP-42054) 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. 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.

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 Major Amendment to Special Use Permit (SUP-9839) to add an additional 1,085 square feet to an existing 1,115 square-foot Beer/Wine/Cooler On-Sale Establishment with 310 square feet of outdoor seating at 2110 North Rampart Boulevard, Suite 110. The existing restaurant is expanding into an adjacent suite that was recently vacated by another business and is seeking approval to also expand the ancillary Beer/Wine/Cooler On-Sale Establishment as well. Staff recommends approval, as the requested expanded use can continue to be conducted in a compatible and harmonious manner with the surrounding development. If denied, the applicant will still be able to expand the Restaurant use, but alcohol sales in the expansion area will be prohibited.

ISSUES

- A Major Amendment to Special Use Permit (SUP-9839) is required to add 1,085 additional square feet to an existing 1,115 square-foot Beer/Wine/Cooler On-Sale Establishment with 310 square feet of outdoor seating.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/15/04	The City Referral Group approved a request for a Summerlin Site Development Plan Review (CRG-5045) for three Retail Buildings totaling 17,484 square feet on property located approximately 260 feet southwest of Lake Mead Boulevard and east of Rampart Boulevard.
04/19/11	Staff administratively approved a Temporary Commercial Permit (#440106) for a Summer Jazz Concert Series at 2110 North Rampart Boulevard, Suite 110 from April 22, 2011 through May 21, 2011 from 10am to 11pm.
07/11/11	Staff administratively approved a Minor Amendment (SUP-42054) to an approved Special Use Permit (SUP-9839) to add a 310 square-foot outdoor patio area to an existing Beer/Wine/Cooler On-Sale Establishment in a 1,115 square-foot Restaurant at 2110 North Rampart Boulevard, Suite 110.

Most Recent Change of Ownership	
05/13/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/09/05	A building permit (#5000758) was issued for shell building "B" at 2110 North Rampart Boulevard. The permit expired on 05/13/06.
02/10/05	A building permit (#5000779) was issued for the plumbing of a shell building at 2110 North Rampart Boulevard. The permit received its final inspection on 02/14/06.
03/08/05	A building permit (#5001387) was issued for the electrical of a shell building at 2110 North Rampart Boulevard. The permit expired on 08/19/06.
05/12/05	A building permit (#5003105) was issued for the mechanical of a shell building at 2110 North Rampart Boulevard. The permit expired on 06/03/06.
07/25/05	A building permit (#5005094) was issued for a tenant improvement at 2110 North Rampart Boulevard, Suite 110. The permit received its final inspection on 06/19/06.
10/11/05	A building permit (#5007185) was issued for a trash enclosure with roof at 2110 North Rampart Boulevard. The permit received its final inspection on 02/24/06.
05/03/10	A building permit (#162097) was issued for the installation of a sink in an existing restaurant at 2110 North Rampart Boulevard, Suite 110. The permit received its final inspection on 06/30/10.
05/17/10	A business license (R09-01601) was issued for a Beer/Wine/Cooler On-Sale Establishment at 2110 North Rampart Boulevard, Suite 110. The license is currently active.
05/17/10	A business license (L09-00311) was issued for a Restaurant at 2110 North Rampart Boulevard, Suite 110. The license is currently active.
11/05/10	A building permit (#175550) was issued for the installation of a sign at 2110 North Rampart Boulevard, Suite 110. The permit is still open.
04/12/11	Code Enforcement processed a complaint (#100476) for a non-permitted banner and patio dining at 2110 North Rampart Boulevard, Suite 110. The case was resolved on 05/31/11.
11/06/14	A building permit (#273043) was issued for a kitchen hood extinguishing system at 2110 North Rampart Boulevard, Suite 110. The permit received its final inspection on 01/02/15.
03/10/15	A building permit (#281525) was issued for the installation of a fire sprinkler system at 2110 North Rampart Boulevard, Suite 110. The permit received its final inspection on 04/09/15.
10/22/15	A building permit (#302647) was issued for a kitchen hood extinguishing system at 2110 North Rampart Boulevard, Suite 110. The permit received its final inspection on 01/06/16.
02/09/16	A building permit (#307429) was issued for a tenant improvement at 2110 North Rampart Boulevard, Suite 110. The permit received its final inspection on 02/17/16.

Related Building Permits/Business Licenses	
02/11/16	A building permit (#311158) was issued for the installation of a kitchen hood extinguishing system at 2110 North Rampart Boulevard, Suite 110. The permit received its final inspection on 02/17/16.

Pre-Application Meeting	
02/09/16	Staff conducted a pre-application meeting where the submittal requirements for a Major Amendment to an approved Special Use Permit were discussed.

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

Field Check	
03/10/16	Staff conducted a routine field check where a well-maintained Shopping Center including the subject Restaurant with outdoor patio area was observed. Staff did not observe any Title 19 violations at the time of the site visit.

Details of Application Request	
Site Area	
Net Acres	2.44

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	VC (Village Center)	P-C (Planned Community)
North	Financial Institution, General	VC (Village Center)	P-C (Planned Community)
South	Assisted Living Apartments	VC (Village Center)	P-C (Planned Community)
East	Office, Medical or Dental	VC (Village Center)	P-C (Planned Community)
West	Detached Single Family Residential	SF3 (Single Family Detached)	P-C (Planned Community)

Master Plan Areas	***Compliance***
Summerlin	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	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***
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways	95	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	17,484 SF	*Per CRG-5045	110				
TOTAL SPACES REQUIRED			110		126		Y
Regular and Handicap Spaces Required			105	5	119	7	Y

**Based upon the following calculations: Medical Office 1:200 gross floor area up to 2,000 square feet, 1:175 gross floor area thereafter; Specialty Shops (including Barber) 1:500 gross floor area; Business/Professional 1:300 gross floor area; Restaurant 0 to 6,000 square feet 1:75 gross floor area; Restaurant with Drive-Up 1:100 gross floor area.*

ANALYSIS

The subject site is located within the Village Center District of Summerlin. The Village Center District allows for a mix of land uses including multi-family residential uses and commercial, cultural, recreational and meeting facilities that provide most of the daily and weekly support services and activities for a village or combination of villages. A Village Center may include a grocery store, a drugstore and other supporting commercial uses, including a restaurant with an ancillary Beer/Wine/Cooler On-Sale use.

The existing Restaurant is currently 1,115 square feet, with a 310 square-foot patio area for outdoor dining. The applicant is expanding the existing restaurant into the adjacent suite to the south for an additional 1,085 square feet of space. Once the expansion is completed, the restaurant will be 2200 square feet with 310 square feet of outdoor seating.

The applicant is requesting a Major Amendment to Special Use Permit (SUP-9839) to add the additional 1,115 square feet of floor area to their existing Beer/Wine/Cooler On-Sale Establishment. Staff finds the requested expansion of the existing Beer/Wine/Cooler On-Sale Establishment can be conducted in a compatible and harmonious manner with the existing surrounding development and recommends approval of this request with conditions.

FINDINGS (SUP-63316)

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 expanded Beer/Wine/Cooler On-Sale 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 surrounding land uses

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

   The subject site can physically accommodate the proposed expansion of an existing Beer/Wine/Cooler On-Sale establishment in conjunction with the expansion of an existing restaurant use and is located within 17,484 square-foot shopping center with sufficient parking.

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 Rampart 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 expanded 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 expanded use is located within the Master Planned Community of Summerlin and is subject to the Summerlin Development Standards as adopted by the City Council on September 15, 2004. Summerlin Development standards require all businesses that sell alcoholic beverages to be in conformance with Chapter 6.50 of the Las Vegas Municipal Code. A condition of approval has been added to ensure compliance.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 995

APPROVALS 1

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-63316

Case Number: PRJ-63317 APN: 138-20-614-009

Name of Property Owner: Phil Davis - Manager Rampart PHD LLC

Name of Applicant: Nittaya Parawong

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: Phil Davis
Manager Rampart PHD LLC

Subscribed and sworn before me

This 12th day of February, 2016

_____
Notary Public in and for said County and State

DONNA ROCK
Notary Public, State of Nevada
Appointment No. 11-5638-1
My Appt. Expires Sept. 15, 2019

PRJ-63317
03/03/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Use Permit

Project Address (Location) 2110 N. Rampart BLVD #110, ~~120~~ Las Vegas, NV. 89128

Project Name Nittaya's Secret Kitchen **Proposed Use** _____

Assessor's Parcel #(s) 138-20-614-009 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing C1 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** 2,041 SQF

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

Additional Information _____

PROPERTY OWNER Rampart PHD LLC **Contact** Philip Davis

Address 10450 W Cheyenne Ave #130 **Phone:** 702-873-1167 **Fax:** 702-248-1324

City Las Vegas **State** NV **Zip** 89129

E-mail Address Phil@PHDProperties Inc.com

APPLICANT Nittaya Parawong **Contact** _____

Address 2110 N. Rampart #110 **Phone:** 702 5259889 **Fax:** _____

City Las Vegas, NV **State** NV **Zip** 89128

E-mail Address nittaya8899@gmail.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 Philip Davis

Subscribed and sworn before me

This 12th day of February, 2016.

_____

Notary Public in and for said County and State

DONNA ROCK
Notary Public, State of Nevada
Appointment No. 11-5638-1
My Appt. Expires Sept. 15, 2019

FOR DEPARTMENT USE ONLY

Case #	SUP-63316
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-63317 03/03/16

Revised 10/27/08

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

Nittaya's Secret Kitchen

2110 N RAMPART BLVD #110
Las Vegas, NV 89128
APN. 138-20-614-009

DATE CODE

1. ALL CONSTRUCTION SHALL COMPLY WITH, BUT SHALL NOT BE LIMITED TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ORDINANCES OF; WITH LOCAL COVERN AMENDMENTS
   - 2012 INTERNATIONAL BUILDING CODE (IBC)
   - 2011 NEC / NEVADA AMENDMENTS
   - 2012 UMC / NEVADA AMENDMENTS
   - 2012 UPC / NEVADA AMENDMENTS

NUMBER OF CALCULATION PLUMBING
71 TOTAL OCCUPANCY
WATER CLOSET:
MALE / FEMALE

REQUIRED:
35.5 / 75 = 0.47 ~ 1

PROVIDED
1 TOILET MEN
1 TOILET WOMEN

LAVATORY:
35.5 / 200 = 0.17PROVIDED:
1 LAVATORY MEN
1 LAVATORY WOMEN
PROVIDE 1 UNISEX FOR EMPLOYEE

INDEX OF DRAWINGS:

SHEET NO.	DESCRIPTIONS
A-1	COVER SHEET
A-2	DETAILS
A-2	FLOOR & REFLECTED PLANS
E-1	ELECTRICAL PLAN
MH-1	MECHANICAL
MH-2	MECHANICAL

PARKING:
EXISTING PARKING NO MODIFY

STARTBUCK=	1899SF
OPEN=	1866SF
SHEPARD EYE=	7,000 SF
NITTAYA THAI RESTAURANT=	2200 SF
BIG HORN OLIVE OIL=	1626 SF
BEST ONE CLEANER=	1200 SF
THREE DOG BAKERY=	1200 SF
TOTAL=	16991 SF

TOTAL BUILDING AREAS:
16991 SF / 1000 = 16.991 X 4 = 68 SPACES

REQUIRED:	68 STALL
PROVIDED:	123 STALL
HANDICAP:	3 STALL
HC VAN:	3 STALL

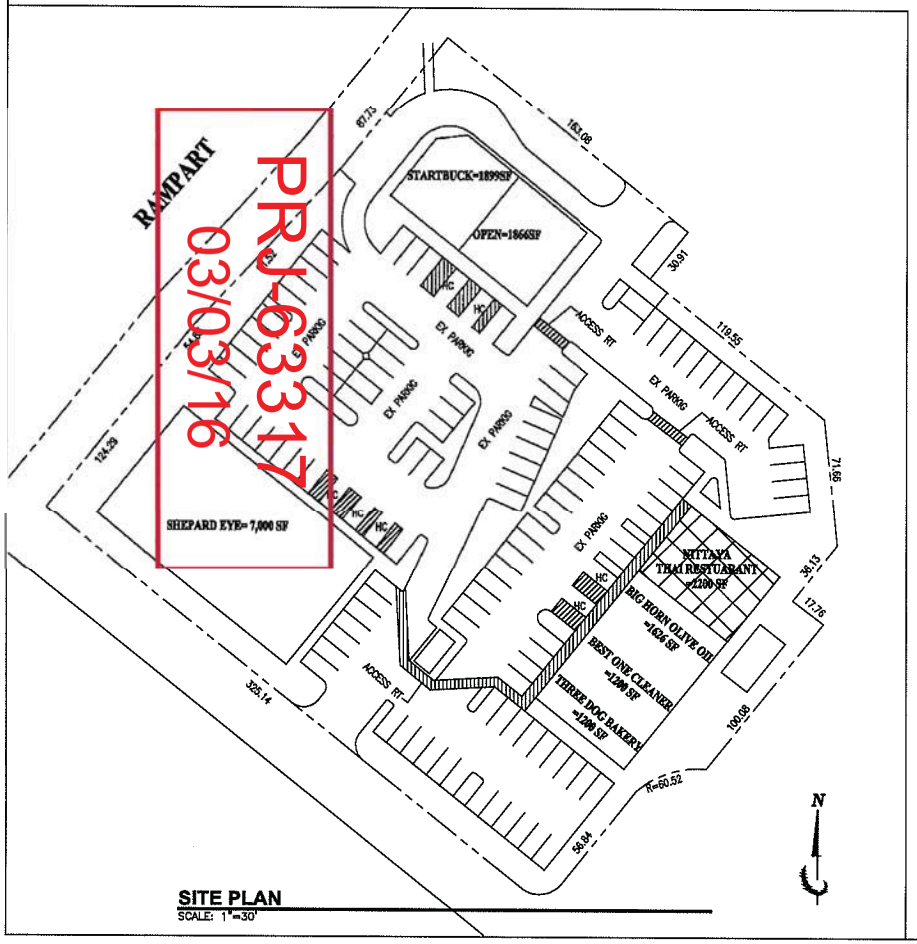
DESIGN DATA:

ZONING:	P-C
TOTAL AREA INTERIOR:	2041± SF
OCCUPANCY:	A2
TYPE OF CONSTRUCTION:	V-B
FIRE SPRINKLERS:	EXISTING
ALLOWABLE AREA:	
BASIC ALLOWABLE AREA:	6,000
200% INCREASE IN ALLOWABLE AREA / FLOOR PER ASP	
6,000 x 2 = 12,000 SF	
ACTUAL AREA INTERIOR:	2041 SF
EXIT REQUIRED: 1	PROVIDED: 4

OCCUPANCY LOAD:

SEATING/DINNING	836 SF / 15	= 56 OCC
KITCHEN, REST RMS HALLWAY, SERVICE COUNTER	1205 SF / 100	= 13 OCC
TOTAL	2041	= 71 OCC

REVISED ENTIRE SHEET



SITE PLAN
SCALE: 1"=30'

Nittaya's
Secret Kitchen
2110 N RAMPART BLVD #110
Las Vegas, NV 89128

Rev	Date	By	Description
1	2.20.15	AP	RESP. COMM
2	1.8.16	AP	RESP. COMM
3	1.18.16	AP	RESP. COMM

Drawn By: -
Checked By: -
Date: 12-12-15
Project Number: -
Sheet Title: COVER SHEET
Sheet Number: C-1

SUP-63316



SUP-63316 [PRJ-63317] - SPECIAL USE PERMIT - APPLICANT: NITTAYA PARAWONG - OWNER: RAMPART PHD, LLC
2110 NORTH RAMPART BOULEVARD, SUITE #110

03/10/16



SUP-63316 [PRJ-63317] - SPECIAL USE PERMIT - APPLICANT: NITTAYA PARAWONG - OWNER: RAMPART PHD, LLC
2110 NORTH RAMPART BOULEVARD, SUITE #110

03/10/16



SUP-63316 [PRJ-63317] - SPECIAL USE PERMIT - APPLICANT: NITTAYA PARAWONG - OWNER: RAMPART PHD, LLC
2110 NORTH RAMPART BOULEVARD, SUITE #110

03/10/16

NITTAYA'S SECRET KITCHEN

February 2, 2016

Dan Donley
Planning Department
333 Rancho Dr.
Las Vegas, NV.

Dear Dan,

Nittaya's Secret kitchen is a small neighborhood restaurant. We are expanding into the next door unit (unit 120) and we are requesting to amend approval SUP-9839 to include the additional square footage. Our Customers really enjoy our facility and dining experience. We consistently turn down customers because we do not have enough seats for them. This expansion will allow Nittaya's Secret Kitchen to meet the desires of its expanding customer base, and add jobs to the local economy in the process.

Sincerely yours,

Nittaya Parawong

2110 N Rampart #110, Las Vegas, NV 89128 702-360-8885 www.nittayassecretkitchen.com

SUP-63316

PRJ-63317
03/03/16

Nora Lares

From: Chrystal L. Jacobs
Sent: Monday, April 04, 2016 6:39 AM
To: Nora Lares; Carman Burney
Subject: FW: SUP-63316

Categories: Red Category

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

From: Ronald Helbling [mailto:helbr3456@hotmail.com]
Sent: Saturday, April 02, 2016 5:07 PM
To: Planning Internet Email
Subject: SUP-63316

I am opposed to the proposed amendment to the special use permit for the property owned by Nittaya Parawong.

thank you

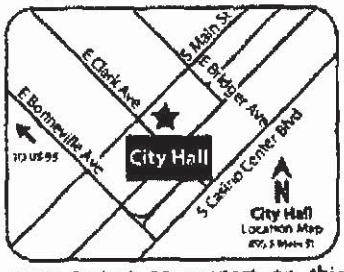
ron helbling trustee
8329 Sedona Sunrise Dr
Las Vegas, NV 89128

9P

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

PRSRT
FIRST CLASS MAIL
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-63316 [PRJ-63317]
Planning Commission Meeting of 4/12/2016

RECEIVED

APR 5 2016

City of Las Vegas
Dept. of Planning

Case: SUP-63316

13820520079
LOTT FAMILY TRUST
LOTT THOMAS L & MARY V TRS
8829 CYPRESSWOOD AVE
LAS VEGAS NV 89134

103 89134

9A

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

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

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

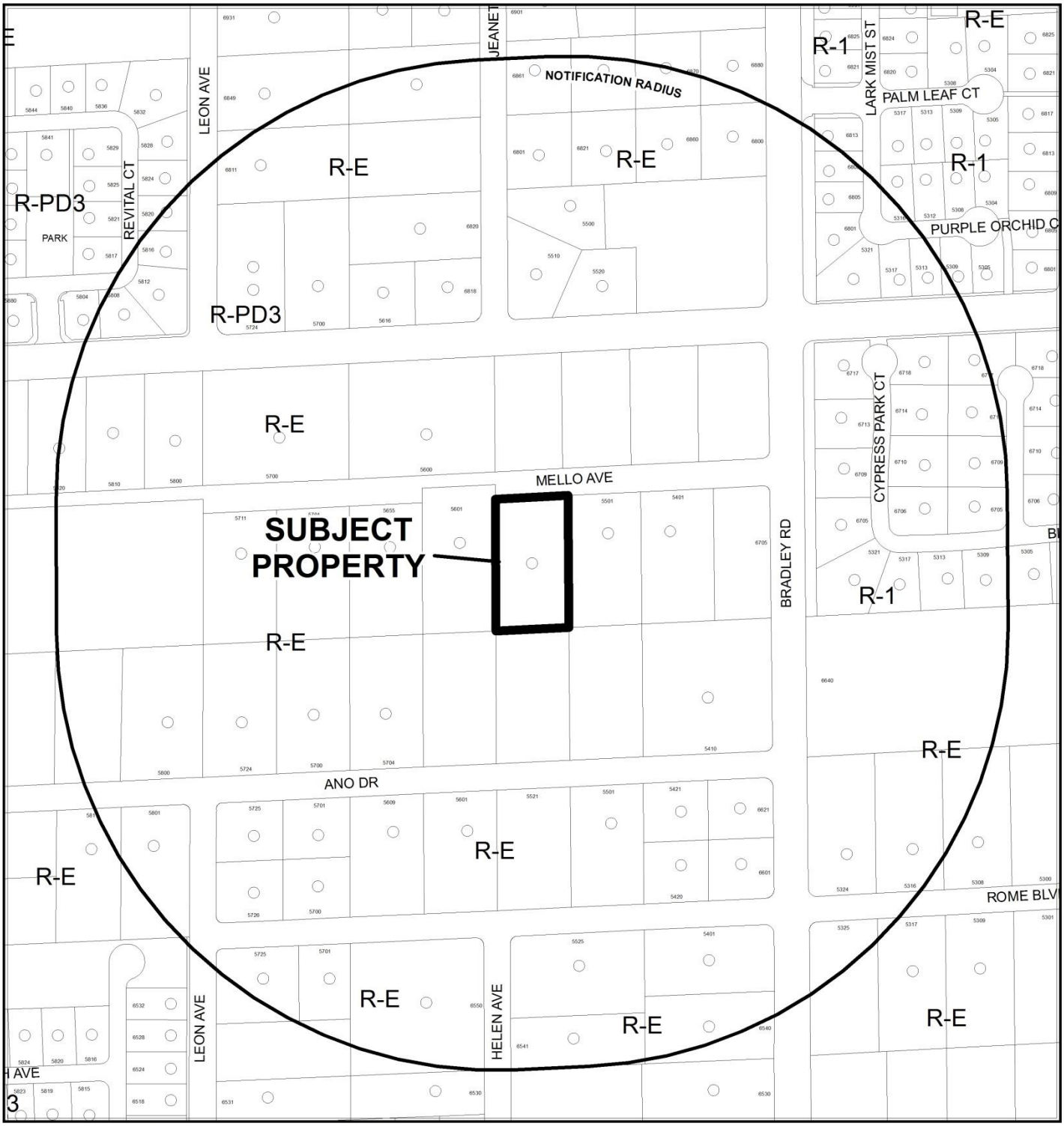
SUBJECT:
SUP-63421 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BRIAN AND CANDACE STUCKI - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,242 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [CASITA] at 5555 Mello Avenue (APN 125-24-302-010), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-63420]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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



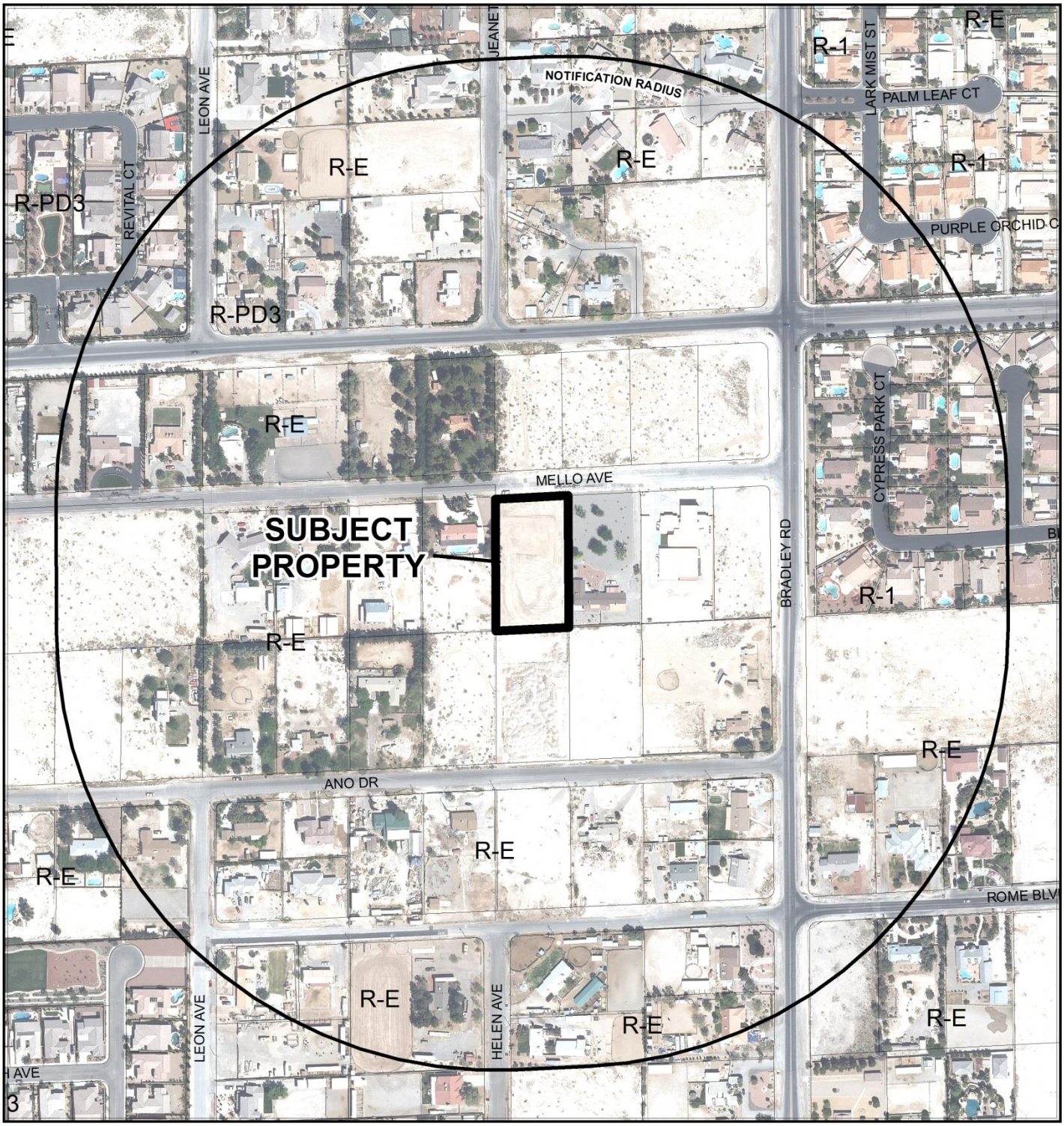
CASE: **SUP-63421 (PRJ-63420)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N



CASE: **SUP-63421 (PRJ-63420)**

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: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BRIAN AND CANDACE STUCKI

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-63421	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-63421 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Accessory Structure (Class I) 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. 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 to allow the construction of a 1,242 square-foot Accessory Structure (Class I) at 5555 Mello Avenue. The proposed Accessory Structure (Class I) meets all minimum Special Use Permit requirements set forth by Title 19.12; therefore, staff is recommending approval of this request.

ISSUES

- An Accessory Structure (Class I) is permitted in the R-E (Residence Estates) zoning district with an approved Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.
There is no relevant City action related to this property.

Most Recent Change of Ownership	
09/16/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/24/13	A building permit (#247559) was issued for a wall at 5555 Mello Avenue. The permit received its final inspection on 09/09/14.
12/12/13	A building permit (#250647) was issued for a water flow test at 5555 Mello Avenue. The permit received its final inspection on 04/09/14.
01/06/14	A building permit (#248704) was issued for single family dwelling at 5555 Mello Avenue. The permit received its final inspection on 12/08/14.
02/27/14	A building permit (#51811) was issued for an eight-inch sewer line at 5555 Mello Avenue. The permit received its final inspection on 03/06/14.
03/05/14	A building permit (#254414) was issued for a fire sprinkler system at 5555 Mello Avenue. The permit received its final inspection on 12/05/14.
08/20/14	A building permit (#267468) was issued for a wall at 5555 Mello Avenue. The permit received its final inspection on 01/05/15.

Related Building Permits/Business Licenses	
04/02/15	A building permit (#283713) was issued for pool and spa excavation at 5555 Mello Avenue. The permit received its final inspection on 03/06/14.
04/06/15	A building permit (#283860) was issued for pool, spa, slide, and wet deck at 5555 Mello Avenue. The permit is still active.

Pre-Application Meeting	
02/17/16	Staff conducted a pre-application meeting where the submittal requirements for a Special Use Permit for an Accessory Structure (Class I) were discussed.

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

Field Check	
03/10/16	Staff performed a routine field check where a well-maintained detached, single family residence was observed.

Details of Application Request	
Site Area	
Net Acres	1.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Detached Single Family Residence	L (Low Density Residential)	R-E (Residence Estates)
North	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)
South	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)
East	Detached Single Family Residence	L (Low Density Residential)	R-E (Residence Estates)
West	Detached Single Family Residence	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***
Northwest open Space Plan	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 19.06.060 , the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Side	10 Feet	35 Feet	Y
• Rear	10 Feet	62 Feet	Y
Min. Distance Between Buildings	6 Feet	73 Feet	Y
Max. Lot Coverage	Not to exceed 50% of the rear and side yard.	4 %	Y
Max. Building Height	Not to exceed 2 stories or 35 feet in height, whichever is less.	16 Feet	Y

ANALYSIS

This is a request for the approval of a Special Use Permit for an Accessory Structure (Class I) at 5555 Mello Avenue. The subject site, zoned R-E (Residence Estates), is over an acre in size with ample room in the rear yard to accommodate the proposed accessory structure. The reason for the Special Use Permit request is the desire to have a full kitchen in the accessory structure for friends and family when they stay at the residence. The proposed accessory structure offers an open floor concept with the kitchen and living area central to two bedrooms with private baths and closets for each. The proposed accessory structure is situated on the site in the rear yard adjacent to the pool area.

The Accessory Structure (Class I) use is defined as "an accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provide living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests." The proposed use meets the definition as it will be used for guests and as a Mother-in Law quarters for the home owner

The Minimum Special Use Permit Requirements for this use include:

1. Requirement 1: The size of the lot or parcel must exceed 6500 square feet.

   The proposed use meets this requirement as the subject site is approximately 50,965 square feet.

2. Requirement 2: Unless the principal dwelling is owner-occupied, a Class I Accessory Structure may not be offered or occupied as a rental unit.

   The proposed use meets this requirement as the applicant intends to use the Accessory Structure, Class I as a guest residence and Mother-in Law quarters as stated in the justification letter.

[Discuss location of proposed use and compatibility with surrounding uses, suitability of the site, etc.]

FINDINGS (SUP-63421)

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 Accessory Structure (Class I) meets all setback, lot coverage, and building height requirements set forth by Title 19.06.060 for the R-E (Residence Estates) zoning district and can be conducted in a manner that is harmonious and compatible with future and existing surrounding land uses.

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

The subject site is over an acre in size allowing for the proposed Accessory Structure (Class I) to meet all setback, lot coverage, and building height requirements set forth by Title 19.06.060 for the R-E (Residence Estates) zoning district. The subject site can comfortably accommodate the proposed accessory structure without negatively impacting the surrounding 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.

The subject site is accessed by Mello Avenue, a 60-foot local street primarily used by area residents. Mello Avenue is adequate in size for the addition of an accessory structure.

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 accessory structure will be subject to construction document review during the building permit review process, and periodic building inspections by City inspectors during the construction phase ensuring the public's safety and welfare during construction. Once construction is completed, the accessory structure will continue to be subject to the requirements of Title 19.12 for an Accessory Structure (Class I).

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

The proposed accessory structure meets all Minimum Special Use Permit Requirements set forth by Title 19.12 for an Accessory Structure (Class I).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 105

APPROVALS 1

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-63421

Case Number: 63420 APN: 125-24-302-010

Name of Property Owner: Brian Stucki

Name of Applicant: Brian Stucki

Name of Representative: IZ design studio - Zach Broyles

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Brian Stucki

Subscribed and sworn before me

This 9 day of March, 2016

_____

Notary Public in and for said County and State

Commonwealth of Virginia Fauquier County

COMMONWEALTH OF VIRGINIA · JACQUELINE ARGELIS PHILLIPS · NOTARIZE · NOTARIZE · NOTARIZE · NOTARIZE · ELECTRONIC NOTARY PUBLIC

PRJ-63420
03/09/16

Revised 11-14-06

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Stucki Casita

Project Address (Location) 5555 Mello Avenue

Project Name Stucki Casita **Proposed Use** Acc. Apt.

Assessor's Parcel #(s) 125-24-302-010 **Ward #** _____

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

Commercial Square Footage 0 **Floor Area Ratio** _____

Gross Acres 1.17 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Brian Stucki **Contact** _____

Address 5555 Mello Avenue **Phone:** (702) 429-6482 **Fax:** _____

City Las Vegas **State** NV **Zip** 89131

E-mail Address brianstucki@gmail.com

APPLICANT Same as above **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE IZ design studio **Contact** Zach Broyles

Address 1701 W Charleston #260 **Phone:** (702) 441-0026 **Fax:** (702) 475-4755

City Las Vegas **State** NV **Zip** 89102

E-mail Address zach@izdesignstudio.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 fo inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchase (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Brian Stucki

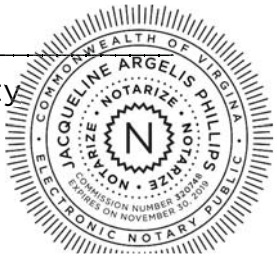
Subscribed and sworn before me

This 9 day of March , 20 16 .

_____

Commonwealth of Virginia Fauquier County

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	SUP-63421
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-63420
03/09/16

*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

GENERAL NOTES

1. ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS, ORDINANCES.
2. THE CONTRACTORS SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. SHOULD ANY CONDITION ARISE WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
3. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOB SITE IS THE CONTRACTOR'S RESPONSIBILITY.
4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. DO NOT SCALE ANY DRAWINGS IN THIS SET. ALL DIMENSIONS SHALL TAKE PRECEDENCE. OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
6. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. NO CHANGES ARE TO BE MADE UNLESS OWNER IS NOTIFIED IN WRITING.
7. THE ARCHITECT'S REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE HAS (IN WRITING) CALLED THE ARCHITECT'S ATTENTION TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION, NOR SHALL IT RELIEVE HIM OF RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
8. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
9. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT THE APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE ENGINEER OF THE LOCATION OF DISPOSAL SITE. THE DISPOSAL SITE MUST ALSO FULFILL THE REQUIREMENTS OF THE LOCAL ORDINANCES.
10. DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS OR HER USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

DRAWING SYMBOLS

ROOM NAME
150 SF — ROOM NAME AND SQUARE FOOTAGE

[#] — KEYNOTE

101 — DOOR NUMBER

1 — REVISION TAG

1 Ref / SHEET / Ref / 1 Ref — ELEVATION REFERENCE

SIM / # / SHEET — SECTION REFERENCE

0 — GRID LINE

1'-0" — CEILING HEIGHT

11 — WINDOW TAG

11 — WALL TAG

ZONING INFORMATION

APN: 125-24-302-010

SITE AREA: 1.17 ACRES

BUILDING SQUARE FOOTAGE
PRIMARY RESIDENCE: 6,932 SQ. FT. (EXISTING)
CASITA: 1,242 SQ. FT. (NEW)
TOTAL: 8,174 SQ. FT.

ZONING: R-E

SETBACK REQUIREMENTS - PRIMARY STRUCTURE
FRONT: 50'-0"
SIDE: 10'-0"
REAR: 35'-0"

ACCESSORY STRUCTURE
SIDE: 10'-0"
REAR: 10'-0"

MAXIMUM HEIGHT: 35'-0"

MAXIMUM HEIGHT: 35'-0"

BUILDING CODES

BUILDING CODES (W/ SOUTHERN NEVADA AMENDMENTS)

2012 IRC International Residential Code
2012 IBC International Building Code
2011 NEC National Electrical Code
2012 UPC Uniform Plumbing Code
2012 UMC Uniform Mechanical Code
2009 IECC International Energy Conservation Code

PROJECT TITLE

STUCKI CASITA

APN 125-24-302-010

5555 MELLO AVE.
LAS VEGAS, NV 89131

PROJECT TEAM

ARCHITECT
IZ DESIGN STUDIO
1701 W. CHARLESTON SUITE 230
LAS VEGAS, NV 89102
PH 702.441.0026
FX 702.475.4755

STRUCTURAL
HUNT ENGINEERING, INC.
7420 MICHELLE AVE.
LAS VEGAS, NV 89131
PH 702.942.4300
FX 702.942.4301

MECHANICAL
SUNRISE MECHANICAL, INC.
7380 COMMERCIAL WAY
HENDERSON, NV 89011
PH 702.568.5500
FX 702.568.5350

CIVIL
D'WYER ENGINEERING INC.
7310 SMOKE RANCH RD. STE. E
LAS VEGAS, NV 89128
PH 702.254.2200
FX 702.254.2236

ELECTRICAL
HARDWARE ELECTRIC
557 TABONY AVE.
HENDERSON, NV 89011
PH 702.302.7469

PLUMBING
RSP, INC.
121 CORPORATE PARK DR. STE. 110
HENDERSON, NV 89074
PH 702.856.0800
FX 702.856.0879

SHEET INDEX

NUMBER	NAME	PERMIT SUB. (09.03.2015)	ISSUE DATE	ISSUE DATE	ISSUE DATE
A100	GENERAL INFORMATION AND SITE PLAN	O			
A101	FLOOR AND ROOF PLANS	O			
A600	SECTIONS AND ELEVATIONS	O			
A700	WINDOW TYPES AND DETAILS	O			
C1	PLOT AND GRADING PLAN	O			
SN1	STRUCTURAL GENERAL NOTES	O			
S1	FOUNDATION & ROOF FRAMING PLANS	O			
SD1	STRUCTURAL DETAILS	O			
M01	MECHANICAL PLAN	O			
P0.1	PLUMBING DETAILS	O			
P1.0	PLUMBING PLAN	O			
E-1	ELECTRICAL	O			

IZ design studio
...architecture...sustainability...design...
724 Fifth St., Suite E
Washington
Grand Junction, CO 81501
1701 W. Charleston Blvd. Suite 230
Las Vegas, Nevada 89102
tel. 702.441.0026
fax. 702.475.4755
www.izdesignstudio.com

Generated by REScheck-Web Software

Compliance Certificate

Project: Stucki Casita

Energy Code: 2009 IECC
Location: Las Vegas, Nevada
Construction Type: Single-family
Project Type: New Construction
Conditioned Floor Area: 0 ft2
Glazing Area: 17%
Climate Zone: 3 (2652 HDD)
Permit Date:
Permit Number:

Construction Site: Owner/Agent: Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance is 23.5% Better Than Code. Maximum UA: 472 Your UA: 361. Maximum SHGC: 0.30 Your SHGC: 0.23

This Is Being an Worse Than Code Index Home, has been designed to be Passive and uses Insulation Values. A COMFORT criteria on sections of energy use at room exterior test, minimum code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling: Flat or Scissor Truss	1,271	38.0	0.0	0.030	36
Wall 4A - Living: Wood Frame, 16in. o.c.	433	23.0	0.0	0.054	23
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Wall 1A - Living: Wood Frame, 16in. o.c.	359	23.0	0.0	0.054	19
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	11			0.290	3
Door: Solid	17			0.330	3
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3

Project Title: Stucki Casita
Data Filename:
Report date: 09/03/15
Page 1 of 9

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Wall 2C - Bath 1: Wood Frame, 16in. o.c.	40	23.0	0.0	0.054	1
Door: Solid	17			0.330	3
Wall 2B - Bed 1: Wood Frame, 16in. o.c.	127	23.0	0.0	0.054	5
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Wall 2A - Bed 2: Wood Frame, 16in. o.c.	143	23.0	0.0	0.054	7
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Wall 3C - Living: Wood Frame, 16in. o.c.	89	23.0	0.0	0.054	2
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Door: Glass SHGC: 0.23	30			0.220	6
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Wall 3C - Bed 2: Wood Frame, 16in. o.c.	127	23.0	0.0	0.054	5
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	9			0.290	3
Wall 5B - Bed 1: Wood Frame, 16in. o.c.	32	23.0	0.0	0.054	1
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	7			0.290	2
Wall 5A - Bath 1: Wood Frame, 16in. o.c.	133	23.0	0.0	0.054	6
Window: Vinyl Frame, 2 Pane w/ Low-E SHGC: 0.23	6			0.290	1
Floor: Unheated Slab-On-Grade Insulation depth: 0.3'	171		0.4	1.031	176

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in REScheck Version 5.5.0 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

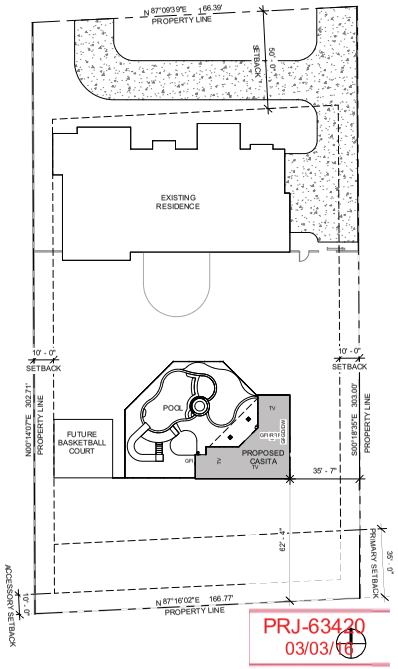
Name - Title Signature Date

Project Title: Stucki Casita
Data Filename:
Report date: 09/03/15
Page 2 of 9

1 ENERGY CODE COMPLIANCE - REPORT
N.T.S.



B LOCATION MAP
1" = 400'-0"



A SITE PLAN
1" = 30'-0"

PRJ-63420
03/03/16

GENERAL INFORMATION AND SITE PLAN

BRIAN STUCKI
STUCKI CASITA
5555 MELLO AVE.
LAS VEGAS, NV 89131

Sheet Name
Project Name

DELTA NO.	REVISION NO.	DESCRIPTION	DATE

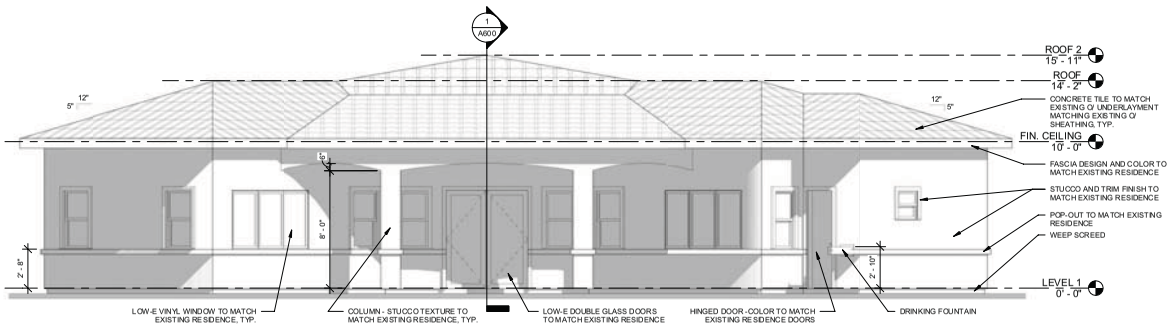
Project Number	15168
Date	09.03.15
Drawn By	MW
Checked By	ZB

A100

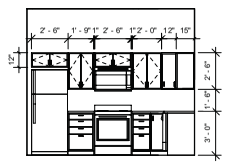
SUP-63421

SHEET NOTES

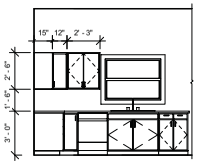
1. INFORMATION SHOWN ON SECTION IS CONCEPTUAL AND INTENDED TO CONVEY ARCHITECTURAL REQUIREMENTS ONLY. REFER TO DRAWINGS PREPARED BY OTHER DISCIPLINES FOR ADDITIONAL INFORMATION.
2. SEE IECC ENVELOPE COMPLIANCE CERTIFICATE FOR INSULATION INFORMATION.
3. REFER TO ROOF PLAN FOR ADDITIONAL HEIGHTS AND INFORMATION.
4. PROVIDE SEALANT BETWEEN ALL DISSIMILAR SURFACES.
5. ELEVATION HEIGHTS ON ARCHITECTURAL PLANS SHOWN FOR REFERENCE ONLY. REFER TO CIVIL GRADING PLAN FOR ACTUAL FINISH FLOOR ELEVATION.



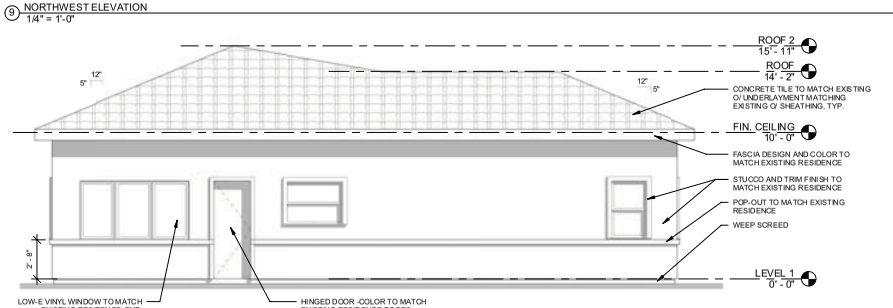
9 NORTHWEST ELEVATION
1/4" = 1'-0"



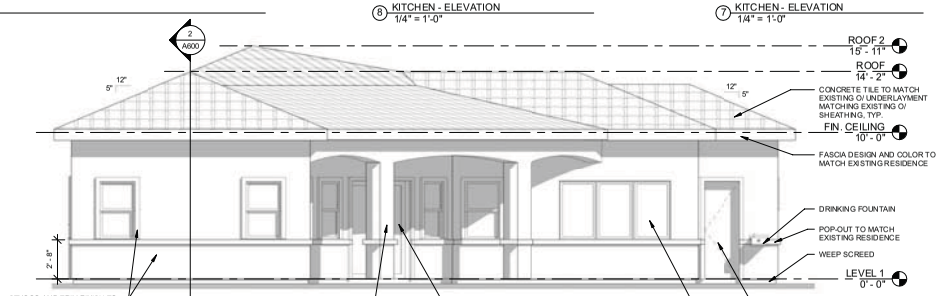
8 KITCHEN - ELEVATION
1/4" = 1'-0"



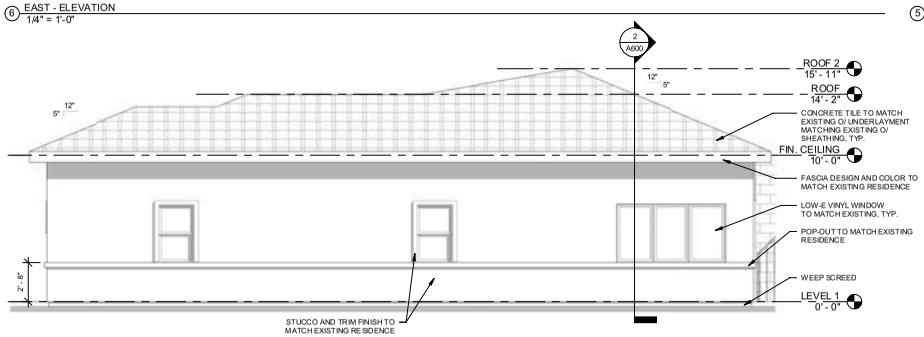
7 KITCHEN - ELEVATION
1/4" = 1'-0"



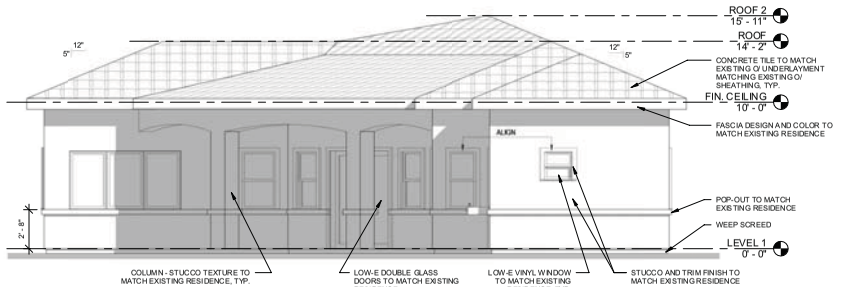
6 EAST - ELEVATION
1/4" = 1'-0"



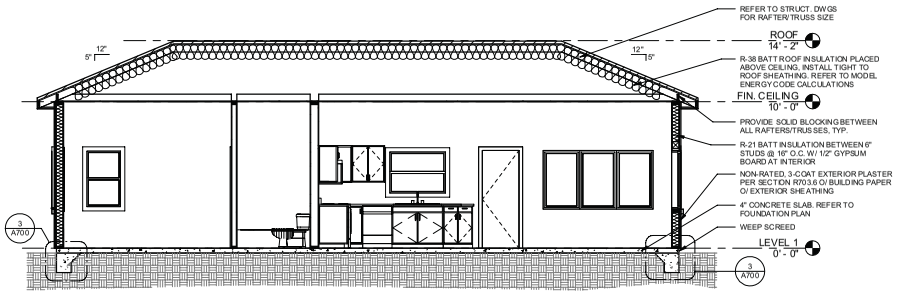
5 NORTH - ELEVATION
1/4" = 1'-0"



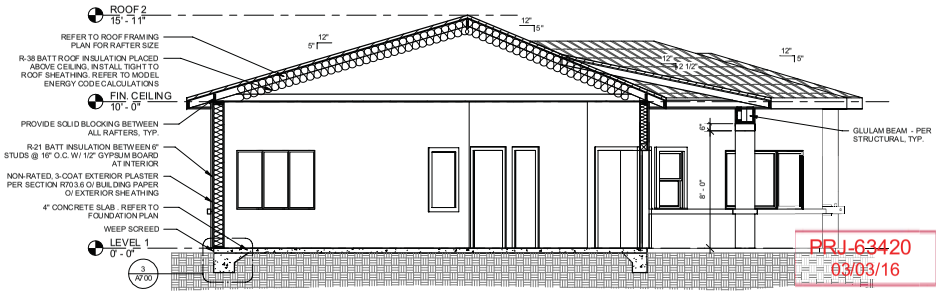
4 SOUTH - ELEVATION
1/4" = 1'-0"



3 WEST - ELEVATION
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"



1 BUILDING SECTION
1/4" = 1'-0"

PRJ-63420
03/03/16

IZ design studio
design... sustainability... architecture

724 Fifth St. Suite B
Santa Rosa, CA 95401
tel. 707.544.1585

Washington
Nevada
1701 N. Green Valley Pkwy. Ste 2-332
Henderson, NV 89074
tel. 702.441.0026
fax. 702.475.4795
www.izdesignstudio.com

SECTIONS AND ELEVATIONS

BRIAN STUCKI
STUCKI CASITA
5565 MELLO AVE.
LAS VEGAS, NV 89131

DELTA NO.	REVISION NO.	DESCRIPTION	DATE

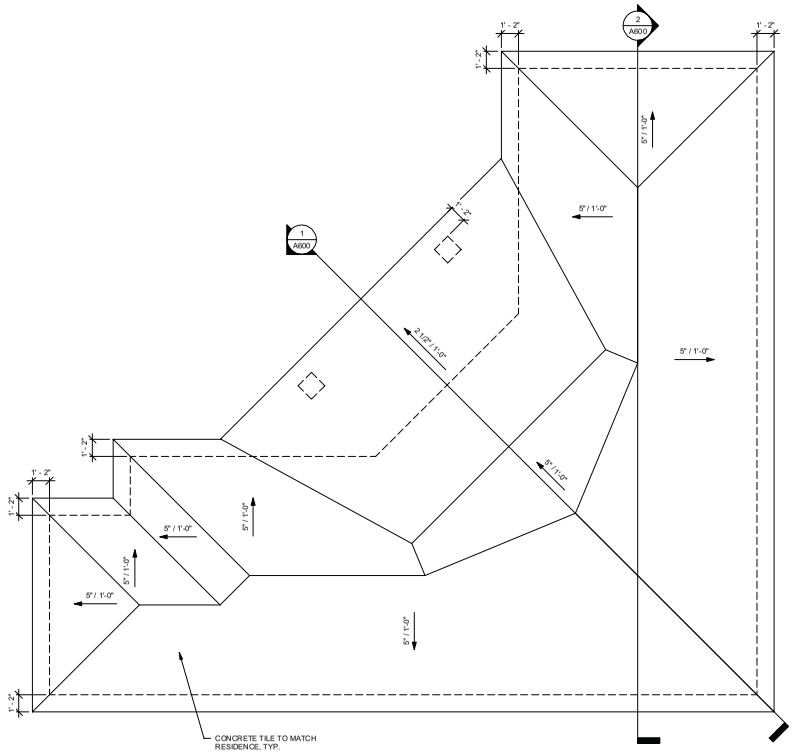
Sheet Name

Project Name

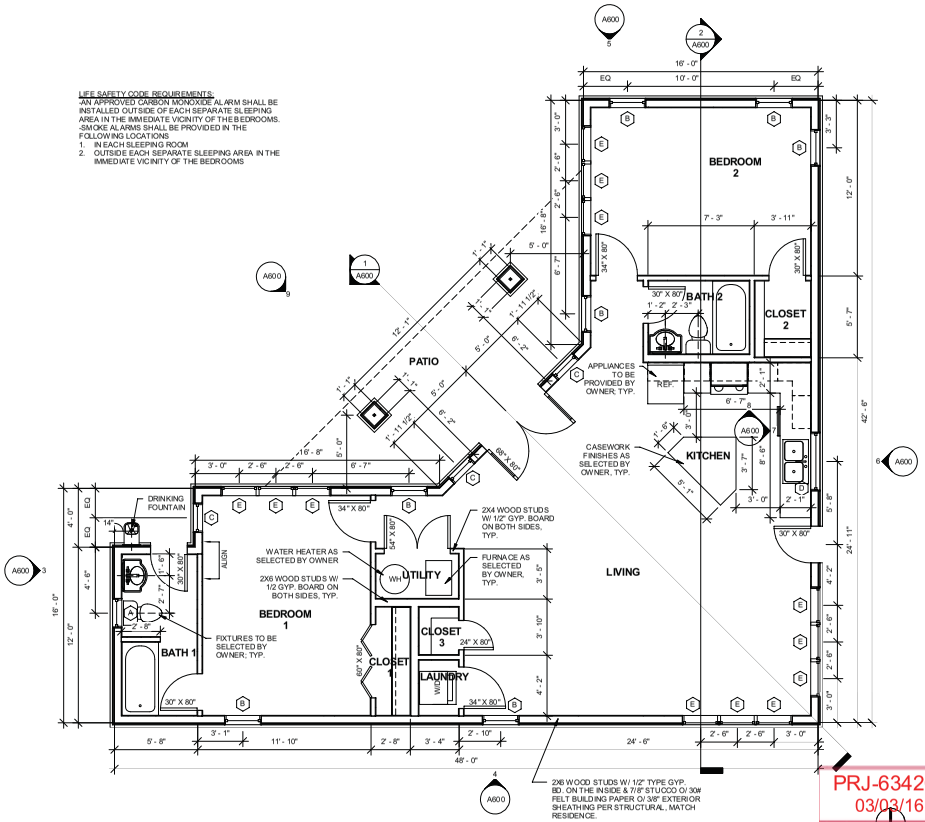
Project Number	15168
Date	09.03.15
Drawn By	MW
Checked By	ZB

A600

SUP-63421



B ROOF PLAN
1/4" = 1'-0"



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

PRJ-63420
03/03/16

IZ design studio
design...sustainability...architecture
Washington
744 Fifth St. Suite E
Clarkston, WA 99403
Nevada
1701 W. Charleston Suite 230
Las Vegas, NV 89102
tel. 702.441.0026
fax. 702.475.4755
www.izdesignstudio.com

ZACHARY PAUL BROYLES
REGISTERED
No.5876
SEP 03, 2015
ARCHITECT
STATE OF NEVADA

FLOOR AND ROOF PLANS

BRIAN STUCKI

STUCKI CASITA

5555 MELLO AVE.,
LAS VEGAS, NV 89131

Sheet Name

Project Name

DELTA NO.	REVISION NO.	DESCRIPTION	DATE

Project Number	15168
Date	09.03.15
Drawn By	MW
Checked By	ZB

A101

SUP-63421



SUP-63421 [PRJ-63420] - SPECIAL USE PERMIT - APPLICANT/OWNER: BRIAN AND CANDACE STUCKI
5555 MELLO AVENUE

03/10/16



SUP-63421 [PRJ-63420] - SPECIAL USE PERMIT - APPLICANT/OWNER: BRIAN AND CANDACE STUCKI
5555 MELLO AVENUE

03/10/16



SUP-63421 [PRJ-63420] - SPECIAL USE PERMIT - APPLICANT/OWNER: BRIAN AND CANDACE STUCKI
5555 MELLO AVENUE

03/10/16

IZ design studio
design...sustainability...architecture.

March 3, 2016

Re: PRJ-63420 – Stucki Casita – Accessory Residence w/ Kitchen
5555 Mello Avenue

Department of Planning
333 S. Rancho Drive
Las Vegas, NV 89106

Dear Ms. Eddowes,

I am submitting for a special use permit per our original site development review meeting for a special use permit to allow a kitchen with a range within the accessory residence located at 5555 Mello Avenue. We have no changes in the plans that we submitted and reviewed in our pre-application conference. Once again, we truly appreciate your dedication to the process and all of your help up to this point.

As per our pre-application conference, the accessory structure will be used as a guest residence and mother-in-law quarters and will not be rented out. Please review the attached documents and let us know if anything else will be required in order to conform with City requirements.

If you need any additional information or should have any questions regarding this submittal, please do not hesitate to contact me directly on my cell phone, (702) 327-1754.

Thank you for your consideration,

Sincerely,

Zach Broyles
Principal, IZ design studio

1701 West Charleston Boulevard – Suite 260 – Las Vegas, Nevada 89102
Phone: 702.441.0026 Fax: 702.475.4755 www.izdesignstudio.com

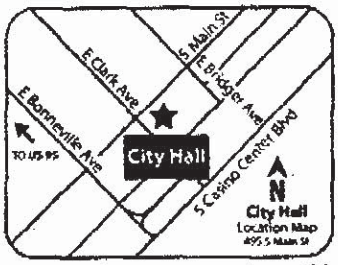
PRJ-63420
03/03/16

SUP-63421

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

PRSRT
FIRST CLASS MAIL
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-63421 [PRJ-63420]

Planning Commission Meeting of 4/12/2016

95 BRDGNP1 89130

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

Case: SUP-63421

12524304009
PRIVITERA CYNTHIA A
6008 FILMORE AVE
LAS VEGAS NV 89130

10A

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

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

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

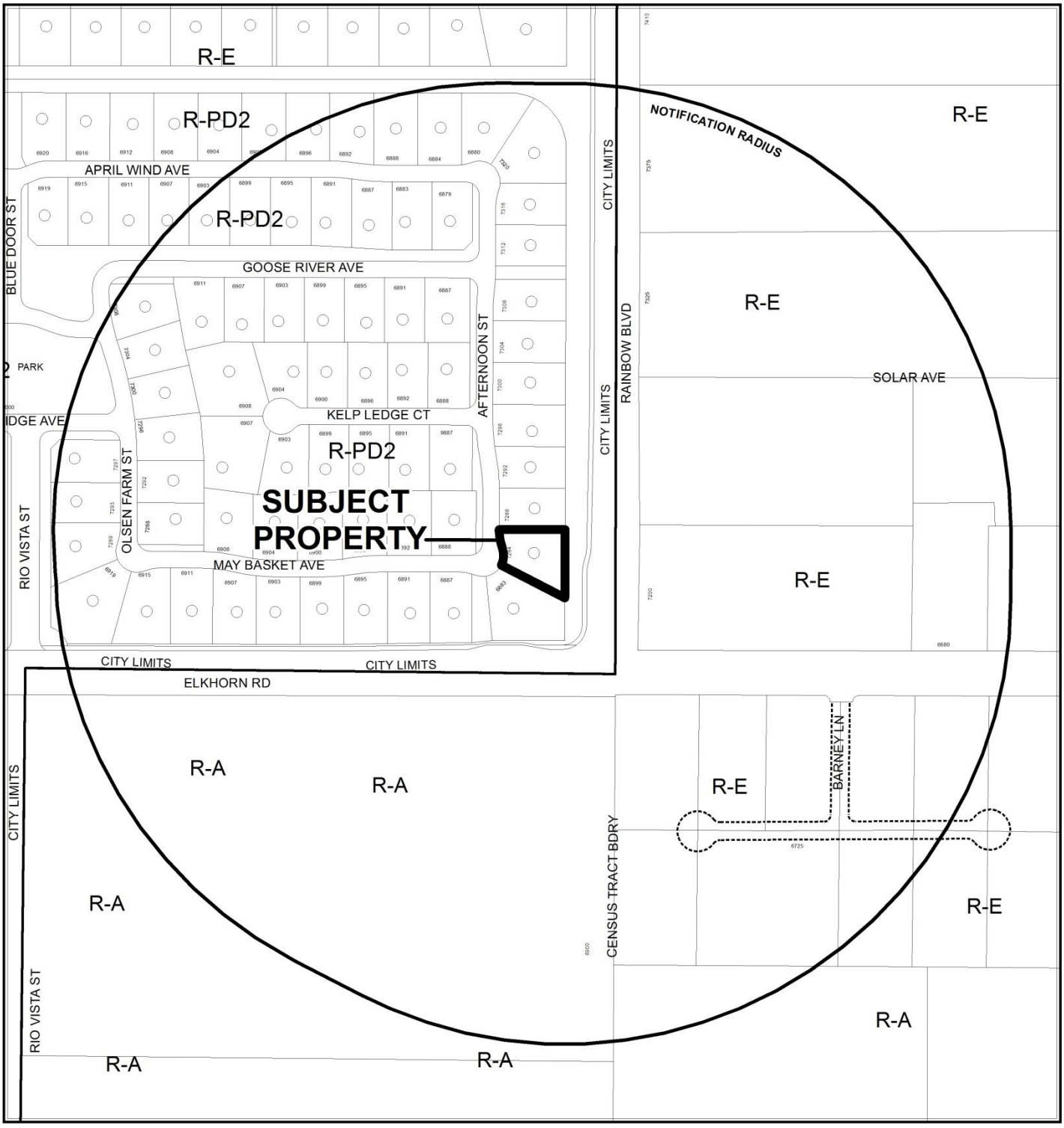
SUBJECT:
SUP-63433 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WENCES AND ELIZABETH PEREZ - For possible action on a request for a Special Use Permit FOR A PROPOSED 936 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [CASITA] at 7284 Afternoon Street (APN 125-15-810-021), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Ross) [PRJ-63147]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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



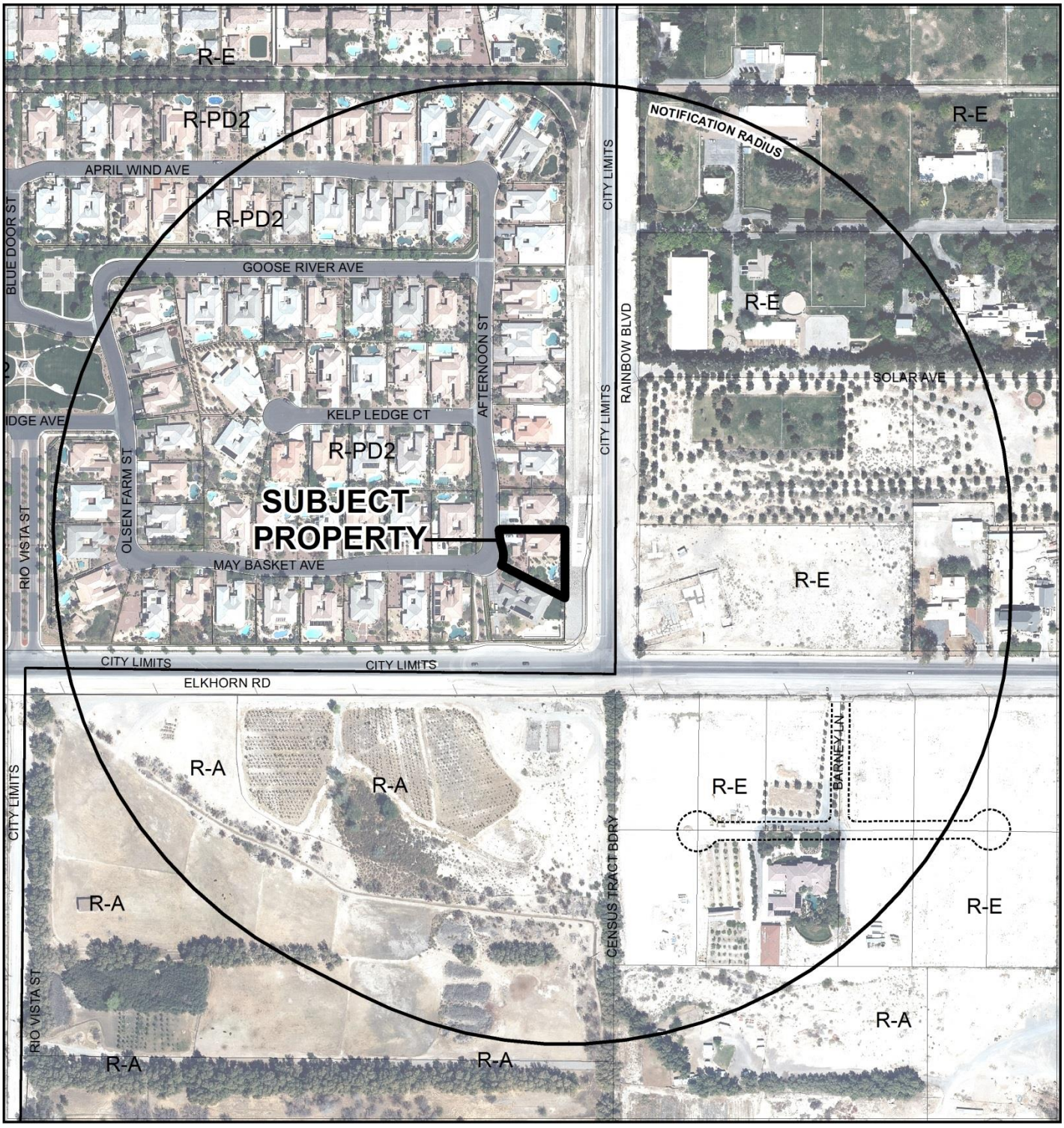
CASE: **SUP-63433 (PRJ-63147)**

RADIUS: 1000 FEET

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT)

N



CASE: **SUP-63433 (PRJ-63147)**

RADIUS: 1000 FEET

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: WENCES AND ELIZABETH PEREZ

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-63433	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-63433 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for Accessory Structure (Class I) use.

2. Conformance to the approved conditions for Site Development Plan Review [Z-0062-01(1)].

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. 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 to allow an Accessory Structure (Class I) [Casita] use at 7284 Afternoon Street. The applicant is proposing to build a 936 square-foot detached casita within the rear and side yard of a single-family residence with habitable space complete with living quarters and kitchen facilities. As proposed, the Accessory Structure (Class I) adheres to all minimum code requirements as outlined by Title 19 and can be conducted in a manner that is harmonious and compatible with the surrounding area; therefore, staff recommends approval. If the application is denied, an Accessory Structure (Class II) without a cooking appliance would be allowed.

ISSUES

- Pursuant to Title 19.12, an Accessory Structure (Class I) is permissible in the R-PD2 (Residential Planned Development – 2 Units per Acre) zoning district with approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/07/01	The City Council approved Rezoning (Z-0062-01) request from U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Land Use Designation] to R-PD2 (Residential Planned Development 2- Units per Acre) on 80.77 acres located on the northwest corner of Elkhorn Road and Rainbow Boulevard.
	The City Council approved a Site Development Plan Review [Z-0062-01(1)] for a 161-lot single-family residential development on the northwest corner of Elkhorn Road and Rainbow Boulevard.

Most Recent Change of Ownership	
09/02/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/04/03	A building permit (#03010997) was issued for a Single Family, Detached at 7284 Afternoon Street. The building permit was finalized on 10/28/03.

Pre-Application Meeting	
01/26/16	A pre-application meeting with the applicant regarding application submittal requirements for Special Use Permit (SUP) was conducted. The subject property is within 500 feet of the city limits and a Project of Regional Significance questionnaire is required as part of the SUP.

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

Field Check	
03/03/16	Staff found that the subject property is well maintained.

Details of Application Request	
Site Area	
Net Acres	0.38

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	RNP (Rural Neighborhood Preservation)	R-PD2 (Residential Planned Development – 2 Units per Acre)
North	Single Family, Detached	RNP (Rural Neighborhood Preservation)	R-PD2 (Residential Planned Development – 2 Units per Acre)
South	Single Family, Detached	RNP (Rural Neighborhood Preservation)	R-PD2 (Residential Planned Development – 2 Units per Acre)
East	Public Drainage Easement	RNP (Rural Neighborhood Preservation)	R-PD2 (Residential Planned Development – 2 Units per Acre)
West	Single Family, Detached	RNP (Rural Neighborhood Preservation)	R-PD2 (Residential Planned Development – 2 Units per Acre)

DEVELOPMENT STANDARDS

Pursuant to19.06 and Z-0062-01(1), the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	12,740 SF	16,543 SF	Y
Min. Setbacks for **Accessory Structure (Class I)**			
• Side	10 Feet	10 Feet	Y
• Rear	10 Feet	44 Feet	Y
Min. Distance Between Buildings	6 Feet	8 Feet	Y
Max. Lot Coverage	N/A	18 %	Y
Max. Rear Lot Coverage	50 %	16 %	Y
Max. Building Height	18 Feet	15 Feet	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 Residence	2,626 SF	2 per Unit	2				
Accessory Structure (Class I)	936 SF	1 per Unit	1				
TOTAL SPACES REQUIRED			3		3		Y
Regular and Handicap Spaces Required			3	0	3	0	Y

ANALYSIS

The subject site contains an existing 2,626 square-foot single family residence at 7284 Afternoon Street. The applicant is proposing a detached Accessory Structure (Class I), complete with living facilities and a kitchen. The use is permitted in R-PD2 (Residential Planned Development – 2 Units per Acre) zoning district with approval of a Special Use Permit.

The subject property is located within 500 feet of City boundary; therefore, the request is deemed a Project of Regional Significance. The required documents have been completed and distributed to the appropriate agency; however, no comments were returned.

The Accessory Structure (Class I) use is define as "An accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provide living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests." This proposed use is appropriate for the subject property as the applicant's justification letter states that it will be occupied by family and friends only and will not be used as a rental unit.

The Minimum Special Use Permit Requirements for this use include:

* 1. The size of the lot or parcel must exceed 6500 square feet.

The proposed use meets this requirement, as the lot is 16,543 square feet.

2. Unless the principal dwelling is owner-occupied, a Class I accessory structure may not be offered or occupied as a rental unit.

The proposed use meets requirements as stated in the applicant's justification letter, date stamped 02/1/16, that the building will be occupied by family and friends only and not as a rental unit.

The addition of the accessory structure is consistent with the 2020 Master Plan Housing Element which states: "Providing a mix of housing types is important to a community that desires to be responsive to its residents. A diversity of housing types and prices is desirable so people can age in place. With diverse housing, families can move within the same housing development or neighborhood and social networks can remain intact; children need not be uprooted from familiar schools and elderly persons can remain near friends and families." Also, "If alternative housing opportunities are not available within the same neighborhood, the residents are forced to leave the neighborhood to which they are accustomed. It is important, therefore, that a wide range of housing choices be made available within the same neighborhood. "

The proposed project meets all Title 19 requirements for an Accessory Structure (Class I). The proposed structure can be construed in a manner that is harmonious and compatible with the surrounding land uses and is consistent with the intent of the Housing Element of the Las Vegas 2020 Master Plan; therefore, staff recommends approval of this request. If denied, an Accessory Structure (Class II) can be built; however, conventional cooking appliances would not be allowed.

FINDINGS (SUP-63303)

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 Accessory Structure (Class I) use will be located on a property with a single-family residence and 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 Accessory Structure (Class I) adheres to all minimum requirements as outlined by Title 19. The lot size of 16,543 square feet can physically accommodate the proposed Accessory Structure (Class I) 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 site is provided from Afternoon Street, a 37-foot wide private street within the residential subdivision, which can provide adequate access to the Accessory Structure (Class I) 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.**

   This use will be subject to building inspections via the permitting process; therefore, it will not compromise the public health, welfare or safety.

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

   The proposed Accessory Structure (Class I) use meets all of the applicable conditions of Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 78

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-63433

Case Number: PRJ - 63147 APN: 125-15-810-021

Name of Property Owner: WENCES and ELIZABETH PEREZ

Name of Applicant: MICHELE HANRAHAN

Name of Representative: JEFF GROVER

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: Elizabeth Perez

Subscribed and sworn before me

This 11 day of February, 2016

_____

Notary Public in and for said County and State

TAYLOR SACA
Notary Public, State of Nevada
Appointment No. 13-12296-1
My Appt. Expires Oct 24, 2017

PRJ-63147
02/18/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 7284 Afternoon Street

Project Name Perez Guest House **Proposed Use** S/F Detached

Assessor's Parcel #(s) 125-15-810-021 **Ward #** 6 - Ross

General Plan: existing RNP proposed RNP **Zoning:** existing RPD-2 proposed RPD-2

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

Gross Acres 0.38 **Lots/Units** 1 **Density** _____

Additional Information Guest House with cooking facilities - (Class I)

PROPERTY OWNER Wences and Elizabeth Perez **Contact** _____

Address 7284 Afternoon St. **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89131

E-mail Address _____

APPLICANT Michele Hanrahan **Contact** _____

Address 7284 Afternoon St. **Phone:** (702) 525-0935 **Fax:** _____

City Las Vegas **State** NV **Zip** 89131

E-mail Address michele_hanrahan@yahoo.com

REPRESENTATIVE Jeff Grover **Contact** _____

Address 7155 Polaris Avenue **Phone:** (702) 361-7576 **Fax:** (702) 361-2200

City Las Vegas **State** NV **Zip** 89118

E-mail Address jeff.grover@icloud.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 Elizabeth Perez

Subscribed and sworn before me

This 11 day of February, 20 16.

_____

Notary Public in and for said County and State

TAYLOR SACA
Notary Public, State of Nevada
Appointment No. 13-12296-1
My Appt. Expires Oct 24, 2017

FOR DEPARTMENT USE ONLY

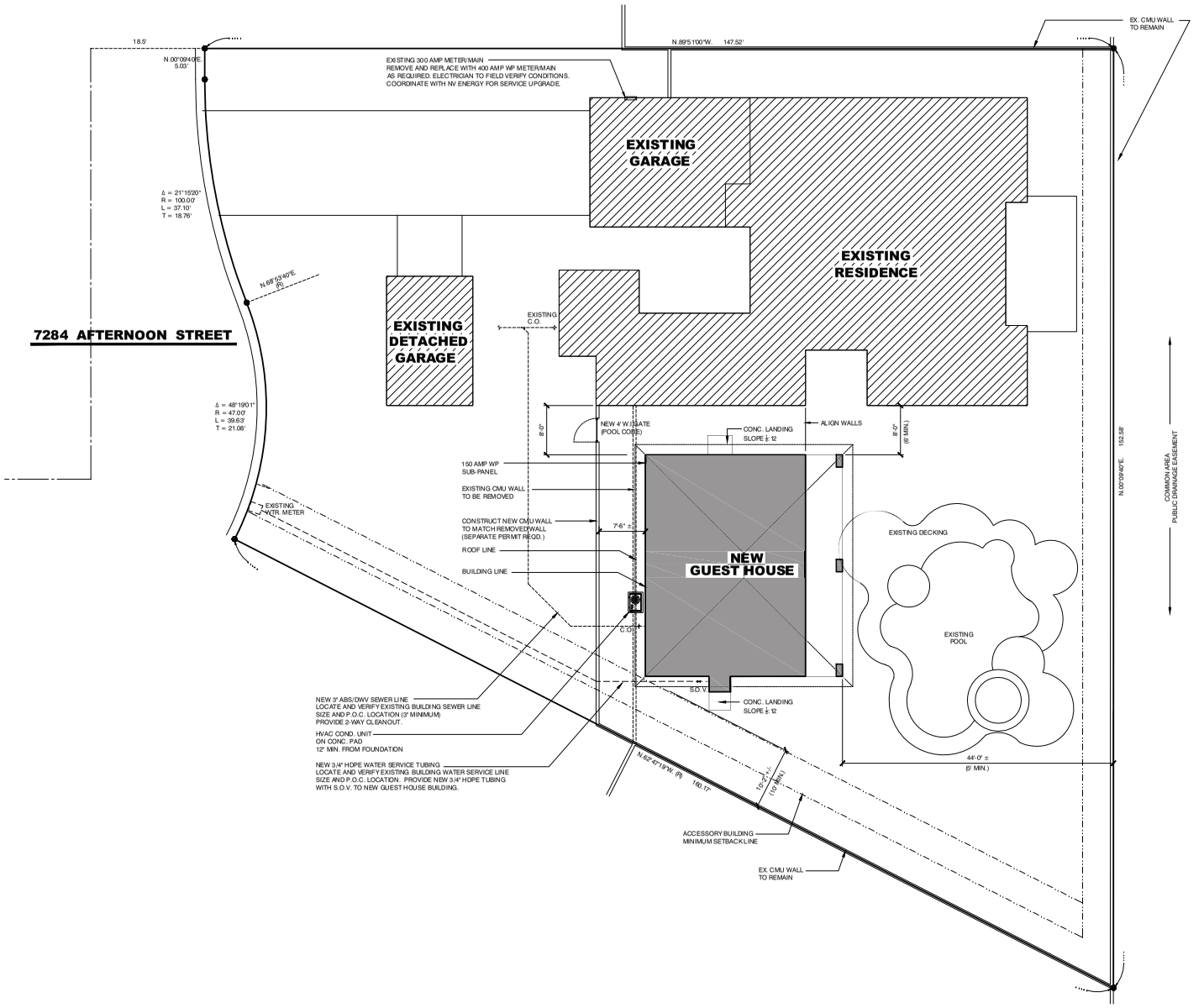
Case # SUP-63433
Meeting Date:
Total Fee:
Date Received:*
Received By:

*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-63147
02/18/16

Revised 10/27/08

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



SITE PLAN

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

SITE NOTES

1. SEE GRADING PLAN FOR LOT DRAINAGE INFORMATION.
2. FINISH FLOOR ELEVATION TO MATCH EXISTING MAIN RESIDENCE.

LEGAL DESCRIPTION

LOT 56, BLOCK A, WYETH RANCH - UNIT 1
AS SHOWN ON MAP THEREOF IN BOOK 105 OF PLATS PAGE 46
IN THE OFFICE OF THE COUNTY RECORDER,
CLARK COUNTY, NEVADA

A.P.N.

A.P.N. 125-15-810-021

STREET ADDRESS

7284 AFTERNOON STREET

SITE INFORMATION

EXISTING ZONING:	RES. PLANNED DEV. DISTRICT (RPD-2)
LOT AREA:	16543 S.F. 0.38 Ac.
LOT AREA RATIO	
REAR/SIDE YARD AREA	7422 S.F.
PROPOSED GUEST HOUSE/PATIO	1152 S.F.
RATIO	16%
BUILDING AREA RATIO	
EXISTING SFR LIVING AREA	2626 S.F.
PROPOSED GUEST HOUSE LIVING AREA	936 S.F.
RATIO	36%

0 5 10 20 30

NORTH

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

PRJ-63147
02/18/16

SUP-63433

© COPYRIGHT 2016, ALL RIGHTS RESERVED

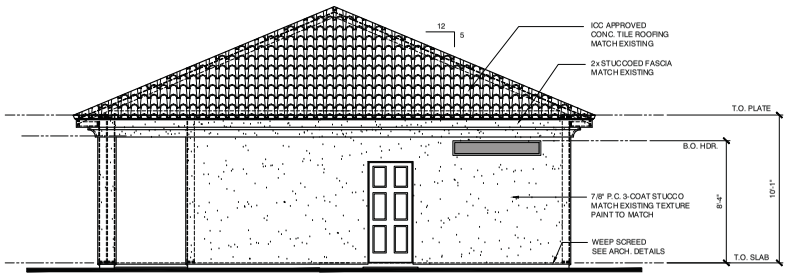
JEFF GROVER DESIGN
RESIDENTIAL DESIGN AND PLANNING
7153 S. Polaris Ave. Las Vegas, NV. 89118
P: 702.365.1729
F: 702.365.2288
JPRESIDENTIAL@COX.NET

THESE DRAWINGS ARE THE SOLE PROPERTY OF JEFF GROVER DESIGN AND THE DESIGNER. THEY HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THE USE SOLELY WITH RESPECT TO THIS SITE AND SHALL NOT BE USED FOR RESOURCE ON ANY OTHER SITE OR WITH ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM JEFF GROVER DESIGN. RESIDENTIAL DESIGNED IN ACCORDANCE WITH FEDERAL COPYRIGHT LAW

JEFFERY GROVER — REGISTERED — 057 RPD — STATE OF NEVADA

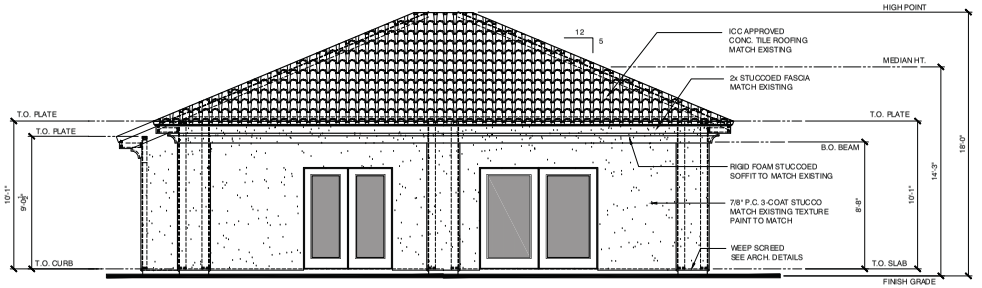
PROJECT NAME
Guest House
WENCES and LIZ PEREZ
7284 AFTERNOON ST., LAS VEGAS, NV 89131

PROJECT NUMBER	15.4566
DRAWN/CHECKED	JG
DATE	02/10/2016
REVISION DATE	
SHEET NAME	SITE PLAN
SHEET NUMBER	A1.00



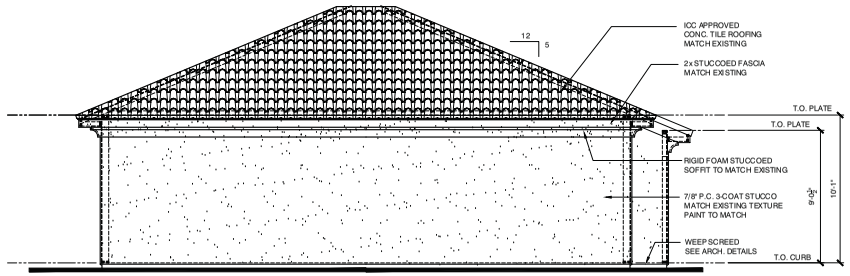
2 A3.00 **NORTH ELEVATION**

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



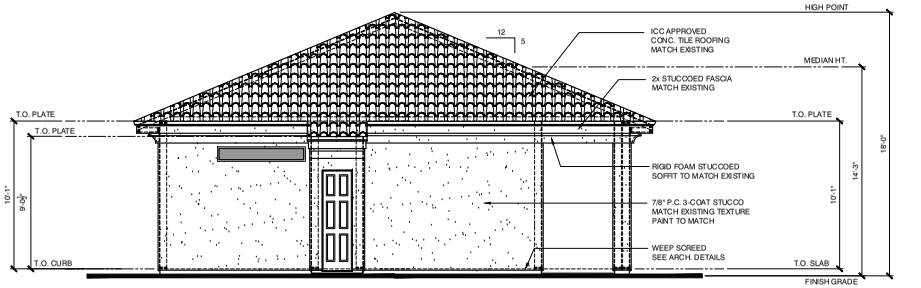
1 A3.00 **EAST ELEVATION**

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



4 A3.00 **WEST ELEVATION**

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



3 A3.00 **SOUTH ELEVATION**

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

0 5 10 20

GRAPHIC SCALE

NOTE:

GUEST HOUSE EXTERIOR MATERIALS, TEXTURES, COLORS AND FINISHES TO MATCH EXISTING RESIDENCE

PRJ-63147
02/18/16

SUP-63433

© COPYRIGHT 2016, ALL RIGHTS RESERVED

JEFF GROVER DESIGN
RESIDENTIAL DESIGN AND PLANNING
7153 S. Polaris Ave. Las Vegas, NV. 89118
P: 702.365.1729
F: 702.365.2288
JPGROVER@COX.NET

THESE DRAWINGS ARE THE SOLE PROPERTY OF JEFF GROVER DESIGN AND THE DESIGNER. THEY HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THE USE SOLELY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED FOR PURPOSES OTHER THAN THOSE AUTHORIZED BY THE DESIGNER. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR USED IN ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM JEFF GROVER DESIGN. RESIDENTIAL DESIGNED IN ACCORDANCE WITH FEDERAL COPYRIGHT LAW

JEFFERY GROVER
057 RD
STATE OF NEVADA

PROJECT NAME

Guest House

WENCES and LIZ PEREZ

7284 AFTERNOON ST., LAS VEGAS, NV 89131

PROJECT NUMBER	15.4566
DRAWN/CHECKED	JG
DATE	02/10/2016

REVISION DATE

SHEET NAME

EXTERIOR ELEVATIONS

SHEET NUMBER

A4.00



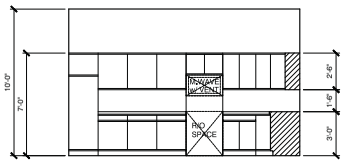
MEDIAN HEIGHT OF EXISTING RESIDENCE = 18'-0"

PRJ-63147
02/18/16

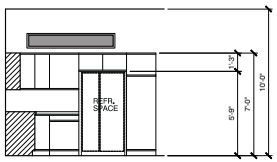
PEREZ GUEST HOUSE
WENCES and ELIZABETH PEREZ
7284 AFTERNOON ST.
LAS VEGAS, NV 89131
APN 125-15-810-021

CLV PRJ63147

SUP-63433

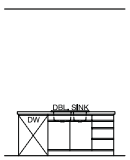


RANGE/OVEN WALL

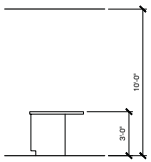


REFRIG WALL

NOTE:
VERIFY COUNTERTOP AND BACKSPLASH MATERIALS WITH OWNER.

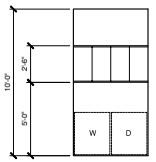


ISLAND

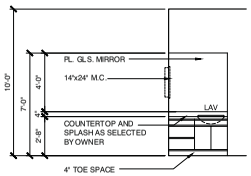


END

KITCHEN



LAUNDRY



BATH

INTERIOR ELEVATIONS

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

DOOR SCHEDULE

NO.	SIZE WIDTH	SIZE HEIGHT	THK.	MTRL.	TYPE	REMARKS
100	3'-0"	6'-8"	1-3/4"	METAL		METAL FOAM CORE - SELECT BY OWNER
101	6'-0"	6'-8"	-	VINYL	SGD	XO - LOW-E2 ARGON FILLED TEMPERED GLASS
102	8'-0"	6'-8"	-	VINYL	SGD	OX - LOW-E2 ARGON FILLED TEMPERED GLASS
103	2'-0"	6'-8"	1-3/8"	METAL		METAL FOAM CORE - SELECT BY OWNER
104	3'-0"	6'-8"	1-3/8"	H'BD		6-PANEL INTERIOR
105	3'-0"	6'-8"	1-3/8"	H'BD		6-PANEL INTERIOR
106	3'-0"	6'-8"	1-3/8"	H'BD		6-PANEL INTERIOR - POCKET FRAME
107	2'-8"	6'-8"	1-3/8"	H'BD		6-PANEL INTERIOR BI-FOLD
108	2'-4"	6'-8"	1-3/8"	H'BD		6-PANEL INTERIOR - POCKET FRAME

DOOR NOTES:

1. PROVIDE WEATHERSTRIP AND THRESHOLD AT EXTERIOR DOORS.
2. DOOR CASING, JAMBS AND BASEBOARD TO BE PAINT GRADE MDF.
3. VERIFY WALL THICKNESS CONDITIONS IN-FIELD PRIOR TO FABRICATING NEW DOOR FRAMES.
4. GLAZING IN WINDOWS AND GLASS DOORS SHALL COMPLY WITH IBC CHAPTER 24.

WINDOW SCHEDULE

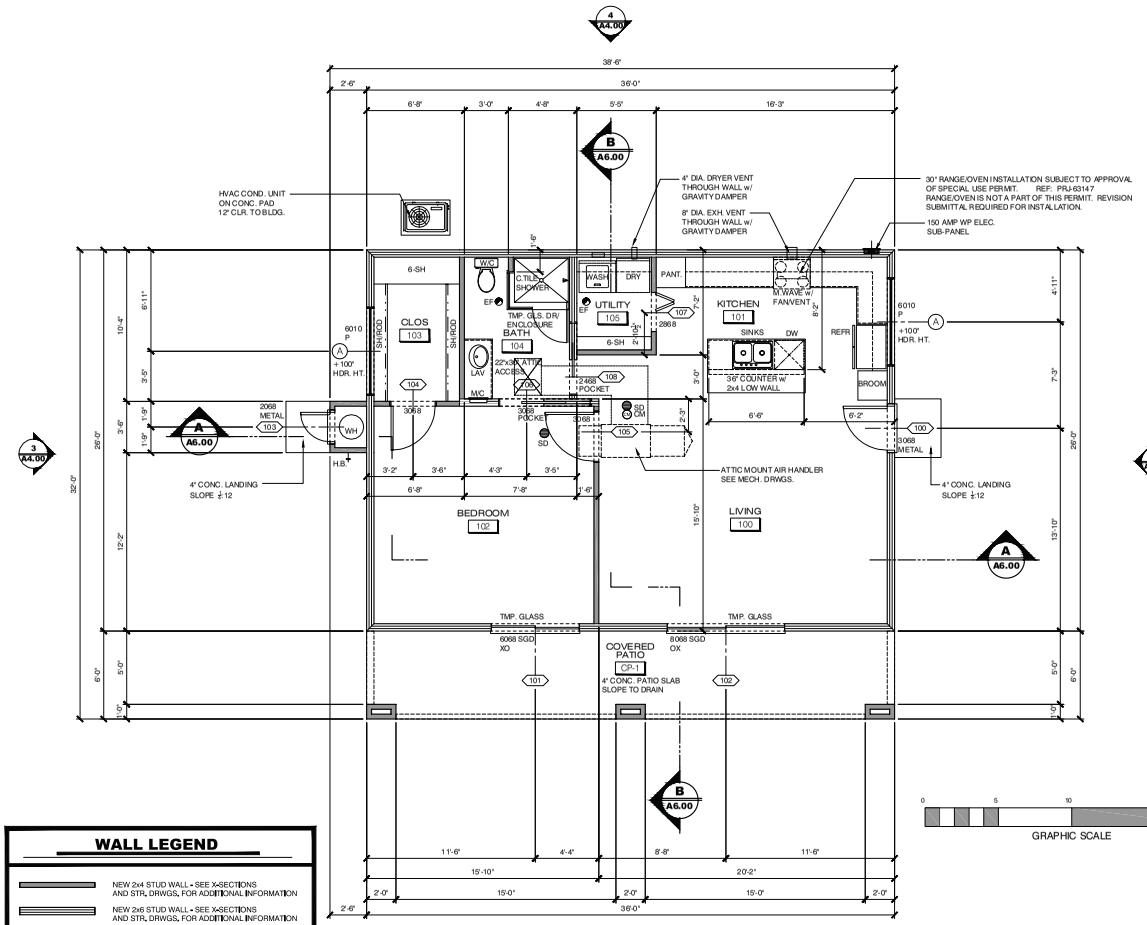
MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	MTRL.	REMARKS
A	6'-0"	1'-0"	P	VINYL	

WINDOW TYPES:

P PICTURE

WINDOW NOTES:

1. WINDOWS TO BE VINYL FRAME WITH LOW-E2 ARGON FILLED CLEAR GLAZING.
2. SEE IECC SYNOPSIS FOR MAXIMUM 'U' AND 'SHGC' VALUES.
3. FIELD VERIFY MIRROR REQUIREMENTS PRIOR TO ORDERING.
4. VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER.



WALL LEGEND

NEW 2x4 STUD WALL - SEE X-SECTIONS AND STR. DRWGS. FOR ADDITIONAL INFORMATION

NEW 2x6 STUD WALL - SEE X-SECTIONS AND STR. DRWGS. FOR ADDITIONAL INFORMATION

BUILDING AREA	
LIVING AREA	936 S.F.
COVERED PATIO	216 S.F.

FLOOR PLAN

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

PRJ-63147
02/18/16

SUP-63433

© COPYRIGHT 2016, ALL RIGHTS RESERVED

JEFF GROVER DESIGN
RESIDENTIAL DESIGN AND PLANNING
7153 S. Polaris Ave. Las Vegas, NV. 89118
JEFFGROVERDESIGN.COM

THESE DRAWINGS ARE THE SOLE PROPERTY OF JEFF GROVER DESIGN AND THE DESIGNER. THEY HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THE USE SOLELY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER. ANY USE OF THESE PLANS FOR OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION IS PROHIBITED BY LAW. RESIDENTIAL DESIGNED IN ACCORDANCE WITH FEDERAL COPYRIGHT LAW

JEFFERY GROVER REGISTERED ARCHITECT 057 RD STATE OF NEVADA

PROJECT NAME
Guest House
WENCES and LIZ PEREZ
7284 AFTERNOON ST., LAS VEGAS, NV 89131

PROJECT NUMBER	15.4566
DRAWN/CHECKED	JG
DATE	02/10/2016
REVISION DATE	

SHEET NAME
FLOOR PLAN

SHEET NUMBER
A3.00



SUP-63433 [PRJ-63147] - SPECIAL USE PERMIT - APPLICANT/OWNER: WENCES AND ELIZABETH PEREZ
7284 AFTERNOON STREET

03/03/16



SUP-63433 [PRJ-63147] - SPECIAL USE PERMIT - APPLICANT/OWNER: WENCES AND ELIZABETH PEREZ
7284 AFTERNOON STREET

03/03/16

JEFF GROVER DESIGN
RESIDENTIAL DESIGN AND PLANNING

JEFFGROVERDESIGN.COM

7155 S. Polaris Ave. Las Vegas, NV. 89118

P: 702.361.7576
F: 702.361.2200

Justification Letter

February 11, 2016

RE: **Perez Guest House**
Wences and Elizabeth Perez
7284 Afternoon St.
Las Vegas, NV 89131

APN 125-15-810-021

The owners of the above referenced property are requesting a Special Use Permit to allow a Class I Guest House. A 936 sq. ft. Guest House with cooking facilities within the space is proposed.

The building will be occupied by family and friends only and not as a rental unit. The Wyeth Ranch Homeowner's Association has approved the project with cooking facilities. All building and zoning regulations will be in compliance.

Please feel free to call if you have any questions or further clarification is needed.

Sincerely,

Jeffery P. Grover
Registered Residential Designer

PRJ-63147
02/18/16

SUP-63433

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

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

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

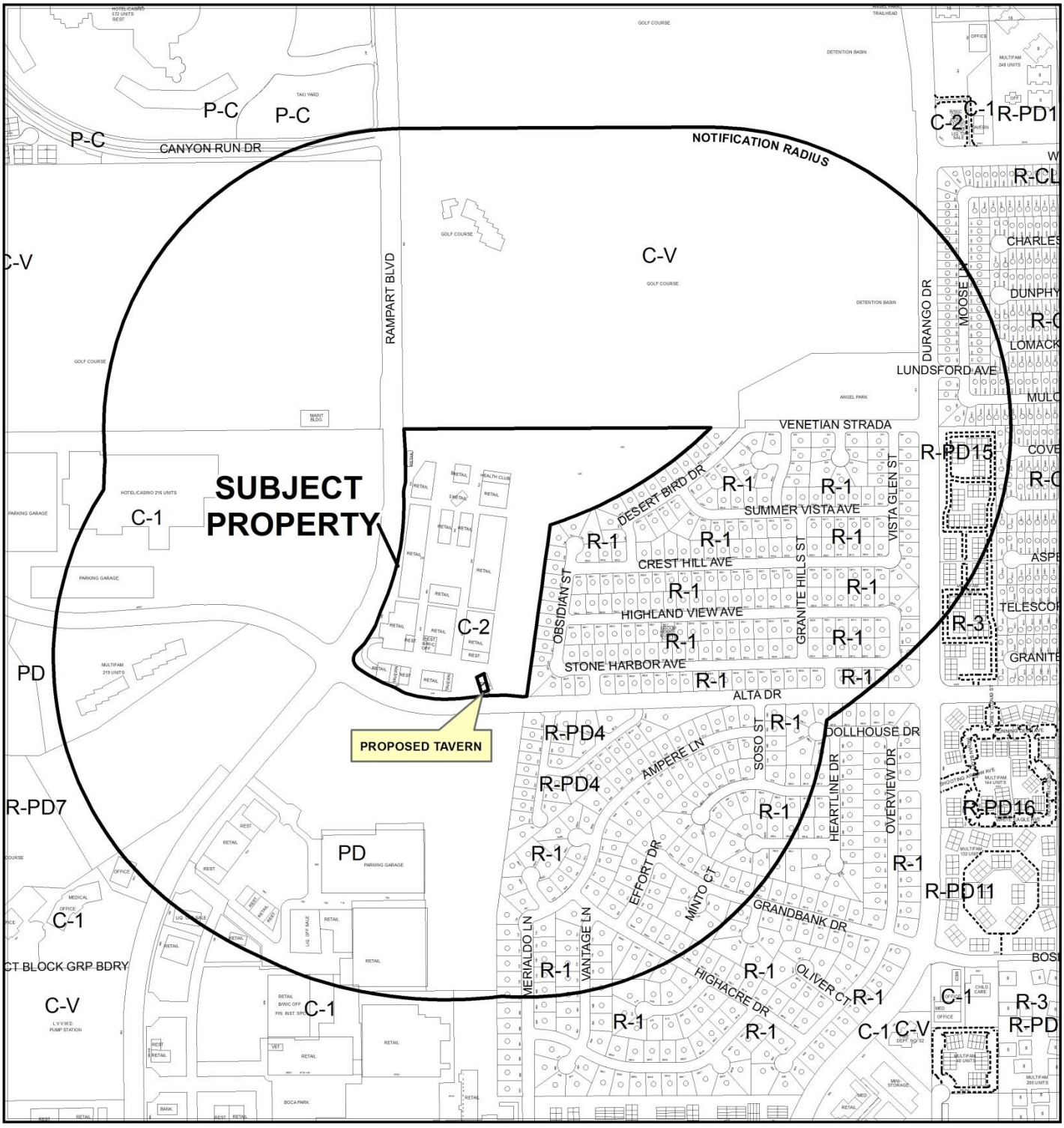
SUBJECT:
SUP-63484 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,013 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.43-ACRE MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 1500 FEET IS THE MINIMUM REQUIRED at 450 South Rampart Boulevard, Suite #120 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers) [PRJ-63471]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



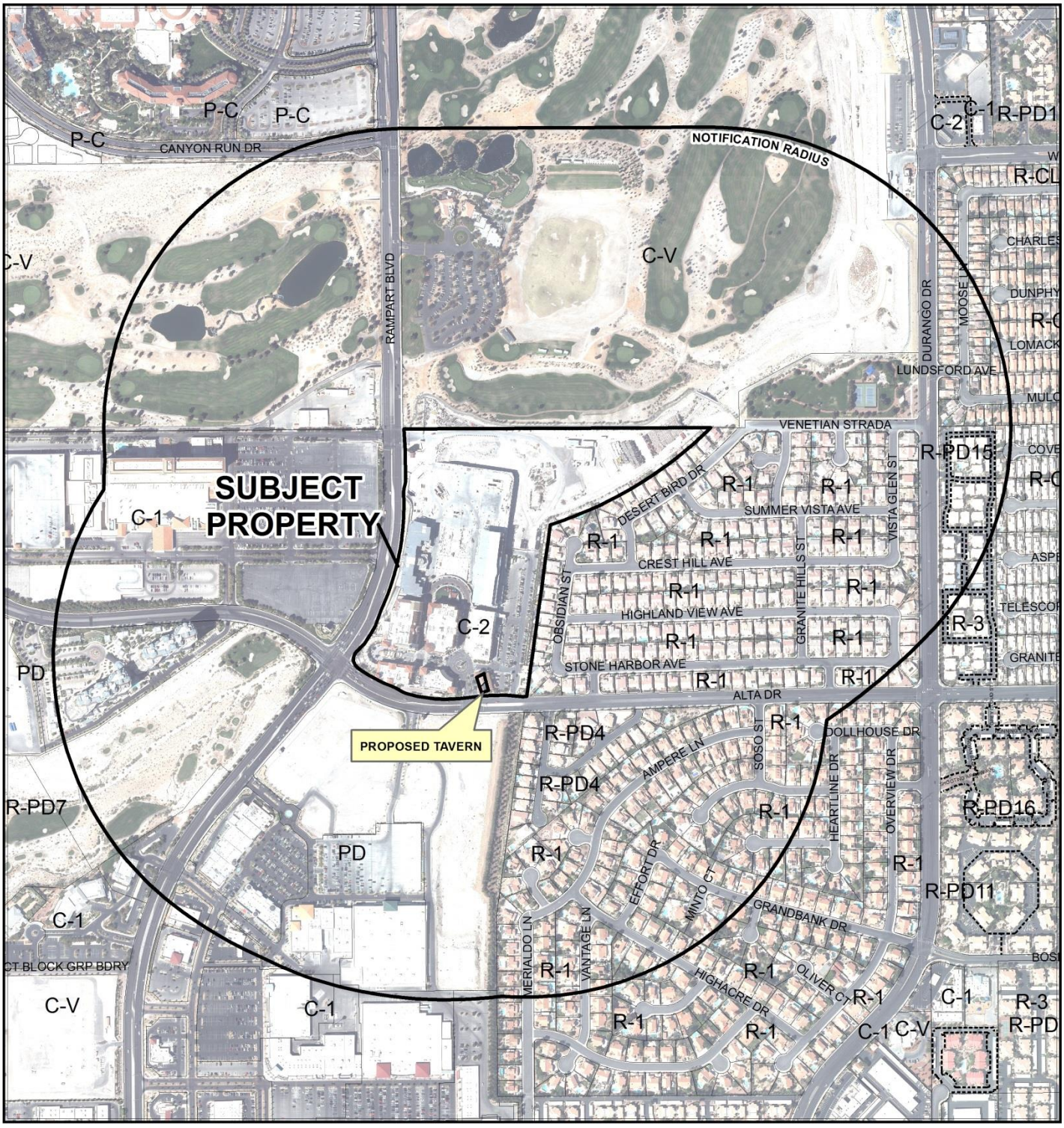
CASE: **SUP-63484 (PRJ-63471)**

RADIUS: 1500 FEET

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

0 500 1,000 Feet

N



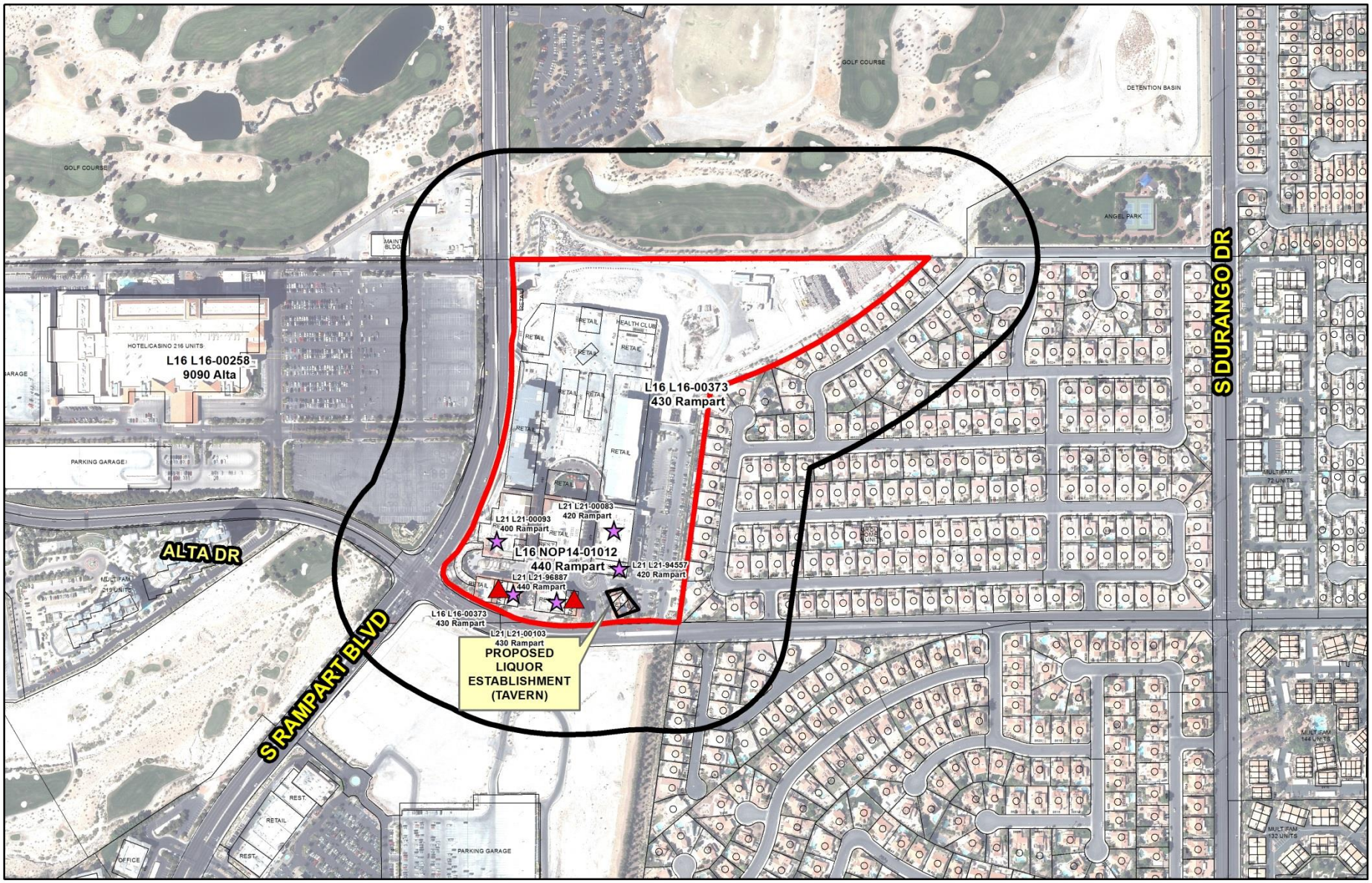
CASE: **SUP-63484 (PRJ-63471)**

RADIUS: 1500 FEET

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

0 500 1,000 Feet

N



SUP-63484 (PRJ-63471)

Liquor Establishment (Tavern)

Business Licenses

- Tavern
- Brew/Pub Tavern
- Tavern - Limited
- Urban Lounge

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, March 08, 2016

City of Las Vegas

AGENDA MEMO - PLANNING

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

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-63484	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-63484 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) use.

2. All development shall be in conformance with the site plan and building elevations date stamped 03/01/15; and floor plan date stamped 03/29/16, except as amended by conditions 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. A Waiver from Title 19.12 is hereby approved, to allow a 141-foot distance separation from a City Park where 1500 feet is required.

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. 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.

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

9. This business shall operate in conformance to Chapters 6.40 and 6.50 of the City of Las Vegas Municipal Code.

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 Special Use Permit for a proposed Liquor Establishment (Tavern) at 450 South Rampart Boulevard, Suite 120. The subject site is located within Tivoli Village, a 28.43 acre Mixed-Use Development and currently operates as a Supper Club. Staff is recommending approval of this request as it is compatible with the future and existing surrounding land uses. If denied, the establishment will continue to operate as a Supper Club.

ISSUES

- An approved Special Use Permit is required for a Liquor Establishment (Tavern) in the C-2 (General Commercial) zoning district.
- A Waiver is required to allow a Liquor Establishment (Tavern) to be located 141 feet from a City Park where 1500 feet is required.

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.
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.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
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.
06/14/11	The Planning Commission approved a request for a Special Use Permit (SUP-41576) for a proposed 6,013 square-foot Supper Club within a 28.44-acre Mixed-Use Development with a Waiver to allow a distance separation of 141 feet from a City park where 400 feet is required at 450 South Rampart Boulevard, Suite 120. 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.
12/17/12	Licensing Enforcement processed a case (#123279) for returned mail for an out-of-business notice at 450 South Rampart Boulevard, Suite 120. The case was resolved on 12/19/12.
01/24/13	Planning Staff approved a Minor Amendment of Site Development Plan Review (SDR-47628) of 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.
05/12/13	Licensing Enforcement processed a case (#128300) for a pre-license inspection at 450 South Rampart Boulevard, Suite 120. The case was resolved on 07/16/13.
09/19/13	Licensing Enforcement processed a case (#133554) for returned mail for an out-of-business notice at 450 South Rampart Boulevard, Suite 120. The case was resolved on 09/26/13.
01/14/14	The Planning Commission approved a request for a Major Amendment (SDR-52089) 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 at 330, 340, 350, and 360 South Rampart Boulevard. Staff recommended approval.
02/26/14	Licensing Enforcement processed a case (#138285) for an alcohol license inactive status request at 450 South Rampart Boulevard, Suite 120. The case was resolved on 04/02/14.
07/08/14	Staff administratively approved a request for a Minor Amendment (SDR-54397) of an approved Site Development Plan Review (SDR-10770) to remove building 13, incorporate building 14 into building 15, decrease total net floor area from 793,925 square feet to 775,890 square feet and allow minor façade improvements at an existing Mixed-Use Development at 280, 320, and 340 South Rampart Boulevard.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/19/14	Licensing Enforcement processed a case (#144625) for the issuance of a 90-day temporary license issued at 450 South Rampart Boulevard, Suite 120. The case was resolved on 02/26/15.
09/11/14	Staff administratively approved a request for a Minor Amendment (SDR-55833) of an approved Site Development Plan Review (SDR-10770) for minor revisions to building facades on buildings 5 and 11 of an existing Mixed-Use Development at 330 and 350 South Rampart Boulevard.
05/11/15	Staff administratively approved a request for a Minor Amendment (SDR-58923) of an approved Site Development Plan Review (SDR-10770) for minor revisions for the removal of building 18, minor elevation and floor plan revisions to building 15, a six-story, 82,325 net square-foot Hotel in building 12 where 103,093 net square feet of office, retail and restaurant in four stories was approved, and minor modifications to the site at the northeast corner of Rampart Boulevard and Alta Drive.

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

Related Building Permits/Business Licenses	
06/17/14	A building permit (#262884) was issued for an interior demo at 450 South Rampart Boulevard, Suite 120. The permit is currently open.
06/30/14	A building permit (#263471) was issued for a tenant improvement at 450 South Rampart Boulevard, Suite 120. The permit received its final inspection on 08/07/14.
07/15/14	A building permit (#264937) was issued for a kitchen hood extinguishing system at 450 South Rampart Boulevard, Suite 120. The permit received its final inspection on 08/07/14.
07/22/14	A building permit (#265465) was issued for a fire alarm system at 450 South Rampart Boulevard, Suite 120. The permit received its final inspection on 08/07/14.
08/03/14	A business license (G62-05328) was issued for a Restaurant at 450 South Rampart Boulevard, Suite 120. The license is active.
08/03/14	A business license (P62-00155) was issued for a Restaurant with Alcohol at 450 South Rampart Boulevard, Suite 120. The license is active.
08/03/14	A business license (L63-00025) was issued for a Restaurant with Alcohol at 450 South Rampart Boulevard, Suite 120. The license is active.
12/17/14	A business license (G62-09625) was issued for Amusement Machines at 450 South Rampart Boulevard, Suite 120. The license is active.

Related Building Permits/Business Licenses	
04/27/15	A business license (P63-00126) was issued for a Gaming, Restricted Establishment with 5 machines at 450 South Rampart Boulevard, Suite 120. The license is active.
04/27/15	A business license (X63-00017) was issued for a Gaming, Restricted Establishment with 5 machines at 450 South Rampart Boulevard, Suite 120. The license is active.

Pre-Application Meeting	
02/23/16	Staff conducted a routine pre-application meeting where the submittal requirements for a Special Use Permit were discussed.

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

Field Check	
03/03/16	Staff conducted a routine field check where a well-maintained existing establishment was observed within an existing Mixed-Use development.

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) – (Golf Course with Club House)	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Undeveloped	SC (Service Commercial)	PD (Planned Development)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Hotel/Gaming Establishment, Non-restricted	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

DEVELOPMENT STANDARDS

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	100	Y
Alta Drive	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	
Mixed-Use	Mixed-Use parking model as originally approved through SDR-10770		3,319				
TOTAL SPACES REQUIRED			3,319		3,434		Y
Regular and Handicap Spaces Required			3,275	44	3,374	60	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
No liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), church/house of worship, school, individual care center licensed for more than 12 children, or City park.	To allow a 141-foot distance separation from a City park.	Approval

ANALYSIS

This is a request for a Special Use Permit for a proposed Liquor Establishment (Tavern) at 450 South Rampart Boulevard, Suite 120. The subject site is located within Tivoli Village, a 28.43 acre Mixed-Use Development and currently operates as a Supper Club. A Supper Club is a restaurant and bar operation with alcoholic beverage sales in which:

1. The bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors;
2. The actual seating available at all times within the dining area will accommodate at least one hundred twenty-five 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.
3. Alcoholic beverages are served in the restaurant area only in conjunction with the service of food;
4. Full-course meals are available during all hours the bar area is open to the public;
5. A cook and food server, other than a bartender, are available at all times the bar area is open to the public; and
6. The restaurant operation is the principal portion of the business.

Approval of this request will allow for the subject suite to convert from a Supper Club to a Liquor Establishment (Tavern). The conversion of the subject suite to a Liquor Establishment (Tavern) will allow for the establishment to serve alcoholic beverages with or without the service of food, with no seating minimum seating requirements.

The Liquor Establishment (Tavern) use is defined by Title 19.12 as "a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold."

The Minimum Special Use Permit Requirements for this use include:

1. Requirement 1

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between liquor establishments (tavern), and a minimum separation between a liquor establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided below, no liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), church/house of worship, school, individual care center licensed for more than 12 children, or City park.

The subject site is approximately 141 feet away from a City Park and is requesting a distance separation Waiver in accordance with Requirement 5(d).

2. Requirement 2

The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment (tavern) 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 liquor establishment (tavern). The distance shall be measured in a straight line without regard to intervening obstacles.

This was the measurement method used in determining the need for a distance separation Waiver.

3. Requirement 3

For the purpose of Requirement 2, and for that purpose only:

a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
b. The "property line" of a liquor establishment (tavern) refers to:
    i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
    ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
        A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
        B. The proposed liquor establishment (tavern) will have direct access (both ingress and egress) from a street having a minimum right-of-

way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located;

C. All parking spaces required by this Subchapter 19.12.070 for the liquor establishment (tavern) use will be located on the same parcel as the use; and

D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

3a was the measurement method used in determining the need for a distance separation Waiver.

4. Requirement 4

The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted 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.

This requirement does not apply to this application.

5. Requirement 5

The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of LVMC 19.12.050(C), but only in connection with a proposed liquor establishment (tavern) that:

a. Will be located on a parcel within the C-V District, the Parkway Center District within the Downtown Centennial Plan, the Gaming Enterprise Overlay District, or the Downtown Casino Overlay District;
b. Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or landmark;
c. Will be located within a regional mall; or
d. Will be located within a mixed-use development
    i. That has been approved by means of Special Use Permit pursuant to LVMC Chapters 19.12 and 19.16;
    ii. That has a minimum net site area of 15 acres; and
    iii. Whose gross floor area of nonresidential space is a minimum of 250,000 square feet; or
e. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet.

The distance separation Waiver requested with this Special Use Permit application may be waived in accordance with Requirement 5(d). The subject site is located within a Mixed-Use Development that was approved via Site Development Plan Review (SDR-10770) on 04/19/06. The subject site is 28.43 acres with an approximate 775,890 square feet of net floor area. Ordinance 6315 requiring a Special Use Permit for a Mixed-Use Development was not adopted until 05/07/14 and is not applicable to this application.

6. Requirement 6

   The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.

   A condition of approval has been added to ensure compliance to both Chapters 6.40 and 6.50.

Staff recommends approval of the requested Special Use Permit with conditions, as the proposed establishment can be conducted in a manner that is harmonious and compatible with future and existing adjacent land uses.

FINDINGS (SUP-63484)

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 Liquor Establishment (Tavern) will be located within Tivoli Village, a 28.43 acre Mixed-Use Development. The subject site is zoned C-2 (General Commercial), which allows a Liquor Establishment (Tavern) with an approved Special Use Permit. The proposed use can be conducted in a harmonious and compatible manner with the existing and future development within the surrounding area.

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

   The subject site is Tivoli Village, a 28.43 acre Mixed-Use Development that was specifically designed to house such uses as General Retail Stores, Restaurants, and Taverns.

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 Alta Drive, an 80-foot public right-of-way currently designated as a Major Collector by the City's Master Plan of Streets and Highways. Additional access is provided by Rampart Boulevard, a 100-foot public right-of-way currently designated as a Primary Arterial by the City's Master Plan of Streets and Highways. Both roadways are adequate in size to meet the needs of the proposed Liquor Establishment (Tavern) 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 Liquor Establishment (Tavern) will be subject to licensing review and regular inspections, thereby safeguarding the public health, safety and welfare. The subject site has a General Plan designation of GC (General Commercial) which allows retail, service, wholesale office and other general business uses of a more intense commercial character. A Liquor Establishment (Tavern) is consistent with the objectives of the General Plan.

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

The subject site does not meet Requirement 1 set forth by Title 19.12 for a Liquor Establishment (Tavern), that requires the proposed use to be located 1500 feet from any other liquor establishment (tavern), church/house of worship, school, individual care center licensed for more than 12 children, or City park. The subject site is approximately 141 feet from a City park when measured parcel to parcel. The applicant has requested a Waiver for the distance separation requirement. An individual leaving the proposed Tavern would need to travel east on Alta Drive for approximately 2,150 linear feet, then travel north for another approximate 1,300 linear feet in order to reach the City park. Since the physical access to the City park is much greater than the parcel to parcel measurement required by Title 19, staff is recommending approval of this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 802

APPROVALS 1

PROTESTS 3

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-63484 APN: 138-32-615-001

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Parkway Summerlin, c/o Fine Entertainment Management

Name of Representative: Brown, Brown and Premsrirut contact: Lora Dreja

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: _____

Great Wash Park LLC, By: GW management, LLC, Its Manager

Signature of Property Owner: _____

Print Name: Noam Ziv / Matthew R. Bunin

Subscribed and sworn before me

This 24th day of February, 2016

Faith B Radford

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
FAITH B. RADFORD
No. 13-9667-1 My Appointment Expires December 7, 2016

PRJ-63471
03/01/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit-Tavern

Project Address (Location) within Tivoli Village, 450 S. Rampart Blvd. Suite 120

Project Name Parkway Summerlin **Proposed Use** Tavern

Assessor's Parcel #(s) 138-32-615-001 **Ward #** 2 - Bob Beers

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

Commercial Square Footage _____ **Floor Area Ratio** See SUP - 5853

Gross Acres 29+ **Lots/Units** N/A **Density** N/A

Additional Information Convert tenant space from Restaurant with Alcohol to Tavern.

PROPERTY OWNER Great Wash Park LLC **Contact** Hashem Karoum

Address 9525 Hillwood Drive, Suite 100 **Phone:** (702) 940-8862 **Fax:** (702) 940-8881

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

E-mail Address HKaroum@TVQR.com

APPLICANT PKWY Summerlin **Contact** Jonathan Fine

Address 7120 Rafael Ridge Way **Phone:** (702) 737-8464 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89119

E-mail Address jfine@stingsystems.com, cassandra@finemgmt.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** Nevada **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.

Great Wash Park, LLC By BW Management LLC, Its Manager

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. Bunin

Subscribed and sworn before me

This 24th day of February, 2016.

Faith B Radford

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
FAITH B. RADFORD
No. 13-9667-1 My Appointment Expires December 7, 2016

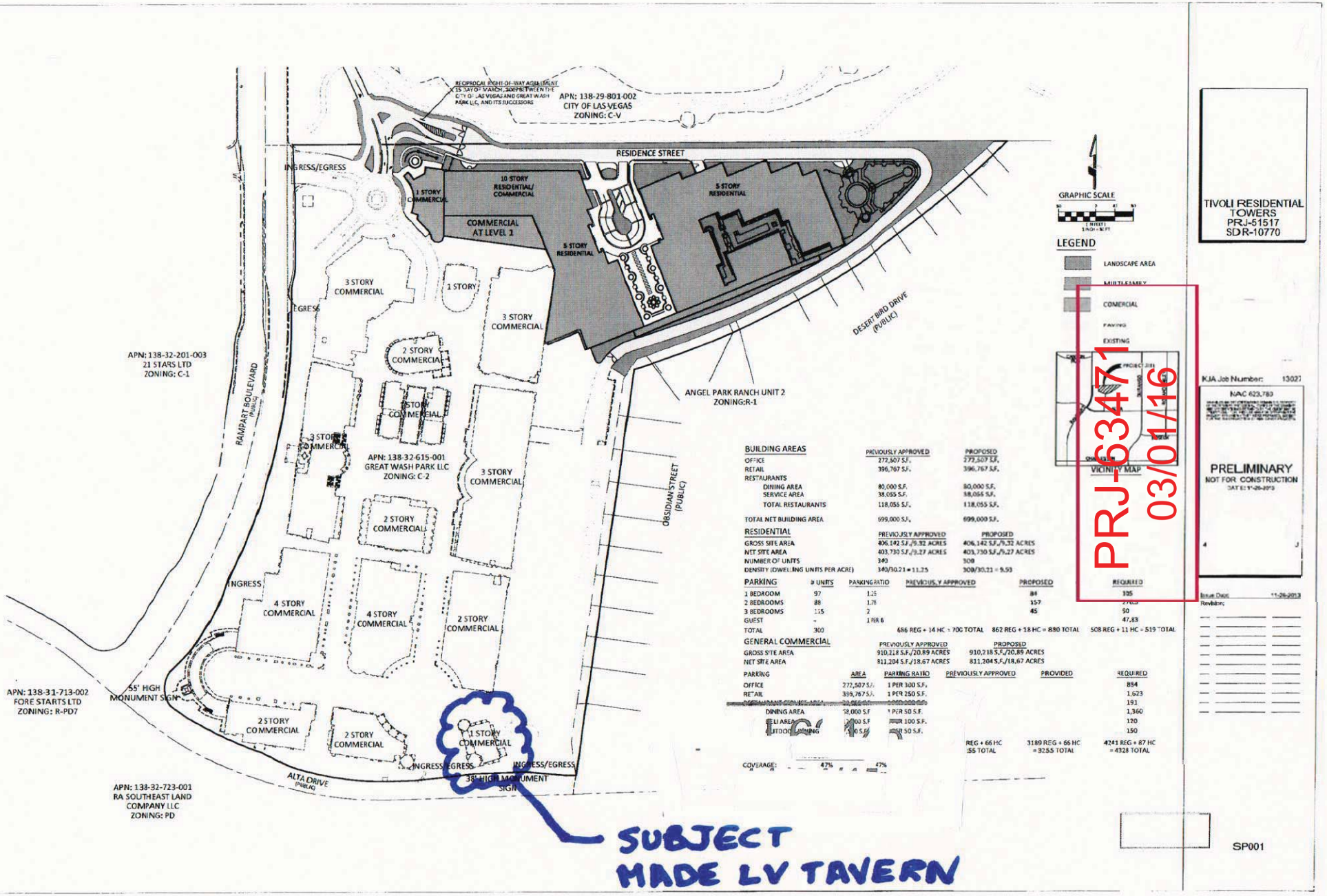
FOR DEPARTMENT USE ONLY

Case #	SUP-63484
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 for sufficiency and consistency with applicable sections of the Zoning Ordinance.

PR-16-6341
03/01/16

Revised 10/27/08



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	309
DENSITY (DWELLING UNITS PER ACRE)	340/30.21 = 11.25	309/30.21 = 9.93

PARKING	# UNITS	PARKING RATIO	PREVIOUSLY APPROVED	PROPOSED	REQUIRED
1 BEDROOM	97	1.25		84	105
2 BEDROOMS	88	1.78		157	[illegible]
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

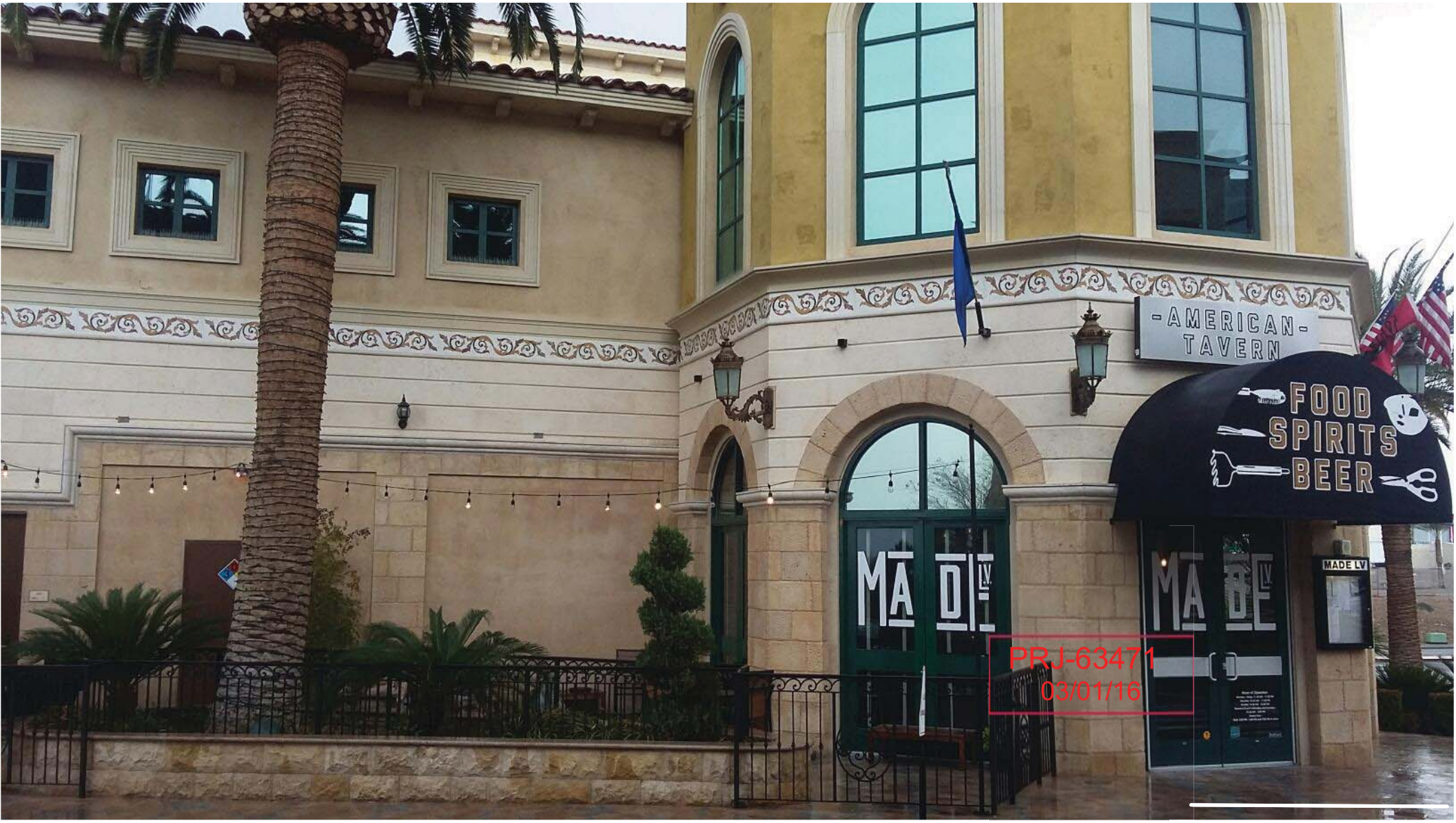
PARKING	AREA	PARKING RATIO	PREVIOUSLY APPROVED	PROVIDED	REQUIRED
OFFICE	272,507 S.F.	1 PER 300 S.F.			854
RETAIL	396,767 S.F.	1 PER 250 S.F.			1,623
[illegible]	[illegible]	[illegible]			191
DINING AREA	38,000 S.F.	1 PER 50 S.F.			1,360
[illegible]	[illegible] S.F.	1 PER 100 S.F.			120
[illegible]	[illegible] S.F.	1 PER 50 S.F.			150
			3255 REG + 66 HC = 3255 TOTAL	3189 REG + 66 HC = 3255 TOTAL	4241 REG + 87 HC = 4328 TOTAL

COVERAGE:	47%	47%

SUP-63484


AMERICAN MADE L.V. TAVERN
THANK YOU FOR VISITING TIVOLI VILLAGE
PRJ-63471
03/01/16

SUP-63484



SUP-63484



SUP-63484

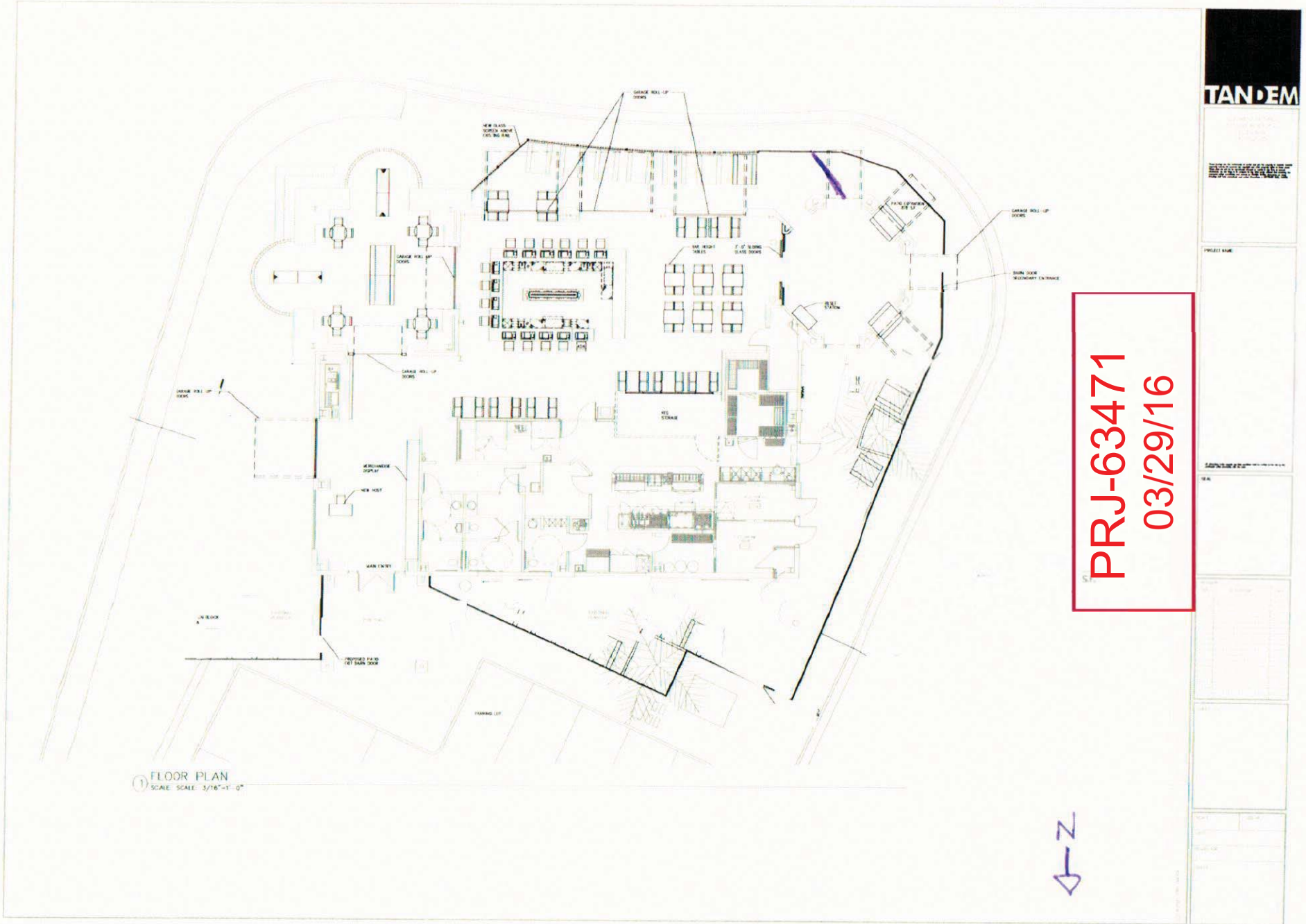
Google Maps 8816 Alta Dr

SOUTH ELEVATION



Image capture: Jun 2015 © 2016 Google

SUP-63484



SUP-63484 - REVISED



SUP-63484 [PRJ-63471] - SPECIAL USE PERMIT - APPLICANT/OWNER: GREAT WASH PARK, LLC
450 SOUTH RAMPART BOULEVARD, SUITE #120

03/03/16



SUP-63484 [PRJ-63471] - SPECIAL USE PERMIT - APPLICANT/OWNER: GREAT WASH PARK, LLC
450 SOUTH RAMPART BOULEVARD, SUITE #120

03/03/16



SUP-63484 [PRJ-63471] - SPECIAL USE PERMIT - APPLICANT/OWNER: GREAT WASH PARK, LLC
450 SOUTH RAMPART BOULEVARD, SUITE #120

03/03/16



SUP-63484 [PRJ-63471] - SPECIAL USE PERMIT - APPLICANT/OWNER: GREAT WASH PARK, LLC
450 SOUTH RAMPART BOULEVARD, SUITE #120

03/03/16



SUP-63484 [PRJ-63471] - SPECIAL USE PERMIT - APPLICANT/OWNER: GREAT WASH PARK, LLC
450 SOUTH RAMPART BOULEVARD, SUITE #120

03/03/16



SUP-63484 [PRJ-63471] - SPECIAL USE PERMIT - APPLICANT/OWNER: GREAT WASH PARK, LLC
450 SOUTH RAMPART BOULEVARD, SUITE #120

03/03/16



SUP-63484 [PRJ-63471] - SPECIAL USE PERMIT - APPLICANT/OWNER: GREAT WASH PARK, LLC
450 SOUTH RAMPART BOULEVARD, SUITE #120

03/03/16

February 25, 2016

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: 450 South Rampart, Made LV Conversion from Restaurant with Alcohol (Supperclub) to Tavern. Parcel 138-32-615-001

Dear Ms. Eddows:

Our client wishes to convert the above mentioned tenant space within Tivoli Village from a Restaurant with Alcohol to a Tavern. The subject space previously obtained a use permit for on-premise consumption of alcohol in 2011 (SUP-41576). A Supperclub license was obtained under 2011 code.

Current *Liquor Establishment* code 19.12 (see 5.d.) allows consideration for reduction of separation requirements from other Taverns when part of a mixed use development holding a use permit for more than 15 acres. As such, Made LV is requesting this use on the subject 28 acre parcel. Please note that in 2015 PRJ58274 had an opposite request; to convert a tavern to a supper club. Being that the two suites are of similar size, the hourly mixed use parking calculation is not affected.

This application also requires a waiver of separation distance to allow less than 400 feet from the property line of the subject parcel to the property line of the nearest city park. The Tivoli Village mixed use development is situated on a parcel on which the north easternmost corner measures 141 feet from a playground within Angel Park (138-32-501-003). It is important to note that the commercial portion of this 30 acre parcel is on the westernmost side of the mixed use area. Consequently approximately 560 feet of mid-rise residential development is situated between the commercial portion of Tivoli Villages and the subject playground. It is also notable that there are two barriers between this park and Tivoli Village. The first is an approximate 600 foot fence along the northern boundary of the property. The second is a drainage channel that is more than 20 feet deep. As a result, a pedestrian must walk 1655 feet to the park while there is no direct vehicular access. For this reason, the park is suitably protected from the proposed establishment.

Very truly yours,

Lora Dreja
Land Entitlements
Law Offices of Jay Brown

SUP-63484

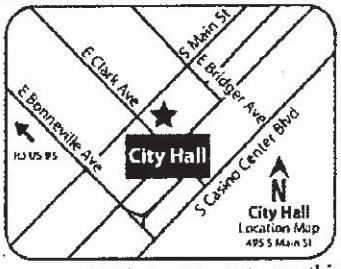
PRJ-63471
03/01/16

Apr 04 16 08:06p Fax to Steve Jaeger 18185018560 p.1

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 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.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-63484 [PRJ-63471]
Planning Commission Meeting of 4/12/2016

Case: SUP-63484
13833226003
HARAND ROBERT & CARMENCITA
602 N LINCOLN
BURBANK CA 91506-1930

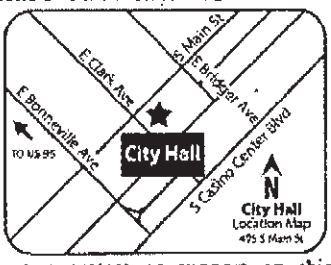
92 BRDFHP1 91506

12P

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

PRSRT
FIRST CLASS MAIL
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-63484 [PRJ-63471]
Planning Commission Meeting of 4/12/2016

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

Case: SUP-63484

13832614001
GRAF EDWARD JR
123 SAN MIGUEL RD
PASADENA CA 91105-1442

92 BRDCNP1 S1105

12P

07/24/2029 9:23AM FAX

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

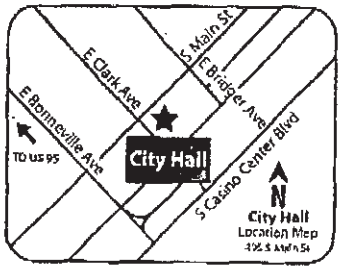
PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

APR 4 2016

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-63484 [PRJ-63471]
Planning Commission Meeting of 4/12/2016

Case: SUP-63484

13832611048
STEWART K A TRUST
STEWART KAREN A TRS
7591 ANITA LN
HUNTINGTON BEACH ca 92647

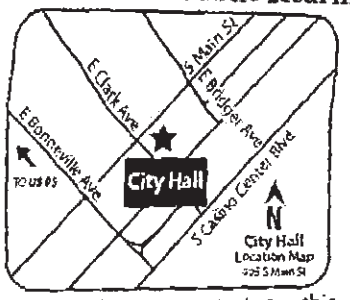
100 BRDGNP1 92647

12P

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

PRSRT
FIRST CLASS MAIL
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 propriate box below and return this card in an envelope with postage to the partment of Planning at the address listed above, fax this side of this card to 2) 464-7499 or make your comments at www.lasvegasnevada.gov. If you uld like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

ease use available blank space on card for your comments.
JP-63484 [PRJ-63471]
anning Commission Meeting of 4/12/2016

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

Case: SUP-63484
13832812017
GURULE J E LIVING REVOCABLE TRUS
GURULE JOSEPH E CO-TRS
725 VANTAGE LN
LAS VEGAS NV 89145-4820

89145

12A

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

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

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

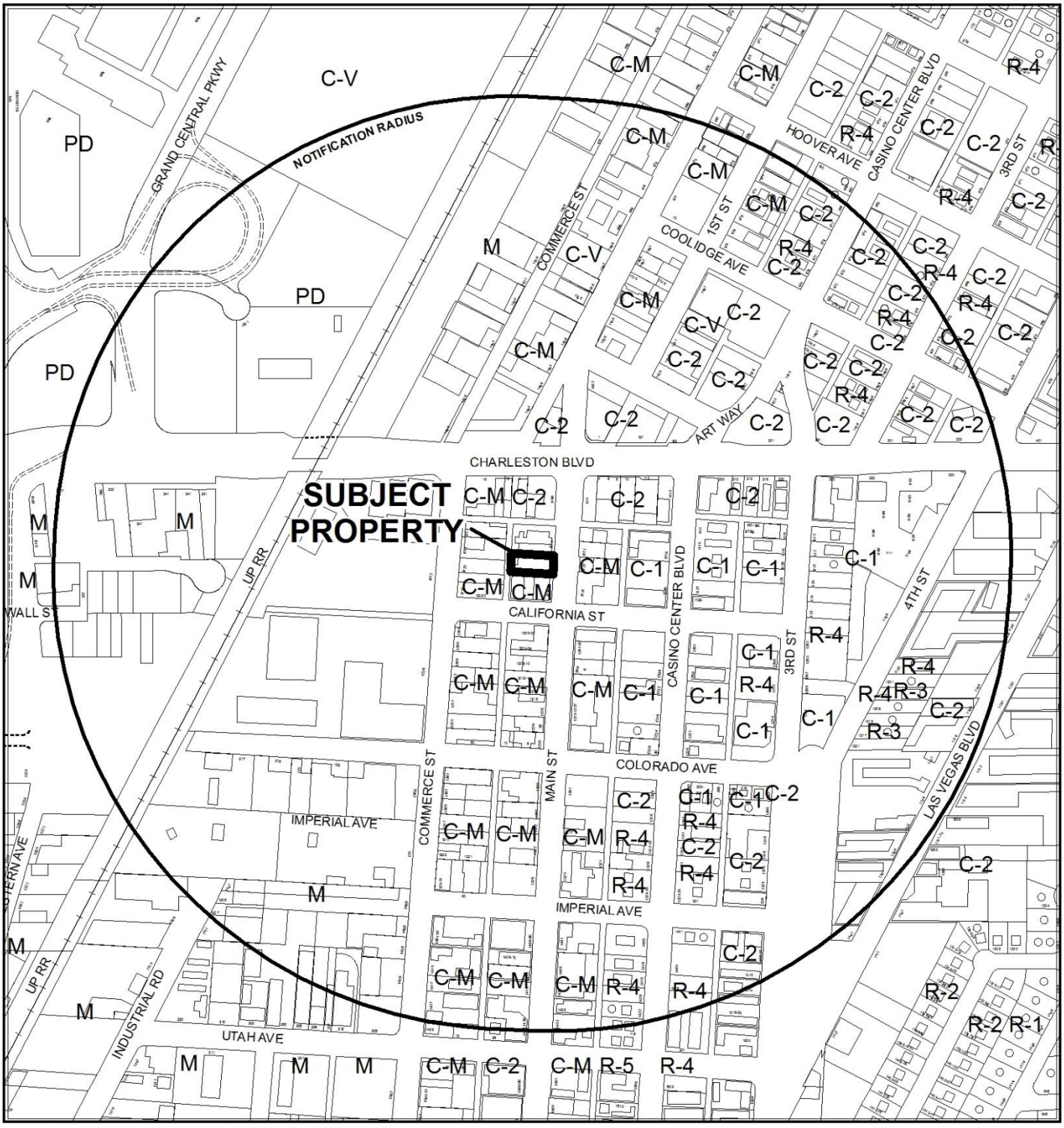
SUBJECT:
SUP-63553 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAKERS & FINDERS - OWNER: 1120 VEGAS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,041 SQUARE-FOOT RESTAURANT WITH SERVICE BAR USE WITH A 500 SQUARE-FOOT OUTSIDE SEATING AREA at 1120 South Main Street, Suite #110 (APN 162-03-110-106), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-63511]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



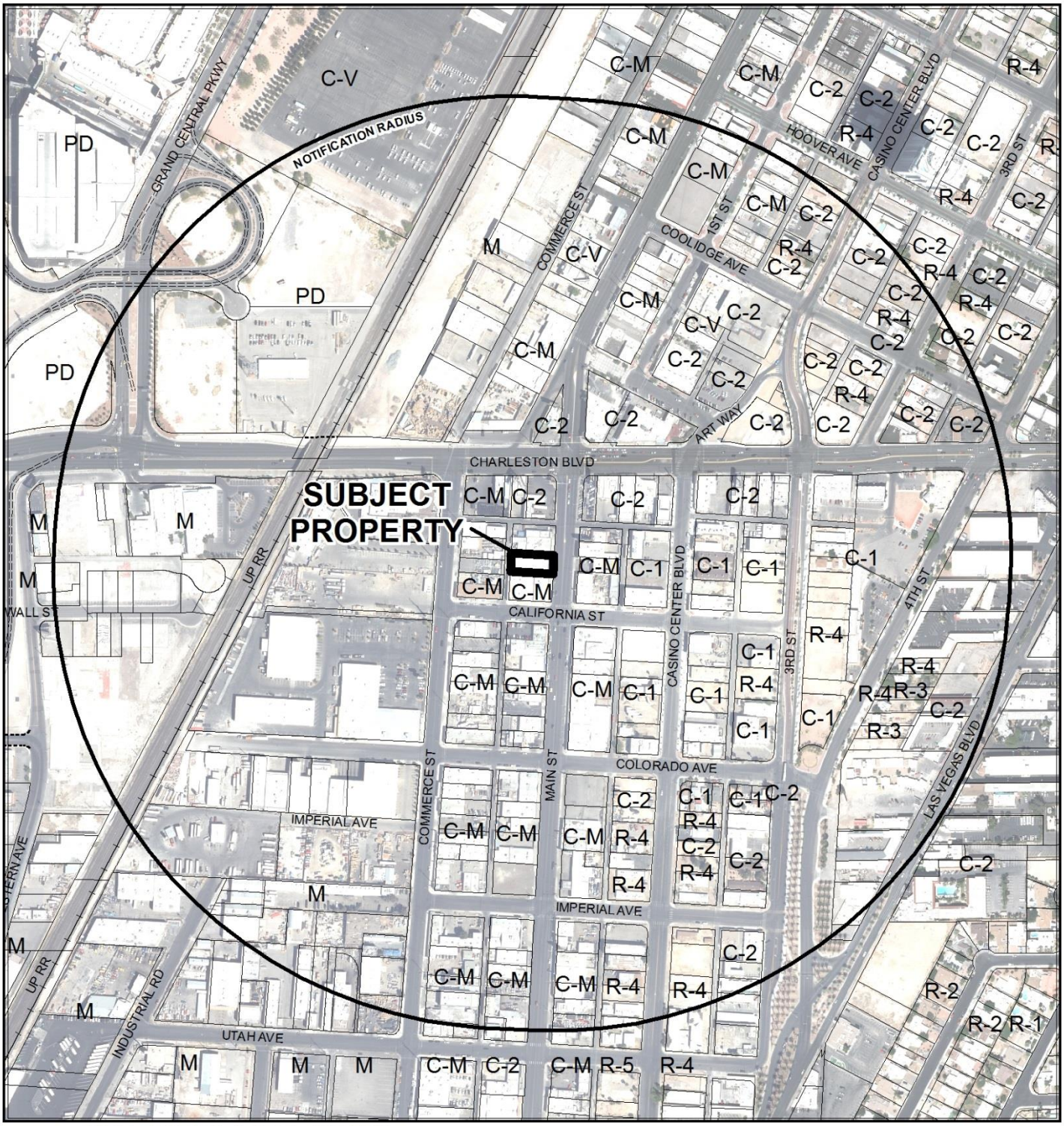
CASE: **SUP-63553 (PRJ-63511)**

RADIUS: 1500 FEET

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

0 400 800 Feet

N



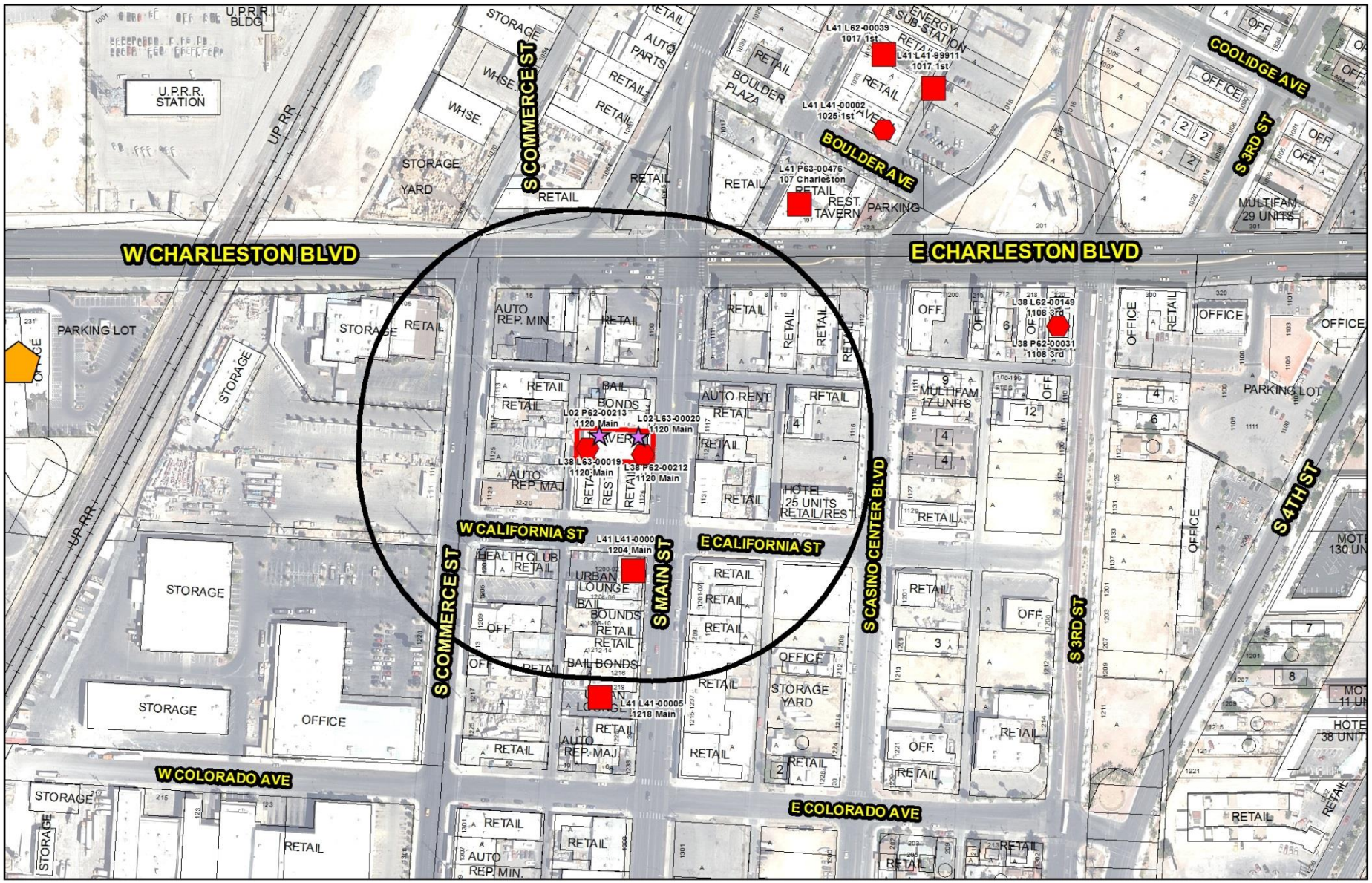
CASE: **SUP-63553 (PRJ-63511)**

RADIUS: 1500 FEET

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

0 400 800 Feet

N



SUP-63553 (PRJ-63511)

Restaurant With Service Bar

Business Licenses

- Tavern
- Brew/Pub 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, March 08, 2016

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MAKERS & FINDERS - OWNER: 1120 VEGAS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-63553	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-63553 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 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 19.18. 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. Approval of this Special Use Permit does not constitute approval of a liquor license.

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 separate from the bar in conformance with Title 6.50.

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 proposed Restaurant with Service Bar within an existing restaurant located at 1120 South Main Street, Suite #110. The restaurant establishment is 2,041 square feet in size with a 500 square-foot outdoor seating area. The Restaurant with Service Bar use will be ancillary to the existing restaurant. As this request can be conducted in a compatible and harmonious manner within the existing restaurant, staff recommends approval of this application. If denied, the applicant will not be allowed to conduct the Restaurant with Service Bar use at this location.

ISSUES

- The Restaurant with Service Bar use is permitted in the Downtown Centennial Plan – 18b Las Vegas Arts District with the approval of a Special Use Permit.
- The proposed use will utilize a portion of private outdoor patio located outside of the public right-of-way.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/20/07	The City Council approved a request for a General Plan Amendment (GPA-20227) from C (Commercial) and LI/R (Light Industrial/Research) to MXU (Mixed Used) generally located south of Charleston Boulevard, west of Main Street, north of Wyoming and east of UPRR right of way. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Rezoning (ZON-21165) from C-M (Commercial/Industrial), M (Industrial) and C-2 (General Commercial) to C-2 (General Commercial) for a proposed Mixed-Use development at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Rezoning (ZON-21166) to expand the Gaming Enterprise District for a proposed Mixed-Use development at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-21168) for a proposed Private Sports Arena at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and staff recommended approval of the request.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
	The City Council approved a request for a Special Use Permit (SUP-21169) for a proposed Mixed-Use development at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-21171) for a proposed high rise Mixed-Use development in the Airport Overlay district at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-21172) for a proposed Gaming Establishment, Non-Restricted use at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-21175) for a multi-phase Mixed Use Development to include 3,000 multi-family residential units, 6,000 hotel rooms, a private sports arena, street level retail, office and exhibition space, and a casino at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and staff recommended approval of the request. This entitlement expired on 06/20/2009 with no subsequent request for an extension of time.
01/22/14	The City Council approved a request for a Special Use Permit (SUP-51810) for a proposed 4,084 square-foot Tavern-Limited Establishment use and ancillary Brew Pub with a 500 square-foot outdoor seating area at 1120 South Main Street, Suite #150. The Planning Commission and staff recommended approval of the request.

Most Recent Change of Ownership	
09/17/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/15/14	A building permit (#256929) was issued for interior tenant improvements (Makers & Finders Coffee) at 1120 South Main Street, Suite #110. The permit was finalized on 12/31/14.
09/08/14	A business license (#G62-06981) was issued for a restaurant (Makers & Finders Coffee) at 1120 South Main Street, Suite #110. The license is still active.

Pre-Application Meeting	
02/24/16	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 Restaurant with Service Bar use.

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

Field Check	
03/03/16	The site contains an existing well maintained restaurant development free from litter and debris.

Details of Application Request	
Site Area	
Net Acres	0.19

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail, Other Than Listed	C (Commercial)	C-M (Commercial/Industrial)
North	Bailbond Service	C (Commercial)	C-M (Commercial/Industrial)
South	General Retail, Other Than Listed	C (Commercial)	C-M (Commercial/Industrial)
East	General Retail, Other Than Listed	C (Commercial)	C-M (Commercial/Industrial)
West	General Retail, Other Than Listed	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District – 18b The Las Vegas Arts District	Y
Live/Work 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

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	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	
Restaurant with Service Bar	2,041 SF (700 indoor seating w/ 500 SF of outdoor seating; 1,341 SF gross remaining)	1:50 SF of seating area plus 1:200 of remaining floor area	31				
Tavern-Limited Establishment – Public Seating Area (500 SF Patio and 1,779 SF Lounge)	4,584 SF(1,779 indoor seating w/ 500 SF of outdoor seating; 2,305 SF gross remaining)	1:50 SF of seating area plus 1:200 of remaining floor area	58				
TOTAL SPACES REQUIRED			89		0		
Regular and Handicap Spaces Required			85	4	0	0	Y*

**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

The applicant is proposing to establish a Restaurant with Service Bar use for an existing restaurant located at 1120 South Main Street, Suite #110. The subject site is located in the C-M (Commercial/Industrial) zoning district within the Downtown Centennial Plan Overlay District – 18b The Las Vegas Arts District, which allows the proposed Restaurant with Service Bar use with an approved Special Use Permit.

The floor plan submitted depicts the existing restaurant is 2,041 square feet in size with a 500 square-foot outdoor seating area. The Restaurant with Service Bar use will be ancillary to the existing restaurant. The applicant has indicated in the justification letter that they would like the proposed Restaurant with Service Bar use at the subject site so they may provide their guest with a wider array of beverages with their meals.

The Restaurant with Service Bar use is defined by Title 19.20 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 of for off-premise consumption." The restaurant will be serving alcoholic beverage in connection with the meal served on the premises.

Minimum Special Use Permit Requirements:
1. No restaurant service bar 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.

There are no churches/houses of worship, schools, individual care centers licensed for more than 12 children or City parks within 400 feet of the subject site.

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 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 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.

There are no churches/houses of worship, schools, individual care centers licensed for more than 12 children or City parks within 400 feet of the subject site.

3. In the case of a restaurant 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.

Not applicable, the subject site is not located on a parcel of at least 80 acres of size, the assessor list the subject property at 0.19 acres.

4. When considering a Special Use Permit application for a restaurant service bar 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.

There are no churches/houses of worship, schools, individual care centers licensed for more than 12 children or City parks within 400 feet of the subject site.

5. The minimum distance requirement in Requirement 1 does not apply to an establishment which has a non-restricted 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.

This condition is not applicable as the subject site is not located within an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms.

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

The proposed use will be subject to all business licensing requirements outlined in LVMC Chapter 6.50 if approved.

According to the submitted justification letter and floor plan, the proposed use meets the definition outlined above. The subject site is not located within 400 feet of any church/house of worship, school, individual care center licensed for more than twelve children, or City Park. The proposed location of this use complies with all minimum distance separation requirements for a Special Use Permit. Staff has determined that the proposed Restaurant with Service Bar use can be conducted in a manner that is compatible with the surrounding land uses, therefore, staff is recommending approval, as the use is considered appropriate for the surrounding area.

FINDINGS (SUP-63553)

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 Restaurant with Service Bar 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 surrounding land 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 building 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.**

   Site access is provided from Main Street, an 80-foot Primary Arterial as designated in the Master Plan of Streets and Highways, and a 20-foot wide rear alley. Main Street is sufficient in size to accommodate the needs of the proposed use. The parking standards of Title 19 are not automatically applied for proposals within the Downtown Centennial Plan; however, there adjacent on-street parking meters and nearby surface parking lots to satisfy the vehicular parking demand and multiple transit stops and sidewalk accommodations to encourage pedestrian access to the facility. Staff finds that a sufficient amount of available parking is located within a one-block radius of this proposal.

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 complies with all applicable conditions per Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 193

APPROVALS 3

PROTESTS 0

PRJ-63511
02/29/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-63553 APN: 162-03-110-106

Name of Property Owner: 1120 Vegas, LLC

Name of Applicant: Joshua Molina

Name of Representative: Josh Molina

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: 1120 Vegas LLC [signature] manager

Print Name: Robert Pietrzak

Subscribed and sworn before me

This 25 day of FEBRUARY, 20 16

Pennye Griffin PENNYE GRIFFIN

Notary Public in and for said County and State CALIFORNIA

RIVERSIDE

PENNYE GRIFFIN
COMM. # 1986492
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Commission Expires NOV 11, 2018

APPLICATION / PETITION FORM

Application/Petition For: RESTAURANT WITH SERVICE BAR / SUP

Project Address (Location) 1120 S MAIN ST, SUITE 110 LAS VEGAS, NV 89104

Project Name MAKERS & FINDERS COFFEE **Proposed Use** Restaurant service bar

Assessor's Parcel #(s) 162-03-110-156 **Ward #** 3 - COFFIN

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

Commercial Square Footage 2,141 **Floor Area Ratio** _____

Gross Acres 0.19 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 1120 Vegas, LLC **Contact** Robert Reel

Address 227 Midland Ave # 11B **Phone:** _____ **Fax:** _____

City Basalt **State** CO **Zip** 81621

E-mail Address info@wonderview

APPLICANT AKEPERS RESTAURANT GROUP, LLC **Contact** JOSHUA MOLINA

Address 1120 S. MAIN ST SUITE 110 **Phone:** 7025238351 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address JOSH@MAKERSLV.COM

REPRESENTATIVE JOSH MOLINA **Contact** _____

Address 1120 S. MAIN ST SUITE 110 **Phone:** 7025238351 **Fax:** _____

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

E-mail Address JOSH@MAKERSLV.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* 1120 Vegas LLC by Manager

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

Print Name Robert Pietrzak manager

Subscribed and sworn before me

This 25 day of FEBRUARY, 2016.

ROBERT JOHN PIETRZAK

Notary Public in and for said County and State CALIFORNIA RIVERSIDE

Revised 10/27/08

PENNYE GRIFFIN
COMM. #2006492
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Commission Expires NOV 15, 2018

Pennye Griffin

PENNYE GRIFFIN

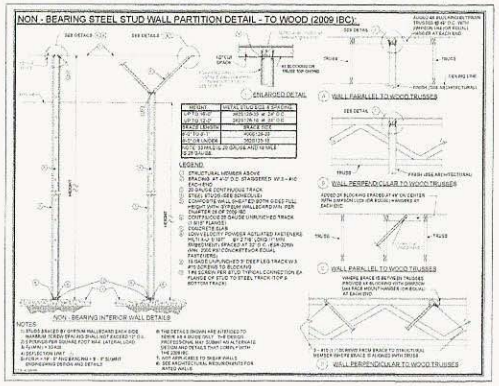
FOR DEPARTMENT USE ONLY

Case # SUP-63553
Meeting Date:
Total Fee:
Date Received:*
Received By:

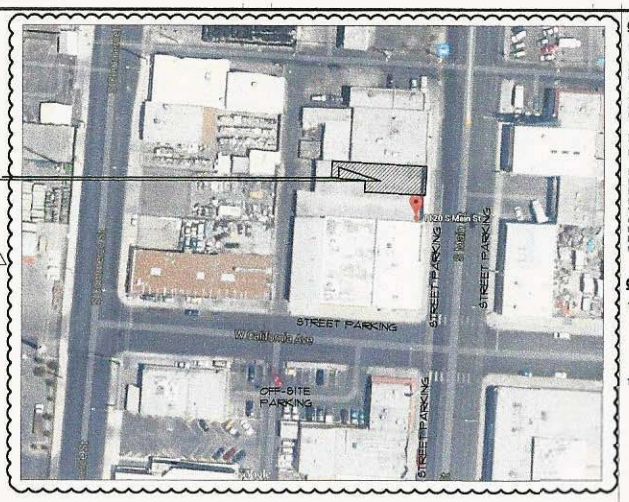
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

PRJ-63511
02/29/16



PROJECT LOCATION
MAKERS & FINDERS COFFEE TENANT IMPROVEMENT



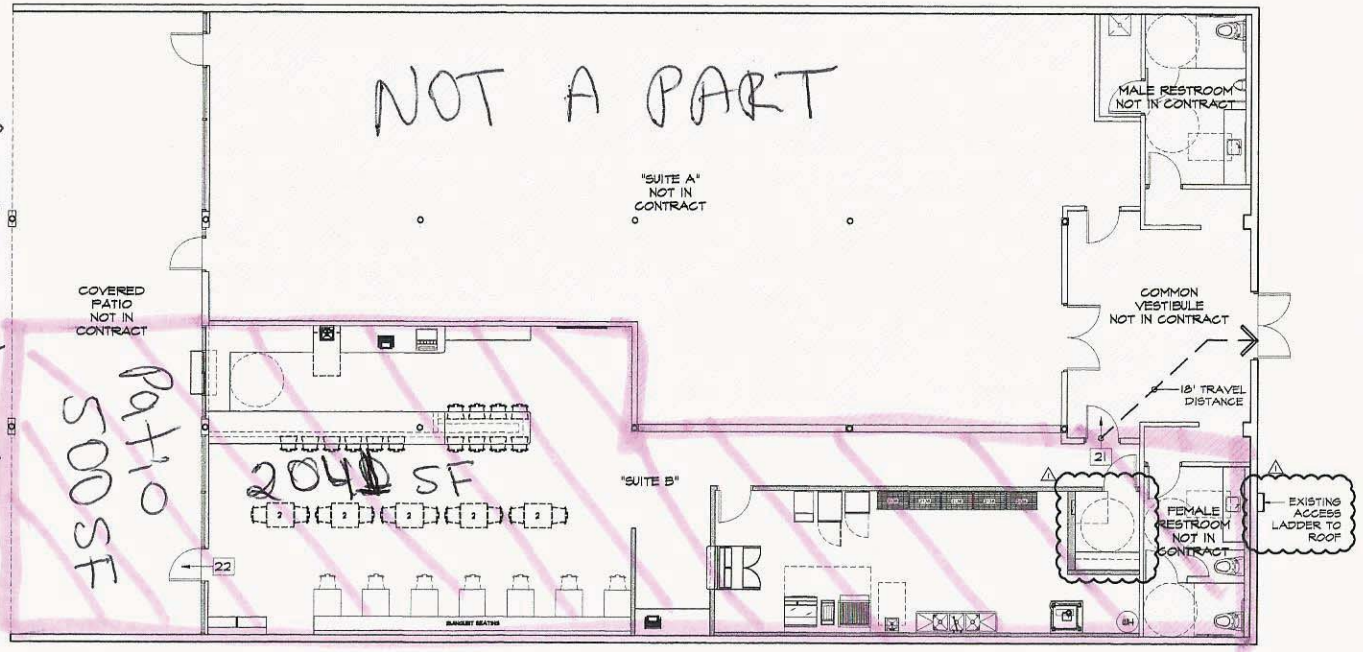
2 / A0.1 SITE PLAN (FOR REFERENCE ONLY)
NOT TO SCALE

GENERAL NOTES:

1. REFER TO COVER SHEET FOR CODE ANALYSIS.
2. REFER TO SHELL BUILDING DRAWINGS FOR OVERALL BUILDING EXITING AND CODE ANALYSIS.
3. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED WITH AN APPROVED EXIT SIGN PER IBC 1011. COORDINATE EXIT SIGNAGE PLACEMENT WITH BUILDING INSPECTOR.
4. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER IBC 1008.1.9.
5. MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED: A) THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED, B) A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED', THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND. PER IBC 1008.1.8.3.

OCCUPANT LOAD SUMMARY:

TOTAL GROSS FLOOR AREA	• 2,015 SF	
KITCHEN	• 718 SF / 200	• 4
SEATING (2 TOP)	• 18	• 18
SEATING (FIXED)	• 14 (BANQUET)	• 14
SEATING	• 14 (BAR)	• 14
OFFICE	• 44 SF / 100	• 1
TOTAL OCCUPANT LOAD		• 43 OCC.



1 / A0.1 EXITING PLAN
SCALE 3/16" = 1'-0"

= Restaurant w/ service Bar

1120 S. Main St ste 110

SUP-63553

PRJ-63511
02/25/16

TITANIUM COMPANY, LLC
9480 SOUTH EASTERN NO. 264
LAS VEGAS, NEVADA 89123
PHONE: (702) 222-0680
FAX: (702) 222-0681
LICENSE NO: 76457

SEAL

ENGINEER/CONTRACTOR

NUMBER	DESCRIPTION	DATE
1	PERMIT SET	03/31/2014
1	PLAN CHECK COMMENTS	04/08/2014

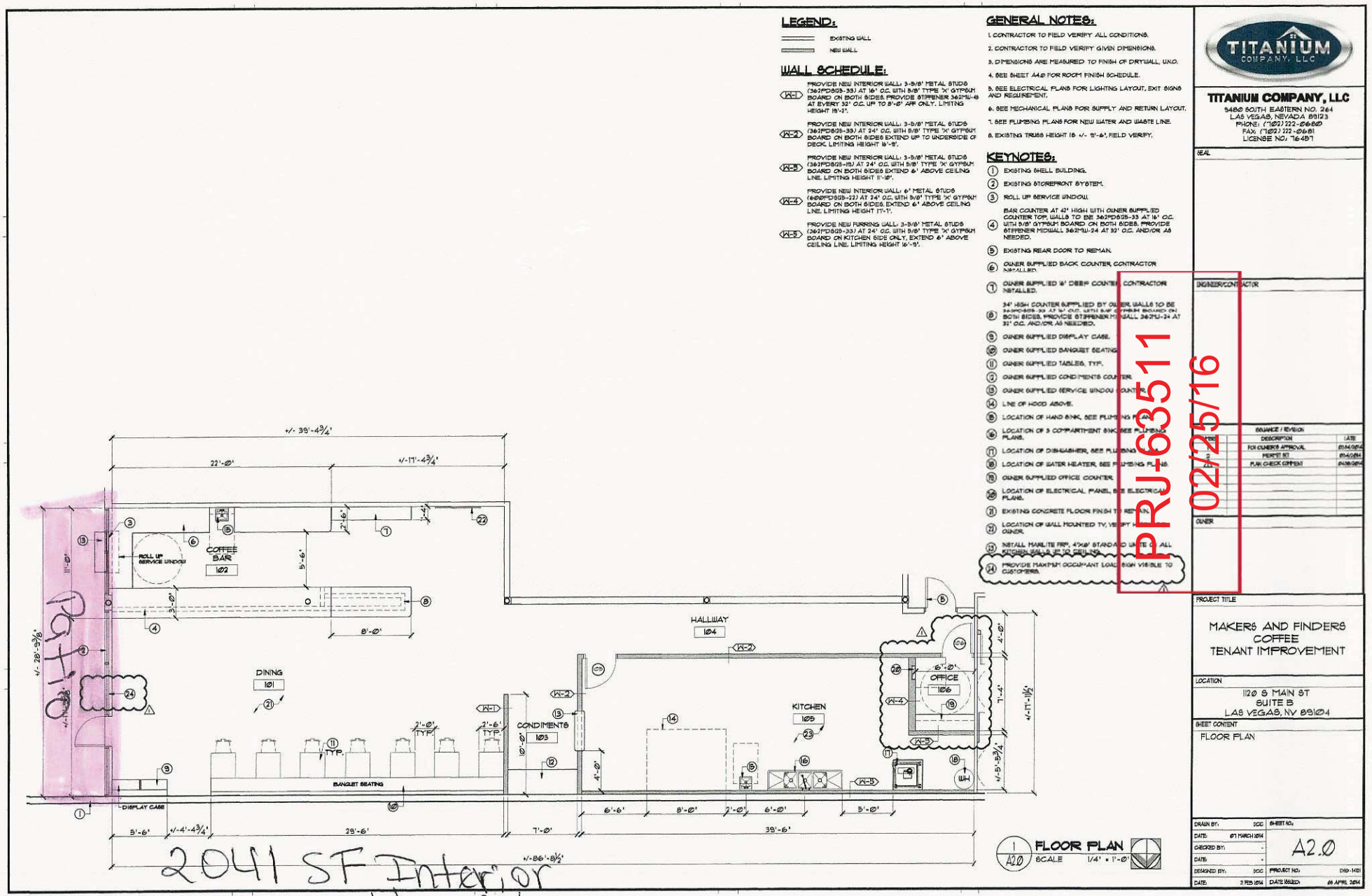
OWNER

PROJECT TITLE
MAKERS AND FINDERS COFFEE TENANT IMPROVEMENT

LOCATION
1120 S MAIN ST
SUITE B
LAS VEGAS, NV 89104

SHEET CONTENT
SITE PLAN
EXITING PLAN

DRAWN BY:	DCC	SHEET NO.: A0.1
DATE:	07 MARCH 2014	
CHECKED BY:	-	
DATE:	-	
DESIGNED BY:	DCC	PROJECT NO.: DSD-1401
DATE:	21 FEB 2014	DATE ISSUED: 06 APRIL 2014



PRJ63511

02/25/16

Patio

2041 SF Interior

500 SF Outdoor Patio

SUP-63553



SUP-63533 [PRJ-63511] - SPECIAL USE PERMIT - APPLICANT: MAKERS & FINDERS - OWNER: 1120 VEGAS, LLC
1120 SOUTH MAIN STREET, SUITE #110

03/03/16



SUP-63533 [PRJ-63511] - SPECIAL USE PERMIT - APPLICANT: MAKERS & FINDERS - OWNER: 1120 VEGAS, LLC
1120 SOUTH MAIN STREET, SUITE #110

03/03/16

MAKERS & FINDERS

Justification Letter for Special Use Permit for Restaurant with Service Bar at 1120 S. Main St

Tom Perrigo

Director of Planning

City of Las Vegas

333 N Rancho Dr

Las Vegas, NV 89106

2/16/2016

Please accept this as our official justification letter for a Special Use Permit for a Restaurant with Service Bar at 1120 S. Main Street Suite 110 (APN 162-03-110-106). The application for a SPECIAL USE PERMIT FOR A 2,041 SQUARE FOOT RESTAURANT WITH SERVICE BAR PLUS 500 SQUARE FEET OF OUTDOOR SPACE at 1120 S Main Street (zoned C-M) is attached.

Makers & Finders has been in business for over a year in the Arts District providing breakfast, lunch and high quality coffee and lattes. The food menu contains thoughtful and trendy ingredients that would pair very well with alcoholic beverages. Our guests have consistently requested Mimosas, Bloody Mary's, and Margaritas to pair with lunch and now the very popular "brunch."

The service bar request is for the purpose of pairing. Our main focus is the food and coffee. However, with the growing brunch market and new Coffee and Tea inspired cocktails that makes fiscal sense to bring on these new products. We have even recently collaborated with 2 local breweries (Hop Nuts and Crafthaus) to create coffee beers for their respective bars. The response has been tremendously successful and we would like to be able to serve these beers on our premises.

Please see the need to refresh our products and give our customers the perfect pairing with our food and an alcoholic beverage. We are certain that our customer base will be reinvigorated and happy to see that we are creating more ways to make the customer experience our number one priority.

As this property is located within the Downtown Centennial Plan overlay, parking requirements are waived. The intended use is harmonious and compatible with surrounding land uses and will add to the excitement and buzz growing along Main Street. If you have any questions, please do not hesitate to contact me.

Sincerely,

Josh Molina, Co-Owner

SUP-63553

PRJ-63511
02/25/16

04/04/2016 16:25 17022433735 PAGE 01/01

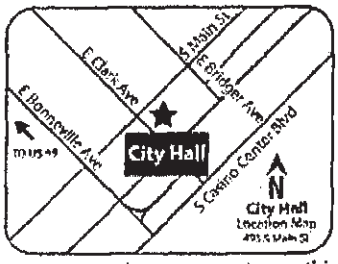
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

U.S. POSTAGE PITNEY BOWES
ZIP 89120 02 1W
0001387203 APR 01 2016

PRSRT FIRST CLASS MAIL
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-63553 [PRJ-63511]

Planning Commission Meeting of 4/12/2016

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

16203110107 Case: SUP-63553
ZANTAN PROPERTIES L L C
8709 RED RIO DR #103
LAS VEGAS NV 89128-8433

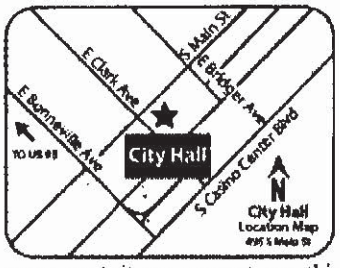
89128-8433 C035

13A

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

PRSRT
FIRST CLASS MAIL
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-63553 [PRJ-63511]
Planning Commission Meeting of 4/12/2016

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

Case: SUP-63553

16203110100
MAIN STREET VENTURES L L C
105 W CHARLESTON
LAS VEGAS NV 89102-2532

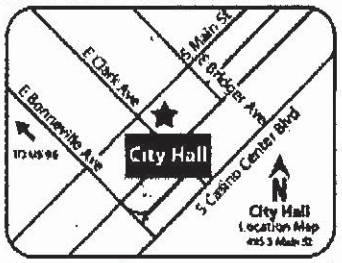
45 BRDCNF1 89102

13A

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 4 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.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-63553 [PRJ-63511]
Planning Commission Meeting of 4/12/2016

Case: SUP-63553
16204506008
BAILEY K M & PRATO T 2003 LIV TR
BAILEY KAREN M TRS
105 W CHARLESTON
LAS VEGAS NV 89102-2532

45 BRDGNP1 89102

13A

City of Las Vegas Agenda Item No.: **14.**

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

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

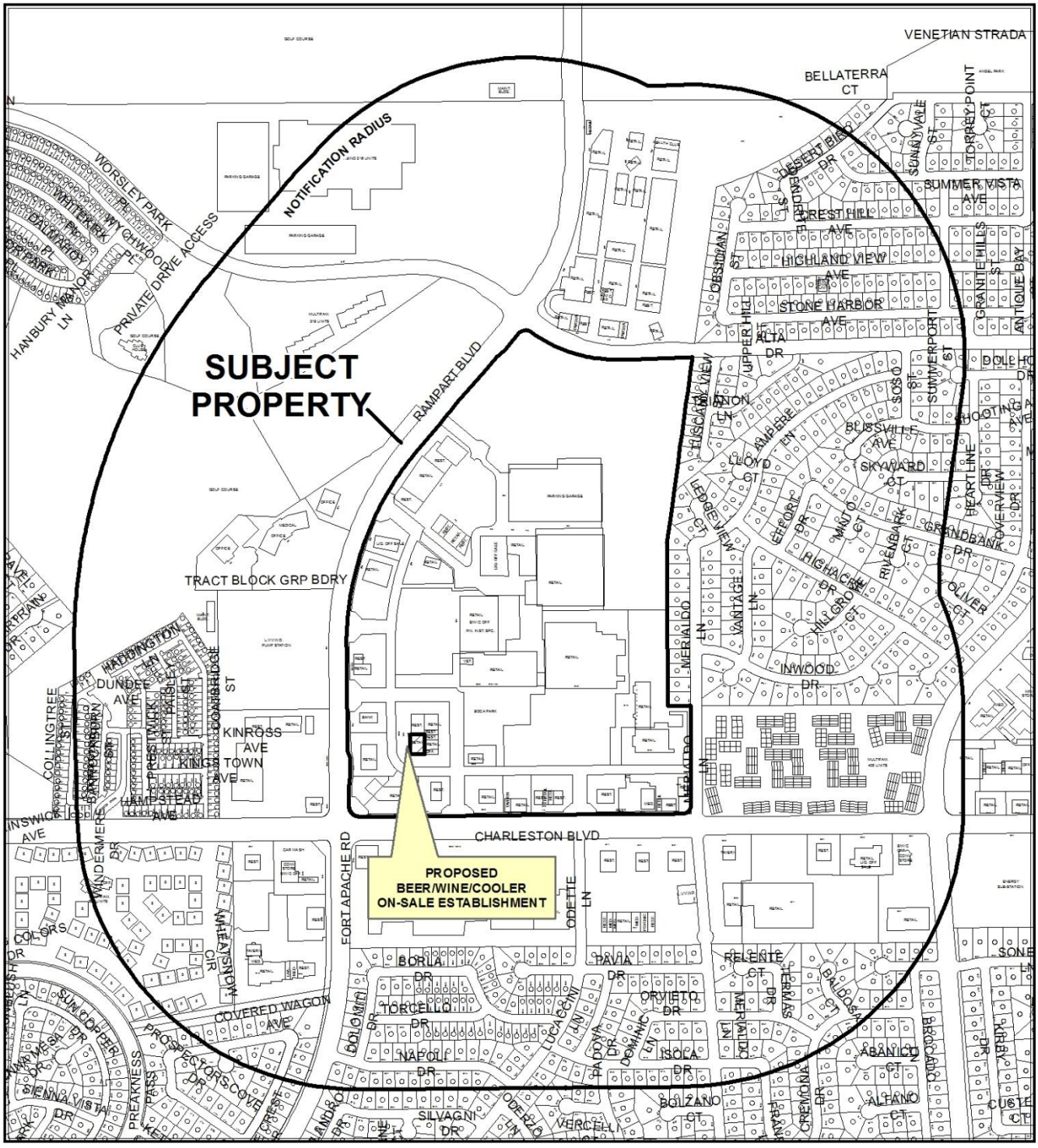
SUBJECT:
RQR-63260 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: PPS2, LLC - OWNER: BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC - For possible action on a request for a Required Review of an approved Special Use Permit (SUP-58913) FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A 3,479 SQUARE-FOOT GENERAL PERSONAL SERVICE USE (INSTRUCTIONAL ARTS STUDIO) at 1000 South Rampart Boulevard, Suite #10 (APN 138-32-412-018), C-1 (Limited Commercial) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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, subject to conditions:

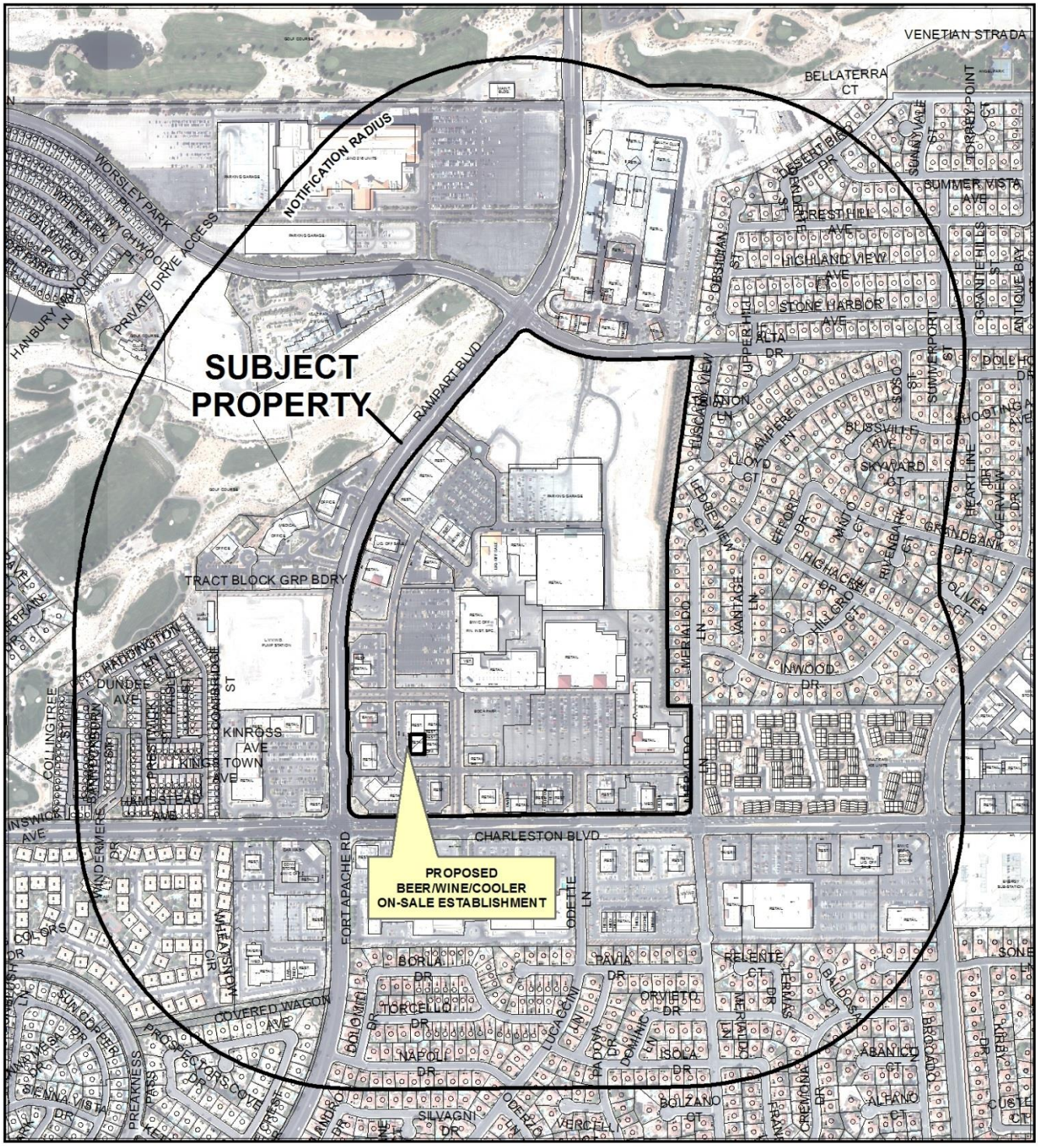
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter for SUP-58913 [PRJ-58881]
7. Protest/Support Postcards



CASE: **RQR-63260**

RADIUS: 1500 FEET

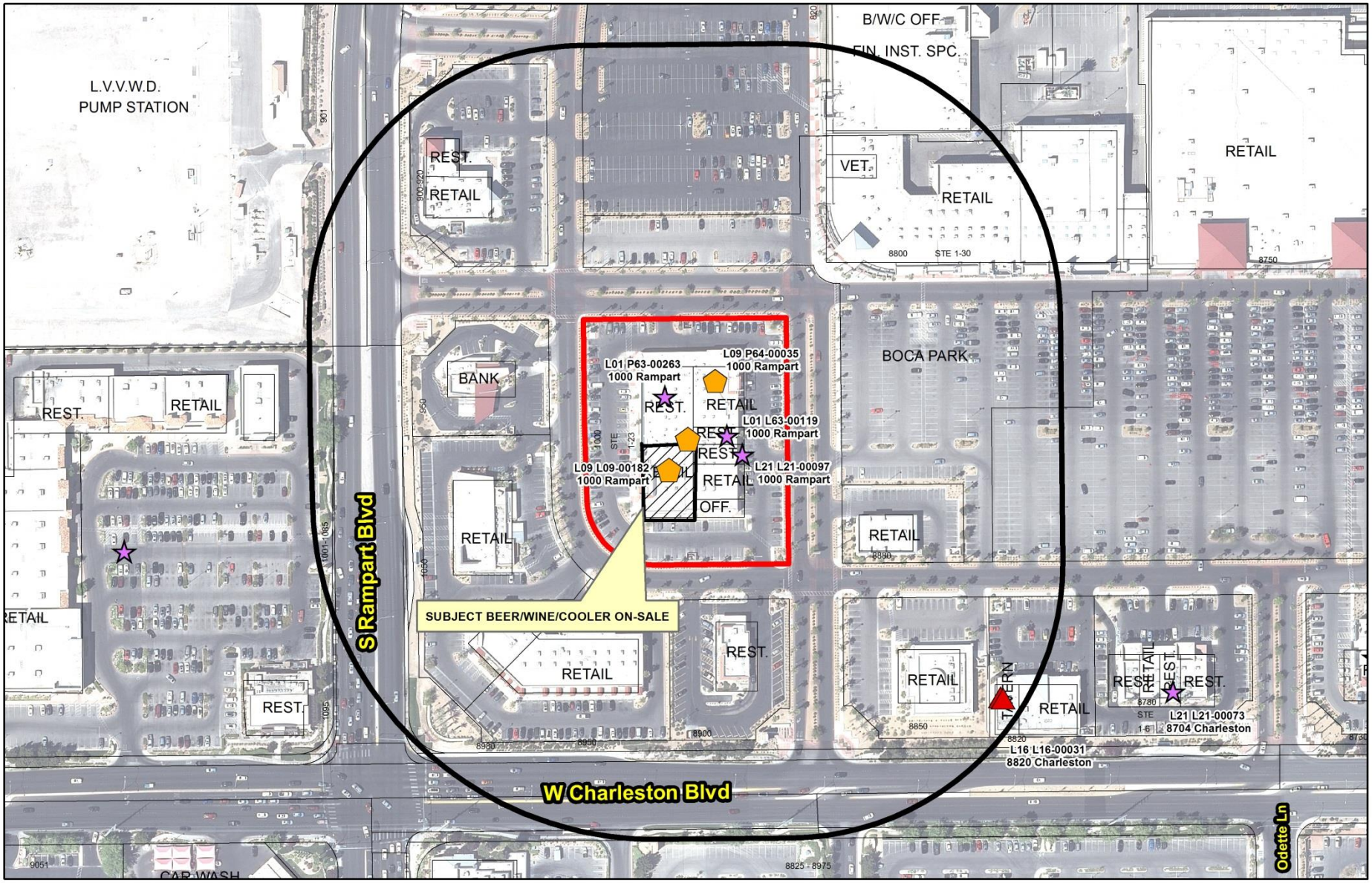
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **RQR-63260**

RADIUS: 1500 FEET

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



RQR-63260

Beer/Wine/Cooler On-Sale

Business Licenses

- Tavern
- Brew/Pub 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: Monday, March 28, 2016

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: PPS2, LLC - OWNER: BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
RQR-63260	Staff recommends APPROVAL, subject to conditions:	N /A

** CONDITIONS **

RQR-63260 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-58913).

2. No further reviews shall be required.

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

RG

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Required Review of a previously approved Special Use Permit (SUP-58913), which permitted a Beer/Wine/Cooler On-Sale Establishment within a 3,479 square-foot General Personal Service use (an Instructional Arts Studio) at 1000 South Rampart Boulevard, Suite #10. Condition #1 was added during the public hearing on June 9, 2015 and required a review at a public hearing before the Planning Commission six months after an alcohol license is issued. This review was intended to ensure compatibility with the surrounding land uses and compliance with the Conditions of Approval for Special Use Permit (SUP-58913). A privilege license (P63-00263) was approved on 09/25/15. No complaints have been received for the use at this location and all other conditions of approval have been met; as such staff recommends approval of this Required Review with no additional reviews.

ISSUES

- Condition #1 of Special Use Permit (SUP-58913) required a six month review from the date of issuance of a business license.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/02/92	The City Council approved a Rezoning (Z-0030-92) from N-U (Non-Urban) (under Resolution of Intent to R-1, C-1 and C-2) to C-1 (Limited Commercial) and R-1 (Single Family Residential) on property located on the east side of Rampart Boulevard between Charleston Boulevard and Alta Drive.
12/11/92	Per the District Court, Clark County, Nevada ordered the grant of a Writ of Mandate (Case Number A 311986) to affirm the City Council's approval of the zoning of the subject site to C-1 (Limited Commercial) and R-1 (Single Family Residential) for development of a regional shopping mall and single family residential dwellings and to establish conditions of approval, including the approval of 1,100,000 square feet of commercial buildings.
02/01/95	The City Council approved an Extension of Time [Z-0030-92(2)] for a proposed Shopping Mall and Single-Family Residential dwellings. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/06/96	The City Council approved an Extension of Time [Z-0030-92(3)] for a proposed Shopping Mall and Single-Family Residential dwellings. Staff recommended approval.
04/27/98	The City Council approved a request for a Site Development Plan Review [(Z-0030-92(5)] for a proposed 433,240 square-foot retail shopping center including 21 retail pad sites on 48.7 acres located on the northeast corner of Rampart Boulevard and Charleston Boulevard. The Planning Commission and staff recommended approval of this request.
06/14/99	The City Council granted an appeal by Charleston Associates, Limited Liability Company for a Site Plan Development Plan Review [(Z-0030-92(7)] for a proposed commercial development consisting of 434,967 square feet of Retail and 58,418 square feet of Office uses within Phase One of the previously approved Shopping Center on 48.7 acres located on the northeast corner of Charleston Boulevard and Rampart Boulevard.
01/05/00	The City Council approved a Special Use Permit (U-0116-99) request for the Off-Sale of Beer and Wine in conjunction with a supermarket at 810 South Rampart Boulevard. The Planning Commission recommended approval.
11/06/01	Staff administratively approved a request for a Site Development Plan Review [Z-0012-98(4)] for a proposed 50,750 square-foot retail shell building and 23,047 square-foot retail shell building on a portion of 41.87 acres on the east side of Rampart Boulevard, approximately 1,200 feet south of Alta Drive.
01/16/02	The City Council approved a Special Use Permit (U-0142-01) for a restaurant with service bar in conjunction with a proposed restaurant at 1000 South Rampart Boulevard, Suite #16. Planning Commission and staff recommended approval.
02/20/02	The City Council approved a Special Use Permit (U-0151-01) for a Supper Club in conjunction with a proposed restaurant on property located adjacent to the east side of Rampart Boulevard, approximately 750 feet south of Alta Drive. Planning Commission and staff recommended approval.
10/17/07	The City Council approved a Special Use Permit (SUP-23436) for a Beer/Wine/Cooler On-Sale Establishment use within an existing restaurant at 1000 South Rampart Boulevard, Suite #7. Planning Commission and staff recommended approval.
01/14/09	Staff administratively approved a Minor Amendment (SDR-32481) to a previously approved Site Development Plan Review [Z-0030-92(7)] for a 7,885 square-foot addition to an existing 139,115 square-foot general retail store at 8750 West Charleston Boulevard.
02/14/12	The Planning Commission approved a Special Use Permit (SUP-44162) for a 3,600 square-foot Supper Club use at 1000 South Rampart Boulevard, Suite #21. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/20/13	The City Council approved a Master Sign Plan (MSP-50849) request for an existing Shopping Center on 47.30 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard. The Planning Commission and staff recommended approval.
06/09/15	The Planning Commission approved a Special Use Permit (SUP-58913) request for a 3,479 square-foot General Personal Service Use (Instructional Arts Studio) at 1000 South Rampart Boulevard, Suite 10. Staff Recommended approval

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

Related Building Permits/Business Licenses	
07/24/00	A building permit (#13837) was issued for a 31,740 square-foot commercial building (Pad P) at 1000 South Rampart Boulevard. The permit received a final inspection on 02/26/01.
09/07/01	A building permit (#1016186) was issued for a tenant improvement at 1000 South Rampart Boulevard, Suite #10. The permit was finalized on 11/29/01.
10/04/12	A building permit (#221150) was issued for an interior tenant improvement at 1000 South Rampart Boulevard, Suite #10. The permit was not finalized.
01/08/13	A building permit (#225101) was issued for an interior tenant improvement at 1000 South Rampart Boulevard, Suite #10. The permit received a final inspection on 04/16/13.
05/20/15	A building permit (#288397) was issued for a wall sign at 1000 South Rampart Boulevard, Suite #10. The permit received a final inspection on 10/19/15.
07/16/15	A building permit (#290905) was issued for a wall sign at 1000 South Rampart Boulevard, Suite #10. The permit received a final inspection on 10/14/15.
09/25/15	A business license (P63-00263) for a Beer Wine Room was issued at 1000 South Rampart Boulevard, Suite #10. The license is active.
	A business license (G63-04518) for Art Instruction and Retail Sale was issued at 1000 South Rampart Boulevard, Suite #10. The license is active.

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

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

Field Check	
03/03/16	Staff conducted a field check of the subject site and found that the site is well maintained.

Details of Application Request	
Site Area	
Net Acres	2.38

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	Shopping Center	GC (General Commercial)	C-2 (General Commercial)
South	Shopping Center	SC (Service Commercial)	C-2 (General Commercial)
	Shopping Center		C-1 (Limited Commercial)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Multi-Family Residential	M (Medium Density Residential	R-3 (Medium Density Residential)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
	Utility Pumping Station	PF (Public Facilities)	C-V (Civic)

Master Plan Areas	***Compliance***
Peccole Ranch Master Plan	Y
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*
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100 Feet	Y
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways	100 Feet	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	641,664 SF	1:250 SF	2,567				
TOTAL SPACES REQUIRED			2,567		2,639		Y
Regular and Handicap Spaces Required			2,531	36	2,603	36	Y

ANALYSIS

The subject site has an existing Beer/Wine/Cooler On-Sale Establishment use within a 3,479 square-foot General Personal Service use (an Instructional Arts Studio), which was approved by Planning Commission under Special Use Permit (SUP-58913). Condition of approval #1 states: "A six (6) month required review shall be publically heard before the Planning Commission from the date of issuance of a business license". There are no protected uses within 400 feet of the shopping center where this existing use is located. Therefore, staff recommends approval with conditions

FINDINGS (RQR-63260)

The subject General Personal Service use (an Instruction Arts Studio) was approved for a special use permit for Beer/Wine/Cooler On-Sale Establishment use in June 9, 2015. This is a six month required review of the approved condition which allowed the establishment to sell alcohol for on premise consumption. The business is currently operating and license as a step-by-step painting studio business that offers a small selection of beer and wine to its customers. There is no compliant or a non-compliance issue with the Business License Division since the issuance of the license on 09/25/15; therefore, staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 1389

APPROVALS 1

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-63260** APN: 138-32-412-018

Name of Property Owner: Boca Park Marketplace Syndications Group, LLC

Name of Applicant: PPS2, LLC

Name of Representative: Jonathan J. Winn, Esq.

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

RECEIVED
FEB 23 2015
City of Las Vegas
Department of Planning

Signature of Property Owner: _____

Print Name: Jeffrey Dragovich SCC of managing member

Subscribed and sworn before me

This 18th day of March, 2015

Brenda Williams

Notary Public in and for said County and State

BRENDA WILLIAMS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 96-4271-1
My Appt. Expires Sept. 27, 2016

DEPARTMENT OF PLANNING

RQR For FEB 23 2016

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Beer and Wine Room Establishment

Project Address (Location) 1000 S. Rampart Blvd., Suite 10, Las Vegas, NV 89145

Project Name Pinot's Palette **Proposed Use** Beer and Wine Room Establishment

Assessor's Parcel #(s) 138-32-412-018 **Ward #** 2

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

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

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

Additional Information _____

PROPERTY OWNER Boca Park Marketplace Syndications Group, LLC **Contact** _____

Address 9440 W. Sahara Ave., Suite 240 **Phone:** 702-430-5800 **Fax:** 702-430-5810

City Las Vegas **State** NV **Zip** 89117

E-mail Address _____

APPLICANT PPS2, LLC **Contact** Reed Alewel

Address 1829 Country Meadows Dr. **Phone:** 702-910-4700 **Fax:** _____

City Henderson **State** NV **Zip** 89012

E-mail Address Summerlin@pinotspalette.com

REPRESENTATIVE Kolesar & Leatham **Contact** Jonathan J. Winn, Esq.

Address 400 S. Rampart Blvd., Suite 400 **Phone:** 702-362-7800 **Fax:** 702-362-9472

City Las Vegas **State** NV **Zip** 89145

E-mail Address jwinn@klnevada.com

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

Property Owner Signature* _____

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

Print Name Jeffrey Dragovich Sec. of Managing Member

Subscribed and sworn before me

This 18th day of March, 20 15.

Brenda Williams

Notary Public in and for said County and State

BRENDA WILLIAMS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 96-4271-1
My Appt. Expires Sept. 27, 2016

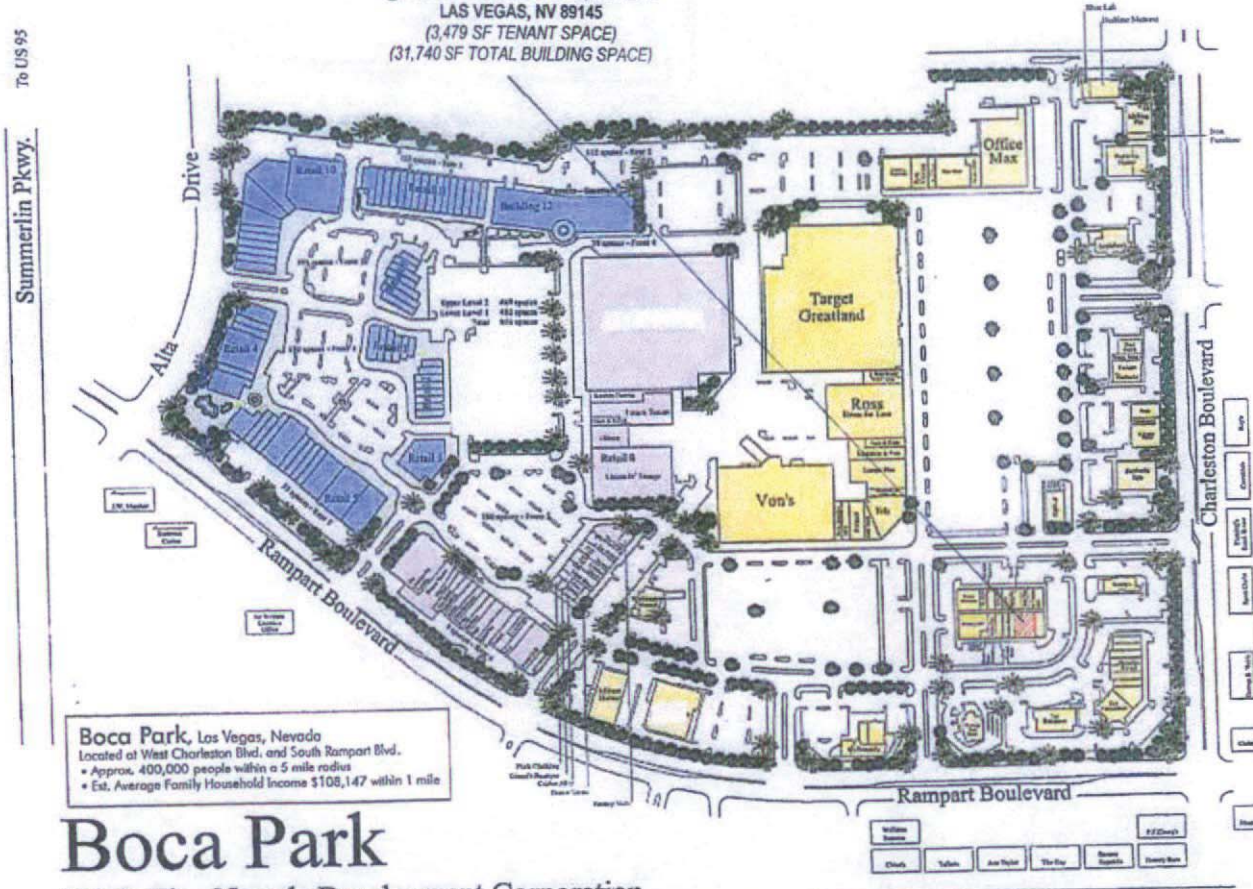
FOR DEPARTMENT USE ONLY

Case #	RQR-63260
Meeting Date:	4/12/16
Total Fee:	1050.00
Date Received:*	2/23/16
Received By:	M Reed

*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.

Site Plan for Special Use Permit

PINOT'S PALETTE
@ 1000 S. RAMPART BLVD., SUITE 10
LAS VEGAS, NV 89145
(3,479 SF TENANT SPACE)
(31,740 SF TOTAL BUILDING SPACE)



SITE INFORMATION

ZONING
PD - Planned Development District

AREA (Approximate)
Net Area: 1,823,760 sf

BUILDING AREA

	Retail Area	Common	Total Area
Retail Area - 1 Common	10,355 gsf	80 gsf	10,435 gsf
Retail Area - 2 Common	11,320 gsf	80 gsf	11,400 gsf
Retail Area - 3 Common	16,330 gsf	100 gsf	16,430 gsf
Retail Area - 4 Common	26,695 gsf	105 gsf	26,800 gsf
Retail Area - 5 Common	54,828 gsf	170 gsf	54,998 gsf
Retail Area - 6 Common	56,377 gsf	482 gsf	56,529 gsf
Retail Area - 7 Common	22,765 gsf	252 gsf	23,017 gsf
Retail Area - 8 Common	30,250 gsf	172 gsf	30,422 gsf
Retail Area - 9 Common	12,400 gsf	120 gsf	12,520 gsf
Retail Area - 10 Common	54,807 gsf	228 gsf	54,365 gsf
Retail Area - 11 Common	63,960 gsf	628 gsf	64,640 gsf
Great Indoors	130,330 gsf		130,330 gsf
Total Retail Area	514,187 gsf		
Total Common Area		2,397 gsf	
Total Building Area			516,586 gsf
FAR (on 1,823,760 sf)			0.283
Office Area Cinco 12 (3 stories)			108,500 gsf
Storage Area Storage 12 (lower level)			7,250 gsf
Storage Building 9			9,938 gsf
Total Office/Storage Area			125,688 gsf
Total Building Area			641,664 gsf
FAR (on 1,823,760 sf)			0.352

PARKING REQUIREMENTS

Anchor Required:	1 per 250 sf (10,355 - 80) =	41
	1 per 250 sf (26,695 - 105) =	106
		402
Retail Required:	1 per 250 sf 257,760 / 200 =	1,288
Restaurant Required:	1 per 100 sf Patio	330
	1 per 200 sf Balance	45
		375
Office Required:	1 per 300 sf 108,500 / 300 =	362
Storage Required:	1 per 1000 sf 17,188 / 1000 =	18
Total Parking Required:		2,015
Parking Provided:	Front of Center (1-4)	645
	Upper Deck	469
	Lower Deck	455
	Parking Garage (3 story)	592
	Parking Office Basement	64
	Rear of Center (5-8)	397
Total Provided:		2,619
Parking Ratio:	4.1 per 1000	1 per 245 sf

Boca Park, Las Vegas, Nevada
Located at West Charleston Blvd. and South Rampart Blvd.
- Approx. 400,000 people within a 5 mile radius
- Est. Average Family Household Income $108,147 within 1 mile

Boca Park

Triple Five Nevada Development Corporation
9510 W. Sahara Ave., Suite 200, Las Vegas, NV 89117

Rampart Boulevard between Charleston Blvd and Alta Drive, Las Vegas, Nevada — Master Site Plan — Date: November 1, 2004

RECEIVED
FEB 23 2016

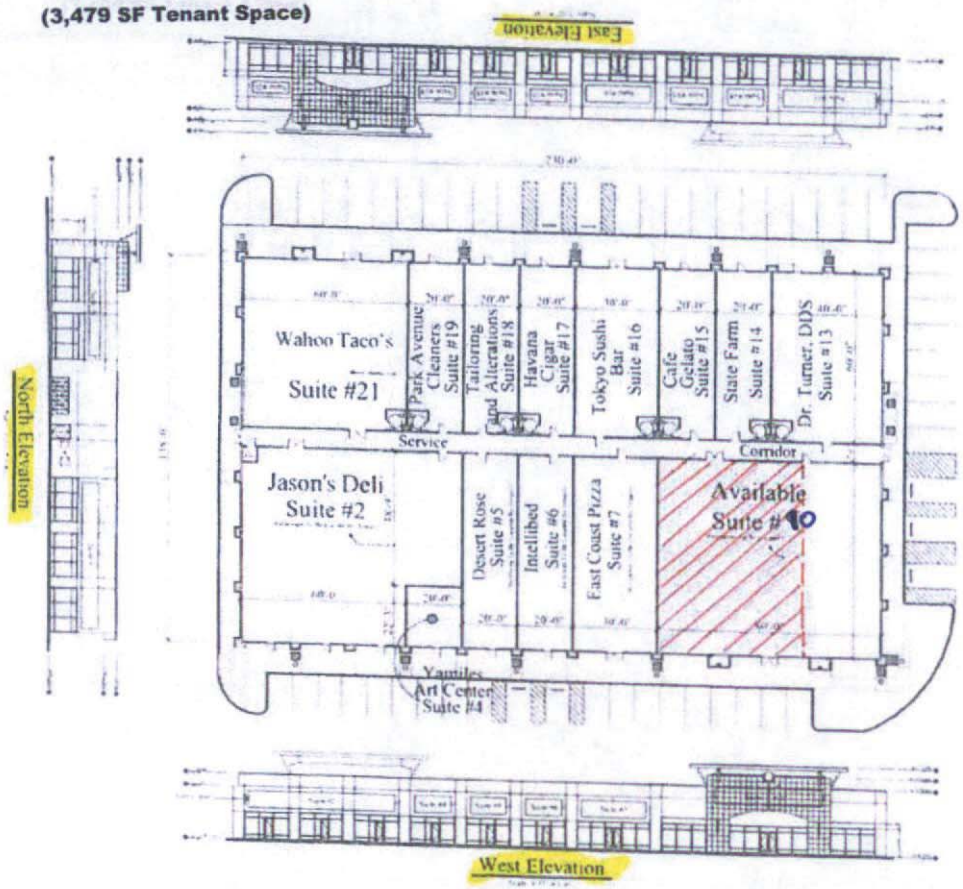
RQR-63260

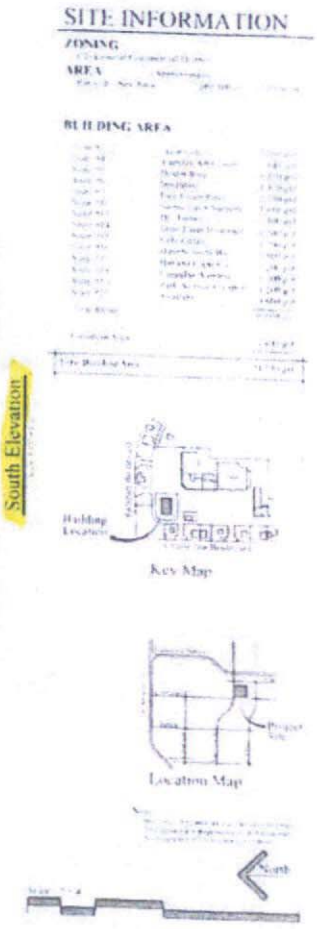
FLOOR PLAN FOR SPECIAL USE PERMIT
PINOT'S PALETTE
@ 1000 S. RAMPART BLVD., SUITE 10
LAS VEGAS, NV 89145
(3,479 SF TENANT SPACE)
(31,740 SF TOTAL BUILDING SPACE)

RQR-63260

RECEIVED
FEB 23 2016
City of Las Vegas
Department of Planning

Elevations for Special Use Permit
of Pinot's Palette
@ 1000 S. Rampart Blvd., Suite #10
Las Vegas, NV 89145
(3,479 SF Tenant Space)





RECEIVED
FEB 23 2016
City of Las Vegas
Department of Planning

Leasing Plan - Bldg P

Boca Park - Phase I

Las Vegas, Nevada

RQR-63260



03/03/16

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800

klnevada.com

February 18, 2016

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

Re: Required Review of Special Use Permit Application – RQR-63260

Applicant:	**PPS2, LLC**
Approved Use:	**Beer and Wine Room**
Business Name:	**Pinot's Palette**
Business Address:	**1000 S. Rampart Blvd., Suite 10, Las Vegas, NV 89145**
APN:	**138-32-412-018**

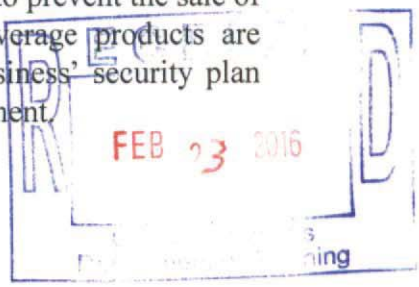
Dear Sir/Madam:

This firm represents PPS2, LLC dba Pinot's Palette (the "Applicant") at the above-referenced business location (the "Business") with respect to liquor licensing matters in Nevada. This correspondence requests final approval of the Beer/Wine/Cooler on-sale establishment alcohol use at the Premises.

The Las Vegas Planning Commission originally approved Special Use Permit SUP-58913 [PRJ-58881] ("the "SUP") on June 9, 2015, for a Beer/Wine/Cooler on-sale establishment use at the Premises. The SUP contained a condition for a six month review before the Planning Commission from the date of approval.

The Business is currently operating and licensed as a step-by-step painting studio business that offers a small selection of beer and wine to its customers. The Applicant has an outstanding track-record of alcohol compliance, including at its Henderson location within The District shopping center. We are unaware of any compliance issues related to alcohol sales at the Business.

The Business has implemented and adheres to strict internal policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are consumed on the Premises. These policies have been codified in the Business' security plan which has been approved by the City of Las Vegas Business License Department.



RQR-63260

The Business provides a benefit to the community by offering a fun and creative environment to learn to paint. As a location for a known national brand, the Business draws vital customer traffic to the neighboring businesses in the community. The approved use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations are necessary to continue the use at the Business.

The site provides adequate pedestrian and vehicle ingress/egress to and from the Boca Park Retail Center in which the Business is located, from both W. Charleston Boulevard and S. Rampart Boulevard. Please note that the Business will continue to be open to the public Monday through Sunday between the hours of 1:00 p.m. and 10:00 p.m. and employs approximately 15 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Jonathan J. Winn, Esq.

JJW
Enclosures - as stated
cc: Reed Alewel (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)

RECEIVED
FEB 23 2016
Department of Planning

RQR-63260

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

CORRECTED LETTER

June 10, 2015

Boca Park Marketplace Syndications Group, LLC
9440 West Sahara Avenue, Ste. 240
Las Vegas, Nevada 89117

RE: SUP-58913 [PRJ-58881] - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF JUNE 9, 2015

Dear Applicant:

Your request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A PROPOSED 3,479 SQUARE-FOOT GENERAL PERSONAL SERVICE USE (INSTRUCTIONAL ARTS STUDIO) at 1000 South Rampart Boulevard, Suite #10 (APN 138-32-412-018), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-58881], was considered by the Planning Commission on June 9, 2015.

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

Planning

1. A six (6) month required review shall be publically heard before the Planning Commission from the date of issuance of a business license.

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

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

RQR-63260

7. No one under 21 years of age shall be permitted within areas designated for alcohol beverage consumption and/or storage.

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.

This action by the Planning Commission on **June 9, 2015** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***June 22, 2015***. 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 Section Manager
Case Planning Division

PL:nl

cc:

Mr. Reed Alewel
PPS2, LLC
1829 Country Meadows Drive
Henderson, Nevada 89012

Mr. Jonathan J. Winn, Esq.
Kolesar & Leatham
400 S. Rampart Blvd., Ste. 400
Las Vegas, Nevada 89145

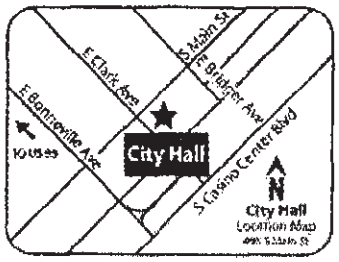
RQR-63260

05/14/2004 00:14 6264499746 TEA PAGE 01/02

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

APR 4 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.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

RQR-63260

Planning Commission Meeting of 4/12/2016

Case: RQR-63260

13832614001
GRAF EDWARD JR
123 SAN MIGUEL RD
PASADENA CA 91105-1442

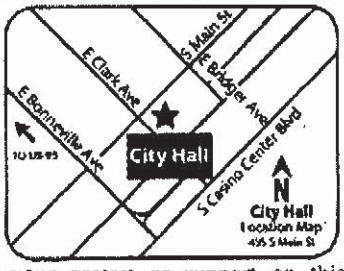
92 BRDGNP1 91105

14P

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 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: RQR-63260
13832818011
M D J L S PROPERTIES L L C
8710 W CHARLESTON #100
LAS VEGAS NV 89117-5467

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
RQR-63260
Planning Commission Meeting of 4/12/2016

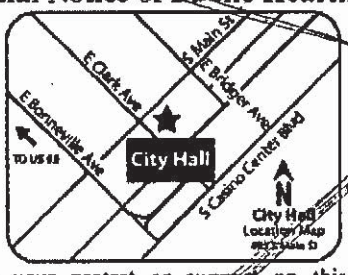
14A

71 BRDGNP1 89117

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 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: MOD-63600
13832818011
M D J L S PROPERTIES L L C
8710 W CHARLESTON #100
LAS VEGAS NV 89117-5467

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

71 BRDGNP1 89117

City of Las Vegas Agenda Item No.: **15.**

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

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

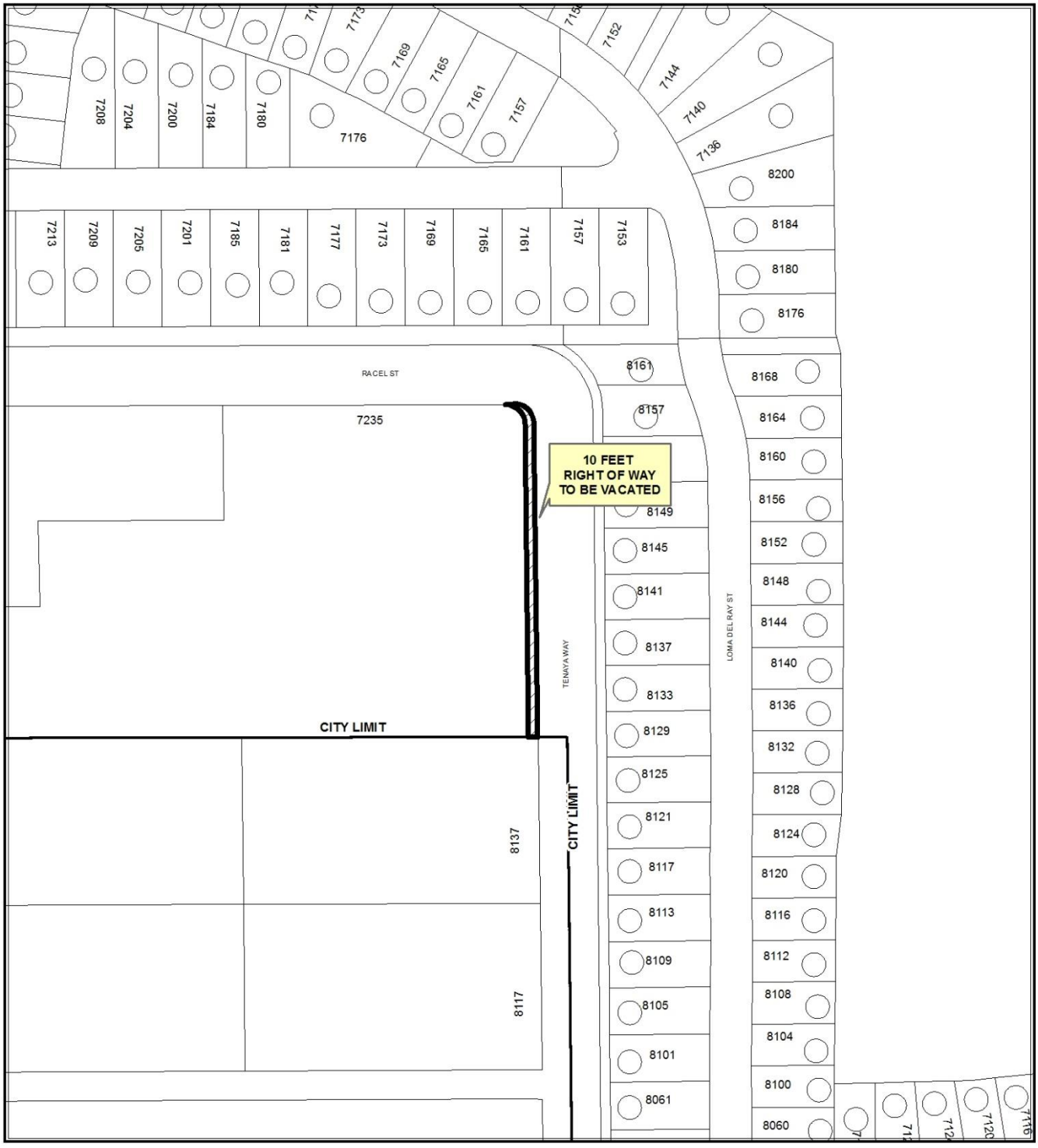
SUBJECT:
VAC-63486 - VACATION - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Petition to Vacate a 10-foot wide portion along the west side of the Tenaya Way right-of-way, south of Racel Street, Ward 6 (Ross) [PRJ-63412]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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 from Clark County



CASE: VAC-63486 (PRJ-63412)



CASE: **VAC-63486 (PRJ-63412)**

0 100 200
Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON - OWNER: INVESTOR EQUITY HOMES, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-63486	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

VAC-63486 CONDITIONS

1. The limits of this Petition of Vacation shall be the western 10-feet of Tenaya Way, including a 20-foot radius at the southwest corner of Tenaya Way and Racel Street adjacent to Assessor Parcel Number #125-10-404-002.

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. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

5. All development shall be in conformance with code requirements and design standards of all City Departments.

YK

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to vacate a 10-foot wide portion of the North Tenaya Way right-of-way to match the existing right-of-way to the south of the property located in Clark County. This will make the North Tenaya Way right-of-way uniform from Racel Street south to Grand Teton Drive. Staff supports this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/18/15	City Council approved Annexation (ANX-56802) of 3.96 acres on the southwest corner of Racel Street and Tenaya Way with approved Entitlements from Clark County as part of a larger request.

Most Recent Change of Ownership	
04/30/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No related permits are on file at this time.

Pre-Application Meeting	
02/16/16	Staff met with the applicant and reviewed the request to Vacate a portion of Tenaya Way adjacent to the parcel on the southwest corner of Racel Street and Tenaya Way. This request would match Clark County's Vacation along Tenaya Way to the south of the property.

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

Field Check	
03/03/16	Staff visited the site and found an undeveloped parcel of desert land. The property was clean and no issues were noted.

Details of Application Request	
Site Area	
Net Acres	3.04

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
North	Single Family, Detached	PCD (Planned Community Development)	R-PD3 [Residential (Planned Development Three Units per Acre)]
South	Single Family, Detached	RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential District) Clark County
East	Single Family, Detached	PCD (Planned Community Development)	R-PD3 [Residential (Planned Development Three Units per Acre)]
West	Single Family, Detached	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	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***
Racel Street	Minor Collector Street	Planned Streets and Highways Map	60	Y
Tenaya Way			70	N

ANALYSIS

The vacated public right-of-way would be incorporated into the adjacent development owner's respective subdivision, so as not to leave a "no-man's land" between them; thereby alleviating the negative impacts associated with a public right-of-way that serves no public purpose. As such, staff supports this application and recommends approval with conditions.

The Department of Public Works presents the following information concerning this request to vacate a portion of a public street right-of-way:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *The proposed vacation will result in Tenaya Way being a uniform 60-foot right-of-way.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since this area is not used very often, even with the proposed adjacent development.*

C. Does it appear that the vacation request involves only excess right-of-way? *Yes. Since the western 10-feet of Tenaya Way south of this petition of right-of-way has been vacated, the western 10-feet adjacent to this site is no longer required.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes. The southwest corner of Tenaya Way and Racel Street was approved for development in Clark County. The land was annexed into the City of Las Vegas before this petition of vacation recorded.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

In conformance with the approved Clark County entitlements (TM-205-13), staff notes that the required Equestrian Trail is within the 60-foot right-of-way and therefore we are not recommending an Equestrian Trail reservation with this vacation request.

FINDINGS (VAC-63486)

Staff has no objection to the Vacation of this portion of the Tenaya Way right-of-way, as it is no longer required in its current configuration. Staff recommends approval, with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAC-63486

Case Number: PRJ-63412 APN: 125-10-404-001 and 002

Name of Property Owner: Investor Equity Homes, LLC.; Mosaic Land 2, LLC

Name of Applicant: DR Horton

Name of Representative: Ray Fredericksen

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: Vince Schettler

Subscribed and sworn before me

This 22nd day of February, 2016

_____

Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
No. 99-35661-1 MY APPT. EXPIRES MARCH 1, 2019

PRJ-63412
02/23/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation of Public right-of-way

Project Address (Location) SWC of Racel St. at Tenaya Way

Project Name Racel & Tenaya SFR **Proposed Use** Single Family

Assessor's Parcel #(s) 125-10-404-001 & 002 **Ward #** _____

General Plan: existing LDR proposed LDR **Zoning:** existing R-E proposed R-E

Commercial Square Footage 0 **Floor Area Ratio** 0

Gross Acres 5.00 **Lots/Units** 10 **Density** 2 du/acre

Additional Information This vacation application was previously approved in Clark County prior to annexation into the City of Las Vegas. CC has vacated the same 10-ft south of the site

PROPERTY OWNER Investor Equity Homes/Mosaic L **Contact** Vince Schettler

Address 3960 Howard Hughes Parkway, Ste 150 **Phone:** (702) 836-3764 **Fax:** (702) 731-5709

City Las Vegas **State** NV **Zip** 89169

E-mail Address Vince.Schettler@colliers.com

APPLICANT DR Horton **Contact** Philip Bailey

Address 1081 Whitney Ranch Drive **Phone:** (702) 239-3575 **Fax:** (800) 604-6806

City Henderson **State** NV **Zip** 89014

E-mail Address PBailey@drhorton.com

REPRESENTATIVE Per4mance Engineering, llc **Contact** Ray Fredericksen

Address 197 Carlsbad Caverns St. **Phone:** (702) 569-9770 **Fax:** _____

City Henderson **State** NV **Zip** 89012

E-mail Address rayf@per4mancelv.com

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

Property Owner Signature* [signature]

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

Print Name Vince Schettler

Subscribed and sworn before me

This 22nd day of February, 20 16.

[signature]

Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
No. 99-35661-1 MY APPT. EXPIRES MARCH 1, 2019

FOR DEPARTMENT USE ONLY

Case #	VAC-63486
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 [illegible]

PRJ-63412
02/23/16

f:\depot\Application Pa[illegible]cation Form.pdf

Revised 10/27/08

A.P.N.: Portions of 125-10-499-011 and 125-10-499-033
JOB#: 130434
PAGE 1 OF 3
February 11, 2016

EXHIBIT "A" – LEGAL DESCRIPTION

THOSE PORTIONS OF NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

PARCEL I:

THE WESTERLY TEN FEET (10.00') OF THE EASTERLY FEET (40.00') OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, SAID EASTERLY FORTY FEET (40.00') HAVING BEEN DESCRIBED IN THAT CERTAIN "GRANT DEED" TO CLARK COUNTY, NEVADA RECORDED SEPTEMBER 8, 1969 IN BOOK 976 OF OFFICIAL RECORDS AS INSTRUMENT NO. 783591 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED WESTERLY 10.00 FEET LYING NORTHERLY OF THE FOLLOWING DESCRIBED ARC:

AN ARC WITH A RADIUS OF TWENTY FEET (20.00'), CONCAVE SOUTHWESTERLY, BEING TANGENT TO THE SOUTHERLY LINE OF THE NORTHERLY THIRTY FEET (30.00') AND TO THE WESTERLY LINE OF THE EASTERLY THIRTY FEET (30.00') OF SAID NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 3,347+/- SQUARE FEET. (AREA CALCULATIONS BASED UPON SURVEY ANALYSIS AS SHOWN ON BOOK 139 OF PLATS, PAGE 93)

PARCEL II:

THAT CERTAIN SPANDREL AREA SITUATE WITHIN THE NORTHEAST CORNER OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA; ALSO BEING THE SOUTHWEST CORNER OF THE INTERSECTION OF RACEL STREET (PREVIOUSLY DESCRIBED AS RACEL AVENUE) AND TENAYA WAY, BOUNDED AS FOLLOWS; ON THE NORTH BY THE SOUTH LINE OF THE NORTH THIRTY FEET (30.00') THEREOF; ON THE EAST BY THE WEST LINE OF THE EAST FORTY FEET (40.00') THEREOF; AND ON THE SOUTHWEST BY THE ARC OF A CURVE CONCAVE SOUTHWESTERLY , HAVING A RADIUS OF TWENTY FEET (20.00') AND BEING TANGENT TO THE SOUTH LINE OF SAID NORTH THIRTY FEET (30.00') AND TO THE WEST LINE OF SAID EAST FORTH FEET (40.00'), SAID SPANDREL HAVING BEEN DESCRIBED

Diamondback Land Surveying
◊ 5506 S. Fort Apache Road, Suite 110 ◊
◊ Las Vegas, Nevada ◊89148 ◊
◊ Office: (702) 823-3257 ◊ Fax: (702) 933-9030 ◊
◊ www.diamondbacklandsurveying.com ◊

PRJ-63412
02/23/16

VAC-63486

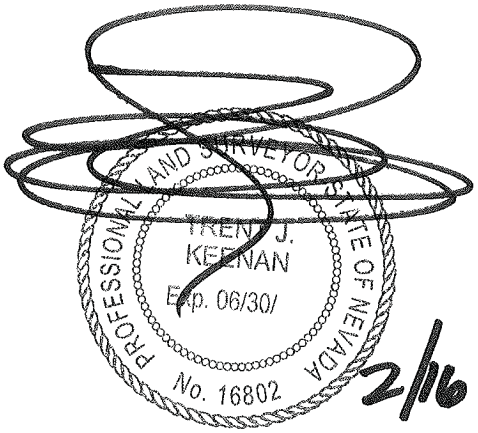
IN THAT CERTAIN "GRANT, BARGAIN, SALE DEED" TO CLARK COUNTY RECORDED APRIL 30, 1984 IN BOOK 1913 OF OFFICIAL RECORDS AS INSTRUMENT NO. 1872692 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED SPANDREL AREA LYING NORTHERLY OF THE FOLLOWING DESCRIBED ARC:

AN ARC WITH A RADIUS OF TWENTY FEET (20.00'), CONCAVE SOUTHWESTERLY, BEING TANGENT TO THE SOUTHERLY LINE OF THE NORTHERLY THIRTY FEET (30.00') AND TO THE WESTERLY LINE OF THE EASTERLY THIRTY FEET (30.00') OF SAID NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 76+/- SQUARE FEET. (AREA CALCULATIONS BASED UPON SURVEY ANALYSIS AS SHOWN ON BOOK 139 OF PLATS, PAGE 93)

PREPARED BY:
Trent J. Keenan, PLS
Diamondback Land Surveying, LLC
5506 S. Fort Apache Road, Suite 110
Las Vegas, NV 89148
(702) 823-3257



2/16/16

Diamondback Land Surveying

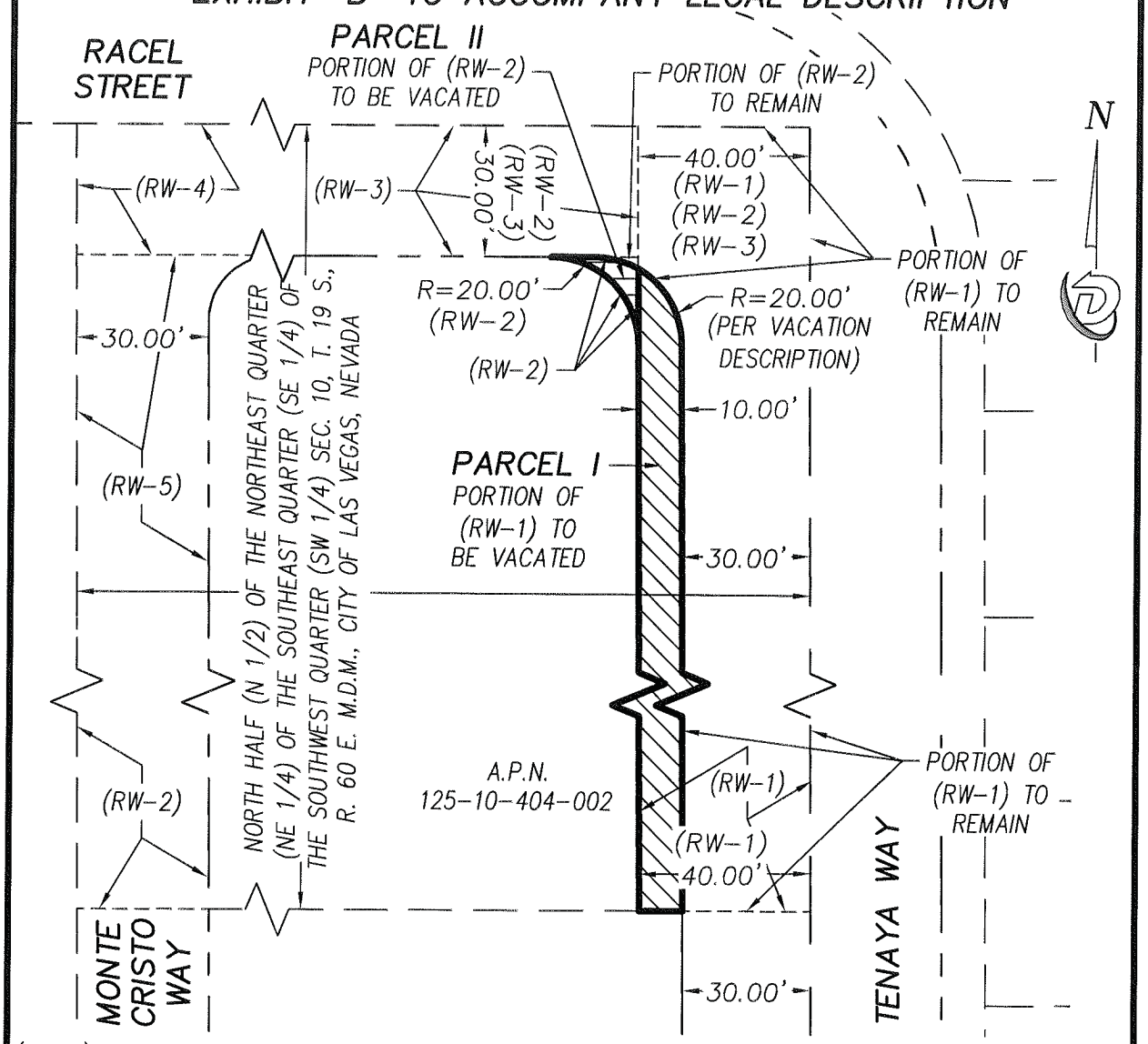
◊ 5506 S. Fort Apache Road, Suite 110 ◊
◊ Las Vegas, Nevada ◊89148 ◊
◊ Office: (702) 823-3257 ◊ Fax: (702) 933-9030 ◊
◊ www.diamondbacklandsurveying.com ◊

VAC-63486

PRJ-63412
02/23/16

A.P.N.: PORTIONS OF 125-10-499-011 AND 125-10-499-033

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



(RW-1): GRANT DEED TO CLARK COUNTY, O.R. BOOK 976, INST. NO. 783591, SEPTEMBER 8, 1969
(RW-2): GRANT, BARGAIN SALE DEED TO CLARK COUNTY, O.R. BOOK 1913, INST. NO. 1872692, APRIL 30, 1984
(RW-3): GRANT DEED TO CLARK COUNTY, O.R. BOOK 362, INST. NO. 321030, SEPTEMBER 6, 1973
(RW-4): GRANT DEED TO CLARK COUNTY, O.R. BOOK 370, INST. NO. 329880, OCTOBER 9, 1973
(RW-5): GRANT, BARGAIN, SALE DEED TO CLARK COUNTY, O.R. BOOK 1373, INST. NO. 1332552, MARCH 25, 1981

SCALE 1" = 40'

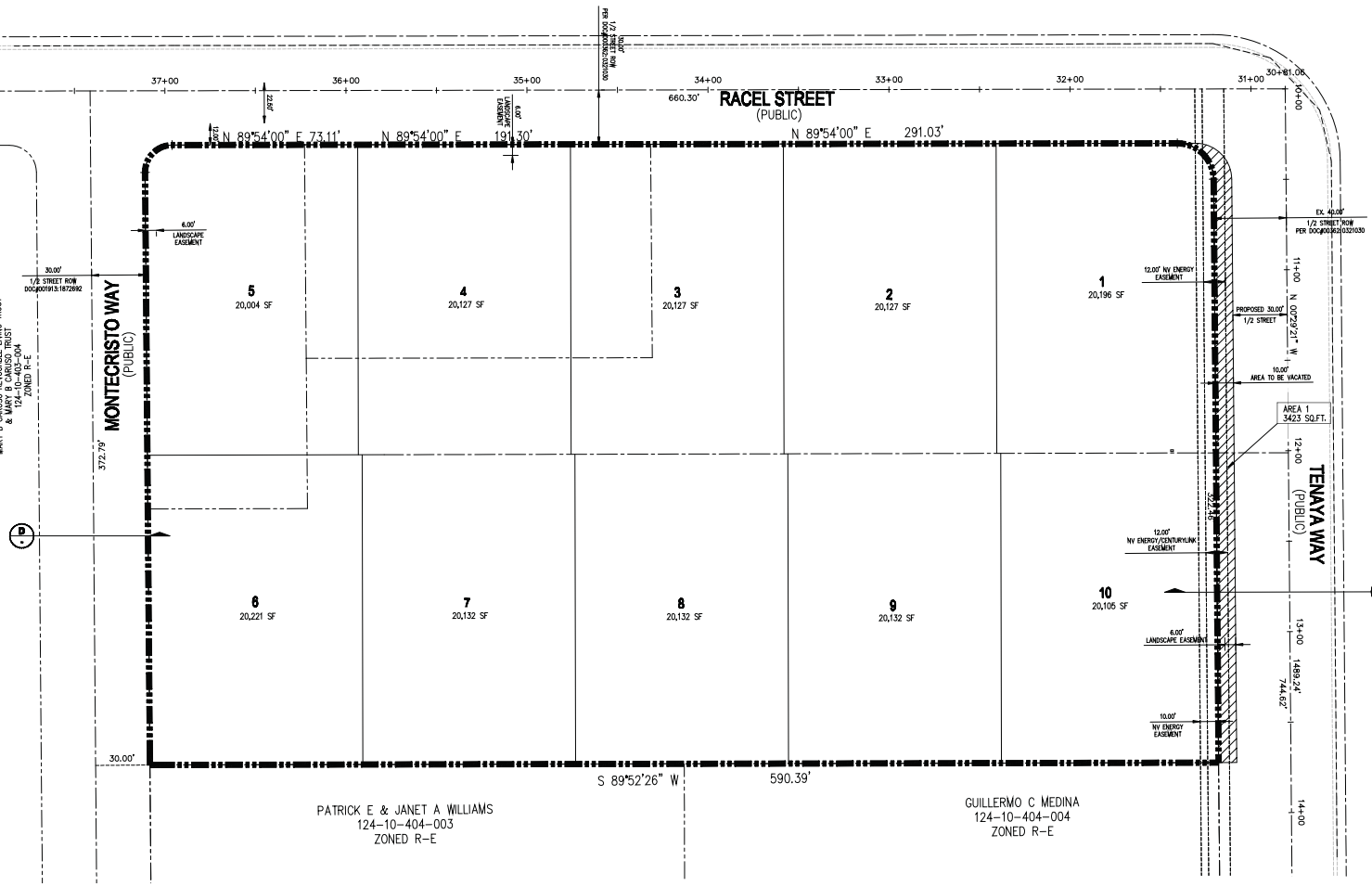
0 20 40 80

JOB NUMBER: 130434	
DRAWN BY: DAW	DATE: 2/12/2016
CHECKED BY: JB	DATE: 2/12/2016
PAGE 3 OF 3	

PRJ-63412
02/23/16

Diamondback Land Surveying
3066 S. FORT APACHE RD. SUITE 110
LAS VEGAS, NEVADA 89148
(o) 702.823.DBLS (f) 702.933.9030
ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

VAC-63486



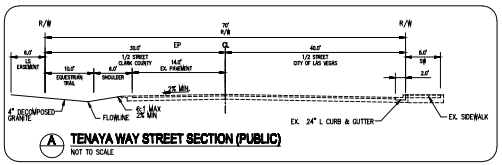
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

NORTH

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- AREA TO BE VACATED



A TENAYA WAY STREET SECTION (PUBLIC)
NOT TO SCALE

OWNER
RACEL & TENAYA, LLC
4823 LAKERIDGE TERRACEWEST
RENO, NV 89509
PH (702) XXX-XXXX

DEVELOPER
INVESTOR EQUITY HOMES LLC
3960 HOWARD HUGHES PARKWAY, SUITE 150
LAS VEGAS, NV 89169
PH (702) 836-3764

ENGINEER
PERMANENCE ENGINEERING, LLC
197 CARLSBAD CAVERNS ST
HENDERSON, NV 89012
PH (702) 569-9770

NO.	REVISION	BY	DATE	APP'D	DATE
A					
A					
A					
A					
A					

RACEL & TENAYA SFR
CLARK COUNTY NEVADA
APN: 125-10-404-001 & 002
SHEET:
VACATION EXHIBIT

PERMANENCE ENGINEERING CONSULTING
197 CARLSBAD CAVERNS ST. HENDERSON, NEVADA 89012
TEL: (702)569-9770 EMAIL: RAY@PERMANENCELV.COM

DEVELOPER:

SEAL
PROFESSIONAL ENGINEER-STATE OF NEVADA
RAY F. FREDERICKSEN
Exp. 06/30/15
CIVIL
No. 17471

DESIGNED BY: RFF
DRAWN BY: RFF
CHECKED BY: RFF
SCALE: 1"=30'
PROJECT DATE: OCTOBER 24, 2013

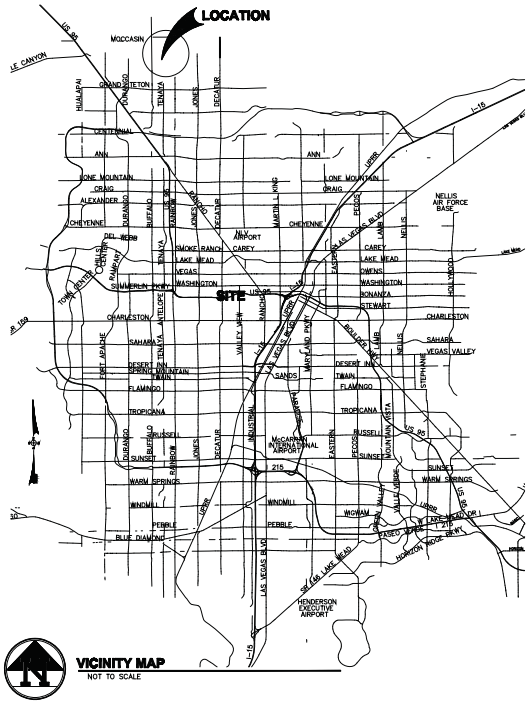
PRJ-63412
02/23/16

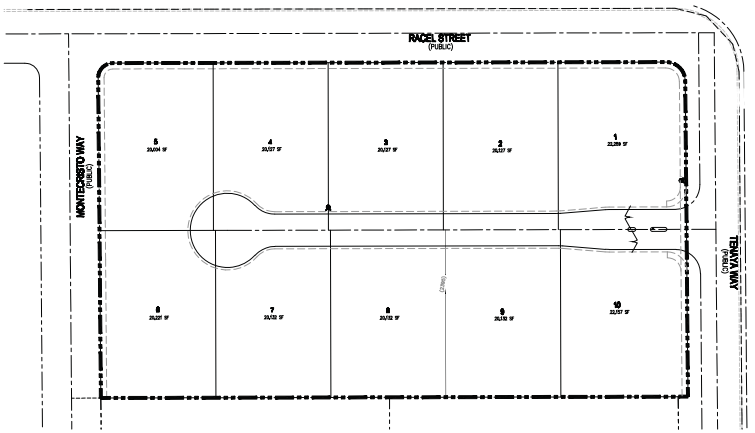
SHEET
EX-A
1 OF 1

AGENCY DWG. NO.
--

VAC-63486

TENTATIVE MAP
FOR
RACEL & TENAYA 10 LOT SFR
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN(S): 125-10-404-001 & 002





LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SIDEWALK
- WATER MAIN
- FIRE HYDRANT
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- EX WATER MAIN
- EX SANITARY SEWER MAIN
- EX STORM DRAIN
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)

OWNER

RACEL & TENAYA, LLC
4923 LAKERIDGE TERRACE WEST
RENO, NV 89509
ATTN: LEROY BERGSTROM
PH (702) XXX-XXXX

DEVELOPER

INVESTOR EQUITY HOMES, LLC
3960 HOWARD HUGHES PARKWAY
SUITE 150
ATTN: VINCENT SCHETTLER
PH (702) 836-3764

ENGINEER

PERMANANCE ENGINEERING, LLC
197 CARLSBAD CAVERNS STREET
HENDERSON, NV 89012
PH (702) 569-9770
EMAIL: RAYF@PERMANANCELV.COM

PROJECT SUMMARY

EXISTING ZONING	= R-E (2 UNITS PER ACRE)
PROPOSED ZONING	= R-E
LOT DIMENSIONS (TYP)	= 117' x 170'
MINIMUM LOT AREA	= 20,000 SF
AVERAGE LOT AREA	= 20,542 SF
MAXIMUM LOT AREA	= 22,259 SF
GROSS ACREAGE	= 5.00 AC
NET ACREAGE	= 4.64 AC
TOTAL LOTS	= 10
GROSS DENSITY	= 2.0 DU/AC (2 DU/AC MAX)
LANDSCAPE AREA REQUIRED	= 7,191 SF±
LANDSCAPE AREA PROVIDED	= 7,191 SF±

PARKING ANALYSIS

NO OF UNITS	= 10
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 22 SPACES**

**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

10 UNITS X 250 GPD/UNITS = 2,500 GPD
TOTAL AVERAGE CONTRIBUTION = 2,500 GPD = 0.0025 MGD
TOTAL PEAK FLOW = 0.0025 MGD X 3.23 (PEAK FACTOR) = 0.00808 MGD

UTILITY SERVICE BY

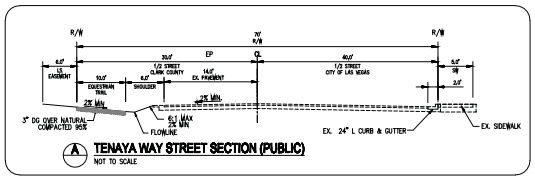
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

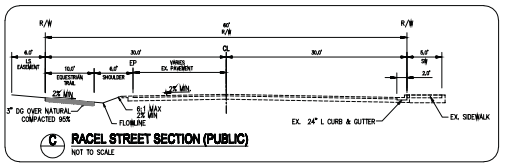
NOTES

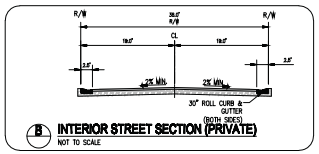
1. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY LANDSCAPE MAINTENANCE CORPORATION.
4. INTERIOR STREETS ARE PRIVATE.
5. TRAFFIC ACCESS SHALL BE TENAYA WAY.
6. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
7. WATER SERVICE WILL BE SUPPLIED BY AN EXISTING 8" WATER LINE IN RACEL STREET.
8. SEWER SERVICE WILL CONNECT TO AN EXISTING 8" MAIN LOCATED IN TENAYA WAY.
9. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL BE LESS THAN 6%
10. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
11. IF THERE ARE EXISTING EASEMENTS ON THESE PROPERTIES, THESE EASEMENTS ARE BEING RELINQUISHED WHERE APPLICABLE.
12. PROTECTIVE COVENANTS AND DEED RESTRICTIONS SHALL BE ENFORCED.

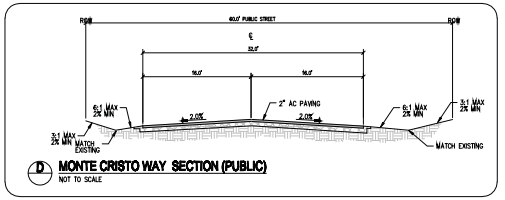
DISCLAIMER NOTE

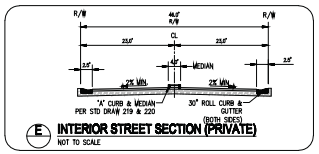
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON.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











BENCH MARK

CLARK COUNTY VERTICAL CONTROL STATION: 6LV90 1056

BEING A 2OTY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, SOUTHWEST CORNER OF RACEL STREET AND TENAYA WAY, ± 100' SOUTH OF RACEL STREET

ELEVATION: 2395.01 FEET (NAVD88)
730.000 METERS (NAVD88)

BASIS OF BEARINGS

SOUTH 89°54'00" WEST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., COUNTY OF CLARK, STATE OF NEVADA. AS SHOWN ON BOOK 136, PAGE 93 OF PLATS, ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

LEGAL DESCRIPTION

BEING THOSE CERTAIN PARCELS OF LAND AS DESCRIBED ON THAT "QUITCLAIM DEED" RECORDED ON MAY 29, 2009AS BOOK 20090529, IN INSTRUMENT NO. 04426, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYN IN THE SOUTHWEST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXP 12/31/2016
02/23/16

BY	DATE	APP'D	DATE
NO.	REVISION		
A			
A			
A			
A			
A			

RACEL & TENAYA SFR
125-10-404-001 & 002

SHEET: TENTATIVE MAP COVER SHEET

PERMANANCE ENGINEERING
197 CARLSBAD CAVERNS ST, HENDERSON, NEVADA 89012
TEL: (702)569-9770 EMAIL: RAYF@PERMANANCELV.COM

DEVELOPER:

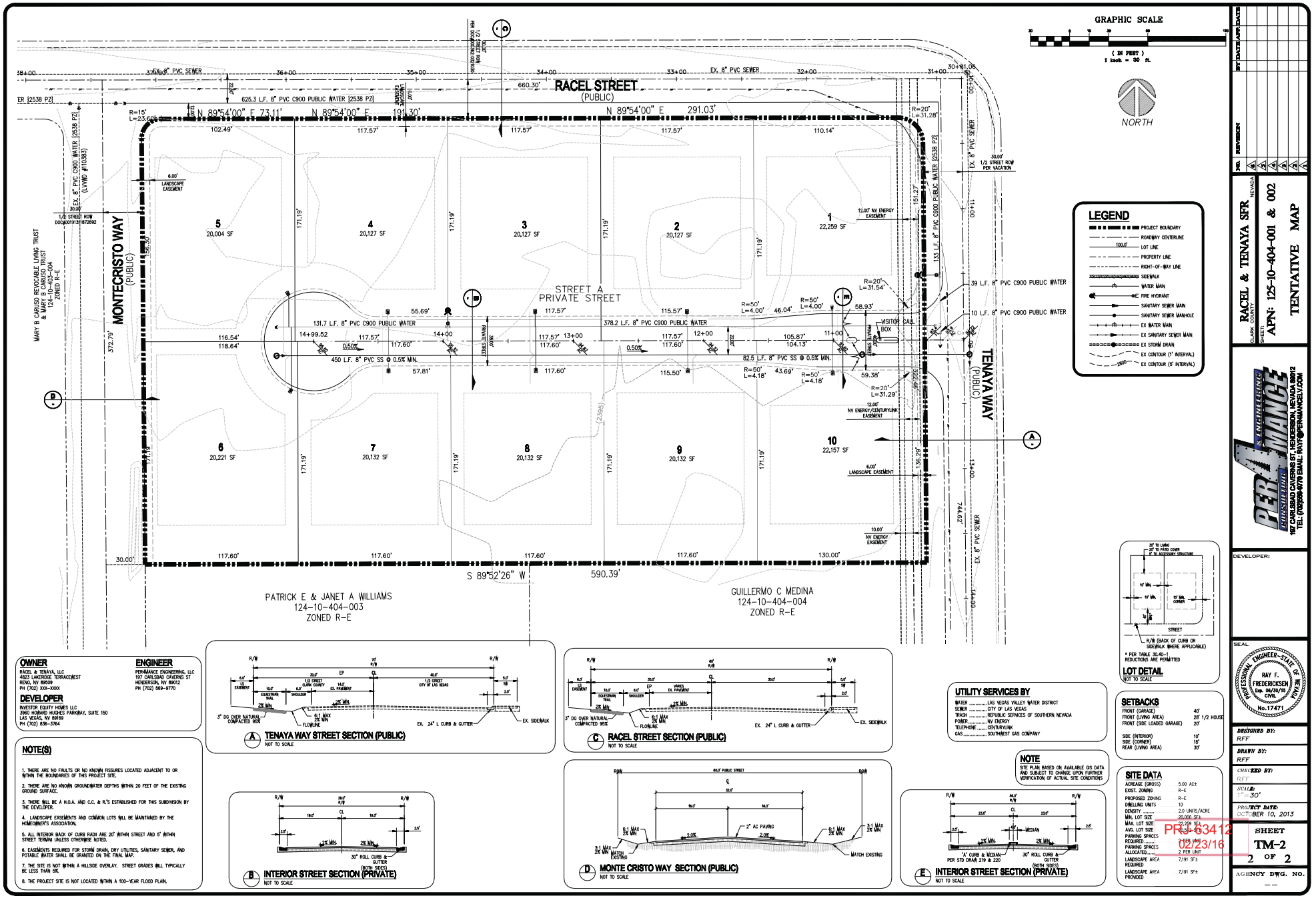
SEAL
PROFESSIONAL ENGINEER - STATE OF NEVADA
RAY F. FREDERICKSEN
Exp. 06/30/15
CIVIL
No.17471

DESIGNED BY: RFF
DRAWN BY: RFF
CHECKED BY: RFF
SCALE: NTS
PROJECT DATE: OCTOBER 10, 2013

SHEET TM-1 1 OF 2

AGENCY DWG. NO. #XXXXXXX

VAC-63486



LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SIDEWALK
- WATER MAIN
- FIRE HYDRANT
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- EX WATER MAIN
- EX SANITARY SEWER MAIN
- EX STORM DRAIN
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)

OWNER
RACEL & TENAYA, LLC
4923 LAKERIDGE TERRACREST
RENO, NV 89509
PH (702) XXX-XXXX

DEVELOPER
INVESTOR EQUITY HOMES LLC
3960 HOWARD HUGHES PARKWAY, SUITE 150
LAS VEGAS, NV 89169
PH (702) 836-3764

ENGINEER
PERMANENCE ENGINEERING, LLC
197 CARLSBAD CAVERNS ST
HENDERSON, NV 89012
PH (702) 569-9770

NOTE(S)

1. THERE ARE NO FAULTS OR NO KNOWN FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS PROJECT SITE.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A H.O.A. AND C.C. & R.'S ESTABLISHED FOR THIS SUBDIVISION BY THE DEVELOPER.
4. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. ALL INTERIOR BACK OF CURB RADII ARE 20' WITHIN STREET AND 5' WITHIN STREET TERMINI UNLESS OTHERWISE NOTED.
6. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
7. THE SITE IS NOT WITHIN A HILLSIDE OVERLAY. STREET GRADES WILL TYPICALLY BE LESS THAN 6%.
8. THE PROJECT SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.

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

NOTE
SITE PLAN BASED ON AVAILABLE GIS DATA AND SUBJECT TO CHANGE UPON FURTHER VERIFICATION OF ACTUAL SITE CONDITIONS

* PER TABLE 30.40-1 REDUCTIONS ARE PERMITTED

LOT DETAIL
NOT TO SCALE

SETBACKS

FRONT (GARAGE)	40'
FRONT (LIVING AREA)	28' 1/2 HOUSE
FRONT (SIDE LOADED GARAGE)	20'
SIDE (INTERIOR)	10'
SIDE (CORNER)	15'
REAR (LIVING AREA)	30'

SITE DATA

ACREAGE (GROSS)	5.00 AC±
EXIST. ZONING	R-E
PROPOSED ZONING	R-E
DWELLING UNITS	10
DENSITY	2.0 UNITS/ACRE
MIN. LOT SIZE	20,000 SF±
MAX. LOT SIZE	22,259 SF±
AVG. LOT SIZE	20,777 SF±
PARKING SPACES REQUIRED	1 PER UNIT
PARKING SPACES ALLOCATED	2 PER UNIT
LANDSCAPE AREA REQUIRED	7,191 SF±
LANDSCAPE AREA PROVIDED	7,191 SF±

NO.	REVISION	BY	DATE	APP'D	DATE
A					
A					
A					
A					
A					

RACEL & TENAYA SFR
CLARK COUNTY NEVADA
SHEET
APN: 125-10-404-001 & 002

TENTATIVE MAP

PERMANENCE ENGINEERING & CONSTRUCTION
197 CARLSBAD CAVERNS ST. HENDERSON, NEVADA 89012
TEL: (702)569-9770 EMAIL: MATT@PERMANENCENV.COM

DEVELOPER:

SEAL
PROFESSIONAL ENGINEER — STATE OF NEVADA
RAY F. FREDERICKSEN
Exp. 06/30/15
CIVIL
No. 17471

DESIGNED BY: RFF
DRAWN BY: RFF
CHECKED BY: RFF
SCALE: 1"=30'
PROJECT DATE: OCTOBER 10, 2013

PRJ-63412
12/23/16

SHEET
TM-2
2 OF 2

AGENCY DWG. NO.
--

VAC-63486



VAC-63486 [PRJ-63412] - VACATION - APPLICANT: DR HORTON - OWNER: INVESTOR EQUITY HOMES, LLC
WEST SIDE OF THE TENAYA WAY RIGHT-OF-WAY, SOUTH OF RACEL STREET

03/03/16



VAC-63486 [PRJ-63412] - VACATION - APPLICANT: DR HORTON - OWNER: INVESTOR EQUITY HOMES, LLC
WEST SIDE OF THE TENAYA WAY RIGHT-OF-WAY, SOUTH OF RACEL STREET

03/03/16

February 23, 2016

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

Re: Racel & Tenaya SFR – Tenaya Way Vacation
(APN(s): 125-10-404-001 & 002)

Dear Planner,

Per4mance Engineering, LLC. on behalf of the applicant, DR Horton, respectfully submits this justification letter in support of the Vacation application for the subject development. Based on old conversations and applications submitted through Clark County prior to Annexation of this development the west 10-feet of Tenaya Way required vacation.

A vacation request for this west 10-ft of Tenaya was processed through and approved by Clark County back in 2013 (VS-0748-13). However, the vacation of the ROW was never processed for final recordation prior to annexation. Clark County has recently processed a vacation for the west 10-ft of Tenaya Way which recorded last year making the west half of Tenaya Way a 30-ft right-of-way.

By vacating 10-ft of the west half street along Tenaya off-site improvements of curb, gutter, and sidewalk are not required. This is consistent with the intent of the Rural Neighborhood Preserve land use as the site was entitled in Clark County prior to annexation.

In addition, as shown on the enclosed Tentative Map the equestrian trail proposed in the west half of Tenaya Way is shown within the new 30-ft half street right-of-way. This is consistent with what Clark County is doing south of the subject property.

Therefore, with the approval of this vacation the site and adjoining neighborhood will be a contiguous 30-ft half street.

If you have any questions, please contact our office.

Thank You,



Ray Fredericksen, P.E.
President

VAC-63486

PRJ-63412
02/23/16

197 CARLSBAD CAVERNS ST. – HENDERSON, NV 89012
PHONE (702) 569-9770 email: rayf@per4mancelv.com

Department of Comprehensive Planning
Land Use Planning

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

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

NOTICE OF FINAL ACTION

December 26, 2013

PER4MANCE ENGINEERING, LLC
197 CARLSBAD CAVERNS STREET
HENDERSON, NV 89012

REFERENCE: TM-0205-13

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

The above referenced application was presented before the Clark County Planning Commissioners at their regular meeting of **December 17, 2013** and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

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

CONDITIONS:

Current Planning

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

Public Works – Development Review

- **Drainage study and compliance;**
- **Non-urban standard paving on Monte Cristo Way;**
- **Execute a restrictive covenant agreement (deed restrictions).**

Current Planning Division – Addressing

- **Street A is not a valid street name, provide an approved street name for the proposed private street;**
- **The suffix for the proposed private street shown as 'Street A' shall be Court;**
- **Montecristo Way shall be Monte Cristo Way.**

Southern Nevada Health District (SNHD) – Septic System Program

- **Applicant is advised that if approved, the existing residential septic system, Permit #S2549, must be removed with disposal receipts provided to SNHD for the proposed development pursuant to Section 17 of the SNHD ISDS Regulations.**

Clark County Water Reclamation District (CCWRD)

PRJ-63412
02/23/16

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

VAC-63486

Department of Comprehensive Planning
Land Use Planning

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

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

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

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

PRJ-63412
02/23/16

VAC-63486

Department of Comprehensive Planning
Land Use Planning

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

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

NOTICE OF FINAL ACTION

December 26, 2013

PER4MANCE ENGINEERING, LLC
197 CARLSBAD CAVERNS STREET
HENDERSON, NV 89012

REFERENCE: VS-0748-13

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

The above referenced application was presented before the Clark County Planning Commissioners at their regular meeting of **December 17, 2013** and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

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

CONDITIONS:

Current Planning

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

Public Works – Development Review

- **Drainage study and compliance;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description if necessary prior to recording.**

Clark County Water Reclamation District (CCWRD)

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

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

PRJ-63412
02/23/16

VAC-63486

Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000
(702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

January 2, 2014

RE: Application Number VS-0748-13

Dear Applicant: Per4mance Engineering

The above Vacation and Abandonment application has been approved at either the Planning Commission or Board of County Commission meeting, however, the application will not be approved to record until all the conditions stated in the enclosed Notice of Final Action letter have been satisfied. In addition to satisfying the conditions, all utility agencies must respond. It is your responsibility to make sure Clark County has the necessary responses in order to record the Order of Vacation. The agencies marked with an "X" have already responded to our request for a recommendation on this application. The remaining agencies have not responded, as of the above date, to our recommendations. You will need to contact them to obtain their responses.

Clark County will reserve all requested easements by utility companies in the area being vacated. The utility companies must provide a legal description of requested reservations within 90 days of approval of the vacation application. Any utility easement reservation will be forwarded to the applicant for inclusion and revision of the legal description prior to recording.

Clark County is only vacating their interest and any utility easement that is no longer needed will need to be relinquished with each individual utility company (contact information below).

If you have any questions contact Tina Garrison at Clark County Public Works, Survey Division, Map Team 455-5012 or e-mail *rightofway@clarkcountynv.gov*

Please contact the agencies not marked below and request that they advise the Survey Division, Map Team in writing, any requirements they may have.

X	Clark County Water Reclamation District	Elsa Mercenier (Emercenier@cleanwaterteam.com)	434-6600
X	Las Vegas Valley Water District	Susan Mulanax (Susan.Mulanax@lvvwd.com)	691-5245
X	Nevada Power Company dba NV Energy *reservation*	Sharon McShea (smcshea@nvenergy.com)	402-2360
___	Embarq/Century Link	Donni Fields (donni.j.fields@CenturyLink.com)	244-7055
X	Southwest Gas Company	*SWGEngPlanSubmittal@swgas.com*	365-2027
X	Clark County Fire Department	Danny Horvat (dhorvat@co.clark.nv.us)	455-7100
X	Southern Nevada Water Authority	Meghan Ricks (Meghan.Ricks@snwa.com)	862-3480
___	Regional Transportation Commission	Carl Scarbrough (scarbroughc@rtcsnv.com)	676-1608

PRJ-63412
02/23/16

VAC-63486

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

City of Las Vegas Agenda Item No.: **16.**

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

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

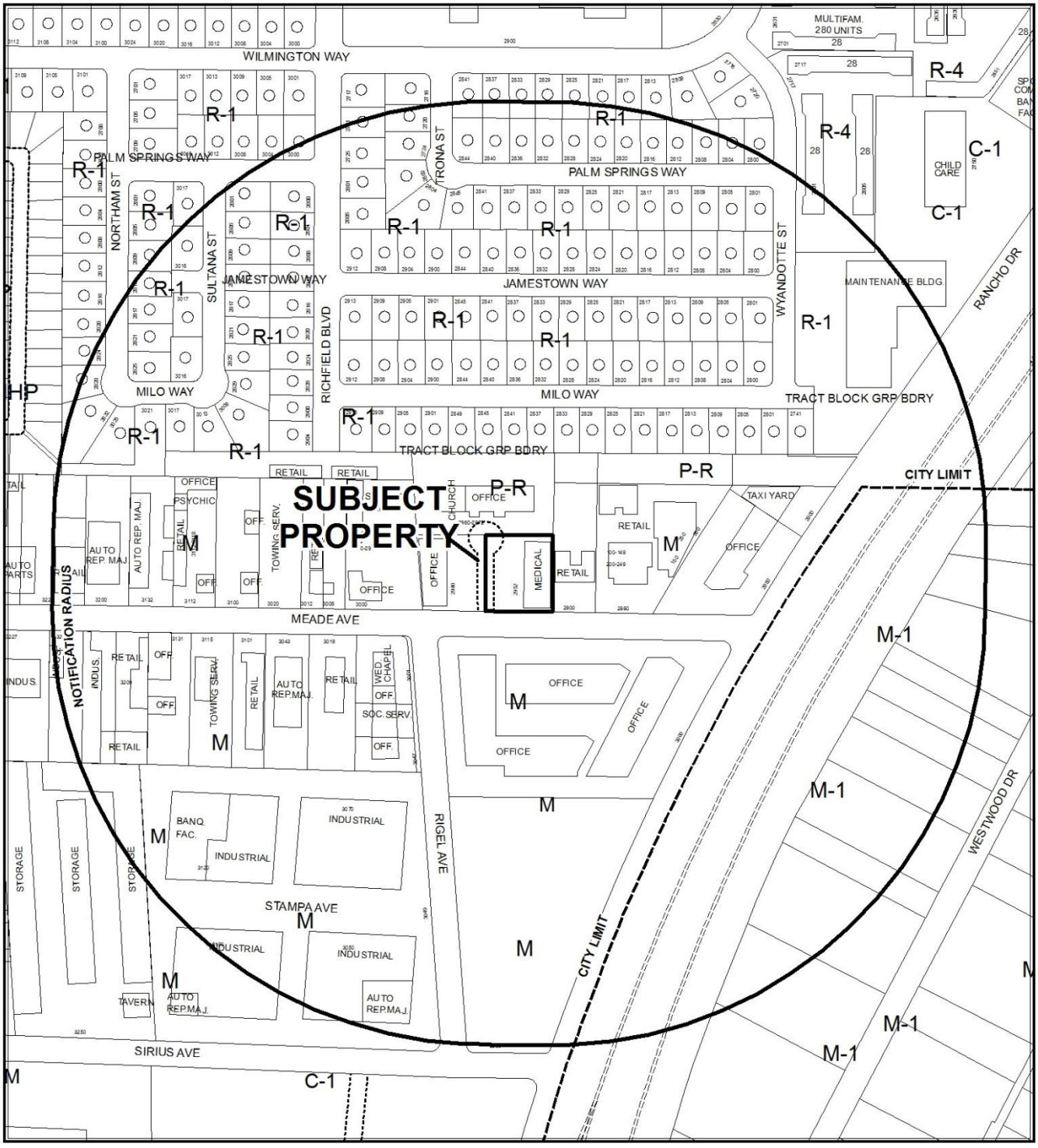
SUBJECT:
DIR-63292 - DIRECTOR"S BUSINESS - PUBLIC HEARING - APPLICANT: CANALYSIS LABORATORIES - OWNER: FISHER BROTHERS LAS VEGAS, LLC - For possible action on a request for the relocation of a medical marijuana independent testing laboratory pursuant to NRS 453A.350.2 on 0.63 acres at 2952 Meade Avenue (APN 162-08-701-003), Ward 1 (Tarkanian) [PRJ-63569]. Staff recommends APPROVAL.

C.C.: 5/18/2016

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 condtions:

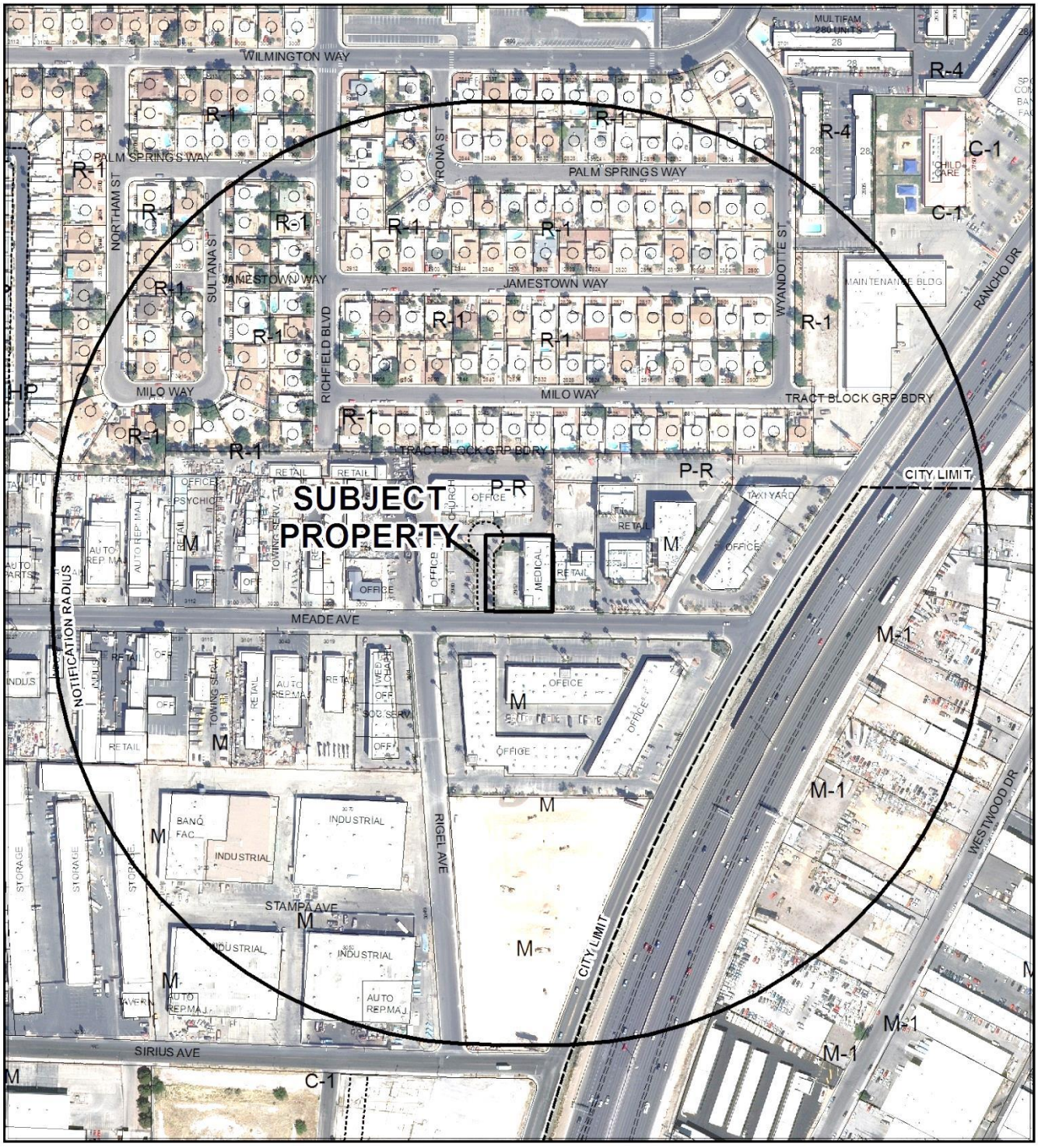
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



CASE: **DIR-63292 (PRJ-63569)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



0 200 400 Feet

CASE: **DIR-63292 (PRJ-63569)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
APPLICANT: CANALYSIS LABORATORIES - OWNER: FISHER BROTHERS LAS VEGAS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
DIR-63292	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

DIR-63292 CONDITIONS

Planning

1. 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.

2. 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 relocate an independent medical marijuana testing laboratory from its approved location at 3131 Meade Avenue to 2952 Meade Avenue. The relocation of an approved medical marijuana establishment within the same jurisdiction is permitted pursuant to NRS 453A.350(2) but requires a public hearing. This request satisfies the State requirement. For land use purposes under LVMC Title 19, an independent medical marijuana testing laboratory is treated as a Laboratory, Medical or Dental. This use is permitted as of right in the M (Industrial) District. The new location, a former medical clinic in an industrial office complex, is suitable for an independent testing laboratory. Therefore, staff recommends approval.

ISSUES

- NRS453A.350(2) allows medical marijuana establishments to relocate within the same jurisdiction if approved by the local government through a public hearing. This request satisfies the requisite public hearing.
- An independent medical marijuana testing laboratory is considered a medical marijuana establishment by the State of Nevada, but is classified as a Laboratory, Medical or Dental by the City of Las Vegas Unified Development Code; such uses are permitted as of right in the M (Industrial) zoning district.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/16/89	A three-lot Parcel Map (PM-0046-88) on 2.65 acres on the north side of Meade Avenue, approximately 460 feet west of Rancho Drive, was recorded.
02/14/12	The Planning Commission accepted the applicant's request to withdraw without prejudice a General Plan Amendment (GPA-42939) from C (Commercial) and SC (Service Commercial) to LI/R (Light Industry/Research) on 37.85 acres at the northwest corner of Desert Inn Road and Rancho Drive. Staff recommended approval.
	The Planning Commission accepted the applicant's request to withdraw without prejudice a Rezoning (ZON-42940) from P-R (Professional Office and Parking) to M (Industrial) on 2.49 acres on the west side of Rancho Drive, approximately 355 feet north of Meade Avenue. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The Planning Commission accepted the applicant's request to withdraw without prejudice a Variance (VAR-43353) to allow 2,125 parking spaces where 2,488 spaces are required on 39.64 acres at the northwest corner of Desert Inn Road and Rancho Drive. Staff recommended approval.
	The Planning Commission accepted the applicant's request to withdraw without prejudice a Special Use Permit (SUP-43355) for a proposed Supper Club at the northwest corner of Desert Inn Road and Rancho Drive. Staff recommended approval.
	The Planning Commission accepted the applicant's request to withdraw without prejudice a Special Use Permit (SUP-43356) for a proposed Supper Club at the northwest corner of Desert Inn Road and Rancho Drive. Staff recommended approval.
	The Planning Commission accepted the applicant's request to withdraw without prejudice a Site Development Plan Review (SDR-43352) for a proposed Commercial recreation/Amusement (Outdoor) Facility and a corresponding request for encroachment into the Rancho Drive public right-of-way on 39.64 acres at the northwest corner of Desert Inn Road and Rancho Drive. Staff recommended approval.

Most Recent Change of Ownership	
12/15/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1991	The existing building on the site was constructed.
08/16/02	A building permit (#02014893) was issued for a tenant improvement for an office building at 2952 Meade Avenue. A final inspection was completed 11/05/02.
08/22/02	A business license (C25-01569) was issued for a contractor at 3131 Meade Avenue. The license is still active.
11/22/02	A business license (C55-00122) was issued for a medical clinic at 2952 Meade Avenue. The license was marked out of business on 11/15/11.
03/19/03	A business license (P55-00412) was issued for a medical firm at 2952 Meade Avenue. The license was marked out of business on 11/15/11.
05/19/05	A building permit (#05003295) was issued for a tenant improvement for a medical clinic at 2952 Meade Avenue. A final inspection was approved 03/21/06.
01/06/16	A building permit (308378) was issued for a gas test and tag at 3131 Meade Avenue. A final inspection has not been approved.

Pre-Application Meeting	
02/23/16	Information about the type of application and required submittal materials was sent to the applicant through e-mail.

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

Field Check	
03/04/16	The site contains a vacant office building that is located along a private drive in an industrial office complex. The building is in good condition. Parking is available next to each of the buildings.

Details of Application Request	
Site Area	
Net Acres	0.63

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Clinic	C (Commercial)	M (Industrial)
North	Office, Other Than Listed	C (Commercial)	P-R (Professional Office and Parking)
South	Office, Other Than Listed	C (Commercial)	M (Industrial)
East	Office, Other Than Listed	C (Commercial)	M (Industrial)
West	Office, Other Than Listed	C (Commercial)	M (Industrial)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	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, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	175 Feet	Y
Min. Setbacks			
• Front	10 Feet	48 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	0 Feet	0 Feet	Y
Max. Lot Coverage	Limited by setbacks	35 %	Y
Max. Building Height	N/A	25 Feet	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Meade Avenue	Minor Collector	Title 13.12	60	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	
Laboratory, Medical or Dental	9,705 SF	1 per 200 SF up to 2,000 SF GFA, then 1 per 175 SF of remaining GFA	54				
Office, Other Than Listed	27,608 SF	1 per 300 SF GFA	92				
TOTAL SPACES REQUIRED			146		63		N
Regular and Handicap Spaces Required			141	5	57	6	N
Percent Deviation			57%				

ANALYSIS

Las Vegas Municipal Code (and in particular, Title 19) and the Nevada Revised Statutes differ in categorizing independent testing laboratories for medical marijuana. Title 19 does not define a "medical marijuana establishment" as NRS does, but instead defines specific types of establishments such as "medical marijuana dispensary," "medical marijuana cultivation facility" and "medical marijuana production facility." An independent testing laboratory falls under the existing Title 19 definition of "Laboratory, Medical or Dental," which states:

> A facility, other than a hospital, that:
> 1. Conducts general medical or scientific research, investigation, testing, or experimentation; or
> 2. Upon referral by or request of a medical professional, provides radiological or medical testing, or creates prosthesis or artificial dental work.
>
> This use does not include a facility for the manufacture or sale of other products, except as incidental to the main purpose of the laboratory. This use also does not include a "facility to provide testing, treatment, or counseling for drug or alcohol abuse," as that term is defined in this Title.

Per NRS 453A.116, a "Medical Marijuana Establishment" includes an independent testing laboratory, as well as a cultivation facility, production facility, dispensary, or a combination of these types. Senate Bill 276, adopted June 9, 2015, amended NRS 453A.350 regarding location, land use, appearance and signage of medical marijuana establishments to add a new Paragraph 2, which states:

> A medical marijuana establishment may move to a new location under the jurisdiction of the same local government as its original location and regardless of the distance from its original location if the operation of the medical marijuana establishment at the new location [h]as been approved by the local government. A local government may approve a new location pursuant to this subsection only in a public hearing for which written notice is given at least 7 working days before the hearing.

On 11/03/14 the State of Nevada approved the location at 3131 Meade Avenue for operation of an independent testing laboratory. No building permits or business licenses have been issued for this location.

The proposed relocated independent testing laboratory would be located in the building on the southeast portion of a 2.65-acre office development. In 1989, the property was split into three parcels, and the parcel map was recorded with "mutual access and parking in accordance with the filed CC&Rs for this project." An office building was constructed on each of the parcels.

This site and the overall office complex are parking impaired. A Laboratory, Medical or Dental use has the same parking requirement as an Office, Medical or Dental, which was the original use of the building. The six provided handicapped spaces do not meet the city's current requirements for handicapped space design.

FINDINGS (DIR-63292)

An independent medical marijuana testing laboratory qualifies as a Laboratory, Medical or Dental under the Unified Development Code. Such uses are permitted as of right in the M (Industrial) zoning district. Adjacent development includes offices, general retail and outdoor storage. Operation of the laboratory will not affect these neighboring properties or single-family residential properties located approximately 200 feet to the north, which are buffered from this use by another office building. The proposed 2952 Meade Avenue location is therefore suitable for a medical marijuana testing laboratory.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 82

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

DIR-63292

Case Number: DIR - 63292 APN: 162-08-701-003

Name of Property Owner: FISHER BROTHER LAS VEGAS LLC

Name of Applicant: CANALYSIS NEVADA LLC

Name of Representative: ALICIA R. ASHCRAFT, ESQ.

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Winston Fisher

Subscribed and sworn before me

This 2 day of March, 2016

Elisa Morales

Notary Public in and for said County and State

ELISA MORALES
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MO6272631
Qualified in Kings County
My Commission Expires November 19, 2016

PRJ-63569
03/02/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PUBLIC HEARING / APPROVAL - MME Laboratory Relocation

Project Address (Location) 2952 Meade Avenue, Las Vegas, Nevada

Project Name Canalysis Laboratories **Proposed Use** MME Laboratory

Assessor's Parcel #(s) 162-08-701-003 **Ward #** 1

General Plan: existing C proposed C **Zoning:** existing M proposed M

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

Gross Acres .63 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Fisher Brothers Las Vegas LLC **Contact** _____

Address 299 Park Avenue, 42nd Floor **Phone:** _____ **Fax:** _____

City New York **State** NY **Zip** 10171

E-mail Address _____

APPLICANT Canalysis Nevada LLC **Contact** Skip Kelp

Address c/o Ashcraft & Barr, 2300 W Sahara, Ste 800 **Phone:** 7026317555 **Fax:** 7026317556

City Las Vegas **State** NV **Zip** 89102

E-mail Address kelp@canalysislab.com

REPRESENTATIVE Ashcraft & Barr | LLP **Contact** Alicia R. Ashcraft, Esq.

Address 2300 W Sahara Ave., Ste 800 **Phone:** 7026317555 **Fax:** 7026317556

City Las Vegas **State** NV **Zip** 89102

E-mail Address ashcrafta@ashcraftbarr.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 Winston Fisher

Subscribed and sworn before me

This 2 day of March, 20 16.

Elisa Morales

Notary Public in and for said County and State

ELISA MORALES
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01MO6272631
Qualified In Kings County
My Commission Expires November 19, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	DIR-63292
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-63569
030216

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

2952 MEADE AVENUE
OFFICE RENOVATION
SPECULATIVE SUITE

BUILDING DEPARTMENT REVIEW SUBMITTAL
SEPTEMBER 15, 2015

GENERAL NOTES

1. CONTRACT DOCUMENTS SHOW THE DESIGN INTENT OF THE ARCHITECT: THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO SHOW THE ARCHITECT'S INTENT IN THE DESIGN AND CONSTRUCTION OF THIS PROJECT. THE DRAWINGS INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE WORK. THE SPECIFICATIONS DESCRIBE ALL STANDARDS OF QUALITY FOR ALL MATERIALS, SYSTEMS, AND PRODUCTS UTILIZED IN THIS PROJECT. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. IN ALL MATTERS RELATED TO THE USE OR INTERPRETATION OF THESE VARIOUS DRAWINGS AND SPECIFICATIONS, THE ARCHITECT'S WRITTEN STATEMENT SHALL BE CONSIDERED FINAL.

2. ALL WORK SHALL MEET OR EXCEED THE LATEST APPLICABLE EDITIONS OF ADOPTED LOCAL, STATE AND FEDERAL CODES. SUCH CODES SHALL INCLUDE COUNCIL OF AMERICAN BUILDING OFFICIALS / AMERICAN NATIONAL STANDARDS INSTITUTE - ACCESSIBLE AND BUILDINGS AND FACILITIES REQUIREMENTS (CABO / ANSI 117.1) AND THE AMERICANS WITH DISABILITIES ACT. ALSO, ALL APPLICABLE LOCAL, STATE AND FEDERAL AMENDMENTS, LAWS, ORDINANCES, REGULATIONS, RULES, STATUTES, GOVERNING UTILITY DISTRICTS, THE LANDLORD AND VARIOUS OTHER AUTHORITIES HAVING JURISDICTION OVER THE PROJECT SHALL APPLY THROUGHOUT THE PROJECT AS THOUGH PRINTED HEREIN. ALL WORK REQUIRED BY THE CODES AND LAWS SHALL BE INCLUDED IN THE CONTRACT SUM.

3. CONTRACTOR TO EXAMINE PLANS AND SPECIFICATIONS THOROUGHLY: THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL VERIFY THAT THE WORK IS BUILDABLE AS SHOWN. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY WORK RESULTING IN DAMAGE OR DEFECT.

4. CONTRACTOR TO VERIFY SITE CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE PROJECT SITE PRIOR TO BID AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS. THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, ANY CONFLICTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY PRIOR TO PROCEEDING WITH ANY WORK IN QUESTION.

5. CONTRACTOR TO INFORM ARCHITECT OF DISCREPANCIES IN CONTRACT DOCUMENTS: SHOULD A CONFLICT OR DISCREPANCY OCCUR IN / OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, IT IS DEEMED THAT THE CONTRACTOR HAS ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION INVOLVED. UNLESS THE CONTRACTOR HAS ASKED FOR AND OBTAINED WRITTEN INSTRUCTION FROM THE ARCHITECT AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.

6. DO NOT SCALE DRAWINGS. ALL WRITTEN NOTES AND DIMENSIONS GOVERN.

7. CONTRACTOR RESPONSIBLE FOR MEANS AND METHODS: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK BETWEEN THE TRADES. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS OR HER BEST SKILL AND ATTENTION. UNLESS SPECIFICALLY NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION MACHINERY, TRANSPORTATION AND OTHER FACILITIES OR SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK

8. CONTRACTOR RESPONSIBLE FOR ALL PERMITS, TESTS, FEES & INSPECTIONS: THE CONTRACTOR SHALL APPLY FOR AND OBTAIN AT THE CONTRACTORS SOLE EXPENSE, ALL NECESSARY CONSTRUCTION PERMITS, TESTS, FEES, INSPECTIONS AND RELATED COSTS UNLESS DIRECTED OTHERWISE BY THE TENANT.

9. SHOP DRAWINGS TO BE REVIEWED BY ARCHITECT PRIOR TO ACCEPTANCE: SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, FABRICATION OR INSTALLATION OF ANY MATERIALS, PRODUCTS, EQUIPMENT, OR SYSTEMS REQUIRED BY THE WORK. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE ARCHITECT HAS REVIEWED THE SUBMISSION. ALL MATERIALS SHALL BE NEW AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH ALL MANUFACTURER'S INSTRUCTIONS AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS AND SPECIFICATIONS. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH REVIEWED SHOP DRAWINGS AND SAMPLES.

10. CONTRACTOR TO VERIFY EXISTING CONDITIONS: PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE PLACED WITH THE RESPONSIBILITY OF NOTIFYING THE ARCHITECT OF ANY EXISTING DAMAGE TO THE BUILDINGS, SITE IMPROVEMENTS, ETC. FAILURE TO DO SO SHALL PLACE THE CONTRACTOR WITH THE SOLE RESPONSIBILITY OF SUCH DAMAGE.

11. THE CONTRACTOR SHALL PRESERVE THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGE TO SITE: A). THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO AVOID DAMAGE TO EXISTING STRUCTURES. PARTICULAR ATTENTION SHALL BE PAID TO THE EXISTING BUILDING(S). B.) THE CONTRACTOR SHALL PATCH, REPAIR (INCLUDING PAINT) OR REPLACE ANY OF THOSE ITEMS LISTED IN SUBPARAGRAPH (A) ABOVE, THAT HAVE BEEN DAMAGED, AS DIRECTED BY AND SUBJECT TO THE SATISFACTION OF THE TENANT AND ARCHITECT. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR, TO EXISTING CONDITION, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATION TO RECEIVE ALTERATIONS, ADDITIONS, OR REMOVAL. ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE REPAIRED WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.

12. CONTRACT SHALL NOT DISRUPT EXISTING UTILITIES: THE GENERAL CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DISRUPT EXISTING UTILITIES, WHILE EXCAVATING, GRADING AND DRILLING OR DIGGING DURING CONSTRUCTION.

13. CONTRACTOR RESPONSIBLE FOR COORDINATING TENANT SUPPLIED FIXTURES, FURNISHINGS, AND EQUIPMENT: THE CONTRACTOR IS RESPONSIBLE TO ENSURE ALL THAT ALL REQUIREMENTS FOR AND COORDINATION OF TENANT'S EQUIPMENT IS PROVIDED. THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, OPENINGS, AND CHARACTERISTICS OF ALL WORK AND FIXTURES, FURNISHINGS, AND EQUIPMENT TO BE SUPPLIED BY THE TENANT OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.

14. SITE OPERATIONS: THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO THE LIMIT OF WORK SHOWN HEREIN. SUCH OPERATIONS SHALL BE LIMITED TO THOSE PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS AND / OR EQUIPMENT. THE JOB SITE SHALL BE KEPT CLEAN AND IN AN ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THEIR WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF THEIR OPERATION. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USED. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

15. CONTRACTOR TO MAINTAIN NEAT AND TIDY SITE: CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THEIR WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF THEIR OPERATION. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED.

16. CONTRACTOR TO STORE MATERIALS IN ORDERLY FASHION: THE CONTRACTOR SHALL STORE MATERIALS IN SPACES DESIGNATED BY OWNER. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS. LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

17. COORDINATE ALL BLOCKING AND SUPPORT REQUIRED FOR FIXTURES, FURNISHINGS AND EQUIPMENT: THE CONTRACTOR SHALL COORDINATE AND PROVIDE ALL BLOCKING AND PENETRATIONS REQUIRED FOR THE PROPER INSTALLATION OF ALL CABINETS, ACCESSORIES, FIXTURES, FURNISHINGS, AND EQUIPMENT INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THIS REQUIREMENT INCLUDES ITEMS THAT ARE OWNER SUPPLIED.

18. DIMENSIONING IS AS FOLLOWS: UNLESS OTHERWISE NOTED, DIMENSIONING IS AS FOLLOWS:
TO FACE OF STUDS (F.O.S.)
TO FACE OF CONCRETE (F.O.C.)
TO FACE OF MASONRY (F.O.M.)
TO TOP OF PARAPET (T.O.P)
TO TOP OF PLATE (T.O.PL.)
ALL DIMENSIONING MARKED 'CLEAR' SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, VCT, ETC.

19. CONTRACTOR RESPONSIBLE FOR DAMAGE OR LOSS ON SITE: WHEN THE CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS, WHETHER IN CONTRACT OR NOT IN CONTRACT, HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS. ALL EXISTING CONSTRUCTION OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USED. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE TENANT BEFORE TURNING SAME OVER TO TENANT.

20. ALL TRADES TO BE FAMILIAR WITH ALL DOCUMENTS: THE INFORMATION SHOWN ON DRAWINGS PREPARED BY ANY DISCIPLINE SHALL BE BINDING AS IF SHOWN ON ALL. GENERAL CONTRACTOR TO ENSURE THAT ALL SUBCONTRACTORS RECEIVE ALL CONSTRUCTION DOCUMENTS.

21. THERE SHALL BE NO PENETRATIONS IN STRUCTURAL MATERIALS: OPENINGS, POCKETS, AND PENETRATIONS, ETC. ARE NOT PERMITTED UNLESS SPECIFICALLY DETAILED. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF RECORD WHEN DRAWINGS BY OTHERS SHOW OR REQUIRE OPENINGS, POCKETS OR PENETRATIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

22. CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION: THE CONTRACTOR WARRANTS TO THE TENANT AND ARCHITECT THAT ALL WORK AND PRODUCTS WILL BE NEW AND OF HIGH QUALITY, FREE FROM FAULTS AND DEFECTS AND IN STRICT CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. ALL WORK NOT CONFORMING TO THESE STANDARDS MAY BE CONSIDERED DEFECTIVE. IT IS UNDERSTOOD THAT NO INFERIOR OR NON-CONFORMING WORK OR MATERIALS WILL BE ACCEPTED WHETHER DISCOVERED AT THE TIME THEY ARE INCORPORATED OR ANYTIME THERE AFTER. IF A DIFFERENT WARRANTY PERIOD FOR ANY PRODUCT IS LISTED WITHIN THE CONTRACT DOCUMENTS, THE LONGER WARRANTY PERIOD SHALL GOVERN.

23. OWNER'S CONSULTANTS: DIG DESIGN GROUP ASSUMES NO RESPONSIBILITY FOR THE CONSULTANTS AND WORK CONTRACTED DIRECTLY BY THE OWNER AND DEVELOPER OF THIS PROJECT.

24. SUBSTITUTION COSTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH A PROPOSED SUBSTITUTION. SUCH COSTS SHALL INCLUDE, BUT ARE NOT LIMITED TO ARCHITECT AND ENGINEER'S REVIEW AND DESIGN COSTS.

25. CONTRACTOR TO PROVIDE ACCESS PANELS: INSTALL AS REQUIRED PER DRAWINGS PREPARED BY ALL DISCIPLINES TO ENSURE SERVICEABILITY OF ALL EQUIPMENT. FINISH TO MATCH ADJACENT SURFACES. COORDINATE EXACT LOCATION WITH ARCHITECT IN THE FIELD.

26. TILE INSTALLATION: REFER TO THE CURRENT ADDITIONS OF THE FOLLOWING PUBLICATIONS FOR ALL FLOOR AND WALL TILE: TILE COUNCIL OF AMERICA (TCA) HANDBOOK FOR TILE INSTALLATION AND THE AMERICAN NATIONAL STANDARD (ANSI) SPECIFICATIONS FOR THE INSTALLATION OF CERAMIC TILE.

27. GEOTECHNICAL INVESTIGATION / REPORT: FOLLOW ALL RECOMMENDATIONS AND REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY OTHERS, UNLESS MORE STRINGENT REQUIREMENTS APPEAR IN THE CONTRACT DOCUMENTS. (APPLICABLE TO NEW BUILDING CONSTRUCTION ONLY.)

28. THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO FINAL BID SUBMITTALS. IT SHALL BE THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS RESPONSIBILITY TO PROVIDE ALL MATERIALS, LABOR, INSTALLATION, ETC. FOR A COMPLETE WEATHER TIGHT OPERABLE INSTALLATION OF ALL SPECIFIED CONSTRUCTION. FAILURE TO DO SO WILL NOT CONSTITUTE GROUNDS FOR A CHANGE ORDER.

29. ALL EXPOSED METALS SHALL BE OF FINISH QUALITY: ALL EXPOSED WELDS SHALL BE GROUND SMOOTH WITH NO PITS. ALL EXPOSED METALS THAT ARE TO RECEIVE PAINT SHALL BE PRIMED AND SMOOTH.

30. SHEET METAL: ALL SHEET METAL FLASHINGS SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL SHEET METAL MANUAL PUBLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA)

31. MASONRY CONSTRUCTION AT UNIQUE CONDITIONS: PROVIDE SMOOTH FACE C.M.U. AT LOCATION OF ALL ELECTRICAL OUTLETS, SWITCHES, LIGHT FIXTURES, SIGNAGE, WALL MOUNTED ACCESSORIES, EQUIPMENT, FLASHINGS, REGLETS, GUTTERS, EDGES OF CEILINGS, BASE, DOOR AND WINDOW FRAMES, PERPENDICULAR WALLS AND ANY OTHER ITEM REQUIRING A SMOOTH WALL SURFACE FOR PROPER INSTALLATION.

32. TYP., SIM AND ALIGN: "TYP." IS AN ABBREVIATION FOR TYPICAL AND SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. "SIM." IS AN ABBREVIATION FOR SIMILAR AND SHALL MEAN THE CONDITION IS COMPARABLE TO THE OTHER CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

33. PLUMBING WALL FRAMING: ALL PLUMBING WALLS SHALL BE FRAMED WITH 6" STUDS, UNLESS OTHERWISE NOTED.

34. STATIC COEFFICIENT OF FRICTION (SCOF) REQUIREMENTS: THE SCOF SHALL BE A MINIMUM OF 0.8 FOR ALL RAMPS AND 0.6 FOR ALL ACCESSIBLE ROUTES TO AVOID SLIPPERY FOOTING.

35. DISSIMILAR MATERIALS: PROVIDE SEALANT AND BACKER ROD AT TRANSITIONS OF ALL DISSIMILAR MATERIALS, UNLESS OTHERWISE SHOWN OR NOTED.

36. GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE ALL DISCIPLINES AND SUB-CONTRACTORS ARE AWARE OF THE UNIVERSITY OF PHOENIX STANDARD DETAILS AND SPECIFICATIONS AND WORK REQUIRED AS INDICATED THROUGHOUT THE CONTRACT DOCUMENTS.

37. THE GENERAL CONTRACTOR SHALL BID THIS PROJECT PER PLANS AND SPECIFICATIONS. SUBSTITUTIONS ARE NOT PERMITTED AND WILL NOT BE REVIEWED BY ARCHITECT UNLESS THE CONTRACTOR HAS FIRST OBTAINED APPROVAL OF THE TENANT DIRECTLY. IF SUCH AN APPROVAL OCCURS, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH A PROPOSED SUBSTITUTION. SUCH COSTS INCLUDE, BUT ARE NOT LIMITED TO THE ARCHITECT'S AND ENGINEER'S REVIEW AND DESIGN COSTS.

38. ALL SUBMITTALS BY THE GENERAL CONTRACTOR TO THE ARCHITECT OR TENANT REQUIRE THAT THE GENERAL CONTRACTOR REVIEW THE SUBMITTAL FIRST AND AFFIX THEIR APPROVAL STAMP. ALL SUBMITTALS NOT REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR WILL BE RETURNED TO THE GENERAL CONTRACTOR AND NOT REVIEWED BY THE ARCHITECT OR THE TENANT.

39. BUILDING OWNER TO CONTRACT DIRECTLY WITH STRUCTURAL ENGINEER TO ACCOMMODATE REQUIRED STRUCTURAL SUPPORT FOR ANY NEW MECHANICAL UNITS (S). CONTRACTOR TO CONTACT BUILDING OWNER FOR REQUIREMENTS.

PROJECT SYNOPSIS:

THE PROJECT CONSISTS OF REMOVING APPROXIMATELY 3,400 S.F. OF EXISTING INTERIOR NON-LOAD BEARING WALLS AND CEILING GRID AND CONSTRUCTION OF A NON-LOAD BEARING PARTITION WALL. CONSTRUCTION OF A NEW NON-LOAD BEARING PARTITION WALL . EXISTING LIGHTING, MECHANICAL AND PLUMBING TO REMAIN.

FIRE NOTES

1. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING. SEE FLOOR PLAN FOR ADDITIONAL INFORMATION. COORDINATE FINAL LOCATION WITH FIRE MARSHAL PRIOR TO INSTALLATION.

2. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL EFFORT OR KNOWLEDGE. SPECIAL LOCKING DEVICES SHALL BE OF APPROVED TYPE. ALL DOORS SHALL HAVE HANDICAPPED LEVER HANDLES.

3. PROVIDE ILLUMINATED EXIT SIGNS WHERE REQUIRED, STYLE AS INDICATED IN SPECIFICATIONS.

4. ANY ALTERATIONS TO THE FIRE ALARM SYSTEM, FIRE SUPPRESSION/SPRINKLER SYSTEM REQUIRES A SEPERATE PERMIT AND REVIEW.

SYMBOLS LEGEND

ROOM NAME NAME RM #	ROOM NAME AND NUMBER
1	KEYNOTE
DR#	DOOR NUMBER
A	WINDOW TYPE
	WALL TYPE
1	REVISION
SHT 1 2 3 4	INTERIOR ELEVATION
NO. SHT.	EXTERIOR ELEVATION
NO. SHT.	BUILDING SECTION
NO. SHT.	WALL SECTION
1	EQUIPMENT NUMBER
	GLASS TYPE
	FINISH TYPE
10'-0"	CEILING HEIGHT
	DETAIL BUBBLE
A 1	GRID LINES
NORTH	NORTH ARROW

SHEET INDEX

ISSUE BLDG. DEPT SEP 23, 2015					SHEET NO.	SHEET DESCRIPTION
						ARCHITECTURAL
●					G-1.00	COVER SHEET
●					A-1.01	DEMOLITION , FLOOR PLAN & DETAIL

PROJECT DATA / CODE ANALYSIS

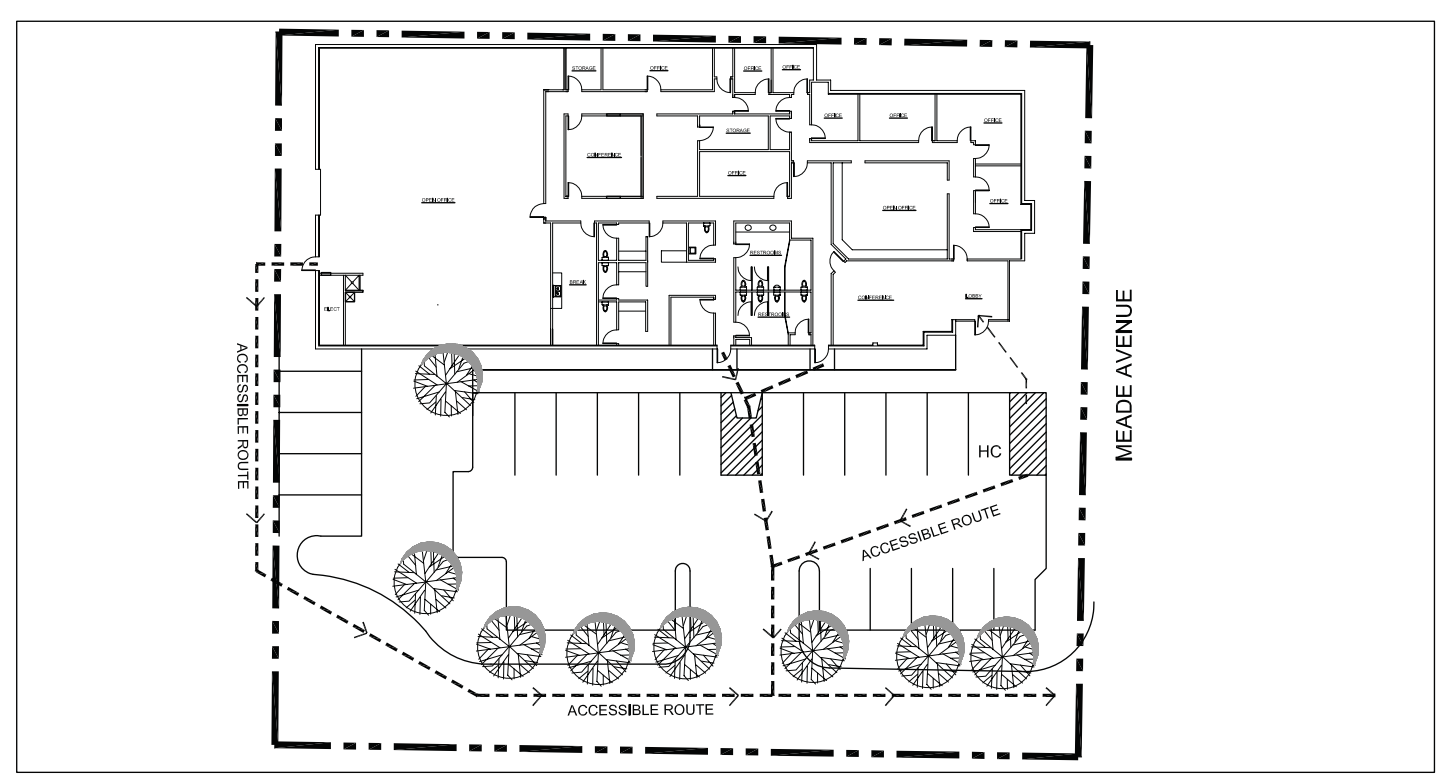
1. OCCUPANCY CLASSIFICATION:	EXISTING (B- BUSINESS)
2. TYPE OF CONSTRUCTION:	TYPE VB
3. FIRE SPRINKLERS:	YES
4. CODE YEAR/TYPE:	2012 IRC WITH 2009 SOUTHERN NEVADA BUILDING CODE AMENDMENTS 2012 UNIFORM MECHANICAL CODE WITH SOUTHERN NEVADA AMENDMENTS 2012 UNIFORM PLUMBING CODE WITH SOUTHERN NEVADA AMENDMENTS 2011 NATIONAL ELECTRICAL CODE WITH SOUTHERN NEVADA AMENDMENTS 2012 INTERNATIONAL FIRE CODE W/ SOUTHER NEVADA AMENDMENTS ICC/ANSI 117.1-2009 ACCESSIBILITY CODE
5. TENANT OCCUPANCY:	PROPOSED USE: B-OFFICE
6. TOTAL OCCUPANT LOAD:	1. B OCCUPANCY TENANT SPACE: 9,705 S.F. EXISTING OFFICE 9,705 S.F. OLF=100 98 OCCUPANTS
7. EXITS	EXISTING OFFICE 1 EXIT REQUIRED / 4 EXIT PROVIDED
8. SUITE AREA:	1. ALLOWABLE = 36,000 S.F. ACTUAL = 9,705 S.F.
9. PLUMBING FIXTURE REQUIRED:	REQUIRED: 1 WC, 1 LAV , 0 SERVICE SINK REQUIRED, 0 D.F. (SOUTHERN NEVADA AMENDMENTS IBC 2012 TABLE 209.2.1 (f.) Drinking fountains & Service Sinks are not required for an occupant load of 50 or fewer.) PROVIDED: MEN'S - 1 WC, 1 LAV, WOMEN'S - 1 WC, 1 LAV, GENERAL - 1 SERVICE SINK PROVIDED, 0 D.F.
10. DEFERRED PLANS	NONE
11. FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:	YES, ALL EXISTING.
12. PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY AND MAXIMUM AREA OF EXTERIOR WALL OPENINGS:	N/A
13. NON-SEPARATED OR SEPARATED USES WITH REQUIRED CALCULATIONS:	N/A
14. ROOF COVERING MATERIAL CLASS:	N/A
15. SPECIAL INSPECTIONS REQUIRED:	NONE
16. I.E.C.C COMPLIANCE REPORTS:	N/R

LOCATOR MAP



LOCATOR MAP
2952 MEADE AVENUE
LAS VEGAS, NV 89102
NORTH

SITE PLAN



DIR-63292

PROJECT TEAM

ARCHITECT
mAke DESIGN ARCHITECTURE + INTERIORS
817 S. MAIN STREET
LAS VEGAS, NV. 89101
702-768-7779

CONTRACTOR
MAKE STUDIOS
CHRISTIAN IUSSO
817 S. MAIN STREET
LAS VEGAS, NV. 89104
516-351-1154

COVER SHEET

2952 MEADE AVE OFFICE RENOVATION
SPECULATIVE SUITE
2952 MEADE AVENUE
LAS VEGAS, NEVADA 89102

REV.	DESCRIPTION	DATE

PROJECT #:2015-018

DATE: 09-21-15

SHEET NUMBER:
G-1.00

JOB #:2015018

mAke design
Architecture + Interiors
817 S. MAIN STREET LAS VEGAS, NEVADA 89101 PHONE: 702-768-7779

RBJ-63569
03/01/16

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ROB GURDISON ARCHITECT. 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 ROB GURDISON ARCHITECT.



A EXTERIOR PHOTO - EAST ELEVATION
SCALE: NTS



B EXTERIOR PHOTO - SOUTH ELEVATION
SCALE: NTS



C EXTERIOR PHOTO - WEST ELEVATION
SCALE: NTS



D EXTERIOR PHOTO - NORTH ELEVATION
SCALE: NTS

NOTE: EXTERIOR BUILDING IS CONSTRUCTED OF CONCRETE TILT UP PANELS

DIR-63292

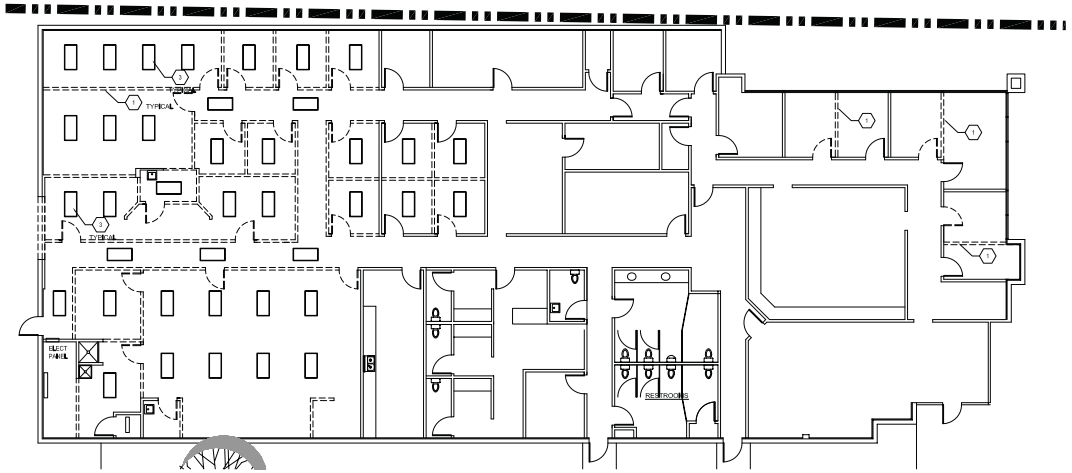
mAke architects + interiors
NITS, MAIN STREET LAS VEGAS, NEVADA 89101 PHONE: 702-576-7770

EXISTING ELEVATION PHOTOS

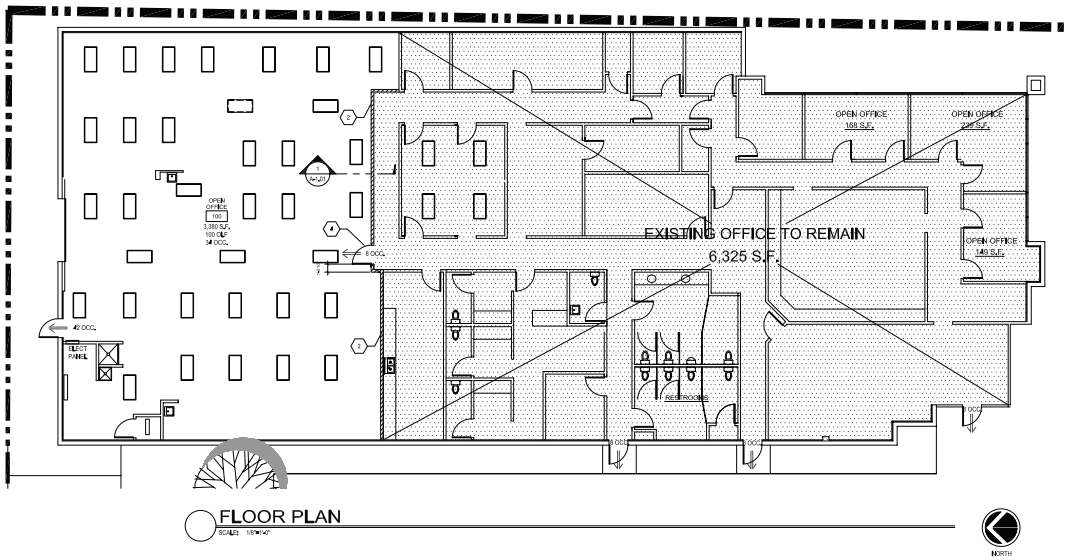
CANALYSIS LABORATORIES
2962 MEAD AVENUE
LAS VEGAS, NV 89102

DATE: 01-26-16

SHEET NUMBER:
A3.01



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



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

GENERAL NOTES

A. REMOVE EXISTING VCT, CARPET AND FLOOR COVERING IN OPEN OFFICE.
B. REMOVE EXISTING CEILING GRID IN OPEN OFFICE AREA.
C. EXISTING 2X4 FLOURESCENT LIGHTS TO REMAIN, RELOCATE LIGHT SWITCHES NEAR DOORS PER MEP/LOCATION REQUIREMENTS.
D. MECHANICAL DIFFUSERS TO REMAIN.
E. ENSURE EXISTING EXPOSED BATT INSULATION TO BE FACED, PAPER FACED BATTS TO BE REPLACED WITH NEW INSULATION, EXPOSED BATTS TO RECEIVE A GYPSUM SHEET.
F. PATCH, TEXTURE, AND PAINT DAMAGED DRYWALL AS REQUIRED.
G. INVENTORY ALL EXISTING PLUMBING FIXTURES, NO PLUMBING FIXTURES ADDED IN THIS SCOPE.

EGRESS LEGEND

XX — INDICATES NUMBER OF PEOPLE EXITING A ROOM
XX — INDICATES SUM NUMBER OF PEOPLE EXITING AN AREA
ROOM NAME — INDICATES ROOM NAME
ROOM NUMBER — INDICATES ROOM NUMBER
S.F. — INDICATES ROOM SQUARE FOOTAGE
LF — INDICATES OCCUPANT LOAD FACTOR
OCC. — INDICATES NUMBER OF OCCUPANTS
ACC. — INDICATES ACCESORY USE SPACE

REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGNS AND LIGHTS.

TOTAL EXITS REQUIRED: 2
TOTAL EXITS PROVIDED: 4

TENANT EGRESS OCCUPANT LOAD THIS SUITE: 98

KEYNOTES

KEY — DESCRIPTION - NOTE NOT ALL KEYNOTES ARE APPLICABLE ON SHEET

1. DEMO EXISTING NON-LOAD BEARING PARTITION WALL AND CEILING GRID.
2. NON-LOAD BEARING PARTITION WALL PER DETAIL 1 OF THIS SHEET, WALL TO BE 1642" MAXIMUM HEIGHT.
3. EXISTING LIGHTING TO REMAIN.
4. OFFICE DOOR, SEE DOOR SPECIFICATIONS BELOW, PAINT TO MATCH EXISTING DOORS.

DOOR SPECIFICATION

CONTACT: CARR HOLMES, CPP FOR HARDWARE SPECIFICATIONS
702-454-3999

CONTRACTOR TO VERIFY RATINGS AT ALL BUILDING SHAFTS, ENCLOSURES, CORRIDORS, ROOMS AND TO PROVIDE ALL NECESSARY COMPONENTS TO MAINTAIN THE INTEGRITY OF THE RATED WALL ASSEMBLY AT ALL PENETRATIONS.

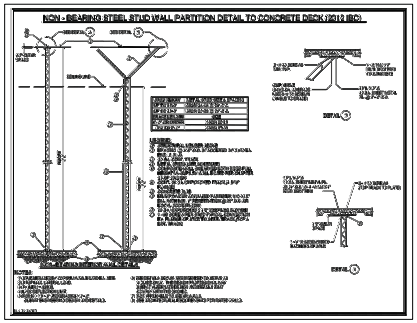
HM SET 01 • 3'-0" X 6'-8" SCHD

OPEN OFFICE

Division 8 Hollow Metal Doors and Frames HM Doors: 1-3/4" x 4'-0" x 6'-8" Type A, Knock Down Frames: 16 gauge, Type 1, Knock Down Hardware: Per Schedule Below

QTY	Description	Catalog Number	Finish	Manufacturer
3	Hinge	BB1279	652	Ives
1	Lockset	8237LNJD	626	Schlage
1	Surface Closer	1461 REGO OR PA AS REQUIRED	Sprague	
1	Kick Plate	K1050 10" X 2" LDW	630	Ives
1	Gasketing	S88BL	Zero International	
1	Wall Stop	WS406/CCV	630	Ives

END



1 NON-LOAD BEARING PARTIION WALL
SCALE: NTS

mOke design
Architecture + Interiors
507 S. MAIN STREET LAS VEGAS, NEVADA 89101 PHONE: 702-385-7779

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF MOKE DESIGN ARCHITECTS, LTD. IT THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT AND SHALL NOT BE USED FOR ANY OTHER CONSTRUCTION OR ON ANY BUILDING. ANY USE OR REPRODUCTION, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED WITHOUT THE EXPRESS PERMISSION OF MOKE DESIGN ARCHITECTS.

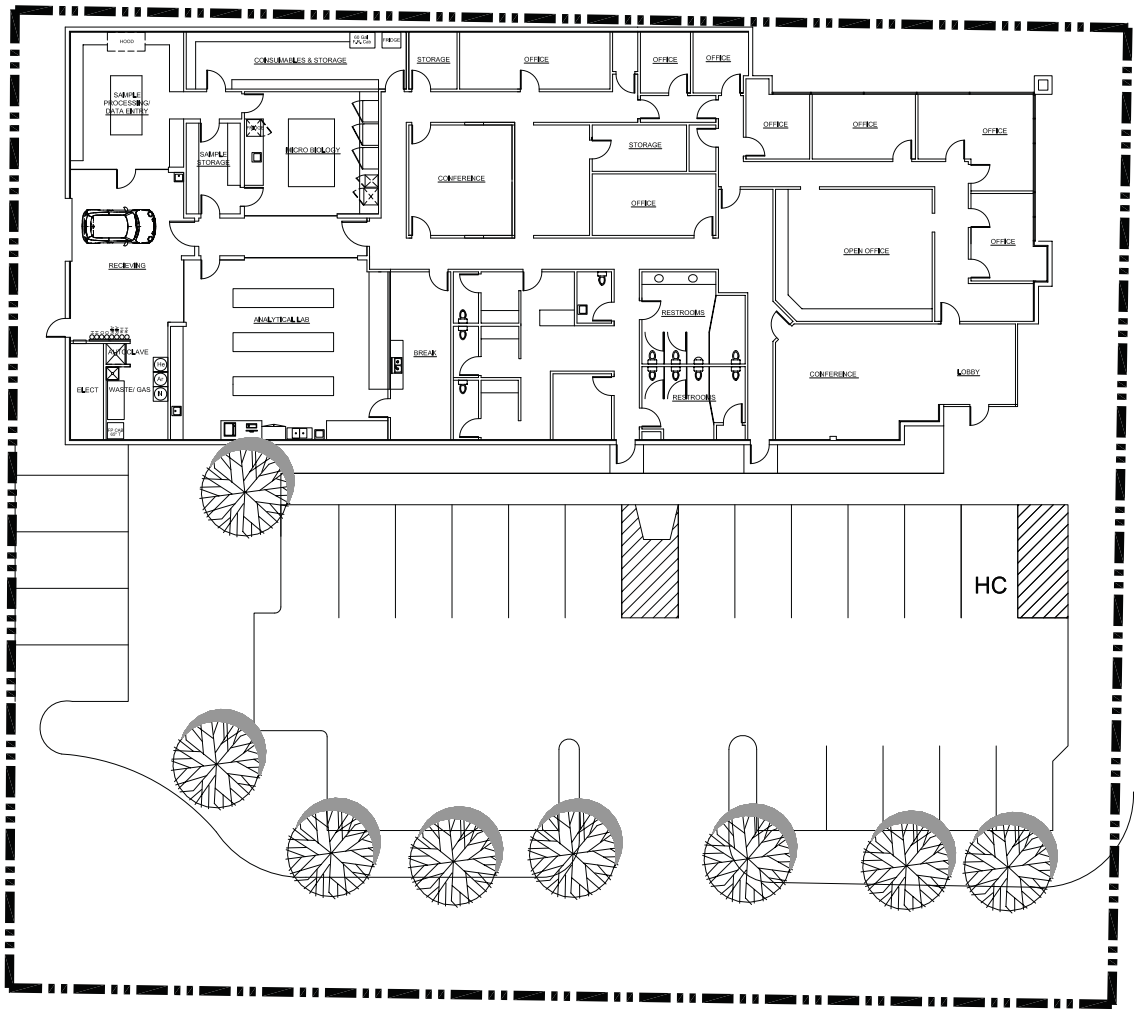
SITE PLAN & FLOOR PLAN

2952 MEADE AVE
OFFICE RENOVATION
SPECULATIVE SUITE
2952 MEADE AVENUE
LAS VEGAS, NEVADA 89102

DATE: 09-21-15

SHEET NUMBER:
AS-1.01

DIR-63292



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

NORTH

GENERAL NOTES

A. REMOVE EXISTING VCT, CARPET AND FLOOR COVERING IN OPEN OFFICE.
B. REMOVE EXISTING CEILING GRID IN OPEN OFFICE AREA.
C. EXISTING 2X4 FLOURESCENT LIGHTS TO REMAIN, RELOCATE LIGHT SWITCHES NEAR DOORS PER MECH LOCATION REQUIREMENTS.
D. MECHANICAL DIFFUSERS TO REMAIN.
E. ENSURE EXISTING EXPOSED BATT INSULATION TO BE FACED, PAPER FACED BATTS TO BE REPLACED WITH NEW INSTALLATION, EXPOSED BATTS TO RECEIVE A GC/BH SHEET.
F. PATCH, TEXTURE, AND PAINT DAMAGED DRYWALL AS REQUIRED.
G. MAINTAIN ALL EXISTING PLUMBING FIXTURES, NO PLUMBING FIXTURES ADDED IN THIS SCOPE.

EGRESS LEGEND

XX — INDICATES NUMBER OF PEOPLE EXITING A ROOM
XX — INDICATES SUM NUMBER OF PEOPLE EXITING AN AREA
INDICATES ROOM NAME
ROOM NUMBER — INDICATES ROOM NUMBER
S.F. — INDICATES ROOM SQUARE FOOTAGE
OLF — INDICATES OCCUPANT LOAD FACTOR
OCC. — INDICATES NUMBER OF OCCUPANTS
ACC. — INDICATES ACCESORY USE SPACE

REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGNS AND LIGHTS.

TOTAL EXITS REQUIRED: 2
TOTAL EXITS PROVIDED: 4

TENANT EGRESS OCCUPANT LOAD THIS SUITE: 98

KEYNOTES

KEY — DESCRIPTION - NOTE NOT ALL KEYNOTES ARE APPLICABLE ON SHEET

1.
2.
3.
4.

DOOR SPECIFICATION

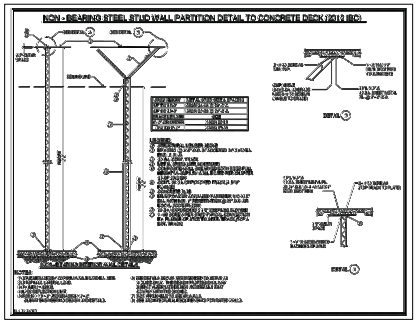
CONTACT: CARR HOMES, CPP FOR HARDWARE SPECIFICATIONS
702-454-3999

CONTRACTOR TO VERIFY RATINGS AT ALL BUILDING SHAFTS, ENCLOSURES, CORRIDORS, ROOMS AND TO PROVIDE ALL NECESSARY COMPONENTS TO MAINTAIN THE INTEGRITY OF THE RATED WALL ASSEMBLY AT ALL PENETRATIONS.

HM SET 01 • 3'-0" X 6'-8" SC/HD

OPEN OFFICE

Oty/Item/Mark/Scaling Number/Prefix/Mid/Width/Size: 1/EA/A/A66/3/0/EA. STOREROOM LOCK/DEPO SPA80/26CH SFIA SURFACE CLASSROOM RIM DEAD BOLT/26D/EA. DOOR PLATE/40 10" X 2" LDW BEVELED/CSK/EA WALL STOP/SELECT/CROWN/EA. SILENT DROP/AP/EA. 6/0



1 NON-LOAD BEARING PARTIION WALL
SCALE: NTS

make architecture + interiors
617 S. MAIN STREET LAS VEGAS, NEVADA 89101 PHONE: 310-570-7779

PRJ-63569
03/07/16

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ROB GORDON ARCHITECT, LTD. IF THESE DRAWINGS IS LIMITED TO A SPECIFIED PROJECT AND SHALL NOT BE USED FOR ANY OTHER CONSTRUCTION OR ON ANY BUILDING. ANY USE OR REPRODUCTION, IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, DIRECTLY PROHIBITED WITHOUT THE EXPRESS PERMISSION OF ROB GORDON ARCHITECT.

SITE PLAN & FLOOR PLAN

2952 MEADE AVE
OFFICE RENOVATION
SPECULATIVE SUITE
2952 MEADE AVENUE
LAS VEGAS, NEVADA 89102

NO.	DESCRIPTION	DATE

DATE: 09-21-15

SHEET NUMBER:

A2.01

DIR-63292

TESTING EQUIPMENT

LIQUID CHROMATOGRAPHY (LC) WITH UV ABSORPTION SPECTROSCOPY (UV) AND MASS SPECTROMETRY (MS AND MSMS), GAS CHROMATOGRAPHY (GC) WITH MASS SPECTROMETRY (MS) AND FLAME IONIZATION DETECTION (FID) AND HEAD SPACE SAMPLING, PLUS NEAR-INFRARED REFLECTANCE SPECTROPHOTOMETRY (NIRS) TO ANALYZE CANNABIS SAMPLES AND QUANTIFY COMPOUNDS.

ALL TESTING MATERIALS SUCH AS: SOLIDS, GASES, AND LIQUIDS ARE WITHIN THE ALLOWABLE QUANTITIES SET FORTH IN THE 2012 INTERNATIONAL BUILDING CODE. THE USAGE OF THESE TESTING MATERIALS DOES NOT PUT US INTO ANY HAZARDOUS OCCUPANCY USE.

RECYCLING EXHAUST SYSTEMS ARE CYCLED INTERNALLY AND FILTERED. NO ODORS OR HARMFUL MATERIALS ARE BEING EXPELLED TO THE ATMOSPHERE.

DIRECTLY EXHAUSTED FUME HOODS TO INCORPORATE A CHARCOAL FILTER TO PREVENT ANY POSSIBLE HARMFUL FUMES OR ODORS BEFORE LEAVING THE FACILITIES. LOCATE ALL EXHAUSTS MIN 10' FROM ANY ROOF TOP UNITS OR ANY MECHANICAL MAKE UP AIR DEVICES.

GENERAL NOTES

A. CONTRACTOR TO VERIFY RATINGS AT ALL BUILDING SHAFTS, ENCLOSURES, CORRIDORS, ROOMS AND TO PROVIDE ALL NECESSARY COMPONENTS TO MAINTAIN THE INTEGRITY OF THE RATED WALL ASSEMBLY AT ALL PENETRATIONS.

B. PARTITIONS AND CEILINGS SHALL BE PLUMB, LEVEL AND / OR TRUE TO INTENDED LINE IN ACCORDANCE WITH TOLERANCES IN THE SPECIFICATIONS OR THE RECOMMENDED TRADE STANDARD, WHICHEVER IS MORE STRINGENT.

C. TAPE AND FILL JOINTS AND SEAL PERIMETERS OF SHAFTS AND PLENUMS SO THAT ASSEMBLIES ARE AIR TIGHT.

D. ALL GYPSUM BOARD SHALL BE STANDARD 5/8" TYPE 'X' UNLESS NOTED OTHERWISE.

E. EXISTING CEILING HEIGHT IS TO REMAIN, UNLESS OTHERWISE NOTED IN SHEET. ALL BATT INSULATION TO BE REMOVED AND REPLACED.

F. ALL PATCH AND REPAIR WORK ALONG WITH THE PROPOSED FINISHES ARE TO MATCH EXISTING CONDITIONS.

G. EXISTING ELECTRICAL SUB-PANEL TO REMAIN IN PLACE.

H. ELECTRICAL LIGHT SWITCHES TO BE RELOCATED AWAY FROM THE PROPOSED OPENING. CONTRACTOR TO MAINTAIN THE SAME ELEVATION OF THE LIGHT SWITCHES PER ACCESSIBILITY STANDARDS.

I. PROPOSED AREA OF DEMOLITION WORK. CONTRACTOR TO MAINTAIN ALL DEMOLITION STANDARDS PER THE DEMOLITION NOTES LOCATED ON THIS SHEET.

J. ALL EXISTING WALLS ARE FRESHLY PAINTED WITH SMOOTH WALL PLASTER FINISH.

K. ALL INTERIOR WALL, CIELING & FLOOR FINISHES TO COMPLY WITH IBC CHAPTER 8 SECTION 803 & 804. ALL EXISTING ACT CEILINGS LIGHTING AND MECHANICAL TO REMAIN. REPLACE DAMAGED OR STAINED ACT CEILING TILE. MATCH EXISTING COLOR AND TEXTURE.

L. PREPARE ALL FLOORING FOR GREY EPOXY FINISH. PROVIDE 4" MIN VINYL WALL BASE.

EGRESS LEGEND

X# INDICATES NUMBER OF PEOPLE EXITING A ROOM

X# INDICATES SUM NUMBER OF PEOPLE EXITING AN AREA

INDICATES ROOM NAME

INDICATES ROOM NUMBER

INDICATES ROOM SQUARE FOOTAGE

INDICATES OCCUPANT LOAD FACTOR

INDICATES NUMBER OF OCCUPANTS

INDICATES ACCESSORY SQUARE FOOTAGE

REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGNS AND LIGHTS

TOTAL EXITS REQUIRED: 1
TOTAL EXITS PROVIDED: 4

TENANT EGRESS OCCUPANT LOAD TOTAL IS 8

WALL TYPE LEGEND

N.I.C. NOT IN CONTRACT

EXISTING WALL TO REMAIN (FIELD VERIFY)

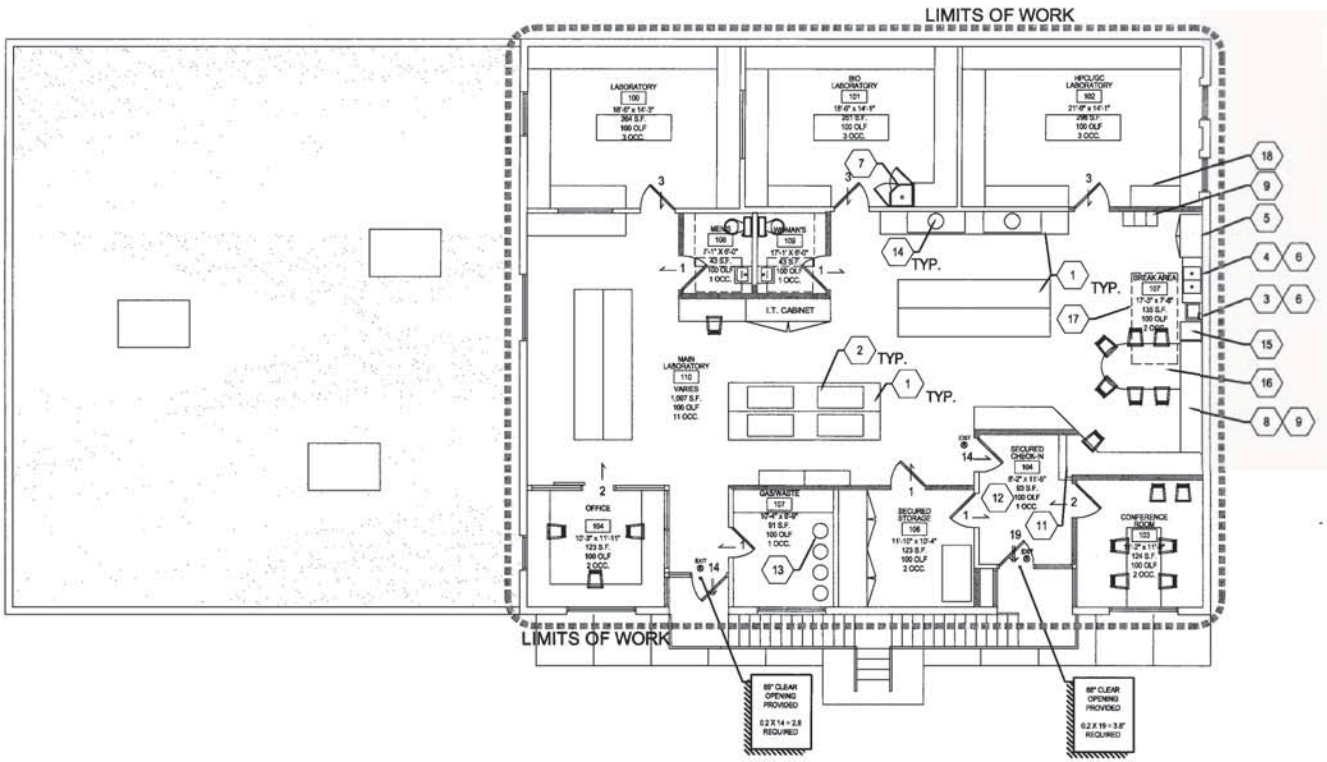
NON-LOAD BEARING PARTITION WALL

GYPSUM BOARD INSTALLATION FOR WALL TYPES A, B, C

ALL FINISH TO BE 5/8" GYPSUM WALL BOARD ATTACHED WITH AN 1 1/2" DRYWALL SCREW, SCREW PATTERN TO MATCH STUD SPACING, 16" O.C. MAX.) TAPE AND MUD SEAMS AND SCREW HEADS. PROVIDE BATT-INSULATION IN CAVITY SPACE, USE A-216 AS REFERENCE FOR STANDARD OF CONSTRUCTION QUALITY, AS NEEDED. REFER TO WALL TYPES ABOVE FOR METAL STUD FRAMING.

KEYNOTES

NO.	DESCRIPTION - NOTE NOT ALL KEYNOTES ARE APPLICABLE ON SHEET
1.	LABORATORY EQUIPMENT AND TABLES PROVIDED BY OWNER AND CONTRACTOR INSTALLED.
2.	LOW LAMINAR FLOW EXHAUSTE CABINETS. HEPA FILTER WITH A TYPICAL EFFICIENCY OF 99.9999% AT 0.3 AND 0.12 MICRONS BY STREAM LINE LAB. MODEL # SCH-4AX.
3.	HAND SINK W/ SOAP DISPENSOR ON WALL W/ PAPER TOWELS ON WALL.
4.	LABORATORY GLASSWARE MOP SINK.
5.	GLASSWARE CABINET.
6.	HAND WASH SINKS AND GLASS WARE SINKS TO HAVE AN INSTA-HOT HEATER WITH THERMAL MIXING VALVE.
7.	JANITORS SINK INSIDE OF MILLWORK CABINET.
8.	KITCHEN MILLWORK 36" HIGH WORK SURFACE W/ PLASTIC LAMINATE FINISH. PROVIDE 36" WIDE AREA THAT IS 34" FOR ADA ACCESS. PROVIDE 12" CABINETS ABOVE.
9.	UNDER COUNTER REFRIGERATORS TO BE SELECTED BY OWNER, INSTALL BY CONTRACTOR.
10.	LABORATORY LOCKER TO HOUSE LAB COATS AND 6 LOCKABLE COMPARTMENTS.
11.	SECURITY COUNTER TOP W/ PLASTIC LAMINATE FINISH. PROVIDE 1/4" PLATE STEEL BELOW ALONG WALL BELOW BULLET RESISTANT GLASS WINDOW.
12.	BULLET RESISTANT GLASS WINDOW WITH PASS THROUGH WINDOW. PROVIDE 12" TRANSACTION COUNTER TOP ON WAITING AREA SIDE OF GLASS.
13.	NITROGEN GAS TANK.
14.	DIRECT EXTERIOR EXHAUST WITH CHARCOAL FILTRATION SYSTEM.
15.	RO FILTERED WATER COOLER IN LIEU OF CODE REQUIRED DRINKING FOUNTAIN.
16.	BREAK/ WORK TABLE.
17.	EXISTING SKYLIGHT TO REMAIN.
18.	COLD STORAGE CABINET.



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

PROJECT

Dao!Gurdison architecture

FLOOR PLAN / EGRESS PLAN
7281 WEST CHARLESTON BLVD

THE LAB

22 X 34 SHEET SIZE
11 X 17 HALF SIZE

DATE: 06-01-14

SHEET NUMBER

A-1.01

PRJ-63569
03/01/16

DIR-63292



DIR-63292 [PRJ-63569] - DIRECTOR'S BUSINESS - APPLICANT: CANALYSIS LABORATORIES - OWNER: FISHER BROTHERS LAS VEGAS, LLC
2952 MEADE AVENUE

03/03/16



DIR-63292 [PRJ-63569] - DIRECTOR'S BUSINESS - APPLICANT: CANALYSIS LABORATORIES - OWNER: FISHER BROTHERS LAS VEGAS, LLC
2952 MEADE AVENUE

03/03/16



DIR-63292 [PRJ-63569] - DIRECTOR'S BUSINESS - APPLICANT: CANALYSIS LABORATORIES - OWNER: FISHER BROTHERS LAS VEGAS, LLC
2952 MEADE AVENUE

03/03/16

Ashcraft & Barr LLP
ATTORNEYS AT LAW
AshcraftBarr.com

2300 West Sahara Avenue
Suite 800
Las Vegas, NV 89102
702·631·7555

Writer's e-mail: AshcraftA@AshcraftBarr.com

February 24, 2016

City of Las Vegas
Planning & Development Services
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: Justification Letter – Canalysis Laboratories (DIR-63292)
2952 Meade Avenue, Las Vegas, Nevada

Dear Sir or Madam:

The following justification letter is provided in connection with case number DIR-63292 for the consideration and approval of a medical marijuana independent testing laboratory to be relocated from 3131 Meade Avenue to 2952 Meade Avenue:

1. This land use application will produce an environment of stable and desirable character consistent with the objectives of Title 19 of the Las Vegas Municipal Code due to the area in which it will service.

2. Canalysis Nevada LLC applied for and received provisional approval on November 3, 2014 from the Nevada Division of Public and Behavioral Health Medical Marijuana Program ("DPBH") for the operation of an independent testing laboratory at 3131 Meade Avenue.

3. Canalysis desires to relocate the proposed laboratory to 2952 Meade Avenue, which is located in an Industrial District (M) zone.

4. The proposed location is a single-story structure, with an approximately 10,000 sf building, on an estimated lot size of .63 acres.

PRJ-63569
03/01/16

DIR-63292

5. Pursuant to Ordinance 6321 and the most recent Title 19 Design Guidelines, Laboratory/Medical/Dental is a permitted use within this zoning.

6. The parking required for the use of the zoning code is 1 space per 200 sf up to 2,000 + 1 space per 175 sf thereafter. The proposed building is approximately 10,000 sf with 26 spaces in its immediate vicinity and an additional access to 44 common spaces. The site has ability to increase parking to an additional 55 spaces, which is more than required.

7. Although the City of Las Vegas Municipal Code and currently adopted Ordinances do not require a special use permit or a public hearing for an MME laboratory at the proposed location, the DPBH's interpretation of the recently enacted SB 276 necessitates a "public hearing" for the approval of the proposed relocation of this facility from 3131 Meade Avenue to 2952 Meade Avenue.

Your consideration of this matter is greatly appreciated. Please feel free to contact me if you have any questions. Thank you.

Very truly yours,

ASHCRAFT & BARR | LLP

Alicia R. Ashcraft, Esq.

ARA:ae

DIR-63292

PRJ-63569
03/01/16

City of Las Vegas Agenda Item No.: **17.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 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 5/18/2016
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 Letter - 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

Nora Lares

Subject: FW: From Frank Pankratz regarding VAR-61777 and VAC-61552

From: Frank Pankratz (EHB Companies) [mailto:frank@EHBCompanies.com]
Sent: Monday, March 14, 2016 12:55 PM
To: Steve Swanton
Cc: Peter Lowenstein; Brett Harrison (EHB Companies); Greg Borgel - Fennemore Craig (gborgel@fclaw.com); Chris Kaempfer (ckaempfer@kcnvlaw.com); Jay Brown (JBrown@Brownlawlv.com)
Subject: FW: From Frank Pankratz regarding VAR-61777 and VAC-61552

Steve,
Thank you again for your and your team's guidance.

We herewith request one additional abeyance to the May 10th Planning Commission meeting and the corresponding June 22nd City Council meeting.

This Alley Way's Vacation is crucial to the security and public safety of the Supreme and Appellate Courthouse and its occupants.

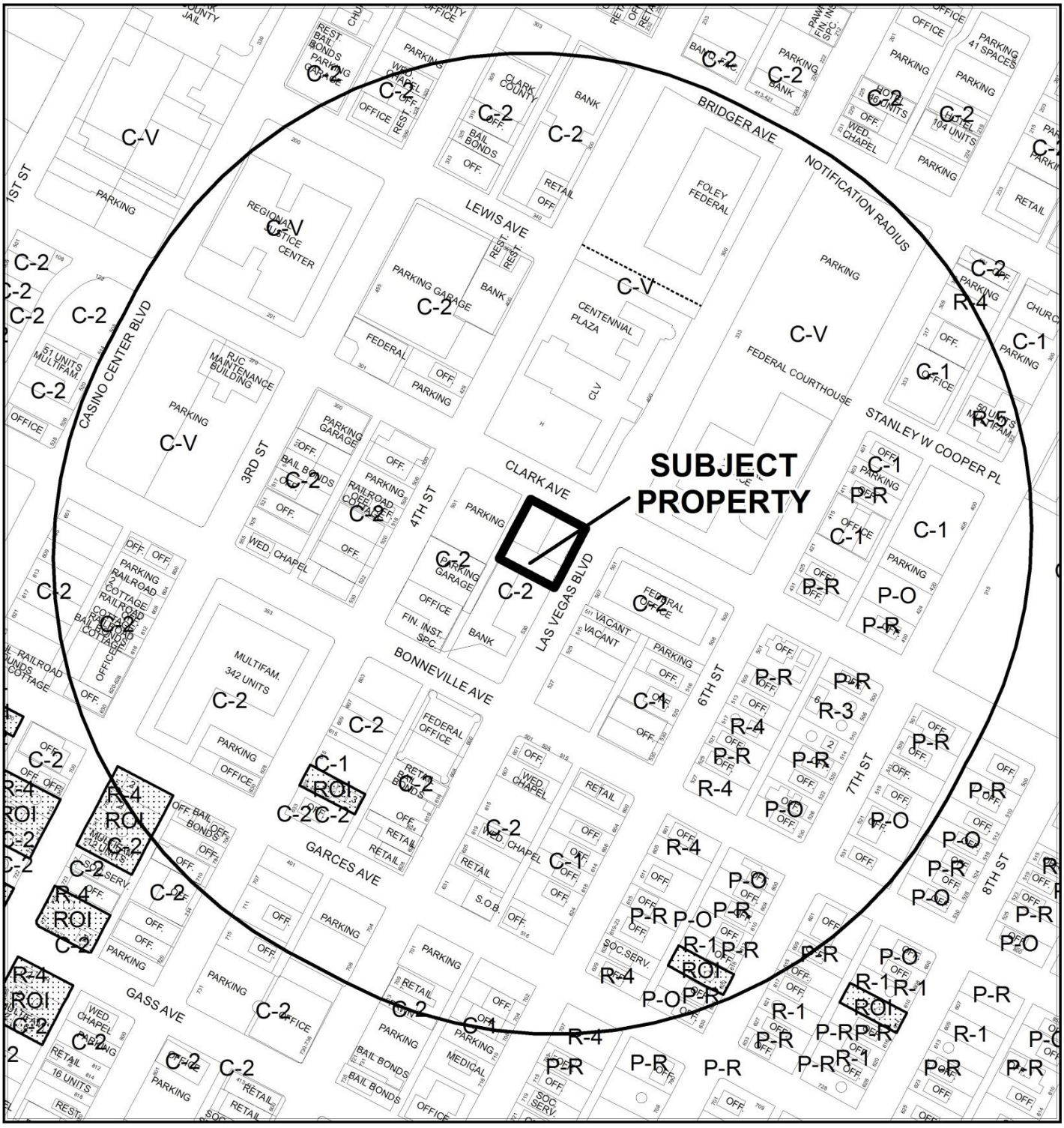
The justification for this additional abeyance is that:

- the Bonneville Office Building, which occupies both sides of the Alley Way (and in the air space above the Alley Way) between Bonneville and the south end of the subject Vacation request, is in receivership and their Special Servicer has not been able to timely process their respective Alley Way's Vacation request.
- Supreme Court Chief Justice Hardesty wants to be present at the hearings but is unable to do so at the April 12th Planning Commission and May 18th City Council; however he will be at the May 10th and June 22 hearings to speak to this matter.

Regards,
Frank

Ps: As you know, our vacation request will result in closure, of that portion of the Alley Way that fronts the Courthouse, to public access; but it will be available to the utility companies with respect to their easements and to the fire dept..

VAR-61777 and VAC-61552



CASE: **VAR-61777 (PRJ-60669)**

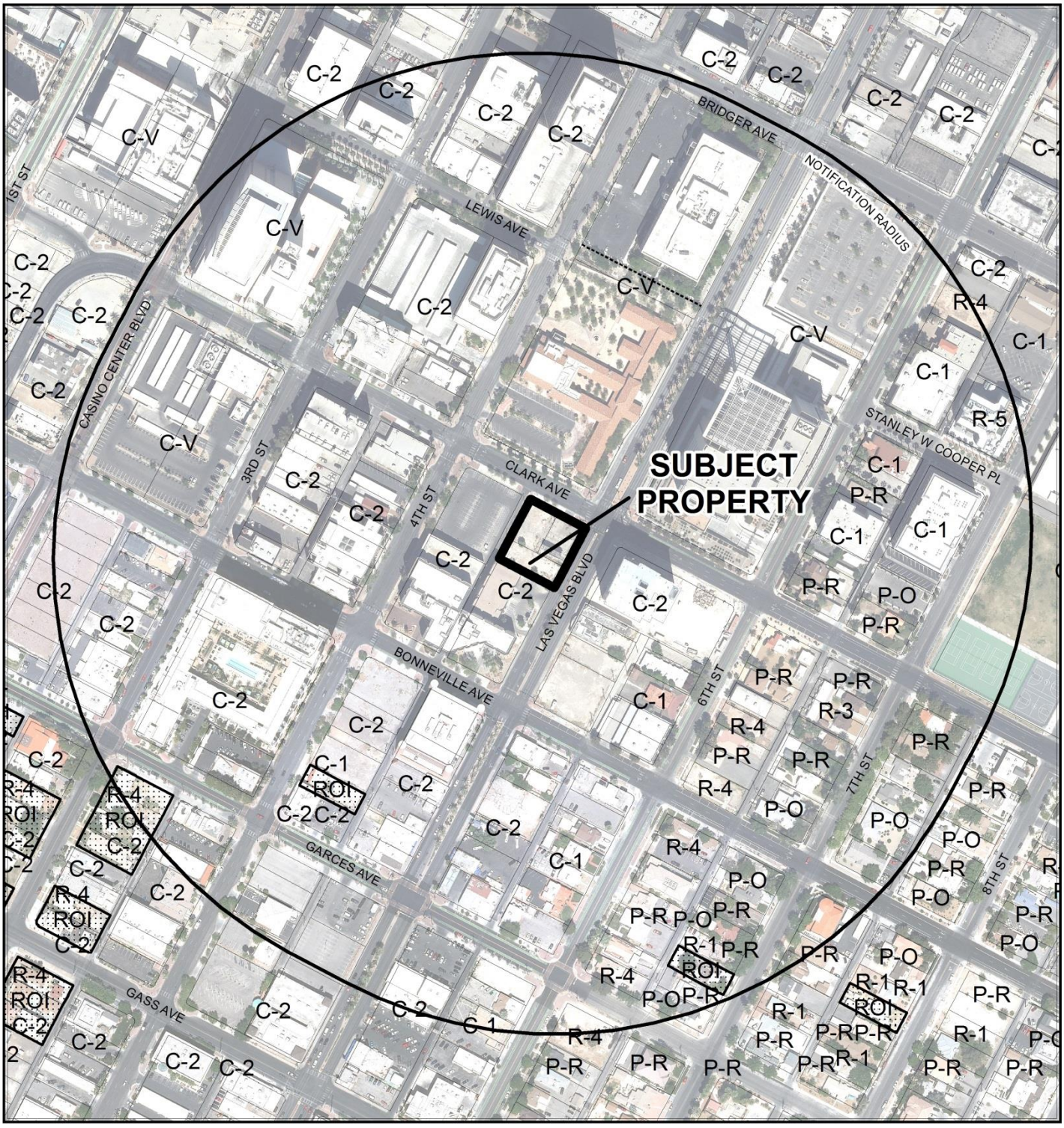
RADIUS: 1000 FEET

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: APRIL 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 April 12, 2016 Planning Commission meeting at the request of the applicant.
01/12/16	The Planning Commission voted [6-0] to hold this item in abeyance to the January 12, 2016 Planning Commission meeting.
02/09/16	The Planning Commission voted [7-0] to hold this item in abeyance to the April 12, 2016 Planning Commission meeting.

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 1 - VAR-61777
1 - 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

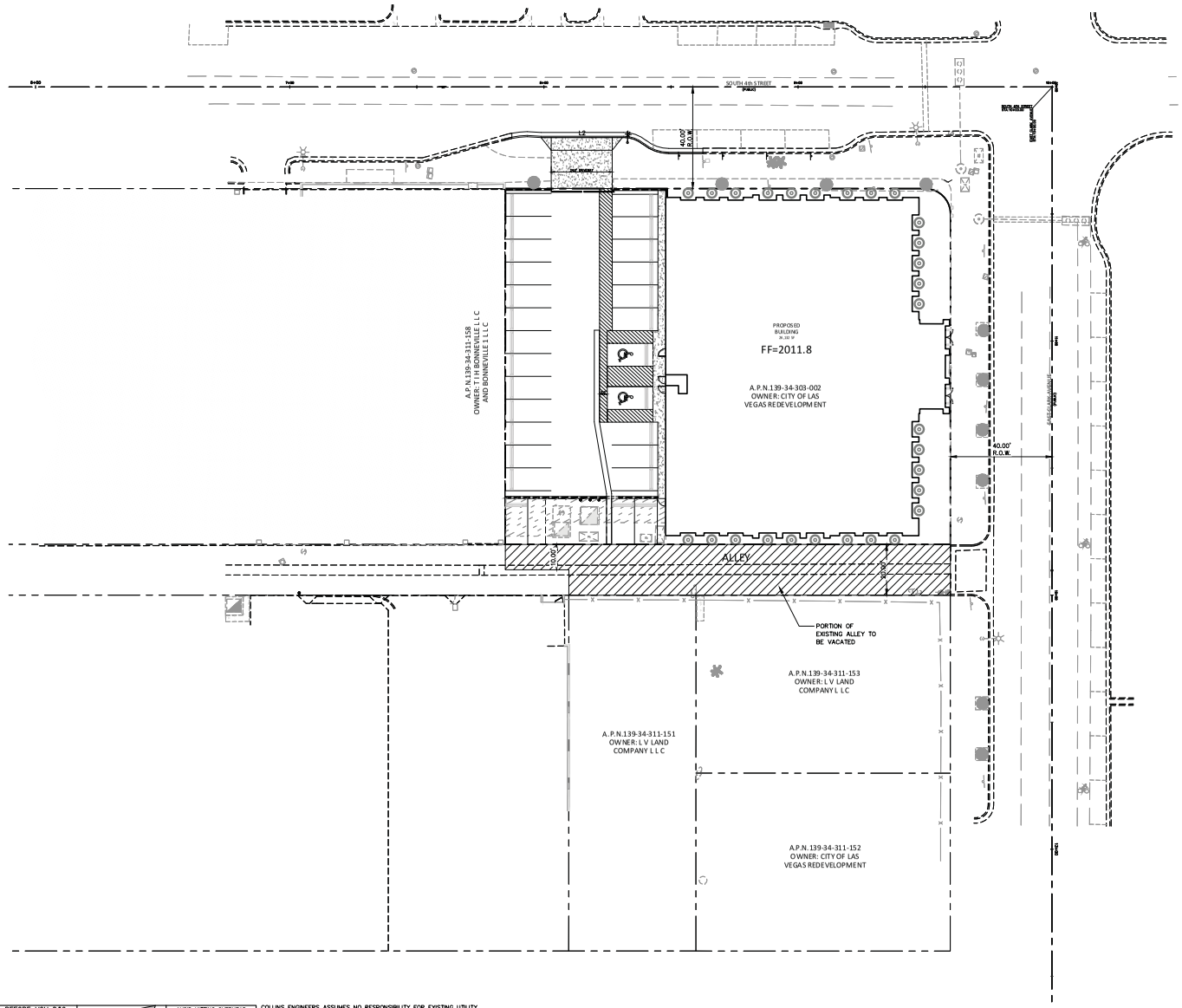
LV Land Company LLC
a Nevada limited liability company

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

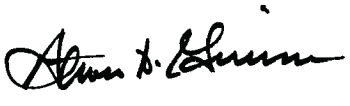
By: EHB Companies LLC
a Nevada limited liability company
Its Manager

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

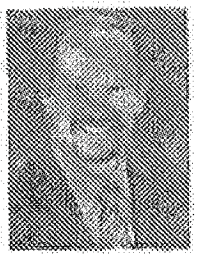
EXHIBIT 1

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

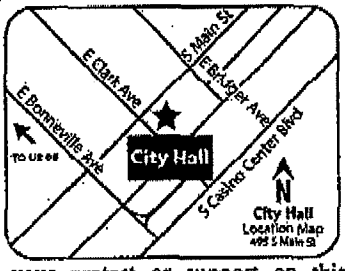
- *Receivership fee excludes attorney fees and miscellaneous legal fees*

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.: **18.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 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.

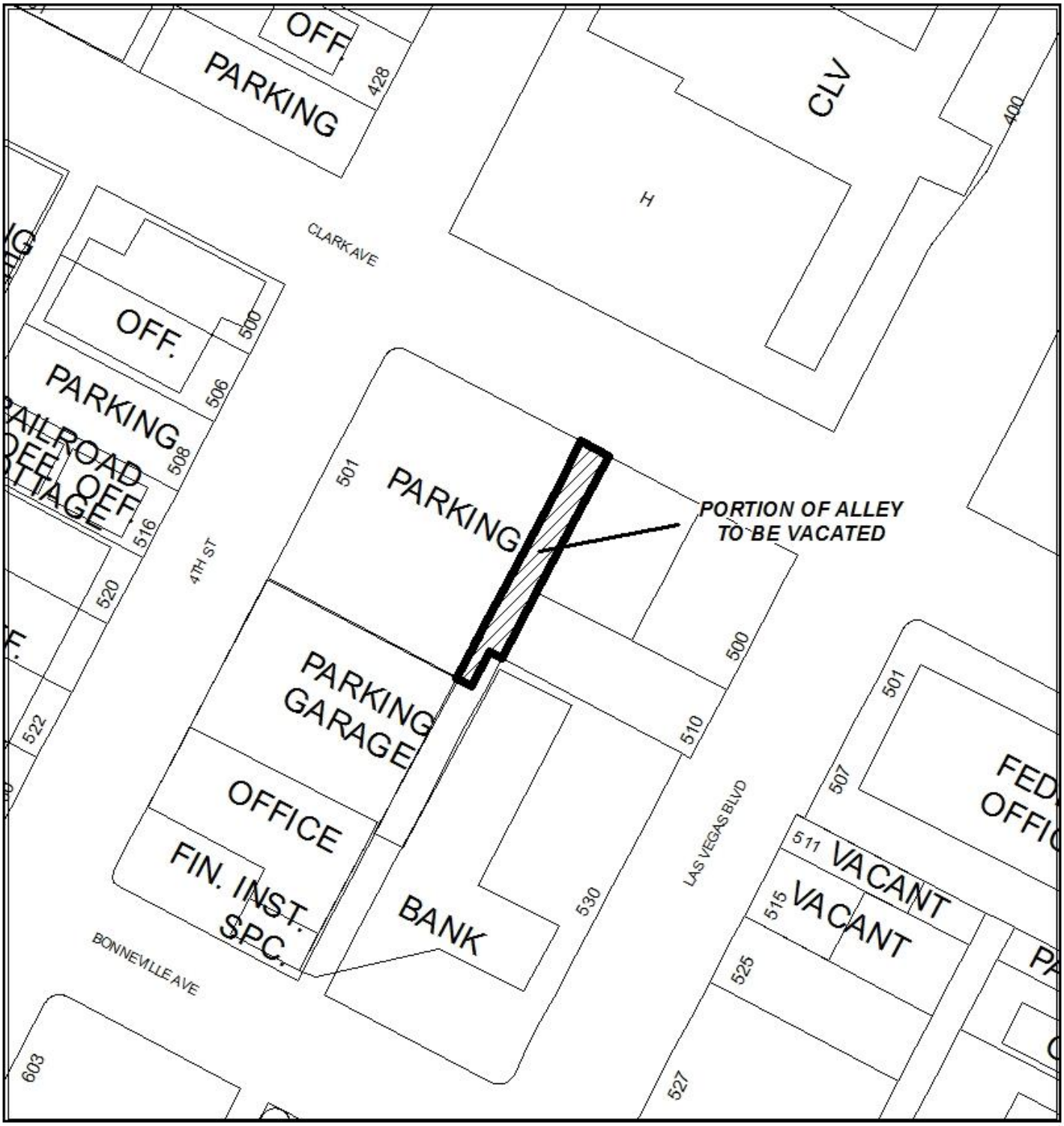
MAY GO TO CITY COUNCIL ON 5/18/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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****.*

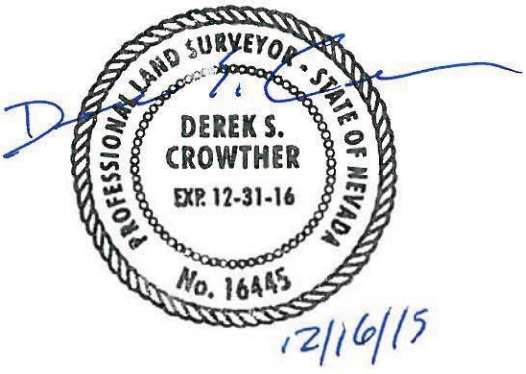
Contains 4,754 square feet, more or less.

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



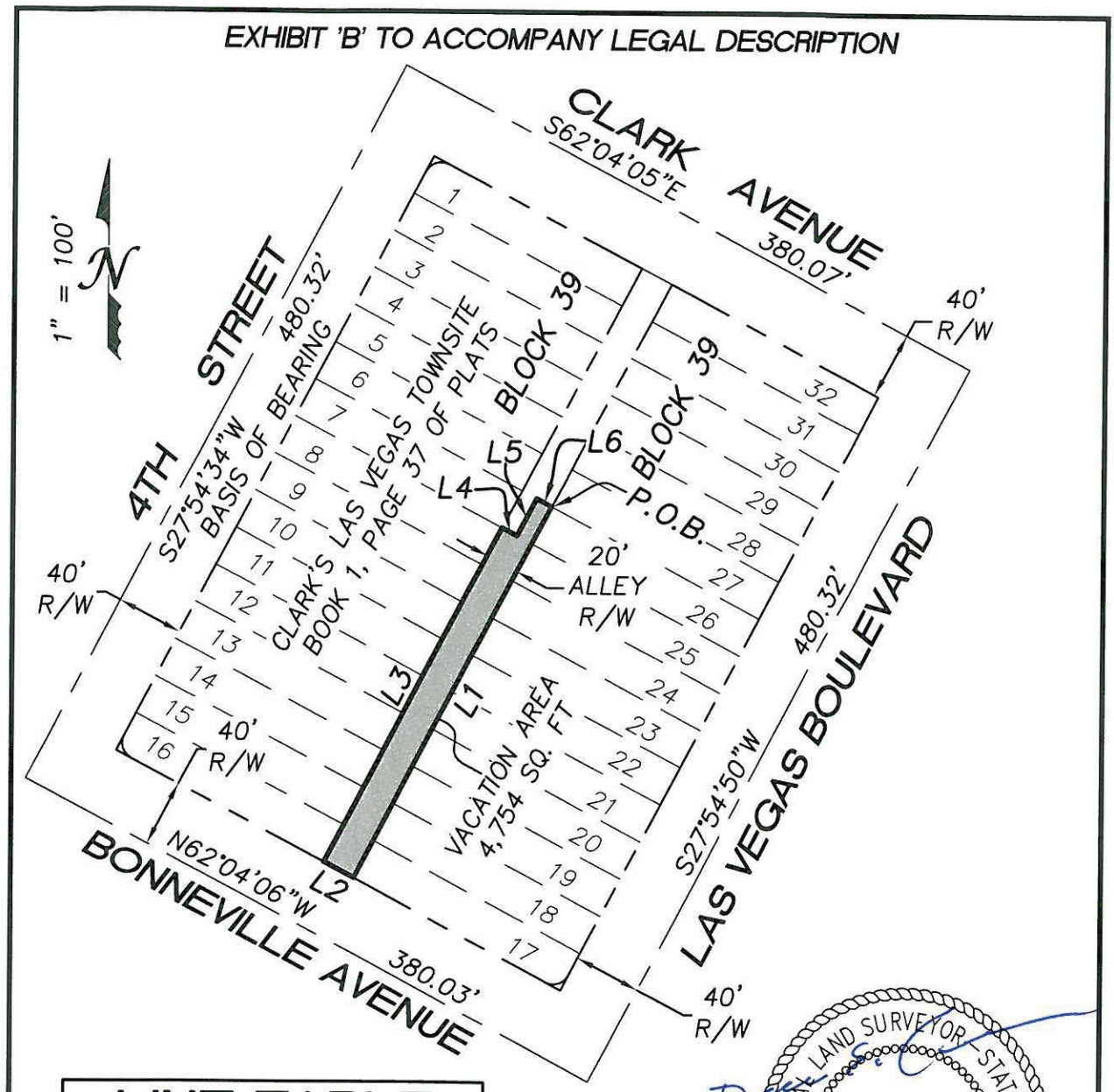
PRJ-60669
12/17/15

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.: **19.**

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

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

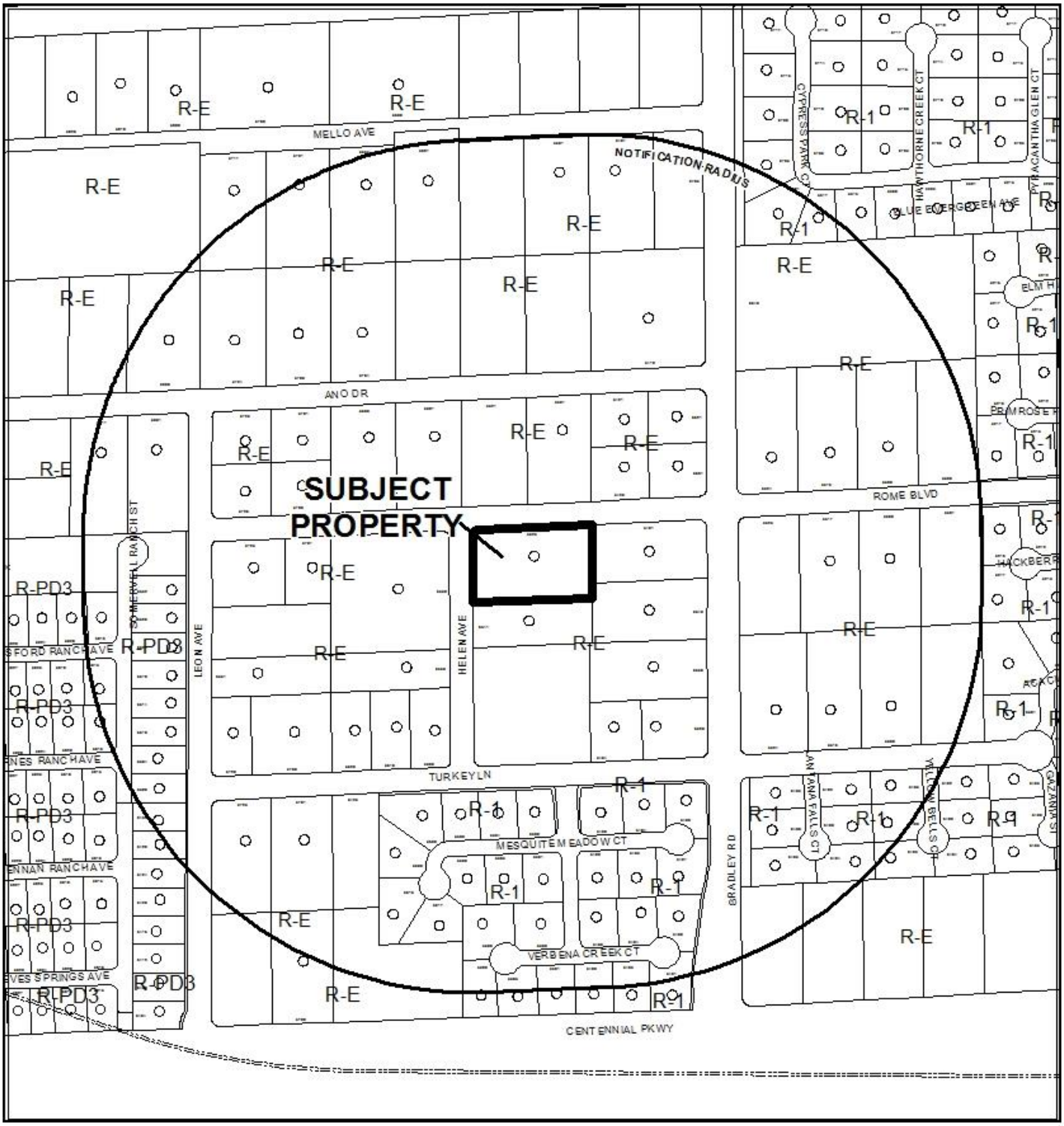
SUBJECT:
ABEYANCE - VAR-61046 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KIM J LECLAIR - For possible action on a request for a Variance TO ALLOW AN EXISTING DETACHED ACCESSORY STRUCTURES (CLASS II) [HORSE CORRALS] TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED, TO ALLOW A ONE-FOOT DISTANCE 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 5/18/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**41**	**Planning Commission Mtg.**	**36**
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/Petition and Protest Petition - VAR-61046, SUP-61047 and SUP-61183 [PRJ-59862]
7. Protest/Support 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: APRIL 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.

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 a detached 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 an Accessory Structure Class II [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 an Accessory Structures Class II [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 a 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 up to 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 01/12/16 Planning Commission meeting at the request of the applicant.
01/12/16	The Planning Commission approved an abeyance request to the 03/08/16 Planning Commission meeting at the request of the applicant.
03/08/16	The Planning Commission voted [7-0] to hold this item in abeyance to the April 12, 2016 Planning Commission meeting to allow the applicant time to hold a neighborhood meeting.

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	
04/04/2016	A neighborhood meeting was held at the Centennial Hills Community Center YMCA, at 6601 N. Buffalo Drive, Las Vegas, NV 89131, from 5:30 p.m. to 7:00 p.m. Attendance: The Applicant 1 Planning Commissioner 1 Representative from the Planning Department 1 Representative from Mayor Pro Tem Ross' Office 26 Members of the public (neighbors) signed-in for the meeting; approximately 45 people in total were in attendance. Concerns: • The amount of animals on the site, neighbors feel there are just way too many. The applicant has reduced the amount of horses from 22 to 15 and is willing to reduce the amount of goats on site. • The manure and the amount of it being produced on-site. They question where it is actually going because they feel one dumpster is not sufficient for all that is produced and household trash. The neighbors are also concerned about the large amount of manure being produced by the animals and it ultimately becoming a fire hazard. The applicant indicated that the manure is being composted and removed from the site on a regular basis. • Maintenance – Residents expressed that the site has not always been maintained and are concerned the applicant will not be able to keep up with the sheer amount of maintenance that this amount of animals requires. The applicant indicated she does have multiple individuals arriving throughout the day helping her with the maintenance.

Neighborhood Meeting	
	• Traffic, the neighbors do not want the increased traffic in their neighborhood from the people that are assisting the applicant in the maintenance of the site, or from the individuals coming to use the facility for either therapy or lessons. They also expressed concerns about parking and it over taking a neighborhood street. The applicant indicated she could re-arrange the site for individuals to park on her property. • Flies – the neighbors are concerned with the amount of flies that are associated with a large amount of animals. The applicant responded with an informational flier explaining how she uses natural predators to control the flies. • Concern was raised about the well and septic systems being sufficient to service all the human and animal activity that occurs on site. The applicant has yet to contact the Southern Nevada Health District in regards to the current sewage disposal system on site. • Neighbors were concerned that if a "commercial" use was approved that this would rezone the property. Staff explained to the neighbors that this application did not include a rezoning application. • Additional concern was raised that if she did get approval they would have to "police" the site and the City would do no follow-up to ensure compliance. Staff explained to the neighbors that the applicant would be held to the Conditions of Approval if approved, and would be inspected regularly by Business Licensing to ensure compliance. • Some neighbors expressed they were willing to compromise further with the applicant, but that 15 horses was still too many; and others wanted the subject site to comply with current code requirements, that a compromise at this time was not an option. A few of the neighbors were in support of these applications, but the majority of the neighbors in attendance were not. The applicant indicated that she would continue to work with the neighbors in the remaining week before the scheduled Planning Commission meeting on April 12th.

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 Residentia l 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

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 llama, two potbellied 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 llama. 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 llama 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 that 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, 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 potbellied pig pen, a chicken coop and a goat pen that houses up to 22 horses, one alpaca, 10 miniature pygmy goats, 35 chickens, and two potbellied pigs. 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 the 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 existing animals on site or shelter for animal food stock. A Variance is required to allow two horse corrals with 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 into 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 variances 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 variances 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 variances for Accessory Structure, Class II accompany 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 indicate the site is over utilized and cannot be conducted harmoniously 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 variances 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 persons 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

APPROVALS 36 - VAR-61046
37 - SUP-61047 and SUP-61183

PROTESTS 41 - VAR-61046
38 - 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

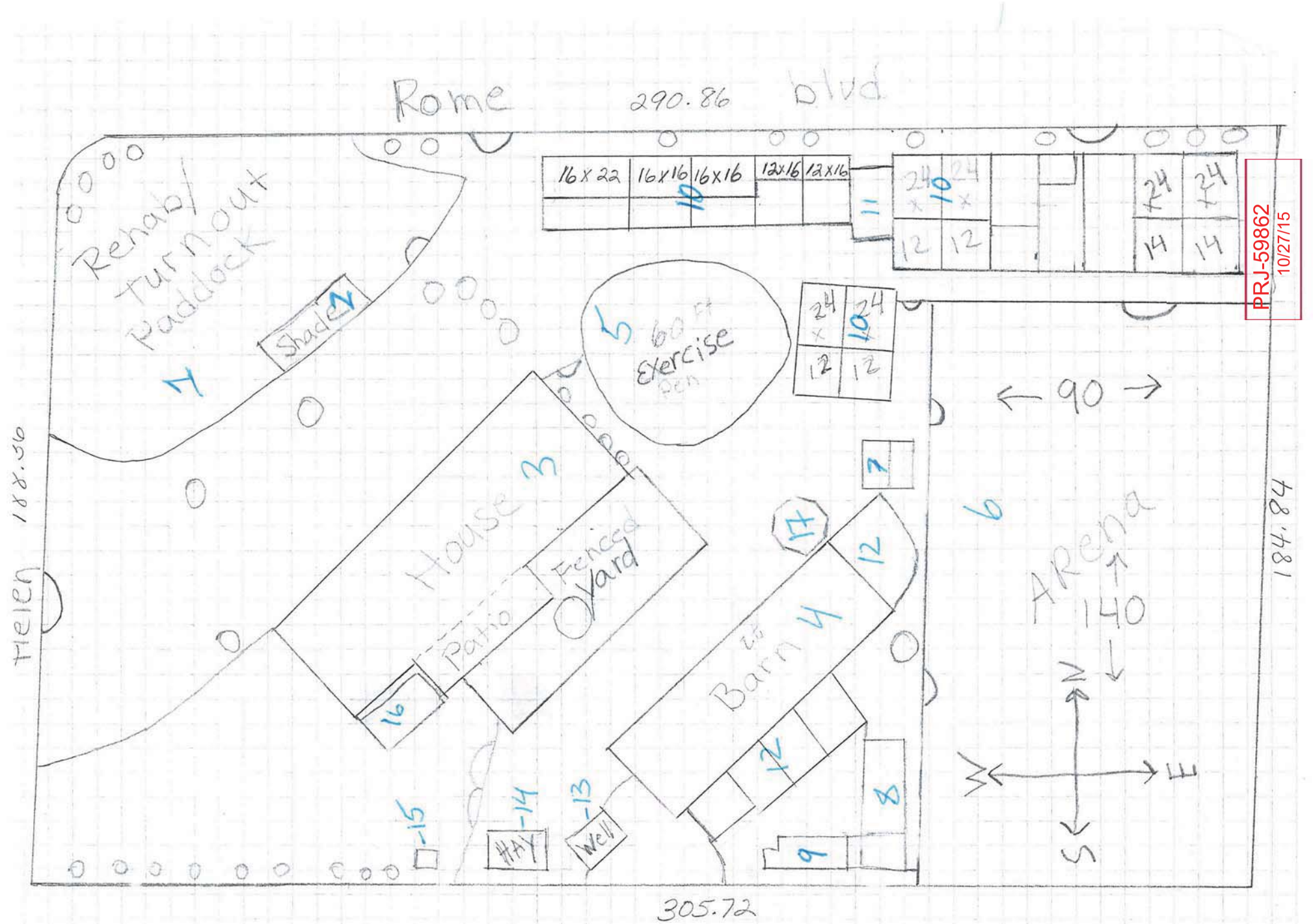
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application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

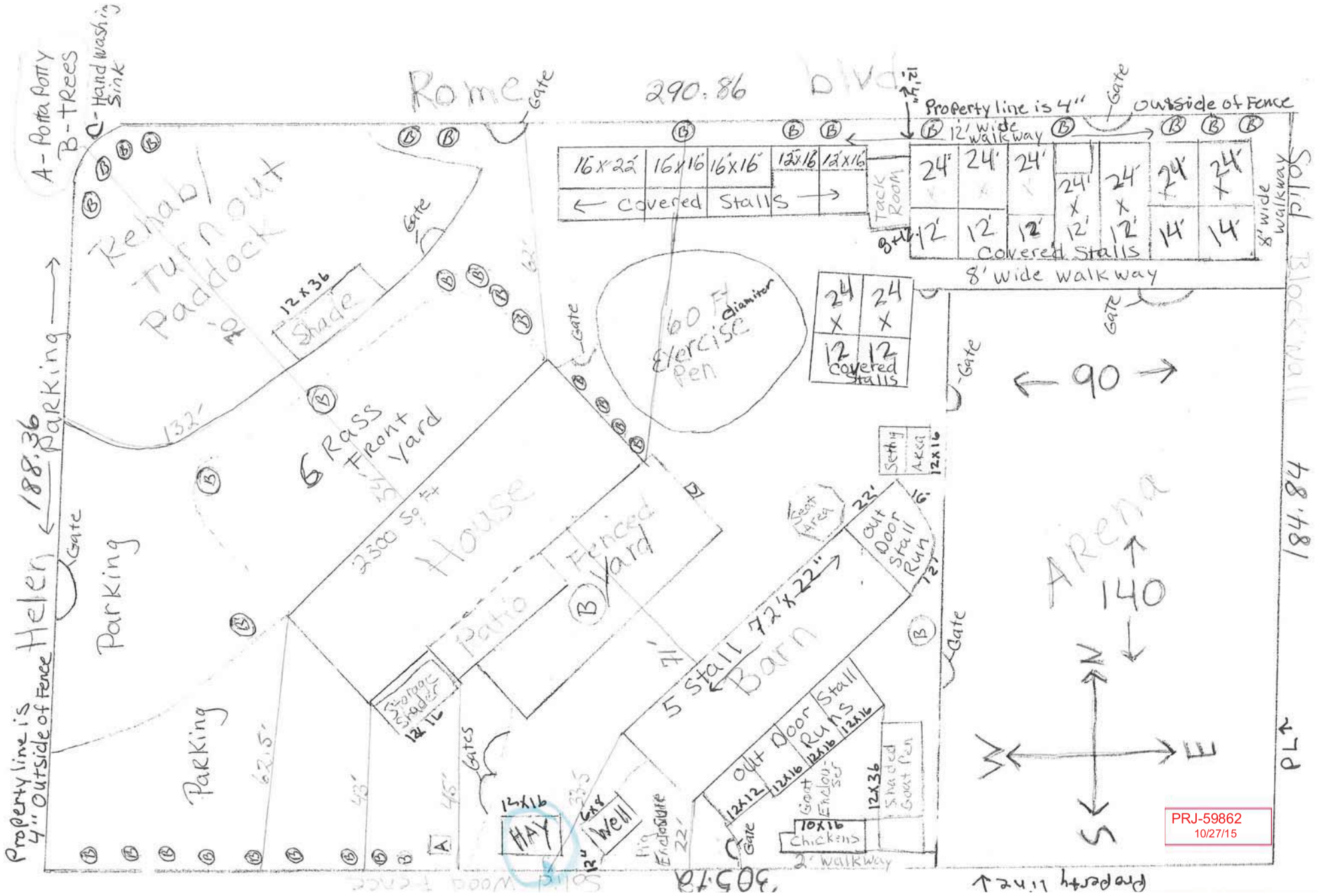
List of Structures

#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

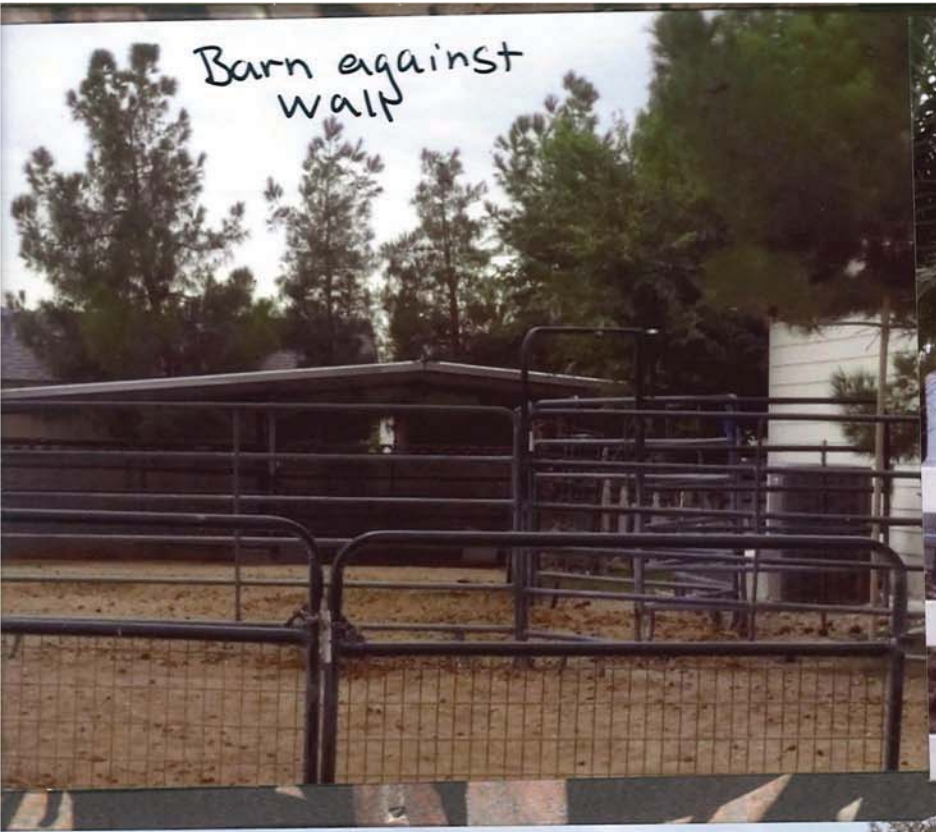


VAR-61046, SUP-61047 and SUP-61183



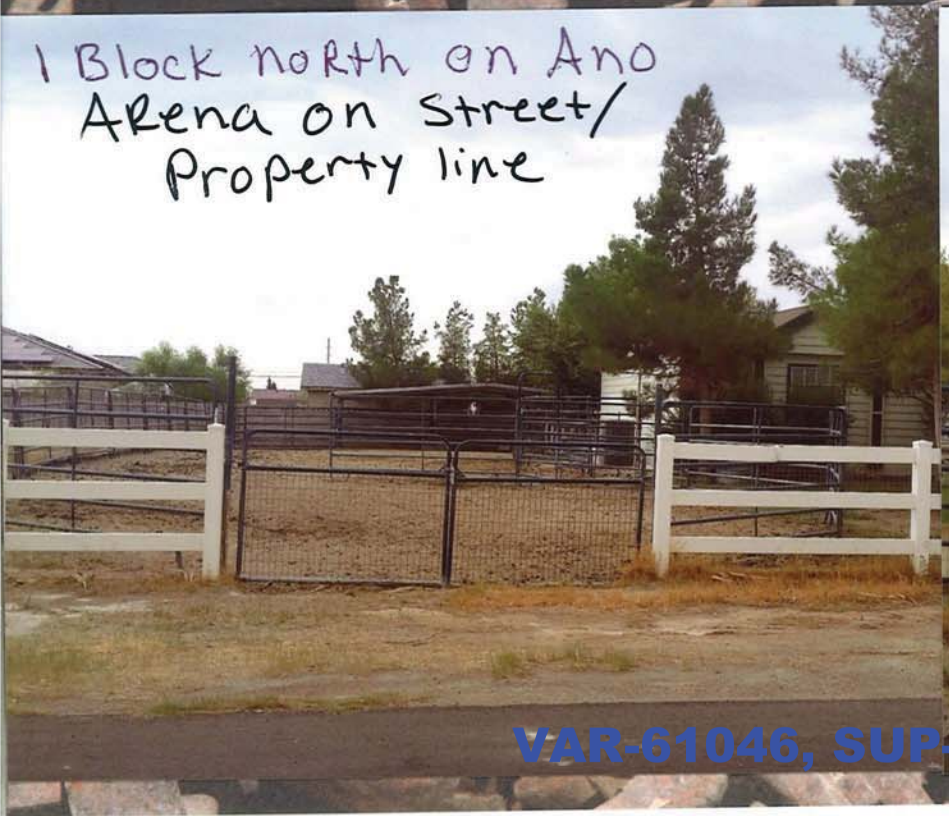


VAR-61046, SUP-61047 and SUP-61183





PRJ-59862
08/27/15





VAR-61046, SUP-61047 and SUP-61183



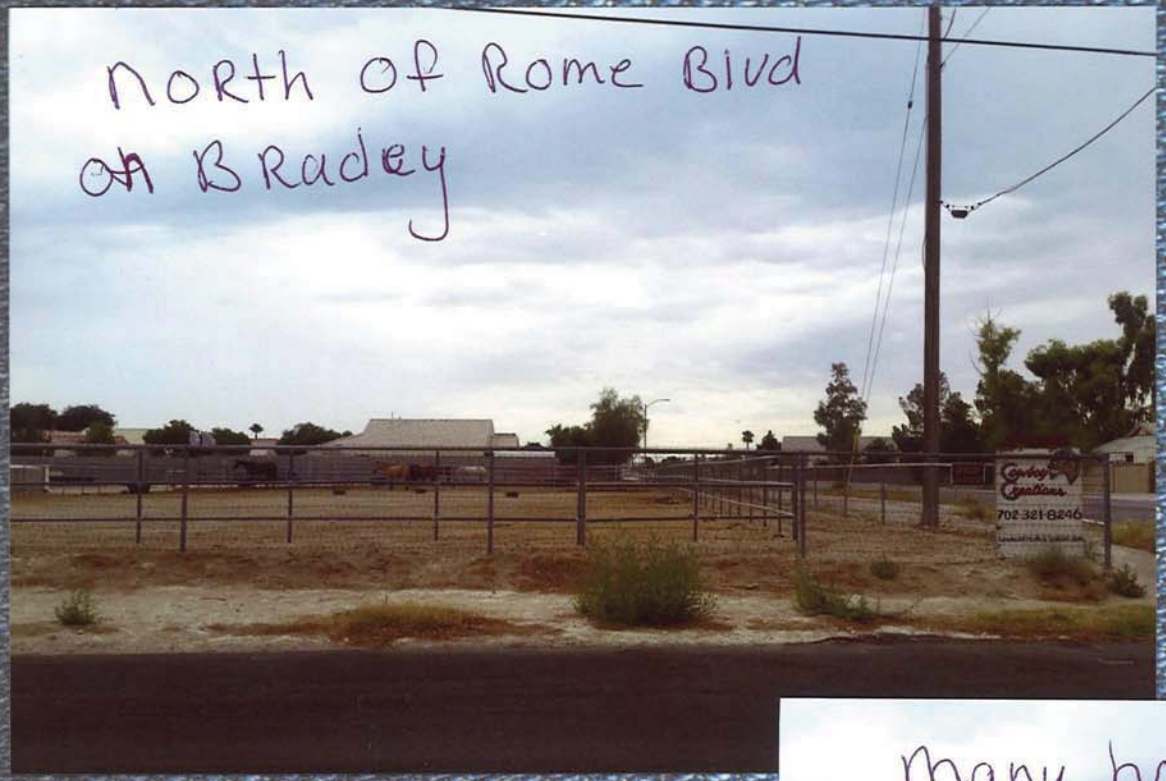


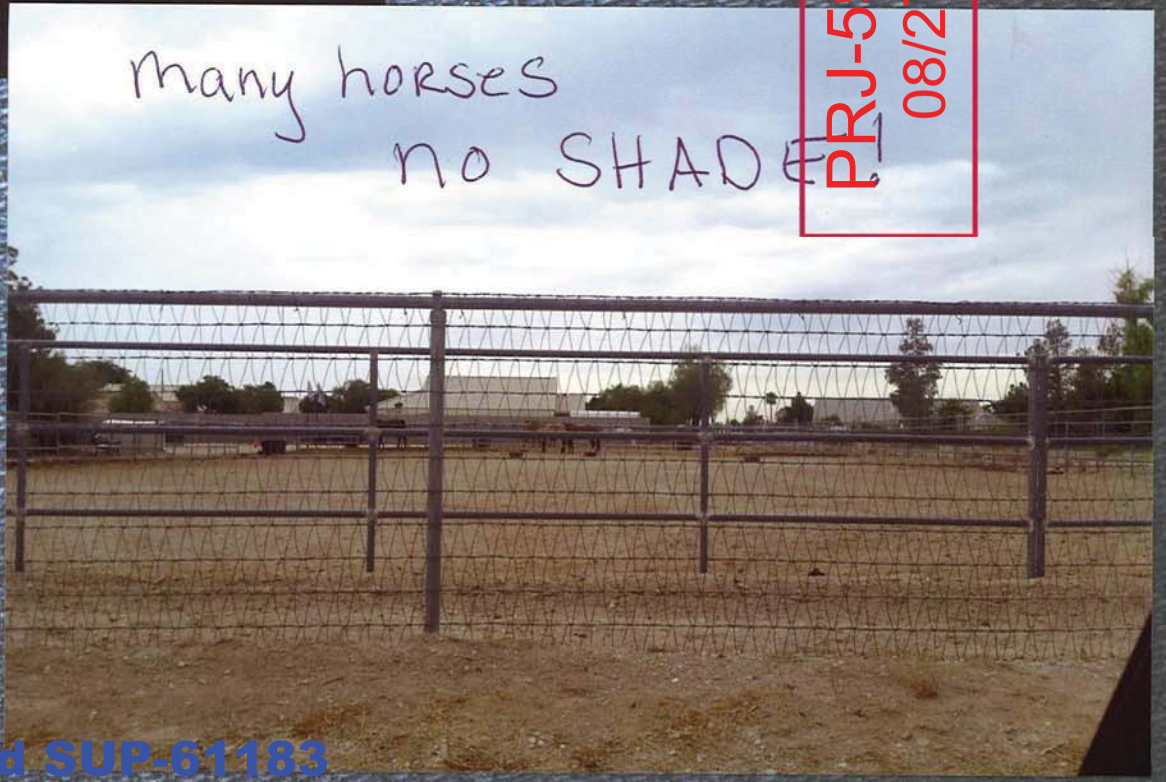
PRJ-59862
08/27/15





VAR-61046, SUP-61047 and SUP-61183

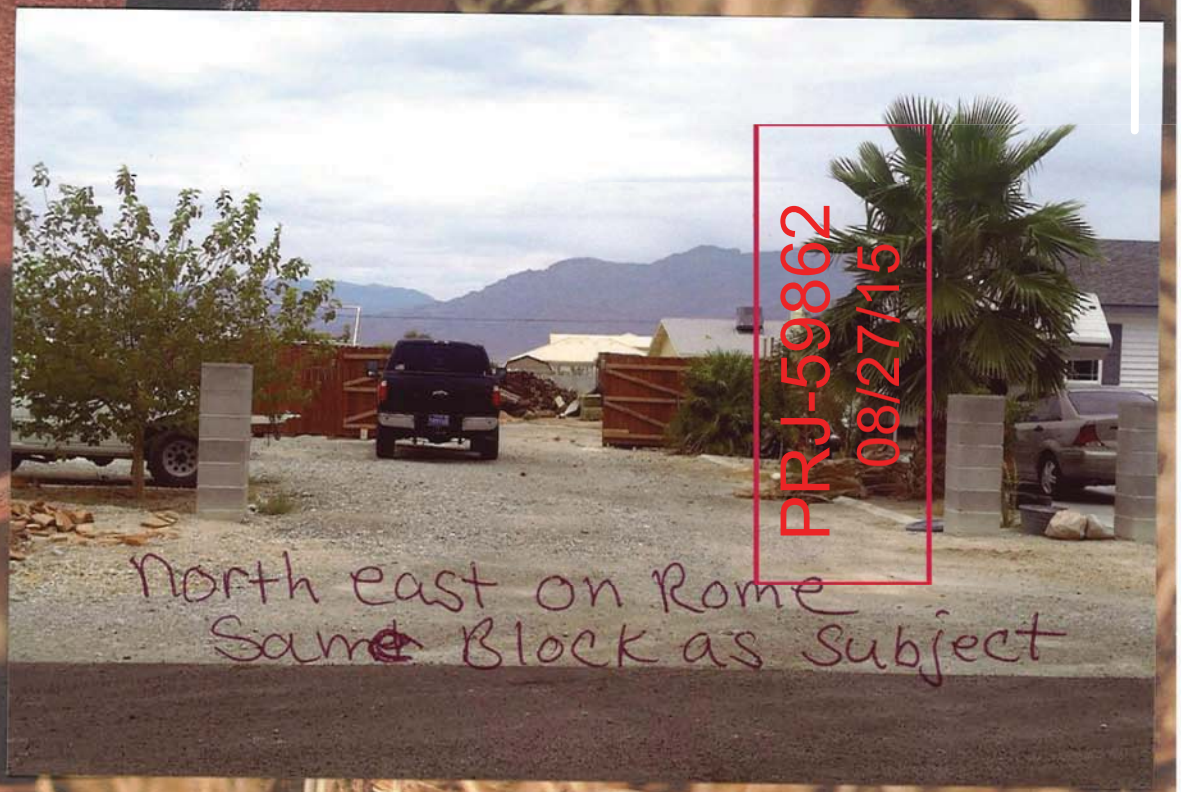




PRJ-59862
08/27/15

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





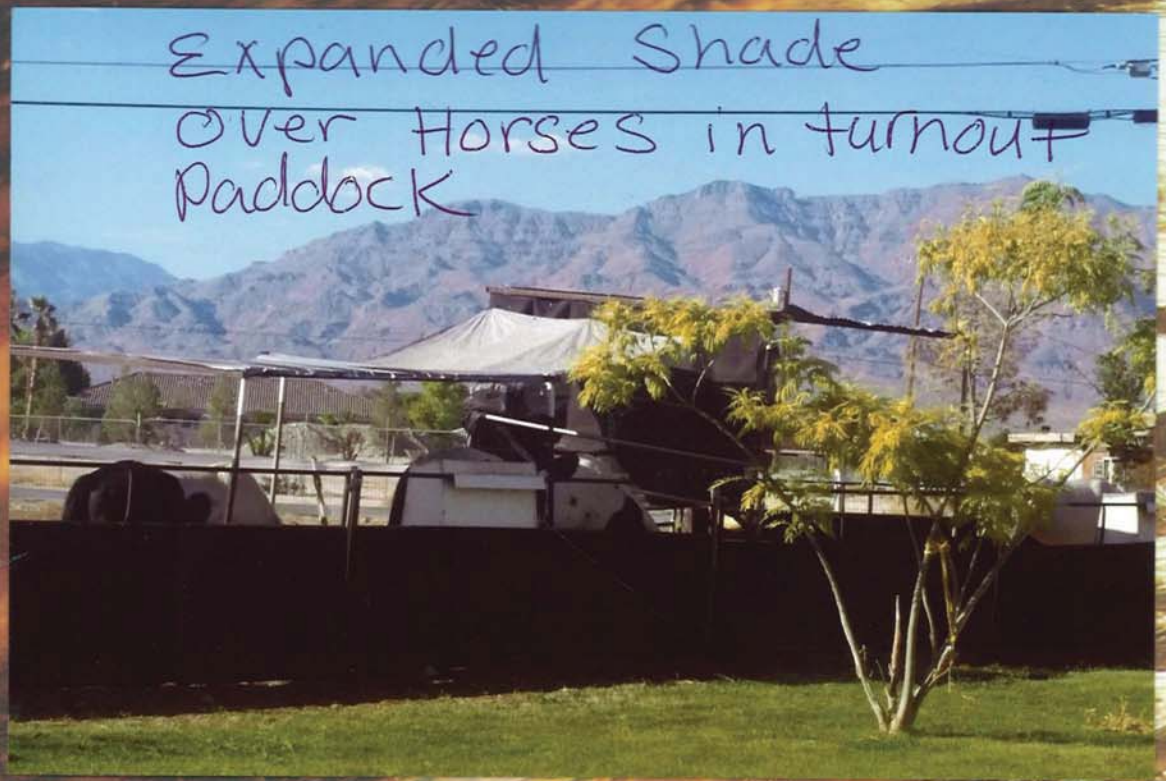
Viewing/Seating
← at arena



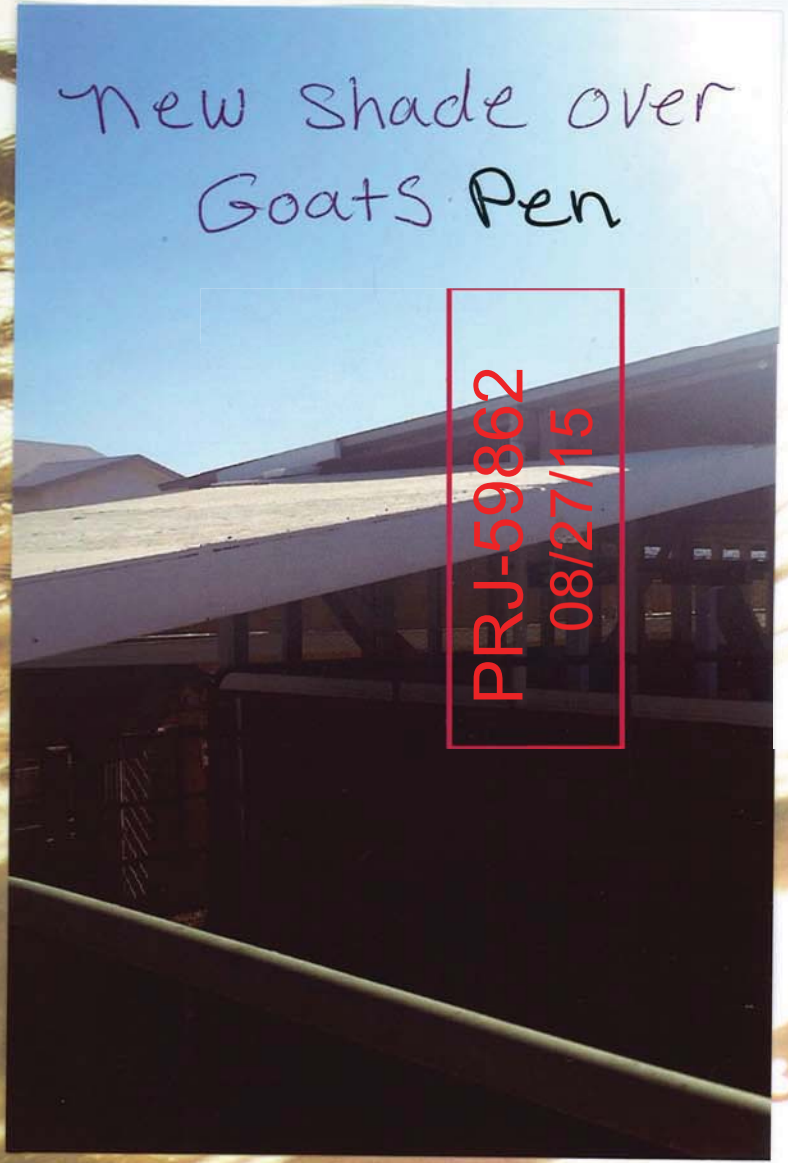
PRJ-59862
08/27/15

Seating Area by Barn

Improvements made at Whitewing Stables





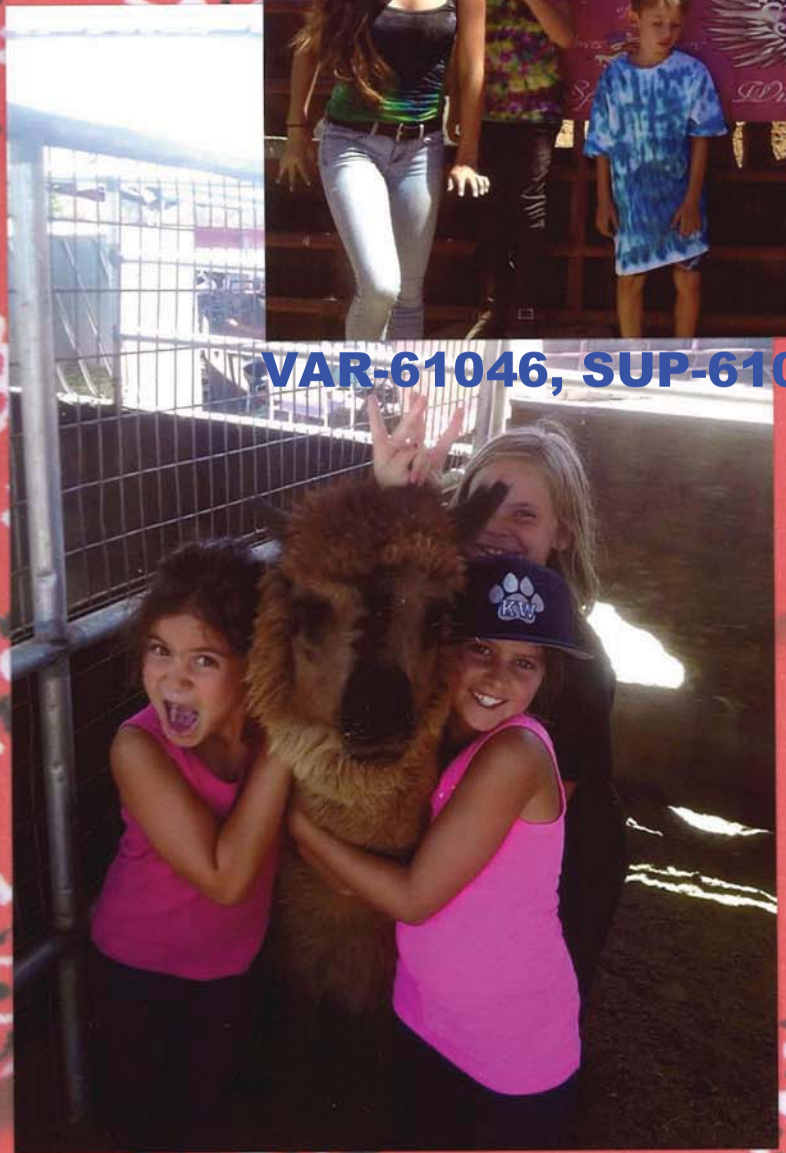


VAR-61046, SUP-61047 and SUP-61183

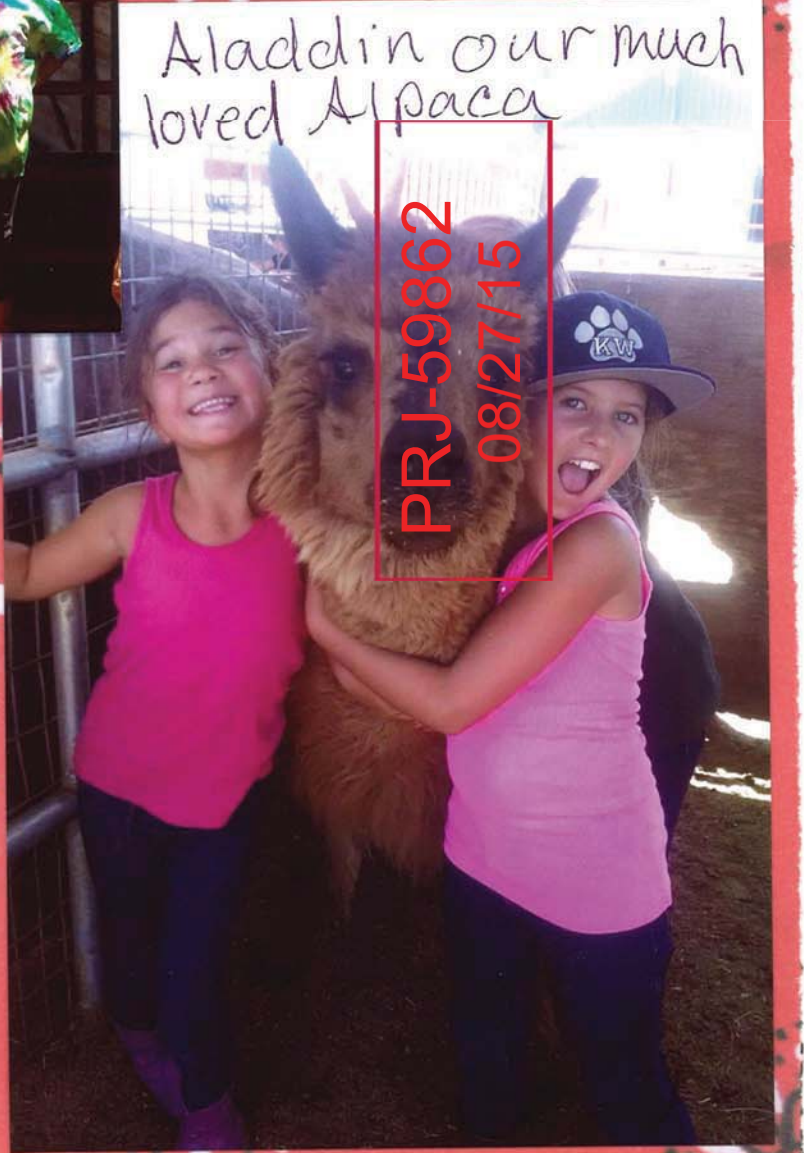
Picture of
22x16x12 out Door run



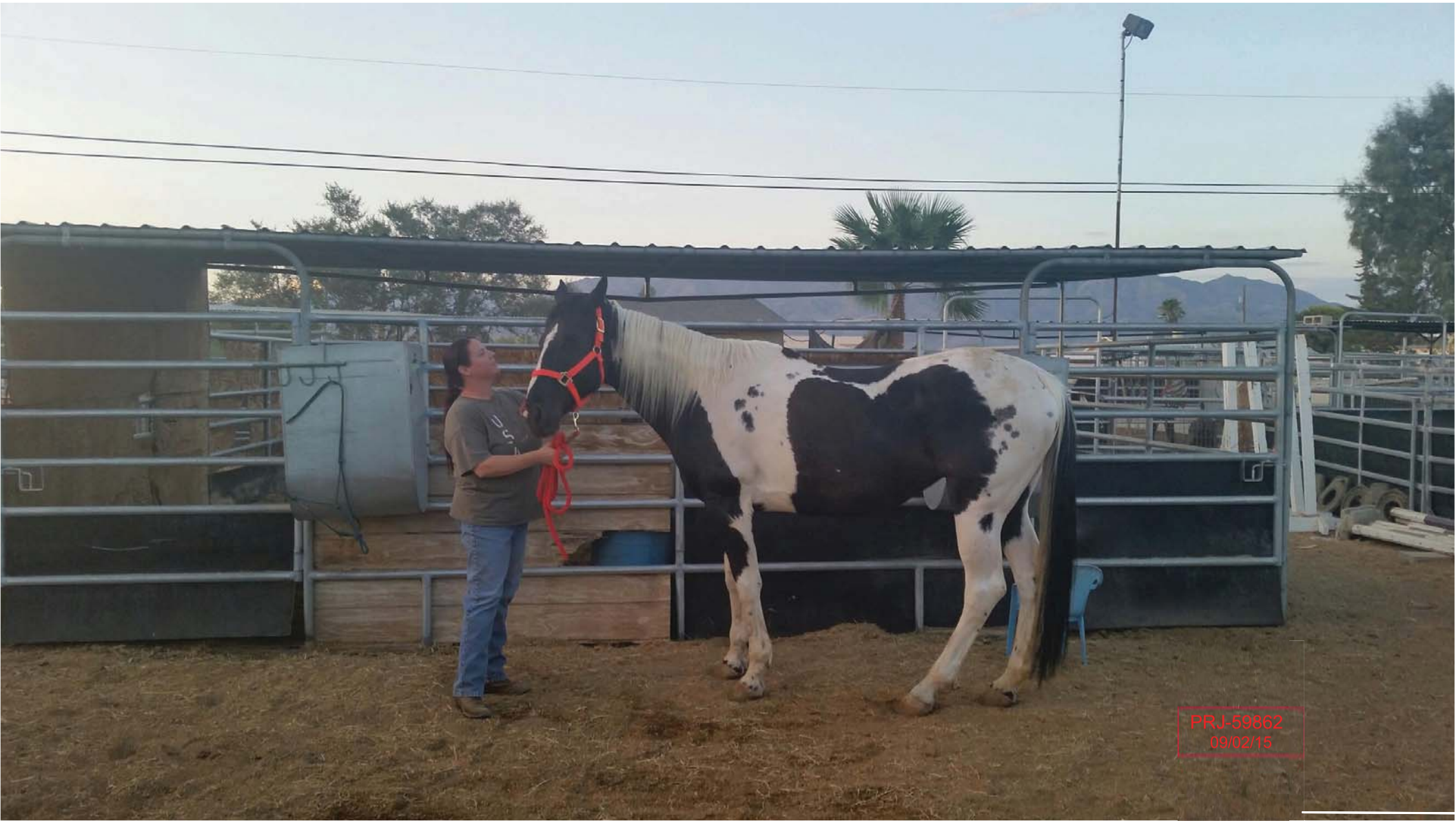
VAR-61046, SUP-61047 and SUP-61183



Aladdin our much loved Alpaca



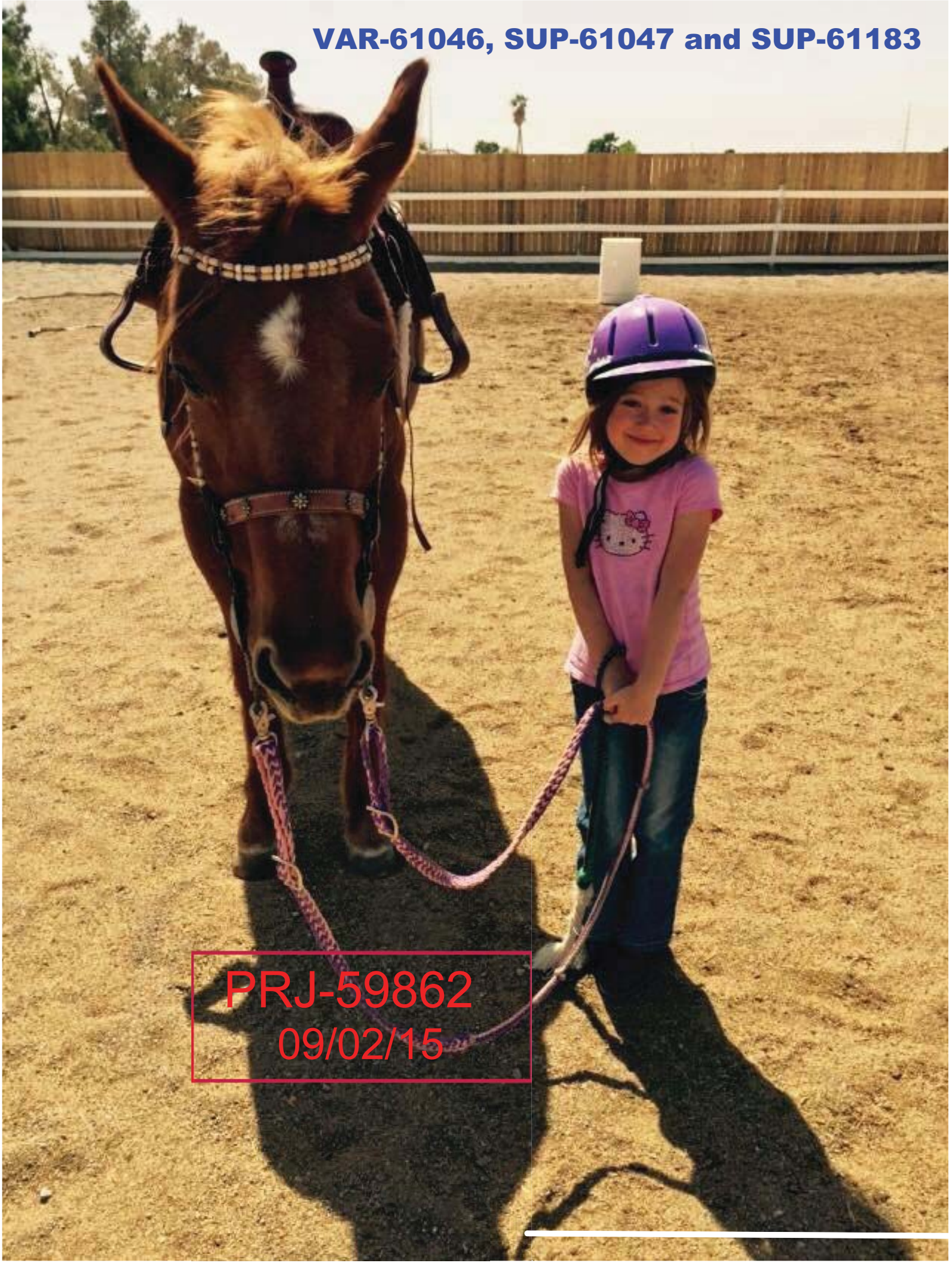
PRJ-59862
08/27/15



VAR-61046, SUP-61047 and SUP-61183



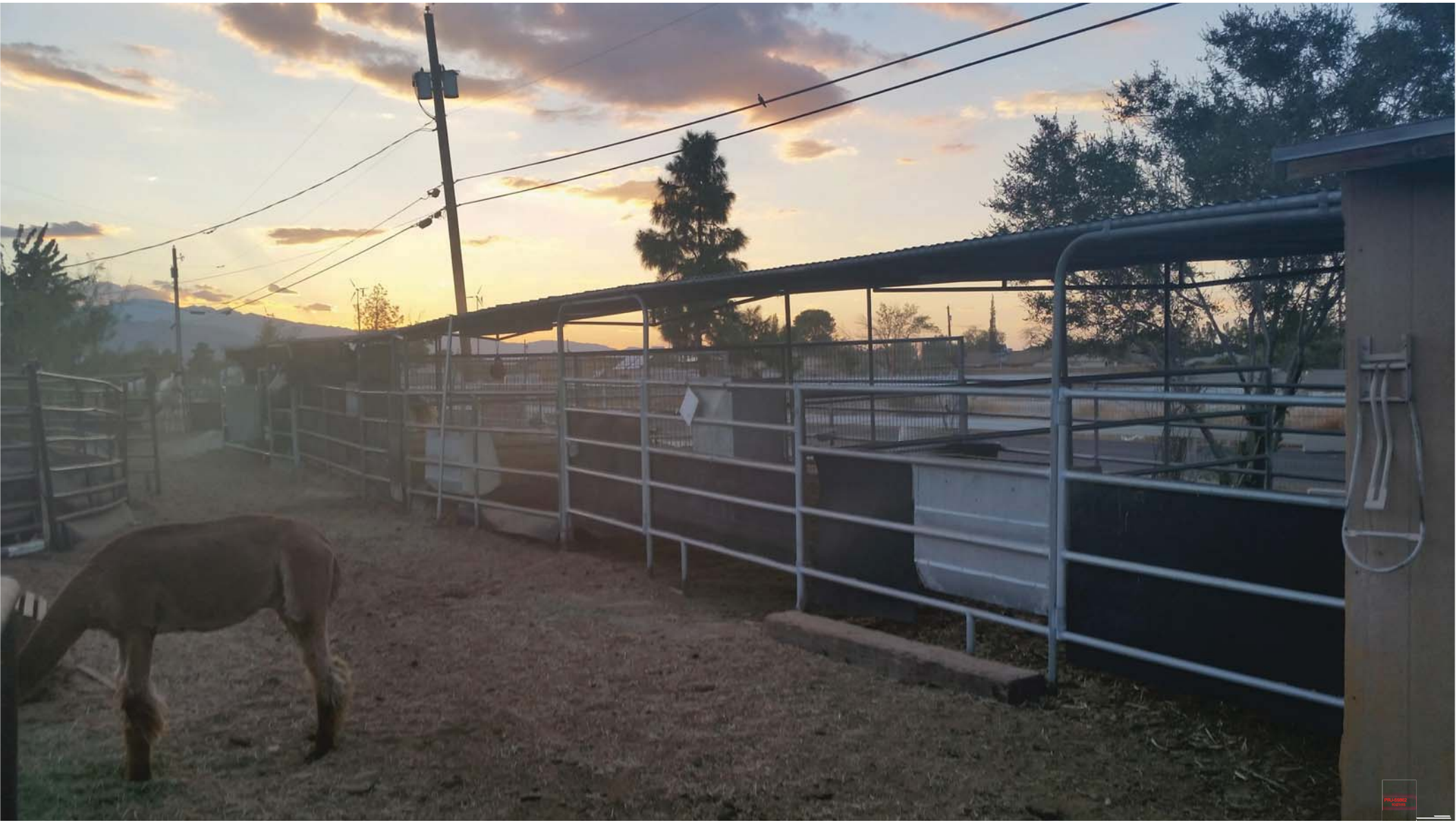
VAR-61046, SUP-61047 and SUP-61183


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

April 3rd, 2016

To the City of Las Vegas Planning Commission:

I am standing here before you today to ask your support for the following variances and special use permits: VAR-61046, SUP-61047, SUP-61183 allowing limited commercial boarding not to exceed 22 horses, 1 mini horse, 1 alpaca rescued from a feed lot, 2 inseparable miniature pot belly pigs (they have been together their whole lives), and 10 miniature pygmy goats. I'd like to state for the record that I am no longer requesting 22 horses – I have reduced my herd in good faith to 15, which is a 7 horse compromise. I feel that this is a fair number to request for the size of the property (1.29 acres). I would also like to point out that the property located at 5401 W. Rome Blvd, with a stated acreage of .85, was approved for 13 horses, 1 steer, and an unlimited number of goats with the support of the surrounding neighbors, several of which are involved in my current plight for these specific special use permits and variances. My original request for 22 horses were made per the advice and suggestion of Mark Rex with the City Planning department. It was suggested that it might be easier to compromise on a lower number of horses, rather than later ask for more horses.

The definition provided by the City Planning of Commercial Boarding Stables reads as follows: 'Commercial Boarding Stables' means the keeping or housing and/or riding and training of horses only but prohibiting rental of animals, open for service to the general public. A horse kept on the land for the purpose of training shall be considered to be a boarded horse. Young animals less than 6 months of age shall not count toward the allowable limit. I would also like to point out that the special use permit for commercial boarding facility does not change the zoning of the property in any way. The main reason for this would be to allow us to obtain a business license so that we can pursue our horseback riding instruction and other community enrichment programs. Another reason we would like to pursue this permit, is so that we are able to claim as a business any horses sold and/or bought. Although the buying and selling doesn't frequently happen, on occasion we do receive an offer for a horse that is just too good to turn down, or will offer for sale a horse that isn't fitting our program. So at this point, a commercial boarding permit would help to supplement our income and allow us to better our lives by having this small business allowing us to eventually have enough money to continue improving ourselves, our herd, our community, and our quality of life. We do have any visitors that are on the property to handle or ride any horse, sign a release waiver, and also carry an umbrella insurance policy on our property in case of accidents. This would allow enough income generated to stay home and maintain our business and ranch.

In May of 2002, when I purchased this property, it was located in the Centennial Hills Rural Preservation sector. This staff report states that 'the subject parcel is indicated as part of the rural preservation neighborhood'. The rural preservation neighborhood allows the raising or keeping of animals commercially or non

PRJ-59862
04/05/16

commercially. It further goes on to say 'the Centennial Hills sector plan states: the Rural Preservation Area will sustain the character of the historical development patterns of large lot, half acre or greater, and equestrian development. The rural character of this area will be maintained by equivalent zoning for annexed areas, rural street improvements, low density development, and an absence of nearly all private non-residential development. I feel I must point out that although I do not see many 'equestrian developments' happening in my neighborhood, I do see a substantial amount of tract housing and commercial business development present in the Rural Preservation Neighborhood. I can't help but feel as though the rural character of the neighborhood at the Centennial Hills sector plan was trying to achieve is seriously being compromised. I myself am not going to stand before you and boast about how progress shouldn't continue and choose a side in an ongoing war between horse folks and so called progress. In the whole scheme of things going on in our neighborhood however, it is hard not to see the current development of tract and commercial land, and when we go to vote to put folks like yourselves before us to make decisions in our best interests like this, we vote for who we think is going to be able to fairly look at both sides. It isn't hard to see that progress is currently unfairly weighted away from the intended rural preservation and encroaching on properties that allow horses. You have builders pay thousands of dollars to install and maintain equestrian trails, but in return make horse property owners feel like they shouldn't have horses. You can ask any neighbors – they will tell you the same thing. If the neighborhood is supposed to be a rural preservation area, then it should be. You can't expect to continue to develop existing horse areas and have the same amount of horses to a specific piece of property. Logically, you must see, as progress encroaches on what used to be the outskirts of town, these horses have to go somewhere. Soon, at the rate we are growing, there will only be a few horse areas left. Where are we supposed to go? We are running out of affordable space without having a 2 hour commute to work every day. When we come to you to ask for these permits, all of this should be a deciding factor. We need to protect these areas as much as we need the progress.

I know the limitations of property, and how many horses I can properly care for, train, afford to feed, and give proper exercise. I need you to understand through testimony provided by witnesses and facts that I have presented this small facility is absolutely functional with these special use permits, allowing 15 horses, commercial boarding on property we own and should not be considered too 'extreme in degree, strength, or size'. Although issues from parties have come up against these permits, I must ask, where is the factual proof of why we should not be allowed these permits. Every issue brought before us has been properly dealt with and compromises can be made on our part. I would also like to point out that of the many times a city official was called out to the property, including code enforcement, the only violations found were of animal count which is why we are asking for these permits and variances today. I must also point out that the times animal control has been called out were unfounded due to ignorance of animal behavior on the part of the reporting party (example given: horse was thought to be lying dead on the ground and was actually napping as horses do from time to time).

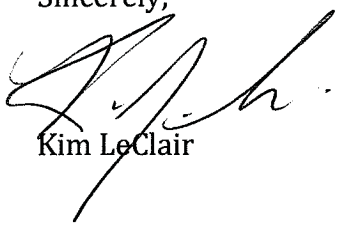
PRJ-59862
04/05/16

The horses live in generously sized corrals (Horseman's Park stalls are only 12x12 – our smallest stall is 16x16 and anyone you ask will tell you these animals are treated with the utmost respect, care, and affection. I have brought neighbors to attest to you personally, letters from neighbors that could not be here, and submitted photos of the property.

I'm hoping with all the facts presented to you tonight I can help you make an informed and fair decision on granting us these permits and variances. I thank you for your time and consideration.

Thank you for your time and consideration in our efforts.

Sincerely,



Kim LeClair

PRJ-59862
04/05/16

VAR-61046, SUP-61047 and SUP-61183 - REVISED

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

REGARDING THE APPLICATION FOR VARIANCE AND SPECIAL USE PERMITS ON 1.29 ACRES, LOCATED AT 5525 WEST ROME BLVD., THE UNDERSIGNED CONCUR WITH THE STAFF RECOMMENDATION FOR DENIAL AND ARE OPPOSED TO THE FOLLOWING:

SUP-61047 SPECIAL USE PERMIT RELATED TO VAR 61046 - FOR EXISTING ANIMAL KEEPING AND HUSBANDRY TO ALLOW 22 HORSES (where max 7 are allowed), 10 GOATS (where max 7 are allowed), AND 1 ALPACA.

RECEIVED
MAR 14 2016
City of Las Vegas
Dept. of Planning

VAR-61046 VARIANCE – TO ALLOW FOR EXISTING STRUCTURES:
HORSE CORRALS IN FRONT YARD
1 FOOT DISTANCE FROM MAIN DWELLING (where 6 feet is required) FOR SHADE STRUCTURES
1 FOOT SIDE YARD SETBACK (where 10 feet is required) FOR HAY BARN AND WELL HOUSE
8 FOOT REAR YARD SETBACK (where 10 feet is required) FOR ANIMAL SHADE STRUCTURE
12 FOOT CORNER SIDE YARD SETBACK (where 15 feet is required) FOR ANIMAL SHADE STRUCTURES AND TACK ROOM

SUP-61183 SPECIAL USE PERMIT FOR PROPOSED HORSE CORRAL OR STABLE (Commercial) USE TO PROVIDE INSTRUCTIONAL OR RECREATIONAL ACTIVITIES FOR OTHER THAN OCCUPANTS OF THE PREMISES.

DATE	NAME	ADDRESS
3-7-16	Sue Clark	5724 Ann Dr 89131
3-7-16	Dawn Martin	5725 Ann Dr 89131
3-7-16	[illegible]	5655 Mello Ave 89131
3-7-16	[illegible]	5761 Mello Ave 89131
3-8-16	[illegible]	5700 Mello Ave 89131

WE UNDERSTAND OUR PROPERTIES ARE AT INCREASED RISK FOR CODE ENFORCEMENT SCRUTINY.

19-21
XSP

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

In case I can't get my letter to you in time here is info to fill in the blanks.

Susan Dreyfus
5700 Mello Ave, Las Vegas, NV. 89131

I fully support the services Kim LeClair provides to our veterans, military and first responders. I personally have utilized and participated in an affiliated program and experienced the mental and emotional benefits during my spouse's deployments.

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

4/4/16

I Tony Cawalla own and reside at the Property located at, 5726 W. Rome blvd, LV, NV. 89131, Wish For it to be Known that i FULLY-100% Support Kim Leclair and White Wing Stables, located at 5525 W Rome blvd, Las Vegas NV. 89131, in their request for their special use permits and variances request. Her Property brings great appeal to our Neighborhood and the Work she does with our Veterans is priceless! Please approve these request.

Sincerely

Tony Cawalla

Tony Cawalla
702-373-8372

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

March 28th 2016

Dear City Council,

It has come to my attention that Kim LeClair at 5525 W. Rome blvd Las Vegas 89131, is having problems obtaining her required Special use permits and variances. I not only SUPPORT Kim in this, I am proud to say we have something like this in our neighborhood. I suffer no ill effects from Pest, Pigions, flies as a result of her facility. She keeps things tidy and the animals are lucky to have her and the children She works with. We need more facilities like this to keep our youth off the streets and out of trouble.

Please Grant her request so She may continue her work!

Sincerely

Toby Thomas

toby Thomas
5410 Ano Dr.
Las Vegas, NV. 89131

* Just a Stones throw from Kim's Property

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

To whom it may concern,

I Kevin Shorette am the owner at the residence of 5324 W Rome Blvd, Las Vegas NV, 89131. I would like for it to be known that I support Kim LeClair at 5525 W Rome Blvd, Las Vegas NV, 89131 in her request for her special use permits and variances. She does outstanding work at the White Wing Stables and I support this so she can continue working with the children and their families. Being a veteran myself I appreciate her support for our troops and the Horses for Heroes program.

Thank You

Kevin E. Shorette



5324 W Rome Blvd, Las Vegas, NV 89131

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

April 4th, 2016

To Whom It May Concern:

I, Matthew Alexander Acree would like it known that I support Kim LeClair at 5525 W. Rome Blvd Las Vegas, NV 89131 in her request for the special use permits and variances that will allow her to maintain not more than 15 horses to reside on her property.

Thank You,

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

April 4th, 2016

To Whom It May Concern:

I, Alana Herrera would like it known that I support Kim LeClair at 5525 W. Rome Blvd Las Vegas, NV 89131 in her request for the special use permits and variances that will allow her to maintain not more than 15 horses to reside on her property.

Thank You,

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

April 4th, 2016

To Whom It May Concern:

I, TRACEY PARK-STOVALL would like it known that I support Kim LeClair at 5525 W. Rome Blvd Las Vegas, NV 89131 in her request for the special use permits and variances that will allow her to maintain not more than 15 horses to reside on her property.

Thank You,

Tracey Stovall

RECEIVED

APR 4 2016

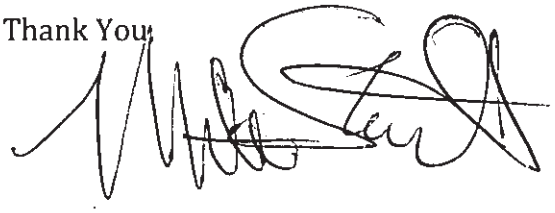
City of Las Vegas
Dept. of Planning

April 4th, 2016

To Whom It May Concern:

I, MIKE SEWELL would like it known that I support Kim LeClair at 5525 W. Rome Blvd Las Vegas, NV 89131 in her request for the special use permits and variances that will allow her to maintain not more than 15 horses to reside on her property.

Thank You,



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

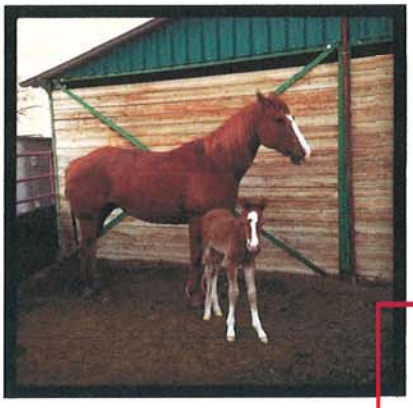
August 25, 2015

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

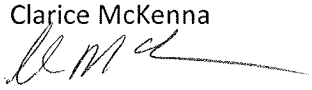
PRJ-59862
08/27/15

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

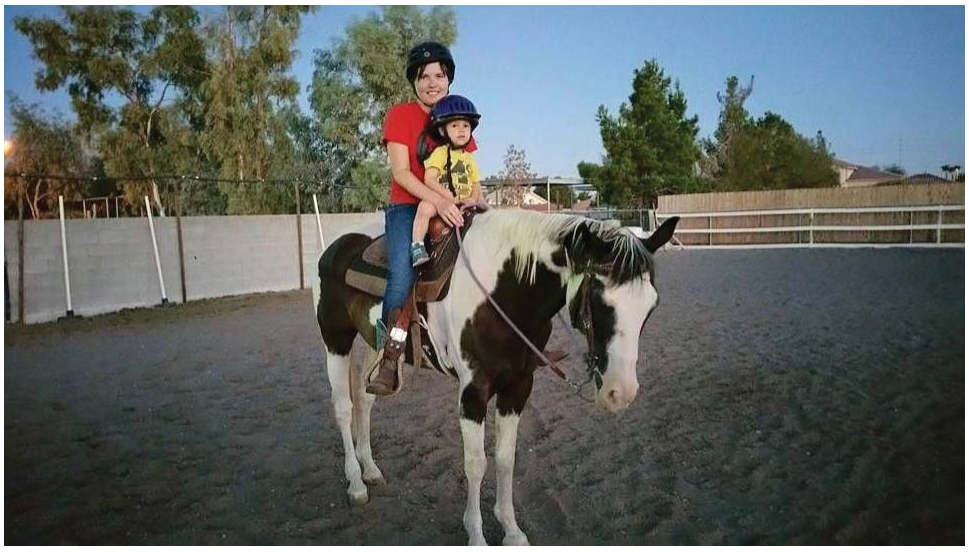
Sanne Tingley
8921 Happy Stream Ave
Las Vegas NV 89143
(817) 723-8663

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

To whom it may concern,

Support

I am writing this letter on behalf of White Wing Stables and its owner, Kim LeClair. I am aware that the future of White Wing Stables is at stake, and that is heartbreaking for me. I would hate to see the place that I love and that has helped me grow so much in both my equestrian career and my personal life be taken away.

I first started at White Wing Stables when my family moved to Las Vegas in 2010. My father is an officer in the Air Force, so we move frequently. Through these frequent moves, the one thing that has stayed constant is my horseback riding. It's the one thing I've been able to keep with me, and White Wing Stables was no exception to welcoming, warmth, and comfort I always find when I ride. Ms. Kim was so kind and loving towards my sister and I and it really helped make our transition to a new school and a new town much easier. Up until that point I had only ridden English style, but Ms. Kim saw my potential and helped me exceed my comfort zone and branch out to a different style, Western riding. I fell in love with barrel racing, pole bending, and all the other events Ms. Kim helped me learn. It really helped broaden my skills as a rider.

In addition to the riding, Ms. Kim taught me all that I know about the proper care of horses. I spent hours at the ranch helping clean stalls, groom horses, and learning about proper medical care and feed. I also had the opportunity to help train a young colt, Max. Max was the son of the barrel horse I rode. Max was feisty and high spirited but I had a blast learning how to work with him and watching him grow. I also got to watch young riders grow through Ms. Kim's camps that she runs. I helped Ms. Kim run the children's camps and I had a blast seeing all the kids learn how to be responsible while having such a good time with the animals. It was a good learning experience for me as well, one that would benefit me in ways I would never have imagined.

I am currently attending Baylor University in Texas, where I am the Head Horse Wrangler of the Baylor Riding Association. My duties include, but not limited to, overseeing the horses care and feed, scheduling the farrier and vet for regular care, and emergency care as needed. I also give riding lessons to our club members. The club is open to anyone who is interested so we have members of all skill levels. I think of Ms. Kim and all that White Wing Stables taught me every time I'm out at our 1,600 acre ranch, giving lessons or caring for the horses. I am also a certified trail guide and lead trail rides through the 1,600 acre property for both members and guests. It is a huge responsibility, but I credit my success to White Wing Stables. Everything I learned about horse care and teaching riding lessons, I learned at White Wing Stables. My riding students love when I use the same Gymkhana activities and games I learned at White Wing Stables. The club also recently took on a 2 year old colt who I know exactly how to work with and how to handle and train because of my work with Max at White Wing Stables.

I am beyond thankful for the opportunities Ms. Kim provided me through her program. She generously gave my family military discount on lessons, and I saw her help many other military families like my own. White Wing Stables is a part of the Horses 4 Heroes program, a program that I appreciate and believe we should have more like it. I loved competing in barrel racing and other events with the White Wing team, and I had such a great time working with all

Submitted at Planning Commission

Date 3/8/16 Item 15-17

by Kim LeClair

the camp kids and seeing them grow. I know that every child that came through Ms. Kim's programs, whether it be regular lessons or one of her numerous camps, all left with the experience of being responsible and caring for something other than themselves, and that is a lesson that cannot be taken away. Just like my experiences with White Wing Stables will never be forgotten. Ms. Kim is a very kind, hardworking woman and I really admire what she is doing and all the lives she has touched through her organization. I hope this letter helps to show how much White Wing Stables means to myself, and everyone else who has passed through her caring organization. I remember my times at White Wing Stables every time I am out at our ranch in Texas, and I know I wouldn't have been blessed with an opportunity like being Head Horse Wrangler if it weren't for White Wing Stables.

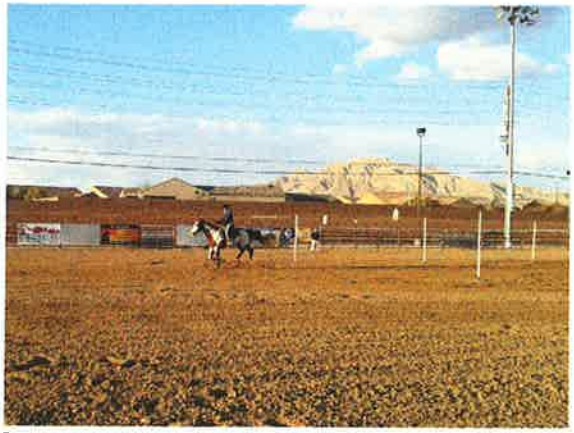
I have attached a few photos from my times at White Wing, and there is also one of me at the ranch in Texas, with my new favorite barrel horse, Sweetie, proudly wearing my White Wing shirt. Thank you for your time.



9/7/15

Support

Jackie Dawson



Me competing on Bodie in pole bending in LV.



Me jumping Patches at WWS



Me with Max



Me with Patches after a lesson at WWS



Me riding Patches at WWS



Me wearing my WWS shirt with Sweetie at the Baylor Riding Association in Texas.



Me and a fellow club member riding our horses on Baylor's campus

I Lauren Crossman, would like to have my name Removed from the petition Opposed to Kim LeClair's pROposition. When Signing the Opposed petition I was not to the underStanding of the changes Kim has made and all the Variances She was applying for. Kim does a great service to the Community.

Lauren Crossman
5420 W. Rome Blvd
Las Vegas, NV 89131

Support

I SUPPORT Whitewing Stables Special use Permits and Variance Permits

Name	address	Support	Phone
~~Tony Council~~	5726 ROMA BLVD LV. NV 89131		702-373-8372
Ronni Council	6621 COWDOG TRL 89131		(702) 274-2208
Charles WRIGHT	5408 Mesquite MEADOW CT 89131		(702) 419-8004
Lauren Crossman	5420 W. Rome Blvd Las Vegas, NV 89131		702-767-9016

Support

REGARDING THE APPLICATION FOR VARIANCE AND SPECIAL USE PERMITS ON 1.29 ACRES, LOCATED AT 5525 WEST ROME BLVD., THE UNDERSIGNED CONCUR WITH THE STAFF RECOMMENDATION FOR DENIAL AND ARE OPPOSED TO THE FOLLOWING:

SUP-61047 SPECIAL USE PERMIT RELATED TO VAR 61046 - FOR EXISTING ANIMAL KEEPING AND HUSBANDRY TO ALLOW 22 HORSES (where max 7 are allowed), 10 GOATS (where max 7 are allowed), AND 1 ALPACA.

VAR-61046 VARIANCE – TO ALLOW FOR EXISTING STRUCTURES:
HORSE CORRALS IN FRONT YARD
1 FOOT DISTANCE FROM MAIN DWELLING (where 6 feet is required) FOR SHADE STRUCTURES
1 FOOT SIDE YARD SETBACK (where 10 feet is required) FOR HAY BARN AND WELL HOUSE
8 FOOT REAR YARD SETBACK (where 10 feet is required) FOR ANIMAL SHADE STRUCTURE
12 FOOT CORNER SIDE YARD SETBACK (where 15 feet is required) FOR ANIMAL SHADE STRUCTURES AND TACK ROOM

Protest

SUP-61183 SPECIAL USE PERMIT FOR PROPOSED HORSE CORRAL OR STABLE (Commercial) USE TO PROVIDE INSTRUCTIONAL OR RECREATIONAL ACTIVITIES FOR OTHER THAN OCCUPANTS OF THE PREMISES.

DATE	NAME	ADDRESS
3-7-16	Sue Clark	5724 Arno Dr 89131
3-7-16	Dawn Winton	5725 Arno DR 89131
3-7-16	[illegible]	5655 Mello Ave 89131
3-7-16	[illegible]	5761 Mello Ave 89131
3-8-16	[illegible]	5700 Mello Ave 89131
3/8/16	[illegible] (ROBERTA JONES)	5800 MELLO AVE 89131

WE UNDERSTAND OUR PROPERTIES ARE AT INCREASED RISK FOR CODE ENFORCEMENT SCRUTINY.

Submitted at Planning Commission

Date 3/8/16 Item 15-17

by John Meyers

REGARDING THE APPLICATION FOR VARIANCE AND SPECIAL USE PERMITS ON 1.29 ACRES, LOCATED AT 5525 WEST ROME BLVD., THE UNDERSIGNED CONCUR WITH THE STAFF RECOMMENDATION FOR DENIAL AND ARE OPPOSED TO THE FOLLOWING:

SUP-61047 SPECIAL USE PERMIT RELATED TO VAR 61046 - FOR EXISTING ANIMAL KEEPING AND HUSBANDRY TO ALLOW 22 HORSES (where max 7 are allowed), 10 GOATS (where max 7 are allowed), AND 1 ALPACA.

VAR-61046 VARIANCE – TO ALLOW FOR EXISTING STRUCTURES:
HORSE CORRALS IN FRONT YARD
1 FOOT DISTANCE FROM MAIN DWELLING (where 6 feet is required) FOR SHADE STRUCTURES
1 FOOT SIDE YARD SETBACK (where 10 feet is required) FOR HAY BARN AND WELL HOUSE
8 FOOT REAR YARD SETBACK (where 10 feet is required) FOR ANIMAL SHADE STRUCTURE
12 FOOT CORNER SIDE YARD SETBACK (where 15 feet is required) FOR ANIMAL SHADE STRUCTURES AND TACK ROOM

Protest

SUP-61183 SPECIAL USE PERMIT FOR PROPOSED HORSE CORRAL OR STABLE (Commercial) USE TO PROVIDE INSTRUCTIONAL OR RECREATIONAL ACTIVITIES FOR OTHER THAN OCCUPANTS OF THE PREMISES.

DATE	NAME	(TELEPHONE)	ADDRESS
01/11/16	CHUCK DILLMAN	702-498-4763	6550 N. Hollen Av. LVNV 89131
2/29/16	Jared Williams	702-296-2261	5701 W. Rome BLVD LVNV 89131
2/29/16	Mary Jo Storm	702.701-3635	5620 Turkey Ln
2/29/16	Marcy Lee	702-349-2135	5610 Turkey Ln
2/29/16	SHANNON DAY	702-232-3347	5600 Turkey Ln LVNV 89131
2/29/16	Jason Dworth	702 373 0433	5720 Turkey Lane LVNV 89131
2/29/16	James Kurtz	702-657-840	6531 Leon Ave. LVNV 89131
3/1/16	Robert Ryan	702526-5203	5725 Rome LV NV 89131
3/2/16	DAVID JOHNSON	7026567411	5600 Mesquite Meadows 89131
3/2/16	Barbara Mahen	702-778-9413	5509 Mesquite Meadows 89131
3/2/16	Eric Marsh	702-778-9413	5509 Mesquite Meadows 89131

Protest

WE UNDERSTAND OUR PROPERTIES ARE AT INCREASED RISK FOR CODE ENFORCEMENT SCRUTINY.

REGARDING THE APPLICATION FOR VARIANCE AND SPECIAL USE PERMITS ON 1.29 ACRES, LOCATED AT 5525 WEST ROME BLVD., THE UNDERSIGNED CONCUR WITH THE STAFF RECOMMENDATION FOR DENIAL AND ARE OPPOSED TO THE FOLLOWING:

SUP-61047 SPECIAL USE PERMIT RELATED TO VAR 61046 - FOR EXISTING ANIMAL KEEPING AND HUSBANDRY TO ALLOW 22 HORSES (where max 7 are allowed), 10 GOATS (where max 7 are allowed), AND 1 ALPACA.

VAR-61046 VARIANCE – TO ALLOW FOR EXISTING STRUCTURES:

Protest

HORSE CORRALS IN FRONT YARD
1 FOOT DISTANCE FROM MAIN DWELLING (where 6 feet is required) FOR SHADE STRUCTURES
1 FOOT SIDE YARD SETBACK (where 10 feet is required) FOR HAY BARN AND WELL HOUSE
8 FOOT REAR YARD SETBACK (where 10 feet is required) FOR ANIMAL SHADE STRUCTURE
12 FOOT CORNER SIDE YARD SETBACK (where 15 feet is required) FOR ANIMAL SHADE STRUCTURES AND TACK ROOM

SUP-61183 SPECIAL USE PERMIT FOR PROPOSED HORSE CORRAL OR STABLE (Commercial) USE TO PROVIDE INSTRUCTIONAL OR RECREATIONAL ACTIVITIES FOR OTHER THAN OCCUPANTS OF THE PREMISES.

DATE	NAME	ADDRESS
2-27-16	Wayne L Daholowski Jr 702 378-3880	6621 Bradley Rd. L.V. N.V. 89131
2-28-16	Lauren Crossman	5420 W. Rome Blvd
2-28-16	Richard Louph	6530 Helen Ave. 89131
2-28-16	Paula Hutchison 702 6580500	5704 ANO Dr 89131
3-1-16	[illegible] 702-985-6384	5810 Mello Ave 89131
3/1/16	[illegible] 702-382-8470	5401 Mello Ave. 89131
3/1/16	Maureen Lynn 702-645-5456	5501 Mello Ave 89131
3/2/16	John Karie-Fenton 702-336-0356	5401 W Rome Blvd 89131
3/2/16	Candace Stucki 702-235-5295	5555 Mello Ave 89131
3/5/16	Tom Garvey 702 279.9835	6601 Cowboy Trail 89131
3/5/16	Sharon Ozuna 702-682-9410	6630 Cowboy Trail 89131
3/6/16	Angel Allard 702.686.6935	6630 Cowboy Trail 89131
3/6/16	Don Haynes 702-493-6300	5850 ANO dr 89131
3/6/16	Linda Mayers 702-271-0621	5801 ANO DR. 89131

Protest

WE UNDERSTAND OUR PROPERTIES ARE AT INCREASED RISK FOR CODE ENFORCEMENT SCRUTINY.

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

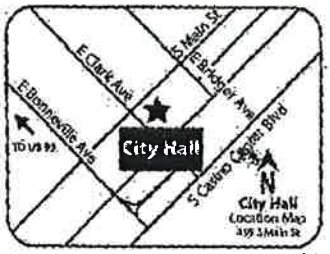
89 JRDCNP1 89131

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

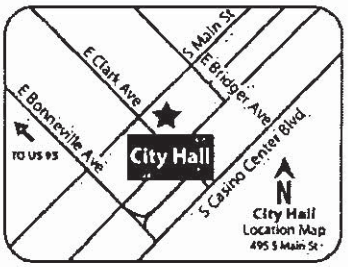
12524412028
MYERS MICHAEL B
6428 SOMERVELL RANCH ST
LAS VEGAS NV 89131-2971

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

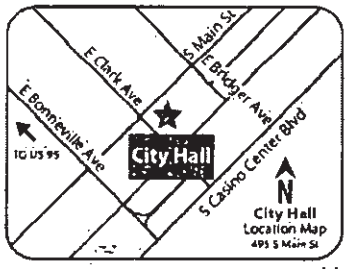
12524710025
SUAREZ JAIME E SR
5317 BLUE EVERGREEN AVE
LAS VEGAS NV 89131

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

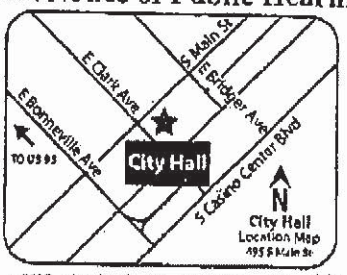
17P

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

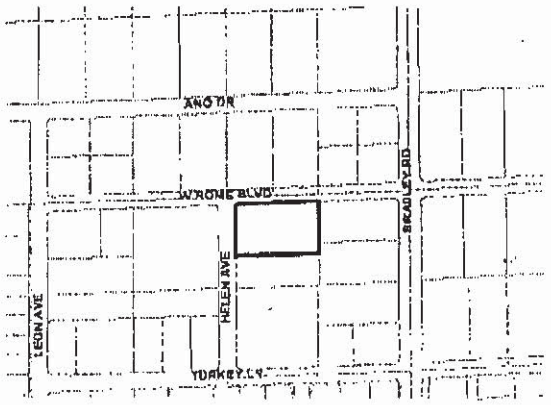
12524402005
KURTZ JAMES L & DOLLIE D
6531 LEON AVE
LAS VEGAS NV 89131-2935

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

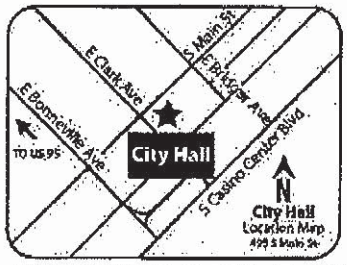
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services 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
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 11 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: VAR-61046
12524303004
MAYERS JOHN & LINDA
5801 ANO DR
LAS VEGAS NV 89131-2919

☐ 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

89 JRDCNPI 89131

Submitted after final agenda

Date 1/11/16 Item 17 17P

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 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 5/18/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**33**	**Planning Commission Mtg.**	**37**
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

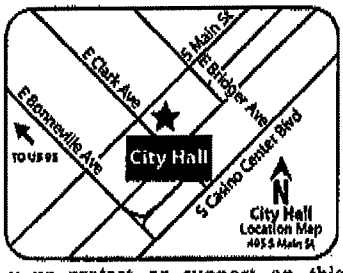
PRJ-59862
08/27/15

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

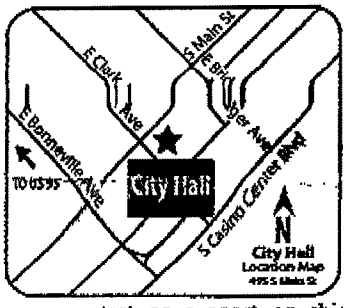
Case: SUP-61047
12524701009
KLAPPERICK ROBERT & PATRICIA A
5308 ROME BLVD
LAS VEGAS NV 89131-2716

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

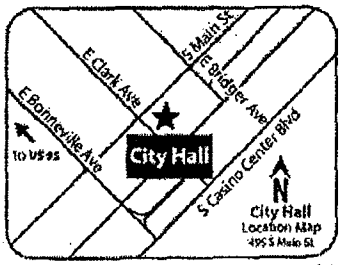
30-31P

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

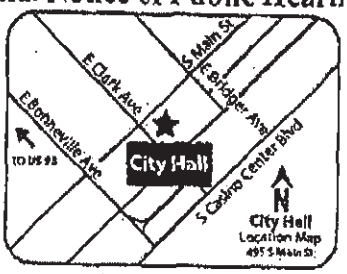
89 JRDGNP I 89131

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

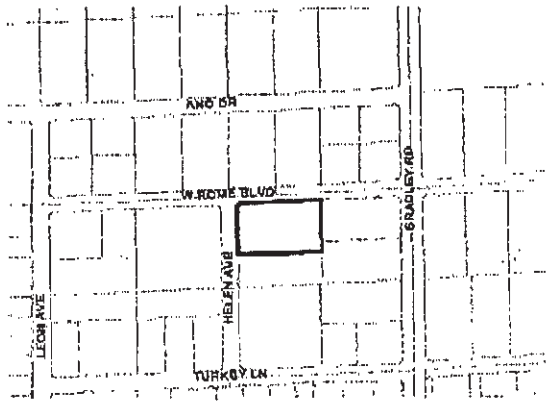
85 JRDCNP1 89131

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

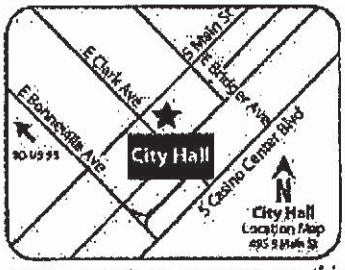
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services 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

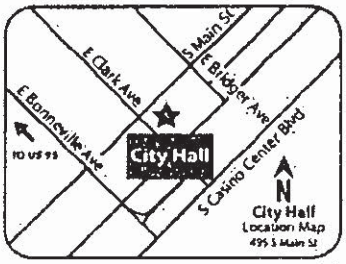
89 JRDCNPI 89131

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
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

JAN 11 2016

City of Las Vegas
Dept. of Planning

Case: SUP-61047

12524303004
MAYERS JOHN & LINDA
5801 ANO DR
LAS VEGAS NV 89131-2919

01/11/2016 10:13 7964898 RSG ACCOUNTING PAGE 01/01

Submitted after final agenda

Date 1/11/16 Item 18-19 18-19 P

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 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 5/18/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**33**	**Planning Commission Mtg.**	**37**
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.: **22.**

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

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

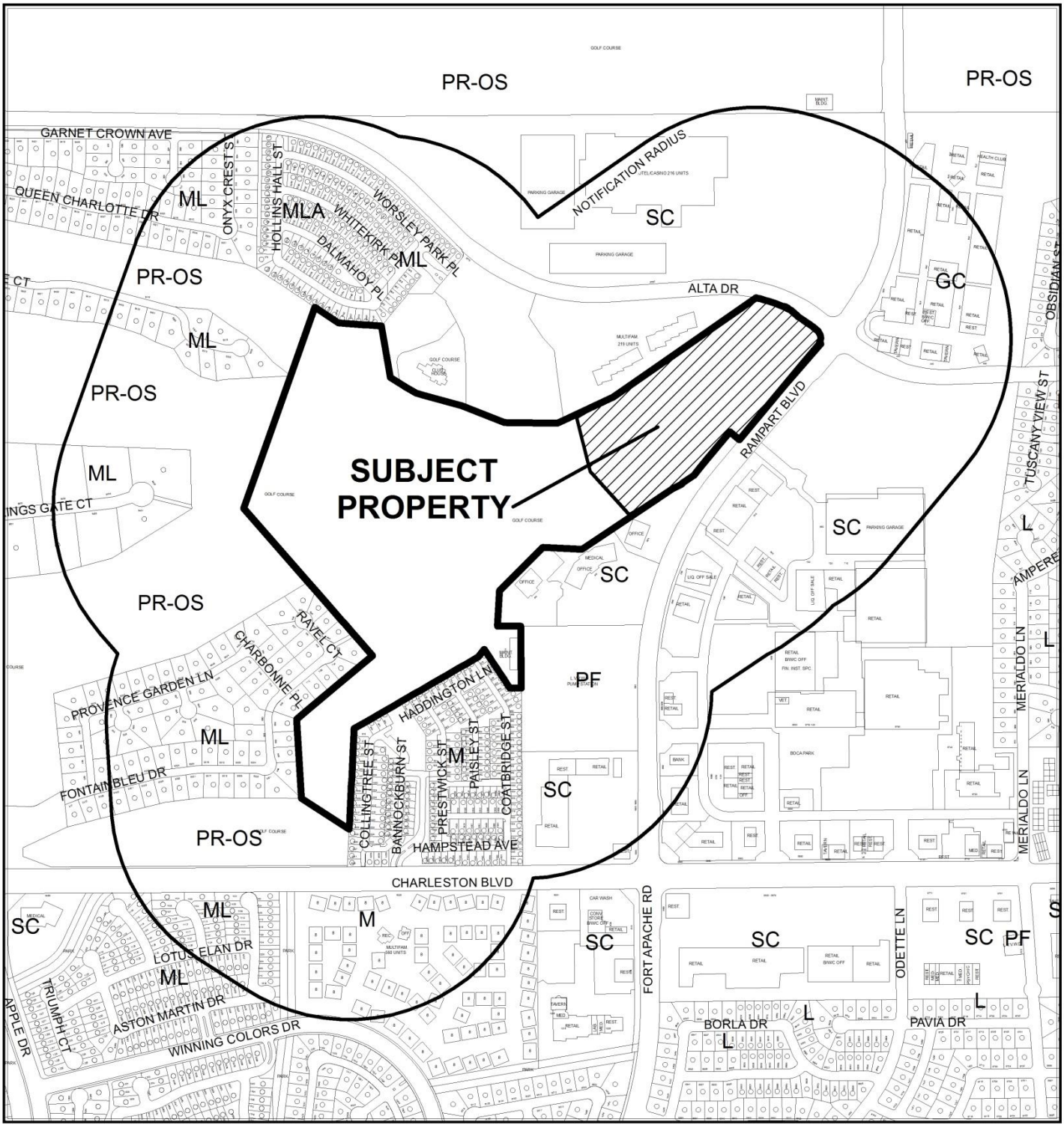
SUBJECT:
ABEYANCE - GPA-62387 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SEVENTY ACRES, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: H (HIGH DENSITY RESIDENTIAL) on 17.49 acres at the southwest corner of Alta Drive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

C.C.: 5/18/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**11**	**Planning Commission Mtg.**	**15**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
2. Abeyance Request Submitted by - EHB Companies – 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 Email and Protest/Support Postcards - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]
8. CCSD Comments (School Development Tracking Form) - GPA-62387, ZON-62392 and SDR-62393 [PRJ-62226]



CASE: **GPA-62387 (PRJ-62226)**

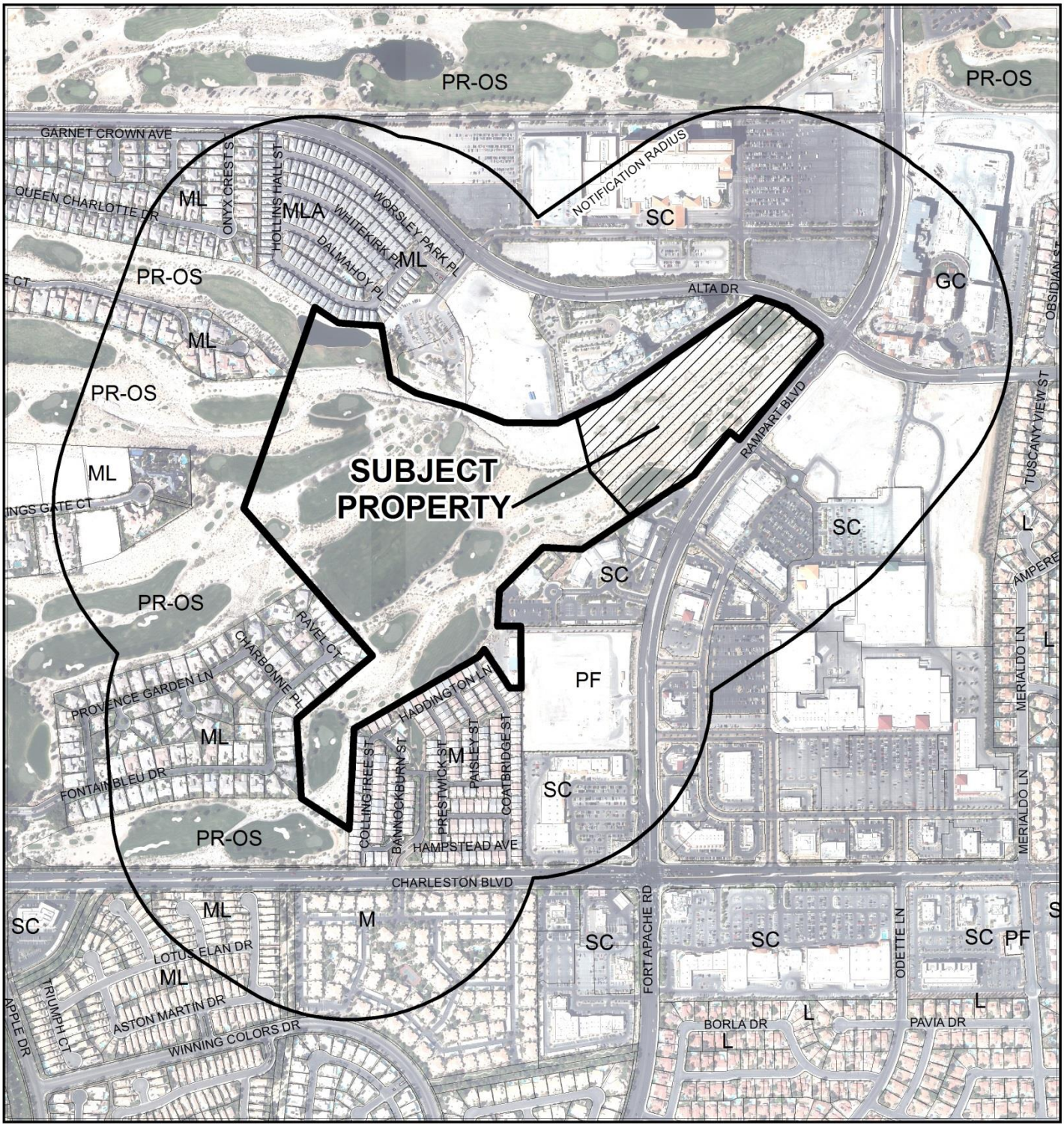
0 500 1,000 Feet

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

March 29, 2016

Mr. Tom Perrigo
Planning Director
City of Las Vegas
Re: GPA-62387/ZON-62392/SDR-62393

Dear Mr. Perrigo:

Pursuant to our discussions over the last two weeks, please accept this as request to abey GPA-62387/ZON-62392/SDR-62393 from the 4/12/16 Planning Commission meeting until the 5/10/16 meeting. Inasmuch as this is the third abeyance request, we recognize that specific justification is required for this request. We believe that abeyance is necessary because the subject applications are inherently related to MOD-63600 /GPA-63599/ZON-63601/DIR-63602, which have separately been requested to be abeyed to the 5/10/16 meeting. Furthermore this abeyance provides the time for additional discussions with neighbors thru April and early May. Accordingly, abeyance of the subject applications affords the best opportunity to have an informed hearing on all related issues at the Planning Commission on 5/10/16.

Yours truly,

Frank Pankratz

As Manager of EHB Companies LLC,
the Manager of 180 Land Co. LLC,
Seventy Acres LLC and Fore Stars Ltd.

1215 South Fort Apache Road, Suite 120
Las Vegas, NV 89117
702.940.6930 / 702.940.6931 Fax

RECEIVED
MAR 2 9 2016
City of Las Vegas
Department of Planning
AGENDA ITEMS 22-24
04/12/16 PC MEETING

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SEVENTY ACRES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-62387	Staff has NO RECOMMENDATION.	
ZON-62392	Staff has NO RECOMMENDATION.	GPA-62387
SDR-62393	Staff has NO RECOMMENDATION, subject to conditions if approved:	GPA-62387 ZON-62392

** CONDITIONS **

SDR-62393 CONDITIONS

Planning

1. Approval of a Major Modification (MOD-63600), 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 1,569-acre Peccole Ranch Master Plan. Pursuant to Title 19.10.040, a request has been submitted for a modification to the Peccole Ranch Master Plan to authorize removal of the golf course, change the designated land uses on those parcels to single family and multi-family residential and allow for additional residential units. The current General Plan Amendment, Rezoning and Site Development Plan Review requests are dependent on actions taken on the Major Modification and the related development agreement between the applicant and the City for development of the golf course property. As additional time is needed for review, staff recommends that the General Plan Amendment, Rezoning and Site Development Plan Review requests be held in abeyance to the May 10, 2016 Planning Commission meeting and has no recommendation on these items at this time.

ISSUES

- The proposed development requires a Major Modification (MOD-63600) of the Peccole Ranch Master Plan, specifically the Phase Two area as established by Z-0017-90. As additional time is needed for review of the Major Modification and related development agreement, 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 17.49-acre 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 17.49-acre site, which allows for multi-family dwellings without density limitations. However, density will be *de facto* 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 situated 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]

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
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]
04/04/90	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]
	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.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
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.
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].

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
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].
01/12/16	The City Council voted to abey GPA-62387, ZON-62392 and SDR-62393 to the 03/08/16 Planning Commission meeting at the request of the applicant.
03/08/16	The City Council voted to abey GPA-62387, ZON-62392 and SDR-62393 to the 04/12/16 Planning Commission meeting at the request of the applicant.

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 approximately 170 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.

Neighborhood Meeting	
	• 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)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
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)	7.49 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 Two 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 have been numerous land use entitlements processed within the Master Plan area. These 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 II area, specifically in regards to the means in which developers have 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. Such an application (MOD-63600) was filed with the City of Las Vegas on 02/25/16 along with a Development Agreement (DIR-63602) for redevelopment of the golf course parcels.

An additional set of applications were submitted concurrently with the Major Modification that apply to the whole of the 250.92-acre golf course property. These include a General Plan Amendment (GPA-62599) and Rezoning (GPA-63601) that include the same amendments to the land use designations and zoning categories as requested through the current requests. That is, the General Plan Amendment and Rezoning proposed on the 17.49 acres would be subsumed in the proposal on the 250.92 acres. Therefore, if final action is taken to approve GPA-62599 and GPA-63601, GPA-62387 and ZON-62392 would no longer be needed.

The proposed 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 residential adjacency standards do not apply to development on this site, the lower grade of the site relative to 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 and 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 600 square feet to 1,250 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 prior 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 prior 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 prior 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 prior 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 prior 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 Boulevard 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 15 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 prior approval of a Major Modification to said plan, no finding can be reached at this time.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 243

APPROVALS 15

PROTESTS 11

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

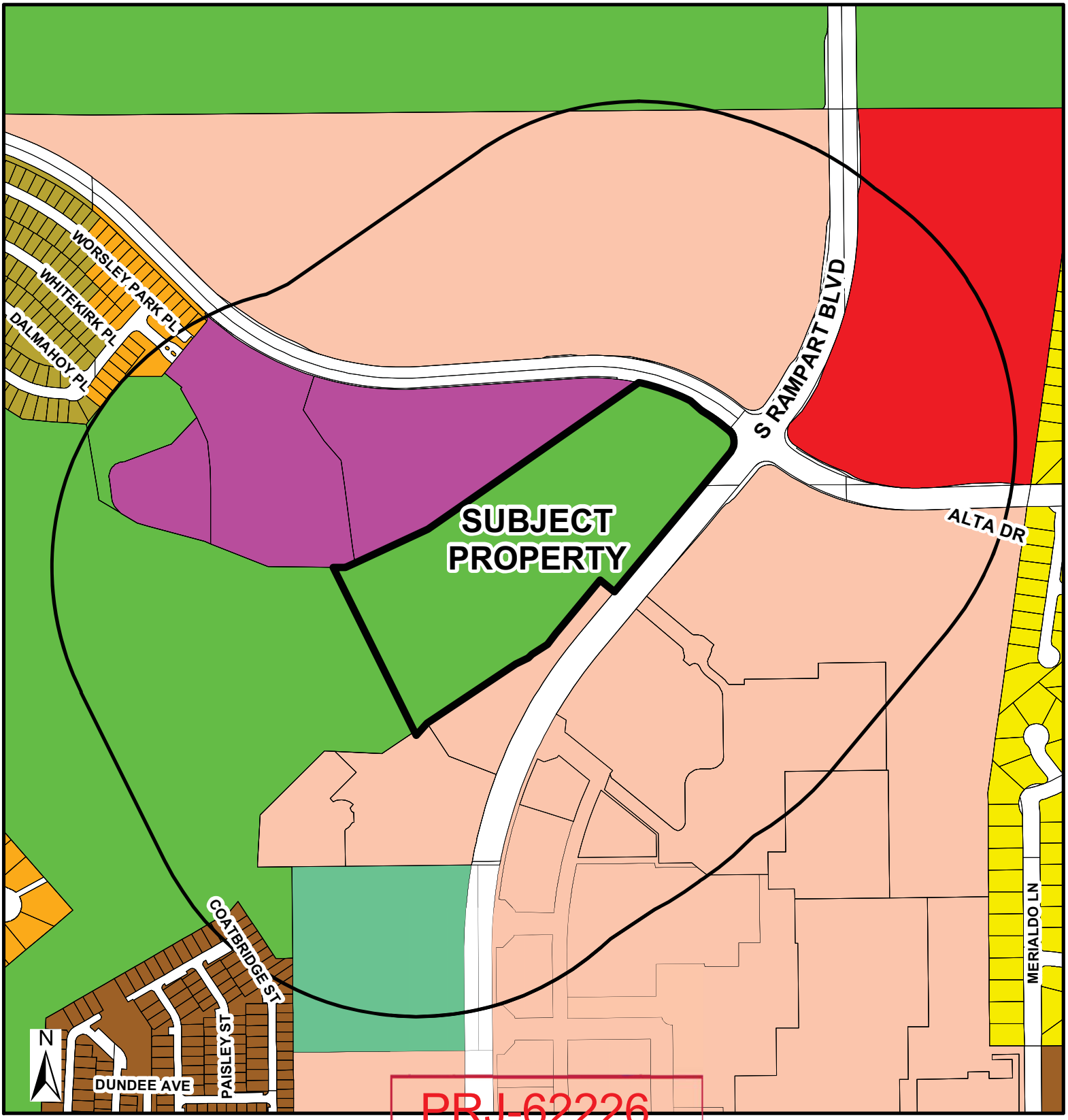
Case #	GPA-62387
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*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

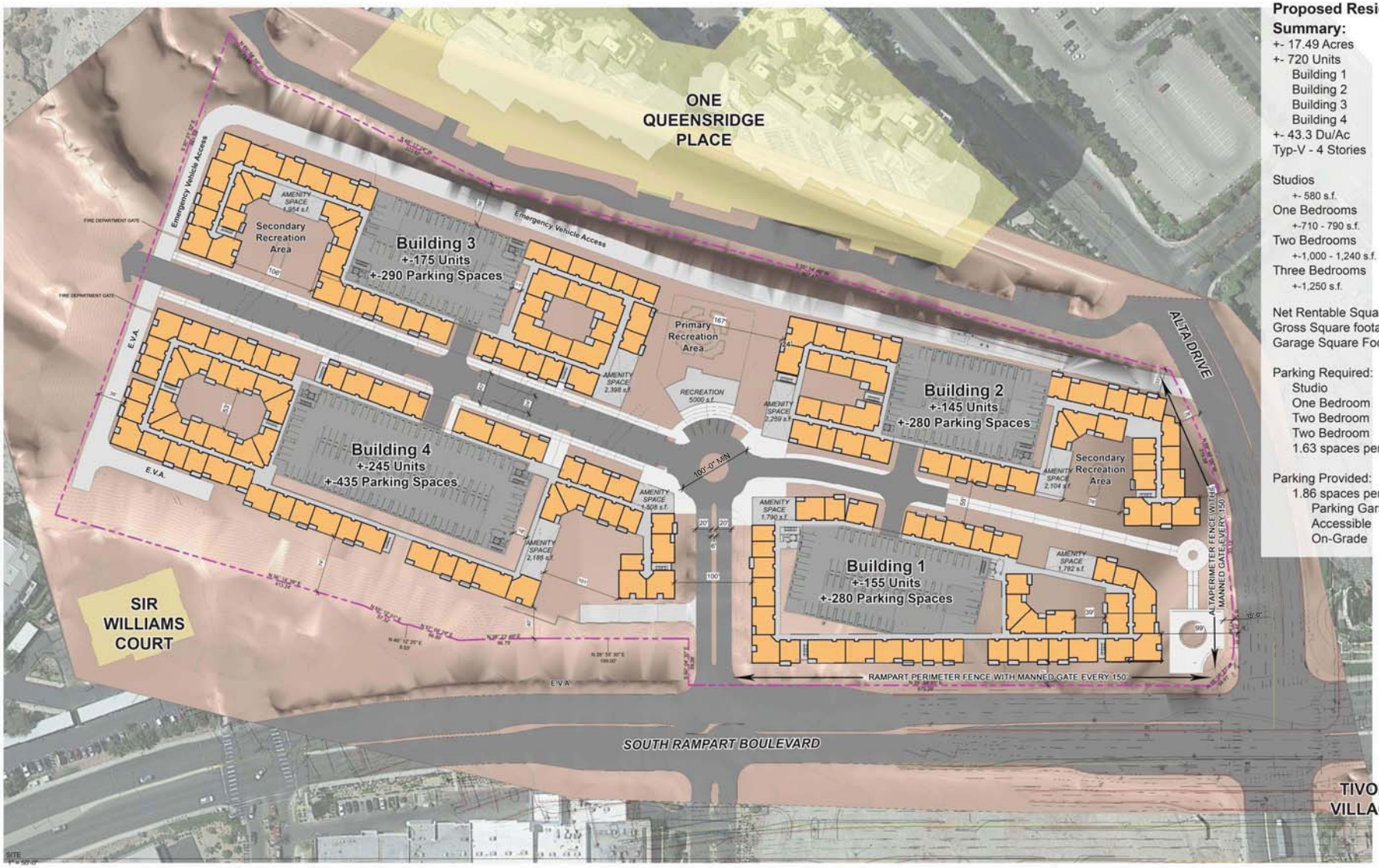
FROM PR-OS TO H

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

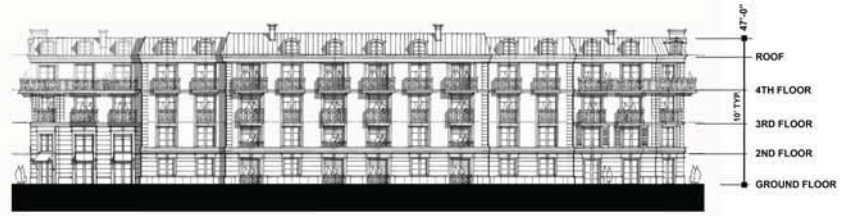
NOVEMBER 24, 2015

L-1

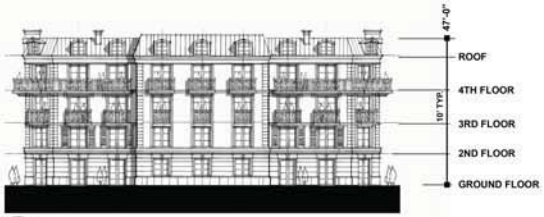
GPA-62387, ZON-62392 and SDR-62393 - REVISED



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

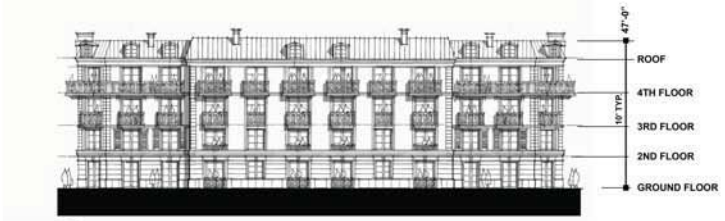
NOVEMBER 24, 2015

PRJ-62226
11/30/15

GPA-62387, ZON-62392 and SDR-62393



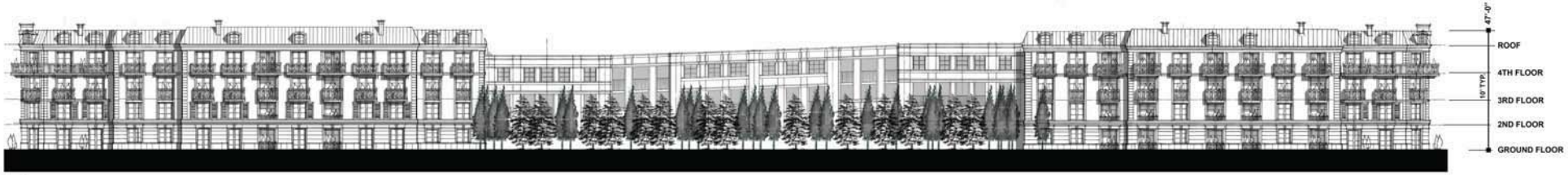
5 SOUTH ELEVATION



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

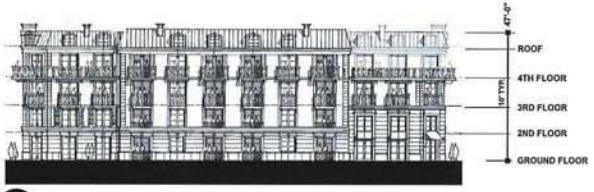
NOVEMBER 24, 2015

A-5

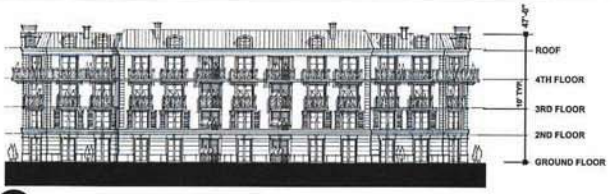


14 NORTH ELEVATION





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

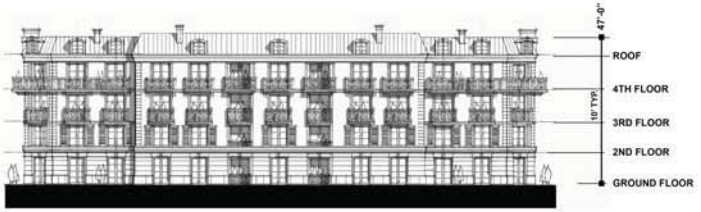
GPA-62387, ZON-62392 and SDR-62393



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

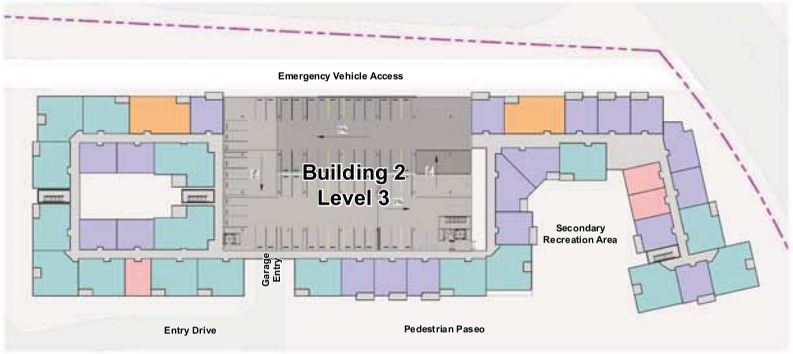
GPA-62387, ZON-62392 and SDR-62393



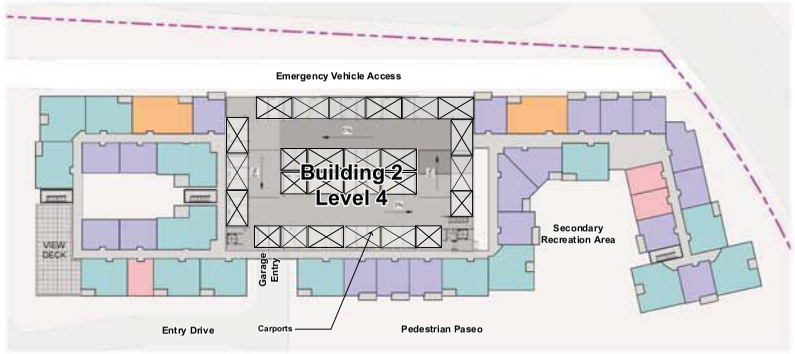
1 LEVEL 1 - BUILDING 2
1" = 120'-0"



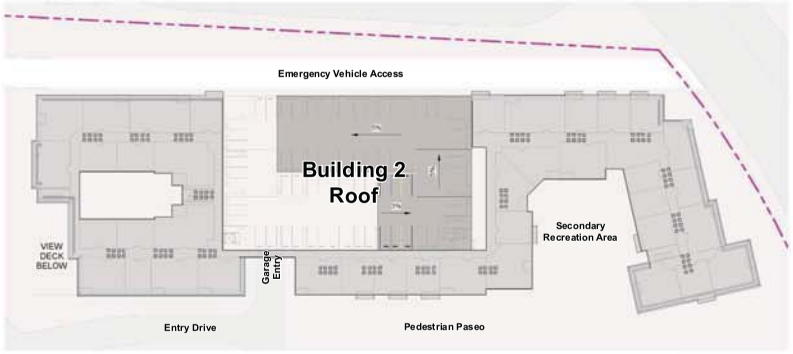
2 LEVEL 2 - BUILDING 2
1" = 40'-0"



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

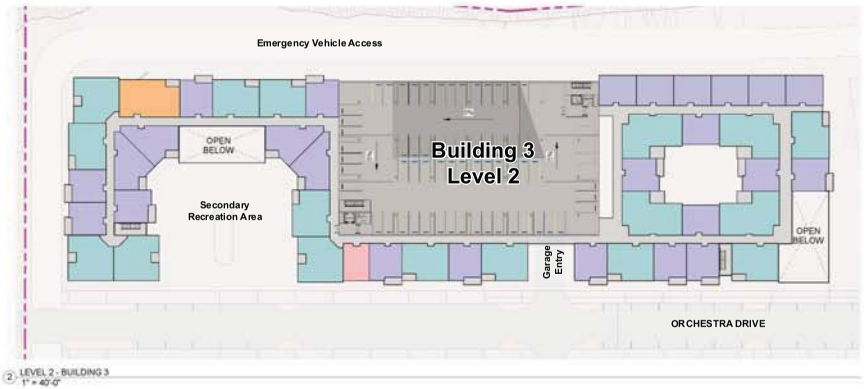
LAS VEGAS, NEVADA

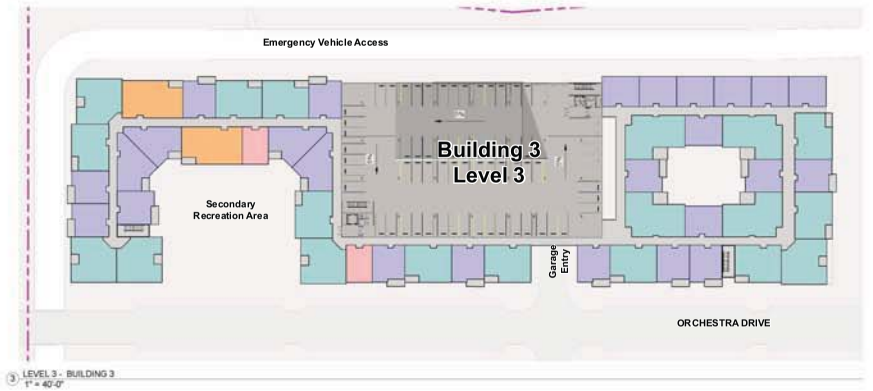
GPA-62387, ZON-62392 and SDR-62393

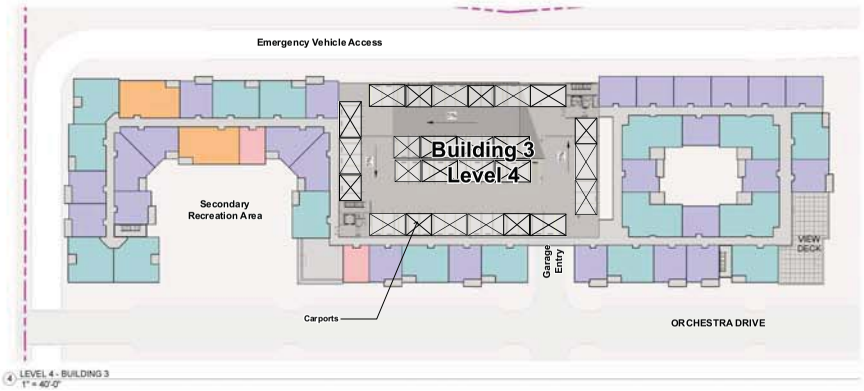
PRJ-62226

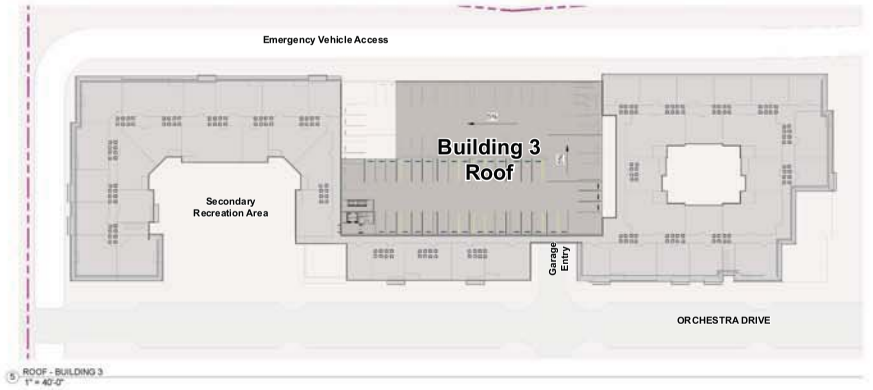
NOVEMBER 24, 2015











STUDIO
ONE BEDROOM
TWO BEDROOM
THREE BEDROOM

COMPOSITE FLOOR PLANS - BUILDING 3

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

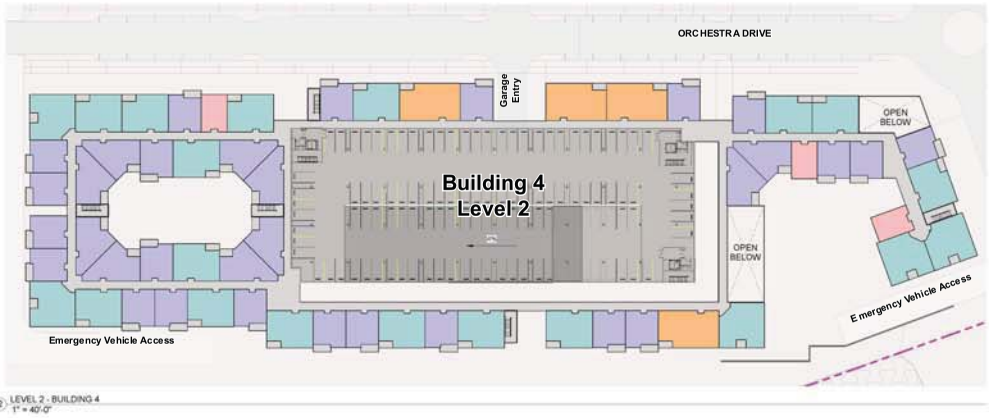
PRJ-62226

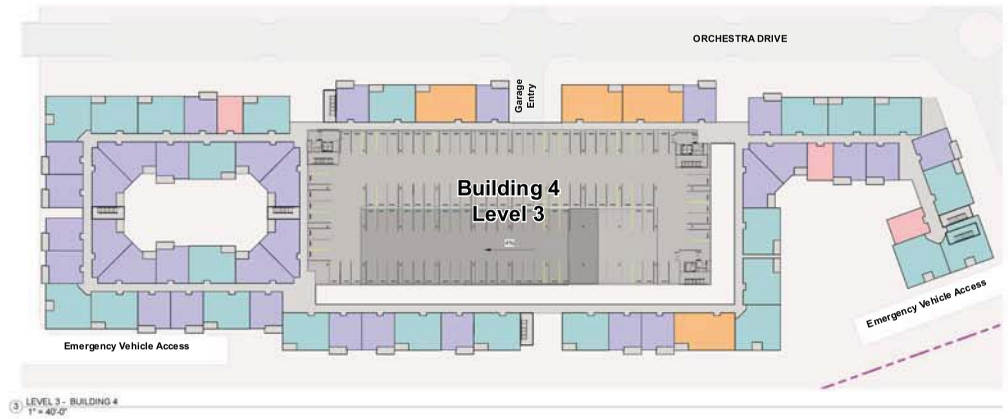
NOVEMBER 24, 2015

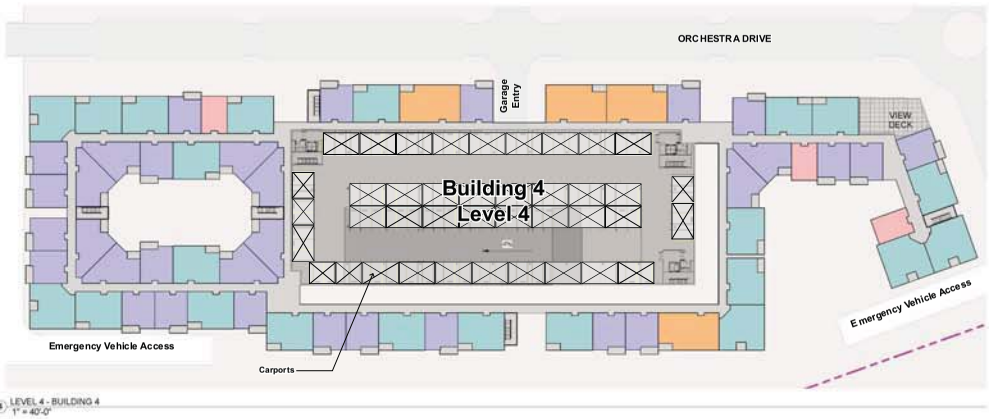
A-10

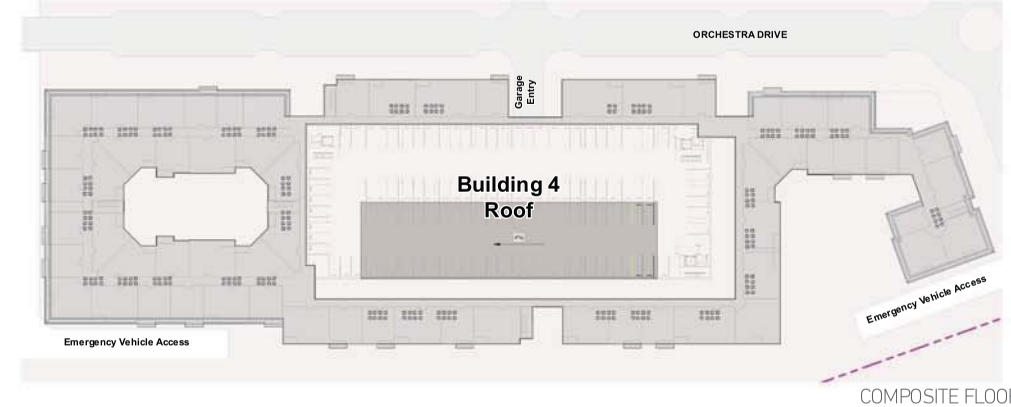
GPA-62387, ZON-62392 and SDR-62393













COMPOSITE FLOOR PLANS - BUILDING 4

MVE + PARTNERS

SEVENTY ACRES LLC

Rampart & Alta Condominiums

LAS VEGAS, NEVADA

PRJ-62226

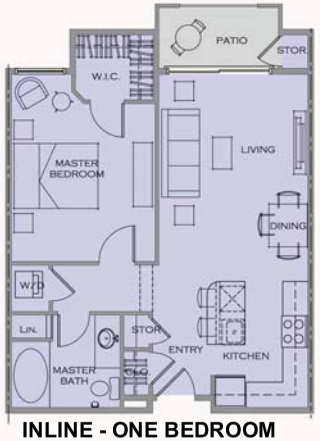
NOVEMBER 24, 2015

A-11

GPA-62387, ZON-62392 and SDR-62393



INSIDE CORNER - ONE BEDROOM



INLINE - ONE BEDROOM



OUTSIDE CORNER - THREE BEDROOM



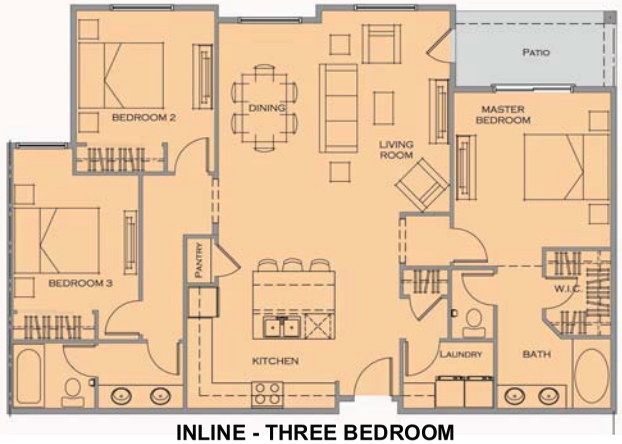
INLINE - ONE BEDROOM



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



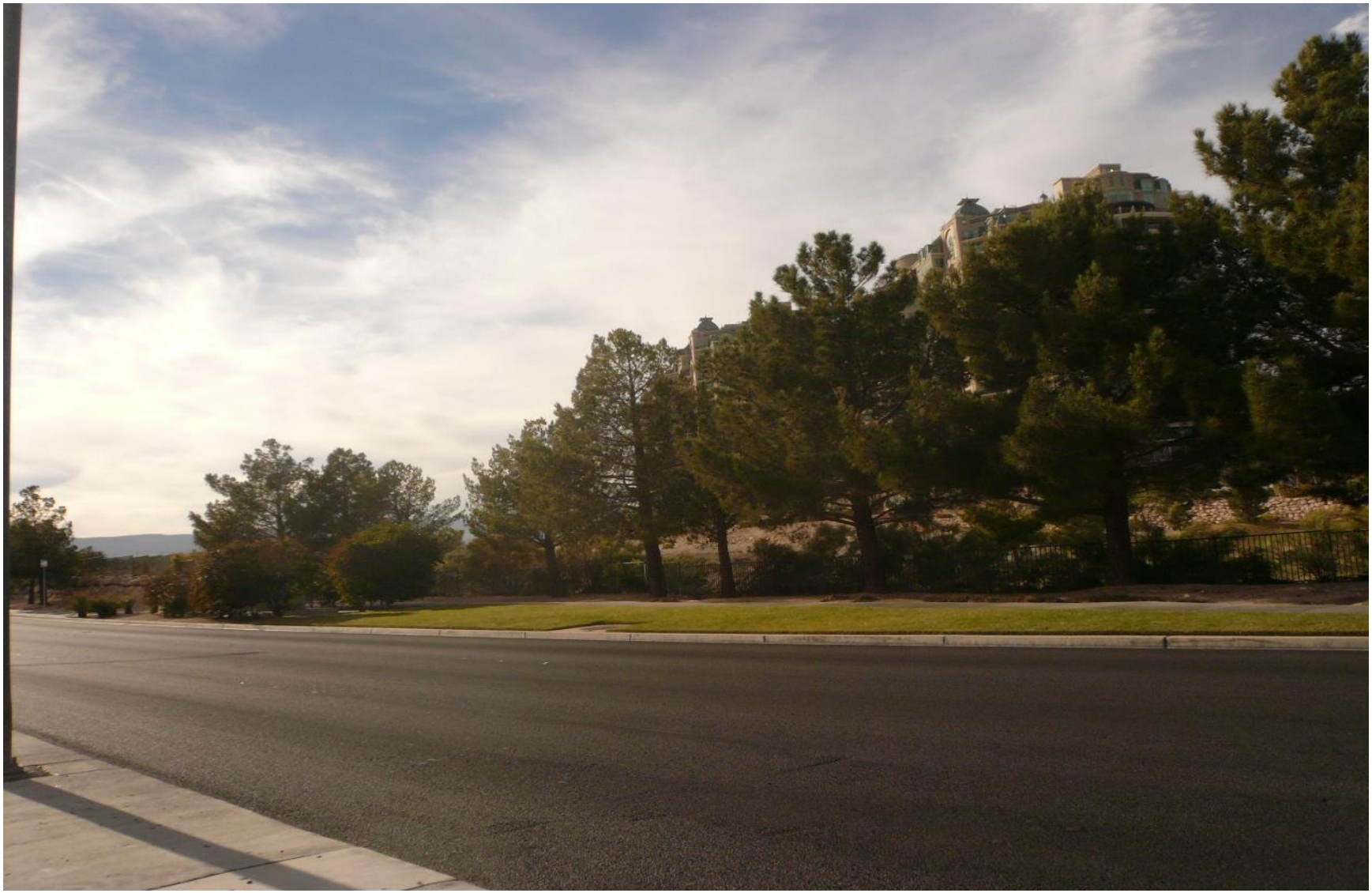
GPA-62387 [PRJ-62226] - GENERAL PLAN AMENDMENT RELATED TO ZON-62392 AND SDR-62393 - APPLICANT/OWNER: SEVENTY ACRES, LLC
SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

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



ABEYANCE - 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

01/28/16



ABEYANCE - 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

01/28/16



ABEYANCE - 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

01/28/16



ABEYANCE - 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

01/28/16



ABEYANCE - 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

01/28/16



ABEYANCE - 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

01/28/16



ABEYANCE - 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

01/28/16



ABEYANCE - 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

01/28/16



ABEYANCE - 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

01/28/16



ABEYANCE - 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

01/28/16

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

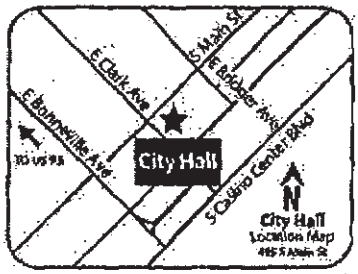
PRJ-62226
11/30/15

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

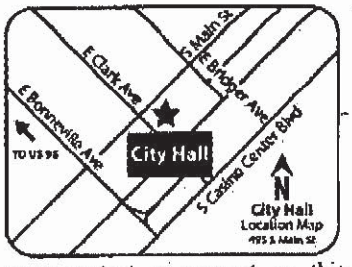
PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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

Nora Lares

From: Chrystal L. Jacobs
Sent: Tuesday, January 12, 2016 6:45 AM
To: Nora Lares
Subject: FW: Internet Submission - badland golf

RECEIVED
JAN 12 2016
City of Las Vegas
Dept. of Planning

-----Original Message-----
From: yasmina@cox.net [mailto:yasmina@cox.net]
Sent: Tuesday, January 12, 2016 12:09 AM
To: Planning Internet Email
Subject: Internet Submission - badland golf

Citizen Name: Marwan Takieddine, M.D.

Email: yasmina@cox.net

IP Address: 68.227.23.98

Comments: Dear Mr. Perrigo:
I have been living in Queensridge on the Golf Course since 1997.
Are there any regulations or guidelines for zoning? Who protects the interests of individual citizens who were lured initially to buy in a community for living in serene surroundings? We were led to believe that we are living in an area zoned for a golf course. Or may be individual citizen's interests and rights do not matter any more. I was under the impression that Planning and Zoning regulations are implemented and enforced to protect the beautiful communities of the Las Vegas valley to ensure that Las Vegas stays a better place to live and work. Imagine if all the current golf courses are converted to high rises and condensed living apartments. Please, do not take part in converting Las Vegas to slums!

Date: 1/12/2016 12:09:15 AM

Submitted after final agenda
Date 1/12/16 Item 39-41 P

RECEIVED

JAN 6 2016

City of Las Vegas
Dept. of Planning

January 4, 2015

Gentlemen,

I strongly oppose the proposed development as shown on the attached notice.

First of all, I believe it is totally wrong to change the use from a golf course to residential housing. People surrounding the golf bought into their developments with the belief that they had golf course views and lived in a golf course planned community. But an even bigger issue is the large increase in density. Going from 7 units per acre to 41 plus units per acre is totally insane.

I also believe the lawsuit, as shown in the attached article from the Review Journal, has complete merit and a number of issues are presented in the article. Until this lawsuit is settled in the proper legal channels, the City of Las Vegas should NOT be involved in any hearing related to the subject property.

Thank you for your consideration of our comments.

Terry and Cheryl Holden
9101 Alta Dr. #1602
Las Vegas, NV 89145

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



See Attached.

RECEIVED

JAN 6 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.

☐ 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

Case: GPA-62387

13832213170
T L H TRUST
C L H TRUST
9101 ALTA DR #1602
LAS VEGAS NV 89145

Submitted after final agenda

Date 1/6/16 Item 39-41

39-41 P
Pg. 1 of 2

115 LRDGNPI 89145

ber 17, 2015 - 7:43pm | Updated December 17, 2015 - 7:55pm

o that includes rich and famous files su condo plans



golfs at Badlands Golf Course, 9119 Alta Drive, on Thursday, Sept. 10, 2015. EHB Companies ers behind high-end retail center Tivoli Village, confirmed it had bought the cash-strapped wes Valley course from Par 4 Golf Management Inc. JEFF SCHEID/LAS VEGAS REVIEW-Follow him @JLSCHEID



By Carri Geer Thevenot
Las Vegas Review-Journal

A group of Queensridge homeowners with some well-known names has fil lawsuit over plans to build thousands of condominiums and apartments wh the neighboring Badlands Golf Club now sits.

The group, which includes businessman Jack Binion and gaming lawyer Fr Schreck, filed the complaint Tuesday in District Court in Clark County agai Las Vegas and several companies associated with the golf course.

According to the lawsuit, the defendants "have openly sought to circumver requirements of state law as well as the city code" to deprive interested pa of notice and an opportunity to be heard.

"This conduct is just part of an overarching campaign to interfere with the rights of the homeowners — adjoining property owners in the master-plan development commonly known as Queensridge," the document alleges.

Related links

Vegas golf course purchases worry neighbors

Badlands Golf Club sold; housing development possible

Las Vegas City Attorney Brad Jerbic could not be reached for comment Thursday.

EHB Cos., which developed high-end retail center Tivoli Village, confirmed in September that it had purchased the Badlands Golf Course in the west Las Vegas Valley. The course is managed by Par 4 Golf Management Inc., the company that closed the controversial sale of Silverstone Golf Club around that time.

Yohan Lowie, CEO of EHB, wants to put up 3,000 multifamily housing units along Rampart Boulevard, near Badlands' eastern edge.

Named as defendants in the Queensridge homeowners' lawsuit are three limited liability companies that are "ultimately owned and controlled" by Lowie through EHB: Fore Stars Ltd., 180 Land Co. and Seventy Acres.

Lowie could not be reached Thursday. Todd Davis, general counsel of EHB, said through a spokesman that they do not comment on pending litigation.

According to the lawsuit, the William Peccole family developed Queensridge, and the master plan "specifically defined the Badlands 18-hole golf course as flood drainage in addition to satisfying the required open space necessitated by the city for master-planned development."

"The William Peccole family knew that residential development would not be feasible in the flood zone, but as a golf course could be used to enhance the value of the surrounding residential lots."

A nine-hole golf course was added in the flood zone in 1996.

Around March, according to the lawsuit, the then-principals of Fore Stars sold their ownership interest in Badlands to Lowie and his affiliates.

"Upon information and belief, the purpose of this acquisition was to acquire the golf course property for the purpose of converting it to residential development, including high density uses," the document states.

The lawsuit claims Lowie and his companies "have sought to camouflage their plans so as to circumvent the legal rights of abutting homeowners."

Part of their scheme involved having the Las Vegas Planning Department propose an amendment to the city's master plan, according to the lawsuit. The proposal, which sought to eliminate the density cap on master-planned communities throughout the city, was placed on the Sept. 8 Planning Commission agenda.

"The involvement of Lowie's companies and agents for them was intended to be kept secret and never disclosed as part of that proposed amendment," the lawsuit alleges.

In late August, according to the complaint, Fore Stars filed an application with the city seeking to alter the golf course's designation from park recreation open space to planned community development.

"The defendants' scheme unraveled at the September 8, 2015 Planning Commission hearing when members of the Queensridge Homeowners Association became aware of Fore Stars' activities and staff's complicity in it," the lawsuit alleges.

The proposed amendment was not approved, and Fore Stars withdrew its August application.

"But, as the plaintiffs would learn, that was not the first or the last time that the city would cooperate with these developers to circumvent public disclosure requirements," the lawsuit alleges.

On June 18, according to the document, Fore Stars recorded a parcel map with only the certification of Thomas Perrigo, the city's planning director, and without the public notification and process mandated by state law or the city's code.

After the parcel map's unlawful recording, the lawsuit alleges, Fore Stars used the property division outlined in the map to transfer property interests to 180 Land Co. and from 180 Land Co. to Seventy Acres.

On Nov. 30, according to the lawsuit, Seventy Acres filed an application with the city Planning Department for a project named Orchestra Village. Its first phase consists of 17.5 acres on the corner of Alta Drive and Rampart and will include up to 720 condominiums that will be rented as apartments for at least six years.

Attorney Todd Bice, who represents the plaintiffs, said the city "seems to be looking for pathways to get around the homeowners," and he hopes the litigation will uncover its reasons for doing so.

"This is the first lawsuit to bring an end to that process," he said. "I don't know whether it will be the last one."

Binion, one of the plaintiffs, is the son of the late casino magnate Benny Binion. Plaintiffs also include Robert and Nancy Peccole.

Silverstone Ranch homeowners also have been involved in litigation over plans for the golf course in their community, near Floyd Lamb Park at Tule Springs in the northwest valley.

Homeowners filed a lawsuit after the course's new owner, Desert Lifestyles, shut down the golf club and turned off the water in early September. On Wednesday, the company notified the plaintiffs that it had sold the golf course the previous day to Stoneridge Parkway LLC.

Contact reporter Carri Geer Thevenot at cgeer@reviewjournal.com or 702-384-8710. Find her on Twitter: @CarriGeer

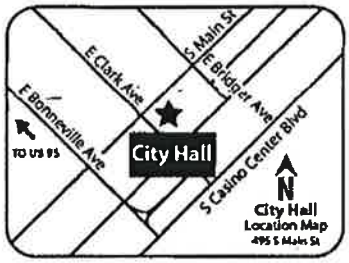
NLV police seek help to ID...

Las Vegas Muslims have...

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-62387 & ZON-62392 & SDR-62393 [PRJ-62226]
Planning Commission Meeting of 1/12/2016

115 LRDGNPI 89145

RECEIVED
JAN 6 2016
City of Las Vegas
Dept. of Planning

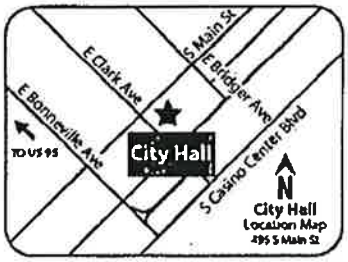
Case: GPA-62387
13832213196
THOMAS STEVEN & KAREN TRUST
THOMAS STEVEN C & KAREN P TRS
9820 WINTER PALACE DR
LAS VEGAS NV 89145-8638

Submitted after final agenda.
Date 1/6/16 Item 39-41 39-41 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.

GPA-62387 & ZON-62392 & SDR-62393 [PRJ-62226]
Planning Commission Meeting of 1/12/2016

RECEIVED
JAN 6 2016
City of Las Vegas
Dept. of Planning

Case: GPA-62387

13832213122
SANDOZ JAMES P JR
9103 ALTA DR #205
LAS VEGAS NV 89145

115 LRDGNPI 89145

39-41P

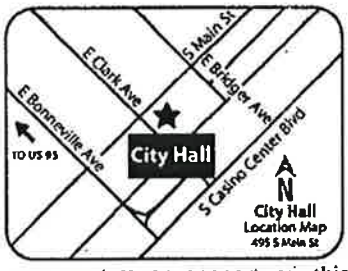
This project is a clear loss of open space for the community. Please do not approve.

Thank you,

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 6 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.

☐ 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

Case: GPA-62387
13832213084
KOVACS PETER & MARILEE S LIV TR
KOVACS PETER & MARILEE S TRS
9101 ALTA DR #1105
LAS VEGAS NV 89145

115 LRDGNPI 89145

39-41 P

RECEIVED

JAN 6 2016

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

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

Owners In Queensridge Town Anticipated A golf course not new Development, change of zoning is unacceptable

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

Case: GPA-62387

13832213038
J D B NEVADA TRUST
%J & R BLAU
2813 RED ARROW DR
LAS VEGAS NV 89135

115 LADCNPI 89135

3941 P

RECEIVED

JAN 6 2016

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-62387 & ZON-62392 & SDR-62393 [PRJ-62226]
Planning Commission Meeting of 1/12/2016

115 LRDGNP I 89145

Can assure themselves that the process has been followed (which is subject of the ongoing lawsuit), I do not understand how the Commission can make any ruling. They have a responsibility legally & morally to insure the process has not been circumvented.

2. When a ruling is made I do not see how a sixfold increase in density is beneficial other than to the developer who will have an increased density to be available to his retail holdings!

3. Development, if allowed, should be within the boundaries of current zoning.

Case: GPA-62387
13832213078
SADOFF LAURENCE R & PATRICIA L
9101 ALTA DR #1004
LAS VEGAS NV 89145

39-41 P

CITY DID NOT GIVE NOTICE TO SURROUNDING HOMEOWNERS AND DID NOT DISCLOSE THAT LOWIE WAS THE PERSON REQUESTING AMENDMENT TO MASTER PLAN. THE CITY WAS COMPLICIT IN THIS WRONGFUL ACTION. THE CITY'S LACK OF TRANSPARENCY AND FAILURE TO PROMOTE FULL DISCLOSURE IS OUTRAGEOUS. THIS DEVELOPER HAS PROVEN THAT HE CAN MANIPULATE AND CONTROL THE PLANNING DEPT.

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: GPA-62387
13832213100
SHAW STEVEN L & JAN M FAMILY TR
SHAW STEVEN L & JAN M CO-TRS
9101 W ALTA DR #1406
LAS VEGAS NV 89145-8542

RECEIVED
JAN 7 2016
City of Las Vegas
Dept. of Planning

☐ 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

39-41P

115 LRDGNPI 89145

DEVELOPER SAYS HE WILL BUILD A SPORTS STADIUM COMPLEX ON THIS PROPERTY IF YOU DON'T APPROVE THIS HIGH DENSITY PROPOSAL. IS THAT TRUE?

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.

RECEIVED
JAN 7 2016
City of Las Vegas
Dept. of Planning

858-735-4856

Case: GPA-62387
~~13832213004~~
SHAW STEVEN L & JAN M FAMILY TR
~~SHAW STEVEN L & JAN M TRS~~
9101 ALTA DR #1406
LAS VEGAS NV 89145

Submitted after final agenda

☐ 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

Date 1/7/16 Item 39-41 39-41P

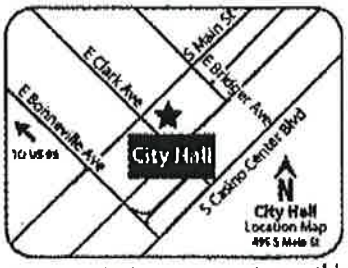
115 LRDGNPI 89145

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

RECEIVED
JAN 11 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.

☐ 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

Oppose GPA-62387, Changing open space to high density housing violates the trust of Las Vegas residents, who buy expecting the city to maintain its commitments to the voters.

Case: GPA-62387
13832213061
HORWITZ DAVID L & G REV LIV TR
HORWITZ DAVID L & GLORIA TRS
9101 ALTA DR #702
LAS VEGAS NV 89145

115 LRDGNP1 89145

Submitted after final agenda

Date 1/11/16 Item 39-41 39-41 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.
GPA-62387 & ZON-62392 & SDR-62393 [PRJ-62226]
Planning Commission Meeting of 1/12/2016

115 LRDCNP1 89145

RECEIVED
JAN 7 2016
City of Las Vegas
Dept. of Planning

Case: GPA-62387
13832213168
PANKRATZ FAMILY TRUST
PANKRATZ FRANK H & DIANE M TRS
9103 ALTA DR #801
LAS VEGAS NV 89145

Submitted after final agenda.
Date 1/7/16 Item 39-41 39-41A

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-62387 & ZON-62392 & SDR-62393 [PRJ-62226]
Planning Commission Meeting of 1/12/2016

73 LRDCNPI 89117

RECEIVED
JAN 12 2016
City of Las Vegas
Dept. of Planning

Case: GPA-62387
13832213219
LOWIE YOHAN & MERAV NV RES TR
LOWIE YOHAN & MERAV TRS
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

Submitted after final agenda
Date 1/12/16 Item 39-41 39-41A

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-62387 & ZON-62392 & SDR-62393 [PRJ-62226]
Planning Commission Meeting of 1/12/2016

73 LRDCNPI 89117

RECEIVED
JAN 12 2016
City of Las Vegas
Dept. of Planning

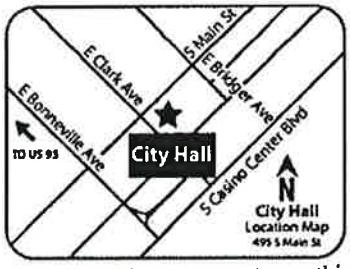
Case: GPA-62387
13832723001
R A SOUTHEAST LAND COMPANY L L C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

39-41A

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-62387 & ZON-62392 & SDR-62393 [PRJ-62226]
Planning Commission Meeting of 1/12/2016

73 LRDGNPI 89117

RECEIVED
JAN 12 2016
City of Las Vegas
Dept. of Planning

Case: GPA-62387

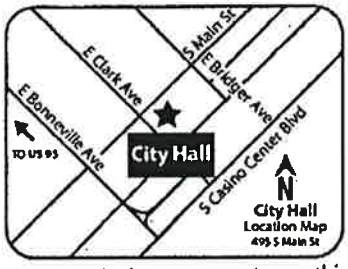
13832213017
Q TOWERS M L L C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

39-41A

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-62387 & ZON-62392 & SDR-62393 [PRJ-62226]
Planning Commission Meeting of 1/12/2016

T3 LRDCNPI 89117

RECEIVED
JAN 12 2016
City of Las Vegas
Dept. of Planning

Case: GPA-62387
13832213058
QTOWERS 7 L L C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

39-41A

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-62387 & ZON-62392 & SDR-62393 [PRJ-62226]
Planning Commission Meeting of 1/12/2016

RECEIVED
JAN 12 2016
City of Las Vegas
Dept. of Planning

Case: GPA-62387
13832213194
Q TOWERS F12 L L C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

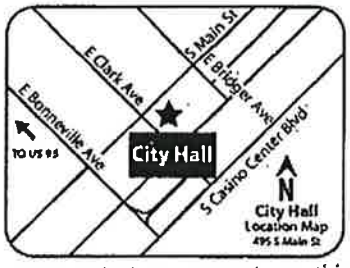
73 LRDGNPI 89117

39-41A

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.

[X] 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 12 2016
City of Las Vegas
Dept. of Planning

Case: GPA-62387

13832213145
HARARI ALON
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

73 LRDCNP1 89117

39-41 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.

GPA-62387 & ZON-62392 & SDR-62393 [PRJ-62226]
Planning Commission Meeting of 1/12/2016

RECEIVED
JAN 12 2016
City of Las Vegas
Dept. of Planning

Case: GPA-62387

13832213044
QTOWERS 5 L L C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

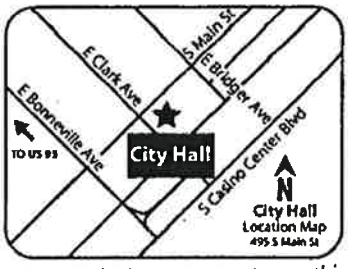
73 LRDGNPI 89117

39-41A

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-62387 & ZON-62392 & SDR-62393 [PRJ-62226]
Planning Commission Meeting of 1/12/2016

73 LRDGNPI 89117

RECEIVED
JAN 12 2016
City of Las Vegas
Dept. of Planning

Case: GPA-62387
13832213195
SUNFLOWER MANAGEMENT L L C
%S DAVIES
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

39-41A

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-62387 & ZON-62392 & SDR-62393 [PRJ-62226]
Planning Commission Meeting of 1/12/2016

73 LRDGNPI 89117

RECEIVED
JAN 12 2016
City of Las Vegas
Dept. of Planning

Case: GPA-62387

13832213165
RISSIN LIOR & LIAT
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

39-41A

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-62387 & ZON-62392 & SDR-62393 [PRJ-62226]
Planning Commission Meeting of 1/12/2016

73 LRDCNPI 89117

RECEIVED
JAN 12 2016
City of Las Vegas
Dept. of Planning

Case: GPA-62387

13832213152
JAKOBSOHN MEIR
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

39-41A

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-62387 & ZON-62392 & SDR-62393 [PRJ-62226]
Planning Commission Meeting of 1/12/2016

73 LRDGNPI 89117

RECEIVED
JAN 12 2016
City of Las Vegas
Dept. of Planning

Case: GPA-62387
13832213119
DEHART PAUL B & VICKIE NV RES TR
DEHART PAUL B & VICKIE TRS
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

39-41 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.

GPA-62387 & ZON-62392 & SDR-62393 [PRJ-62226]
Planning Commission Meeting of 1/12/2016

73 LRDCNPI 89117

RECEIVED
JAN 12 2016
City of Las Vegas
Dept. of Planning

Case: GPA-62387

13832213135
Q T T 1 206 L L C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

39-41A

RECEIVED

JAN 12 2016

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

GPA 62387
This developer is excellent.
I live immediately adjacent
to the proposed project &
welcome it enthusiastically.
Stephen A Kollins M.D.
9103 ALTA DR #1701

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

Case: GPA-62387

13832213214
KOLLINS STEPHEN A LIVING TRUST
KOLLINS STEPHEN A TRS
9103 ALTA DR #1701
LAS VEGAS NV 89145-8562

115 LRDGNPI 89145

39-41 A

RECEIVED

JAN 11 2016

City of Las Vegas
Dept. of Planning

School Development Tracking Form

Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

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

City of Las Vegas Agenda Item No.: **23.**

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

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

SUBJECT:
ABEYANCE - 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.

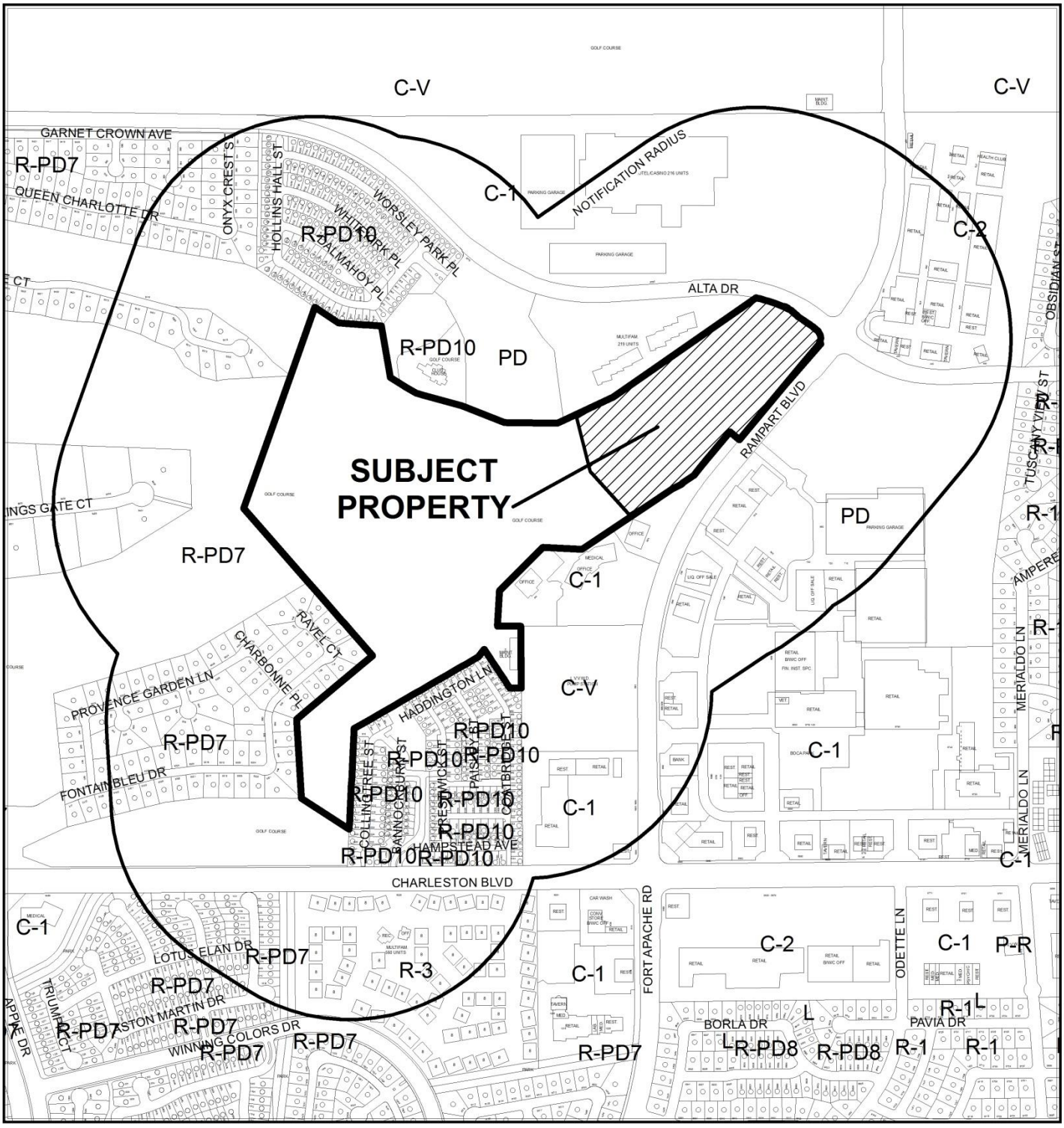
C.C.: 5/18/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**11**	**Planning Commission Mtg.**	**15**
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

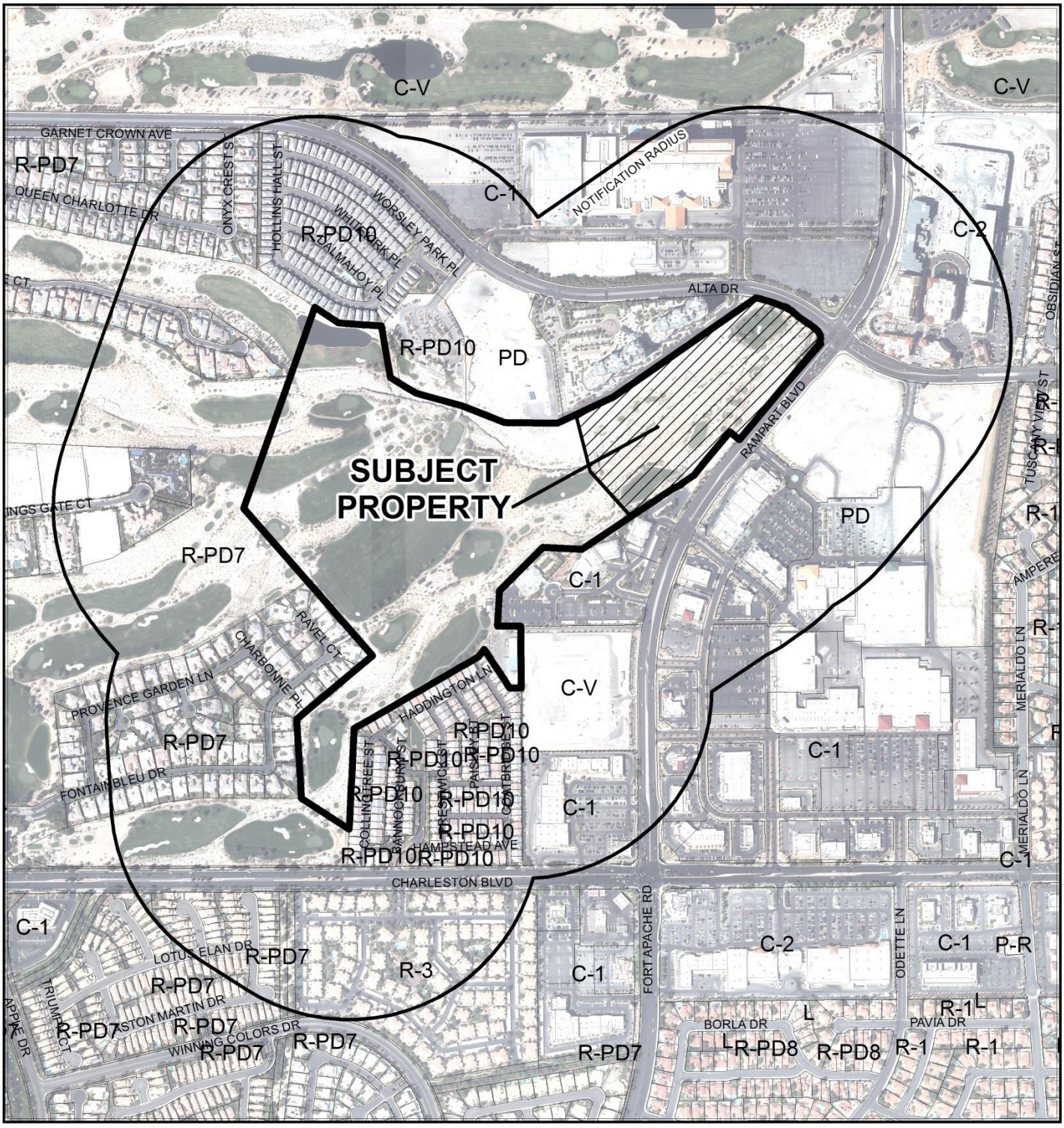
GENERAL PLAN OF SUBJECT PROPERTY: PR-OS (PARKS/RECREATION/OPEN SPACE)

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:	

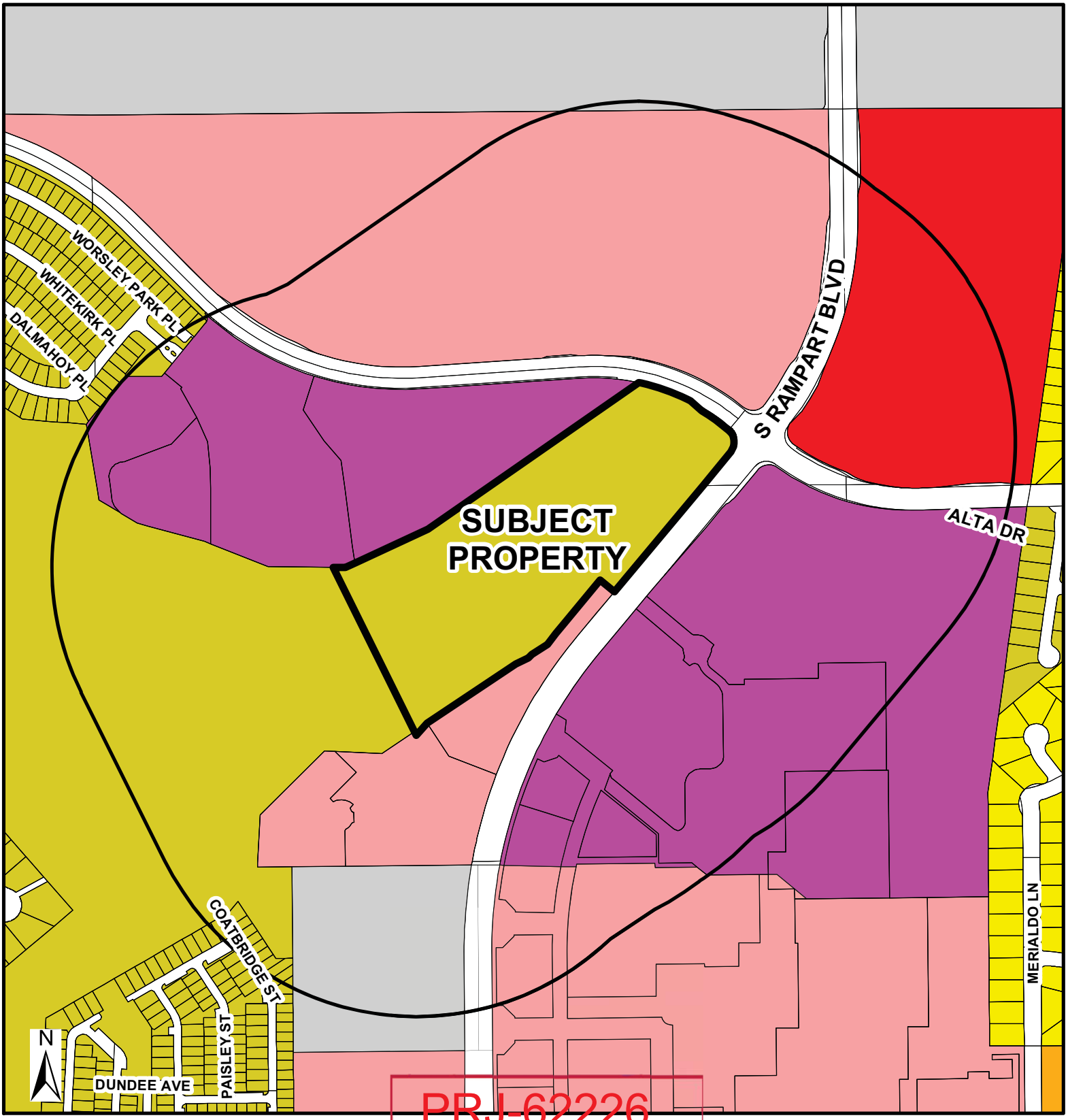
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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.: **24.**

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

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

SUBJECT:
ABEYANCE - 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.: 5/18/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**11**	**Planning Commission Mtg.**	**15**
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.: **25.**

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

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

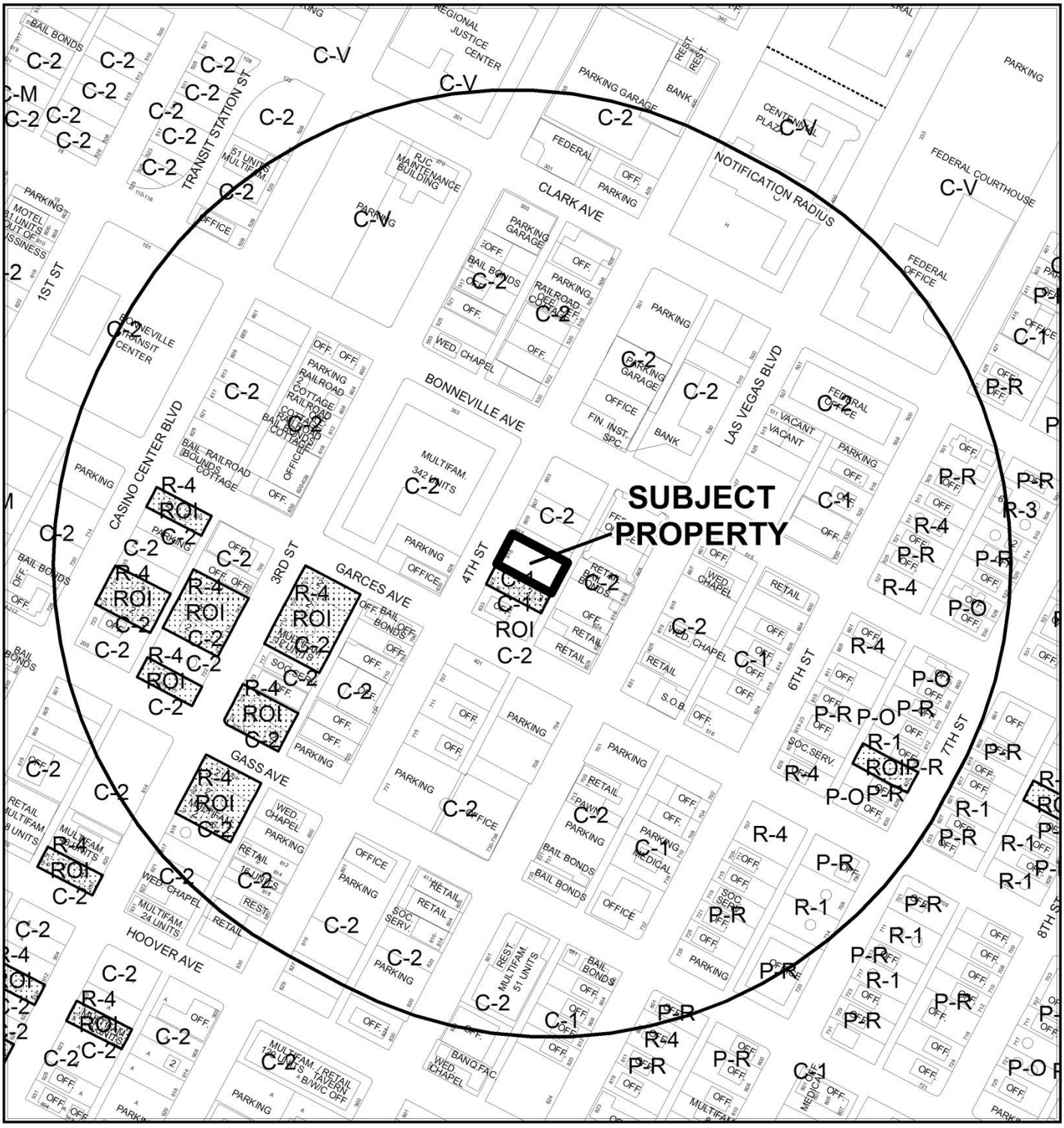
SUBJECT:
ABEYANCE - RENOTIFICATION - SDR-62361 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PROVIEW SERIES 31, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT, INCLUDING 1,188 SQUARE FEET OF COMMERCIAL SPACE AND 48 MULTI-FAMILY RESIDENTIAL UNITS, WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN AND SITE UTILITY STANDARDS 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.

C.C.: 5/18/2016

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



CASE: **SDR-62361 (PRJ-61920)**

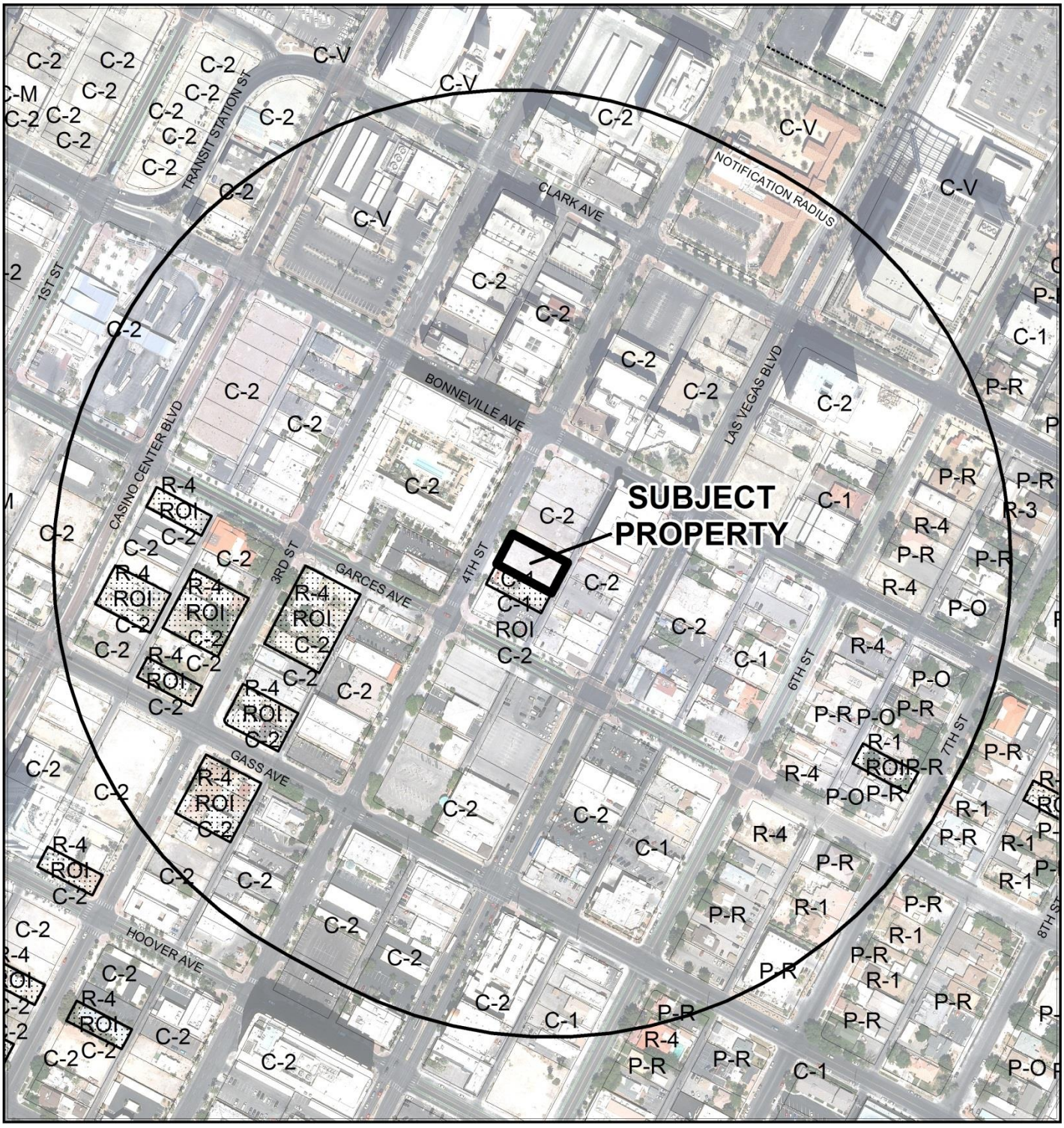
RADIUS: 1000 FEET

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: APRIL 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 floor plan, date stamped 03/17/16, 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. A Waiver from Section VII.A.1 of the Downtown Centennial Plan is hereby approved, to allow above-ground utilities in the right-of-way where not allowed along the street frontage.

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

- The site plan and floor plan were revised 03/17/16 to show one RPDA utility unit within the building footprint at the southwest corner and two RPPA above ground meter units in the 4th Street amenity zone in front of the site. Placement of the meter units requires a waiver of Office Core District requirements, which staff strongly does not support.
- 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. As these features can be provided, a waiver is not recommended and a condition of approval was added by staff to provide the required awnings and canopies on a revised set of elevations.
- 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 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. The existing landscaping shall be accurately depicted on this plan.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/12/16	The Planning Commission voted [6-0] to hold this item in abeyance to the February 9, 2016 Planning Commission meeting at applicant's request.
02/09/16	The Planning Commission voted [7-0] to hold this item in abeyance to the March 8, 2016 Planning Commission meeting at applicant's request.
03/08/16	The Planning Commission voted [7-0] to hold this item in abeyance to the April 12, 2016 Planning Commission meeting at applicant's request.

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.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Awnings, arcades and/or canopies at the ground level of the building	To allow no arcades, awnings or canopies at the ground level	Denial
Utilities shall be located underground for all new developments. In no case shall they be located along the street frontage of the project.	To allow above ground utility appurtanances within the public-right-of-way	Denial

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 tilt-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 provisions and utilities are required for this site; however, streetscape and undergrounding of utilities 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 applicant has met with LVVWD, which supports City requirements for location of above ground utilities onsite. The Office Core standards specifically require all utility vaults to be located underground, and the site plan and floor plans as configured do not accommodate all above-ground appurtenances. Staff strongly recommends that a waiver of this standard be denied. Above-ground utilities in the right-of-way are discouraged because they pose a tripping hazard, are typically not screened, and are exposed to vandalism or damage due to vehicles accidentally jumping the curb.

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	

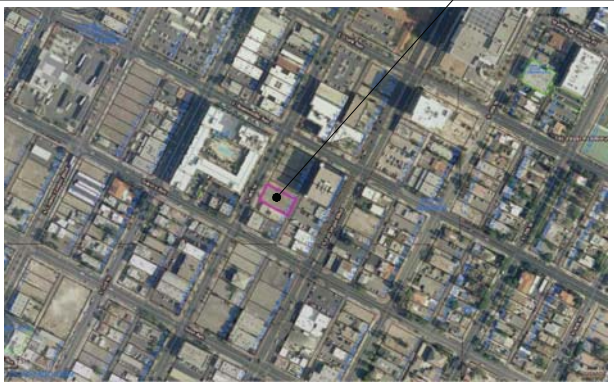
Owner(s)	ADDR1	ADDR2
PROVIEW SERIES 31 L L C	144 N BRISTOL AVE	LOS ANGELES, CA 90049

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 OFFICE	1,188 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	STUDIO/1BDRM 1.25 PS/UNIT x 32 UNITS = 60 PS REQ'D
1/GUEST / 6 UNITS	8 PS REQ'D
TOTAL PARKING REQ'D = OFFICE	4PS / 1,000 SF = 5 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



A SITE PLAN @ GROUND LEVEL
SCALE: 1" = 10'-0"

0 5' 10' 20'

NORTH

SITE PLAN

4TH & GARCES MIXED USE BUILDING
4TH STREET at GARCES
LAS VEGAS, NV 89101

Revision Schedule		
Revision #	Revision Description	Revision Date

PRJ-61920

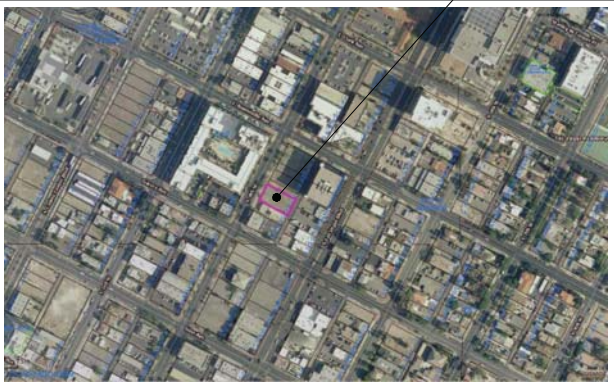
11/24/15

SHEET NUMBER:

SP001

SDR-62361 - REVISED

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 OFFICE	1,188 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	STUDIO/1BDRM 1.25 PS/UNIT x 32 UNITS = 60 PS REQ'
1GUEST / 6 UNITS	8 PS REQ'
TOTAL PARKING REQ'= OFFICE	4PS / 1,000 SF = 5 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' 20'
10'

NORTH

SITE PLAN

4TH & GARCES MIXED USE BUILDING
4TH STREET at GARCES
LAS VEGAS, NV 89101

Revision Schedule		
Revision #	Revision Description	Revision Date

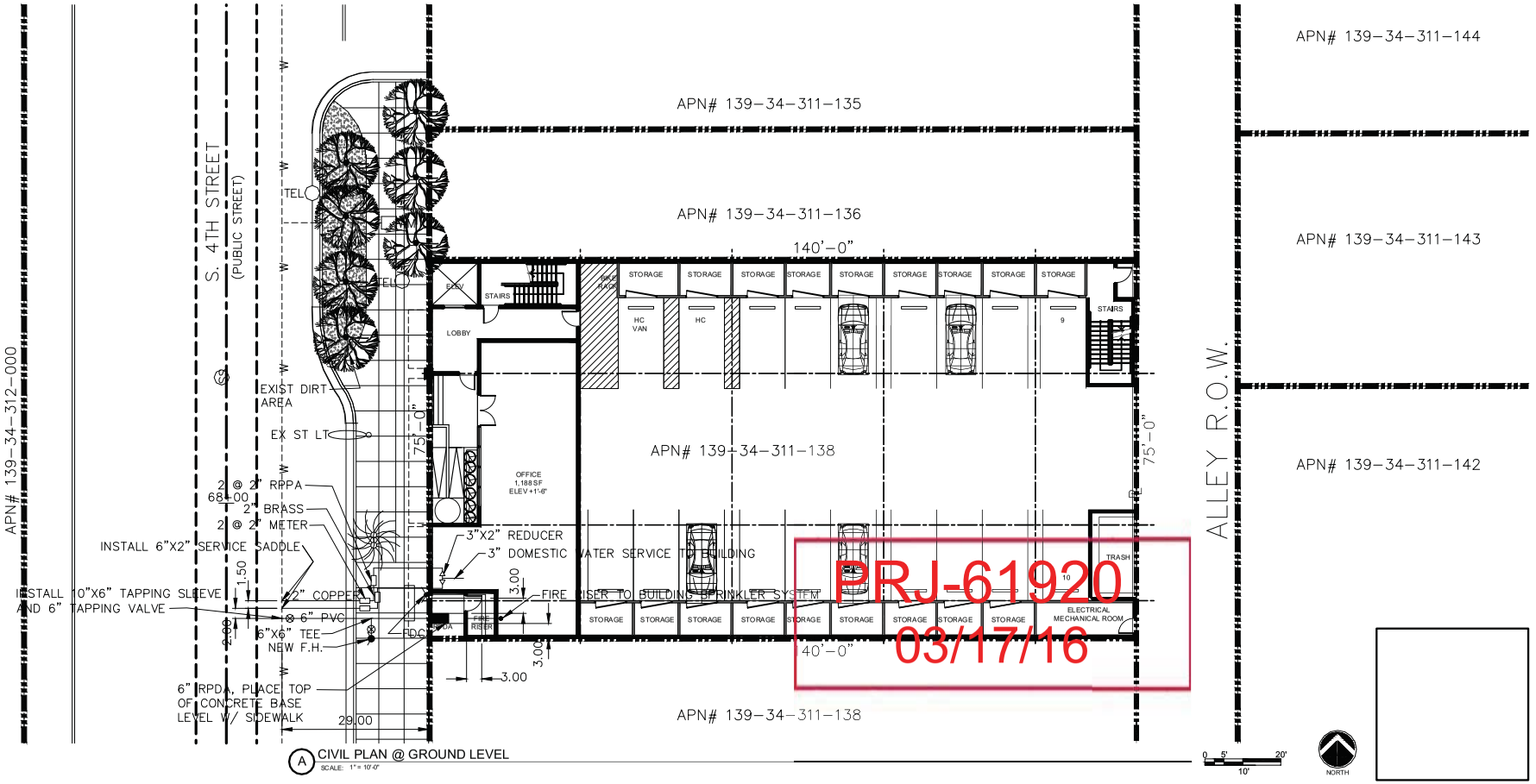
PRJ-61920

03/17/16

SHEET NUMBER:

SP001

SDR-62361 - REVISED



CIVIL 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

SHEET NUMBER:

SP002

SDR-62361 - REVISED



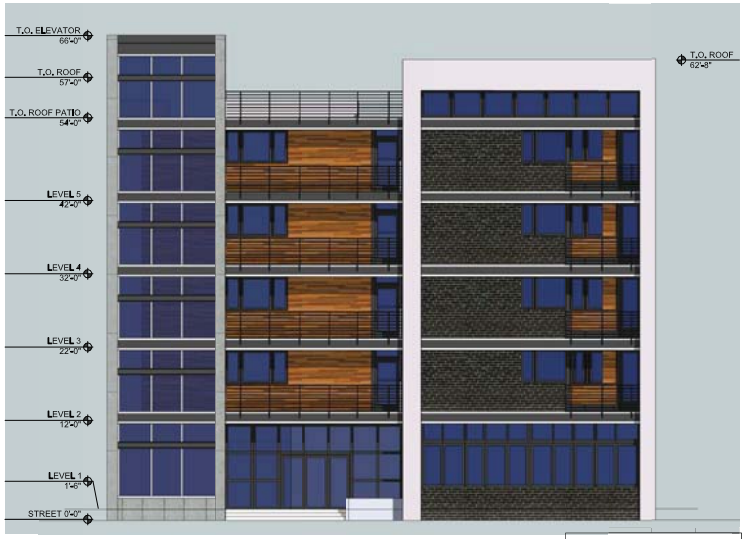
D NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

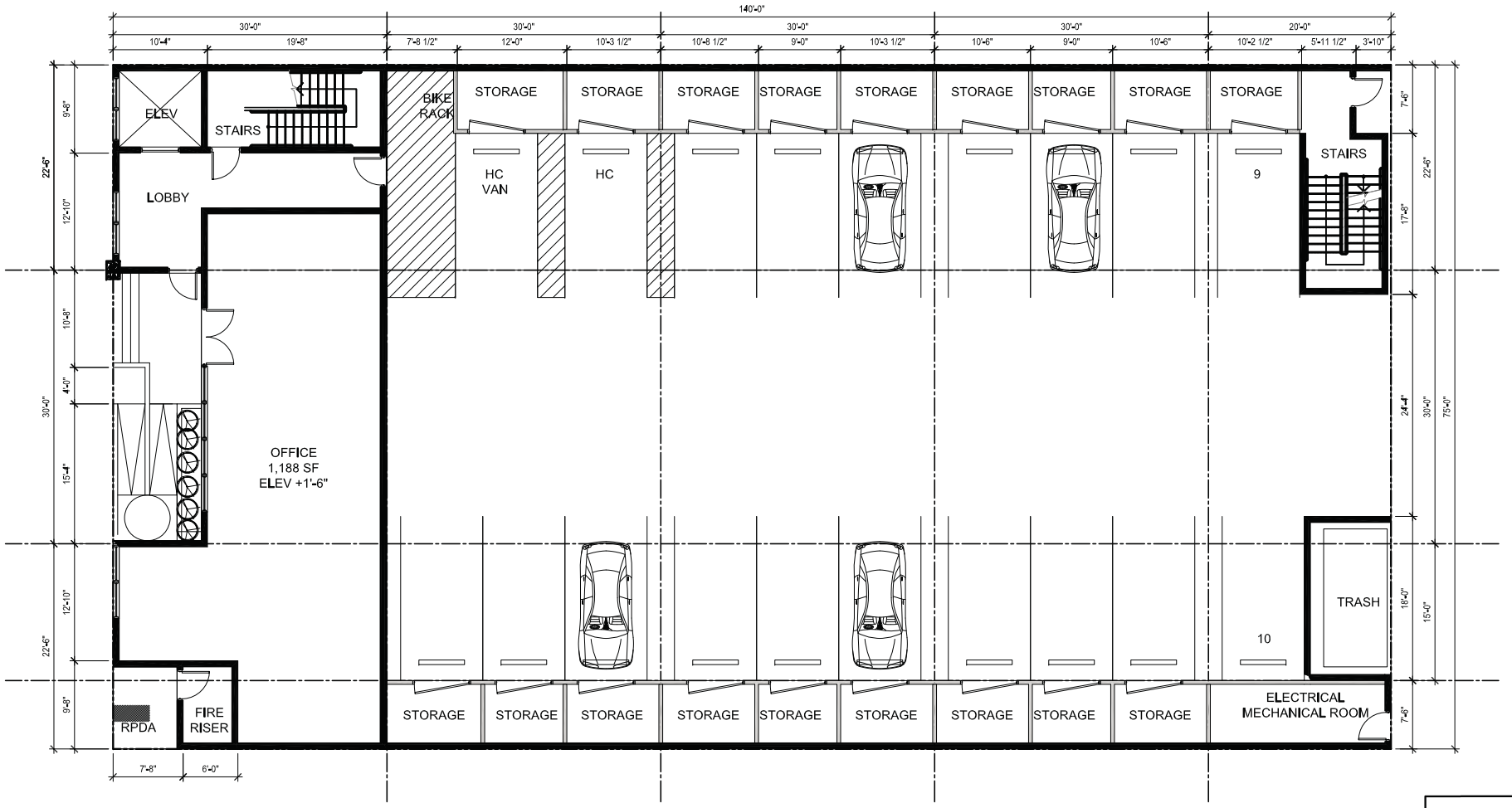
PRJ-61920

11/24/15

SHEET NUMBER:

EV001

SDR-62361



A GROUND LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

0 2' 4' 8'

NORTH

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

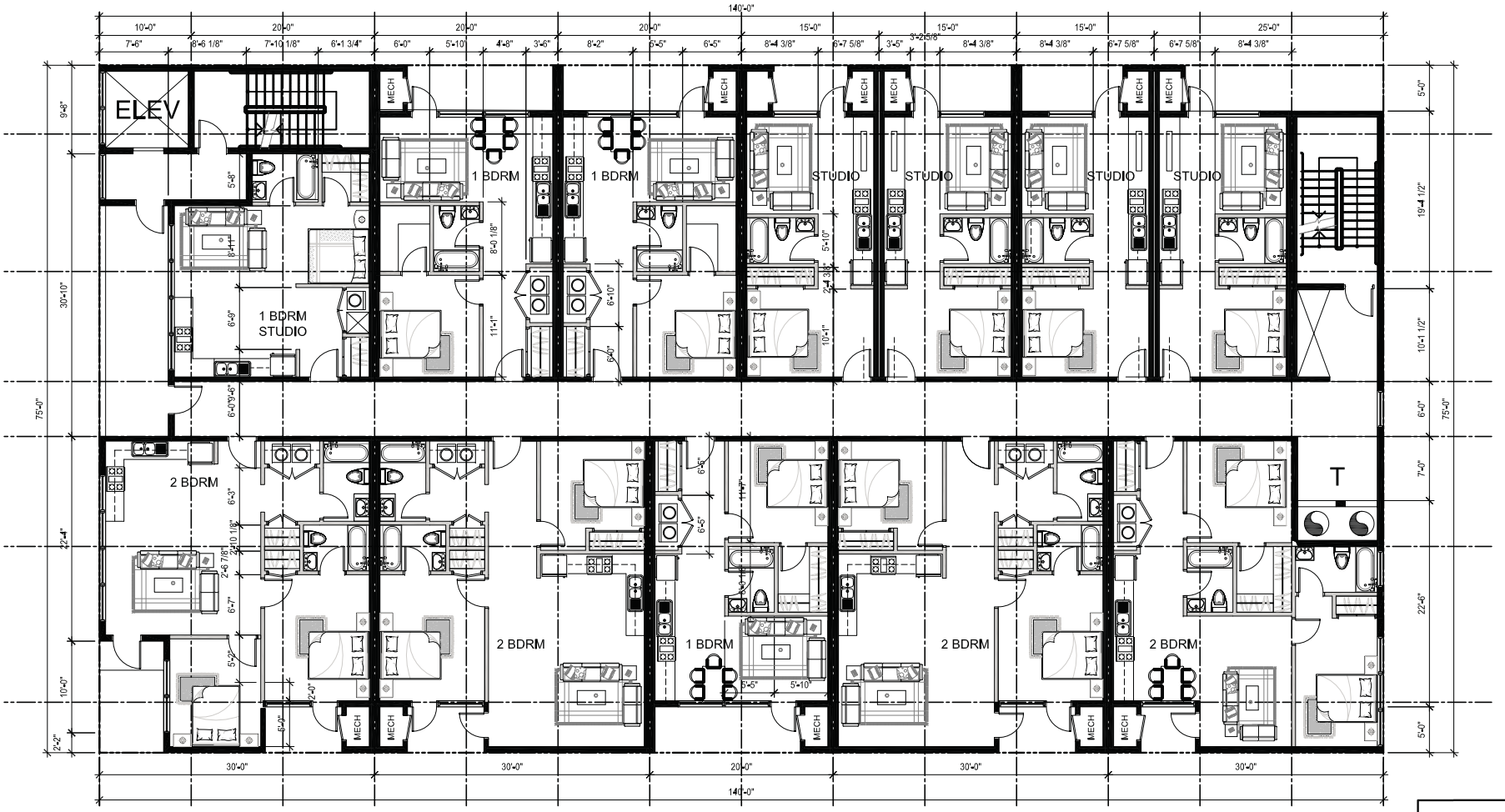
11/24/15

PRJ-61920
03/17/16

SHEET NUMBER:

FP001

SDR-62361 - REVISED



A FLOOR PLAN - LEVELS 2
SCALE: 3/16" = 1'-0"

0 2' 4' 8'

NORTH

SDR-62361 - REVISED

FLOOR PLANS - LEVELS 2

4TH & GARCES MIXED USE BUILDING

4TH STREET at GARCES
LAS VEGAS, NV 89101

Revision Schedule		
Revision #	Revision Description	Revision Date

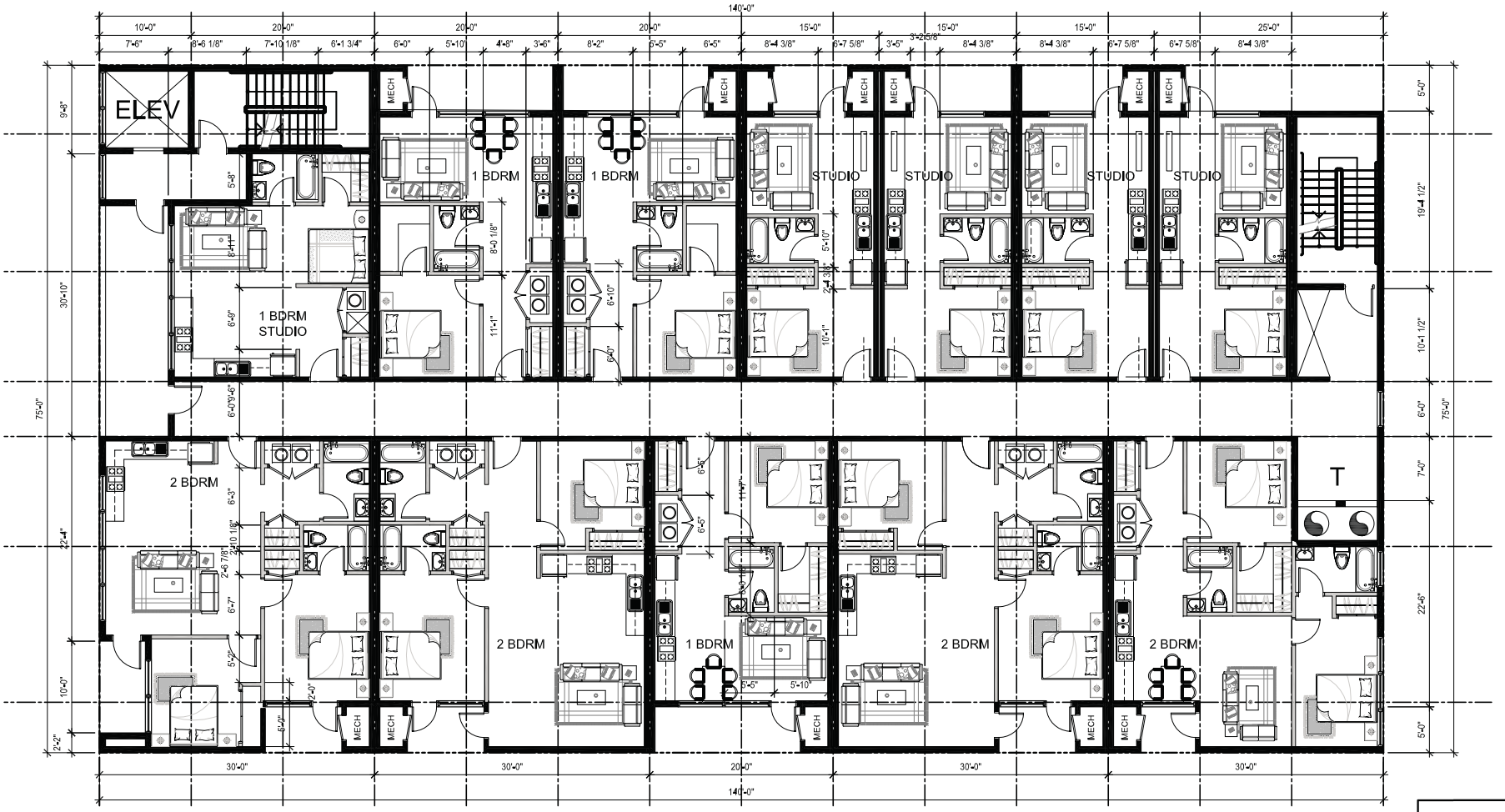
PRJ-61920

11/24/15

PRJ-61920
03/17/16

SHEET NUMBER:

FP002



A FLOOR PLAN - LEVELS 3 - 5
SCALE: 3/16" = 1'-0"

0 2' 4' 8'

NORTH

SDR-62361 - REVISED

FLOOR PLANS - LEVELS 3-5

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

PRJ-61920
03/17/16

SHEET NUMBER:

FP003



A PERSPECTIVE FROM 4th STREET
SCALE: 1/8" = 1'-0"

PERSPECTIVE VIEW
FROM 4TH STREET
4TH & GARCES MIXED USE
BUILDING
4TH STREET at GARCES
LAS VEGAS, NV 89101

Revision #	Revision Description	Revision Date

Revision Schedule

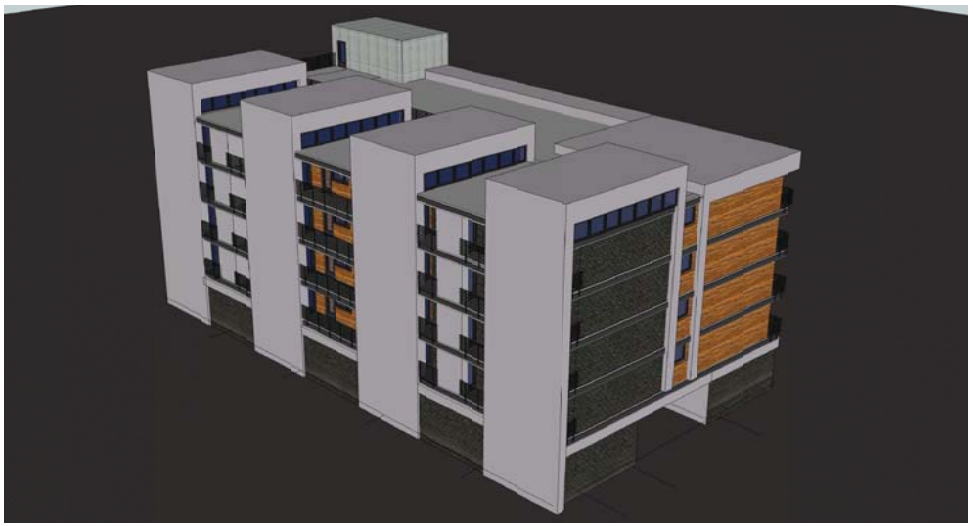
PRJ-61920

11/24/15

PRJ-61920
03/17/16

SHEET NUMBER:
EX001

SDR-62361 - REVISED



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

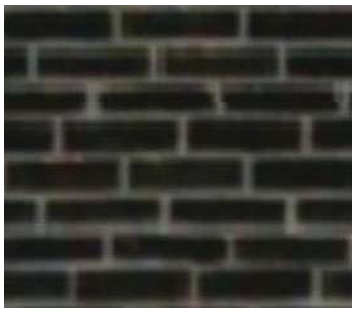
SHEET NUMBER:

EX002

SDR-62361



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

Wednesday, March 16, 2016
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 1,188 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 and also a waiver request to locate 2 (two) RPPA boxes directly in front of our property in the 5 foot amenity zone. They are 24"Length x 12" Width x 18" Height each. We will be placing an above grove RPDA unit onsite on the South-West Corner of within our property line.

The Mixed-Used building will provide 1,188 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
Owner Representative
1115 S. Casino Center Drive #3
Las Vegas, NV 89104

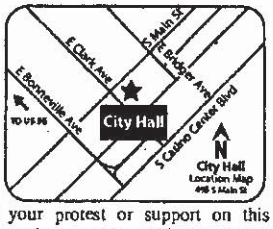
SDR-62361 - REVISED

PRJ-61920
03/17/16

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

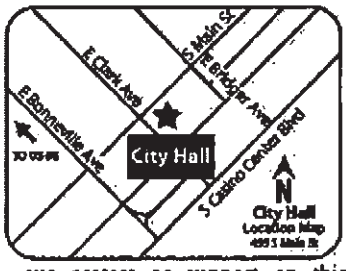
01/04/2016 01:44PM 702-382-5774 KOPPE & KOPPE PAGE 01/01

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

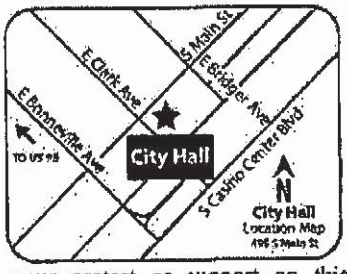
01/04/2016 16:46 702-989-5100 PAGE 01/02

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.: **26.**

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

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

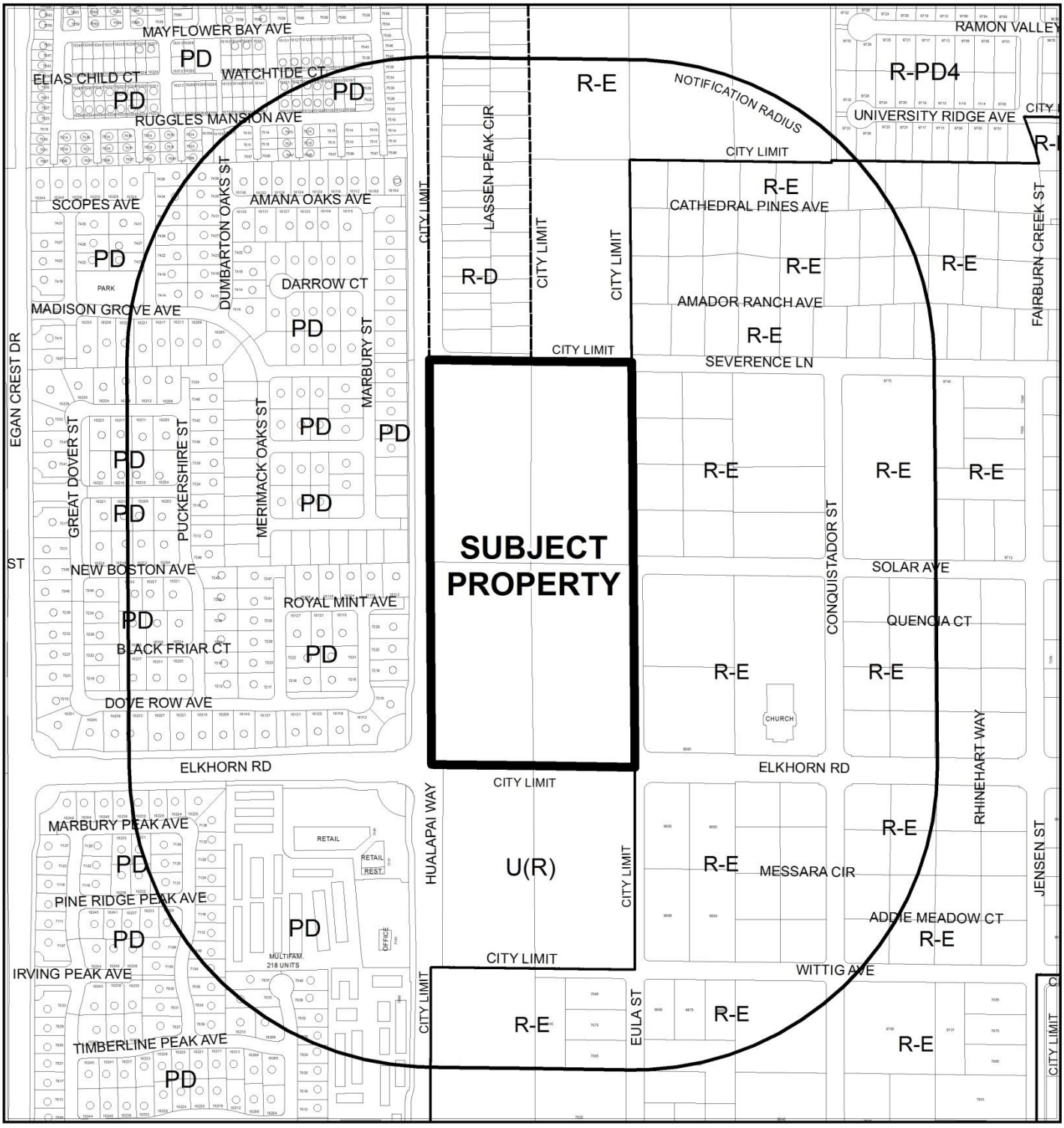
SUBJECT:
ABEYANCE - ROC-62359 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on a request for a Review of Condition of an approved Tentative Map (TMP-59534) TO MODIFY CONDITION #11 TO ALLOW A HALF BULB COMMON LOT TO BE PRIVATELY OWNED AND MAINTAINED BY 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 5/18/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**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 - ROC-62359 and VAR-62360 [PRJ-62298]
2. Withdrawal Request Letter - 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]
7. Protest/Support Postcards for ROC-62359 and VAR-62360 [PRJ-62298]



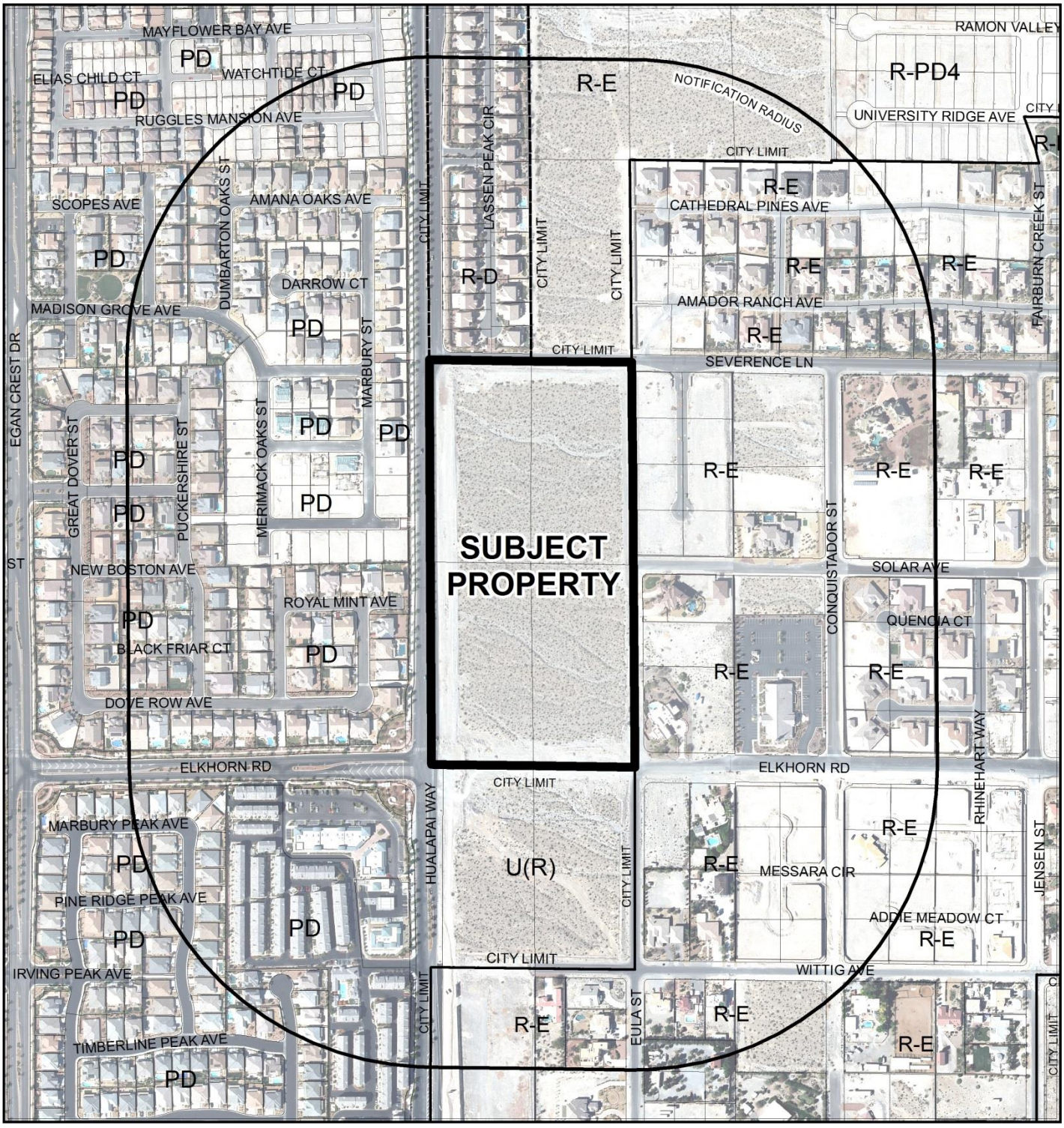
CASE: **ROC-62359 AND VAR-62360 (PRJ-62298)**

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

Triton
Engineering

April 4, 2016

City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Subject: Letter of withdraw without prejudice for VAR-62360 & ROC-62359 (PRJ-62298)
Review of Condition and Variance for Parcels #125-18-401-001,002,009 & 010.
HUALAPAI & SEVERENCE

As representatives of DR HORTON we respectfully request to with draw **PRJ-62298 Review of Condition and Variance for Parcels #125-18-401-001,002,009&010** without prejudice.

If you should have any questions concerning this, please contact either myself or Kelly Wittwer, at Triton Engineering. We thank you for all your help and assistance on these applications.

Sincerely,

Aimee Ignatowicz-English
Project Coordinator

CC: Mark Jones, DR Horton

ROC-62359 and VAR-62360

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

#26-27

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DR HORTON, INC.

** 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.

YK

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.
01/12/16	The Planning Commission voted [6-0] to hold this item in abeyance to the February 9, 2016 Planning Commission meeting at applicant's request.
02/09/16	The Planning Commission voted [7-0] to hold this item in abeyance to the March 8, 2016 Planning Commission meeting at applicant's request.
02/09/16	The Planning Commission voted [7-0] to hold this item in abeyance to the April 12, 2016 Planning Commission meeting at applicant's request.

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 1

PROTESTS 3

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:	

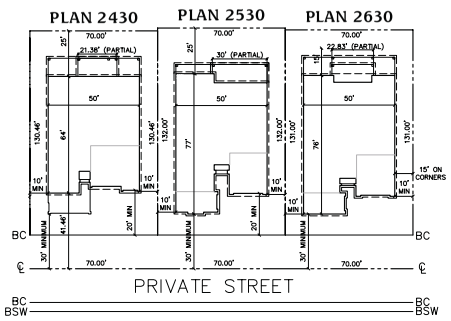
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-62298
11/25/15

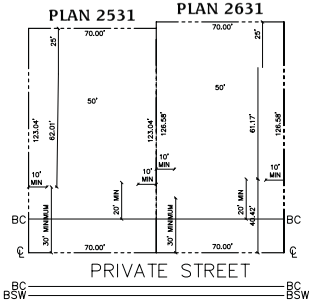
Revised 10/27/08

HUALAPAI/SEVERENCE
SITE PLAN
A RESIDENTIAL SUBDIVISION

MANOR MODELS
LOT SIZE & SETBACK MINIMUMS



SMALL ESTATE MODELS
LOT SIZE & SETBACK MINIMUMS



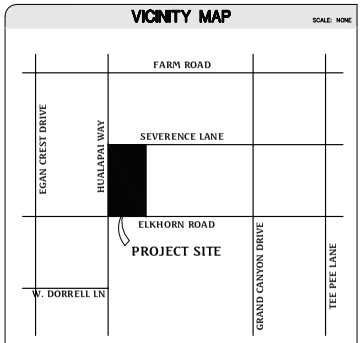
PARKING
REQUIRED SPACES: 132
(2 PER HOUSE PLUS 1 ADDITIONAL FOR EVERY 5 HOUSES)

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

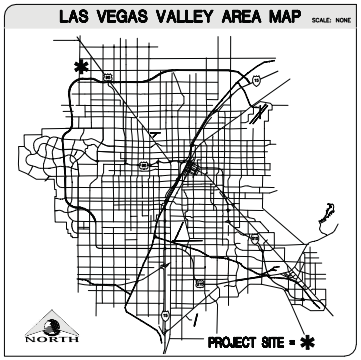
A MIN. OF 180 PARKING SPACES PROVIDED (132 REQUIRED)

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.

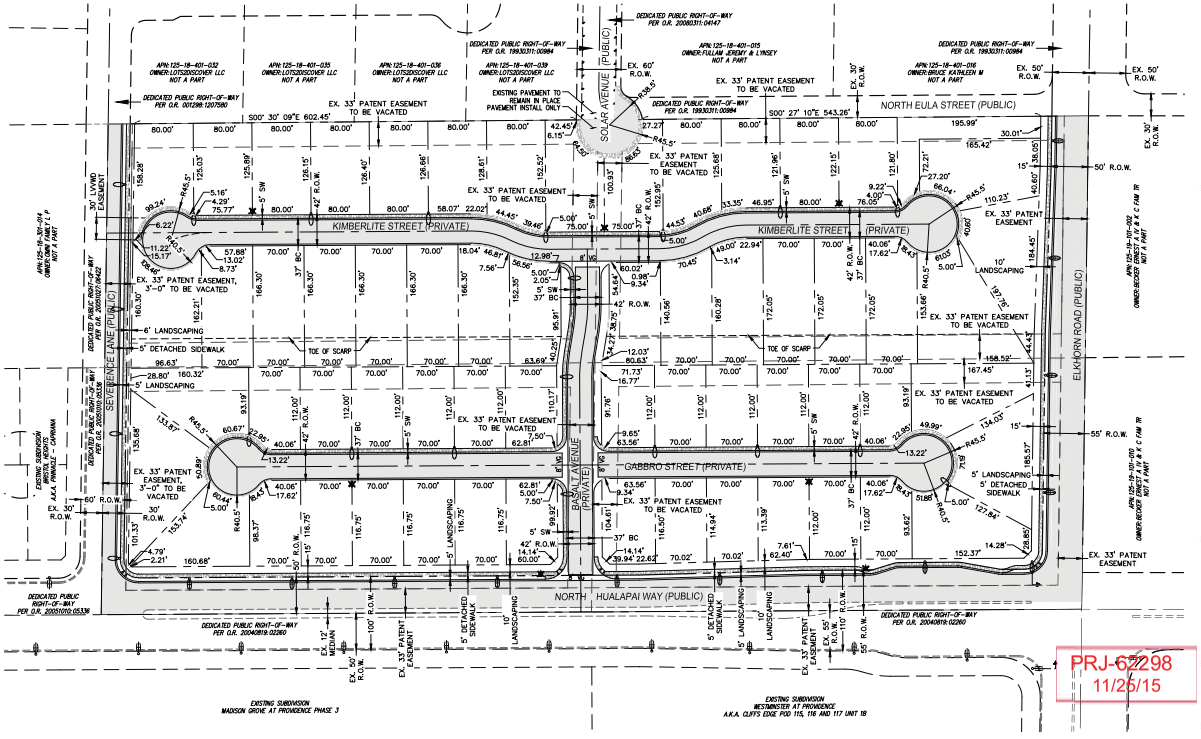
BASIS OF BEARING
NORTH 00°08'16" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NE 1/4) OF THE SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 123 AT PAGE 32.

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

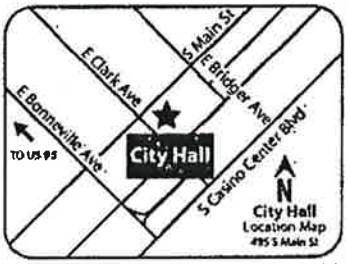
6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

City of Las Vegas
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 12 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.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ROC-62359 & VAR-62360 [PRJ-62298]
Planning Commission Meeting of 1/12/2016

DR Horton neighborhoods are already too densely congested. This land was supposed to be 2 houses per acre & wow it will be an eyesore with cheaply built houses one can parkour between.

Case: ROC-62359
12518811037
WAGNER KEVIN P & CYNTHIA L
9896 CATHEDRAL PINES AVE
LAS VEGAS NV 89149

Kevin Wagner

97 LRDCNPI 89149

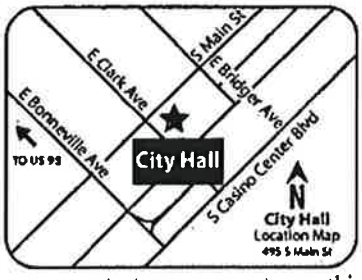
Submitted after final agenda

Date 1/12/16 Item 66-67 OU-07P

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.

ROC-62359 & VAR-62360 [PRJ-62298]

Planning Commission Meeting of 1/12/2016

97 LRDCNPI 89149

RECEIVED

JAN 12 2016

City of Las Vegas
Dept. of Planning

Case: ROC-62359

12518411010
PETERSON ROBERT EUGENE & NANCY
9784 QUENCIA CT
LAS VEGAS NV 89149

666-667P

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.
ROC-62359 & VAR-62360 [PRJ-62298]
Planning Commission Meeting of 1/12/2016

RECEIVED
JAN 12 2016
City of Las Vegas
Dept. of Planning

Case: ROC-62359
12518311056
SCHERN JASON E & HYE IN
9767 CATHEDRAL PINES AVE
LAS VEGAS NV 89149

97 LRDGNPI 89149

666-667P

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. 1690

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 11 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.

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

Please use available blank space on card for your comments.

ROC-62359 & VAR-62360 [PRJ-62298]
Planning Commission Meeting of 1/12/2016

Case: ROC-62359

12519102009
SIMON MARC J & KIM
9780 WITTIG AVE
LAS VEGAS NV 89149-1348

Submitted after final agenda

Date 1/11/16 Item 66-67 66-67A

City of Las Vegas Agenda Item No.: **27.**

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

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

SUBJECT:
ABEYANCE - 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 5/18/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**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. 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.: **28.**

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

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

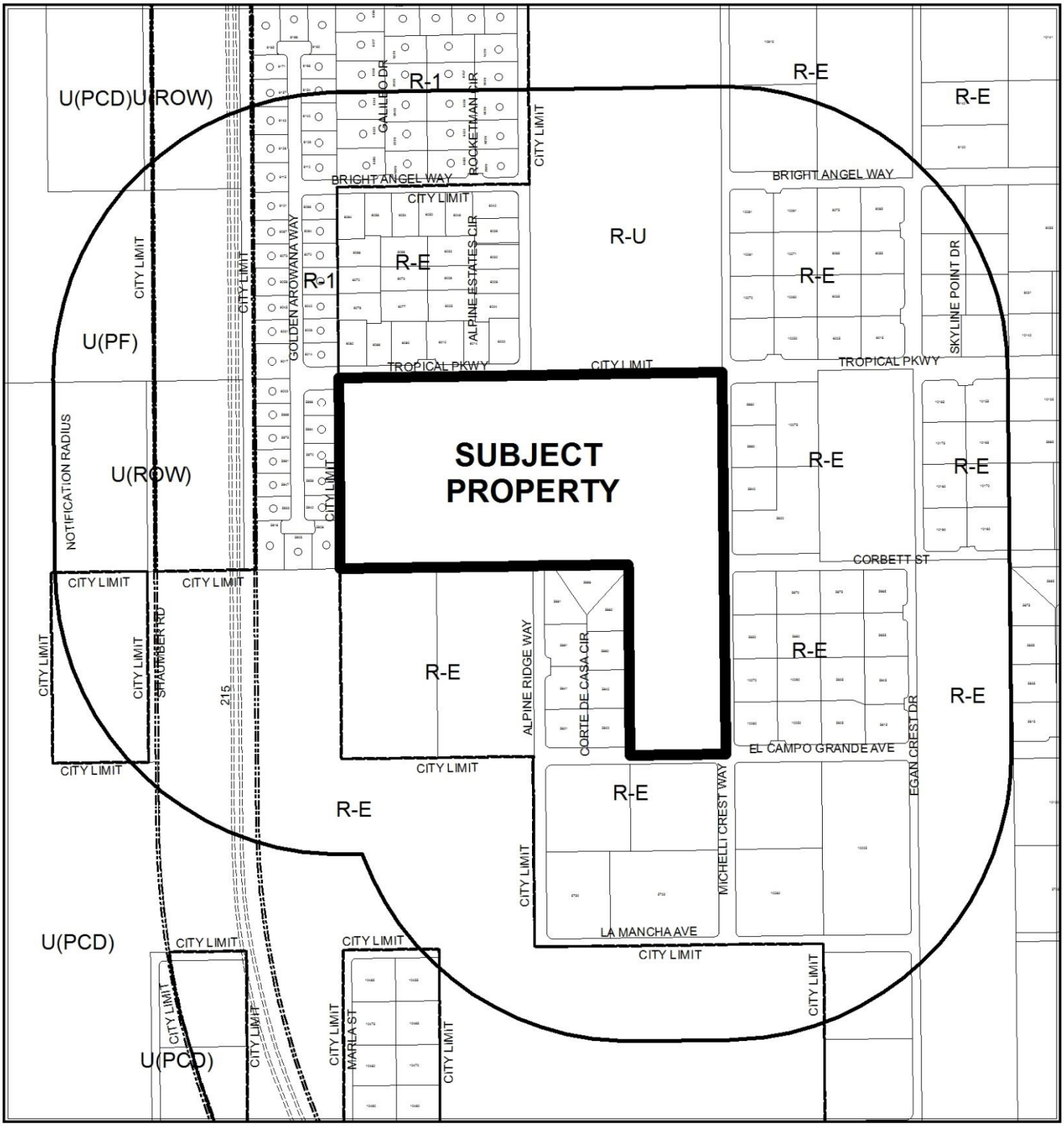
SUBJECT:
ABEYANCE - VAR-63098 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT - For possible action on a request for a Variance TO ALLOW A 1.13 STREET CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED on 25.00 acres at the southwest corner of Tropical Parkway and Michelli Crest Way (APN 126-25-701-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-63042]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**9**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

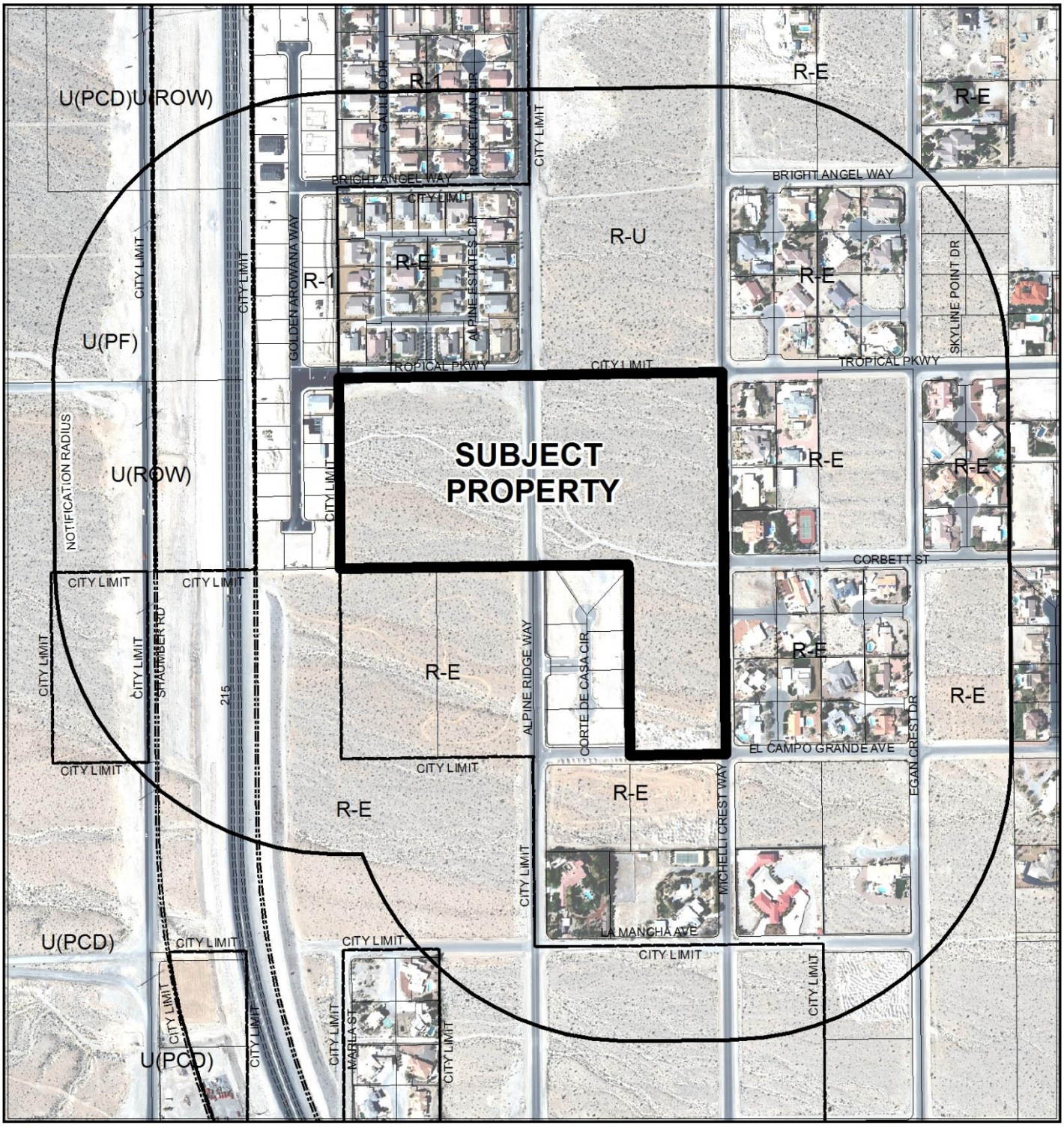
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-63098, VAR-63259, WVR-63099 and TMP-63100 [PRJ-63042]
2. Conditions and Staff Report - VAR-63098, VAR-63259, WVR-63099 and TMP-63100 [PRJ-63042]
3. Supporting Documentation - VAR-63098, VAR-63259, WVR-63099 and TMP-63100 [PRJ-63042]
4. Photo(s) - VAR-63098, VAR-63259, WVR-63099 and TMP-63100 [PRJ-63042]
5. Justification Letter - VAR-63098, VAR-63259, WVR-63099 and TMP-63100 [PRJ-63042]
6. Letter from Bureau of Land Management - VAR-63098, VAR-63259, WVR-63099 and TMP-63100 [PRJ-63042]
7. Protest/Support Postcards - VAR-63098 and VAR-63259 [PRJ-63042]



CASE: **VAR-63098, VAR-63259, TMP-63100, AND WVR-63099 (PRJ-63042)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED



CASE: **VAR-63098, VAR-63259, TMP-63100, AND WVR-63099 (PRJ-63042)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 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*
VAR-63098	Staff recommends DENIAL, if approved subject to conditions:	
VAR-63259	Staff recommends DENIAL, if approved subject to conditions:	
WVR-63099	Staff recommends DENIAL, if approved subject to conditions:	
TMP-63100	Staff recommends DENIAL, if approved subject to conditions:	VAR-63098 VAR-63259 WVR-63099

** CONDITIONS **

VAR-63098 CONDITIONS

Planning

1. Conformance to the approved conditions for Waiver (WVR-63099) and Tentative Map (TMP-63100).

2. This approval shall be void four (4) 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.

YK

VAR-63259 CONDITIONS

Planning

1. Conformance to the approved conditions for Variance (VAR-63098), Waiver (WVR-63099) and Tentative Map (TMP-63100).

2. This approval shall be void four (4) 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. Construct full width permanent pavement, curb, and gutter ("L" type or rolled) on Tropical Parkway, Michelli Crest, and El Campo Grande Avenue for this site unless otherwise specifically allowed in the approved Drainage Study.

7. Construct full width permanent pavement, curb, and gutter ("L" type or rolled) on all interior public streets concurrent with the development of this site. Sidewalk improvements may be deferred through a Covenant Running with Land Agreement.

8. Sign and record a Covenant Running with Land Agreement for half street improvements not constructed at this time on Tropical Parkway, Michelli Crest, and El Campo Grande Avenue (including curb and gutter, sidewalks, permanent paving and possibly fire hydrants and sewers). The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of off-site permits or the recordation of a map, whichever may occur first.

WVR-63099 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval of Variances (VAR-63098 and VAR-63259) and Tentative Map (TMP-63100) shall be required, if approved.

3. 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.

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

Public Works

5. The installation of streetlights shall be deferred provided that exterior street lighting shall be stubbed out for later use, including all necessary underground improvements including bases, conduit and pull boxes at each streetlight location, and the developer provides to the City such streetlights for future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Coordinate with the Traffic Engineering Section of the Department of Public Works regarding street lighting requirements prior to submittal of construction drawings.

TMP-63100 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 Variances (VAR-63098 and VAR-63259) and Waiver (WVR-63099) 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.

7. 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.

8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. Dedicate 30-feet of right-of-way adjacent to this site for Michelli Crest Way, 30-feet for El Campo Grande Avenue, 40-feet for Tropical Parkway and 80-feet for Alpine Ridge Way. Also dedicate a 30-foot radius on the southwest and southeast corners of Tropical Parkway and Alpine Ridge Way, a 25-foot radius at the southwest corner of Michelli Crest Way and Tropical Parkway and a 20-foot radius at the northwest corner of Michelli Crest Way and El Campo Grande.

10. Construct full street improvements on Alpine Ridge Way adjacent to this site meeting Complete Street standards including appropriate transition paving, were legally able, to the north and south concurrent with the development of this site. Construct half-street improvements on Tropical Parkway, Michelli Crest Way, and El Campo Grande Avenue adjacent to this site meeting current City Standards, including appropriate overpaving, where legally able, concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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. Enforcement of this condition may be modified by Variance VAR-63259 and Waiver WVR-63099, if approved.

11. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Right-of-Way Section of the Department of Operations and Maintenance for a Bureau of Land Management (BLM) Grant application to obtain a grant (Sewer) for the south side of Tropical Parkway on Assessor's Parcel #126-25-701-008 prior to constructing improvements on the BLM parcel. Civil Plans may be approved without the grant being authorized; however no construction on Assessor's Parcel #126-25-701-008 may occur until the grant is authorized by BLM and recorded by the Right of Way section of the Department of Operations and Maintenance. The developer must submit the BLM application to the City for review prior to submitting to BLM for authorization. If the BLM Grant application is submitted, but no activity has occurred toward obtaining the grant within one year of the submittal of the BLM application, the City will make best efforts to contact the applicant and request a project status report; however if a project status cannot be determined, the City may withdraw the grant application. If the City withdraws the application, a brand new grant application will be required when it is determined that efforts are being made toward obtaining the grant. Additionally, the applicant must accept responsibility for all stipulations required by the BLM in the offer of the grant made to the City. The off-site improvement agreement must include a section addressing the acceptance of the BLM grant stipulations prior to the City's acceptance of the BLM grant.

12. Prior to the recordation of a Final Map for this site, the legal sanitary sewer path must be approved by the Sanitary Sewer Section of the Department of Public Works.

13. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private maintenance by the Homeowner's Association.

14. 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.

15. Submit an Encroachment Agreement for landscaping and private improvements in the Tropical Parkway, Alpine Ridge Way, El Campo Grande Avenue, and Michelli Crest Way public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the 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).

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. 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.

18. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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.

19. 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 for a proposed 49-lot single-family, residential subdivision on 25.0 acres located at the southwest corner of Tropical Parkway and Michelli Crest Way in the Centennial Hills Sector of the General Plan. The parcel is currently undeveloped. This project includes a request for a Variance to allow a 1.0 Connectivity Ratio where 1.3 is required; a Variance of Complete Street Design Standards along several streets; a Waiver of the 220 feet intersection distance separation requirement; and a Tentative Map. Staff does not support the requested Variances or Waiver and recommends denial of all four applications. If denied, the parcels would remain undeveloped pending approval of future entitlements.

ISSUES

- A Variance is required to allow a 1.0 Connectivity Ratio, where 1.3 is the minimum required. Staff does not support this request.
- A Variance is required to allow no curb, gutter or sidewalks on Michelli Crest Way, Antique Ridge Court, Shrine Ridge Court, El Campo Grande Avenue, Tropical Parkway east of Alpine Ridge Way as well as non-standard curbs in the public right-of-way to allow three foot valley gutters instead of l-curbs on Antique Ridge Court and Shrine Ridge Court where Complete Street Standards are required. Staff does not support this request.
- A Waiver is required to allow a 177-foot and a 218-foot distance separation between intersections, where 220 feet is required. Staff does not support this request.

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.
02/17/16	City Council approved Rezoning (ZON-62343) from R-E (Residence Estates) zoning district to an R-D (Single Family Residential-Restricted) zoning district on 25 acres at the south of Tropical Parkway and west of Michelli Crest Way. The Planning Commission and staff recommended approval.
03/08/16	The Planning Commission voted [7-0] to hold VAR-63098, VAR-63259, WVR-63099 and TMP-63100 in abeyance to the April 12, 2016 Planning Commission meeting at applicant's request.

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
No related building permits or licenses are on file for this site.

Pre-Application Meeting	
12/23/15	Staff met with the applicant regarding a request for a 49-lot residential subdivision. The applicant was informed that this application could not be scheduled until the April 12, 2016 Planning Commission due to a pending rezoning case (ZON-62343). It was determined that a Variance for lack of Connectivity and a Waiver for reduced intersection distance separation would also be required. Staff recommended the applicant hold a Voluntary neighborhood meeting.

Neighborhood Meeting	
03/31/16	

Field Check	
01/28/16	Staff visited the site and found the parcel to be in an undisturbed natural state with desert vegetation throughout the site. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	25.0

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-D (Single-Family Residential-Restricted)
North	Single Family, Detached	RN (Rural Neighborhood) Clark County	R-E (Rural Estates Residential District) Clark County

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
	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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.065, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	10,000 SF	10,932 SF	Y
Min. Lot Width	80 Feet	84 Feet	Y
Min. Setbacks			
• Front	25 Feet	25 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	30 Feet	30 Feet	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories	2 Stories	Y
Mech. Equipment	Screened	Screened	Y

YK

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
West Tropical Parkway	Major Collector	Master Plan of Streets and Highways	80	Y
North Alpine Ridge Way				
West El Campo Grande Avenue	Minor Collector	Master Plan of Streets and Highways	60	Y
Michelli Crest Way				

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		4	
Intersection – Internal			
Cul-de-sac Terminus			4
Intersection – External Street or Stub Terminus			
Intersection – Stub Terminus w/ Temporary Turn Around Easements			
Non-Vehicular Path - Unrestricted			
Total		4.0	4.0
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.0***	

*VAR-63098 has been requested.

Streetscape Standards	***Required***	***Provided***	***Compliance***
Tropical Parkway	Three-foot amenity area and a five-foot wide sidewalk.		
Alpine Ridge Way	Three-foot amenity area and a five-foot wide sidewalk.		
El Campo Grande Avenue	Five-foot amenity area and a Five-foot wide sidewalk.		
Michelli Crest Way	Five-foot amenity area and a Five-foot wide sidewalk.		N**

Streetscape Standards	Required	Provided	Compliance
Private Residential (Mystic Ledge Court, Castle Ridge Court, Ireland Cliffs Court and Scotland Cliffs Court)	Five-foot sidewalk on each side.		

*Public Works Department has approved Deviations as a result of existing conditions.
**Variance (VAR-63259) has been requested.

Waivers		
Requirement	***Request***	***Staff Recommendation***
LVMC 19.02.140 – Internal intersection offset of 220 feet minimum from centerline to centerline	177-foot and a 218-foot	Denial

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 entitlement requests before they become the recorded owners of the parcel. The appropriate documentation is provided in the backup information on the agenda.

The parcel was annexed into the City on September 2, 2015 with a General Plan designation of L (Low Density Residential), which allows 5.49 units per acre and a zoning designation of R-E (Residence Estates). The applicant applied to rezone the property to R-D (Single Family Residential-Restricted) zoning, which City Council approved on February 17, 2016. The site is composed of 25 acres; therefore, a maximum of 109 units would be allowed under the R-D (Single Family Residential-Restricted) zoning district. However, once streets are included, the number of units that could be created to code standards would be much lower. 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 subdivision development pattern.

The project features four east/west oriented cul-de-sac streets. However, the proposed design does not meet the minimum Connectivity Ratio of 1.3, requiring the need of a Variance. The purpose of the Connectivity Ration of 1.3 is to create a pedestrian-friendly pattern that encourages walking and biking activities. The project is able to be designed to meet this requirement with an alternative layout. The applicant is creating their own hardship and therefore, does not meet the minimum requirements for staff to recommend approval of the request.

The applicant is also requesting a Variance to allow no curb, gutter or sidewalks on Michelli Crest Way, Antique Ridge Court, Shrine Ridge Court, El Campo Grande Avenue, Tropical Parkway east of Alpine Ridge Way as well as non-standard curbs in the public right-of-way to allow three foot valley gutters instead of l-curbs on Antique Ridge Court and Shrine Ridge Court, where Complete Street Standards are required. There is ample room within the right-of-way to meet these requirements without impacting the proposed adjacent lot sizes. The applicant has provided no reason for not wanting to install the required standards. As such, the applicant has created their own hardship and does not meet the minimum threshold requirements for a Variance. Therefore, staff does not support this request.

A Waiver to allow two intersection distance separation offsets is also required for the proposed project. A minimum of 220 feet is required between intersections. The applicant is requesting the intersection offset between Tropical Parkway and Mystic Ledge Court to be only 177 feet and the intersection offset between Ireland Cliffs Court and Corbett Street to be 218 feet. Staff finds that the project could be designed in such a fashion as to eliminate the need for this Waiver with an alternative layout. Staff does not support this request.

This project will add approximately 469 trips per day collectively on Michelli Crest Way, Alpine Ridge Way, Tropical Parkway and Centennial Parkway. Centennial Parkway is currently at about 30 percent of capacity and upon buildout of this project is projected to be at about 33 percent of capacity. Traffic counts are not available at this time for Michelli Crest Way, Alpine Ridge Way or Tropical Parkway, but they are believed to be under capacity. Based on Peak Hour use, this development will add roughly 49 additional cars, or about one every minute, into the area.

The submitted cross sections do not show the existing grade cross slopes and therefore, the cross slopes of the site is undeterminable. It appears that the north/south cross slope is less than 2% while the east/west cross slope is greater than 2%. Staff notes that the cross sections on page six of this Tentative Map show four-foot maximum retaining walls for the perimeter in both the north/south cross section and the east/west cross section. These are within code requirements.

All proposed lots exceed the minimum lot size of 10,000 square feet for an R-D (Single Family Residential-Restricted) zoning district. The lot sizes range from 10, 932 square feet up to 25,422 square feet. The larger lots are found on the eastern half of the project off Michelli Crest Way, with the smaller lots on the western portion of the site located off Alpine Ridge Way. Although no open space is required with this project, the applicant is providing 17,357 square feet of open space. This can be found in the landscaping that is being provided along the right-of-way frontages throughout the project.

The Clark County School District was notified of this proposed project, but provided no comments.

Staff recommends denial of the project as a result of the two Variances and one Waiver the development requires. The project could be designed in such a way as to meet all code requirements without the loss of density the applicant would like to maintain.

FINDINGS (VAR-63098)

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 meet the Connectivity Ratio required by code. Additional links could be added 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-63259)

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 installing the required Complete Street Design Standards. There is enough space within the rights-of-way to install the requirements 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-63099)

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, as a result of the two additional Variances requested, staff does not support this request.

FINDINGS (TMP-63100)

The proposed Tentative Map conforms to Nevada Revised Statues. However, the project requires two Variances and a Waiver from Title 19 Development Standards. Staff does not support these requests; therefore, does not support the Tentative Map proposal.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 137 - VAR-63098 and VAR-63259
137 - WVR-63099 and TMP-63100

APPROVALS 1 - VAR-63098 and VAR-63259
1 - WVR-63099 and TMP-63100

PROTESTS 9 - VAR-63098 and VAR-63259
8 - WVR-63099 and TMP-63100

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-63098 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-63042
01/21/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

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 RNP proposed L **Zoning:** existing R-E proposed R-D

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

Gross Acres 25.8 **Lots/Units** 49 **Density** 1.9

Additional Information To develop 49 lots on 25 acres

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* _____

*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 #	VAR-63098
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-63042
01/21/16

Revised 10/27/08

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

BLM SITE 11
TENTATIVE MAP
A RESIDENTIAL SUBDIVISION

LEGAL DESCRIPTION

126-25-701-001:
THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M. AND THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

LAND USE TABULATION

LAND USE DESIGNATION

EXISTING CLV ZONING	R-E
PROPOSED CLV ZONING	R-D
MINIMUM LOT SIZE (SF)	10,932 SF

SITE SUMMARY

TOTAL UNITS	49 UNITS
GROSS ACREAGE	25.8 ACRES
GROSS DENSITY	1.9 UNITS/ACRE
OPEN SPACE REQUIRED	NONE

OPEN SPACE PROVIDED

COMMON ELEMENT "A"	3,615 SF
COMMON ELEMENT "B"	589 SF
COMMON ELEMENT "C"	1,463 SF
COMMON ELEMENT "D"	718 SF
TOTAL	6,385 SF

PARKING ANALYSIS

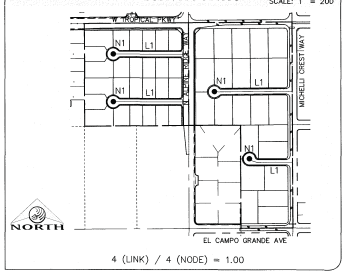
TOTAL LOTS:	49
REQUIRED SPACES: (2 PER HOUSE)	98
PROVIDED SPACES: (2 PER HOUSE)	98

EST. SEWAGE CONTRIBUTION

AVERAGE FLOW = 0.012 MILLION GALLONS PER DAY
PEAK FLOW = 0.042 MILLION GALLONS PER DAY
WET PEAK FLOW = 0.0525 MILLION GALLONS PER DAY

CONNECTIVITY RATIO

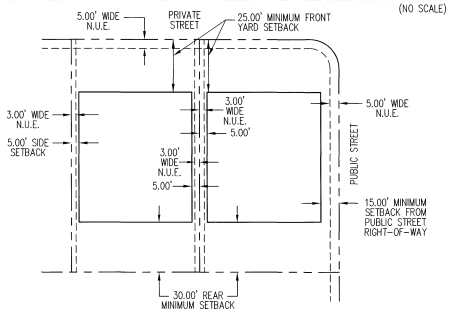
SCALE: 1" = 200'



4 (LINK) / 4 (NODE) = 1.00

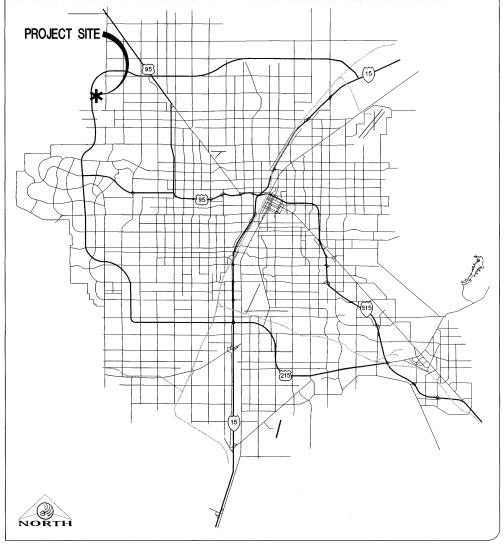
TYPICAL LOT

(NO SCALE)



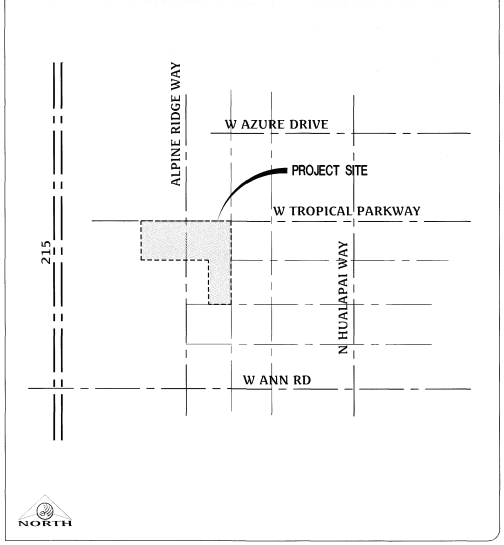
AREA MAP

SCALE: NONE



VICINITY MAP

SCALE: NONE



GENERAL LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 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
- RETAINING WALL
- PROPOSED AC PAVING
- SAWCUT LINE
- EXISTING FENCE
- EXISTING GAS
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- PROPOSED SEWER LATERAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- LOT NUMBER
- PROPOSED 250W STREETLIGHT
- EXISTING STREETLIGHT

ASSESSOR'S PARCEL NUMBER

126-25-701-001

OWNER

U S A

DEVELOPER

DR HORTON
1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NEVADA 89014
PHONE: (702) 635-3600

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
6755 W. CHARLESTON BLVD STE A
LAS VEGAS, NV 89146
OFFICE: (702) 524-4085

DEVIATIONS NOTE

1. OFFSET INTERSECTIONS ARE LESS THAN REQUIRED. (WAIVER)
2. CONNECTIVITY RATIO IS 1.00 WHERE 1.3 IS REQUIRED. (VARIANCE)
3. NON-COMPLETE STREET STANDARDS, NO STREET LIGHTS, CURB, GUTTER OR SIDEWALK ON MICHELLI CREST WAY, ANTIQUE RIDGE COURT, SHRINE RIDGE COURT, EL CAMPO GRANDE AVENUE, AND TROPICAL PARKWAY EAST OF ALPINE RIDGE WAY (VARIANCE).
4. NON STANDARD CURB IN PUBLIC R/W (3' VALLEY GUTTER INSTEAD OF L-CURB) ON ANTIQUE RIDGE COURT AND SHRINE RIDGE COURT (VARIANCE).

NOTES

1. ALL EXTERIOR STREETS ARE PUBLIC. ALL INTERIOR STREETS ARE PRIVATE WITH SIDEWALK ON BOTH SIDES OF THE STREET.
2. UTILITY SERVICES TO BE PROVIDED BY:
   CITY OF LAS VEGAS SEWER
   LAS VEGAS VALLEY WATER DISTRICT
   CENTURYLINK TELEPHONE
   REPUBLIC SERVICES
   SOUTHWEST GAS COMPANY
   NV ENERGY
3. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED, (AND WILL MAINTAIN LANDSCAPING AND PRIVATE STREETS), THEREFORE, CC&R'S WILL BE REQUIRED.
4. THERE ARE NO OBSERVABLE FAULTS OR FISSURES LOCATED ON THIS SITE.
5. AS PROPOSED, DEVELOPMENT IS CONSIDERED FEASIBLE FROM A GEOTECHNICAL STANDPOINT.
6. GROUNDWATER WAS NOT OBSERVED DURING EXCAVATIONS AND IS NOT SHOWN ON MAPS OF KNOWN GROUNDWATER ELEVATIONS IN THE AREA TO BE WITHIN 20 FEET OF THE KNOWN GROUND ELEVATION.
7. THIS SITE IS LOCATED IN ZONE X PER FEMA MAP #32003C1750E. ZONE X IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
8. SOILS REPORT PREPARED BY:
   GEOTEK RESIDENTIAL, LLC
   PROJECT No. 12699-LVR
   DATED: DECEMBER 8, 2015
9. WATER AND SEWER EXIST ADJACENT TO THE SITE.

BASIS OF BEARING

NORTH 89°27'31" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 196, PAGE 87 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

BENCHMARK # 1C9925SSW6

RIVET AND SQUARE ALUMINUM PLATE IN NORTHEAST CORNER OF A CONCRETE BASE FOR LARGE POWER POLE (#40-B) AT THE WEST END OF ANN ROAD

ELEVATION = 880.421 METERS (NAVD'88)
ELEVATION = 2,88.51 U.S. FEET (NAVD'88)

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	TENTATIVE MAP
3	TENTATIVE MAP
4	TENTATIVE MAP
5	DETAILS
6	SECTIONS

FOR

DR HORTON

1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NV 89014
PHONE: (702) 635-3600

BY

Triton Engineering
6757 W. Charleston Boulevard
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

NO.	DESCRIPTION	DATE	APP'D

DATE : 10/15/16
DRAWN BY : J. PEARCE
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007-104
SCALE : NONE

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DR HORTON
BLM SITE 11
COVER SHEET

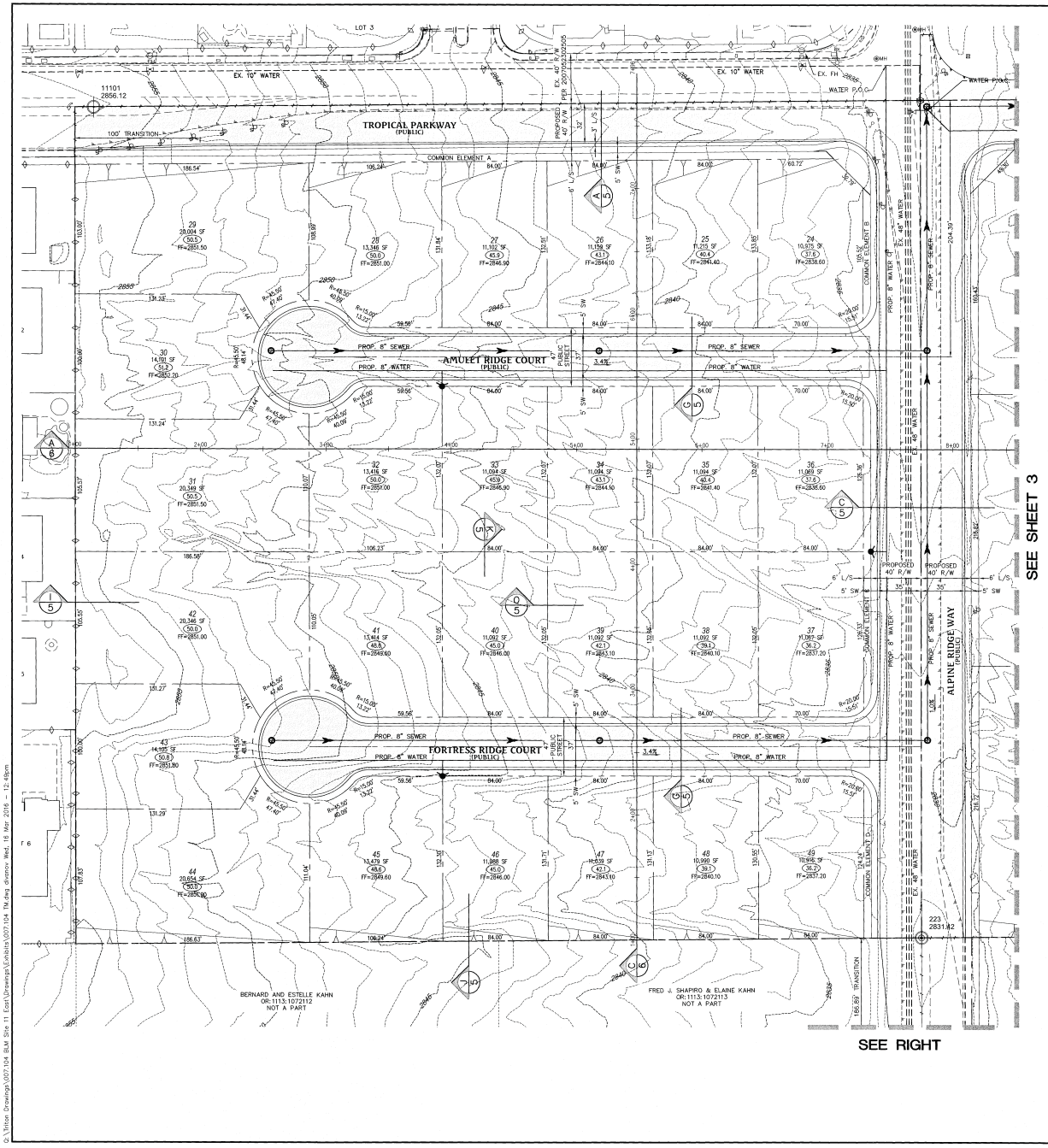
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552
STATE OF NEVADA
PROFESSIONAL ENGINEER

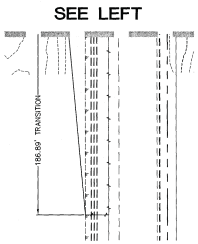
PR-63042
09/16/16

SHEET 1 OF 6
C.L.V. DWG.#

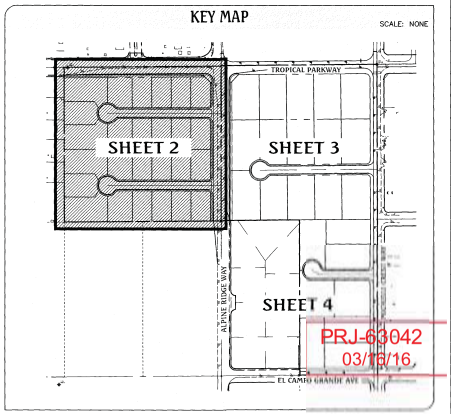
G:\Triton Drawings\007-104 BLM Site 11 East\Drawings\Exhibits\007-104 TM.dwg dlorenz Wed, 19 Mar 2016 - 3:20pm

VAR-63098, VAR-63259, WVR-63099 and TMP-63100 - REVISED









PRJ-63042
03/16/16

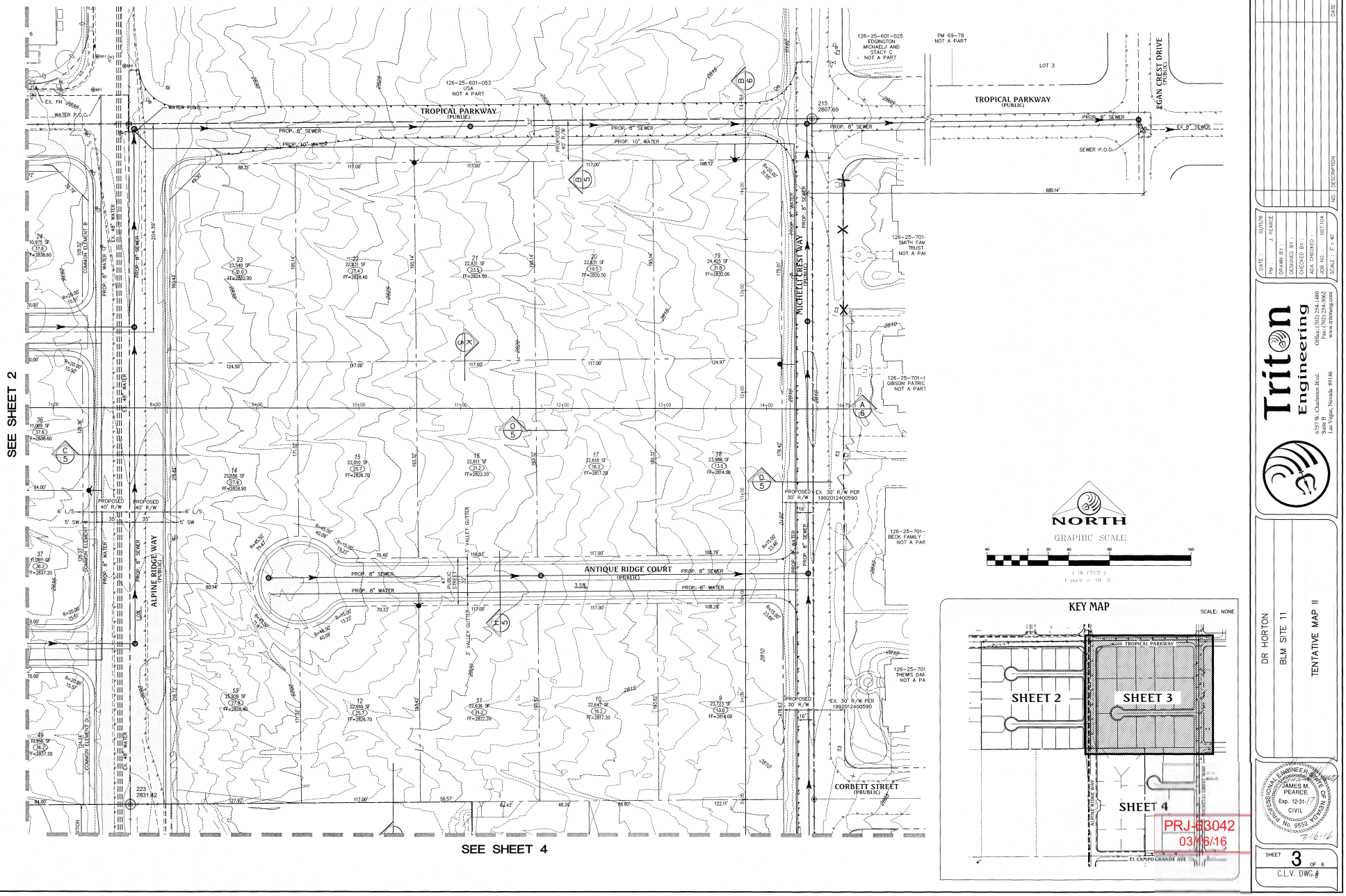
Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada, 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DR HORTON
BLM SITE 11
TENTATIVE MAP I

JAMES M. PEARCE
Exp. 12-31-/
CIVIL
No. 9552
PROFESSIONAL ENGINEER
STATE OF NEVADA
3-16-16

SHEET 2 OF 6
C.L.V. DWG.#

VAR-63098, VAR-63259, WVR-63099 and TMP-63100 - REVISED



NO.	DESCRIPTION	DATE	APP'D

DATE: 03/15/16
PM: J. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
AGA CHECKED:
JOB NO.: 007.104
SCALE: 1" = 40'

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3962
www.tritoneng.com

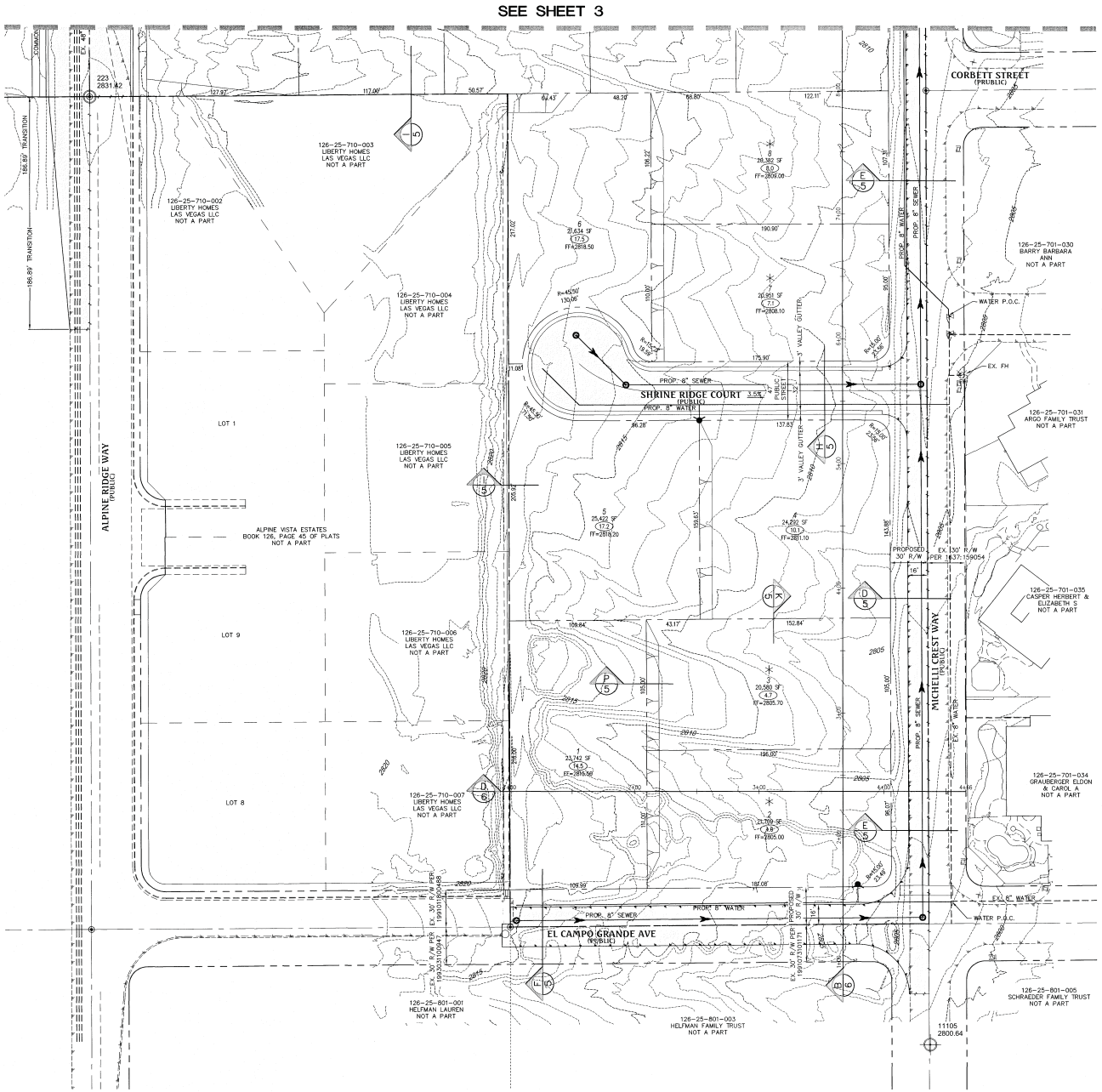
DR HORTON
BLM SITE 11
TENTATIVE MAP II

PROFESSIONAL ENGINEER
JAMES M. PEARCE
Exp. 12-31-17
No. 9852
CIVIL
STATE OF NEVADA
3-16-16

PRJ-63042
03/16/16

SHEET 3 OF 6
C.L.V. DWG. #

VAR-63098, VAR-63259, WVR-63099 and TMP-63100 - REVISED



DR HORTON
BLM SITE 11
TENTATIVE MAP III

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1400
Fax: (702) 254-3062
www.tritonengineering.com

DATE : 03/15/16
PM : J. PEARCE
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007-104
SCALE : 1" = 40'

NO. DESCRIPTION DATE APP'D

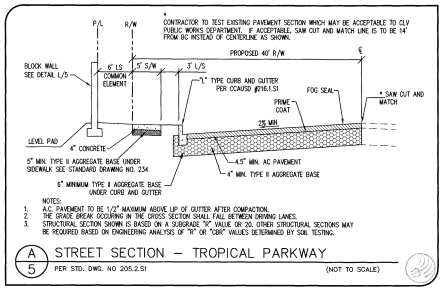
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
STATE OF NEVADA
No. 9552
PROFESSIONAL ENGINEER

PRJ-63042
03/16/16

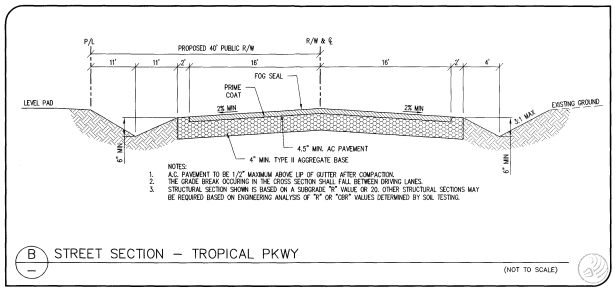
SHEET 4 OF 6
C.L.V. DWG.#

C:\Triton Drawings\007-104 BLM Site 11 Exist\Drawings\Exhibits\007-104 TM.dwg divorov Wed, 16 Mar 2016 - 12:49pm

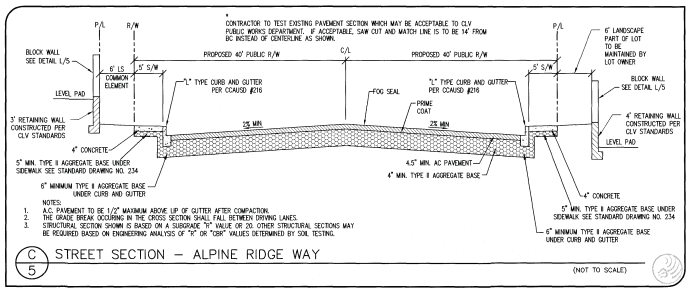
VAR-63098, VAR-63259, WVR-63099 and TMP-63100 - REVISED



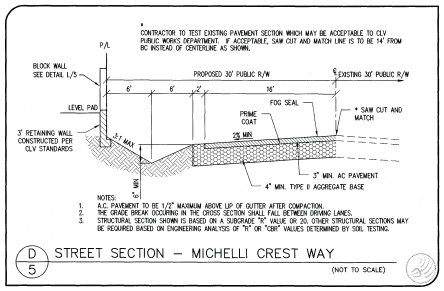
A 5 STREET SECTION – TROPICAL PARKWAY
PER STD. DWG. NO 205.2.S1 (NOT TO SCALE)



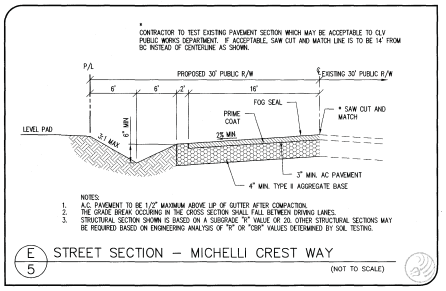
B – STREET SECTION – TROPICAL PKWY
(NOT TO SCALE)



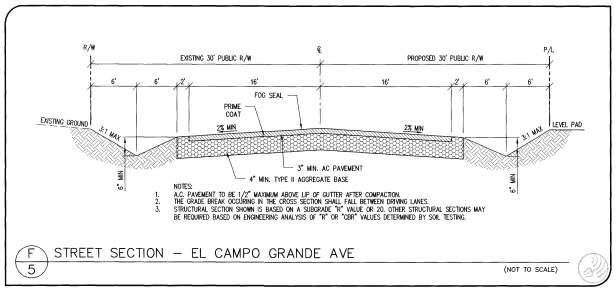
C 5 STREET SECTION – ALPINE RIDGE WAY
(NOT TO SCALE)



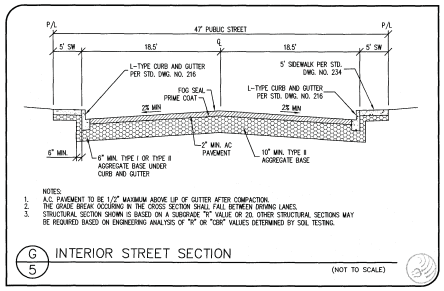
D 5 STREET SECTION – MICHELLI CREST WAY
(NOT TO SCALE)



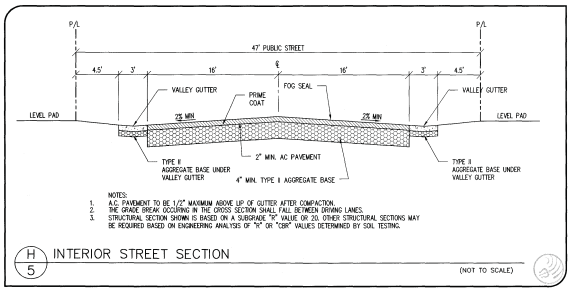
E 5 STREET SECTION – MICHELLI CREST WAY
(NOT TO SCALE)



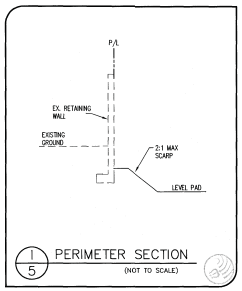
F 5 STREET SECTION – EL CAMPO GRANDE AVE
(NOT TO SCALE)



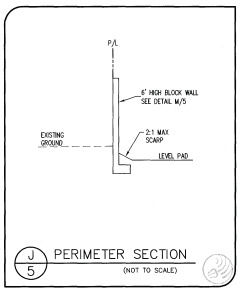
G 5 INTERIOR STREET SECTION
(NOT TO SCALE)



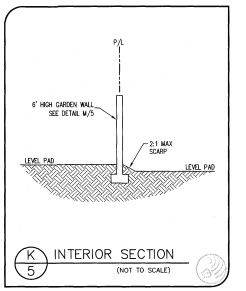
H 5 INTERIOR STREET SECTION
(NOT TO SCALE)



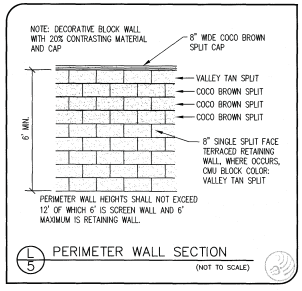
I 5 PERIMETER SECTION
(NOT TO SCALE)



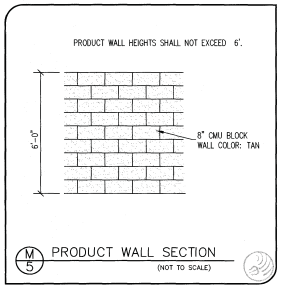
J 5 PERIMETER SECTION
(NOT TO SCALE)



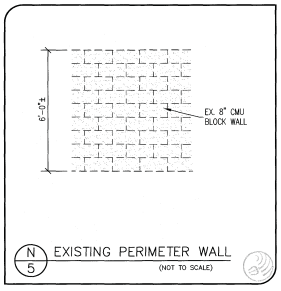
K 5 INTERIOR SECTION
(NOT TO SCALE)



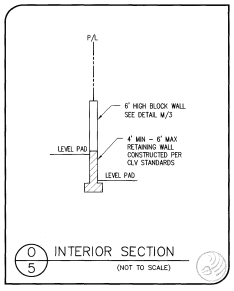
L 5 PERIMETER WALL SECTION
(NOT TO SCALE)



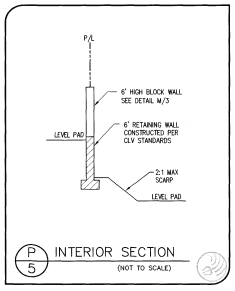
M 5 PRODUCT WALL SECTION
(NOT TO SCALE)



N 5 EXISTING PERIMETER WALL
(NOT TO SCALE)



O 5 INTERIOR SECTION
(NOT TO SCALE)



P 5 INTERIOR SECTION
(NOT TO SCALE)

PRJ-63042
03/16/16

DR HORTON
BLM SITE 11
DETAILS

Triton Engineering
6767 W. Charleston Blvd. Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1490
Fax: (702) 254-1492
www.tritonnv.com

DATE: 10/15/16
PM: J. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
ADA CHECKED
JOB NO.: 007.104
SCALE: NONE

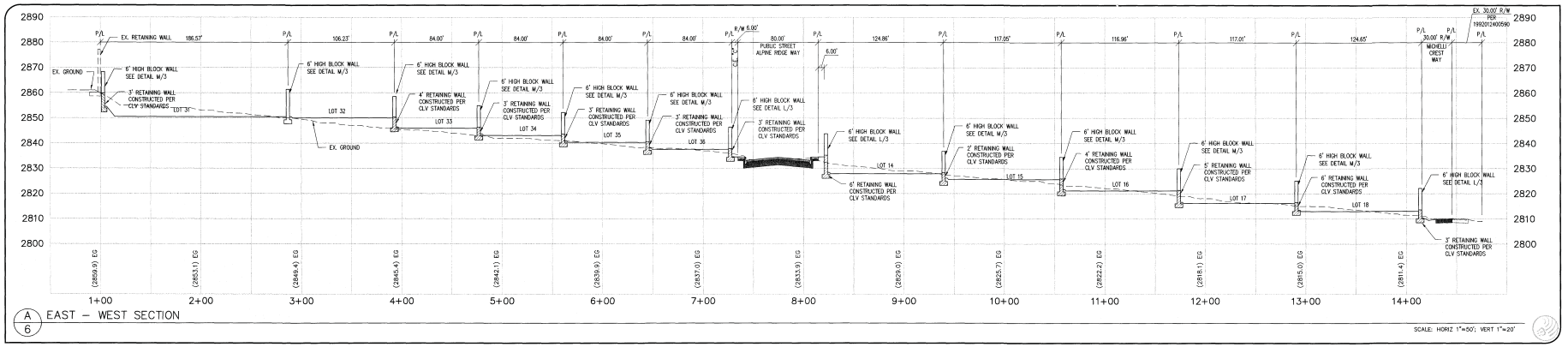
NO. DESCRIPTION DATE APP'D

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-
CIVIL
No. 8552

SHEET 5 OF 6
C.L.V. DWG.#

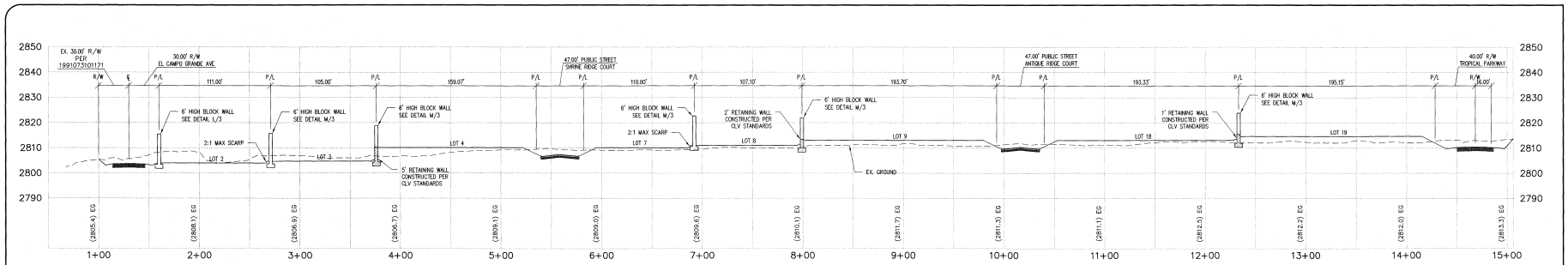
G:\Triton Drawings\007.104 BLM Site 11 East\Drawings\Exhibits\007.104 TM.dwg, dromov, Wed, 16 Mar 2016 - 12:50pm

VAR-63098, VAR-63259, WVR-63099 and TMP-63100 - REVISED



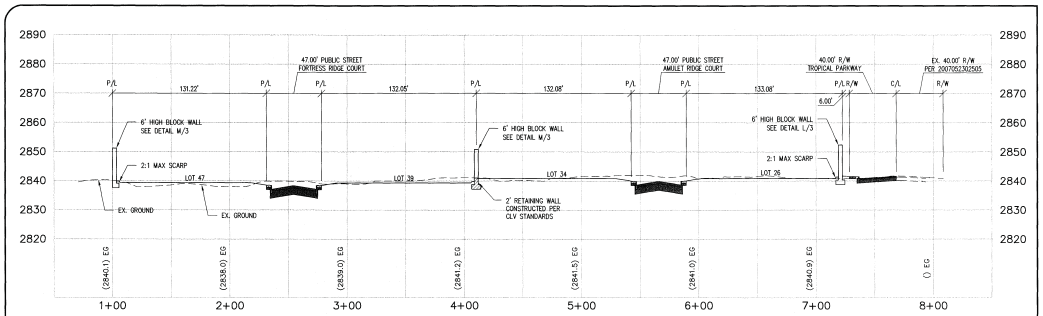
A 6 EAST – WEST SECTION

SCALE: HORIZ 1"=50'; VERT 1"=20'



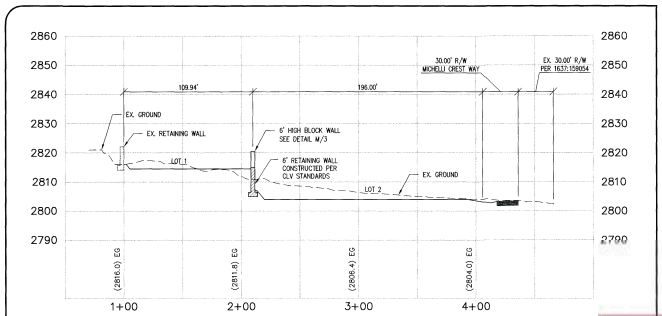
B 6 NORTH – SOUTH SECTION

SCALE: HORIZ 1"=50'; VERT 1"=20'



C 6 NORTH – SOUTH SECTION

SCALE: HORIZ 1"=50'; VERT 1"=20'



D 6 EAST – WEST SECTION

SCALE: HORIZ 1"=50'; VERT 1"=20'

PRJ-63042
03/16/16

NO.	DESCRIPTION	DATE	APP'D

DATE : 03/15/16
PM : J. PEARCE
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.104
SCALE : NONE

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritonengr.com

DR HORTON
BLM SITE 11
SECTIONS

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-
CIVIL
No. 9552
3-16-16

SHEET 6 OF 6
C.L.V. DWG.#

Q:\Triton Drawings\007.104 BLM Site 11 East\Drawings\Exhibits\007.104 TM.dwg dianov Wed, 16 Mar 2016 - 12:51pm

VAR-63098, VAR-63259, WVR-63099 and TMP-63100 - REVISED



VICINITY MAP

SCALE: NONE

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

PRJ-63042
01/21/16

DR HORTON
BLM SITE 11
OVERALL SITE

Triton Engineering
6757 W Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office (702) 254-1480
Fax (702) 254-5065
www.tritoneng.com

DATE : 01/21/16
PM : J. PEARCE
DRAWN BY :
DESIGNED BY :
CHECKED BY :
KDA CHECKED :
JOB NO. : 007.104
SCALE : 1" = 80'

NO. | DESCRIPTION | DATE | APP'D

PROFESSIONAL ENGINEER
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552
STATE OF NEVADA
1-21-16

SHEET 7 OF 7
C.L.V. DWG.#

G:\Triton Drawings\007.104 BLM Site 11 East\Drawings\Exhibits\007.104_TM_Combined--012116.dwg kwittwer Thu, 21 Jan 2016 - 11:53am

VAR-63098, VAR-63259, WVR-63099 and TMP-63100



VAR-63098 [PRJ-63042] - VARIANCE RELATED TO VAR-63259, WVR-63099 AND TMP-63100 - APPLICANT: DR HORTON, INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT
SOUTHWEST CORNER OF TROPICAL PARKWAY AND MICHELLI CREST WAY

01/28/16



VAR-63098 [PRJ-63042] - VARIANCE RELATED TO VAR-63259, WVR-63099 AND TMP-63100 - APPLICANT: DR HORTON, INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT
SOUTHWEST CORNER OF TROPICAL PARKWAY AND MICHELLI CREST WAY

01/28/16



VAR-63098 [PRJ-63042] - VARIANCE RELATED TO VAR-63259, WVR-63099 AND TMP-63100 - APPLICANT: DR HORTON, INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT
SOUTHWEST CORNER OF TROPICAL PARKWAY AND MICHELLI CREST WAY

01/28/16



VAR-63098 [PRJ-63042] - VARIANCE RELATED TO VAR-63259, WVR-63099 AND TMP-63100 - APPLICANT: DR HORTON, INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT
SOUTHWEST CORNER OF TROPICAL PARKWAY AND MICHELLI CREST WAY

01/28/16



VAR-63098 [PRJ-63042] - VARIANCE RELATED TO VAR-63259, WVR-63099 AND TMP-63100 - APPLICANT: DR HORTON, INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT
SOUTHWEST CORNER OF TROPICAL PARKWAY AND MICHELLI CREST WAY

01/28/16

Triton
Engineering

March 15, 2016

City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Subject: REVISED Justification letter for a Tentative Map, Variance and Waiver on Parcel #126-25-701-001, BLM SITE 11 WEST

To whom it may Concern:

As representatives of DR HORTON we respectfully submit a Tentative Map, Variance and Waiver 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 and located within City of Las Vegas.

The applicant is proposing a 49 lot, single-family detached residential development on approximately 25.8 acres with a density of 1.9 units per acre. The minimum lot size is 10,932 SF. The site plan includes 17,357 square feet of open space where no open space is required.

Along with this tentative map we would like to request the following Variance & Waiver:

1. Request for a variance to allow a 1.0 connectivity ratio where the minimum is 1.3
2. Request for a variance to non-complete street standards per title 19.02.130 to allow no street lights, curb, gutter or sidewalks on Michelli Crest Way, Antique Ridge Court, Shrine Ridge Court and El Campo Grande Ave, Tropical Parkway east of Alpine Ridge Way. As well as non standard curb in public right-of-way to allow 3' valley gutter instead of L-curb on Antique Ridge Court and Shrine Ridge Court.
3. Request for a waiver per Title 19.02 to allow a reduced street separation distance between external intersections of 177 feet where 220 feet is required.

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

PRJ-63042
03/16/16

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

VAR-63098, VAR-63259, WVR-63099 and TMP-63100 - REVISED

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**

PRJ-63042
01/21/16

VAR-63098, VAR-63259, WVR-63099 and TMP-63100

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-63042
01/21/16

VAR-63098, VAR-63259, WVR-63099 and TMP-63100

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.

PRJ-63042
01/21/16

VAR-63098, VAR-63259, WVR-63099 and TMP-63100

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

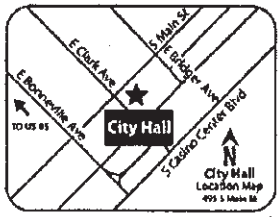
Date

SIGNED

PRJ-63042
01/21/16

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-63098 & VAR-63259 [PRJ-63042]
Planning Commission Meeting of 3/8/2016

97 LRDFNPI 63145

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

RECEIVED

FEB 29 2016

City of Las Vegas
Dept. of Planning

Case: VAR-63098
12625211005
GIBSON FAMILY TRUST
GIBSON DONALD & BARBARA J TRS
6014 ALPINE ESTATES CIR
LAS VEGAS NV 89149-2023

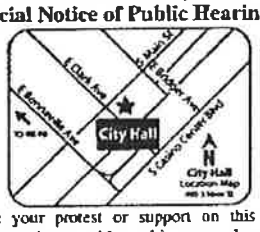
31-32P

Gibson
702-656-5226
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



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-63098 & VAR-63259 [PRJ-63042]
Planning Commission Meeting of 3/8/2016

RECEIVED
MAR 3 2016
City of Las Vegas
Dept. of Planning

Case: VAR-63098
126257010010
STAVARACHE ROBERT
10155 W TROPICAL PKWY
LAS VEGAS NV 89149-1208

57 LRDFNPI 89143

2016-03-02 07:13 Las Vegas TMU 7027395811 >> City of Las Vegas P 2/2

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



RECEIVED
MAR 3 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.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-63098 & VAR-63259 [PRJ-63042]
Planning Commission Meeting of 3/8/2016

Case: VAR-63098
12625601021
ALTRECHE SUZANNE & DARREN
6170 CORTNEY RIDGE CT
LAS VEGAS NV 89149

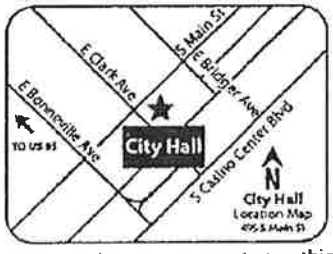
89149

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-63098 & VAR-63259 [PRJ-63042]

Planning Commission Meeting of 3/8/2016

97 LRDFNP1 89149

RECEIVED

MAR 3 2016

City of Las Vegas
Dept. of Planning

Case: VAR-63098

12625701015
SEIDLINGER LIVING TRUST
SEIDLINGER RAY JR & DIANE TRS
10160 CORBETT AVE
LAS VEGAS NV 89149-1232

31-32P

RECEIVED

MAR 7 2016

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
US Postage
NV
630

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-63098 & VAR-63259 [PRJ-63042]
Planning Commission Meeting of 3/8/2016

We object and oppose the variance as we do not wish to see the density of housing in this area change from that which we committed to when we purchased fifteen years ago. We believe it to be a breach of faith and understanding, and there is no need to increase the density of housing as that is what makes this area unique and enjoyable for those living here now. Do not approve variance to increase density in this area. Thank You.

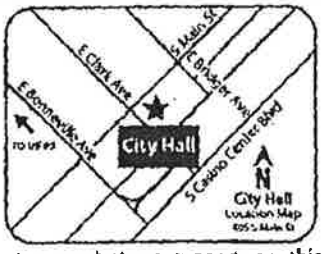
Case: VAR-63098
12825601033
HUMMEL WILLIAM R & SUSAN MURPHY
6025 EGAN CREST DR
LAS VEGAS NV 89149-1247

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



RECEIVED
MAR 7 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.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-63098 & VAR-63259 [PRJ-63042]
Planning Commission Meeting of 3/8/2016

Case: VAR-63098
12625210023
JENNINGS WILLIAM B
6138 ROCKETMAN CIR
LAS VEGAS NV 89149-1387

97 LRDFNPI 89149

page 1

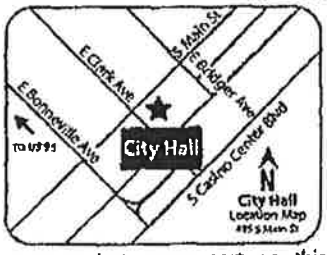
Mar 03 2016 04:16PM HP Fax

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



RECEIVED
MAR 7 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.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-63098 & VAR-63259 [PRJ-63042]
Planning Commission Meeting of 3/8/2016

Case: VAR-63098
12625701003
SMITH FAMILY TRUST
SMITH JULIANA B TRS
5980 MICHELLI CREST WY
LAS VEGAS NV 89149-1218

ST LRDFNPI 89149

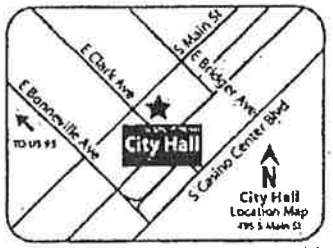
31-32P

WHEN HORTON purchased THE ppty they KNEW THE RULES - They should Abide by them. OUR AREA wants be rural - NOT jammed with SMALL LOTS & TINY Houses.

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

MAR 3 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.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-63098 & VAR-63259 [PRJ-63042]
Planning Commission Meeting of 3/8/2016

Case: VAR-63098
12625601019
MARTINSON DAVID FARR & ROSALIE K
10261 BRIGHT ANGEL WY
LAS VEGAS NV 89149-1256

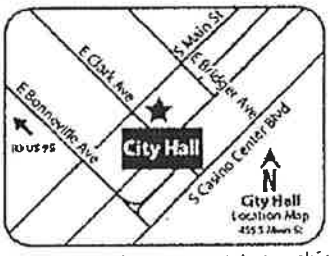
97 LRDFNPI 89149

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-63098 & VAR-63259 [PRJ-63042]
Planning Commission Meeting of 3/8/2016

RECEIVED
MAR 3 2016
City of Las Vegas
Dept. of Planning

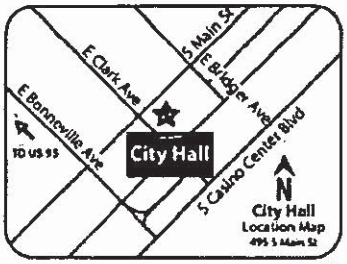
Case: VAR-63098
12625213006
HUME PAUL W & DAWN E
6014 GOLDEN AROWANA WAY
LAS VEGAS NV 89149

97 LRDFHP1 89149

31-32A

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-63098 & VAR-63259 [PRJ-63042]

Planning Commission Meeting of 3/8/2016

97 LRDFMPI 89149

PRSRT STD
U.S. Postage
NV
630

We object and oppose the variance as we do not wish to see the density of housing in this area change from that which we committed to when we purchased fifteen years ago. We believe it to be a breach of faith and understanding, and there is no need to increase the density of housing as that is what makes this area unique and enjoyable for those living here now. Do not approve variance to increase density in this area. Thank-You

RECEIVED

MAR 14 2016

City of Las Vegas
Dept. of Planning

Case: VAR-63098

12625601033
HUMMEL WILLIAM R & SUSAN MURPHY
6025 EGAN CREST DR
LAS VEGAS NV 89149-1247

28-29P

City of Las Vegas Agenda Item No.: **29.**

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

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

SUBJECT:
ABEYANCE - RENOTIFICATION - VAR-63259 - VARIANCE RELATED TO VAR-63098 - PUBLIC HEARING - APPLICANT: DR HORTON INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT - For possible action on a request for a Variance TO ALLOW NO CURB, GUTTER OR SIDEWALKS ON MICHELLI CREST WAY, ANTIQUE RIDGE COURT, SHRINE RIDGE COURT, EL CAMPO GRANDE AVENUE, TROPICAL PARKWAY EAST OF ALPINE RIDGE WAY AS WELL AS NON-STANDARD CURBS IN THE PUBLIC RIGHT-OF-WAY TO ALLOW THREE FOOT VALLEY GUTTERS INSTEAD OF L-CURBS ON ANTIQUE RIDGE COURT AND SHRINE RIDGE COURT WHERE COMPLETE STREET STANDARDS ARE REQUIRED on 25.00 acres at the southwest corner of Tropical Parkway and Michelli Crest Way (APN 126-25-701-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-63042]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**9**	**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. 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-63259 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-63042
01/21/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

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 RNP proposed L **Zoning:** existing R-E proposed R-D

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

Gross Acres 25.8 **Lots/Units** 49 **Density** 1.9

Additional Information To develop 49 lots on 25 acres

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* _____

*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 #	VAR-63259
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-63042
01/21/16

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **30.**

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

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

SUBJECT:
ABEYANCE - RENOTIFICATION - WVR-63099 - WAIVER RELATED TO VAR-63098 AND VAR-63259 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT - For possible action on a request for a Waiver TO ALLOW A 177-FOOT AND 218-FOOT EXTERNAL INTERSECTION OFF SETS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED AND TO ALLOW NO STREETLIGHTS ON MICHELLI CREST WAY, ANTIQUE RIDGE COURT, SHRINE RIDGE COURT, EL CAMPO GRANDE AVENUE AND TROPICAL PARKWAY, EAST OF ALPINE RIDGE WAY on 25.00 acres at the southwest corner of Tropical Parkway and Michelli Crest Way (APN 126-25-701-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-63042]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**8**	**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. Supporting Documentation
3. Protest Email/Postcards and Support Postcard for WVR-63099 and TMP-63100 [PRJ-63042]

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-63099 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 Bros

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-63042
01/21/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

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 RNP proposed L **Zoning:** existing R-E proposed R-D

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

Gross Acres 25.8 **Lots/Units** 49 **Density** 1.9

Additional Information To develop 49 lots on 25 acres

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* _____

*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 #	WVR-63099
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-63042
01/21/16

Revised 10/27/08

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

Nora Lares

From: Chrystal L. Jacobs
Sent: Monday, March 07, 2016 6:36 AM
To: Nora Lares; Carman Burney
Subject: FW: Internet Submission - Planning Variance Opposition

RECEIVED
MAR 7 2016
City of Las Vegas
Dept. of Planning

-----Original Message-----
From: hummelbill@att.net [mailto:hummelbill@att.net]
Sent: Saturday, March 05, 2016 1:01 PM
To: Planning Internet Email
Subject: Internet Submission - Planning Variance Opposition

Citizen Name: William R & Susan M Hummel

Protest

Email: hummelbill@att.net

IP Address: 67.232.133.17

Comments: Re: WVR-63099 & TMP-63100 (PRJ-63042) re Planning Commission Meeting 3/8/2016

We object and oppose the variance as we do not wish to see the density of housing in this area change from that which we committed to when we purchased fifteen years ago. We believe it to be a breach of faith and understanding, and there is no need to increase the density of housing as that is what makes this area unique and enjoyable for those living here now. Do not approve variance to increase density in this area. Thank You.

Date: 3/5/2016 1:00:46 PM

Submitted after final agenda
Date 3/7/16 Item 33-34P

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

no!

Please use available blank space on card for your comments.

WVR-63099 & TMP-63100 [PRJ-63042]
Planning Commission Meeting of 3/8/2016

ST LRDFMPI 89149

RECEIVED
MAR 3 2016
City of Las Vegas
Dept. of Planning

Case: VAR-63099
12625601021
ALTRECHE SUZANNE & DARREN
6170 CORTNEY RIDGE CT
LAS VEGAS NV 89149

Submitted after final agenda

Date 3/3/16 Item 33-34P

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.

WVR-63099 & TMP-63100 [PRJ-63042]

Planning Commission Meeting of 3/8/2016

97 LADFNPI 89149

RECEIVED

MAR 3 2016

City of Las Vegas
Dept. of Planning

Case: VAR-63098

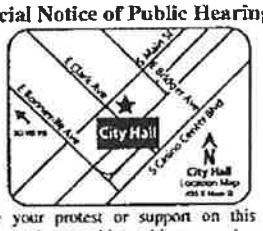
12625601026
TOTH FAMILY LIVING TRUST
TOTH FRANCIS J III & BONNIE L TR
6085 EGAN CREST DR
LAS VEGAS NV 89149-1247

33-34 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.

WVR-63099 & TMP-63100 [PRJ-63042]
Planning Commission Meeting of 3/8/2016

97 LRDFNPI 89149

RECEIVED

MAR 3 2016

City of Las Vegas
Dept. of Planning

Case: VAR-63098
12625701010
STAVARACHE ROBERT
10155 W TROPICAL PKWY
LAS VEGAS NV 89149-1208

2016-03-02 07:13 Las Vegas TMU 7027395811 >> City of Las Vegas P 1

33-34P

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



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.

WVR-63099 & TMP-63100 [PRJ-63042]
Planning Commission Meeting of 3/8/2016

ST LRDFMP1 89149

RECEIVED
MAR 3 2016
City of Las Vegas
Dept. of Planning

Case: VAR-63098
12625701031
ARGO FAMILY TRUST
5850 S MICHELLI CREST WAY
LAS VEGAS NV 89149-1217

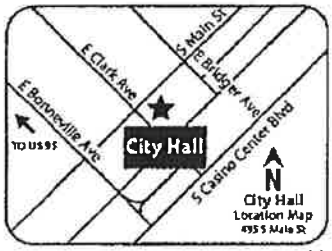
Mar 01 16 06:00p

33-34 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.

WVR-63099 & TMP-63100 [PRJ-63042]

Planning Commission Meeting of 3/8/2016

ST LRDFNPI 89149

RECEIVED

MAR 3 2016

City of Las Vegas
Dept. of Planning

Case: VAR-63098

12525701015
SEIDLINGER LIVING TRUST
SEIDLINGER RAY JR & DIANE TRS
10160 CORBETT AVE
LAS VEGAS NV 89149-1232

33-34P

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.

WVR-63099 & TMP-63100 [PRJ-63042]
Planning Commission Meeting of 3/8/2016

RECEIVED

MAR 7 2016

City of Las Vegas
Dept. of Planning

Case: VAR-63098

12625701003
SMITH FAMILY TRUST
SMITH JULIANA B TRS
5980 MICHELLI CREST WY
LAS VEGAS NV 89149-1218

97 LRDFNPI 89149

33-34P

WHEN HORTON purchased the ppty they KNEW THEY RULES – They should abide by them. OUR AREA WAS to be rural – NOT JAMMED with SMALL LOTS & TINY HOUSES.

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
MAR 3 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: VAR-63098
12625601019
MARTINSON DAVID FARR & ROSALIE K
10261 BRIGHT ANGEL WY
LAS VEGAS NV 89149-1256

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
WVR-63099 & TMP-63100 [PRJ-63042]
Planning Commission Meeting of 3/8/2016

97 LRDFMP1 89149

33-34P

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.
WVR-63099 & TMP-63100 [PRJ-63042]
Planning Commission Meeting of 3/8/2016

RECEIVED
MAR 3 2016
City of Las Vegas
Dept. of Planning

Case: VAR-63098
12625213006
HUME PAUL W & DAWN E
6014 GOLDEN AROWANA WAY
LAS VEGAS NV 89149

ST LRDFNPI 89149

33-34A

City of Las Vegas Agenda Item No.: **31.**

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

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

SUBJECT:
ABEYANCE - TMP-63100 - TENTATIVE MAP RELATED TO VAR-63098, VAR-63259 AND WVR-63099 - BLM SITE 11 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT - For possible action on a request for a Tentative Map FOR A 49-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 25.00 acres at the southwest corner of Tropical Parkway and Michelli Crest Way (APN 126-25-701-001), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross) [PRJ-63042]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**8**	**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. 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-63100 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-63042
01/21/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

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 RNP proposed L **Zoning:** existing R-E proposed R-D

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

Gross Acres 25.8 **Lots/Units** _____ **Density** 1.9

Additional Information To develop a 49 lot residential development e

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* _____

*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 18th 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 #	TMP-63100
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-63042
01/21/16

Revised 10/27/08

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

DEPARTMENT OF PLANNING

DATE: January 21st, 2016

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

RE: PROJECT NAME BLM SITE 11
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 Mark Jones at (702)-672-1939. Thank you.

Sincerely,

(Signature)

Bradley F 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 18th day of November, 20 15.

Barbara A Bross
Notary Public in and for said County and State

TMP-63100

PRJ-63042
01/21/16

BLM SITE 11

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

PRJ-63042
01/21/16

TMP-63100

☒ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses. NO TRAILS ADJACENT

☑ 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. N/A

☐ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

☒ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map. 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.

☑ 3. Any proposed deviations from City standards.

☑ 4. A copy of the deed for the property, if required.

☑ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

☑ 6. A compatible digital format copy of the tentative map. EPLAN.

☒ 7. If applicable, a letter indicating that an in lieu of park is proposed. N/A

Reviewed by: _____ 1/20/16

Department of Public Works Signature: _____

Date: 1-20-16

PRJ-63042
01/21/16

TMP-63100

TMP 63100
DR Horton

SWC Tropical Parkway & Michelli Crest Way

Proposed 49 single family unit residential development.

Proposed Use

Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	49	9.57	469
AM Peak Hour			0.75	37
PM Peak Hour			1.01	49

Existing traffic on nearby streets:

Centennial Parkway	
Average Daily Traffic (ADT)	4,896
PM Peak Hour (heaviest 60 minutes)	392

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Centennial Parkway	16,300

This project will add approximately 469 trips per day on Michelli Crest Way, Alpine Ridge Way, Tropical Pkwy. and Centennial Pkwy. Centennial is currently at about 30 percent of capacity. After this project, Centennial is expected to be at about 33 percent of capacity. Counts are not available in this area for Michelli Crest, Alpine Ridge or Tropical, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 49 additional cars, or about one every minute.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas Agenda Item No.: **32.**

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

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

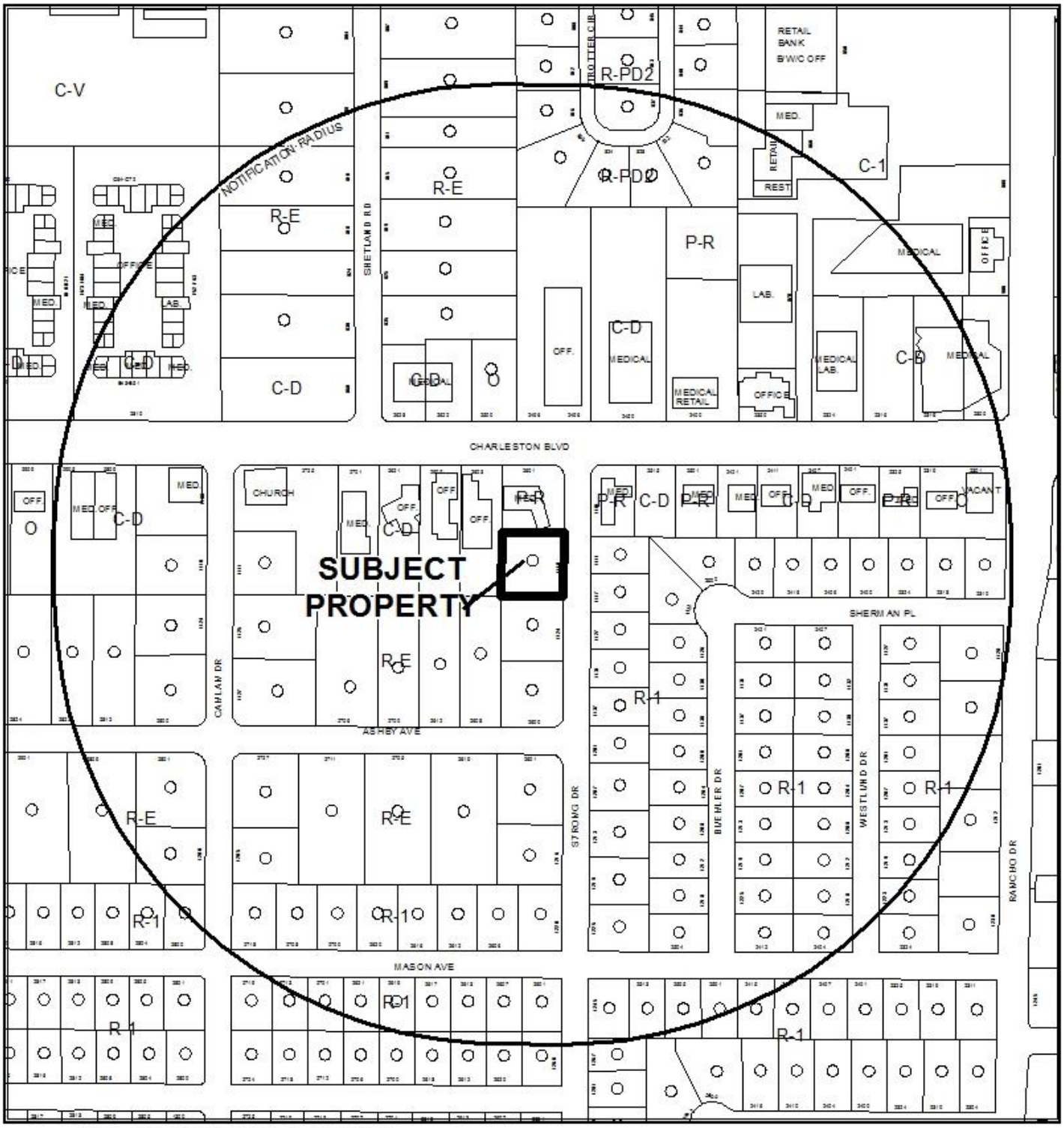
SUBJECT:
ABEYANCE - VAR-63080 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MA. G. RODRIGUEZ AND MERARI BERRONES-LANDA - For possible action on a request for a Variance TO ALLOW A 22-FOOT FRONT YARD SETBACK FOR A PORTE COCHERE WHERE 30 FEET IS REQUIRED, TO ALLOW A 27-FOOT FRONT YARD SETBACK FOR THE PRINCIPAL DWELLING WHERE 50 FEET IS REQUIRED, AND TO ALLOW A 23-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DETACHED DWELLING on 0.46 acres at 1110 Strong Drive (APN 162-05-512-009), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-63072]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**6**
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/Support Letters and Postcards/Support Postcards



CASE: **VAR-63080 (PRJ-63072)**

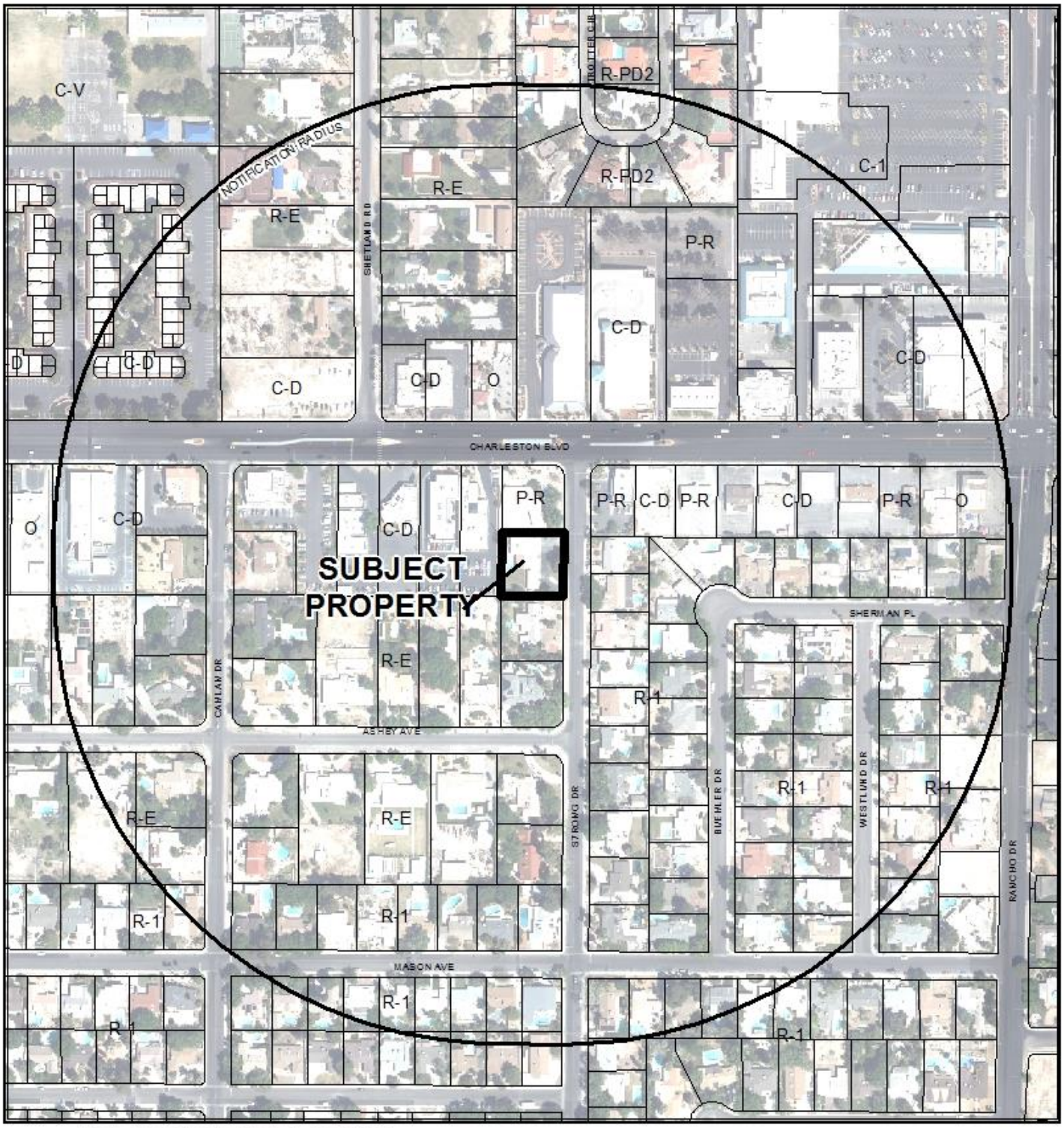
RADIUS: 1000 FEET

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

0 200 400

Feet

N



CASE: VAR-63080 (PRJ-63072)

RADIUS: 1000 FEET

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

0 200 400

Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MA. G. RODRIGUEZ AND MERARI BERRONES-LANDA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-63080	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

VAR-63080 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 22-foot front yard setback for a porte cochere where 30 feet is required, to allow a 27-foot front yard setback for the principal dwelling where 50 feet is required, and to allow a 23-foot rear yard setback where 35 feet is required by Title 19.06.060 development standards for a proposed expansion to an existing single-family detached dwelling. The site is located at 1110 Strong Drive, within an R-E (Residence Estates) zoning district. Staff is recommending denial of this request, as the proposed design is not appropriate or compatible with the adjacent surrounding uses and the applicant has provided no evidence of a unique or extraordinary circumstance pursuant to Title 19.16.140 to justify the request. If this request is denied, the proposed principal dwelling shall conform to current code requirements.

ISSUES

- A Variance is required to allow a principal dwelling within an R-E (Residence Estates) zone to have a 22-foot front yard setback for a porte cochere where 30 feet is required, to allow a 27-foot front yard setback for the principal dwelling where 50 feet is required, and to allow a 23-foot rear yard setback where 35 feet is required by Title 19.06.060 development standards.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
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/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.
03/08/16	The Planning Commission voted [7-0] to hold this item in abeyance to the April 12, 2016 Planning Commission meeting to allow the applicant time to hold a neighborhood meeting.

Most Recent Change of Ownership	
06/25/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/30/12	A building permit (#222806) was issued to remove and replace 80 feet of an existing sewer line located at 1110 Strong Drive. The permit was finalized on 12/19/12.
10/13/15	A building permit (#301876) was issued for interior drywall insulation located at 1110 Strong Drive. The permit has not been finalized.
10/19/15	A building permit (#302252) was issued for demolition of a roof located at 1110 Strong Drive. The permit has not been finalized.
11/19/15	A building permit (#305053) was issued for a temporary power pole for demolition located at 1110 Strong Drive. The permit has not been finalized.
12/29/15	A building permit (#307900) was processed for additions to an existing single family dwelling located at 1110 Strong Drive. The permit has not been issued.

Pre-Application Meeting	
01/20/16	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a setback Variance for the proposed expansion of an existing single family residential dwelling.

Neighborhood Meeting	
03/29/16	A neighborhood meeting was held at the West Charleston Library located at 6301 West Charleston Boulevard at 5:30pm to discuss the proposed building setback Variance for a proposed single family detached dwelling at 1110 Strong Drive, Assessor's Parcel 162-05-512-009. The meeting was attended by one staff member, three members from Council Ward 1; there were nineteen (13) members of the public at the meeting which raised the following concerns to the proposed development. <u>Issues</u> 1. Why is the property owner note present at the Neighborhood Meeting? a. The representative from the development team indicated that the property owners did not plan on attending the meeting because they were running their business. He also mentioned that they did not speak English well, which is why the two members of the development team were sent to represent them. 2. Why has the construction begun prior to the issuance of a finalized building permit? a. The representative from the development team indicated that a demolition permit has been obtained from the City of Las Vegas to demolish the old home from the site. He also

Neighborhood Meeting	
	mentioned that the footings for the new structure have been dug out and are prepared but have not been finalized. 3. What will happen if the Variance application is not approved? What is plan B? a. The representative from the development team indicated that the property owner would be forced to revise their proposed development plans to meet Title 19 setback requirements. 4. What is the square-footage of the proposed home? a. The representative from the development team indicated that the proposed size of the home was approximately 7,000 square feet 5. Concerns were raised about the overall size of the proposed home in relation to the other homes in the neighborhood. 6. What type of business does the applicant run on Charleston Boulevard? a. The representative from the development team indicated that the property owner is happy to work with the neighbors to design a home a home that conforms to the neighborhood. 7. What type of business does the applicant run on Charleston Boulevard? a. The representative from the development team indicated that the property owner currently runs an immigration services and tax services business. He also indicated they own residential property located at 2608 Ashby Avenue. 8. What is going to happen with the southern perimeter wall, which is currently a wooden fence which is very bad condition? 9. What type of business does the applicant run on Charleston Boulevard? a. The representative from the development team indicated that the property owner would look to build a new wall with the adjacent neighbor at a later time. 10. How long will the construction of the new home take? a. The representative from the development team indicated approximately six months. 11. How many cars will the garage accommodate? The representative from the development team indicated two vehicles.

Field Check	
01/28/16	A site visit was conducted and the subject site contains a well maintained single family residential dwelling.

Details of Application Request	
Site Area	
Net Acres	0.46

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single-Family Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Medical Office	O (Office)	P-R (Professional Office and Parking

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Single-Family Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single-Family Detached	L (Low Density Residential	R-1 (Single Family Residential)
West	Office, Other than Listed	O (Office)	C-D (Designed 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
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 R-E (Residence Estates) standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	20,000 square feet	20,038 square feet	Y
Min. Lot Width	100 feet	143 feet	Y

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front (porte cochere)	30 feet	22 feet	N
• Front (principal dwelling)	50 Feet	27 Feet	N
• Side (north)	10 feet	14 feet	Y
• Side (south)	10 feet	10 feet	Y
• Rear	35 feet	23 feet	N
Patio Covers	15 feet from the rear and side property line	N/A	N/A
Min. Distance Between Buildings	NA	NA	NA
Max. Lot Coverage	NA	NA	NA
Max. Building Height	Two Stories	Two Stories	Y
Mech. Equipment	Not on Roof	Not on Roof	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Strong Drive	Local Streel	Master Plan of Streets and Highways	60	Y

ANALYSIS

This is a request for a Variance to allow a 22-foot front yard setback for a porte cochere where 30 feet is required, to allow a 27-foot front yard setback for the principal dwelling where 50 feet is required and to allow a 23-foot rear yard setback where 35 feet is required by Title 19.06.060 development standards. The subject property is located on a site with a land use designation of DR (Desert Rural Density Residential), with an underlying zone designation of R-E (Residence Estates). Additionally, the subject property is surrounded by existing commercial developments to the north and west and single family residential properties to the east and south.

The proposed expansion to the existing single-family detached dwelling will add a porte cochere and garage in the front of the dwelling and a gaming room to the rear of the dwelling, all of which encroach into the required front and rear setback areas designated by Title 19.06.060 development standards. The submitted elevations and floor plan indicate that the structure will provide interior connectivity throughout the residence and will increase the height of the structure from one-story to two-stories, approximately 27 feet in height measured to the mid-point of the eave. No substantial evidence has been presented to warrant the requested Variance; therefore, this is considered a self-created hardship that NSR 278 does not permit. As the applicant has provided no compelling evidence of a unique or extraordinary circumstance related to the site itself, staff recommends denial.

FINDINGS (VAR-63080)

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 requirements between uses;
3. Relive 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 hard ship, 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 building setbacks that do not meet the Title 19.06 requirements. An alternative design would allow conformance to Title 19.06 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 24

NOTICES MAILED 163

APPROVALS 6

PROTESTS 6

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-63080 APN: 162-05-512-009

Name of Property Owner: Ma Guadalupe Rodriguez

Name of Applicant: Andres Gabriel Raiano

Name of Representative: Andres Gabriel Raiano

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: RAIANO ANDRES

Subscribed and sworn before me

This 20th day of Jan, 2016

notary public

Notary Public in and for said County and State

AMANDA MCELROY
Notary Public State of Nevada
Appointment No. 09-10086-1
My Appt. Expires Feb 28, 2017

Revised 11-14-06

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

PRJ-63072
01/21/16

CLV Planning - Application Form

Application Number:	PRJ-63072
Application/Petition For:	Residential setback Variance
ProjectAddress (Location):	1110 STRONG DRVIE LAS VEGAS
Project Name	RODRIGUEZ/LANDA - 16205512009
Assessors Parcel #(s):	16205512009
Ward #:	WARD 1 (LOIS TARKANIAN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Ma. G. Rodriguez and
Applicant Last Name:	Merari Berrones-Landa
Applicant Address:	2525 W Charleston #100
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89102
Applicant Phone:	8188615777
Applicant Fax:	
Applicant Email:	tanito093@gmail.com
Rep First Name:	Andres
Rep Last Name:	Raiano
Rep Address:	8285 Orange Vale Ave
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89131
Rep Phone:	8188615777
Rep Fax:	
Rep Email:	tanito093@gmail.com

VAR-63080

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
RODRIGUEZ MA G	2525 W CHARLESTON BLVD #100	LAS VEGAS, NV 89102

CLVEPLAN Applicant	Company	Title	Email
Andres Raiano	Raiano	Owner's Agent	tanito093@gmail.com

VAR-63080

307900

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that We, MA GUADALUPE RODRIGUEZ & MERARI ADAIA BERRONES-LANDA desiring to execute a Specific Power of Attorney have made, constituted, and appointed, and by these presents do hereby make, constitute and appoint **ANDRES GABRIEL RAIANO,** my Attorney-In-Fact for me and in my name, place, and stead to do and perform all acts, deeds, matters and things whatsoever necessary and advisable in the judgment of my said Attorney-In-Fact as fully and effectual to all intents and purposes as I could do if personally present and acting, but limited to, the following matters:

1. To sign, execute, and deliver any and all documents concerning or regarding the Permits for construction of 1110 Strong St, Las Vegas, NV 89102 with CITY OF LAS VEGAS.
2. All business transacted hereunder for me or for my account shall be transacted in my name an all endorsements and instruments executed by my Attorney-In Fact for the purpose of carrying out any of the foregoing powers, shall contain my name followed by that of my Attorney-In-Fact and the designation, Attorney-In-Fact.
3. The SPECIFIC POWER OF ATTORNEY will end on **February 28, 2016**.

Dated this 10 day of October, 2015

Ma Guadalupe Rodriguez
MA GUADALUPE RODRIGUEZ

Merari B Landa
MERARI ADAIA BERRONES-LANDA

STATE OF Texas
COUTY OF Hidalgo

I, Sam Rangel a Notary Public in and for the County and State aforesaid, do hereby certify that on 10-10-15 before me appeared MA GUADALUPE RODRIGUEZ & MERARI ADAIA BERRONES-LANDA who is known by me to be the identical person who is described in, whose name is subscribe to and who signed and executed the foregoing instrument entitled SPECIFIC POWER OF ATTORNEY, and having first made known to he the contents hereof, she personally acknowledged to me that he signed and sealed the same on the date if bears, as he true, free and voluntary act and deed for the uses, purposes and considerations therein set forth.

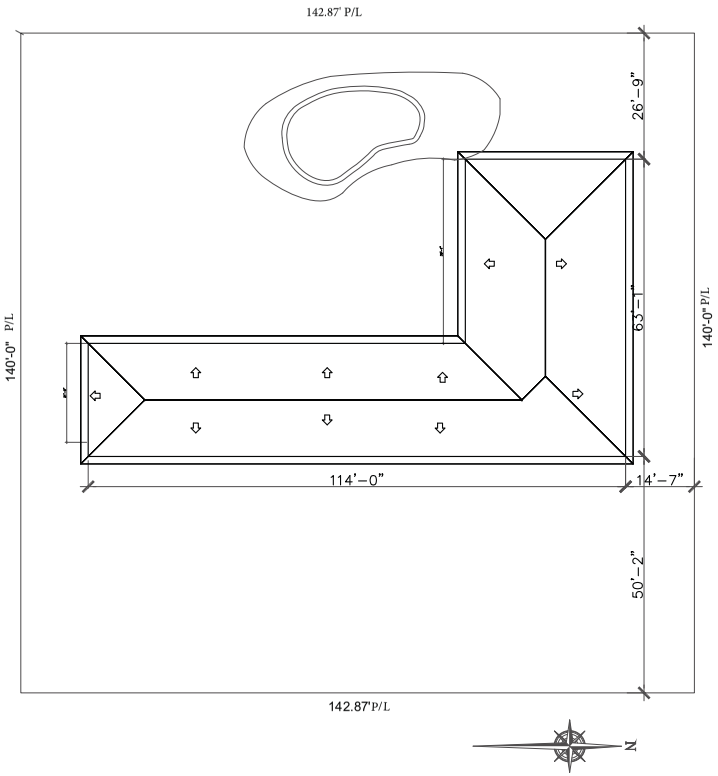
IN WITNESS THEREOF, I have hereunto set my hand official seal the date and year above.

SAM RANGEL
Notary Public, State of Texas
My Commission Expires
March 17, 2018

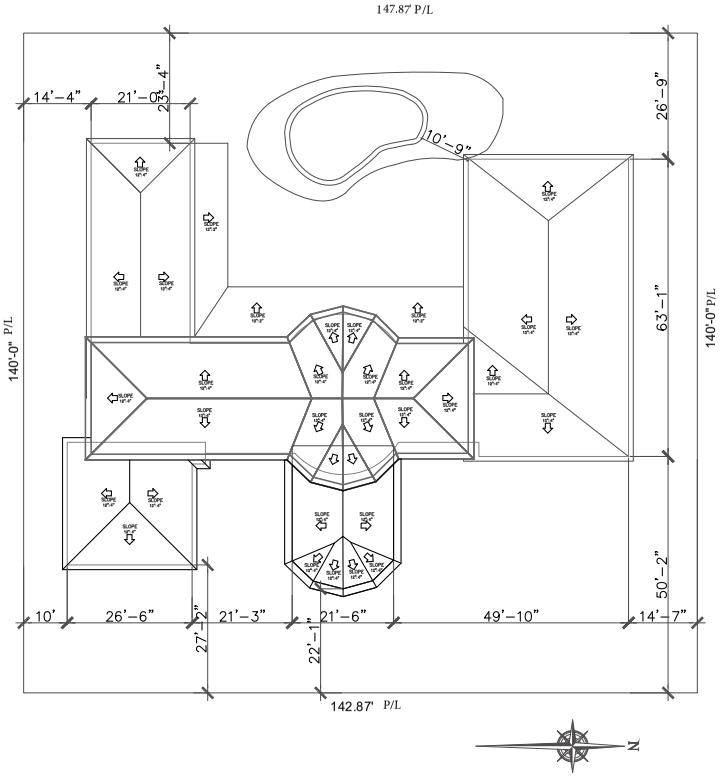
NOTARY PUBLIC

VAR-63080

PRJ-63072
01/21/16



EXISTING SITE PLAN



PROPOSED SITE PLAN

SUBMITTALS

DATE	DESCRIPTION
12/28/15	C.L.V.#307900

PRJ-63072
01/21/16

REVISIONS/ISSUED

DATE	DESCRIPTION
01/07/16	ON S1.0/S2.0
01/07/16	ON A3.0
01/08/16	ON A3.1
01/07/16	ON A3.1
12/28/15	ON A3.0
12/28/15	#1 ON GN-1
12/28/15	#1 ON GN-1
12/28/15	#1 ON GN-1
12/28/15	#1 ON GN-1
12/28/15	#1 ON C-1.0
12/28/15	#1 ON C-1.0

PROJECT NO.
01 - 15

PROJECT
Proposed Adition & remodel for a Single Family Dewilding

job address: 1110 Strong Dr. Las Vegas, NV. 89102

OWNER: Ma. Guadalupe Rodriguez

DRAWN BY:	ANDRES RAIANO
CHECKED BY:	
SCALE:	3/32"=1'-0"
DATE:	12/01/15

DRAWING TITLE:
EXISTING SITE PLAN
PROP. SITE PLAN

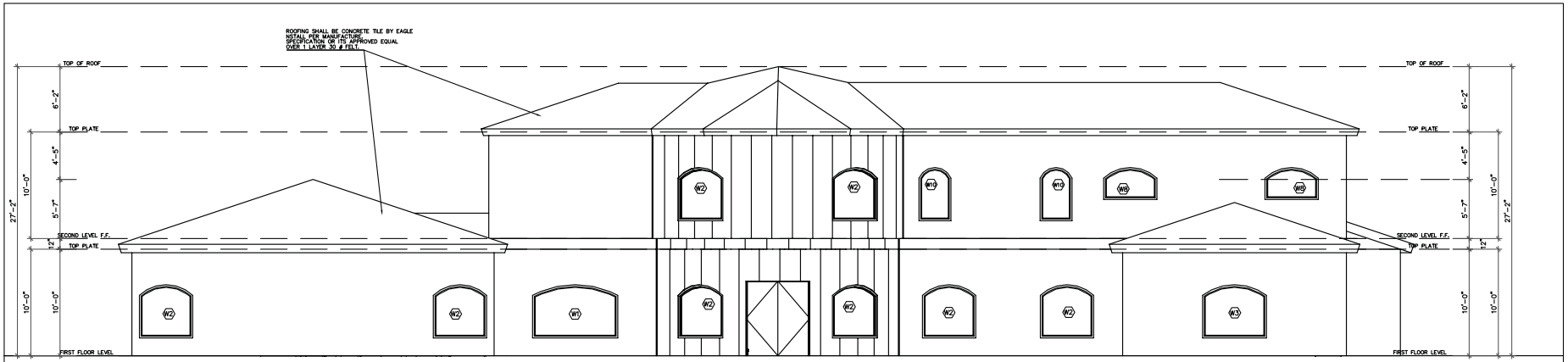
DRAWING:
A-1.0

SHEET NO.

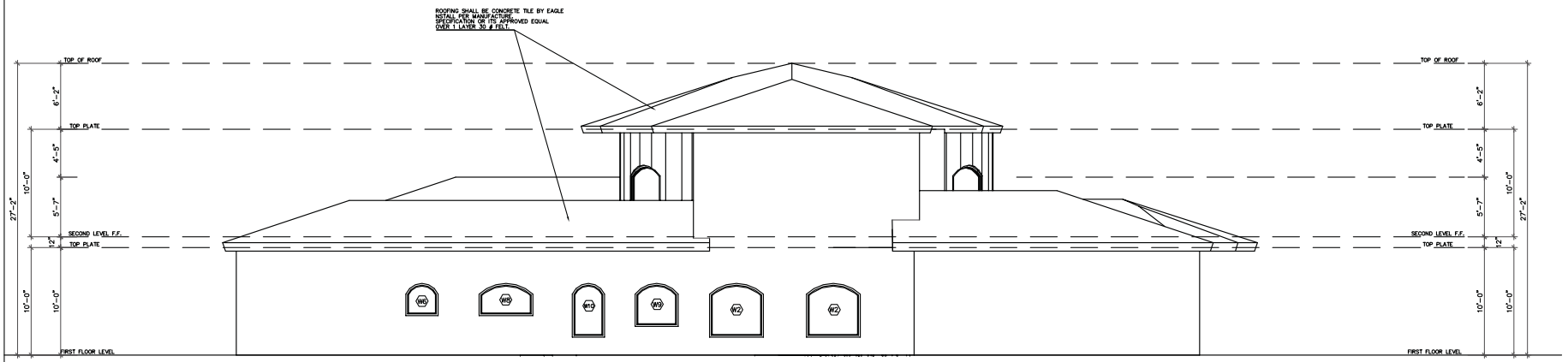
ANY USE OF THESE DRAWINGS, SPECIFICATIONS, ARRANGEMENTS AND IDEAS FOR PURPOSES OTHER THAN THOSE FOR WHICH THEY WERE PREPARED IS FORBIDDEN BY LAW. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

1:1

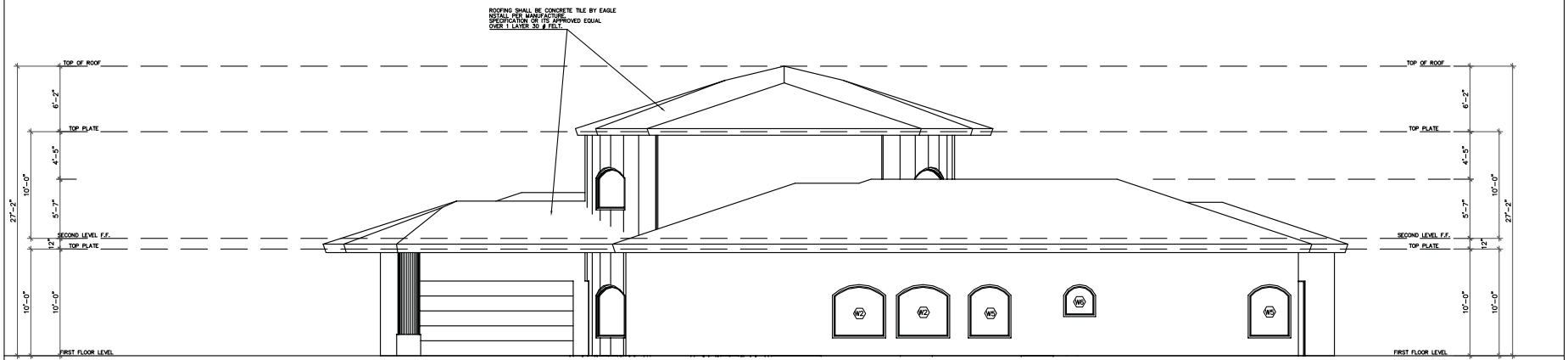
VAR-63080



ELEVATION LOOKING EAST



ELEVATION LOOKING NORTH



ELEVATION LOOKING SOUTH

0' 1' 2' 4' 8'
1/4" = 1' - 0"

SUBMITTALS

DATE	DESCRIPTION
12/28/15	C.L.V.#307900

PRJ-63072
01/21/16

REVISIONS/ISSUED

DATE	DESCRIPTION
01/07/16	△ ON S1.0/S2.0
01/07/16	△ ON A2.0
01/06/16	△ ON A2.1
01/07/16	△ ON A2.1
12/28/15	△ ON A2.0
12/28/15	△ #1 ON GN-1
12/28/15	△ #1 ON GN-1
12/28/15	△ #1 ON GN-1
12/28/15	△ #1 ON C-1.0
12/28/15	△ #1 ON C-1.0

PROJECT NO.
01 - 15

PROJECT
Proposed Adition & remodel for a Single Family Dewilding

job address: 1110 Strong Dr. Las Vegas, NV. 89102

OWNER: Ma. Guadalupe Rodriguez

DRAWN BY:	ANDRES RAIANO
CHECKED BY:	
SCALE:	1/4"=1'-0"
DATE:	11/09/15

DRAWING TITLE
ELEVATIONS PLAN

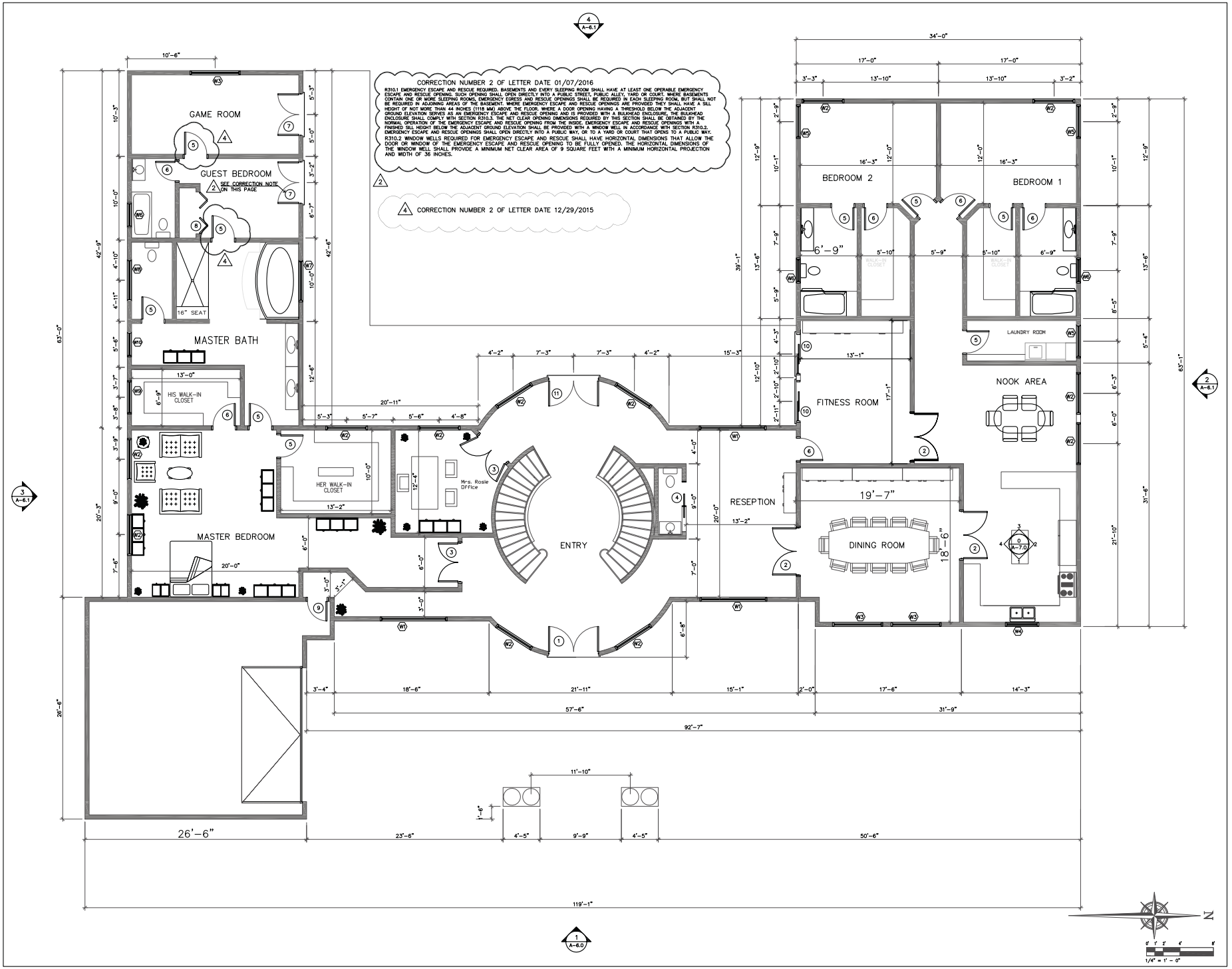
DRAWING:
A-6.1

SHEET NO.

ANY USE OF THESE DRAWINGS, SPECIFICATIONS, ARRANGEMENTS AND IDEAS FOR PURPOSES OTHER THAN THOSE FOR WHICH THEY WERE PREPARED IS FORBIDDEN BY LAW. USUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

0.25:12

VAR-63080



SUBMITTALS

DATE	DESCRIPTION
12/28/15	C.L.V.# 307800

PRJ-63012
01/21/16

REVISIONS/ISSUED

DATE	DESCRIPTION
01/07/16	ΔCN #01.0/ISS.D
01/07/16	ΔCN A3.0
01/07/16	ΔCN A6.1
01/07/16	ΔCN A6.1
12/28/15	ΔCN A3.0
12/28/15	Δ#1 ON GN#1
12/28/15	Δ#1 ON GN#1
12/28/15	Δ#1 ON GN#1
12/28/15	Δ#1 ON GN#1
12/28/15	Δ#1 ON G1.0
12/28/15	Δ#1 ON G1.0

PROJECT NO.
01 - 15

PROJECT
Proposed Adition & remodel for a Single Family Dewlding
job address: 11110 Strong Dr. Las Vegas, NV. 89102
OWNER: Ma. Guadalupe Rodriguez

DRAWN BY: ANDRES RAIANO
CHECKED BY:
SCALE: 1/4"=1'-0"
DATE: 11/05/15

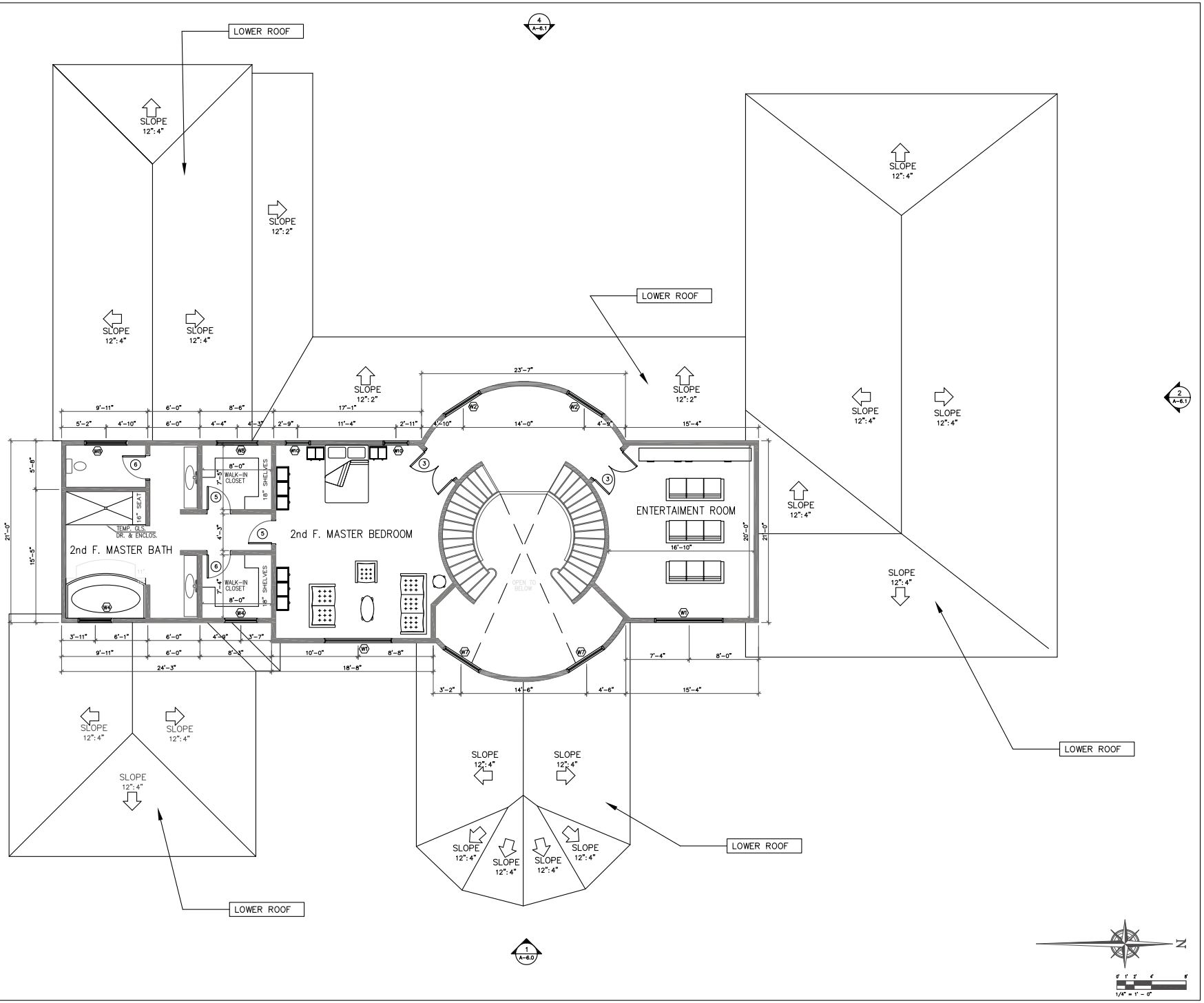
DRAWING TITLE:
PROPOSED
1ST FLOOR PLAN

DRAWING:
A-3.0
SHEET NO.

ANY USE OF THESE DRAWINGS, SPECIFICATIONS, ARRANGEMENTS AND IDEAS FOR PURPOSES OTHER THAN THOSE FOR WHICH THEY WERE PREPARED IS FORBIDDEN BY LAW. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PROOF OF ACCEPTANCE OF THESE RESTRICTIONS.

0.25:12

VAR-63080



SUBMITTALS

DATE	DESCRIPTION
12/28/15	C.L.V.#307900

PRJ-63072
01/21/16

REVISIONS/ISSUED

DATE	DESCRIPTION
01/07/16	ON S1.0/S2.0
01/07/16	ON A3.0
01/08/16	ON A2.1
01/07/16	ON A2.1
12/28/15	ON A3.0
12/28/15	#1 ON GN-1
12/28/15	#1 ON GN-1
12/28/15	#1 ON GN-1
12/28/15	#1 ON O-1.0
12/28/15	#1 ON O-1.0

PROJECT NO.
01 - 15

PROJECT
Proposed Adition & remodel for a Single Family Dewilding

job address: 1110 Strong Dr. Las Vegas, NV. 89102

OWNER: Ma. Guadalupe Rodriguez

DRAWN BY:	ANDRES RAIANO
CHECKED BY:	
SCALE:	1/4"=1'-0"
DATE:	11/05/15

DRAWING TITLE
PROPOSED 2ND FLOOR PLAN

DRAWING:
A-4.0

SHEET NO.

ANY USE OF THESE DRAWINGS, SPECIFICATIONS, ARRANGEMENTS AND IDEAS FOR PURPOSES OTHER THAN THOSE FOR WHICH THEY WERE PREPARED IS FORBIDDEN BY LAW. USUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

0.25:12

VAR-63080



VAR-63080 [PRJ-63072] - VARIANCE - APPLICANT/OWNER: MA. G. RODRIGUEZ AND MERARI BERRONES-LANDA
1110 STRONG DRIVE

01/28/16



VAR-63080 [PRJ-63072] - VARIANCE - APPLICANT/OWNER: MA. G. RODRIGUEZ AND MERARI BERRONES-LANDA
1110 STRONG DRIVE

01/28/16



VAR-63080 [PRJ-63072] - VARIANCE - APPLICANT/OWNER: MA. G. RODRIGUEZ AND MERARI BERRONES-LANDA
1110 STRONG DRIVE

01/28/16



VAR-63080 [PRJ-63072] - VARIANCE - APPLICANT/OWNER: MA. G. RODRIGUEZ AND MERARI BERRONES-LANDA
1110 STRONG DRIVE

01/28/16



VAR-63080 [PRJ-63072] - VARIANCE - APPLICANT/OWNER: MA. G. RODRIGUEZ AND MERARI BERRONES-LANDA
1110 STRONG DRIVE

01/28/16

Justification for Project (PREAPP2015-004702)

The proposed project at 1110 Strong Drive, Las Vegas, Nevada 89102 is for single-family residential use only. The project is an addition of a garage and porto cochere at the front of the property and an extension of the existing pad extended to the rear of the house (southwest corner).

The proposed garage, porto cochere, and designated game room will require a variance to be issued based on the required setback distances. The proposed structures (shown on attached plans) are designed so that there will be no 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. Currently, the entire width of the street is not being utilized by the city and there are no sidewalks on the west side of the street for one city block as determined in consultation with City of Las Vegas Department of Operations and Maintenance, Right-of- Way.

Per current plans, there is a distance of 27'2" between the proposed garage and the property line and a further 17' to the publicly-usable street. The setback, per code, should be a minimum of 50'.

There is a distance of 22'1" between the proposed Porto Cochere and the same above-mentioned property line. The setback, per code, should be a minimum of 30'.

The proposed Game Room at the southwest corner of the property is at a distance of 23'4" from the rear property line. The setback, per code, should be a minimum 35'.

We have obtained letters from the existing neighbors endorsing the proposed additions to the current single-family residence.

Andres G. Raiano

Applicant/Owners' Representative

1-20-16

VAR-63080

PRJ-63072
01/21/16

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-63080 [PRJ-63072]

Planning Commission Meeting of 3/8/2016

RECEIVED

MAR 1 2016

City of Las Vegas
Dept. of Planning

Case: VAR-63080

16205510027
13 STRONG TRUST
1216 STRONG DR
LAS VEGAS NV 89102-2136

35P

To Whom It May Concern:

I am a neighbor of the construction site at 1110 Strong Drive, Las Vegas, NV 89102. My address is 1111 Strong dr. 89102.

I have reviewed the plans with the Owner's Representative and am in agreement that the construction of this single-family residence at the above address should proceed per the current plans. I agree that any variance filed in this matter should be approved.

Thank you

Jennifer Taylor — Signed

Jennifer Taylor — Printed

1-13-16 — Date

Support

Submitted at Planning Commission

Date 3/8/2016 Item 35

by Michael Osborne

To Whom It May Concern:

I am a neighbor of the construction site at 1110 Strong Drive, Las Vegas, NV 89102. My address is

1117 strong Dr LV NV 89102.

I have reviewed the plans with the Owner's Representative and am in agreement that the construction of this single-family residence at the above address should proceed per the current plans. I agree that any variance filed in this matter should be approved.

Thank you

[signature] Signed

Alvy Cook Printed

1-13-16 Date

Support

To Whom It May Concern:

I am a neighbor of the construction site at 1110 Strong Drive, Las Vegas, NV 89102. My address is 1124 Strong Drive, Las Vegas, NV 89102.

I have reviewed the plans with the Owner's Representative and am in agreement that the construction of this single-family residence at the above address should proceed per the current plans. I agree that any variance filed in this matter should be approved.

Thank you

[signature] Signed

Barry Saintsing Printed

Jan 14, 2016 Date

Support

RECEIVED

MAR 7 2016

City of Las Vegas
Dept. of Planning

James Reza
1201 Strong Drive
Las Vegas, NV 89102

RE: VAR-63080

I am a native Las Vegan and, with the exception of nine years in the northwest and Summerlin, I'm a lifelong resident of the area in question. Aside from our home in McNeil, where we have lived for more than twelve years, my wife (also a native Las Vegan) and I own a business in the area. We also own a home in the similar John S. Park neighborhood.

While I respect the applicant's desire to build a new home in McNeil, I am strongly opposed to the granting of this variance request, particularly since it would appear that construction began before the request was submitted.

Granting this variance sets a dangerous precedent for a historic neighborhood still in transition. Permitting setback variances would encourage other property owners -- many of whom are investors not living in the neighborhood -- to request similar variances in hopes of over-filling their lots and boosting their profits. The temptation is simply too great to ignore.

Further, permitting setback variances alters the very nature of our classic post-war neighborhood. It intrudes on the open areas on which friends congregate, children play and conversations take place. This open space is where mere housing developments are transformed into real neighborhoods. Impinging upon it with even one home threatens to change McNeil Estates in a way contrary to the reasons myself and many of my neighbors have moved back.

McNeil Estates is the kind of neighborhood developers at the city's edges try in vain to emulate. There, land prices force shallow setbacks, so-called garage homes and homes built almost one on top of the other, creating a situation in which privacy is at a premium. That's why neighbors in claustrophobic developments hardly ever see one other. And that's why neighborhoods like McNeil generate such a sense of community.

The McNeil Estates has been called a classic American neighborhood, and true to form we have forged that sense of community without resorting to the restrictive covenants found in most Neighborhood Association CC&Rs. Instead, we place our trust in you to do what is right. I therefore ask the planning commission to recommend denial of any variance requests that alter setbacks, and I invite the property owner to build his home in a manner more appropriate for the neighborhood in which it sits.

Yours,
James Reza

35P

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

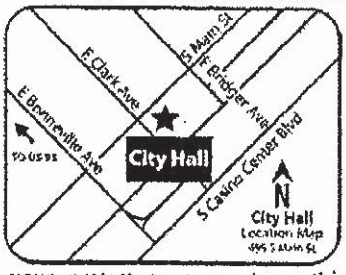
PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

MAR 7 2016

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-63080 [PRJ-63072]
Planning Commission Meeting of 3/8/2016

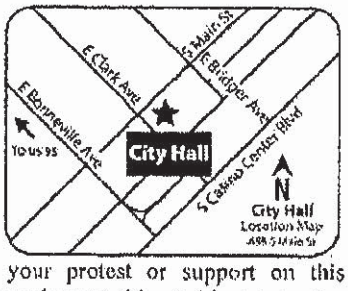
Shawna Waldman
2901 Colanthe Ave
Las Vegas, NV 89102

While I am outside of the notification area for this variance, as a resident of Mt Neil I oppose structures which do not fit proportionately to the lot size where ~~are~~ they are intended and also designs which do not fit into the current style of the neighborhood. There is an example of just such a structure at the NE corner of Gilmary & Ceklan and adjacent to McKellar at Rancho & Waldman.

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

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

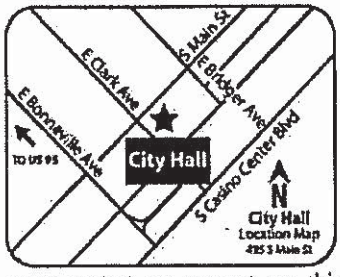
Please use available blank space on card for your comments.
VAR-63080 [PRJ-63072]
Planning Commission Meeting of 3/8/2016

35P

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 Strongly

Please use available blank space on card for your comments.

VAR-63080 [PRJ-63072]
Planning Commission Meeting of 3/8/2016

RECEIVED
MAR 7 2016
City of Las Vegas
Dept. of Planning

Case: VAR-63080
16205513004
BLACK & WHITE LIVING TRUST
WOODBECK FRANK TRS
1225 STRONG DR
LAS VEGAS NV 89102-2100

47 LRDFNPI 89102

1/1 03-07-2016 03:46:27 p.m.

7028898492

35P

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

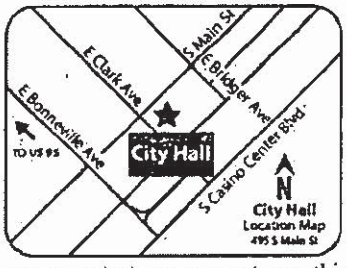
PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

MAR 3 2016

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-63080 [PRJ-63072]
Planning Commission Meeting of 3/8/2016

Case: VAR-63080

16205512015
YAKOUBOFF BIJAN TRUST
YAKOUBOFF BIJAN TRS
2706 ASHBY AVE
LAS VEGAS NV. 89102-2135

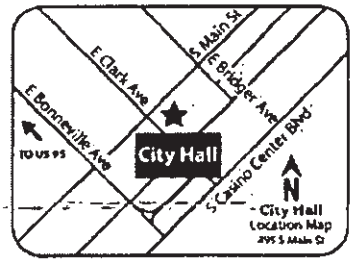
47 LRDFNPI 89102

35P

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

MAR 3 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: VAR-63080

16205513002
OCHOA SERGIO
1213 STRONG DR
LAS VEGAS NV 89102

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-63080 [PRJ-63072]
Planning Commission Meeting of 3/8/2016

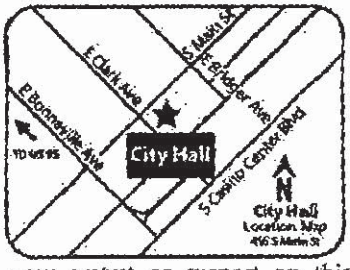
47 LRDFNPI 89102

35A

:y of Las Vegas
:partment 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

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-63080 [PRJ-63072]
Planning Commission Meeting of 3/8/2016

47 LRDFNPI 89102

RECEIVED
MAR 3 2016
City of Las Vegas
Dept. of Planning

Case: VAR-63080
16205511005
COOK ALVY F
1117 STRONG DR
LAS VEGAS NV 89102-2133

35A

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

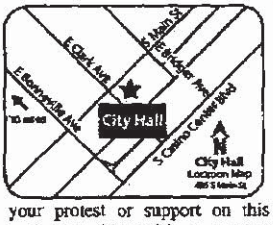
PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1830

RECEIVED

MAR 3 2016

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) 464-7491 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-63080 [PRJ-63072]
Planning Commission Meeting of 3/8/2016

Case: VAR-63080

18205513001
COOK MATTHEW D
MCKINLEY-COOK MELISSA J
1207 STRONG DR
LAS VEGAS NV 89102-2100

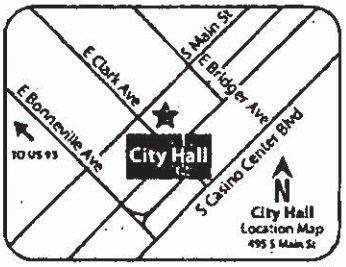
47 LRDFNPI 89102

35A

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-63080 [PRJ-63072]

Planning Commission Meeting of 3/8/2016

47 LRDFNPI 89102

RECEIVED

MAR 14 2016

City of Las Vegas
Dept. of Planning

Case: VAR-63080

16205512014
JAIN SHAILY
2700 ASHBY AVE
LAS VEGAS NV 89102-2135

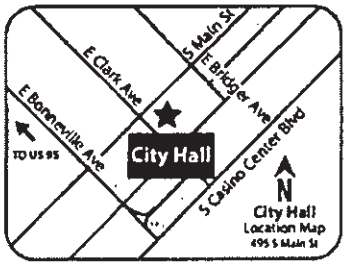
32P

LAS VEGAS
NV 890
03 MAR '16
PM 3 L

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-63080 [PRJ-63072]

Planning Commission Meeting of 3/8/2016

47 LRDFNPI 89102

Case: VAR-63080
16205512011
TABOR FAMILY TRUST
TABOR ROGER W & AMY TRS
2600 ASHBY AVE
LAS VEGAS NV 89102-2102

32A

City of Las Vegas Agenda Item No.: **33.**

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

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

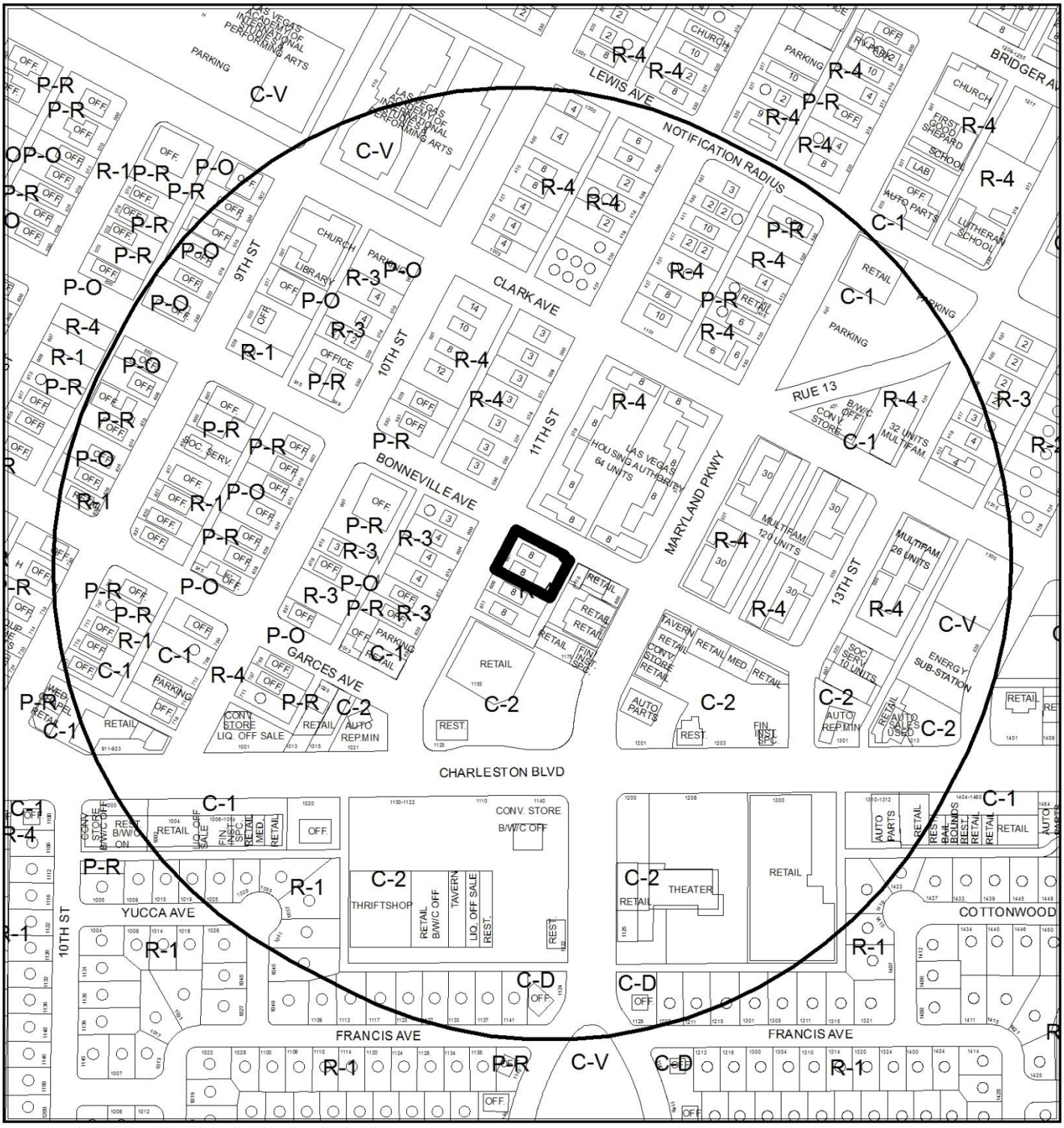
SUBJECT:
ABEYANCE - VAR-63114 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 601 S 11TH, LLC - For possible action on a request for a Variance TO ALLOW ACCESSORY STRUCTURES THAT ARE NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING, TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, TO ALLOW A ONE-FOOT CORNER SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED, TO ALLOW BUILDING SEPARATIONS OF ONE FOOT WHERE SIX FEET IS THE MINIMUM REQUIRED AND TO ALLOW A REAR YARD AREA COVERAGE OF 70% WHERE 50% IS THE MAXIMUM ALLOWED FOR THREE PROPOSED ACCESSORY STRUCTURES (CLASS II) [GARAGES] TOTALING 2,227 SQUARE FEET on 0.32 acres at 601 South 11th Street (APN 139-34-813-011), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-62833]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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



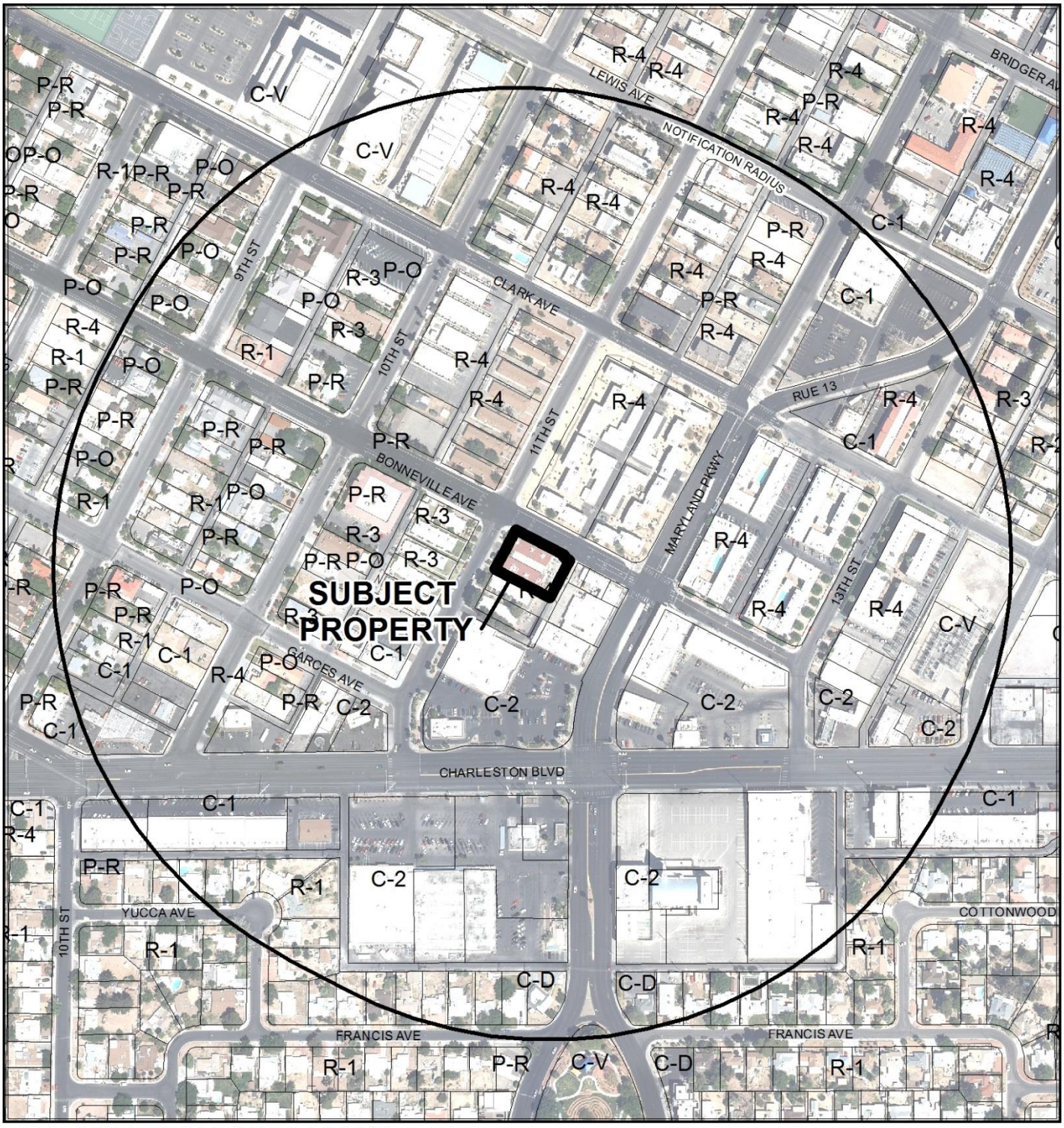
CASE: **VAR-63114 (PRJ-62833)**

RADIUS: 1000 FEET

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N



CASE: **VAR-63114 (PRJ-62833)**

RADIUS: 1000 FEET

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 601 S 11TH, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-63114	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

VAR-63114 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. Prior to issuance of a building permit the applicant shall obtain and submit to the Department of Planning an approval letter from a waste management company that allows curb-side garbage pickup.

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.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow three proposed accessory structures that are not aesthetically compatible with the principal dwelling, to allow a zero-foot side yard setback where three feet is required, to allow a one-foot corner side yard setback where five feet is required, to allow a zero-foot rear yard setback where three feet is required and to allow building separations of one-foot where six feet is the minimum required to allow a rear yard area coverage of 70% where 50% is the maximum allowed for three proposed Accessory Structures (Class II) [Garages] totaling 2,227square feet. The site is located at 601 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 proposed to install three Accessory Structures (Class II) (Garages) in the courtyard 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	
03/08/16	The Planning Commission voted [7-0] to hold this item in abeyance to the April 12, 2016 Planning Commission meeting at applicant's request.

Most Recent Change of Ownership	
06/22/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/24/90	A building permit (#67123) was issued for repairs to the roof at 601 South 11th Street. The permit has not been finalized.
04/17/91	A building permit (#91103283) was issued for a remodel at 601 South 11th Street. The permit has not been finalized.
05/03/91	A building permit (#91104979) was issued for repairs to an air conditioning unit at 601 South 11th Street. The permit has not been finalized.

Related Building Permits/Business Licenses	
05/13/91	A building permit (#91106216) was issued for duct and drain lines at 601 South 11th Street. The permit was finalized on 05/16/91.
05/14/91	A building permit (#91106447) was issued for a repairs to breaker boxes at 601 South 11th Street. The permit has not been finalized.
09/04/97	A building permit (#97018316) was issued for replacing meter clips at 601 South 11th Street. The permit has not been finalized.
01/02/01	A building permit (#1000018) was issued to install a ground rod and tighten loose connections on the main panel at 601 South 11th Street. The permit has not been finalized.
04/07/08	A Code Enforcement case (#64216) was processed for no dumpster over one week and tenants piling uncontained trash in the alley behind the property located at 601 South 11th Street. The case was resolved on 04/16/08.
02/09/09	A Code Enforcement case (#74405) was processed for a large banner posted in front of apartment building that reads, "Professional Mgmt. Quantum Property" and a separate sign that reads, "Now Renting" located at 601 South 11th Street. The case was resolved on 02/17/09.
10/03/12	A Code Enforcement case (#120424) was processed for a Lincoln Town Car limo on property located at 601 South 11th Street. The case was resolved on 10/05/12.
10/06/14	A Code Enforcement case (#146457) was processed for homeless living on south side of the building located at 601 South 11th Street. The case was resolved on 10/07/14.
12/09/14	A Code Enforcement case (#148726) was processed for debris/garbage all over privately owned apartment complex; homeless person living in car in alley behind property located at 601 South 11th Street. The case was resolved on 12/10/14.
07/16/15	A Code Enforcement case (#157329) was processed no air conditioning over a week, non-working smoke alarms and bed bugs at 601 South 11th Street. The case was resolved on 08/11/15.
08/19/15	A building permit (#296975) was issued for an iron perimeter fence at 601 South 11th Street. The permit was finalized on 12/15/15.
12/22/15	A Code Enforcement case (#161831) was processed for early start construction (6 am) at 601 South 11th Street. The case has not been resolved.

Pre-Application Meeting	
12/30/15	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a setback Variance for proposed Accessory Structures.

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

Field Check	
01/28/16	A routine field check was conducted by staff and found a well maintained residential development. However, it was observed that there was no trash enclosure located on the subject property; there was a trash bin located in the adjacent alleyway.

Details of Application Request	
Site Area	
Net Acres	0.32

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-Family Residential	C (Commercial)	R-4 (High Density Residential)
North	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
South	Multi-Family Residential	C (Commercial)	R-4 (High Density Residential)
East	General Retail	C (Commercial)	C-2 (General Commercial)
West	Multi-Family Residential	C (Commercial)	R-3 (Medium 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	10 Feet	Y
• Corner Side	5 Feet	1 Foot	N
• Side	3 Feet	0 Feet	N
• Rear	3 Feet	0 Feet	N
Min. Distance Between Buildings	6 Feet	1 Foot	N
Rear Yard Area Coverage (Accessory Structure)	50 %	70 %	N
Max. Building Height (Accessory Structure)	35 Feet	9 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
11th Street	Local Street	Master Plan of Streets and Highways	80 Feet	Y

ANALYSIS

This is a request for a Variance to allow three proposed Accessory Structures (Class II) [garages] totaling 2,185 square feet in the interior front courtyard and rear yard area of an existing multi-family building located at 601 South 11th Street, which do not comply with Title 19.06 developments standards. The subject property is located within the R-4 (High Density Residential) zoning district.

The applicant has requested a Variance to allow three proposed accessory structures that are not aesthetically compatible with the principal dwelling, to allow a zero-foot side yard setback where three feet is required, to allow a one-foot corner side yard setback where five feet is required, to allow a zero-foot rear yard setback where three feet is required and to allow building separations of one-foot where six feet is the minimum required, to allow a rear yard area coverage of 70% where 50% is the maximum allowed for three proposed Accessory Structures (Class II) [Garages] totaling 2,227 square feet. 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.

Additionally, during the field check conducted by staff it was observed that there was no trash enclosure located on the subject property; there was a trash bin located in the adjacent alleyway. Staff has added a condition to address this site condition which states "Prior to issuance of a building permit the applicant shall obtain and submit to the Department of Planning an approval letter from a waste management company that allows curb-side garbage pickup."

FINDINGS (VAR-63114)

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 construct three Accessory Structures (Class II) [garages] totaling 2,227 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 38

NOTICES MAILED 146

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-63114

Case Number: PRJ62833/PREAPP2015-004686 APN: 139-34-813-011

Name of Property Owner: 601 S 11th, LLC

Name of Applicant: 601 S 11th, LLC

Name of Representative: Monica Gresser

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 _____ day of _____, 20____

See Attached

Notary Public in and for said County and State

PRJ-62833
01/25/16

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 21st day of January, 2016, by MARY MASNYACK,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

YELENA OSADCHAYA
Commission # 1986662
Notary Public - California
Los Angeles County
My Comm. Expires Aug 26, 2016

(Seal)

Signature

VAR-63114

PRJ-62833
01/25/16

CLV Planning - Application Form

Application Number:	PRJ-62833
Application/Petition For:	11th Street Apartments_VAR
ProjectAddress (Location):	601 SOUTH 11TH STREET
Project Name	11TH STREET APARTMENTS_VAR, VAR & VAC
Assessors Parcel #(s):	13934813011
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:	601 S 11th, LLC
Applicant Last Name:	601 S 11th, LLC
Applicant Address:	9903 Santa Monica Blvd, #961
Applicant City:	Beverly Hills
Applicant State:	CA
Applicant Zip:	90212
Applicant Phone:	(310) 666-4900
Applicant Fax:	
Applicant Email:	lasvegasapartmentsllc@gmail.com
Rep First Name:	Monica
Rep Last Name:	Gresser
Rep Address:	1800 Industrial Road, Suite 200c
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89102
Rep Phone:	(702) 331-3059
Rep Fax:	
Rep Email:	MGresser@BRAZENarchitecture.com

VAR-63114

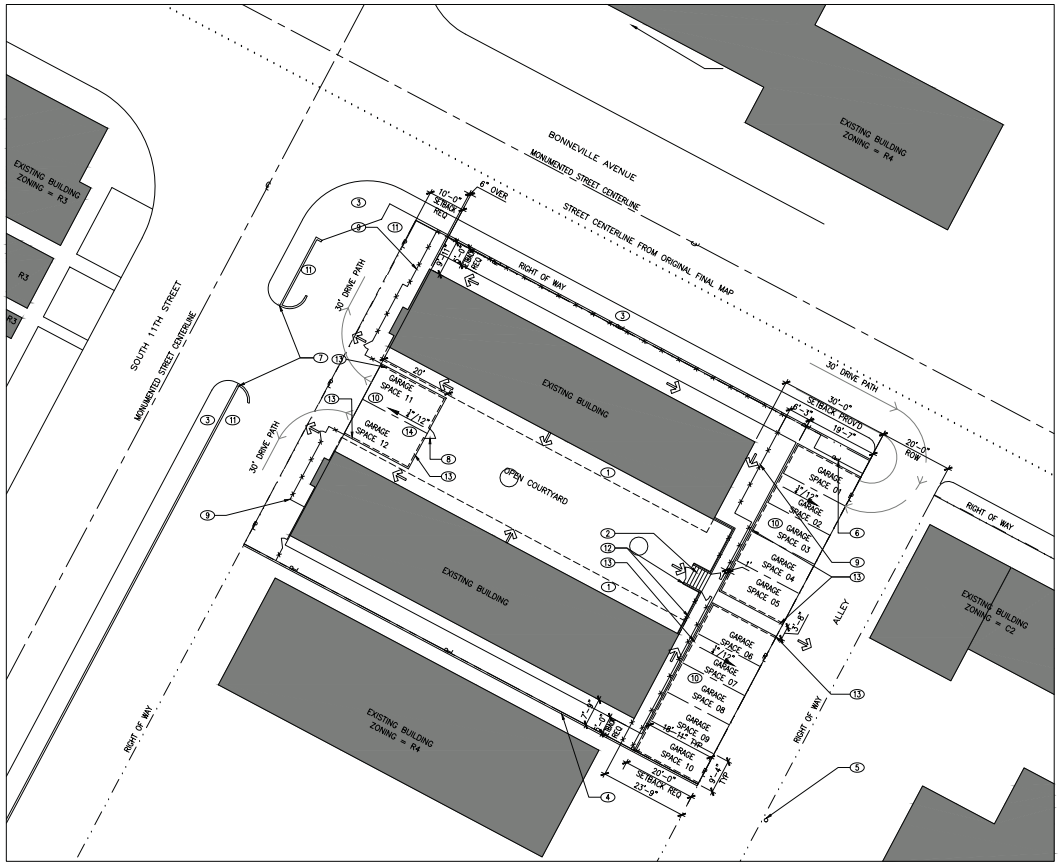
CLV Planning - Application Form

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
601 S 11TH L L C	9903 SANTA MONICA BLVD #961	BEVERLY HILLS, CA 90212

CLVEPLAN Applicant	Company	Title	Email
Monica Gresser	BRAZENarchitectureINC	Principal Architect	MGresser@BRAZENarchitecture.com

VAR-63114



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



2 EXISTING PARKING = 12 SPACES
SCALE: NTS

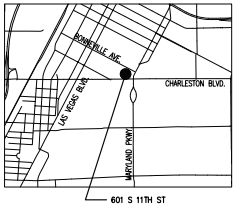
GENERAL NOTES:

A- NEW GARAGE ACCESSORY STRUCTURES TO BE COMPOSED OF 1-HR RATED ROOF AND WALL MATERIALS. ROLL-UP GARAGE DOORS TO BE INSTALLED WITHIN NON-RATED WALL. 1-HR RATED WALL(S) TO BE INSTALLED WHERE GARAGE IS LESS THAN 10' OF EXISTING BUILDING(S). THERE ARE NO INTERIOR WALLS WITHIN THE GARAGE BUILDINGS.

KEYNOTES:

1- EXISTING BUILDING BALCONY
2- EXISTING STAIR
3- EXISTING RETAINING WALL
4- EXISTING BLOCK WALL @ ℄
5- EXISTING POWER POLE
6- EXISTING ROW FOR FIRE HYDRANT
7- NEW CURB CUT
8- NEW MAN DOOR AT NEW GARAGE
9- NEW WROUGHT IRON FENCE
10- NEW GARAGE
11- NEW LANDSCAPED AREA
12- NEW WROUGHT IRON FENCE O/ EXISTING RETAINING WALL
13- NEW 2-HR RATED WALL
14- NEW 2-HR RATED CEILING/ROOF

VICINITY MAP



PROJECT INFORMATION

PROJECT TITLE	601 S 11TH STREET
PROJECT LOCATION	601 S 11TH STREET LAS VEGAS, NV
LOT SIZE	.32 AC
APN	139-34-813-011
USE	R-4 | NO CHANGE IN USE

GARAGE CALCULATIONS

LAS VEGAS CITY TITLE 19.06.120 FOR
R-4 HIGH DENSITY RESIDENTIAL DISTRICT

PARKING FOR LAND USE
1.25 SPACES PER STUDIO OR ONE BEDROOM UNIT
NUMBER OF SINGLE BEDROOM UNITS = 16
GUEST SPACES = 1 PER 6 UNITS
NOTE: THERE ARE NO ACCESSIBLE UNITS THEREFORE NO HANDICAP PARKING IS REQUIRED.

SPACES REQUIRED FOR UNITS	20 SPACES
SPACES REQUIRED FOR GUESTS	3 SPACES
TOTAL SPACES REQUIRED	23 SPACES
TOTAL GARAGE SPACES PROVIDED	12 SPACES

GARAGE AREA

GARAGE 1	895 SF
GARAGE 2	895 SF
GARAGE 3	437 SF
TOTAL AREA	2,227 SF

LEGEND

GARAGE/PARKING STALL COUNT
EXIT

601 SOUTH 11TH STREET

601 S 11TH ST
LAS VEGAS, NV

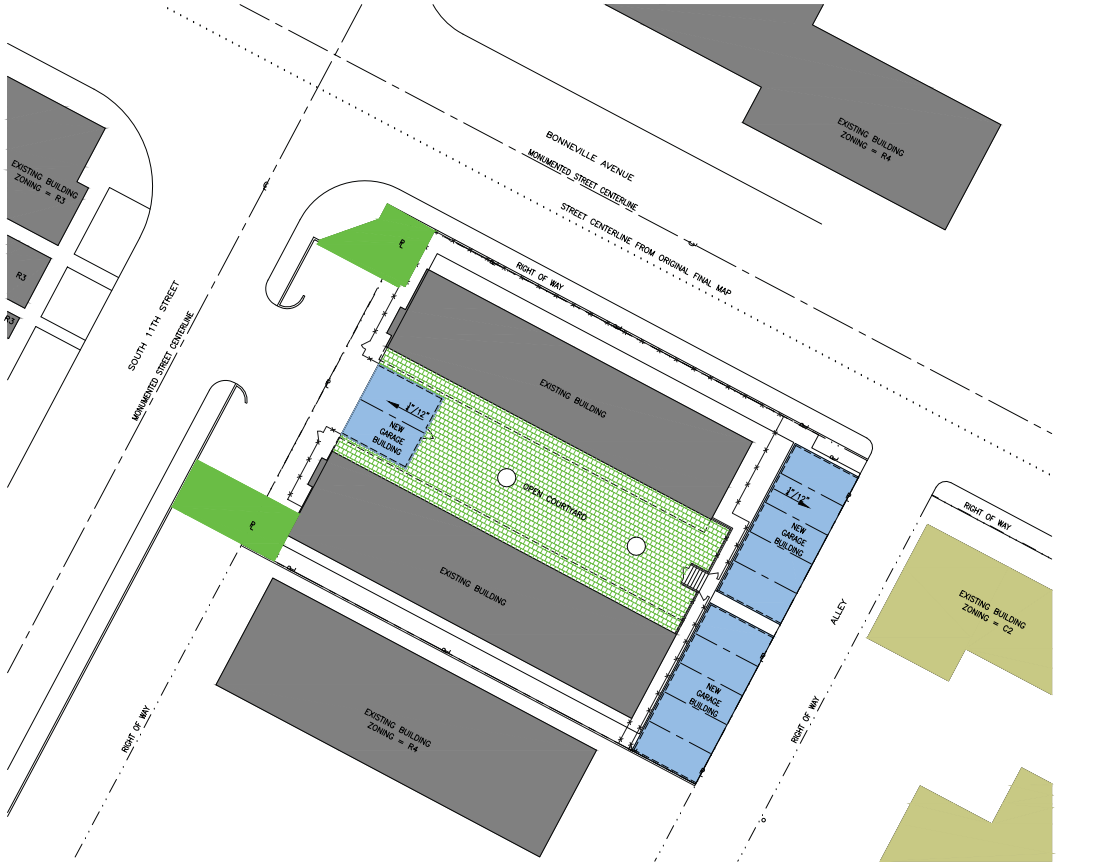
MONICA ALDER GRESSER ARCHITECT STATE OF NEVADA

brazen architecture INC
1800 INDUSTRIAL ROAD, SUITE 200C | LAS VEGAS, NV 89102

PRJ-62833
02/04/16

SP01
02 04 16

VAR-63114 - REVISED



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

LEGEND:

- EXISTING RESIDENTIAL BUILDING
- EXISTING COMMERCIAL BUILDING
- NEW LANDSCAPED AREA
- NEW LANDSCAPING/HARDSCAPING
- NEW GARAGE ACCESSORY BUILDING

601 SOUTH 11TH STREET

601 S 11TH ST
LAS VEGAS, NV

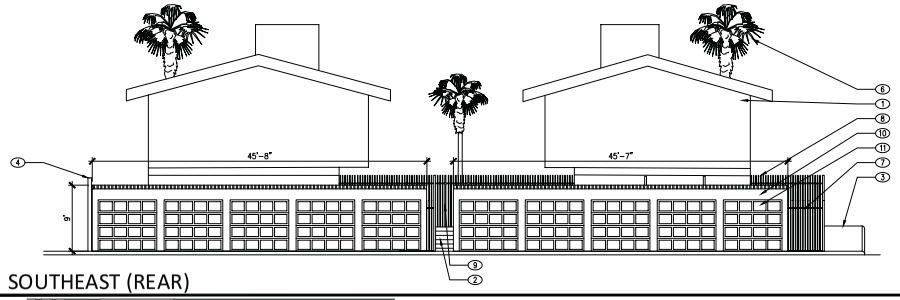
VAR-63114

MONICA WILDER GROSSE
LICENSED ARCHITECT
STATE OF NEVADA

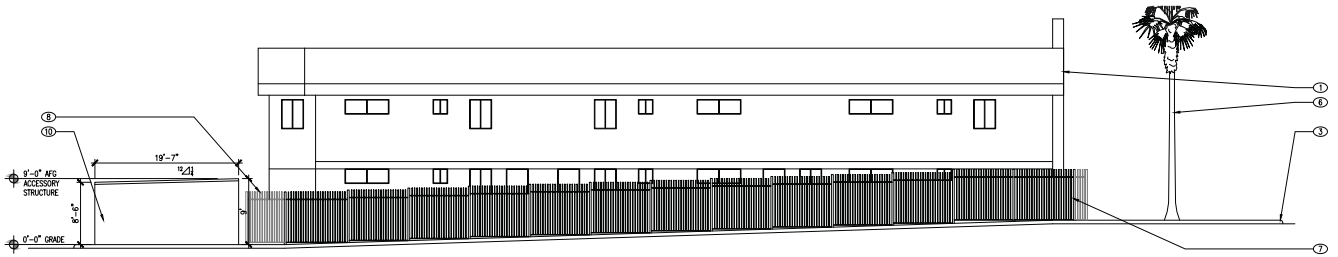
brazen architecture INC
1800 INDUSTRIAL ROAD, SUITE 200C | LAS VEGAS, NV 89102

RPJ-62833
01-2616

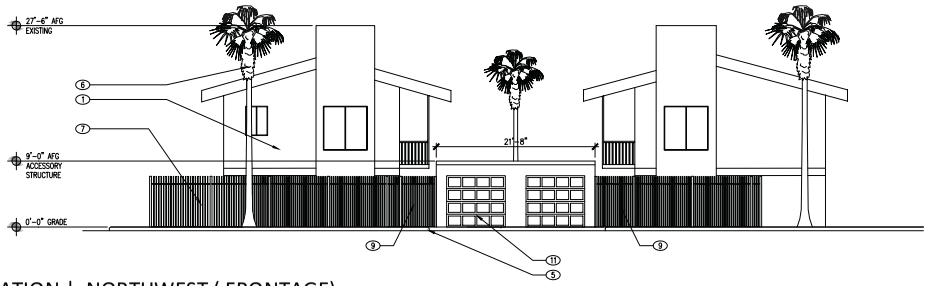
SP01
01 21 16



1 ELEVATION | SOUTHEAST (REAR)
SCALE: 1/8" = 1'-0"
0 5 10 20 50



2 ELEVATION | NORTH (SECONDARY FRONTAGE)
SCALE: 1/8" = 1'-0"
0 5 10 20 50



3 ELEVATION | NORTHWEST (FRONTAGE)
SCALE: 1/8" = 1'-0"
0 5 10 20 50

KEYNOTES:
1- EXISTING BUILDING
2- EXISTING STAIR
3- EXISTING CURB/SIDEWALK
4- EXISTING BLOCK WALL
5- NEW CURB CUT
6- NEW TREE
7- NEW WROUGHT IRON FENCE
8- NEW WROUGHT IRON FENCE, BEYOND
9- NEW FENCE GATE
10- NEW STUCCO COVERED GARAGE
11- NEW GARAGE DOOR

* FENCING BACKED BY PERFORATED SCREEN FOR PRIVACY. FENCE TO BE PAINTED BLACK.

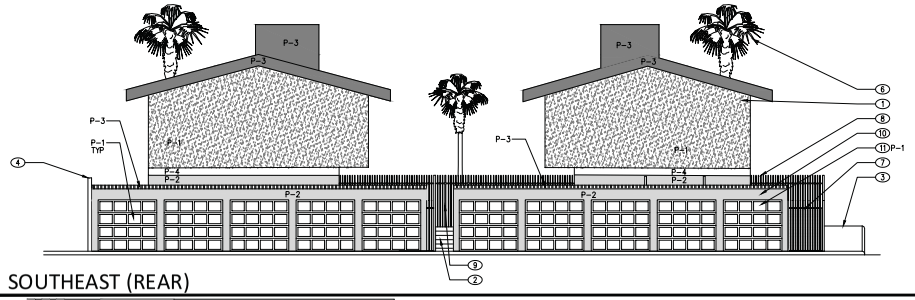
601 SOUTH 11TH STREET

601 S 11TH ST
LAS VEGAS, NV

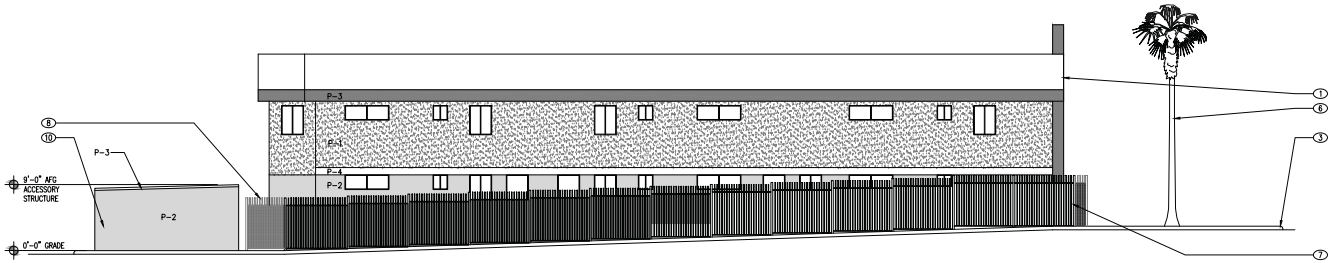
VAR-63114

brazen architecture INC
1800 INDUSTRIAL ROAD, SUITE 200C | LAS VEGAS, NV 89102

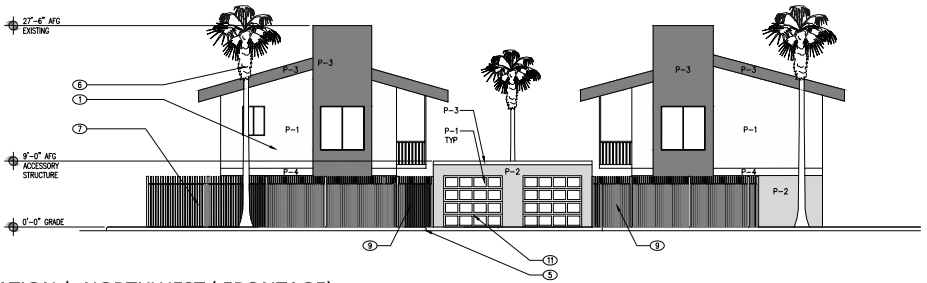
EV01
01 21 16



1 ELEVATION | SOUTHEAST (REAR)
SCALE: 1/8" = 1'-0"
0 5 10 20 50



2 ELEVATION | NORTH (SECONDARY FRONTAGE)
SCALE: 1/8" = 1'-0"
0 5 10 20 50



3 ELEVATION | NORTHWEST (FRONTAGE)
SCALE: 1/8" = 1'-0"
0 5 10 20 50

KEYNOTES:

1- EXISTING BUILDING
2- EXISTING STAIR
3- EXISTING CURB/SIDEWALK
4- EXISTING BLOCK WALL
5- NEW CURB CUT
6- NEW TREE
7- NEW WROUGHT IRON FENCE
8- NEW WROUGHT IRON FENCE, BEYOND
9- NEW FENCE GATE
10- NEW STUCCO COVERED GARAGE
11- NEW GARAGE DOOR

* FENCING BACKED BY PERFORATED SCREEN FOR PRIVACY. FENCE TO BE PAINTED BLACK.



FRONT ELEVATION (11TH)



NORTH ELEVATION

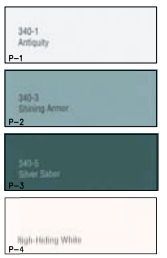


REAR ELEVATION (ALLEY)



COURTYARD (FROM 11TH)

PHOTOS OF EXISTING CONDITIONS - PAINT AS NOTED



601 SOUTH 11TH STREET

601 S 11TH ST
LAS VEGAS, NV

VAR-63114

braden architecture INC
1800 INDUSTRIAL ROAD, SUITE 200C | LAS VEGAS, NV 89102

RPJ-62833
01-25-16

EV01
01 21 16



VAR-63411 - REVISED



VAR-63411 - REVISED





601 SOUTH 11TH STREET

601 S 11TH ST
LAS VEGAS, NV

brazen architecture INC
1800 INDUSTRIAL ROAD, SUITE 200C | LAS VEGAS, NV 89102

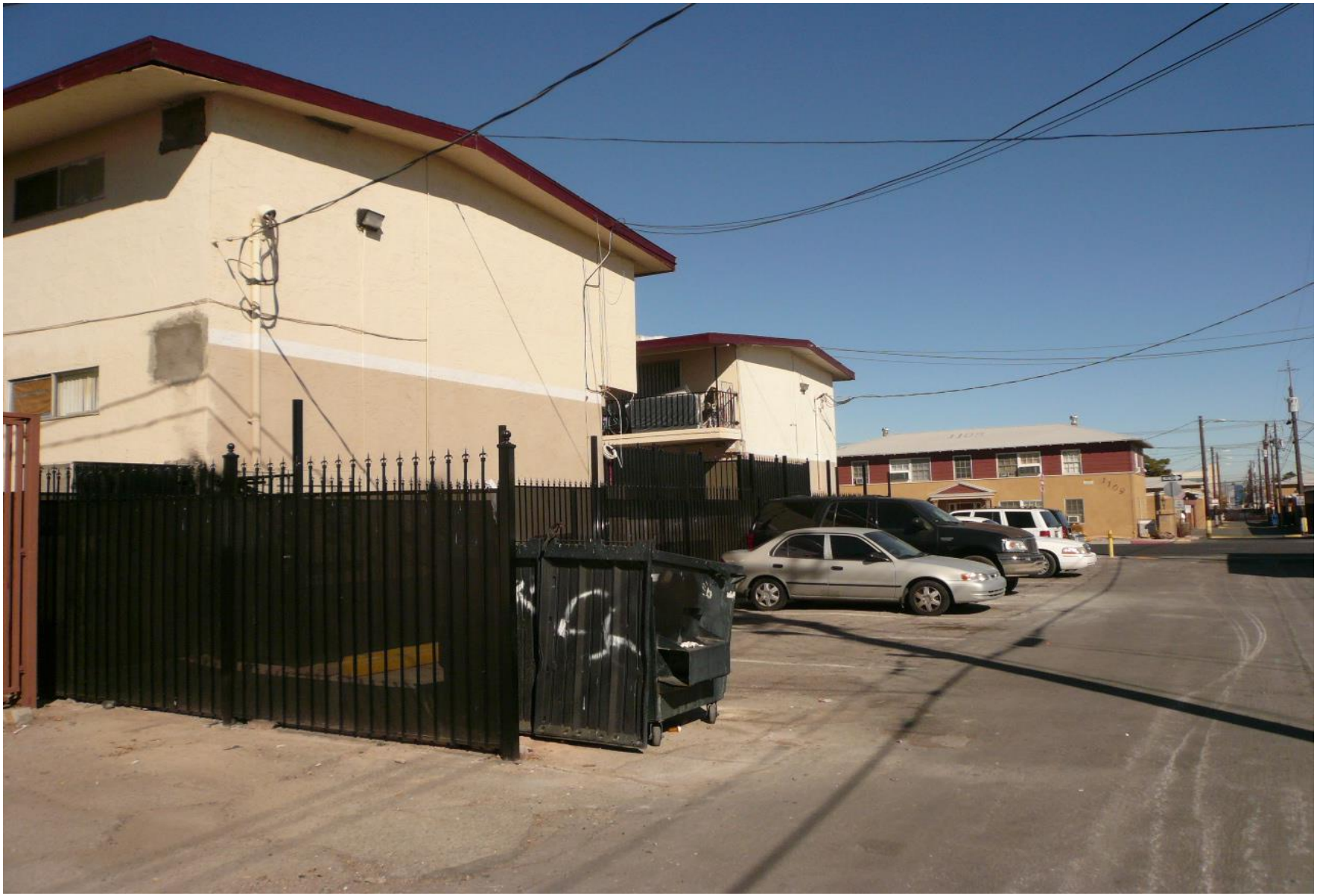
EV02
03 24 2016

VAR-63114 - REVISED



VAR-63114 [PRJ-62833] - VARIANCE - APPLICANT/OWNER: 601 S 11TH, LLC
601 SOUTH 11TH STREET

01/28/16



VAR-63114 [PRJ-62833] - VARIANCE - APPLICANT/OWNER: 601 S 11TH, LLC
601 SOUTH 11TH STREET

01/28/16

brazen
architecture INC

04 FEB 2015

RE: Justification Letter for APN 139-34-813-011 | 601 S 11th Street

Planning Department

We are requesting a variance for the structures near the alley and along 11th St. It is the Owner's intention to build an enclosed garage with ten (10) individual roll up doors on the SE side of the buildings adjacent to the alley, and two (2) of the same on the NW side between the existing buildings. We are no longer seeking to vacate the right of way along the alley nor along 11th St.

The existing property is zoned as R-4 and we are not requesting a change in zoning. The Owner will upgrade the interior and exterior finishes to create a "luxury" apartment complex. New landscaping, wrought iron fencing, and covered garage spaces are also proposed for this site.

Between the existing buildings, the proposed accessory structure is to be composed of non-combustible steel studs, 2 hour rated ceilings with standing seam metal roofing, 2 hour rated walls with a stucco finish, and roll-up steel garage doors. Accessory garage structures that are to be located along the alley, will be composed similarly, but do not require 2 hour ratings with the assemblies. In addition, the proposed accessory structures will be aesthetically compatible with the existing structures when the owner selects the final paint schemes for both.

VARIANCE FOR SETBACK AND SEPARATION
We are requesting a variance for a 1-foot setback between the garage and existing primary structures where 6-feet is required; a zero-foot rear yard setback where 3-feet is required; and a zero-foot setback at the side yard where 3-feet is required. This variance is for three (3) separate accessory structures (garages), totaling 2,227 square feet on .32 acres.

Sincerely,

Monica M Gresser, AIA
Principal Architect
brazenarchitectureINC
mgresser@BRAZENarchitecture.com

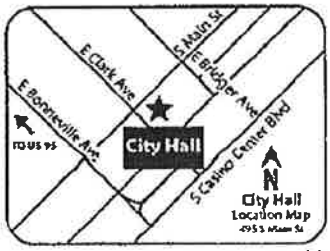
VAR-63114 - REVISED

PRJ-62833
02/04/16

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

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-63114 [PRJ-62833]
Planning Commission Meeting of 3/9/2016

RECEIVED
MAR 7 2016
City of Las Vegas
Dept. of Planning

Case: VAR-63114
13934810092
KIM FAMILY TRUST
KIM WON SON & HAE SOOK TRS
2101 S WATSON ST
LA HABRA CA 90631-9518

2 LRDFMPI 90631

p.1 562-697-6979

Submitted after final agenda
Date 3/9/16 Item 37A

City of Las Vegas Agenda Item No.: **34.**

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

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

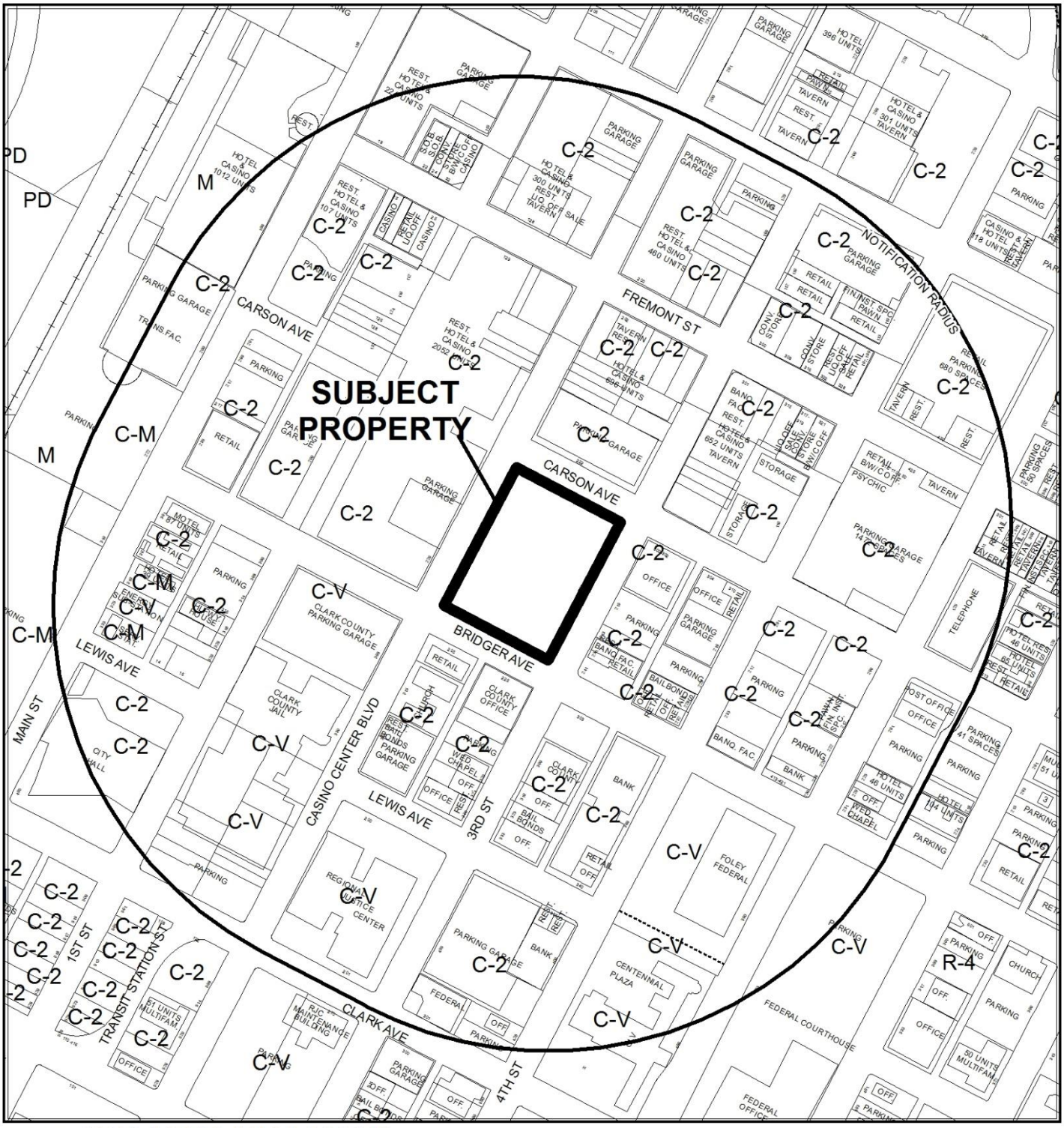
SUBJECT:
ABEYANCE - SDR-63111 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DROCK 3RD STREET, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PERMANENT PARKING LOT WITH VALET PARKING ONLY AT AN EXISTING COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) FACILITY WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN, STREETSCAPE AND PERMANENT PARKING LOT DESIGN AND SCREENING STANDARDS on 2.76 acres at 200 South 3rd Street (APN 139-34-210-047), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-62980]. Staff recommends DENIAL.

C.C.: 5/18/2016

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



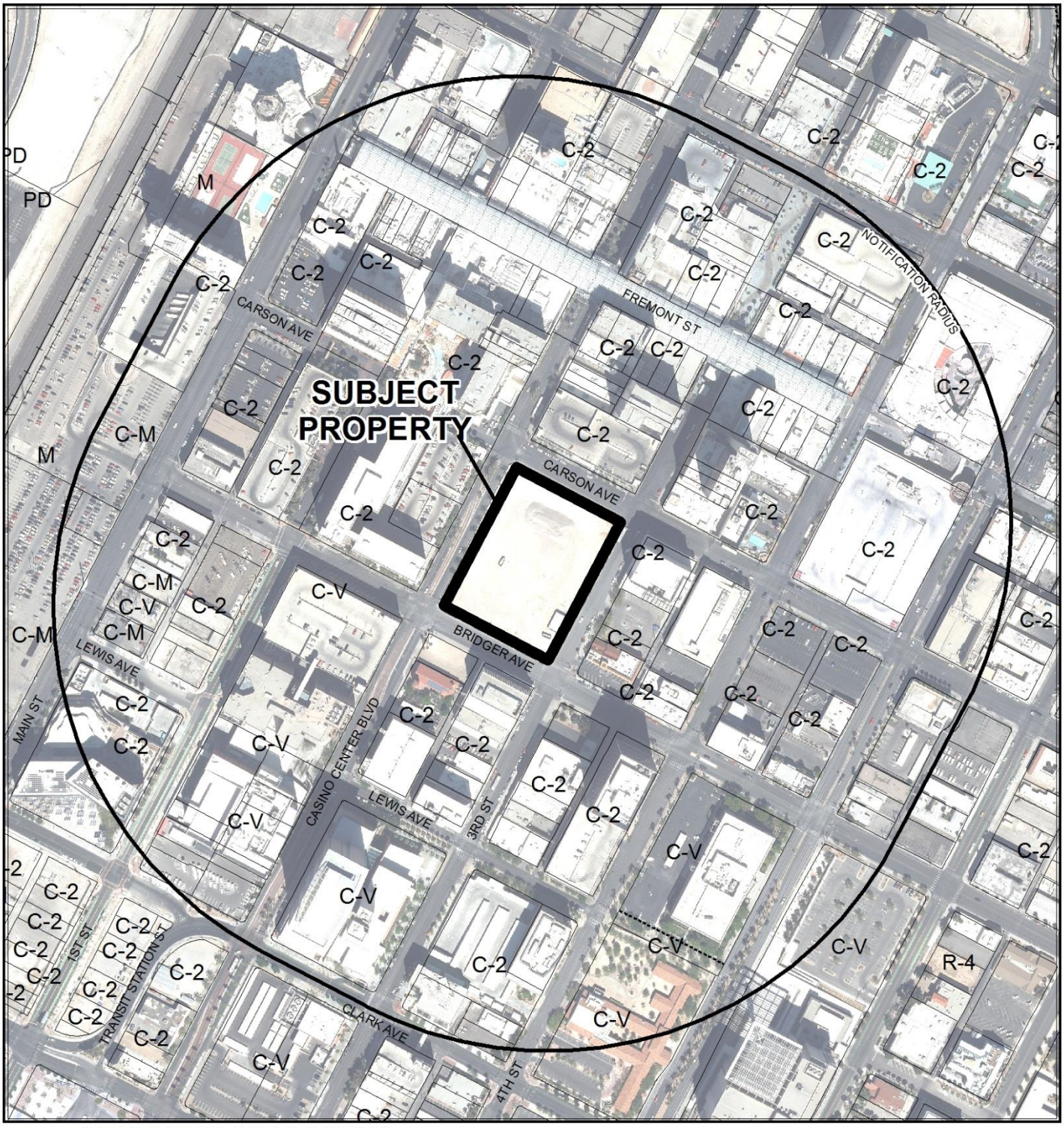
CASE: **SDR-63111 (PRJ-62980)**

RADIUS: 1000 FEET

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

0 300 600 Feet

N



CASE: **SDR-63111 (PRJ-62980)**

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: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DROCK 3RD STREET, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-63111	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-63111 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. Conformance to the approved Conditions of Approval for Site Development Plan Reviews (SDR-52726, SDR-54173, SDR-56539) and Special Use Permit (SUP-56540) as previously amended.

3. All development shall be in conformance with the site plan and landscape plan, date stamped 03/28/16 and building elevations, date stamped 03/15/16, except as amended by conditions herein.

4. A separate Site Development Plan Review is required for the proposed office building and platform extension prior to the issuance of building permits for these structures.

5. A Waiver from Downtown Centennial Plan Section VII.F.1 is hereby approved, to allow zero percent of the office building façade to be aligned to the 3rd Street property line where at least 70 percent frontage at the property line is required.

6. A Waiver from Downtown Centennial Plan Section VII.F.3 is hereby approved, to allow a six-foot tall black wrought iron screen fence where a 42-inch green ornamental wrought iron parking lot screen fence is required.

7. A Waiver from Downtown Centennial Plan Section VII.F.4 is hereby approved, to allow a five-foot sidewalk and no trees within the amenity zone where a 10-foot sidewalk and 36-inch box shade trees within the amenity zone along 3rd Street are required.

8. A Waiver from Downtown Centennial Plan Section VII.F.4 is hereby approved, to allow a five-foot sidewalk and the existing trees within the amenity zone where a 10-foot sidewalk and 36-inch box shade trees spaced 15-20 feet apart within the amenity zone along Bridger Avenue are required.

9. A Waiver from Downtown Centennial Plan Section VII.F.4 is hereby approved, to allow a five-foot sidewalk where a 10-foot sidewalk along Casino Center Boulevard is required.

10. A Waiver from Downtown Centennial Plan Section VII.F.4 is hereby approved, to allow a five-foot sidewalk where a 10-foot sidewalk along Carson Avenue is required.

11. A Waiver from Downtown Centennial Plan Section VII.F.5b is hereby approved, to allow no cornice or articulated roofline for the proposed enclosed events support building where such is required.

12. Prior to issuance of a building permit, the applicant shall obtain and submit to the Department of Planning a letter describing how trash will be stored onsite and removed from this location.

13. All new signage shall be reviewed and approved by the Downtown Design Review Committee in accordance with the applicable requirements of Title 19.10.100(D) through separate application prior to the issuance of building permits for signage.

14. 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.

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

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

Public Works

17. Dedicate a 10-foot radius on the southeast corner of Carson Avenue and Casino Center Boulevard, the southwest corner of Carson Avenue and Third Street, the northeast corner of Third Street and Bridger Avenue and the northeast corner of Casino Center Boulevard and Bridger Avenue prior to the issuance of any permits.

18. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Downtown Pedestrian and Bicycle improvements 3rd Street – Hoover Avenue to Fremont Street" project, the "Downtown Pedestrian and Bicycle improvements – Carson Avenue" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

19. Submit an Encroachment Agreement for landscaping and private improvements in the 3rd Street, Carson Avenue, Casino Center Boulevard, and Bridger Avenue 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 (702-229-4836).

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.

21. Site development to comply with all applicable conditions of approval for SDR-52726, SDR-52802 and all other applicable site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

This site currently contains a temporary parking lot that is occasionally used to stage special events such as concerts and festivals. The applicant is requesting to convert this space into a permanent valet-only parking lot and outdoor entertainment venue. As part of the continued development of the site, the applicant also requests to enclose the existing viewing area along Casino Center Boulevard to create a two-story, 9,900 square-foot "event support" building containing restroom facilities, concessions, retail booths, additional indoor event space and storage. The site plan also calls out anticipated future phases of expansion for a stage extension, green room and office building with a two-level viewing platform above. These future buildings will also require waivers of the Downtown Centennial Plan building placement standards, as they are proposed to be designed for onsite performance viewing and not for placement at the street edge. Additional streetscape and parking lot design waivers are necessary to achieve the intent of the submitted plans. Staff supports the dual concept of the parking lot and venue, and the requested waivers do not impede the transformation of the site into a permanent development in the vision of the Downtown Centennial Plan. Therefore, staff recommends approval, with conditions if approved. If denied, the current temporary parking lot can continue on the site until it expires in March 2017 or an Extension of Time is granted.

ISSUES

- A temporary parking lot was established on this site through a previously approved Site Development Plan Review (SDR-52726). This approval will expire 03/11/17 if no Extension of Time is granted. This approval also allowed a six-foot tall wrought iron fence around the perimeter of the site.
- Additional shade trees (38 in in total) are required as part of the Downtown Centennial parking lot landscaping standards. The trees can be placed along the perimeter rather than in planter islands. Rather than requesting a waiver to allow a reduced number of trees, the applicant has revised the landscape plan to provide the required amount of trees in conformance with the Plan requirements. The provided perimeter planters have been increased to be at least five feet in width to accommodate the trees.
- According to the submitted site plan, a trash enclosure is not being provided on the site. As the parking lot is restricted to public entry, the applicant must describe how refuse will be stored and removed from the site.
- A Waiver of the Downtown Centennial Plan (Section VII.F.1) is required to allow zero percent of the office building façade to be aligned to the 3rd Street property line where at least 70 percent frontage at the property line is required. The building is proposed to be set back approximately two feet from the property line to align with the existing approved electrical building; therefore, staff supports this request. Staff notes that radius corners will need to be dedicated and this will affect the location of the existing fence as well as future building placement.

- A Waiver of the Downtown Centennial Plan (Section VII.F.3) is required to allow a six-foot tall black wrought iron screen fence where a 42-inch green ornamental wrought iron parking lot screen fence is required. Staff supports this request.
- A Waiver of the Downtown Centennial Plan (Section VII.F.4) is required to allow five-foot sidewalks where 10-foot sidewalks are required on all perimeter streets; waivers are also required to allow no trees in the amenity zone where 36-inch box shade trees are required along 3rd Street and to allow the existing spacing of street trees along Bridger Avenue where 15-20-foot intervals are specified. Staff supports this request.
- A Waiver of the Downtown Centennial Plan (Section VII.F.5b) is required to allow no cornice or articulated roofline for the proposed enclosed events support building where such is required. Staff supports this request, given that the existing structure was intended to support a viewing platform, which does not lend itself to articulation.
- A Waiver of the Downtown Centennial Plan (Section VII.F.5a) had been required to allow no arcades, awnings or canopies on the ground floor of the proposed enclosed events support building where such are required. Revised elevations date stamped 03/15/16 show a metal canopy attached to the building in conformance to Downtown Centennial Plan requirements; therefore this waiver is no longer needed.
- A Site Development Plan Review will be required for review of elevations and floor plans for buildings and structures in future phases.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/16/64	The City Council approved Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. The Planning Commission recommended approval.
03/11/14	The Planning Commission approved a request for a Site Development Plan Review (SDR-52726) for a temporary parking lot and waiver of the Downtown Centennial Plan parking lot screening standard at 200 South 3rd Street. Staff recommended denial.
	The Planning Commission approved a request for a Variance (VAR-52727) to allow a six-foot tall fence along the front property line where a maximum height of five feet is allowed at 200 South 3rd Street. Staff recommended denial.
05/21/14	The City Council approved a request for a General Plan Amendment (GPA-53016) from PF (Public Facilities) to GC (General Commercial) on 2.76 acres at 200 South 3rd Street. The Planning Commission and Staff recommended approval of the request.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The City Council approved a request for a Rezoning (ZON-53017) from C-V (Civic) to C-2 (General Commercial) on 2.76 acres at 200 South 3rd Street. The Planning Commission and Staff recommended approval of the request.
06/03/14	The Department of Planning administratively approved a request for a Minor Amendment (SDR-54173) of a previously approved Site Development Plan Review (SDR-52726) for a proposed 3,200 square-foot stage at 200 South 3rd Street.
10/15/14	The City Council approved a request for a Special Use Permit (SUP-55328) for a proposed Tavern-Limited Establishment for a 107,158 square-foot Commercial Recreation/Amusement (Outdoor) use at 200 South 3rd Street. The Planning Commission and staff recommended approval of the request.
10/30/14	The Department of Planning administratively approved a request for a Minor Amendment (SDR-56539) of a previously approved Site Development Plan Review (SDR-52726) for a proposed 4,950 square-foot balcony at 200 South 3rd Street.
	The Department of Planning administratively approved a request for a Minor Amendment (SUP-56540) of a previously approved Special Use Permit (SUP-55328) for a proposed 6,450 square-foot expansion to an existing 107,158 square-foot Tavern-Limited Establishment at 200 South 3rd Street.
08/01/15	The Department of Public Works issued a notice of substantial completion for beautification of Bridger Avenue as part of the Downtown Pedestrian and Bike Improvements Project (CIP-45921). Improvements included installation of trees, sidewalk, curb, gutter, streetlights, intersection bulb-outs, pavers, street benches, trash receptacles, planters, traffic striping and green bike lanes.
02/04/16	The Department of Public Works announced plans for beautification of 3rd Street between Bonneville Avenue and Fremont Street as part of the Downtown Pedestrian and Bike Improvements Project (CIP-54616). Improvements include installation of trees, sidewalk, curb, gutter, streetlights, intersection bulb-outs, pavers, street benches, trash receptacles, planters, traffic striping and green bike lanes. Work is tentatively slated to begin in Spring of 2017.
03/08/16	The Planning Commission voted [7-0] to hold this item in abeyance to the April 12, 2016 Planning Commission meeting at applicant's request.

Most Recent Change of Ownership	
11/22/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1960	A government facility was constructed at 200 South Main Street.
12/09/13	A building permit (250277) was issued for the demolition of a two-story detached parking structure at 200 South 3rd Street. The permit has not received a final inspection.
12/19/13	A building permit (250816) was issued for the demolition of a government facility at 200 South 3rd Street. The permit has not received a final inspection.
04/14/14	A building permit (254599) was issued for a temporary valet parking lot at 200 South 3rd Street. The permit was finalized on 08/07/14.
	A building permit (254600) was issued for perimeter fencing at 200 South 3rd Street. The permit was finalized on 08/28/14.
07/30/14	A building permit (259360) was issued for an outdoor valet canopy and service platform at 200 South 3rd Street. The permit has not been finalized.
	A building permit (259361) was issued for an outdoor platform at 200 South 3rd Street. The permit was finalized on 09/17/14.
	A building permit (259362) was issued for an outdoor platform railing at 200 South 3rd Street. The permit has not been finalized.

Related Building Permits/Business Licenses	
10/16/14	A business license (P62-00192) was issued for General On-Sale Alcohol (Downtown Las Vegas Events Center) at 200 South 3rd Street. The license is still active.
	A business license (G62-06924) was issued for Business Space Rent or Lease (Downtown Las Vegas Events Center) at 200 South 3rd Street. The license is still active.
	A business license (G62-08990) was issued for a Tobacco Dealer (Downtown Las Vegas Events Center) at 200 South 3rd Street. The license is still active.
	A business license (P62-00330) was issued for an Alcoholic Beverage Caterer (Downtown Las Vegas Events Center) at 200 South 3rd Street. The license is still active.
10/07/15	A business license (G63-07690) was issued for a Tobacco Dealer (Roccos Imported Tobacco) at 200 South 3rd Street. The license is still active.

Pre-Application Meeting	
01/12/16	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. The applicant was informed that several waivers of Downtown Centennial Plan standards would be necessary to achieve the intent of the submitted plans.

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

Field Check	
01/28/16	The site currently contains a parking lot with a gated entry on Carson Avenue. Several buildings have been constructed around the perimeter, as well as signage at the corner of Carson Avenue and 3rd Street. A stage is located along the north side of Bridger Avenue, and a carport structure with a balcony is located along Casino Center Boulevard. The entire site is enclosed by a tall wrought iron fence. Numerous other vehicles and equipment were stored on the site at the time of inspection.

Details of Application Request	
Site Area	
Net Acres	2.76

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Commercial Recreation/Amusement (Outdoor)	GC (General Commercial)	C-2 (General Commercial)
	Tavern-Limited Establishment		
North	Parking Facility (garage)	C (Commercial)	C-2 (General Commercial)
South	Government Facility	PF (Public Facility)	C-2 (General Commercial)
	General Retail Store	C (Commercial)	
East	Office, Other Than Listed	C (Commercial)	C-2 (General Commercial)
	Banquet Facility		
	Parking Facility (surface lot)		
West	Hotel/Casino	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 (Central Casino Core)	N
A-O (Airport Overlay) District (200 Feet)	Y
Downtown Casino 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 the Downtown Centennial Plan, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	120,226 SF	N/A
Min. Lot Width	100 Feet	300 Feet	Y

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks: • Front (Carson Ave and Bridger Ave)	70% of first story façade aligned along the PL	100% of new office façade aligned along Bridger Ave.	Y*
• Corner (Casino Center and 3rd St)	70% of first story façade aligned along the PL	0% of new office building facade aligned to 3rd St.	N*
Max. Lot Coverage	N/A	19.2 %	Y
Max. Building Height	N/A	15 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Not provided	N
Mech. Equipment	Screened	Screened or enclosed in building	Y

*The existing stage was approved by Site Development Plan Review (SDR-52726) with a 20-foot setback from Bridger Avenue. The proposed Phase 2 office/green room building complies with the Downtown Centennial Plan requirements along Bridger Avenue but not along 3rd Street.

Pursuant to the Downtown Centennial Plan, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area Trees	1 Tree / 6 Uncovered Spaces	38 Trees	38 Trees	Y
Parking Area Landscaping	10 SF per parking space	2,280 SF	2,528 SF	Y
LANDSCAPE BUFFER WIDTHS				
Wall Height	6 to 8 Feet Adjacent to Residential		Approved 6' wrought iron fence	Y*

*A Variance (VAR-52727) and Waivers of Downtown Centennial Plan standards through Site Development Plan Review (SDR-52726) were approved that allowed the six-foot wrought iron perimeter fence.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Casino Center Blvd	Major Collector	Master Plan of Streets and Highways	80	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Bridger Avenue	Major Collector	Master Plan of Streets and Highways	80	Y
3rd Street	Minor Collector	Title 13.12	80	N/A
Carson Avenue	Major Collector	Master Plan of Streets and Highways	80	Y

Pursuant to the Downtown Centennial Plan, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Minimum sidewalk width	10 feet	5 feet along 3rd Street	N
		5 feet along Bridger Ave.	
		5 feet along Casino Center Blvd.	
		5 feet along Carson Ave.	

Streetscape Standards	Required	Provided	Compliance
Minimum amenity zone width	5 feet	5 feet along 3rd Street	Y
		5 feet along Bridger Ave.	
		5 feet along Casino Center Blvd.	
		5 feet along Carson Ave.	
Sidewalks/corners	Corner ramps with patterned concrete	Corner ramps with patterned concrete	Y
Right-of-Way improvements	Light fixtures, trash receptacles, benches, tree wells	Light fixtures, trash receptacles, benches, tree wells, except in 3rd Street and Carson Avenue	N
North-South Streets (Major)	25' BTH palm trees in 30-foot increments along Casino Center Blvd. (9 trees)	Existing 25' BTH palm trees in 30-foot increments along Casino Center Blvd. (9 trees)	Y
	36-inch box shade trees in 15-20-foot increments along 3rd Street	No trees along 3rd Street	N
East-West Streets	36-inch box shade trees in 15-20-foot increments along Bridger and Carson Avenues (19 trees total)	Existing 36-inch box Mesquite trees in 30-foot increments along Bridger Ave. (9 trees total)	N

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	
Valet Parking	N/A	N/A	N/A				
Existing Commercial Recreation/ Amusement (Outdoor)	23,180 SF GFA at buildout	1 space per 200 SF GFA	116				

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	
Existing Tavern-Limited Establishment	113,608 SF (no seating or waiting areas)	1 space per 50 SF seating / waiting + 1 space per 200 SF of remaining GFA (min. 10 spaces)	569				
TOTAL SPACES REQUIRED			685		228		N
Regular and Handicap Spaces Required			671	14	228	0	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***
70% of ground level building façade to align along the property line	To allow a 2-foot setback from the 3rd St. property line (0% built-to-line)	Approval
A 42-inch ornamental green wrought iron fence along the street frontage lines	To allow existing 6-foot wrought iron fencing around the perimeter	Approval
10-foot sidewalks and 5-foot amenity zones with trees as required by the Downtown Centennial Plan	To allow existing 5-foot sidewalks and 5-foot amenity zones on all edges of the site. Trees to remain on Bridger Ave. and Casino Center Blvd.	Approval

Waivers		
Requirement	***Request***	***Staff Recommendation***
A cornice, articulated roofline, or both shall be designed as major feature of all new buildings and be continuous on all sides	To allow no cornice or articulated roofline for the proposed events support building	Approval

ANALYSIS

Changes were submitted 03/15/16 showing conformance with the Downtown Centennial Plan standards for interior landscaping and for provision of a building canopy and cornice on the events support building. A second set of revisions was submitted 03/28/16 showing the existing streetscape improvements along Bridger Avenue and 3rd Street, as well as new improvements to the Carson Avenue streetscape. As a result, the waiver of the architectural standards requiring canopies is no longer needed. The other waiver requests are still required, but are supported by staff.

Development within the Central Casino Core District of the Downtown Centennial Plan Overlay District is subject to the requirements of the Downtown Centennial Plan. Where the Downtown Centennial Plan is silent on a particular development standard, Title 19 applies. The Downtown Centennial Plan requires approval of a Major Site Development Plan Review for permanent parking lots.

The subject site at 200 South 3rd Street was previously the location of the city of Las Vegas courthouse. The owner demolished the old government facility and constructed a temporary private commercial valet parking lot with 228 tandem spaces on the site. A building permit was then issued to the applicant for an accessory structure (carport) to provide a protected area for the valeted vehicles. Occasional events were held on the site through special event permits in conjunction with the owner's hotel and casino, leading to subsequent approvals for construction of a stage adjacent to Bridger Avenue, an electrical support building, a viewing platform above the carport and full alcohol service during events. Approval of this Site Development Plan Review would convert the temporary valet parking lot, Commercial Recreation/Amusement (Outdoor) facility and Tavern-Limited Establishment into a permanent site, requiring conformance with all applicable development standards.

Valet parking is a conditional use in the C-2 (General Commercial) zoning district and permitted in the Central Casino Core District. The private valet service provides parking over and above what is provided at the primary business establishment (The D Hotel and Casino), and there is no public parking on this site. Thus, no handicapped spaces are required or provided. Events are expected to represent about 50 percent of the usage of the parcel, with parking to represent the remaining half.

On-site parking lot landscaping consists of 24-inch box trees and three-foot wide boxwood hedges in the open areas along the perimeter where no buildings exist or are being proposed. The proposed planter areas meet the Downtown Centennial Plan requirement for landscaped area, and will adequately accommodate growth of the required trees.

Several waivers of the Downtown Centennial Plan are needed in order to implement the applicant's plans as submitted. Staff supports a waiver of the 42-inch wrought iron screen fence requirement for parking lots, as the existing six-foot fence was previously approved for the temporary site

through a variance, and the additional height is appropriate for security purposes. Further screening of the fence is planned in the future, but is not part of this review. Staff also supports a waiver of the build-to setback requirement for the proposed office building along 3rd Street. The existing electrical building was approved with a two-foot setback from the property line, and this proposal matches that building to form an even street edge.

The Department of Public Works has recently (as of August 2015) completed pedestrian and bicycle-oriented improvements along Bridger Avenue adjacent to this site. These improvements retained the five-foot sidewalk and planted trees approximately 30 feet apart, which do not conform to Downtown Centennial Plan standards. Similar improvements are planned along 3rd Street beginning in 2017. As the City's improvements will become part of the permanent development, staff recommends approval of the narrower sidewalks and reduced number of trees along those streets. Palm trees exist in sufficient number along Casino Center Boulevard, and the applicant will provide street trees to meet Downtown Centennial Plan standards; however, there are no plans either by the City or the applicant to widen the sidewalks along these streets to 10 feet. A waiver is necessary. Addition of sidewalk would require relocation of the existing wrought iron fencing, relocation of the existing structure and platform, reconfiguration of the site access and repositioning of the existing sign portal at the corner of Carson Avenue and 3rd Street, which constitutes a hardship to the applicant. As adequate site improvements are being made that will have the appearance of a permanent development and would be consistent with the intent of the Downtown Centennial Plan, staff recommends approval of these waivers.

A trash enclosure is not indicated on the site plan. Title 19 requires refuse collection areas to be provided in sufficient size and number to meet the needs of the development. The applicant will need to submit a letter to Department of Planning staff demonstrating how trash is to be stored onsite and removed from the site in lieu of providing the enclosure.

The existing canopy and viewing balcony will be enclosed with an EIFS exterior and painted to look like other structures on the site. The base of the building will contain a brown-colored band of granite tile for visual interest. Four sets of metal storefront doors will be added to the east elevation, and four roll up counter windows will be added to the proposed concession and retail areas.

A 2,100 square-foot platform extension to the existing stage and a 4,800 square-foot office/green room building are proposed as part of the second phase of site improvements. A separate Site Development Plan Review will be required to review the elevations and floor plans before building permits can be issued for these structures. Additional waivers of Downtown Centennial Plan Standards may be required at that time if different from or more intense than the current waiver requests.

Staff supports the conversion of the temporary valet parking lot to a permanent site. The buildings are oriented to the interior and are utilitarian to meet the needs of the entertainment venue, which does not strictly conform to the Downtown Centennial Plan for pedestrian oriented development. However, the revisions to the site reflect sufficient transition from a temporary to a permanent

development with a commitment to meeting the intent of the Downtown Centennial Plan requirements insofar as the site allows. Staff therefore recommends approval of this Site Development Plan Review, with conditions.

FINDINGS (SDR-63111)

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 parking and commercial recreation/amusement uses of the site are appropriate for this area. The proposed upgrades in landscaping and building facades will transform what has been a temporary development into a permanent development that has similar aesthetics to uses on surrounding parcels.

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, if approved, would not be consistent with various site planning, streetscape and architectural design requirements of the Downtown Centennial Plan. Waivers are required to implement the plans as submitted by the applicant, which staff supports.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site is accessed from Carson Avenue, an 80-foot wide Major Collector as classified by the Master Plan of Streets and Highways. Access is restricted to valet drivers and maintenance personnel only and will therefore not affect traffic in the vicinity.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed painted EIFS and tile exteriors are acceptable for this area of Downtown. Drought-tolerant landscape materials are also appropriate for use in this 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 proposed elevations for the events support building have been revised to provide visual enhancements at the pedestrian level such as canopies. The type of building does not lend itself to articulated rooflines, and therefore a waiver is required. The building will be compatible with other buildings on site, and will be harmonious and compatible with buildings in the area given its exterior enhancements.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development is subject to permit review and inspection; therefore appropriate measures will be taken to protect the health, safety and general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 117

APPROVALS 2

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-63111

Case Number: PRJ-62980 APN: 139-34-210-047

Name of Property Owner: DRock 3rd Street, LLC

Name of Applicant: DRock 3rd Street, LLC

Name of Representative: Derek Stevens

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: Derek J. Stevens

Subscribed and sworn before me

This 20th day of January, 2016

_____

Notary Public in and for said County and State

YIVIANI E. ARB
Notary Public-State of Nevada
APPT. NO. 06-102362-1
My App. Expires March 07, 2017

PRJ-62980
01/21/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Proposed Permanent Parking Lot including Commercial Recreation

Project Address (Location) 200 S. 3rd Street, Las Vegas, NV 89101

Project Name Downtown Las Vegas Events Center **Proposed Use**

Assessor's Parcel #(s) 139-34-210-047 **Ward #** 3 - Coffin

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres 2.76 acres **Lots/Units** **Density**

Additional Information

PROPERTY OWNER DRock 3rd Street, LLC **Contact** Derek Stevens

Address 21777 Hoover Road **Phone:** (586) 497-7093 **Fax:** (586) 497-7090

City Warren **State** MI **Zip** 48089

E-mail Address dstevens@coldheading.com

APPLICANT **Contact**

Address **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE Gensler of Nevada **Contact** Chris Fenton

Address 3883 Howard Hughes Parkway, Suite 650 **Phone:** (702) 893-2868 **Fax:** (702) 893-2805

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

E-mail Address chris_fenton@gensler.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 Derek J Stevens

Subscribed and sworn before me

This 20th day of January, 20 16.

_____

Notary Public in and for said County and State

YIVIANI E. ARB
Notary Public-State of Nevada
APPT. NO. 06-102362-1
My App. Expires March 07, 2017

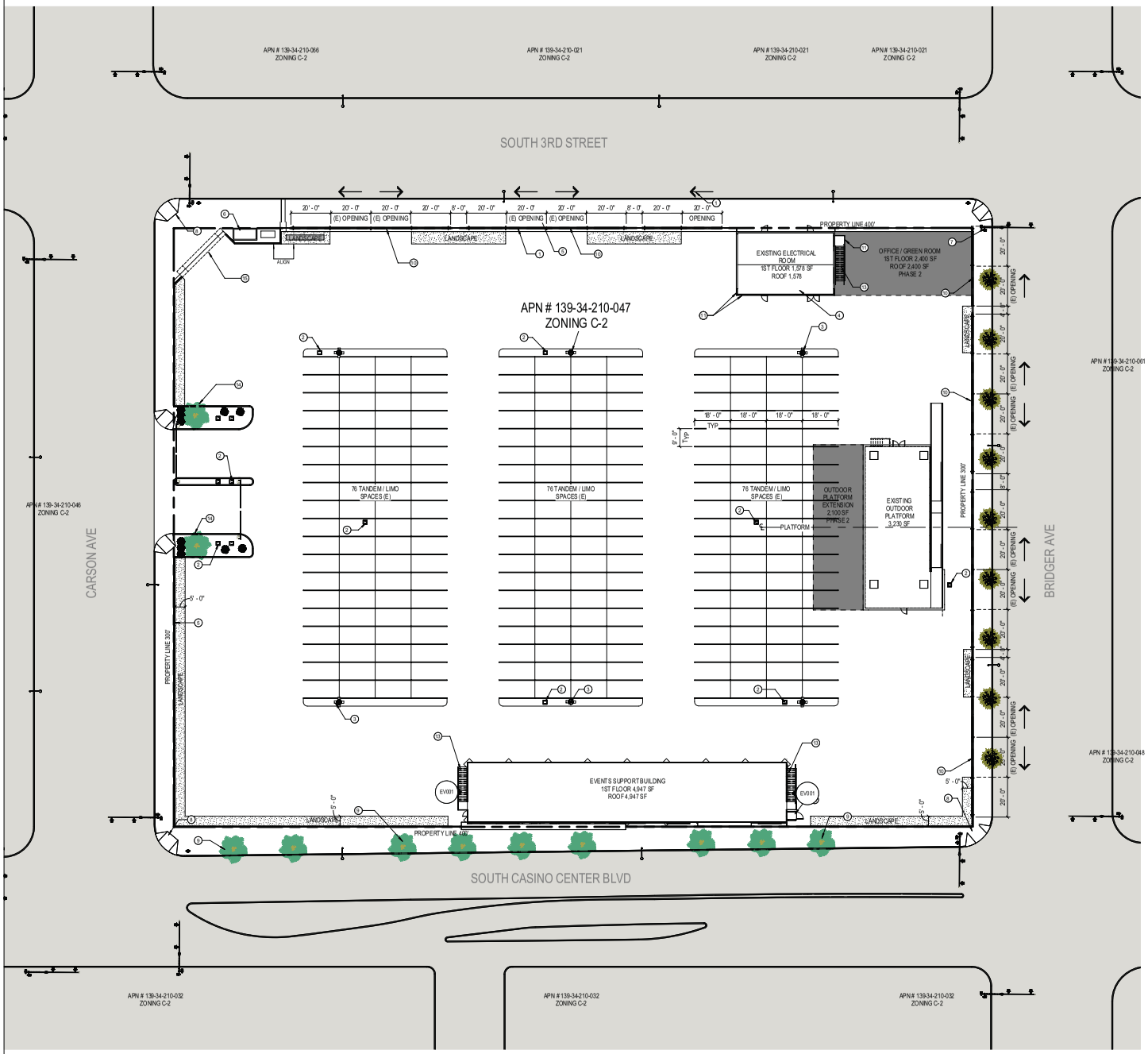
FOR DEPARTMENT USE ONLY

Case #	**SDR-63111**
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-62980
01/21/16

*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



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

SHEET NOTES

Key Note	DESCRIPTION
1	E XISTING 6'-0" FENCE
2	(E) ELECTRICAL PULL BOX, SEE ELECTRICAL DRAWINGS
3	(E) LIGHT POLE
4	(E) ELECTRICAL ROOM
5	E XISTING CONCRETE SIDEWALK
6	(E) WATER METER VAULT, SEE CIVIL DRAWINGS
7	(E) STREET LIGHT, PROTECT IN PLACE DURING CONSTRUCTION
8	(E) CONCRETE RAMP, PROTECT IN PLACE DURING CONSTRUCTION
9	E XISTING PALM TREE TO REMAIN, PROTECT IN PLACE DURING CONSTRUCTION
10	(E) ROLLING METAL GATE
11	42" GUARDRAIL, POWDER COAT BLACK TO MATCH EXISTING FENCE
12	(E) ACCESSIBLE LIFT
13	(E) METAL STAIR
14	(E) TREES TO REMAIN
15	(E) ENTRY PORTAL

VICINITY MAP



GENERAL NOTES

SITE ACREAGE: 2.76 ACRES

ZONING: C-2 GENERAL COMMERCIAL

APN: 139-34-210-047

BUILDING AREAS

STAGE (E)	3,230 SF
ELECTRICAL ROOM (E)	1,578 SF
ELECTRICAL ROOM ROOF (E)	1,578 SF
EVENTS SUPPORT BUILDING 1ST FLOOR (E)	4,947 SF
EVENTS SUPPORT ROOF (E)	4,947 SF
STAGE EXTENSION (PHASE 2)	2,100 SF
OFFICE / GREEN ROOM 1ST FLOOR (PHASE 2)	2,400 SF
OFFICE / GREEN ROOM ROOF (PHASE 2)	2,400 SF
TOTAL	23,180 SF

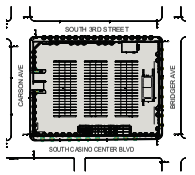
PARKING

EXISTING	228 STANDARD

SETBACKS

STAGE	EXISTING TO REMAIN
ELECTRICAL ROOM	EXISTING TO REMAIN
EVENTS SUPPORT BLDG	EXISTING TO REMAIN
OFFICE / GREEN ROOM	0" & 1'-7"

KEY PLAN



DOWNTOWN LAS VEGAS EVENTS CENTER, LLC
301 Fremont Street
Las Vegas, NV 89101

Gensler
3883 Howard Hughes Pkwy
Suite 650
Las Vegas NV 89169
Tel: 702.893.2800
Fax: 702.893.2805

Rev	Date	Issue Description	By	Check

Seal/Signature

Project Name
DLVEC CANOPY FIT OUT

Project Number
56.7093.000

Description
SITE PLAN

Scale
As indicated

PBL-62980
02/05/16

SP001

© 2013 Gensler

10/02/2014 RESPONSE TO COMMENTS DELTA 3

\\gensler.ad\projects\RevitUserModels\17210\56.7093.000 DLVEC Canopy Fit Out_17210.rvt

SDR-63111 - REVISED



1 LANDSCAPE PLAN_Zoning Copy 1
SCALE: 1" = 20'-0"

SHEET NOTES

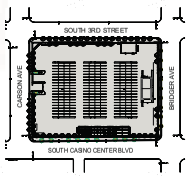
GENERAL NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE 3/4" DG GROUND COVER TO MATCH EXISTING
2. PROVIDE NEW IRRIGATION SYSTEM TO ALL NEW LANDSCAPING AREAS

LEGEND

- NEW BOX WOOD HEDGE (TO RUN CONTINUOSLY ALONG PLANTERS 130 TOTAL)
- EXISTING MESQUITE TREES TO REMAIN
- EXISTING PALM TREES TO REMAIN

KEY PLAN



DOWNTOWN LAS VEGAS EVENTS CENTER, LLC
301 Fremont Street
Las Vegas, NV 89101

Gensler
3883 Howard Hughes Pkwy
Suite 650
Las Vegas NV 89169
Tel: 702.893.2800
Fax: 702.893.2805

Rev	Date	Issue Description	By	Check

Seal/Signature

Project Name
DLVEC CANOPY FIT OUT

Project Number
56718900.0

Description
LANDSCAPING PLAN

Scale
As indicated

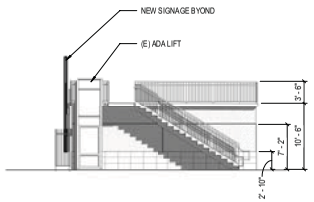
PR-162980
LP001.0

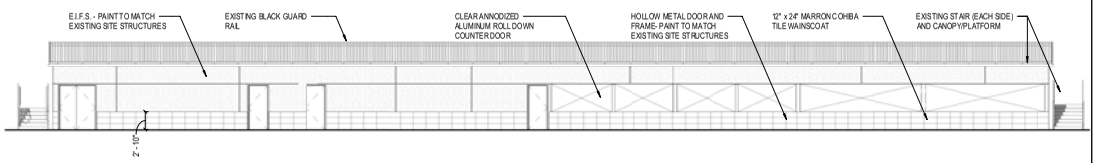
© 2013 Gensler

10/02/2014 RESPONSE TO COMMENTS DELTA 3

\\gensler.ad\projects\Revit\UserModels\17210\20160325_DLVEC Canopy Fit Out_Planning Submittal_17210.rvt

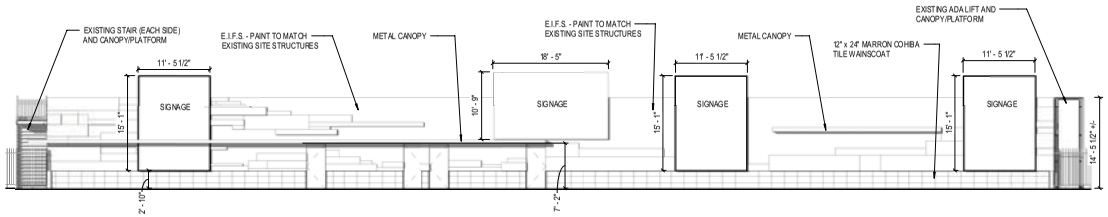
SDR-63111 - REVISED

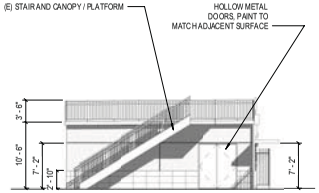




2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

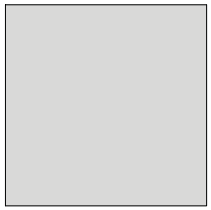
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



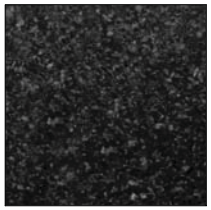


4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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



6 PAINT TO MATCH EXISTING
SCALE: 1" = 1'-0"



5 MARRON COHIBA GRANITE
SCALE: 1" = 1'-0"

SHEET NOTES

GENERAL NOTES

DOWNTOWN LAS VEGAS EVENTS CENTER, LLC
301 Fremont Street
Las Vegas, NV 89101

Gensler
3883 Howard Hughes Pkwy
Suite 650
Las Vegas NV 89169
Tel: 702.893.2800
Fax: 702.893.2805

Rev	Date	Issue Description	By	Check

Seal/Signature

Project Name
DLVEC CANOPY FIT OUT

Project Number
56.7189.000

Description
EXTERIOR ELEVATIONS

Scale
As indicated

PR-162980
02/05/16

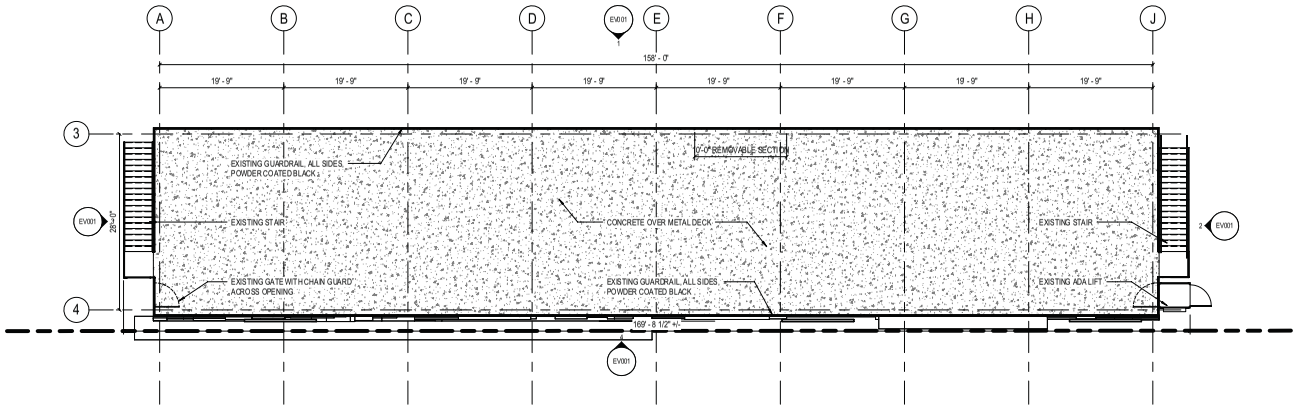
EV001

© 2013 Gensler

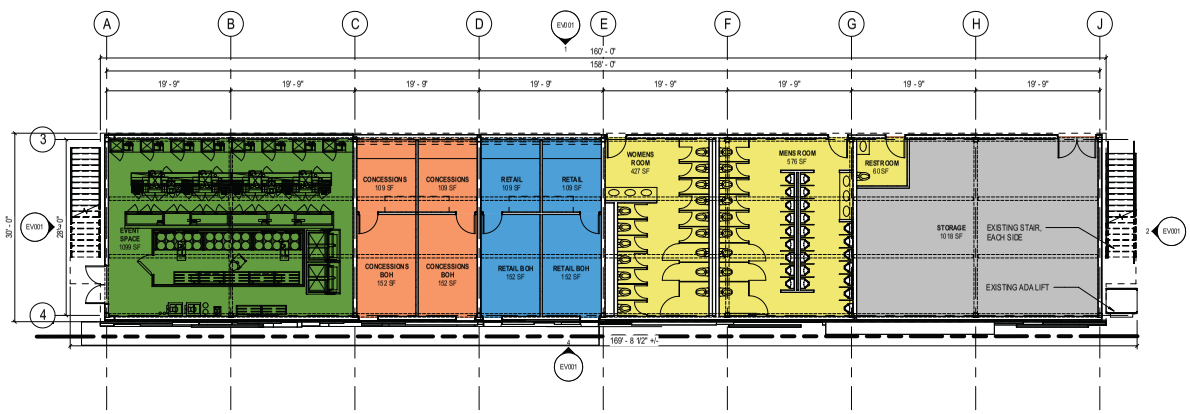
10/02/2014 RESPONSE TO COMMENTS DELTA 3

\\gensler.ad\projects\Revit\UserModels\17210\56.7093.000 DLVEC Canopy Fit Out_17210.rvt

SDR-63111 - REVISED



2 EVENTS SUPPORT BUILDING FLOOR PLAN - UPPER LEVEL
SCALE: 1/8" = 1'-0"



1 EVENTS SUPPORT BUILDING FLOOR PLAN - LOWER LEVEL
SCALE: 1/8" = 1'-0"

SHEET NOTES

MAX OCCUPANCY:

LEVEL 1: 44 OCCUPANTS
LEVEL 2: 299 OCCUPANTS

TOTAL: 343 OCCUPANTS

GENERAL NOTES

DOWNTOWN LAS VEGAS EVENTS CENTER, LLC

301 Fremont Street
Las Vegas, NV 89101

Gensler
3883 Howard Hughes Pkwy
Suite 650
Las Vegas NV 89169
Tel: 702.893.2800
Fax: 702.893.2805

Rev	Date	Issue Description	By	Check

Seal/Signature

Project Name
DLVEC CANOPY FIT OUT

Project Number
56.7189.000

Description
EVENTS SUPPORT BUILDING FLOOR PLANS

Scale
As indicated

0 2 4 8 16

Ref. North

PRJ-62980
03/15/16
FP001

© 2013 Gensler

10/02/2014 RESPONSE TO COMMENTS DELTA 3

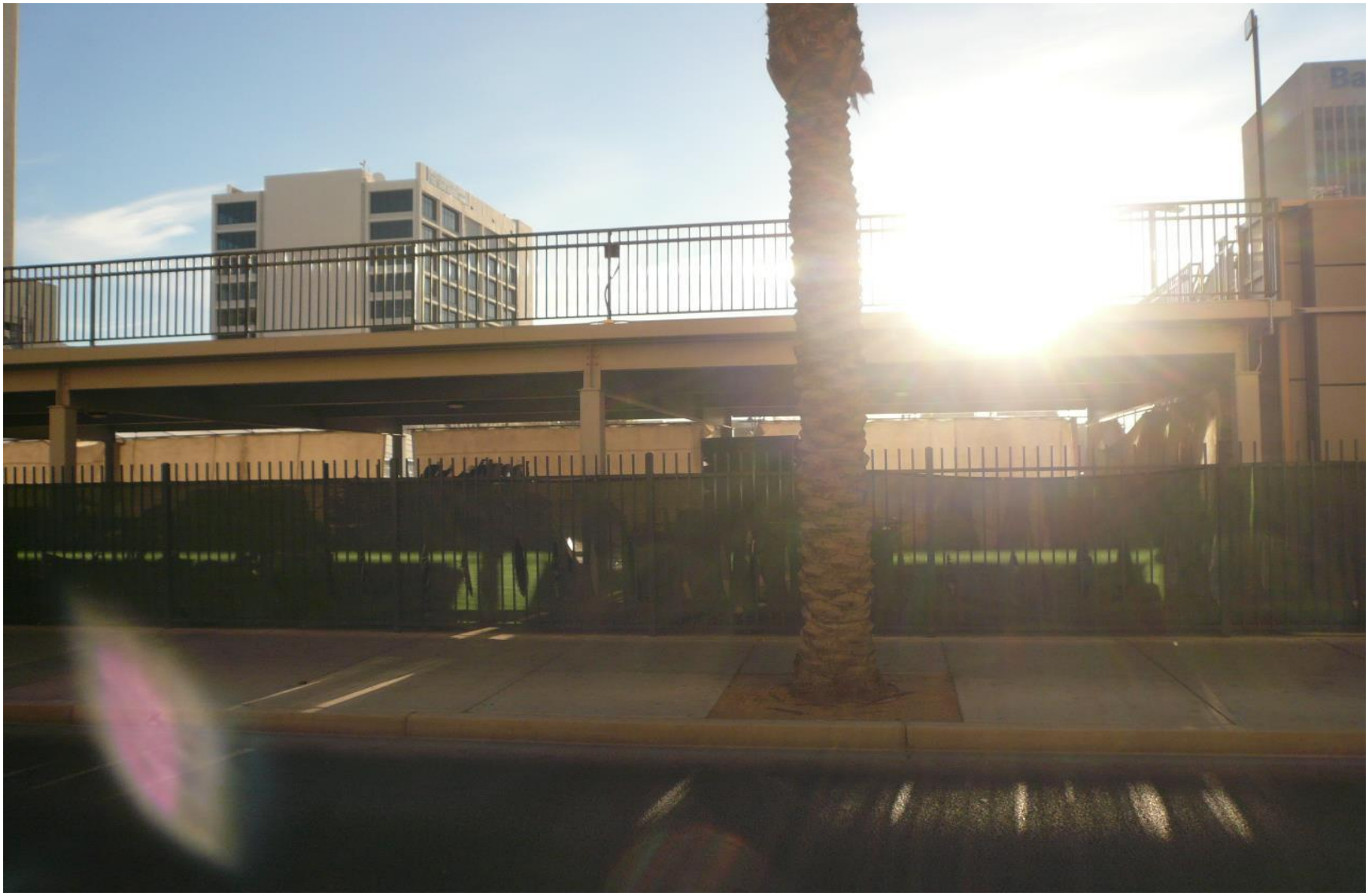
\\gensler.ad\projects\RevitUserModels\17210\56.7093.000 DLVEC Canopy Fit Out_17210.rvt

SDR-63111 - REVISED



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



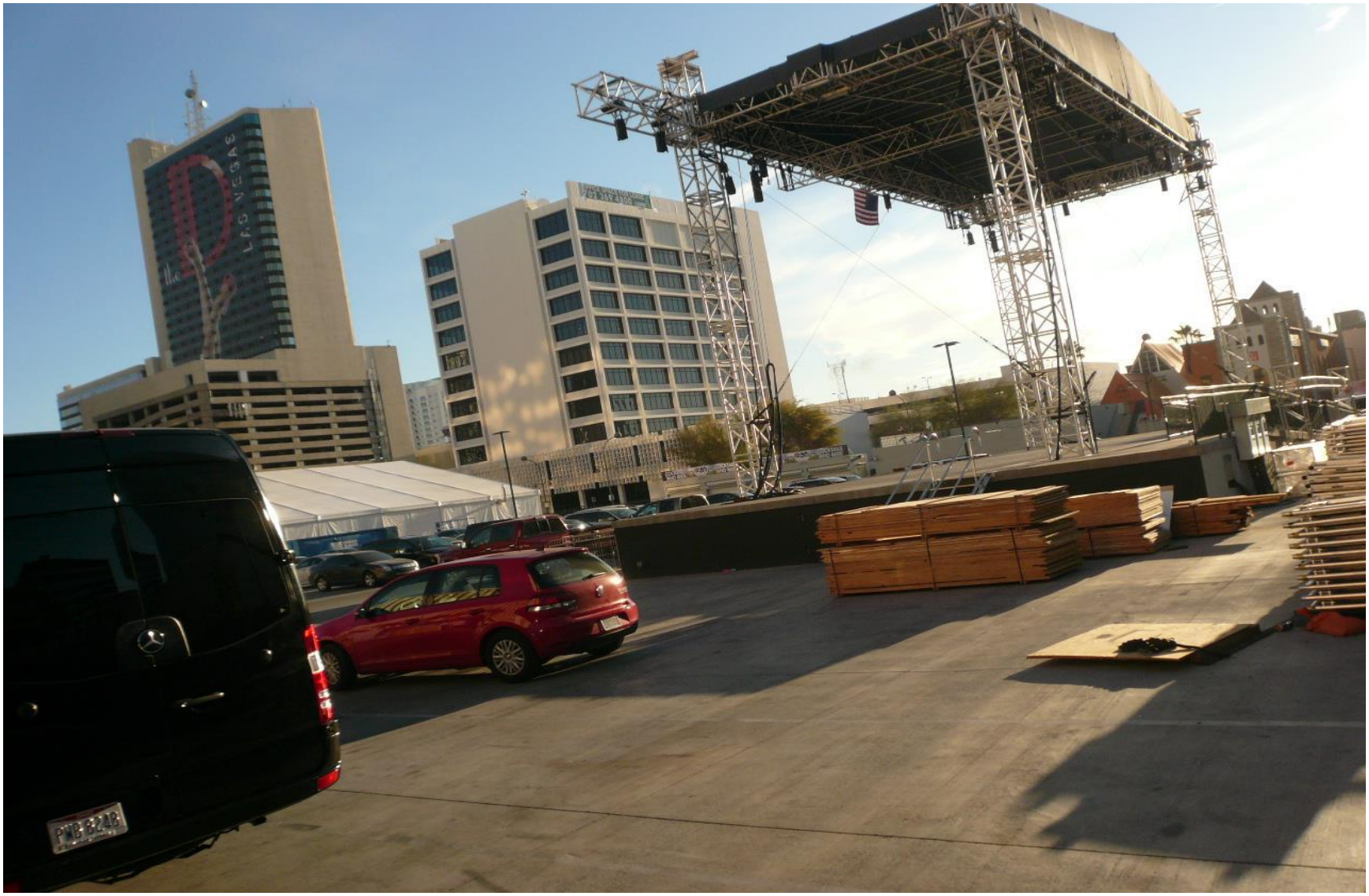
SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



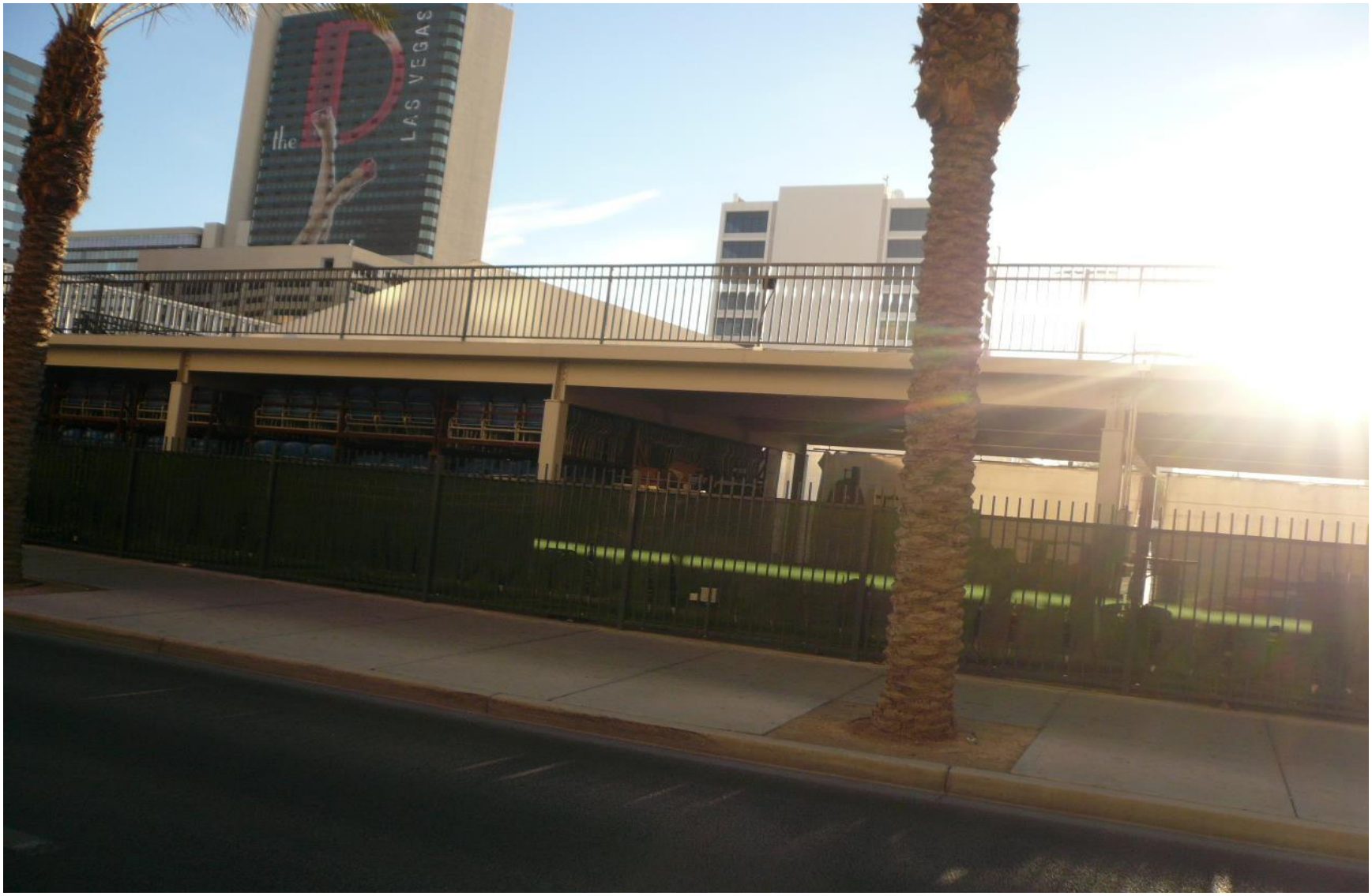
SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



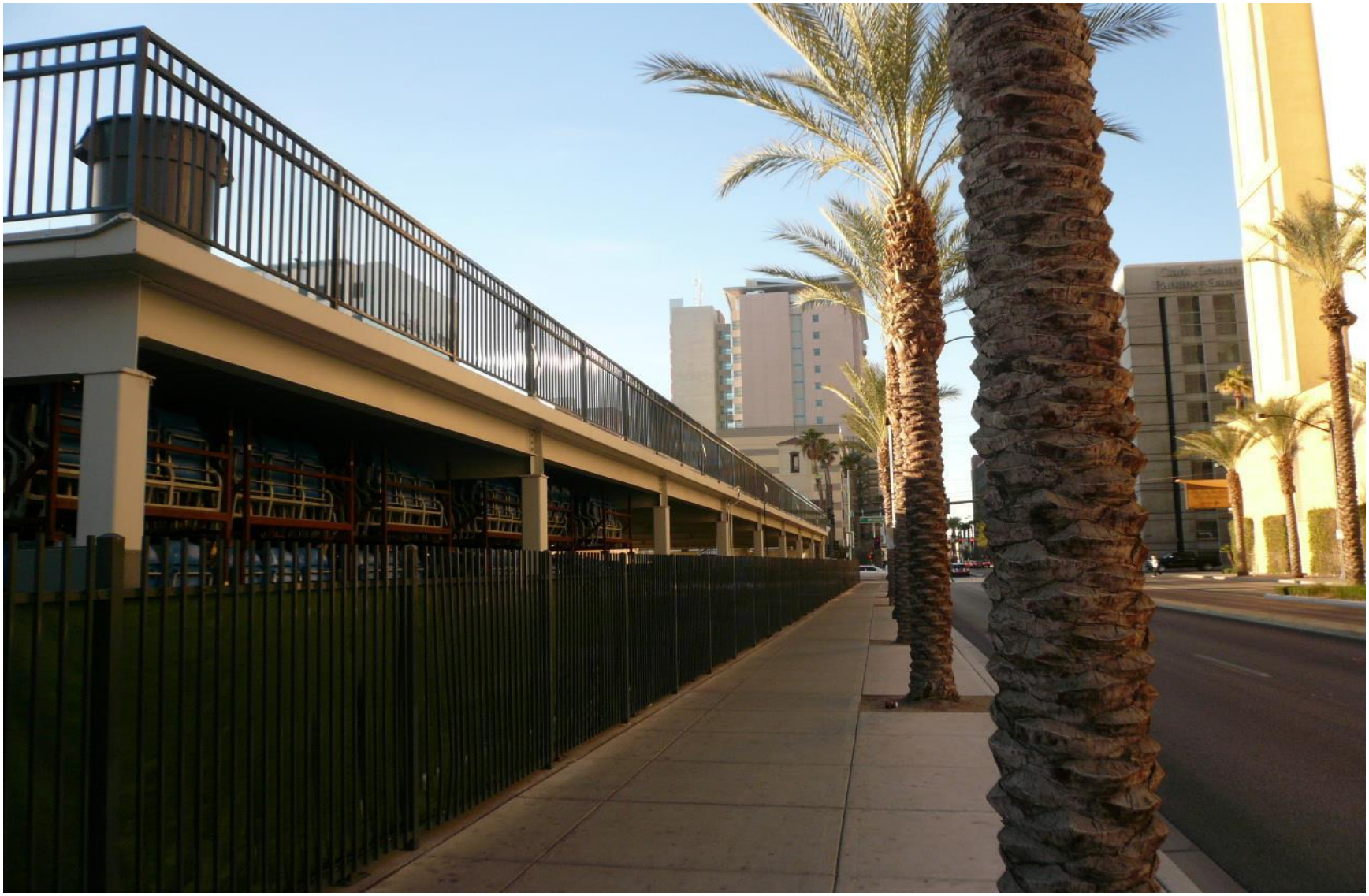
SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



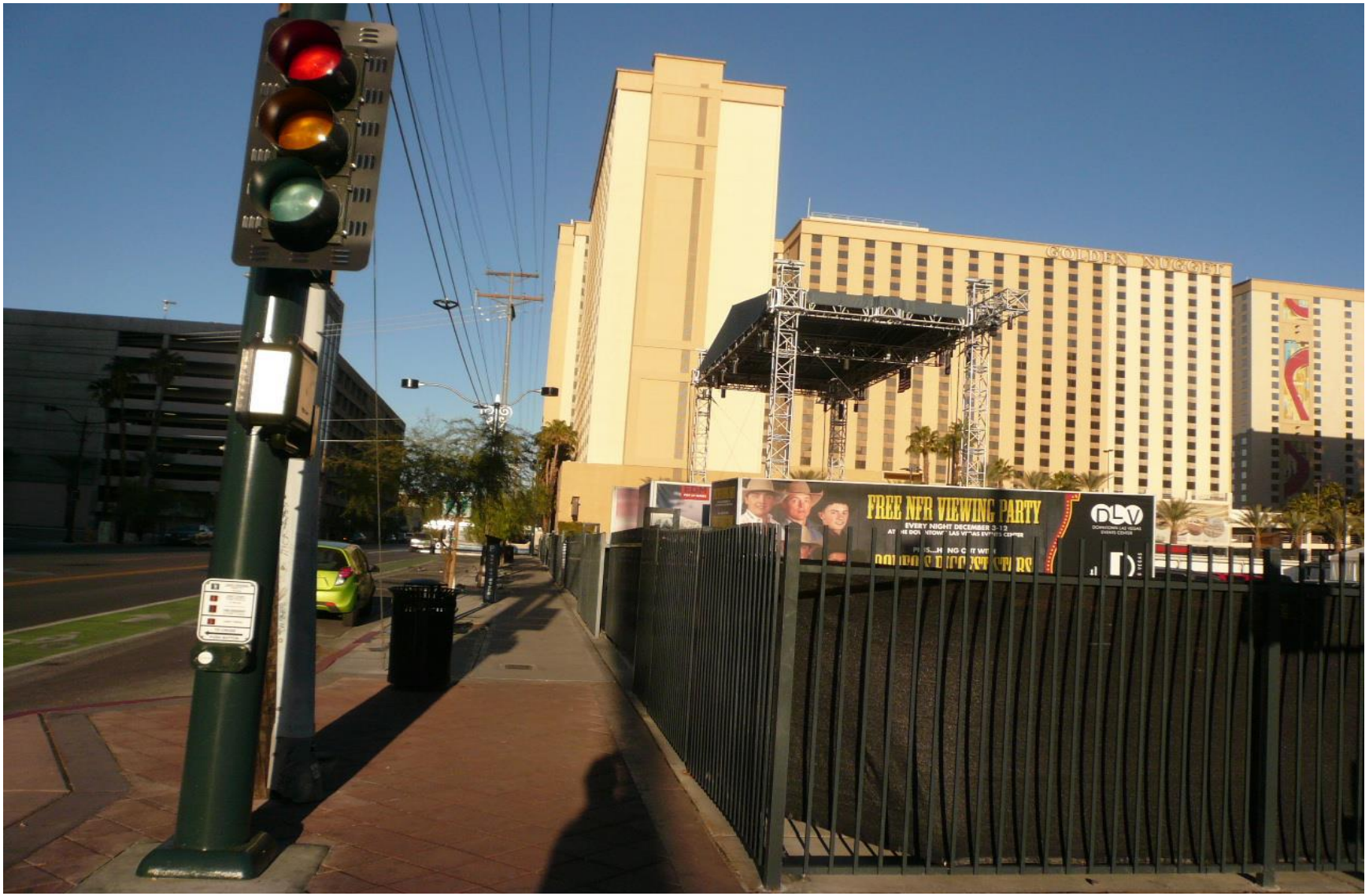
SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16



SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DROCK 3RD STREET, LLC
200 SOUTH 3RD STREET

01/28/16

3883 Howard Hughes Parkway
Suite 650
Las Vegas NV 89169
USA

Tel 702.893.2800
Fax 702.893.2805

Gensler
of Nevada

January 21, 2016
February 10, 2016 – Revised
March 28, 2016 **- Revised**

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

Subject: Justification Letter for the DLVEC – Downtown Event Lot
Parcel 139-34#210-047
Application Number: **PRJ-62980 (SDR-63111)**

To Whom It May Concern:

This letter is to serve as the justification letter for DRock 3rd Street, LLC's proposed site improvements to their Downtown Las Vegas Events Center (DLVEC) on their property located at 200 South 3rd Street, Las Vegas, NV (139-34-210-047). The site is currently zoned (C-2) General Commercial District from a rezoning approval effort conducted on 05/21/14. The project site falls into the "Central Casino Core" district of the CLV Centennial plan.

The scope of work consists of a proposed permanent parking lot including a commercial recreation / amusement (outdoor), valet parking lot and Tavern-Limited establishment use with a waiver of the downtown centennial plan parking lot design, screening and streetscape standards on 2.75 acres at 200 South 3rd Street (APN 139-34-210-047), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-62980].

- Request to convert the previously approved temporary parking lot into a permanent parking lot w/ valet parking which will include a Commercial Recreation / Amusement (Outdoor Events Center) and Tavern-Limited Use.
- Amend the elevations of the existing 4,950 square-foot carport which was converted to a second level viewing area through SDR-56529.
    - New proposed structure will have approximately 4,950 sq/ft 1st floor of enclosed space & 4,950 sq/ft 2nd floor open exposed space viewing area – total building size 9,900 sq/ft.
    - Material change in characteristics of the elevation drawing so as to alter the basic design quality and character of the proposed development.
- Future expansion of existing stage platform (Phase-2)
    - Future project expansion of the existing 3,230 sq./ft stage – to increase stage area by approximately 2,100 sq/ft additional area for a total stage floor area of 5,330 sq/ft.
- Future building addition for an Events Space Green Room and Events Space Office (Phase-2)
    - Future project addition of a new building consisting of 2,400 sq/ft 1st floor enclosed space & a 2,400 sq/ft 2nd floor open exposed space viewing area – total building area 4,800 sq/ft.

Per the current Planning Approvals for this property, the existing site use is for a temporary Outdoor Events Facility for special use events (typically on weekends) and a temporary Valet Parking Lot during non-outdoor event use. The current CLV Planning approvals are valid for a 3 year period temporary use (as of 2014) with ability to extend that temporary approval for up to 3 more years (6 years total). The property Owner would like to obtain CLV Planning approval for this site to serve as a permanent use of the property

PRJ-62980
03/29/16

SDR-63111 - REVISED

Gensler
of Nevada

as an Outdoor Events Center and Valet parking lot for DRock 3rd Street group (same use as current approval - except for long term permanent use). The Owner is also requesting approval to construct permanent Restrooms, Event Bar Areas, Event Retail space, and Event food sale area - all under the existing Valet Canopy / Balcony structure currently on site. Additional future phases of anticipated expansion (Phase-2 items) are also called out on the submittal drawings for an Events Center based Green Room and Office space with additional 2nd level viewing platform above, and also a Stage Extension.

Justification of Waivers Requested.

- Parking Lot Design Standards (request waiver of partial standards as noted below)
    - The current site development is used part of the time as a Valet only parking lot (remote valet overflow lot without public access). Access to the parking area is by vehicle control gates / traffic control arms which is controlled access not for public use. There is no public parking on this site, therefore the Owner is requesting a waiver of the ADA parking requirements since public patrons are not allowed parking access / vehicle access to this parking spaces.
        - Additionally since the parking is controlled by the Owner as a valet overflow parking lot, the parking spaces are set up as tandem spaces – not for public patron use – for Valet use only.
    - With the Owner's proposed expansion and build outs of the permanent facilities on this site for improved Events Center support, the site will be utilized more often as an Outdoor Events Center than in the past.
    - Currently the site has existing ornamental fencing that is taller than the Centennial Plan parking lot screening use. This was necessary for proper security and access control to the lot when it functions as an Outdoor Events Center. A waiver was previously granted for this parking screening implemented, and the Owner requests that this waiver still be upheld in the new proposed permanent approval of this property and use.
    - For this facility to continue to function as an Outdoor Events Center, and dual use as an overflow Valet parking lot use, a waiver of the parking lot design standards as it relates to parking lot screening is requested.

- Streetscape Standards (request waiver of partial standards as noted below)
    - Based on the current configuration of the site and the existing ornamental fencing controlling the access to the Outdoor Events Center site, the implementation of the full five foot amenity zone and ten foot wide sidewalk would not be feasible without a significant rework of fencing modifications on 3 of the 4 sides of the site.
        - The 3rd Street side of the site does comply with the 15' clearance today.
        - The other 3 sides of the property do not comply with the 15' clearance today.
    - Since the development of this property has controlled access to the site through limited areas during Outdoor Events, the space around the facility is not typically used for site interaction or access.
    - It is requested that existing fencing remain in place with the side access gates as currently configured.

PRJ-62980
03/29/16

SDR-63111 - REVISED

Gensler
of Nevada

- Street Scape Design Status per street side:
  - **3rd Street** side of the site. Per a review meeting our team had with CLV Public Works on 03/23/16, we were informed that future CLV enhancements planned for 3rd street would result in removal of any upgrades along this street implemented under this project. Therefore, CLV Public Works has requested we omit any further improvements or street scape enhancements along the 3rd Street side of this property pending future upgrades by CLV.
    - Therefore, we request a waiver for omitting any additional street scape upgrades or enhancements to 3rd Street under this project at this time.

  - **Bridge Ave** side. The existing street scape developments previously implemented by the City of Las Vegas, already has Shade Trees in place with a 5'-0" amenity zone but with a 5'-0" sidewalk instead of a 10'-0" sidewalk.
    - The CLV installed shade trees along Bridger were installed at 30'-0" spacing instead of the 15' to 20' spacing required by CLV standards.
      - Per a review meeting our team had with CLV Public Works on 03/23/16, the spacing of the installed trees were discussed.
      - CLV Public Works has requested that the tree spacing stay as is and no additional trees be added to the Bridger Street at part of this project.
    - Additionally, in regards to the location of the site fencing today, due to the location of the performance stage on this site and the electrical components behind it for proper operation and use (company switches for performance support) – along with required back of stage circulation, relocating the existing fencing and gate system inward by 5' for the full required 15' streetscape clearance would be detrimental to the operation of the site.
    - We therefore request a waiver of the 10' wide sidewalk along this street (to maintain the existing 5'-0" sidewalk) as well as acceptance of the CLV installed shade trees in the amenity zone at 30' spacing.

  - **Carson Ave** side. Per a review meeting our team had with CLV Public Works on 03/23/16, we were informed that the upcoming CLV improvements planned for Carson Ave relating to the "Downtown Pedestrian and Bicycle improvements – Carson Avenue" are now on indefinite hold. Therefore, the CLV Public Works department will defer to the CLV Planning department for the determination of the Centennial plan street scape upgrades required along Carson Ave.
    - Therefore our project will be installing shade trees at 15' to 20' centers along Carson Ave and the amenity zone will be developed in compliance with the Centennial plan to help improve this side of the site to be in compliance with the City's requirements.
    - However, relocating the existing fencing along Carson Ave to allow for the full 15' streetscape clearance (5'-0" amenity zone and 10' sidewalk) would also be difficult and problematic for this site development.
    - We therefore request a waiver of the 10' wide sidewalk width required along this street (to maintain the existing 5'-0" sidewalk)

PRJ-62980
03/29/16

SDR-63111 - REVISED

Gensler
of Nevada

- **Casino Center Blvd** site. The existing street scape width / clearance tappers along this side of the site from approximately 14' clear at Carson Ave to approximately 10' clear at Bridger Ave. Per the Centennial Plan requirements, the existing street scape trees and amenity zone complies with the Major north-south streets for Casino-Center north by having Palm Trees of 25' tall or greater at approximately 30' spacing.
    - With the existing compliance of the street scape trees and amenity zone currently in place per the centennial plan, we request that the existing street scape developments along this side of the site be accepted as is.
    - Relocating the existing fencing along Casino Center Blvd to allow for the full 15' streetscape clearance (5'-0" amenity zone and 10' sidewalk) would also be difficult and problematic for this site development.
    - We therefore request a waiver of the full 10' wide sidewalk along this street (to maintain the existing 5'-0" sidewalk that tappers up to 9'-0" wide near Carson Ave).
- Therefore specific waivers of the individual Street Scape elements noted above are being requested for consideration and acceptance by CLV.

- Architectural Design Standards (request waiver of items listed below)
    - The current Events Center Support Building which is being enhanced as part of the current project has a specific dedicated use within the site for the performance function of this property.
    - The street side of this building has been enhanced to incorporate a metal shade canopy in the revised design elevations provide – (west side elevation) – to be in compliance with the Centennial plan Architectural Design Standards. Additional exterior design elements have been implemented in the design to help create a visually interesting façade on the street facing side also as required per the Centennial plan.
    - Since the building is intended to support internal functions of the performances within, the main entrance for the facility is located on the interior side of the site for proper security and access control, and therefore does not technically comply with the Centennial plan requirement for articulating the front entry from the street side.
    - Additionally, due to the function of the roof area / balcony for VIP audience use, an articulated roofline on this structure would not be fully feasible due to the roof function within this performance venue.
    - We therefore request the City review the proposed design of this Events Center Support building as shown, based upon its function and use noted, as being in general compliance with the Architectural Design Standards outlined in the Centennial plan.

The DLVEC site has been very successful for the property Owner / operator of the site and the facility has been very useful as a dual use valet parking lot utilized by the D Hotel & Casino diagonally across the street. The outdoor events center component of this property has also helped to attract additional visitors to the downtown area, helping to expand the local businesses customer base downtown and further enhance the downtown area as a destination and interactive environment for visitors and local residents alike. Through the continued dual use of this property for both valet parking use and also outdoor events center performance use (now on a more permanent basis as proposed - once approved), the property would be more effectively utilized to enhance the downtown urban fabric.

PRJ-62980
03/29/16

SDR-63111 - REVISED

Gensler
of Nevada

The property Owner's goal is to determine what requirements are necessary to convert the temporary site use approval from the present 3 year period / 6 year extended temporary approval – to a permanent approval and implement those items as necessary. The Owner would also like to conduct further site improvements at this property as a building infill project constructing permanent support spaces to help the facility function more seamlessly as an Outdoor Events Venue on a long term basis.

Sincerely,



Christopher E. Fenton, AIA

cc: Stephen Ranck, Justin Lam, File

PRJ-62980
03/29/16

SDR-63111 - REVISED

City of Las Vegas Agenda Item No.: **35.**

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

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

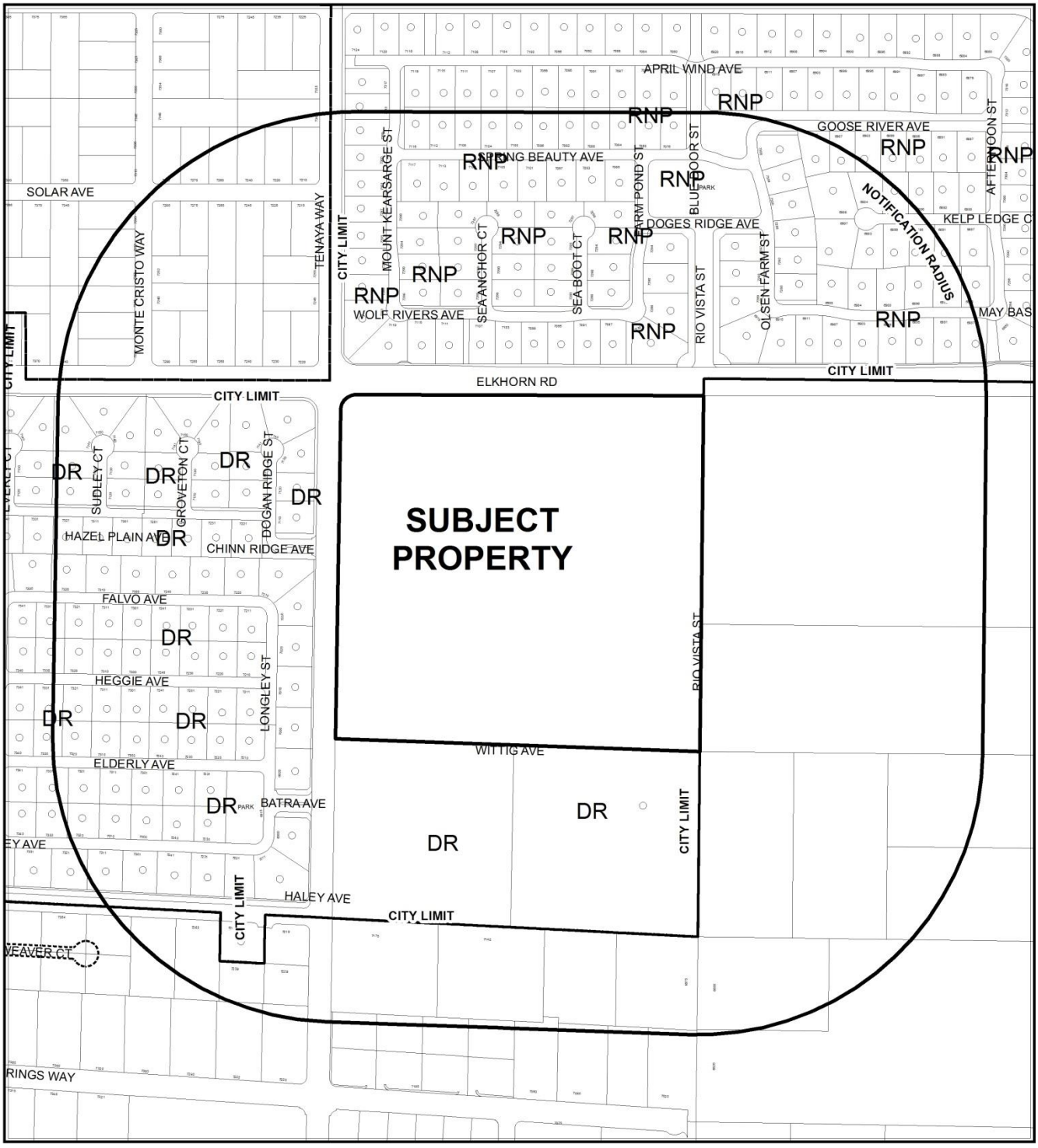
SUBJECT:
GPA-63487 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENDALE PROPERTIES, LLC - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 37.35 acres on the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), Ward 6 (Ross) [PRJ-63442]. Staff recommends APPROVAL.

C.C.: 5/18/2016

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. Staff Report - GPA-63487 and ZON-63488 [PRJ-63442]
3. Supporting Documentation
4. Photo(s) - GPA-63487 and ZON-63488 [PRJ-63442]
5. Justification Letter - GPA-63487 and ZON-63488 [PRJ-63442]
6. Protest Postcard - GPA-63487 and ZON-63488 [PRJ-63422]



0 400 800 Feet

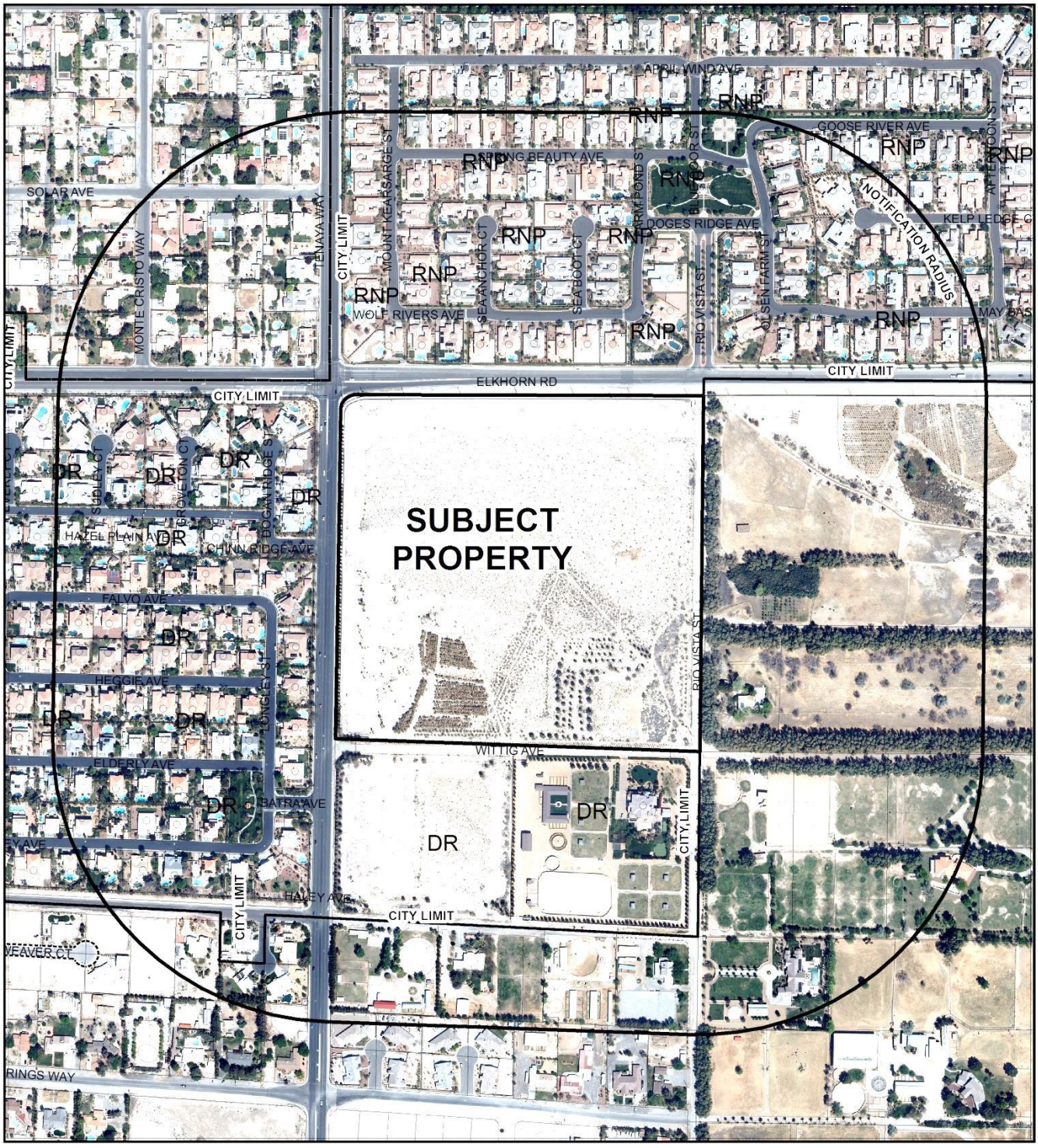
CASE: **GPA-63487 (PRJ-63442)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

N



0 400 800 Feet

CASE: **GPA-63487 (PRJ-63442)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON - OWNER: GREENDALE PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-63487	Staff recommends APPROVAL.	
ZON-63488	Staff recommends APPROVAL.	GPA-63487

YK

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to amend the Centennial Hills Sector Plan to change the land use designation from DR (Desert Rural Density Residential) to R (Rural Density Residential) and change the zoning from U (DR) [Undeveloped (Desert Rural Density Residential) General Land Use Designation] to R-D (Single Family Residential-Restricted District) for a future single-family, detached residential subdivision on 37.35 acres of undeveloped land on the southeast corner of Elkhorn Road and Tenaya Way. No development plans are requested in conjunction with this request at this time. Staff supports these requests as the density change would be compatible with existing densities in the area. If denied, the land use and zoning would remain unchanged.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/07/85	The Las Vegas City Council adopted the Community Profiles of the City of Las Vegas General Plan. The subject properties were designated for Rural Density Residential Land Uses with a maximum density of three (3) dwelling units per acre.
05/25/99	The Las Vegas City Council adopted the Centennial Hills Sector map of the City of Las Vegas General Plan. The subject properties were designated for Desert Rural Land Uses, with a maximum density two (2) dwelling units per acre.
09/06/00	The Las Vegas City Council approves the Las Vegas 2020 Master Plan.

Most Recent Change of Ownership	
03/08/00	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/06/04	A building permit (#24762) for a stone wall fence was issued. The permit was finalized on 10/14/04.

Pre-Application Meeting	
02/18/16	Staff met with the applicant and reviewed the requirements for a General Plan Amendment and a Rezoning for a nearly 40 acre parcel on the southeast corner of Elkhorn Road and Tenaya Way. It was noted that the request would be a somewhat more intense density than surrounding neighborhoods.

Neighborhood Meeting	
03/15/16	Meeting Start Time: 6:05 pm Meeting End Time: 7:15 pm Attendance: 18 Members of the Public 3 Applicant representative 1 Council Staff Member 1 Planning Staff Member Concerns: • The public was not in support of the requested density. • The public showed a willingness to support a compromise of R (Rural) with an R-D (Single Family Residential-Restricted District).* • The increased traffic generated by the proposed density was a concern, coupled with the increase in traffic from the apartments being built just a little south of the site on Tenaya Way. • The applicant encouraged the public to e-mail him (bburns@drhorton.com) with their position.

*After the neighborhood meeting, the applicant revised the request to reflect the compromise proposal discussed at the neighborhood meeting. This entailed changing the General Plan Amendment request from L (Low Density Residential to R (Rural Density Residential) and the Rezoning request went from R-1 (Single Family Residential) to R-D (Single Family Residential-Restricted District).

Field Check	
03/03/16	Staff visited the site and found it to be clean and secured. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	37.35

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 (DR) [Undeveloped (Desert Rural Density Residential)]
North	Single Family, detached	RNP (Rural Neighborhood Preservation)	R-PD2 (Residential Planned Development – 2 Units per Acre)
South	Single Family, detached Undeveloped	DR (Desert Rural Density Residential)	U (DR) [Undeveloped (Desert Rural Density Residential)]
East	Single Family, detached Undeveloped	RNP (Rural Neighborhood Preservation) Clark County	R-A (Residential Agricultural District) Clark County
West	Single Family, detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)

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

Existing General Plan	***Permitted Density***	***Units Allowed***
DR (Desert Rural Density Residential)	2.49 Units per Acre	93
Proposed General Plan	**Permitted Density**	**Units Allowed**
R (Rural Density Residential)	3.59 Units per Acre	134
Existing Zoning	**Permitted Density**	**Possible Units Allowed**
U (DR) [Undeveloped (Desert Rural Density Residential)]	2.49 Units per Acre	93

Proposed Zoning	Permitted Density	Possible Units Allowed
R-RD (Single Family Residential-Restricted District)	3.59 Units per Acre	134

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Elkhorn Road	Primary Arterial	Planned Streets and Highways Map	100	Y
Tenaya Way	Secondary Collector		80	Y

ANALYSIS

The applicant is requesting to amend the Centennial Hills Sector Plan to change the land use designation from DR (Desert Rural Density Residential) to R (Rural Density Residential) and change the zoning from U (DR) [Undeveloped (Desert Rural Density Residential)] to R-D (Single Family Residential-Restricted District) for a future single-family, detached residential subdivision on 37.35 acres of undeveloped land on the southeast corner of Elkhorn Road and Tenaya Way. The proposed changes are appropriate and compatible with adjacent land uses. The R (Rural Density Residential) land use and corresponding R-D (Single Family Residential-Restricted District) zoning district are appropriate buffering designations between the larger Clark County residential properties on the east and south with the less dense residential properties on the west and north side of the proposed site. Staff supports these requests.

There has been a steady increase in the demand for single-family residential dwellings in the Centennial Hills Sector Plan area. In 2014, 1,118 new building permits were issued for single-family homes and in 2015, 1,194 permits were issued for the same. This was a 6.8 percent increase and this upward trend is continuing into 2016. The demand for new housing permits city wide, was even greater at over 11 percent. The proposed land use and zoning for this vacant, undeveloped 37.35 acre parcel will help meet this increased demand for new housing units in the northwest portion of the City. The proposed density being requested is appropriate for the area. The neighborhoods to the north and west have minimum one-third acre lots and the neighborhoods to the east and south are even larger. The R-D (Single Family Residential-Restricted District) zoning, with minimum 10,000 square-foot lots, would reflect an increase in density than currently exists in the area. However, this increase in density is an appropriate buffer between the extremely low density properties on the east and south with the one-third acre residential developments on the west and north of the site.

FINDINGS (GPA-63487)

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 R (Rural Density Residential) General Plan designation is consistent with the adjacent larger lot single-family residential land uses surrounding the subject site on the north and west.

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 adjacent land uses and zoning districts.

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 existing transportation, recreation, utility and other facilities that are adequate to accommodate the uses and densities permitted by the proposed General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   There are no other plans or policies that would be applicable to the site.

FINDINGS (ZON-63488)

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-D (Single Family Residential-Restricted District) designation conforms to the density range allowed by the proposed R (Rural Density Residential) General Plan designation and supports Objective 2.6. (Although 2.6 is in the Neighborhood Redevelopment Section of the General Plan, this objective applies to this project as well).

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 that will be allowed on the subject site is at an appropriate density with the surrounding properties and is therefore, compatible with the residential uses and zoning designations of these surrounding properties.

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 Citywide. This indicates a demand for additional housing stock. New residential zoning districts at an appropriate density 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.

Access to the property is provided by Elkhorn Road, identified as a 100-foot Primary Arterial on the Master Plan of Streets and Highways. Tenaya Way, an 80-foot wide Secondary Collector also provides access the site. These roads are adequate to meet the traffic demands of a future single-family residential development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 242

APPROVALS 0

PROTESTS 1

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-63487 APN: 125-22-501-001

Name of Property Owner: Greengale Properties, 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: David Jennings
P.R. Horton, Inc.

Subscribed and sworn before me

This 23 day of February, 2016

A. Williams
Notary Public in and for said County and State

Amanda Williams
Notary Public
State of Nevada
Appt. No. 03-82207-1
Appt. Exp. May 11, 2018

PRJ-63442
02/23/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) 7092 N.Tenaya Way Las Vegas, NV 89131

Project Name Elkhorn 40 **Proposed Use** Residential

Assessor's Parcel #(s) 125-22-501-001 **Ward #** 1

General Plan: existing U-DR proposed L **Zoning:** existing _____ proposed _____

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

Gross Acres 37.35 **Lots/Units** _____ **Density** _____

Additional Information To amend the Master Land Use Plan from U-DR to RL

PROPERTY OWNER Greengale Properties, LLC **Contact** Jeff Gale

Address 7092 N. Tenaya Way **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89131

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** Aimee Ignatowicz-English

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 aignatowicz@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 David J Jennings D.R. Horton, Inc.

Subscribed and sworn before me

This 23 day of February, 20 16.

A Williams

Notary Public in and for said County and State

Amanda Williams
Notary Public
State of Nevada
Appt. No. 03-82207-1
Appt. Exp. May 11, 2018

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	GPA-63487
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 Forms\Application Form.pdf

PRJ-63442
02/23/16

D·R·HORTON® DHI Listed NYSE
America's Builder

January 29, 2016

Jeffrey & Jane Greenspun Gale
Greengale Properties, LLC
6722 North Rainbow Blvd.
Las Vegas, NV 89131

RE: Approximately 36.52 Acres at the Intersection of N. Tenaya Way & Elkhorn Blvd.

Dear Mr. & Mrs. Gale:

This **Letter of Intent (LOI)** expressly sets forth DR Horton, Inc.'s ("**DR**") interest in purchasing the Greengale Property from Greengale Properties, LLC (" **Greengale**"), subject to the following terms:

Greengale Property: Approximately 36.52 net developable acres (approximately 40 gross acres) commonly known as APN # 125-22-501-001. The Property includes, but is not limited to, all permits, engineering, plans, architectural plans, and other tangible and intangible assets associated with the Property including any prepaid utility fees/deposits/meters and all and singular the rights and appurtenances pertaining thereto.

Trade Property: DR is under contract to purchase approximately 12.79 acres of real property located in Clark County, Nevada commonly known as APN # 125-23-201-017 (the "**Trade Property**"), which is currently owned by J. Bruce Alverson, as Trustee for the J. Bruce Alverson Employee Profit Sharing Plan and Trust. As a part of the consideration for DR's purchase of the Greengale Property, DR shall, and as a condition of closing, provide good and marketable fee simple title to the Trade Property to Greengale, subject only to permitted exceptions.

Purchase Price of Greengale Property: $ 8,775,000.00

Purchase Price of Trade Property: $2,238,250, which shall be credited towards DR's payment of the Purchase Price for the Greengale Property at the dual closings thereof

Escrow / Title: First American Title Company, c/o Anastasia Dion, 2500 Paseo Verde Pkwy, Suite 120, Henderson, Nevada 89074.

Title Insurance: The parties shall each require an ALTA Title Policy on the Greengale Property and the Trade Property. The costs for a standard CLTA policy shall be borne by seller and the

PRJ-63442
02/23/16

GPA-63487 and ZON-63488

purchaser shall pay for the ALTA premium and any additional endorsements that may be required by such purchaser. DR and Greengale shall equally split the closing costs, transfer taxes, and escrow fees as to each of the properties. The title insurance policies will be subject only to those matters of title and all exceptions approved by the parties during the Feasibility Period.

Right of Entry: DR will have the right to enter the Greengale Property for any purpose in connection with its inspection and purchase of the Property commencing with the mutual execution a definitive agreement between the parties, provided that DR shall not disturb any tenants or residents, shall keep the Greengale Property free and clear of any mechanic's or materialman's liens arising out of any such entry, and shall indemnify Greengale for any damage done due to DR's entry. Greengale shall have similar access and inspection rights to the Trade Property upon DR taking title to same.

Feasibility Period: Seventy-five (75) days after the opening of escrow as to the Greengale Property. As to the Trade Property, thirty (30) days following notice by DR to Greengale that it has acquired title to the Trade Property. During the Feasibility Period, the parties shall each assess and satisfy themselves with the title and physical condition of the properties at issue.

Entitlements: The Greengale Property is currently zoned U (Undeveloped) with an underlying land use plan of U (DR) or Undeveloped Desert Rural. DR shall, at DR's cost, submit for a general plan amendment to amend the underlying land use plan to (L) or Low which allows up to 5.49 units per acre, or to RPD4. However, DR does NOT intend to develop a community of more than 136 homes. The parties acknowledge that in the City of Las Vegas applications for a general plan amendment (GPA) are accepted quarterly and the next two application closing dates are February 25, 2016 and May 26, 2016. If the Agreement is executed by Greengale on or before February 8, 2016, the DR shall submit for the GPA prior to February 25, 2016; otherwise, DR shall submit for the GPA on or before May 26, 2016.

DR shall also submit, at commercially reasonable times within the ordinary course of procuring entitlements and at DR's cost, a zoning application to modify the zoning to R-D, a tentative map, and any waivers or variances required thereto based on DR's site plan, which shall be approved by Greengale prior to expiration of the Feasibility Period. Greengale's acceptance of the site plan and tentative map shall be deemed earned if Greengale executes the accompanying applications. DR intends to develop a gated, single-family community of no more than 136 homes with lots on the southern and eastern boundaries 20% larger than the typical lot size within the subdivision.

Deposit: DR shall deposit the sum of 3% of the Purchase Price into an interest-bearing account upon the opening of Escrow, which shall be made nonrefundable at the expiration of the Feasibility Period subject to final approval of the Entitlements.

Closing: Within thirty (30) days following the occurrence of both of the following conditions: (1) expiration of each applicable Feasibility Period; and (2) satisfaction of each parties' respective conditions of Closing. In no event, however, shall Closing occur more than one (1) year after the opening of escrow absent further agreement of the parties.

Commission: The parties understand that no brokers shall be compensated through closing on this transaction. Each party shall indemnify the other for claims to commissions relating to their representation, if any, in this transaction.

Plans: DR shall, at no cost to Greengale (other than general overhead costs and expenses),

PRJ-63442
02/23/16

have the right to process all reasonable applications, plans, maps, agreements, documents and other instruments or entitlements acceptable to Greengale and necessary or appropriate for the development of the Greengale Property as contemplated by DR, including, without limitation, grading and improvement plans, permits, utility assignment/assumption agreements, and commercial designs or floor plans.

Deed Restriction: At the Closing, and as a condition thereof, the parties shall execute and agree to deed restrictions, or modifications thereof, limiting development of the Greengale Property from one (1) unit per acre to 3.49 units per acre so that no more than 136 detached, for-sale residences may be built on the Greengale Property.

Area Gates: Greengale owns other property in the general area and communicates regularly with neighboring property owners that own rural property in a two-mile radius (generally the "**Rainbow Neighborhood**.) The Rainbow Neighborhood, or certain owners therein, intends to explore asking the City of Las Vegas to allow the placement, now or at some time in the future, of up to three (3) gates which would prohibit or limit vehicular access as follows: (1) at Torrey Pines or as a secondary choice at the east end of 6575 Deer Spring.; (2) Rio Vista St. south of Elkhorn Rd.; and (3) Wittig Ave. east of Tenaya Way, or, as to items 1 through 3 herein, as otherwise reasonably designated by the benefitted owners of the Rainbow Neighborhood properties (the "**Gates**"). DR and its successors shall not object to the placement of the Gates. Additionally, as a condition of closing, DR shall agree in a separate written agreement to pay the total sum of $90,000.00, with $30,000.00 not to be exceeded for each of the Gates, for the design and construction of the Gates to service the Rainbow Neighborhood and the property owners benefitted thereby, all of whom shall be intended third party beneficiaries thereunder. Said sum shall be escrowed with Escrow and shall be drawn down from time to time by the persons benefitted thereby, with the remainder, if any, thereafter released to DR.

Trails & Wall: DR shall, in its site plan, provide a walking trail outside of the southerly and easterly perimeter walls (along Wittig Ave. east of Tenaya and Rio Vista St. south of Elkhorn Rd.) Greengale, who owns the property adjacent and to the east of the Property (East Property) desires to put a wall (the "**Wall**") on the western boundary of the East Property. DR shall construct, or cause to be constructed, the Wall as approved by Greengale within a commercially reasonable amount of time following Greengale's written notice. Greengale shall be solely responsible for all costs and expenses associated with the construction of the Wall; provided, however, DR shall cause the Wall to be constructed at DR's standard rates paid by it for such construction and pass those rates on to Greengale without markup.

Drainage: Greengale acknowledges that the natural drainage flow of property in the area runs west to east. DR shall not increase the historic drainage flows as per City of Las Vegas code, and DR shall work with Greengale to design and install a drainage wetland (the "**Wetlands**") on Greengale's neighboring property that will treat this excess drainage water runoff. DR shall bear the first $50,000.00 of the all costs and expenses associated with the design and construction of the Wetlands, with all additional costs and expenses borne by Greengale. These items and Wetlands will be shown on the tentative map, which Greengale shall have the opportunity to review and approve.

Vegetation: On the Greengale Property currently exist a large number of palm trees, plants, and other vegetation (the "**Vegetation**"). Greengale shall retain all rights to the Vegetation provided they are removed from the Property by Greengale, at its sole cost and expense, within a reasonable amount of time following Closing, taking in to consideration the Vegetation's ability to survive transplantation due to then-current weather conditions (cannot be removed in the Winter / Summer), with license being granted by DR to Greengale for

PRJ-63442
02/23/16

same. Greengale shall indemnify DR for any loss or lien associated with such removal. DR is not a landscape expert and recommends Greengale consult with an authority on the best time to transplant the Vegetation.

The parties acknowledge that not all the terms and conditions of a standard Purchase and Sale Agreement for Real Property (Agreement) are set forth in this LOI. Therefore, the parties agree that this LOI is a guideline only and shall neither be interpreted as a binding nor enforceable contract. The parties shall only be bound when (and if) an Agreement is mutually executed.

Very Truly Yours,

D. R. HORTON HOMES

Bradley F. Burns
Division President, Las Vegas

Agreed to by:

Greengale Properties, LLC

By: _____

Its: Manager

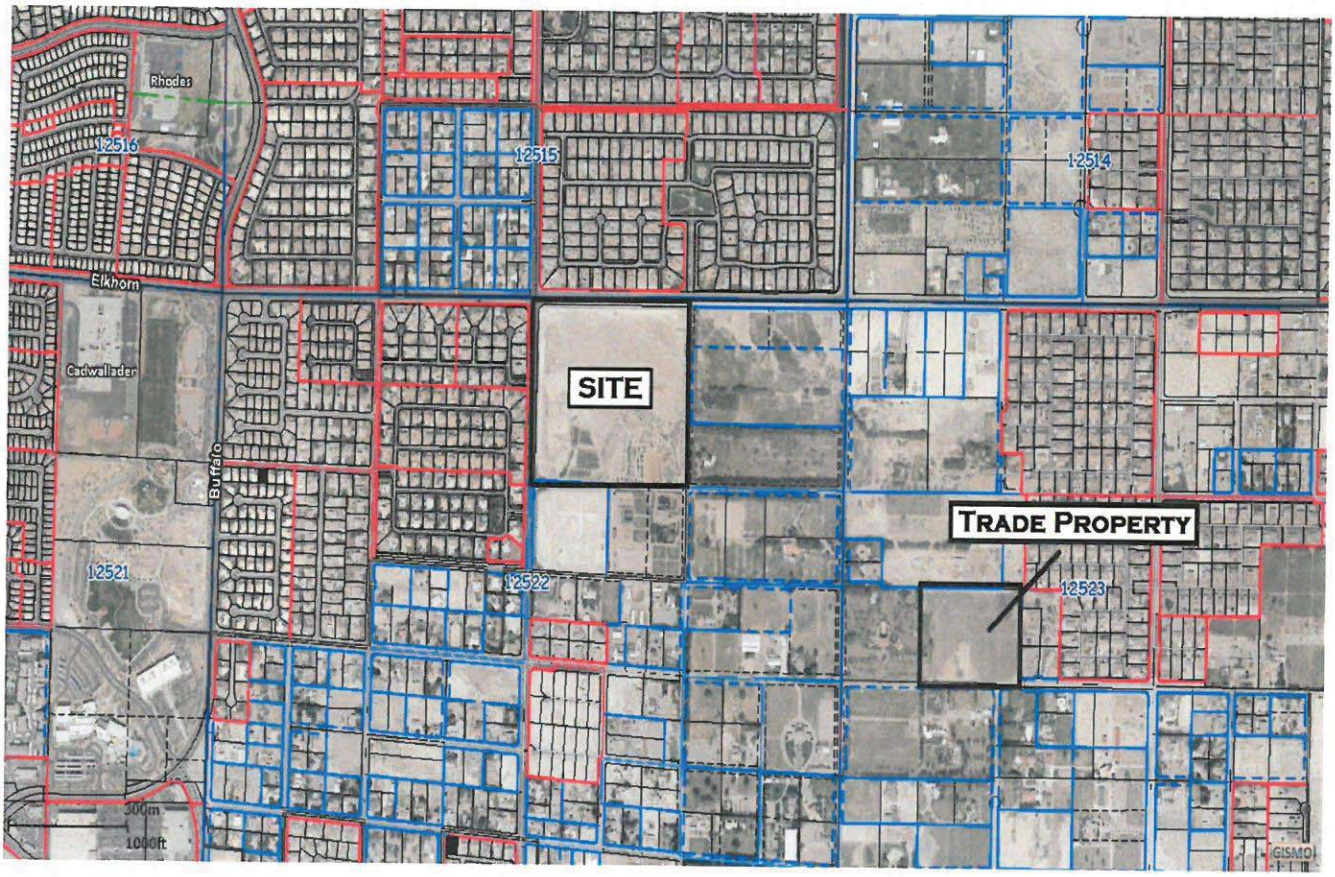
Date: Feb 1, 2016

PRJ-63442
02/23/16

GPA-63487 and ZON-63488

EXHIBIT A

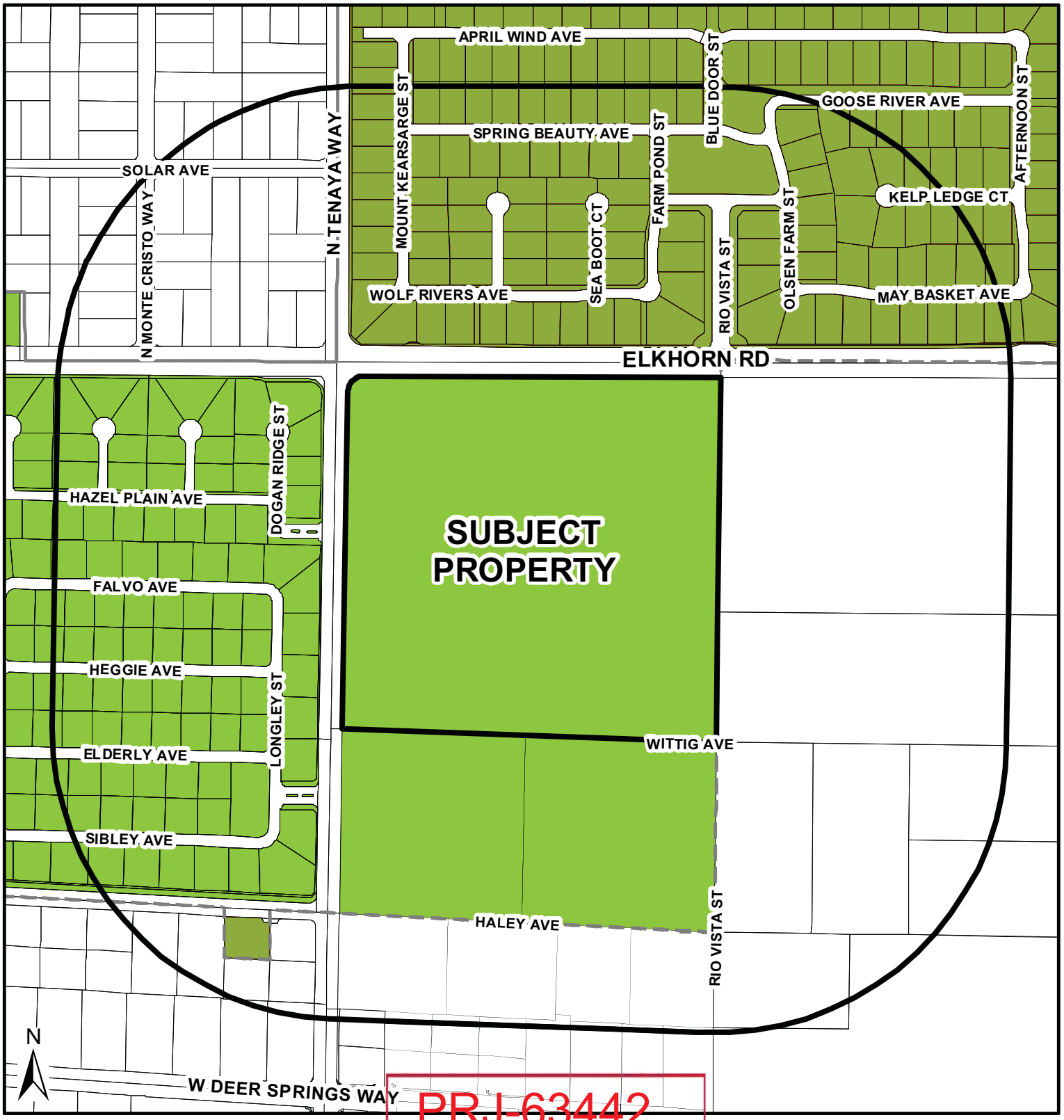
TO LETTER OF INTENT DATED JANUARY 29, 2016



PRJ-63442
02/23/16

GPA-63487 and ZON-63488

GPA-63487



PRJ-63442

03/10/16

General Plan Amendment

FROM DR TO L

- 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: Thursday, March 10, 2016



GPA-63487 [PRJ-63442] - GENERAL PLAN AMENDMENT RELATED TO ZON-63488 - APPLICANT: DR HORTON - OWNER: GREENDALE PROPERTIES, LLC
SOUTHEAST CORNER OF ELKHORN ROAD AND TENAYA WAY

03/03/16



GPA-63487 [PRJ-63442] - GENERAL PLAN AMENDMENT RELATED TO ZON-63488 - APPLICANT: DR HORTON - OWNER: GREENDALE PROPERTIES, LLC
SOUTHEAST CORNER OF ELKHORN ROAD AND TENAYA WAY

03/03/16



GPA-63487 [PRJ-63442] - GENERAL PLAN AMENDMENT RELATED TO ZON-63488 - APPLICANT: DR HORTON - OWNER: GREENDALE PROPERTIES, LLC
SOUTHEAST CORNER OF ELKHORN ROAD AND TENAYA WAY

03/03/16



GPA-63487 [PRJ-63442] - GENERAL PLAN AMENDMENT RELATED TO ZON-63488 - APPLICANT: DR HORTON - OWNER: GREENDALE PROPERTIES, LLC
SOUTHEAST CORNER OF ELKHORN ROAD AND TENAYA WAY

03/03/16



GPA-63487 [PRJ-63442] - GENERAL PLAN AMENDMENT RELATED TO ZON-63488 - APPLICANT: DR HORTON - OWNER: GREENDALE PROPERTIES, LLC
SOUTHEAST CORNER OF ELKHORN ROAD AND TENAYA WAY

03/03/16

Triton
Engineering

March 17, 2016

Planning Manager
City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Subject: Justification letter for Rezoning and General Plan Amendment on Parcel #125-22-501-001

As representatives of DR HORTON we respectfully Request for a Rezoning and General Plan Amendment for property located on the SE corner of Elkhorn Road and Tenaya Way on parcel's #125-22-501-001, the site is approximately 37.35 acres.

The applicant is requesting that the zoning be changed from U (DR) to R-D on the above mentioned parcel. We would also like to change the general plan amendment on the above mentioned parcel from Desert Rural Density Residential (DR) to Residential (R).

With the following development trends in the area the amendment to the general plan and zone change constitutes a benefit to the City as it allows for continued residential growth as new home sales throughout the valley increase and compatibility with the adjacent residential developments. Therefore, the applicants request for a zone change to R-D conforms to the surrounding area.

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

GPA-63487 and ZON-63488 - REVISED

PRJ-63442
03/17/16

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

RECEIVED

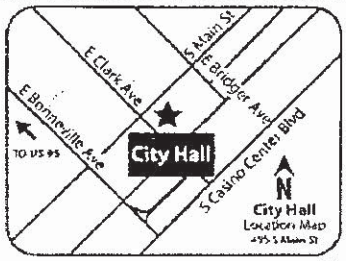
APR 4 2016

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
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



QUIT CHANGING THE ZONING. RESIDENCES WERE PURCHASED BECAUSE OF THE CURRENT ZONING.

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-63487 & ZON-63488 [PRJ-63442]
Planning Commission Meeting of 4/12/2016

Case: GPA-63487

12515811054
MEYER W S TRUST ETAL
SOPKO CHERYL TRS
7088 SPRING BEAUTY AVE
LAS VEGAS NV 89131-0136

ST BRDGHP1 89131

35-36P

City of Las Vegas Agenda Item No.: **36.**

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

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

SUBJECT:
ZON-63488 - REZONING RELATED TO GPA-63487 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: GREENDALE PROPERTIES, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL LAND USE DESIGNATION] TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED DISTRICT) on 37.35 acres on the southeast corner of Elkhorn Road and Tenaya Way (APN 125-22-501-001), Ward 6 (Ross) [PRJ-63442]. Staff recommends APPROVAL.

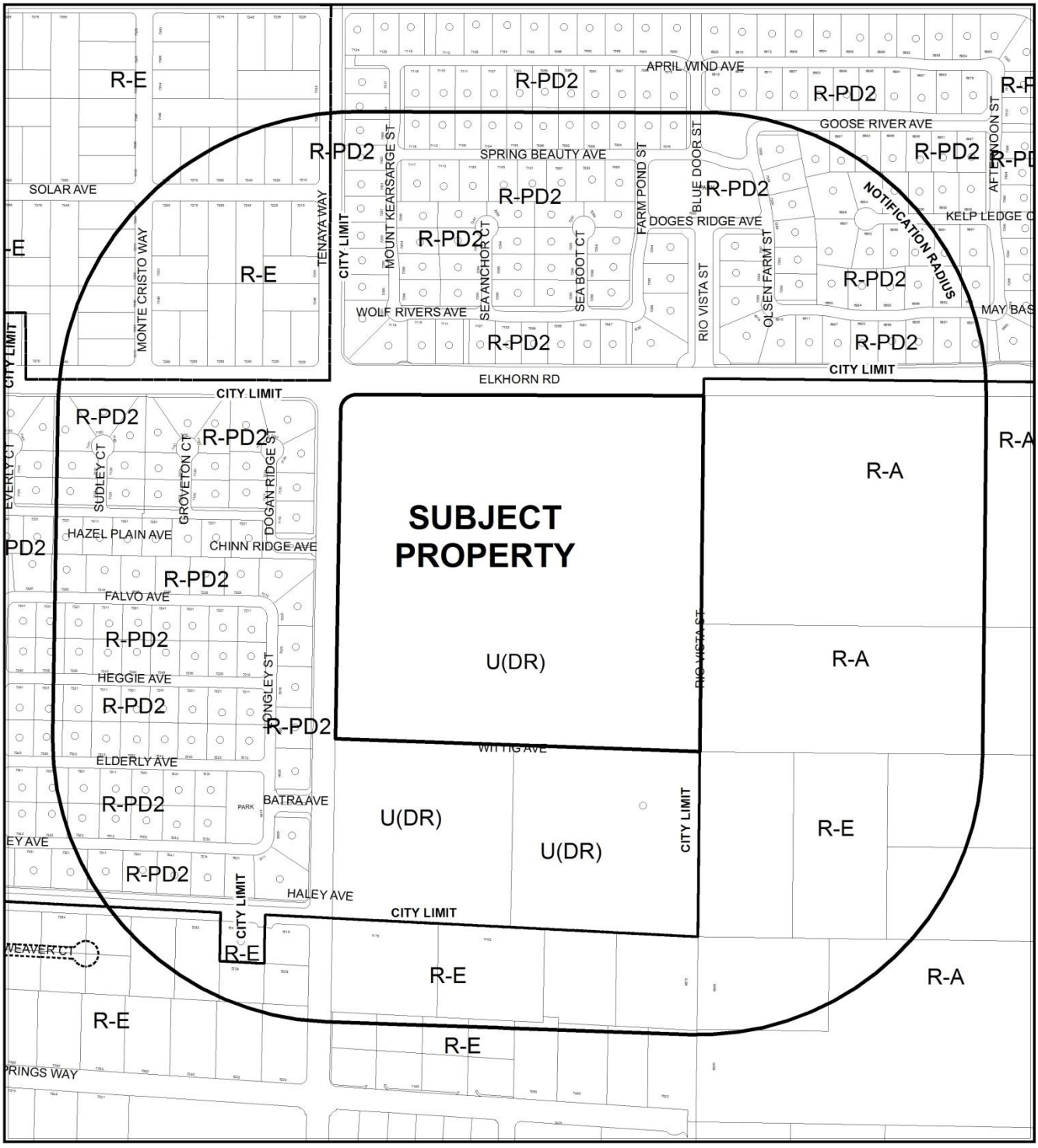
C.C.: 5/18/2016

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. 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.



0 400 800 Feet

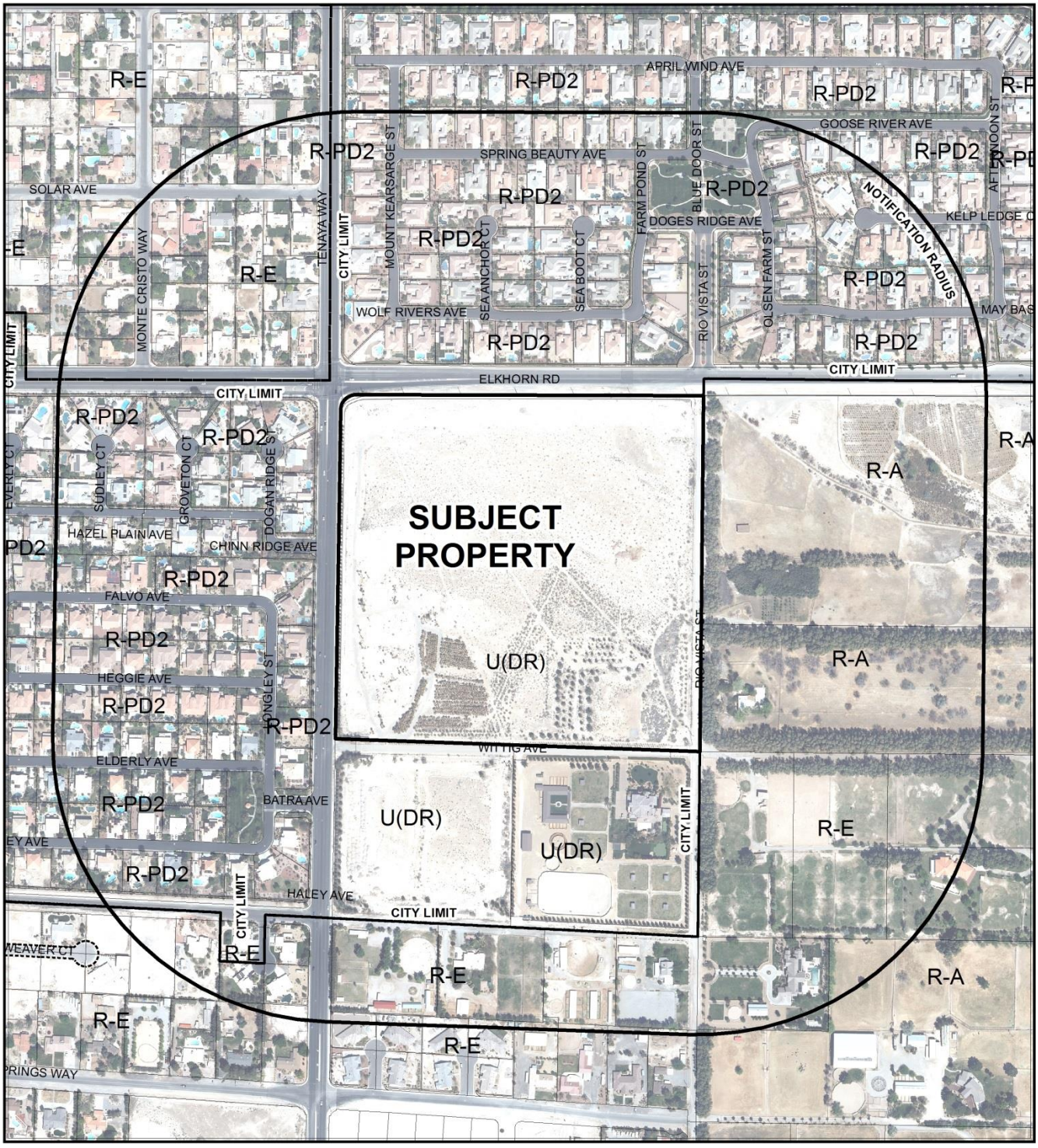
CASE: **ZON-63488 (PRJ-63442)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[DR (DESERT RURAL)]

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



0 400 800 Feet

CASE: **ZON-63488 (PRJ-63442)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[DR (DESERT RURAL)]

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-63488 APN: 125-22-501-001

Name of Property Owner: Greengale Properties, 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: David Jennings
P.R. Horton, Inc.

Subscribed and sworn before me

This 23 day of February, 2016

A. Williams
Notary Public in and for said County and State

Amanda Williams
Notary Public
State of Nevada
Appt. No. 03-82207-1
Appt. Exp. May 11, 2018

PRJ-63442
02/23/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) 7092 N.Tenaya Way Las Vegas, NV 89131

Project Name Elkhorn 40 **Proposed Use** Residential

Assessor's Parcel #(s) 125-22-501-001 **Ward #** 1

General Plan: existing U-DR proposed L **Zoning:** existing O proposed R-1

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

Gross Acres 37.35 **Lots/Units** _____ **Density** _____

Additional Information To Rezone the property from O to R-1

PROPERTY OWNER Greengale Properties, LLC **Contact** Jeff Gale

Address 7092 N. Tenaya Way **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89131

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** Aimee Ignatowicz-English

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 aignatowicz@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 David Jennings D.R. Horton, Inc.

Subscribed and sworn before me

This 23 day of February, 20 16.

_____

Notary Public in and for said County and State

Amanda Williams
Notary Public
State of Nevada
Appt. No. 03-82207-1
Appt. Exp. May 11, 2018

Revised 10/27/08

FOR DEPARTMENT USE ONLY

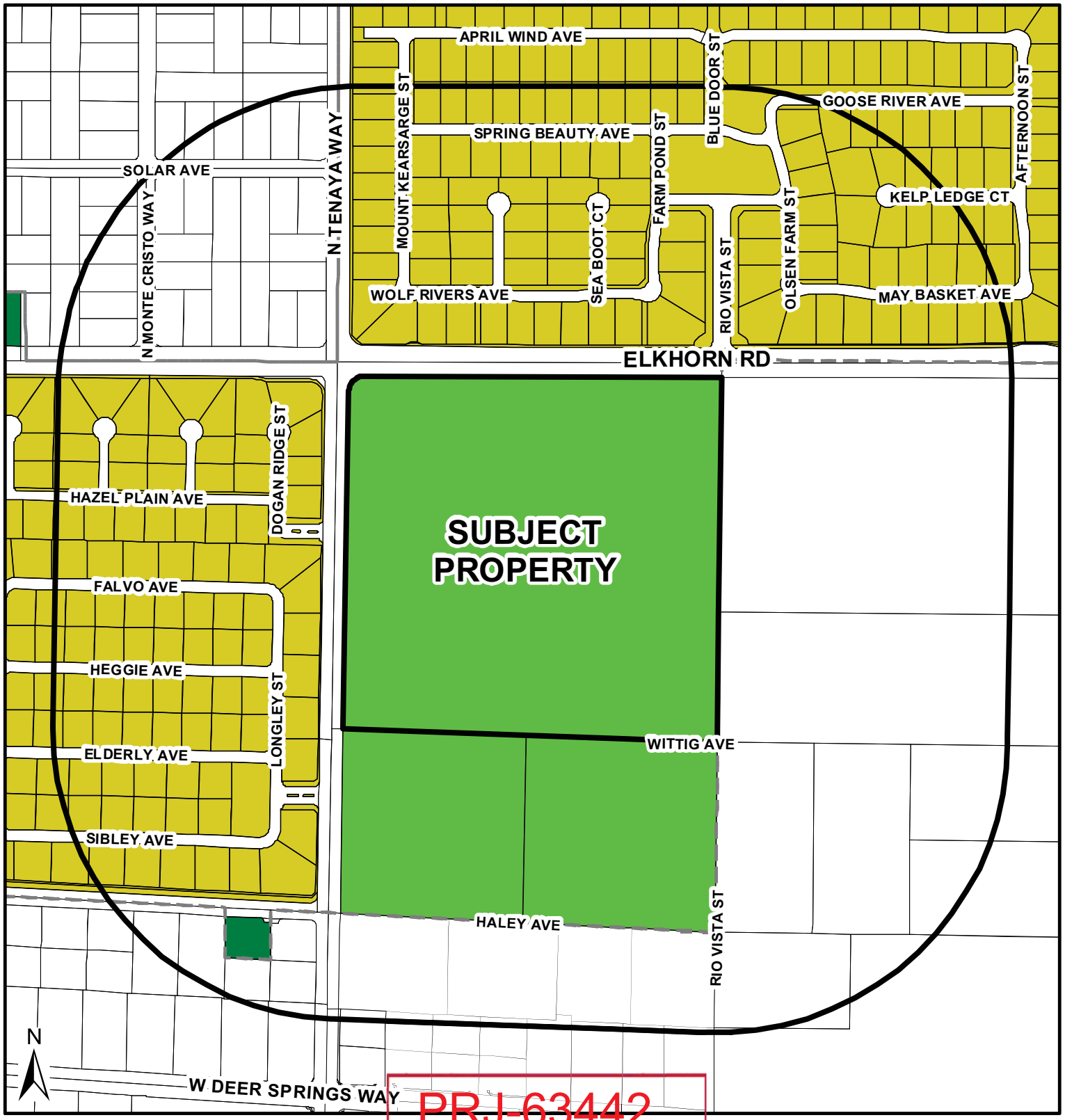
Case #	ZON-63488
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*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-63442
02/23/16

ZON-63488



PRJ-63442
03/10/16

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(DR) TO R-1

- 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, March 10, 2016

City of Las Vegas Agenda Item No.: **37.**

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

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

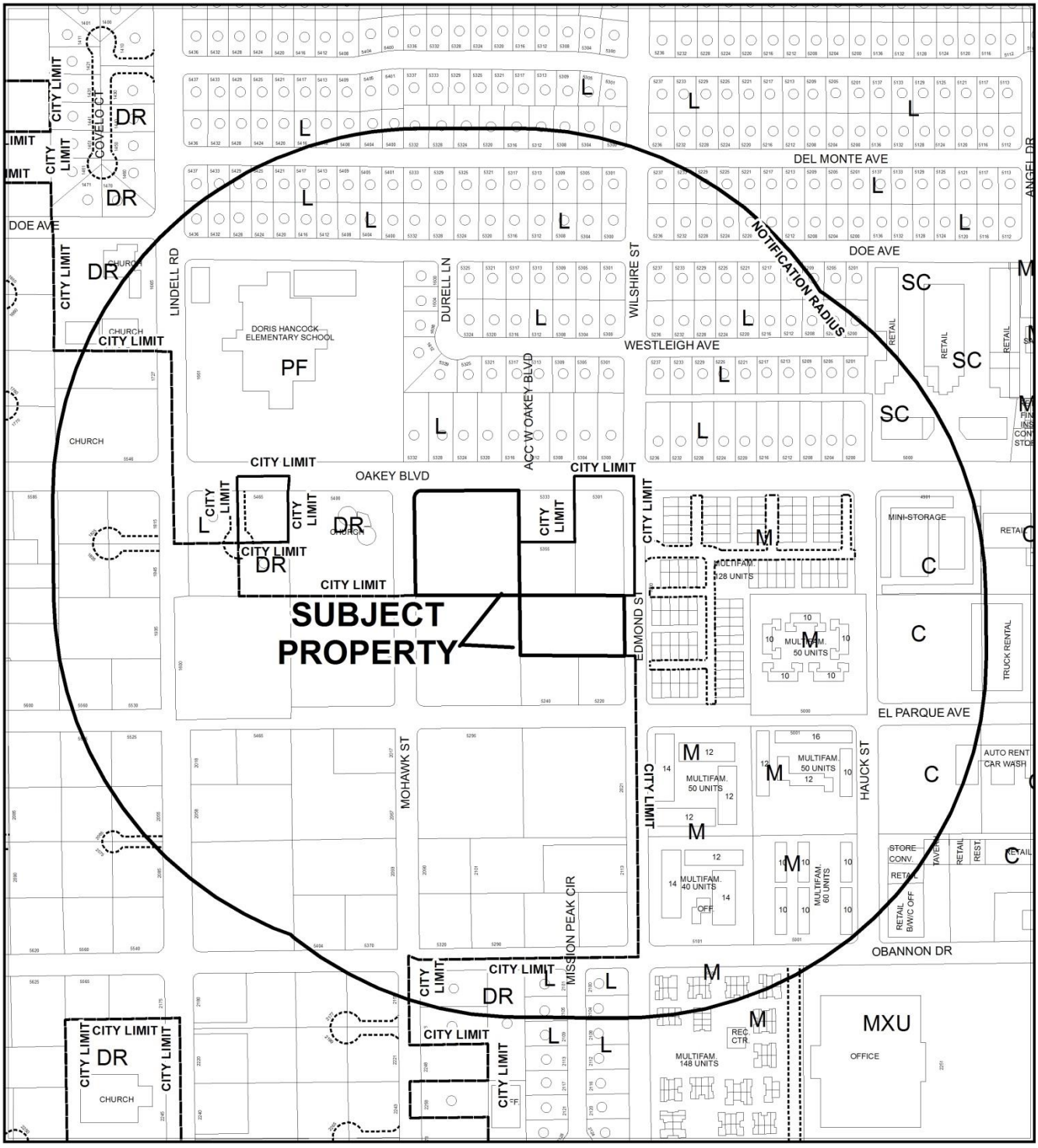
SUBJECT:
GPA-63531 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FIRST TERRA FUND INC. - OWNER: TIMOTHY RONALD HIPP AND ROBERT G. PARK FAMILY TRUST - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 3.15 acres on the east side of Edmond Street, 290 feet south of Oakey Boulevard and on the southeast corner of Oakey Boulevard and Mohawk Street (APNs 163-01-702-001 and 006), Ward 1 (Tarkanian) [PRJ-63407]. Staff recommends DENIAL.

C.C.: 5/18/2016

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 DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report - GPA-63531, ZON-63533 and ZON-63536 [PRJ-63407]
3. Supporting Documentation
4. Photo(s) - GPA-63531, ZON-63533 and ZON-63536 [PRJ-63407]
5. Justification Letter - GPA-63531, ZON-63533 and ZON-63536 [PRJ-63407]
6. Protest Postcard



0 300 600 Feet

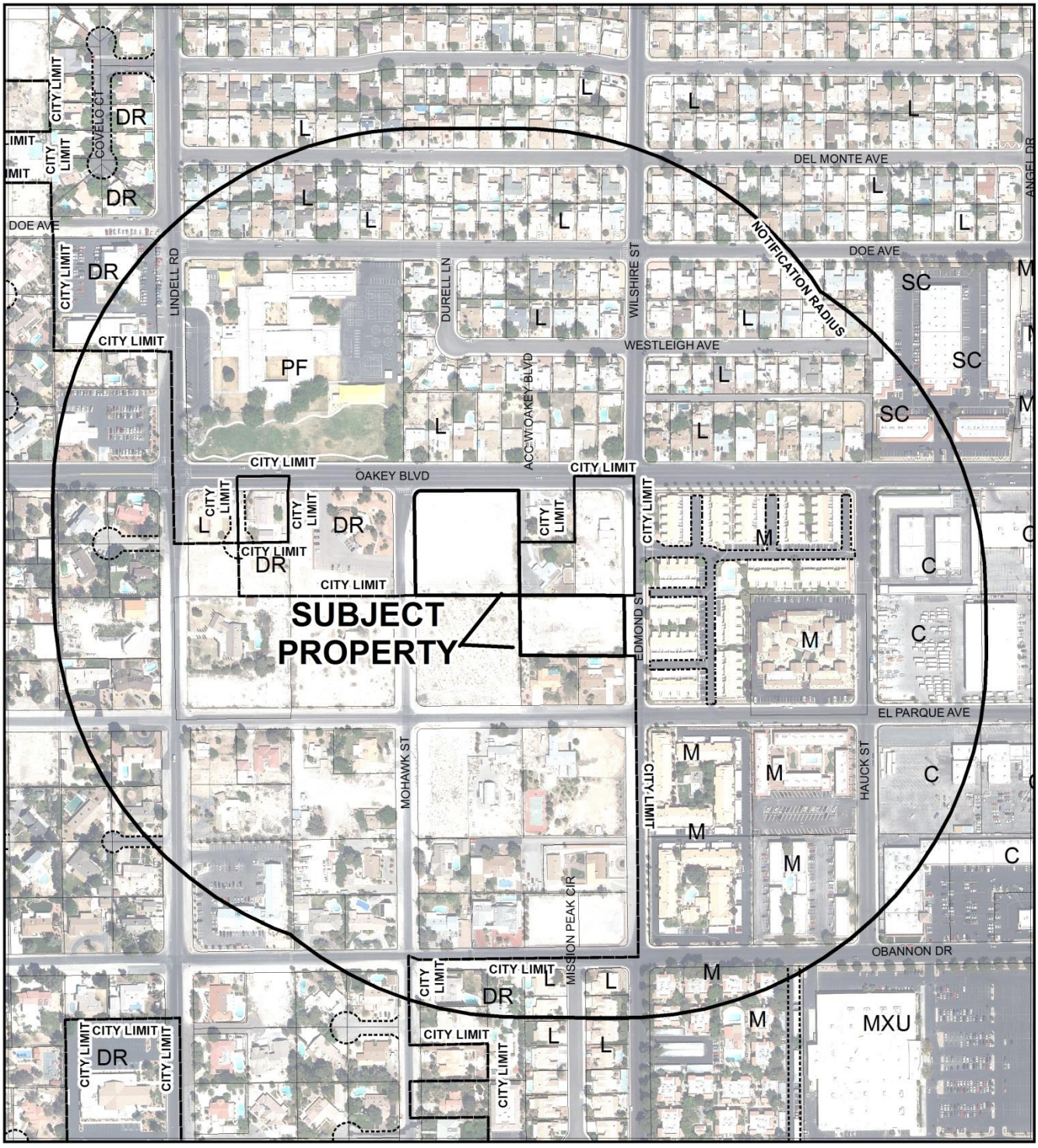
CASE: **GPA-63531 (PRJ-63407)**

RADIUS: 1000 FEET

GENERAL PLA OF SUBJECT PROPERTY: DR (DESERT RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

N



0 300 600 Feet

CASE: **GPA-63531 (PRJ-63407)**

RADIUS: 1000 FEET

GENERAL PLA OF SUBJECT PROPERTY: DR (DESERT RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: FIRST TERRA FUND INC. - OWNER: TIMOTHY RONALD HIPP AND ROBERT G. PARK FAMILY TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-63531	Staff recommends DENIAL.	
ZON-63533	Staff recommends DENIAL.	**GPA-63531**
ZON-63536	Staff recommends DENIAL.	**GPA-63531**

YK

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to change the General Plan designation and the zoning of two smaller parcels in a low density residential area to a much greater density use. The area is located near Oakey Boulevard, an 80-foot wide Secondary Collector Street and Mohawk Street and Edmond Street, both 60-foot wide Minor Collector Streets. Higher density residential projects are most appropriate on Primary Arterial streets with access to mass transportation routes. These parcels are located over two blocks away from such a street. The size of the parcels do not lend themselves to be developed in such a manner to minimize the negative impacts a higher density development would create on the neighboring low density neighborhoods.

Although the entire block to the east of the sites is developed at a higher density, this does not justify continuing with such a development density pattern on this block, where the majority of the block, if this request were granted, would remain at a very low density residential use. Perhaps an argument could be made for such a density if the entire block were being considered for redevelopment. However, this is not the case and such a dramatic increase in density would result in a "spot" zoning development. As a result, staff recommends denial of the requests. If denied, the parcels would remain as low density residential parcels.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/06/16	The City Council approved Annexation (ANX-61446) for 1.22 acres on the west side of Edmond Street, 290 Feet south of Oakey Boulevard with a General Plan Land Use designation of DR (Desert Rural Residential) and Zoning district of R-E (Residence Estates).
	The City Council approved Annexation (ANX-56445) for 2.44 acres on the southeast corner of Oakey Boulevard and Mohawk Street with a General Plan Land Use designation of DR (Desert Rural Residential) and Zoning district of R-E (Residence Estates).

Most Recent Change of Ownership	
02/01/07	A deed was recorded for a change in ownership for 163-01-702-001.
01/17/14	A deed was recorded for a change in ownership for 163-01-702-006.

Related Building Permits/Business Licenses
No related permits on file at this time.

Pre-Application Meeting	
02/10/16	Staff met with the applicant and reviewed the request for increased density on two properties near Oakey Boulevard and Mohawk Street. Staff encouraged the applicant to reconsider attempting to obtain 32 Units per Acre for these properties. Given the unique land uses and County Island that is adjacent to the properties, a much reduced density was advised. The applicant settled on going for 8.49 Units per Acre or an ML (Medium Low Density Residential) land use.

Neighborhood Meeting	
03/15/16	Meeting Start Time: 6:00 pm Meeting End Time: 7:00 pm Attendance: 30 Members of the Public 1 Applicant representative 1 Council Staff Member 1 Planning Staff Member Concerns: The majority of those in attendance did not support this request, and cited concerns related to density, traffic, crime and overcrowding of schools. Two individuals who stated that they owned the subject site spoke in favor of the request and indicated that they have difficulty maintaining the property.

Field Check	
03/03/16	Staff visited the site and found the vacant parcels to be generally clean and free of debris. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	3.15

***Surrounding Property for* 163-01-702-001**	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Residential)	R-E (Residence Estates)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single-Family Residential)
South	Undeveloped	RN (Rural Neighborhood) Clark County	R-E (Residence Estates) Clark County
East	Single Family, Detached	DR (Desert Rural Residential)	R-E (Residence Estates)
		RN (Rural Neighborhood) Clark County	R-E (Residence Estates) Clark County
West	Church/House of Worship	DR (Desert Rural Residential)	U(DR) [Undeveloped (Desert Rural Density Residential)]

***Surrounding Property* for 163-01-702-006**	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Residential)	R-E (Residence Estates)
North	Single Family, Detached	RN (Rural Neighborhood) Clark County	R-E (Residence Estates) Clark County
South	Single Family, Detached	RN (Rural Neighborhood) Clark County	R-E (Residence Estates) Clark County
East	Multi Family, Attached	M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units per Acre)
West	Undeveloped	RN (Rural Neighborhood) Clark County	R-E (Residence Estates) 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

DEVELOPMENT STANDARDS

163-01-702-001 (2.01 acres)

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	2.49 Units per Acre	4
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-SL (Residential Small Lot District)	8.49 Units per Acre	17
Existing General Plan	***Permitted Density***	***Units Allowed***
DR (Desert Rural Residential)	2.49 Units per Acre	5
Proposed General Plan	**Permitted Density**	**Units Allowed**
ML (Medium Low Density Residential)	8.49 Units per Acre	17

163-01-702-006 (1.14 acres)

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	2.49	2
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-SL (Residential Small Lot District)	8.49 Units per Acre	9
Existing General Plan	***Permitted Density***	***Units Allowed***
DR (Desert Rural Residential)	2.49 Units per Acre	2
Proposed General Plan	**Permitted Density**	**Units Allowed**
ML (Medium Low Density Residential)	8.49 Units per Acre	9

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Oakey Boulevard	Secondary Collector Street	Planned Streets and Highways Map	80	Y
Mohawk Street	Minor Collector Street		60	
Edmond Street				

ANALYSIS

The applicant is requesting to amend the Southeast Sector Plan to change the land use designation from DR (Desert Rural Density Residential) to ML (Medium Low Density Residential) and change the zoning from R-E (Residence Estates) to R-SL (Residential Small Lot District) for two future single-family, detached residential subdivisions on a 2.01 and 1.14 acres of undeveloped land near Oakey Boulevard and Edmond Street. The proposed changes are not appropriate and are incompatible with adjacent land uses. The ML (Medium Low Density Residential) land use and corresponding R-SL (Residential Small Lot District) zoning district are not appropriate buffering designations between the larger Clark County residential properties on the west and south, the larger City lots on the north and the more dense residential property on the east side of the proposed site. Staff does not support these requests.

The 2020 Las Vegas Master Plan Policy 2.1.2 reads, "That development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development". In this case, the small size of the two parcels do not lend themselves to be developed in such a manner as to reduce the negative impact on the lower density residential areas to the north, south and west of the sites such an increased density would create. This is also the case with The 2020 Las Vegas Master Plan Policy 2.2.1, which reads, "That any higher density or mixed-use redevelopment which is adjacent to lower density residential development incorporate appropriate design, transition, or buffering elements which will mitigate adverse visual, audible, aesthetic and traffic impacts". These two policies of the 2020 Las Vegas Master Plan do not lend themselves to support such an increased density on small parcels adjacent to low density residential parcels.

FINDINGS (GPA-63531)

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 ML (Medium Low Density Residential) General Plan designation is not consistent with the adjacent larger lot single-family residential land uses surrounding the subject site on the north, south and west.

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 not compatible with the existing adjacent land uses and zoning districts, as they will allow lots that are much smaller in size and area than adjacent lots.

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 existing transportation, recreation, utility and other facilities that are adequate to accommodate the uses and densities permitted by the proposed General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   There are no other plans or policies that would be applicable to the site.

FINDINGS (ZON-63533)

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-SL (Residential Small Lot District) designation conforms to the density range allowed by the proposed ML (Medium Low Density Residential) General Plan designation and supports Objective 2.6. However, the density is much greater than what would be compatible with the existing area.

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 that will be allowed on the subject site would be at an inappropriate density with the surrounding properties and is therefore, not compatible with the residential uses and zoning designations of these surrounding properties.

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 Citywide. This indicates a demand for additional housing stock. New residential zoning districts at an appropriate density 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.**

   Access to the property is provided by Oakey Boulevard, identified as an 80-foot wide Secondary Collector Street on the Master Plan of Streets and Highways. Edmond Street, a 60-foot wide Minor Collector Street also provides access the site. These roads are adequate to meet the traffic demands of a future single-family residential development.

FINDINGS (ZON-63536)

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-SL (Residential Small Lot District) designation conforms to the density range allowed by the proposed ML (Medium Low Density Residential) General Plan designation and supports Objective 2.6. However, the density is much greater than what would be compatible with the existing area.

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 that will be allowed on the subject site would be at an inappropriate density with the surrounding properties and is therefore, not compatible with the residential uses and zoning designations of these surrounding properties.

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 Citywide. This indicates a demand for additional housing stock. New residential zoning districts at an appropriate density 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.

Access to the property is provided by Oakey Boulevard, identified as an 80-foot wide Secondary Collector Street on the Master Plan of Streets and Highways. Mohawk Street, a 60-foot wide Minor Collector Street also provides access the site. These roads are adequate to meet the traffic demands of a future single-family residential development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED
17 - GPA-63531 and ZON-63533
16 - ZON-63536

NOTICES MAILED
330 - GPA-63531
330 - ZON-63533
330 - ZON-63536

APPROVALS
0 - GPA-63531
0 - ZON-63533
0 - ZON-63536

PROTESTS
1 - GPA-63531
2 - ZON-63533
2 - ZON-63536

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

GPA-63531

Case Number: PREAPP2016-004744 APN: 163-01-702-006

Name of Property Owner: TIMOTHY R. HILPP

Name of Applicant: FIRST TERRAFUND INC.

Name of Representative: DONALD F. FULLER

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: _____

CONTRACT PURCHASER
Signature ~~of Property Owner~~: _____

Print Name: DONALD F. FULLER

Subscribed and sworn before me

This 19th day of Feb, 2016

L. Sines

Notary Public in and for said County and State

L. SINES
Notary Public State of Nevada
No. 97-2211-1
My Appt. Exp. Aug. 20, 2016

PRJ-63407
02/24/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

GPA-63531

Case Number: PRLEA PR2016-00 4744 APN: 163-01-702-001

Name of Property Owner: ROBERT G. & JANETTE PARK TRUST

Name of Applicant: FIRST TERRAFUND INC.

Name of Representative: DONALD F. FULLER

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~~ CONTRACT PURCHASER: _____

Print Name: DONALD F. FULLER

Subscribed and sworn before me

This 19th day of Feb, 2016

_____

Notary Public in and for said County and State

L. SINES
Notary Public State of Nevada
No. 97-2211-1
My Appt. Exp. Aug. 20, 2016

PRJ-63407
02/24/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: AMENDMENT FROM DR TO ML ZONING RE TO RS

Project Address (Location) EDMUND ST SOUTH SIDE BETWEEN OAKLIE & EL PARQUE

Project Name SUNSHINE MEWS **Proposed Use** 7 UNITS PER ACRE

Assessor's Parcel #(s) 163-01-702-006 **Ward #** 1

General Plan: existing DR proposed ML **Zoning:** existing RE proposed R-5

Commercial Square Footage NIL **Floor Area Ratio** 50%

Gross Acres 1.14 **Lots/Units** 7 **Density** 7 UNITS PER ACRE

Additional Information

PROPERTY OWNER TIMOTHY R. HIPP **Contact** DONALD FULLER

Address 2303 ~~KENNEWICK~~ W 16TH AVE **Phone:** **Fax:**

City KENNEWICK AVE **State** WA. **Zip** 99337

E-mail Address TSUUGAQ@YAHOO.COM

APPLICANT FIRST TERRAFUND INC **Contact** DONALD F. FULLER

Address 8105 MEANTMORE AVE **Phone:** 702-203-3824 **Fax:** 304-0272

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address DFF@MAC.COM

REPRESENTATIVE DONALD F. FULLER **Contact** DONALD F. FULLER

Address 8105 MEANTMORE AVE **Phone:** 702-203-3824 **Fax:** 304-0272

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address DFF@MAC.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.

CONTRACT PURCHASER

~~Property Owner~~ Signature* _____

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

Print Name DONALD F. FULLER

Subscribed and sworn before me

This 19th day of Feb, 20 16.

L. SINES

Notary Public in and for said County and State

L. SINES
Notary Public State of Nevada
No. 97-2211-1
My Appt. Exp. Aug. 20, 2016

FOR DEPARTMENT USE ONLY

Case #	GPA-63531
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-63407
02/24/16

*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

APPLICATION / PETITION FORM

Application/Petition For: AMENDMENT FROM DR TO ML ZONING RE TO RS

Project Address (Location) S.E CORNER OF OAKLE & MOCKHAWK

Project Name SUNSHINE MEWS **Proposed Use** 7 UNITS PER ACRE

Assessor's Parcel #(s) 163-01-702-001 **Ward #** 1

General Plan: existing DR proposed ML **Zoning:** existing R-E proposed R-S

Commercial Square Footage NIL **Floor Area Ratio** 50%

Gross Acres 1.01 **Lots/Units** 7 **Density** 7 UNITS AN ACRE

Additional Information

PROPERTY OWNER ROBERT & JANETE PARK TRUST **Contact** DONALD F. FULLER

Address 2737 REDWOOD ST **Phone:** 702 362-0777 **Fax:**

City LAS VEGAS **State** NV **Zip** 89147

E-mail Address

APPLICANT FIRST TERRA FUND INC **Contact** DONALD F. FULLER

Address 8105 MEANTMORE AVE **Phone:** 702 203-3824 **Fax:** 304-0272

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address DFFC@MAC.COM

REPRESENTATIVE DONALD F. FULLER **Contact** DONALD F. FULLER

Address 8105 MEANTMORE AVE **Phone:** 203-3824 **Fax:** 304-0272

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address DFFC@MAC.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* CONTRACT PURCHASER

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

Print Name DONALD F. FULLER

Subscribed and sworn before me

This 19th day of Dec, 2015.

L. SINES
Notary Public State of Nevada
No. 97-2211-1
My Appt. Exp. Aug. 20, 2016

Notary Public in and for said County and State

L. SINES
Notary Public State of Nevada
No. 97-2211-1
My Appt. Exp. Aug. 20, 2016

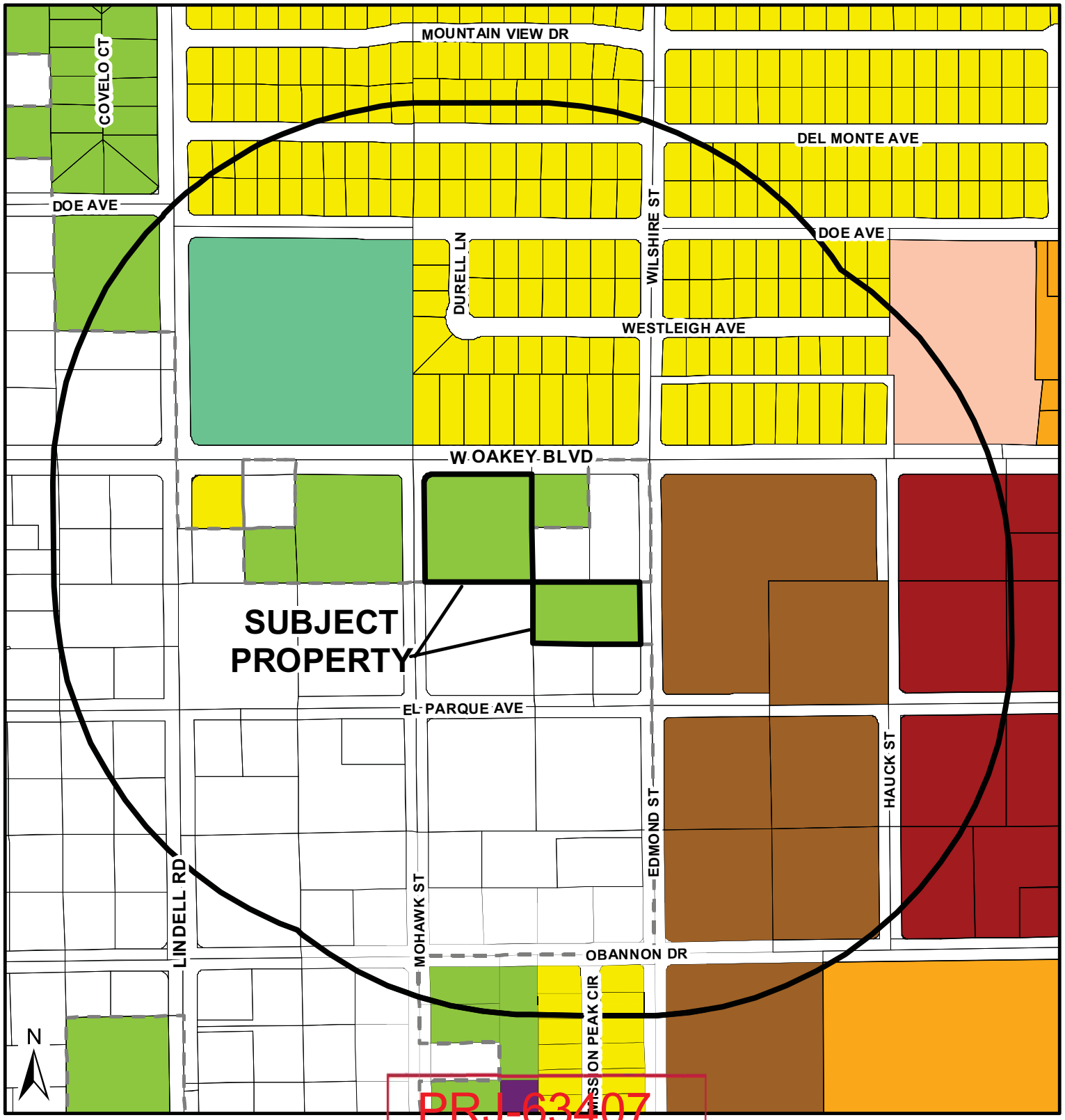
FOR DEPARTMENT USE ONLY

Case #	GPA-63531
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-63407

GPA-63531



PRJ-63407
03/14/16

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 ML

- 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, March 10, 2016



GPA-63531 [PRJ-63407] - GENERAL PLAN AMENDMENT RELATED TO ZON-63533 AND ZON-63536 - APPLICANT: FIRST TERRA FUND INC. - OWNER: TIMOTHY RONALD HIPP AND ROBERT G. PARK FAMILY TRUST

EAST SIDE OF EDMOND STREET, SOUTH OF OAKEY BOULEVARD AND ON THE SOUTHEAST CORNER OF OAKEY BOULEVARD AND MOHAWK STREET

03/03/16



GPA-63531 [PRJ-63407] - GENERAL PLAN AMENDMENT RELATED TO ZON-63533 AND ZON-63536 - APPLICANT: FIRST TERRA FUND INC. - OWNER: TIMOTHY RONALD HIPP AND ROBERT G. PARK FAMILY TRUST

EAST SIDE OF EDMOND STREET, SOUTH OF OAKEY BOULEVARD AND ON THE SOUTHEAST CORNER OF OAKEY BOULEVARD AND MOHAWK STREET

03/03/16



GPA-63531 [PRJ-63407] - GENERAL PLAN AMENDMENT RELATED TO ZON-63533 AND ZON-63536 - APPLICANT: FIRST TERRA FUND INC. - OWNER: TIMOTHY RONALD HIPP AND ROBERT G. PARK FAMILY TRUST

EAST SIDE OF EDMOND STREET, SOUTH OF OAKEY BOULEVARD AND ON THE SOUTHEAST CORNER OF OAKEY BOULEVARD AND MOHAWK STREET

03/03/16



GPA-63531 [PRJ-63407] - GENERAL PLAN AMENDMENT RELATED TO ZON-63533 AND ZON-63536 - APPLICANT: FIRST TERRA FUND INC. - OWNER: TIMOTHY RONALD HIPP AND ROBERT G. PARK FAMILY TRUST

EAST SIDE OF EDMOND STREET, SOUTH OF OAKEY BOULEVARD AND ON THE SOUTHEAST CORNER OF OAKEY BOULEVARD AND MOHAWK STREET

03/03/16



GPA-63531 [PRJ-63407] - GENERAL PLAN AMENDMENT RELATED TO ZON-63533 AND ZON-63536 - APPLICANT: FIRST TERRA FUND INC. - OWNER: TIMOTHY RONALD HIPP AND ROBERT G. PARK FAMILY TRUST

EAST SIDE OF EDMOND STREET, SOUTH OF OAKEY BOULEVARD AND ON THE SOUTHEAST CORNER OF OAKEY BOULEVARD AND MOHAWK STREET

03/03/16



GPA-63531 [PRJ-63407] - GENERAL PLAN AMENDMENT RELATED TO ZON-63533 AND ZON-63536 - APPLICANT: FIRST TERRA FUND INC. - OWNER: TIMOTHY RONALD HIPP AND ROBERT G. PARK FAMILY TRUST

EAST SIDE OF EDMOND STREET, SOUTH OF OAKEY BOULEVARD AND ON THE SOUTHEAST CORNER OF OAKEY BOULEVARD AND MOHAWK STREET

03/03/16



GPA-63531 [PRJ-63407] - GENERAL PLAN AMENDMENT RELATED TO ZON-63533 AND ZON-63536 - APPLICANT: FIRST TERRA FUND INC. - OWNER: TIMOTHY RONALD HIPP AND ROBERT G. PARK FAMILY TRUST

EAST SIDE OF EDMOND STREET, SOUTH OF OAKEY BOULEVARD AND ON THE SOUTHEAST CORNER OF OAKEY BOULEVARD AND MOHAWK STREET

03/03/16



GPA-63531 [PRJ-63407] - GENERAL PLAN AMENDMENT RELATED TO ZON-63533 AND ZON-63536 - APPLICANT: FIRST TERRA FUND INC. - OWNER: TIMOTHY RONALD HIPP AND ROBERT G. PARK FAMILY TRUST

EAST SIDE OF EDMOND STREET, SOUTH OF OAKEY BOULEVARD AND ON THE SOUTHEAST CORNER OF OAKEY BOULEVARD AND MOHAWK STREET

03/03/16



GPA-63531 [PRJ-63407] - GENERAL PLAN AMENDMENT RELATED TO ZON-63533 AND ZON-63536 - APPLICANT: FIRST TERRA FUND INC. - OWNER: TIMOTHY RONALD HIPP AND ROBERT G. PARK FAMILY TRUST

EAST SIDE OF EDMOND STREET, SOUTH OF OAKEY BOULEVARD AND ON THE SOUTHEAST CORNER OF OAKEY BOULEVARD AND MOHAWK STREET

03/03/16



GPA-63531 [PRJ-63407] - GENERAL PLAN AMENDMENT RELATED TO ZON-63533 AND ZON-63536 - APPLICANT: FIRST TERRA FUND INC. - OWNER: TIMOTHY RONALD HIPP AND ROBERT G. PARK FAMILY TRUST

EAST SIDE OF EDMOND STREET, SOUTH OF OAKEY BOULEVARD AND ON THE SOUTHEAST CORNER OF OAKEY BOULEVARD AND MOHAWK STREET

03/03/16

Donald Fuller

8105 Ave Meantmore • Las Vegas, NV. 89117• Phone: 702-233-3478 • Fax: [Your Fax]
E-Mail: [Your E-Mail] Web: [Web Address]

February 18th, 2016

Dept. of Planning
City of Las Vegas
333 North Rancho Dr.
Las Vegas NV 89106

Dears: Re: APN 163-01-702—1 & 006 PREAPP2016-004744

I'm writing to request to justify my request to The General Land Use Amendment from Existing: DR (Desert Rural Density Residential) to ML (Medium Low Density Residential). Zoning: Existing R-E (Residential Estates) to Proposed R-S (Residential Small Lot District), to allow (7) lots per acre. The property in question is vacant land adjacent to multi family developments. The property is that which will not be developed as large single family lots as it would not be viable to do so. The proposed development will comply with the city of Las Vegas green building program, be constructed to LEED standards and the use of alternative energy sources. There is connectivity to adjacent pedestrian walkways and be a walkable community. Sustainable construction will be used and meet the Urban Forrest Initiative. In addition there will be bicycle parking and electric recharging stations. The property is located in or near the Cities Revitalization Plan. It is our intent to provide affordable housing in an area of an increasing workforce.

Sincerely,

First Terrafund Inc.
Donald Fuller
President

GPA-63531, ZON-63533 and ZON-63536

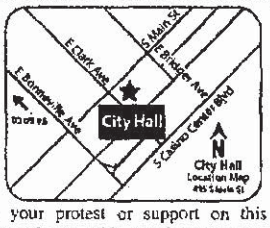
PRJ-63407
02/24/16

PAGE 05
FEDEX OFFICE 1303
04/04/2016 10:49 702--870-3411

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 4 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.

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-63531 [PRJ-63407]
~~Planning Commission Meeting of 4/12/2016~~

16301701004 Case: GPA-63531
LUTTRELL BETTY E & LEE
5475 W OAKEY BLVD
LAS VEGAS NV 89146-3316

71 BRDCNP1 89146

37P

City of Las Vegas Agenda Item No.: **38.**

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

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

SUBJECT:
ZON-63533 - REZONING RELATED TO GPA-63531 - PUBLIC HEARING - APPLICANT: FIRST TERRA FUND INC. - OWNER: TIMOTHY RONALD HIPP - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-SL (RESIDENTIAL SMALL LOT DISTRICT) on 1.14 acres on the east side of Edmond Street, 290 feet south of Oakey Boulevard (APN 163-01-702-006), Ward 1 (Tarkanian) [PRJ-63407]. Staff recommends DENIAL.

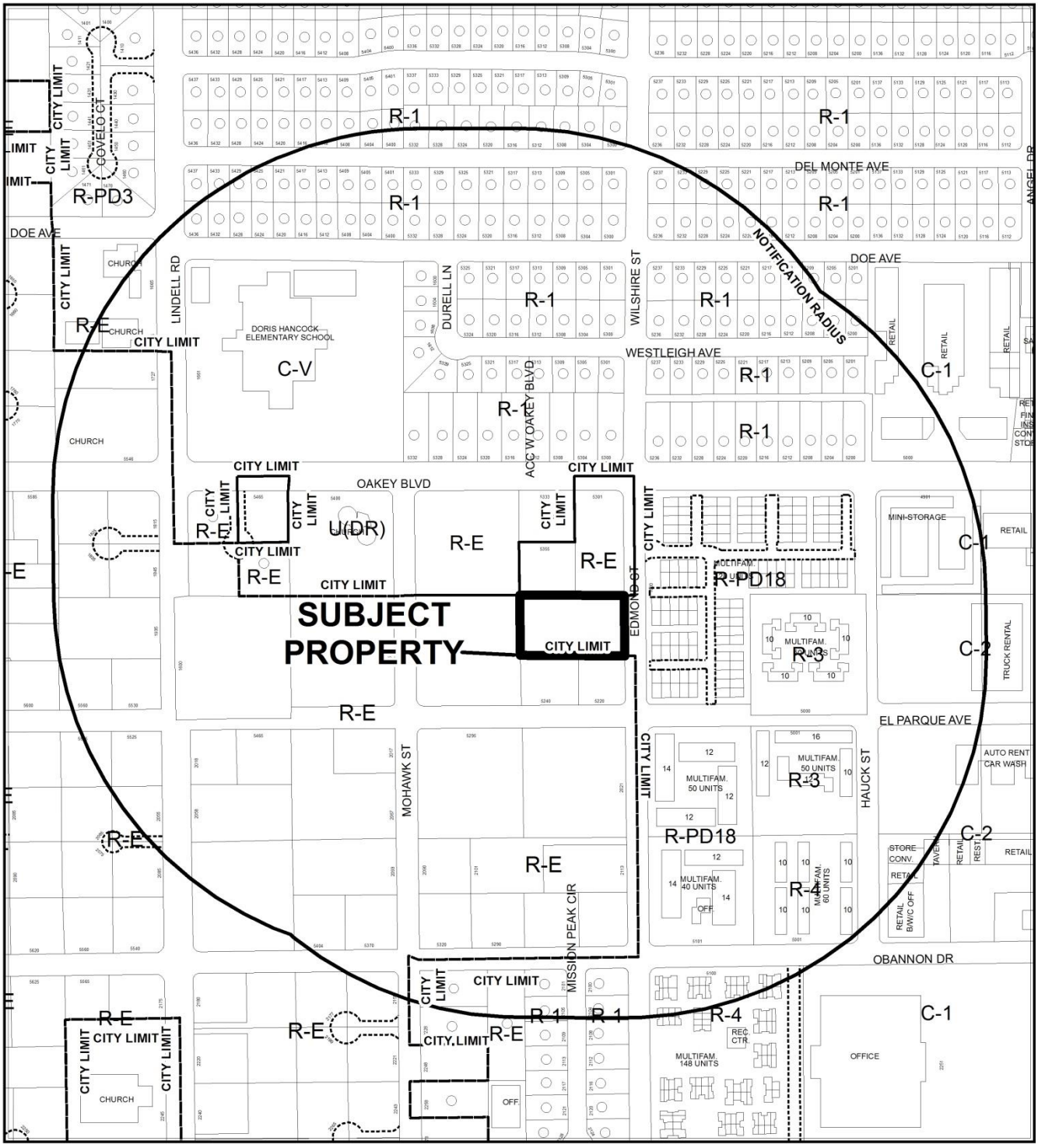
C.C.: 5/18/2016

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 DENIAL

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



0 300 600 Feet

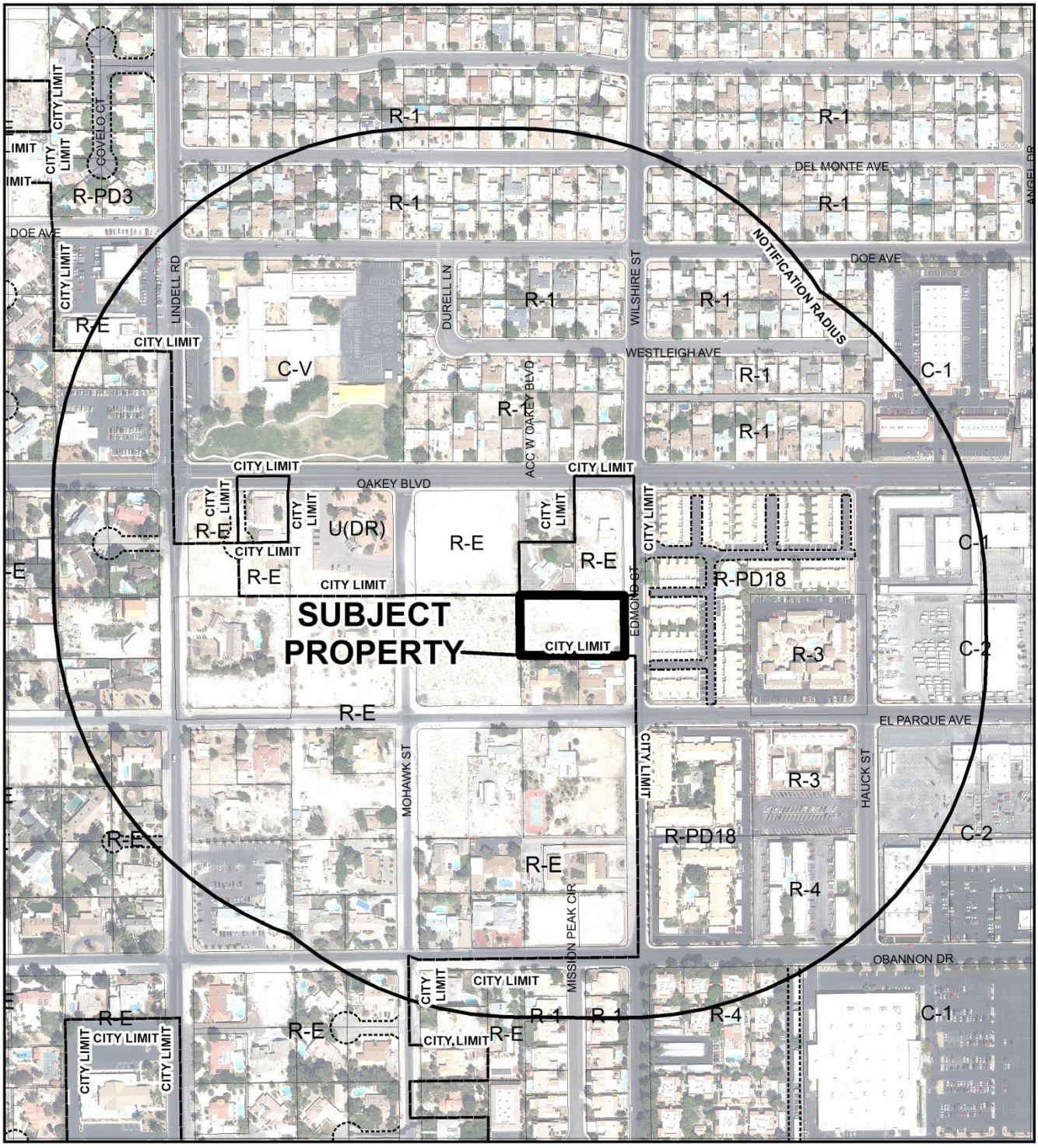
CASE: **ZON-63533 (PRJ-63407)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-SL (RESIDENTIAL SMALL LOT)

N



0 300 600 Feet

CASE: **ZON-63533 (PRJ-63407)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-SL (RESIDENTIAL SMALL LOT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-63533

Case Number: PREAPP2016-0004744 APN: 163-01-702-006

Name of Property Owner: TIMOTHY R. HILPP

Name of Applicant: FIRST TERRAFUND INC.

Name of Representative: DONALD F. FULLER

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: _____

CONTRACT PURCHASER
Signature ~~of Property Owner~~: _____

Print Name: DONALD F. FULLER

Subscribed and sworn before me

This 19th day of Feb, 2016

_____
Notary Public in and for said County and State

L. SINES
Notary Public State of Nevada
No. 97-2211-1
My Appt. Exp. Aug. 20, 2016

PRJ-63407
02/24/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-63533

Case Number: PRLA PR2016-00 4744 APN: 163-01-702-001

Name of Property Owner: ROBERT G. & JANETTE PARK TRUST

Name of Applicant: FIRST TERRAFUND INC.

Name of Representative: DONALD F. FULLER

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~~ CONTRACT PURCHASER: _____

Print Name: DONALD F. FULLER

Subscribed and sworn before me

This 19th day of Feb, 2016

_____

Notary Public in and for said County and State

L. SINES
Notary Public State of Nevada
No. 97-2211-1
My Appt. Exp. Aug. 20, 2016

PRJ-63407
02/24/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: AMENDMENT FROM DR TO ML ZONING RE TO RS

Project Address (Location) EDMUND ST SOUTH SIDE BETWEEN OAKLIE & EL PARQUE

Project Name SUNSHINE MEWS **Proposed Use** 7 UNITS PER ACRE

Assessor's Parcel #(s) 163-01-702-006 **Ward #** 1

General Plan: existing DR proposed ML **Zoning:** existing RE proposed R-5

Commercial Square Footage NIL **Floor Area Ratio** 50%

Gross Acres 1.14 **Lots/Units** 7 **Density** 7 UNITS PER ACRE

Additional Information

PROPERTY OWNER TIMOTHY R. HIPP **Contact** DONALD FULLER

Address 2303 ~~KENNEWICK~~ W 16TH AVE **Phone:** **Fax:**

City KENNEWICK AVE **State** WA. **Zip** 99337

E-mail Address TSUUGAQ@YAHOO.COM

APPLICANT FIRST TERRAFUND INC **Contact** DONALD F. FULLER

Address 8105 MEANTMORE AVE **Phone:** 702-203-3824 **Fax:** 304-0272

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address DFF@MAC.COM

REPRESENTATIVE DONALD F. FULLER **Contact** DONALD F. FULLER

Address 8105 MEANTMORE AVE **Phone:** 702-203-3824 **Fax:** 304-0272

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address DFF@MAC.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.

CONTRACT PURCHASER

~~Property Owner~~ Signature* _____

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

Print Name DONALD F. FULLER

Subscribed and sworn before me

This 19th day of Feb, 20 16.

L. SINES

Notary Public in and for said County and State

L. SINES
Notary Public State of Nevada
No. 97-2211-1
My Appt. Exp. Aug. 20, 2016

FOR DEPARTMENT USE ONLY

Case #	ZON-63533
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-63407
02/24/16

*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

APPLICATION / PETITION FORM

Application/Petition For: AMENDMENT FROM DR TO ML ZONING RE TO RS

Project Address (Location) S.E CORNER OF OAKLEY & MOUNTAIN

Project Name SUNSHINE MEWS **Proposed Use** 7 UNITS PER ACRE

Assessor's Parcel #(s) 163-01-702-001 **Ward #** 1

General Plan: existing DR proposed ML **Zoning:** existing R-E proposed R-S

Commercial Square Footage NIL **Floor Area Ratio** 50%

Gross Acres 1.01 **Lots/Units** 7 **Density** 7 UNITS AN ACRE

Additional Information

PROPERTY OWNER ROBERT & JANETTE PARK TRUST **Contact** DONALD F. FULLER

Address 2737 REDWOOD ST **Phone:** 702 362-0777 **Fax:**

City LAS VEGAS **State** NV **Zip** 89147

E-mail Address

APPLICANT FIRST TERRA FUND INC **Contact** DONALD F. FULLER

Address 8105 MEANTMORE AVE **Phone:** 702 203-3824 **Fax:** 304-0272

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address DFFC@MAC.COM

REPRESENTATIVE DONALD F. FULLER **Contact** DONALD F. FULLER

Address 8105 MEANTMORE AVE **Phone:** 203-3824 **Fax:** 304-0272

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address DFFC@MAC.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* CONTRACT PURCHASER

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

Print Name DONALD F. FULLER

Subscribed and sworn before me

This 19th day of Dec, 2015.

L. SINES
Notary Public State of Nevada
No. 97-2211-1
My Appt. Exp. Aug. 20, 2016

Notary Public in and for said County and State

L. SINES
Notary Public State of Nevada
No. 97-2211-1
My Appt. Exp. Aug. 20, 2016

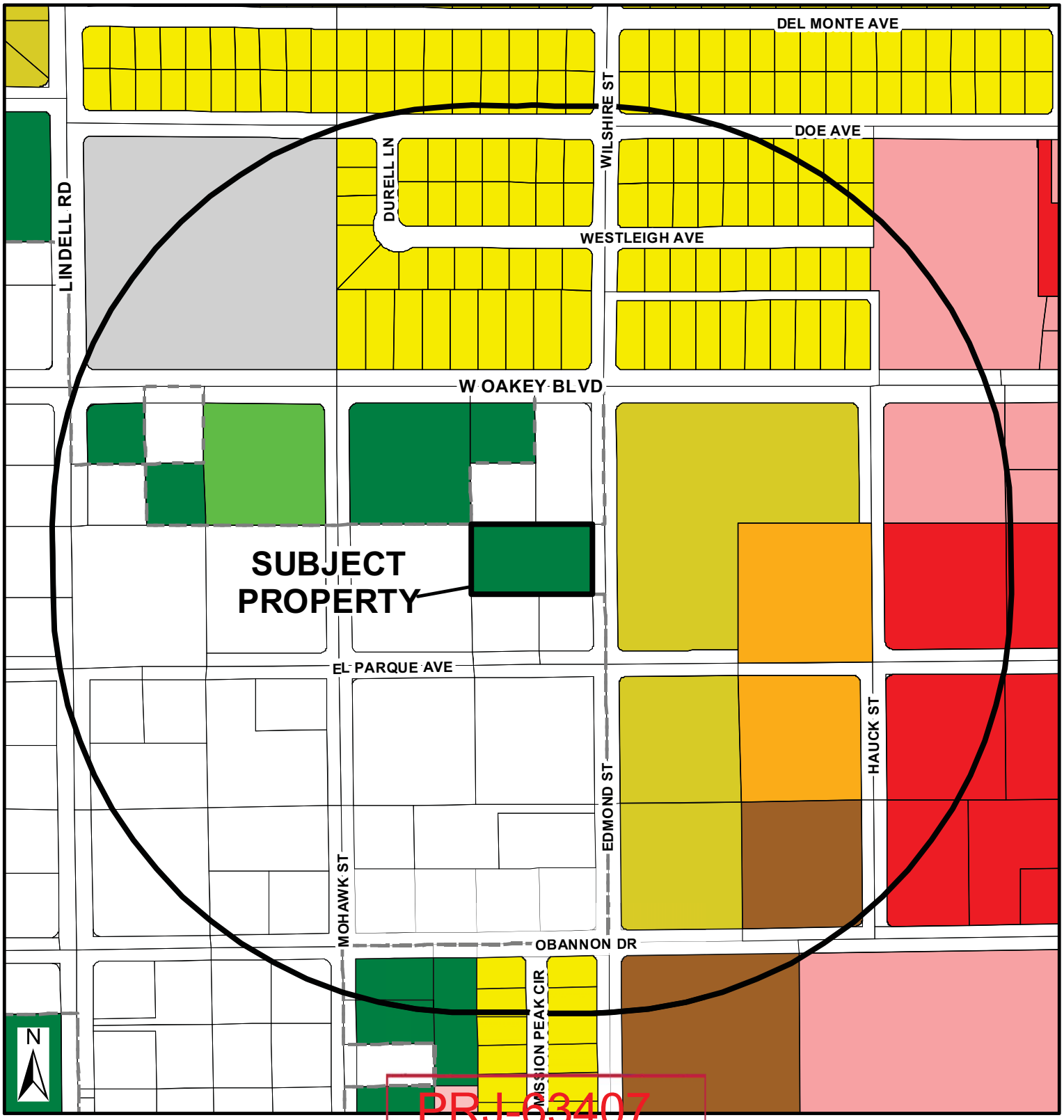
FOR DEPARTMENT USE ONLY

Case #	ZON-63533
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-63407

ZON-63533



PRJ-63407
03/14/16

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-E TO RSL

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

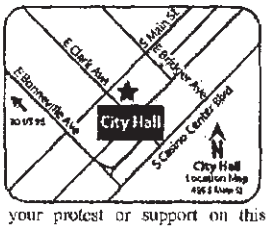
Date: Thursday, March 10, 2016

PAGE 04
FEDEX OFFICE 1303
702--870-3411
04/04/2016 10:49

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

PRSRT
FIRST CLASS MAIL
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-63533 [PRJ-63407]
Planning Commission Meeting of 4/12/2016

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

Case: ZON-63533
16301701004
LUTTRELL BETTY E & LEE
5475 W OAKEY BLVD
LAS VEGAS NV 89146-3316

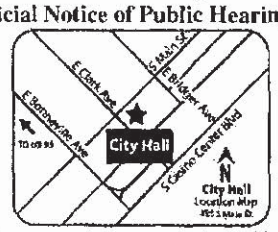
71 BRDGNF1 89146

38P

PAGE 02
FEDEX OFFICE 1303
04/04/2016 10:49 702-870-3411

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.

ZON-63533 [PRJ-63407]

Planning Commission Meeting of 4/12/2016

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Case: ZON-63533

163017D1001
LUTTRELL LEE
5495 W OAKEY BLVD
LAS VEGAS NV 89146-3316

71 BRDGNP1 89146

38P

City of Las Vegas Agenda Item No.: **39.**

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

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

SUBJECT:
ZON-63536 - REZONING RELATED TO GPA-63531 - PUBLIC HEARING - APPLICANT: FIRST TERRA FUND INC. - OWNER: ROBERT G. PARK FAMILY TRUST - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-SL (RESIDENTIAL SMALL LOT DISTRICT) on 2.01 acres on the southeast corner of Oakey Boulevard and Mohawk Street (APN 163-01-702-001), Ward 1 (Tarkanian) [PRJ-63407]. Staff recommends DENIAL.

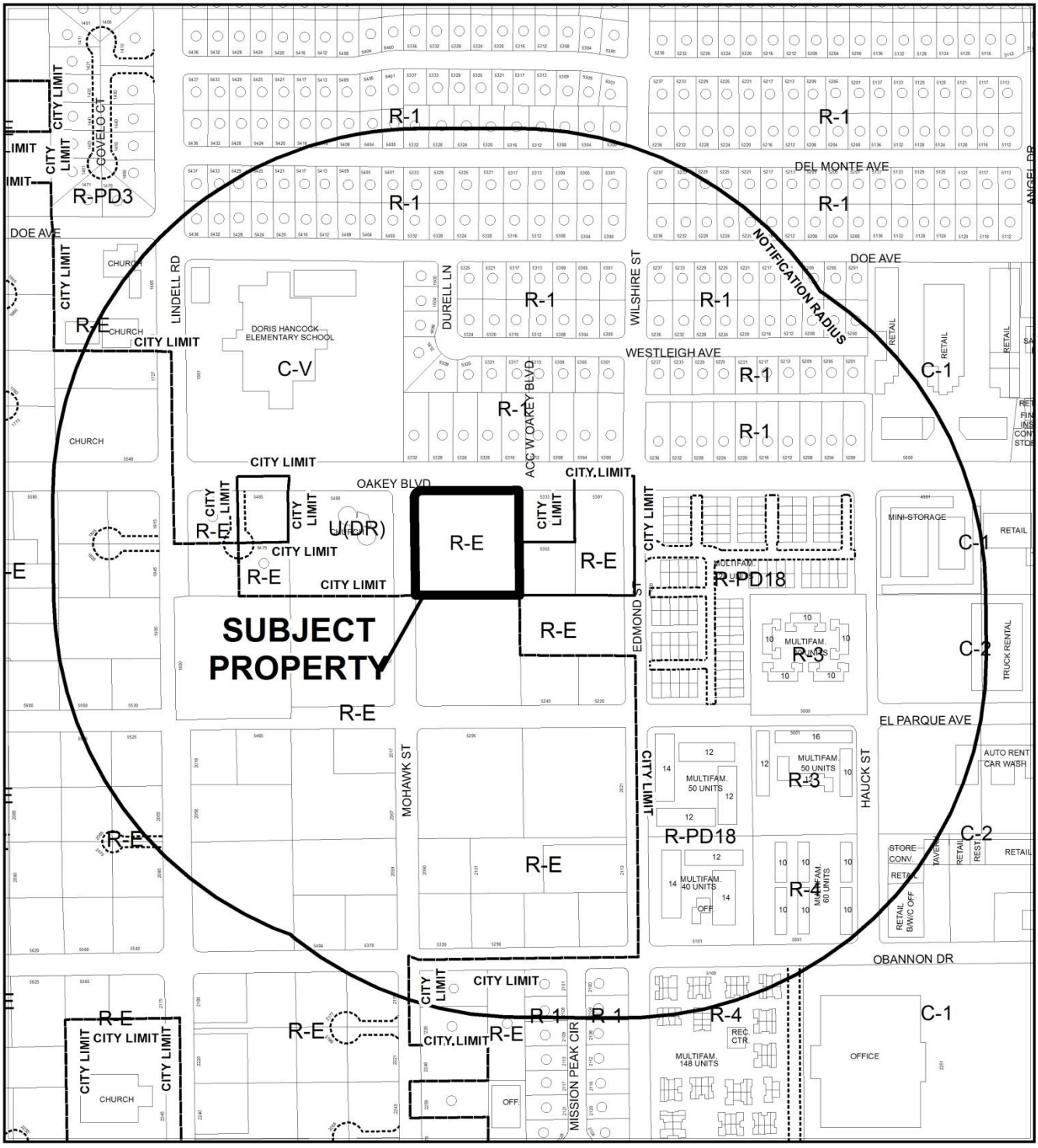
C.C.: 5/18/2016

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 DENIAL

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



0 300 600 Feet

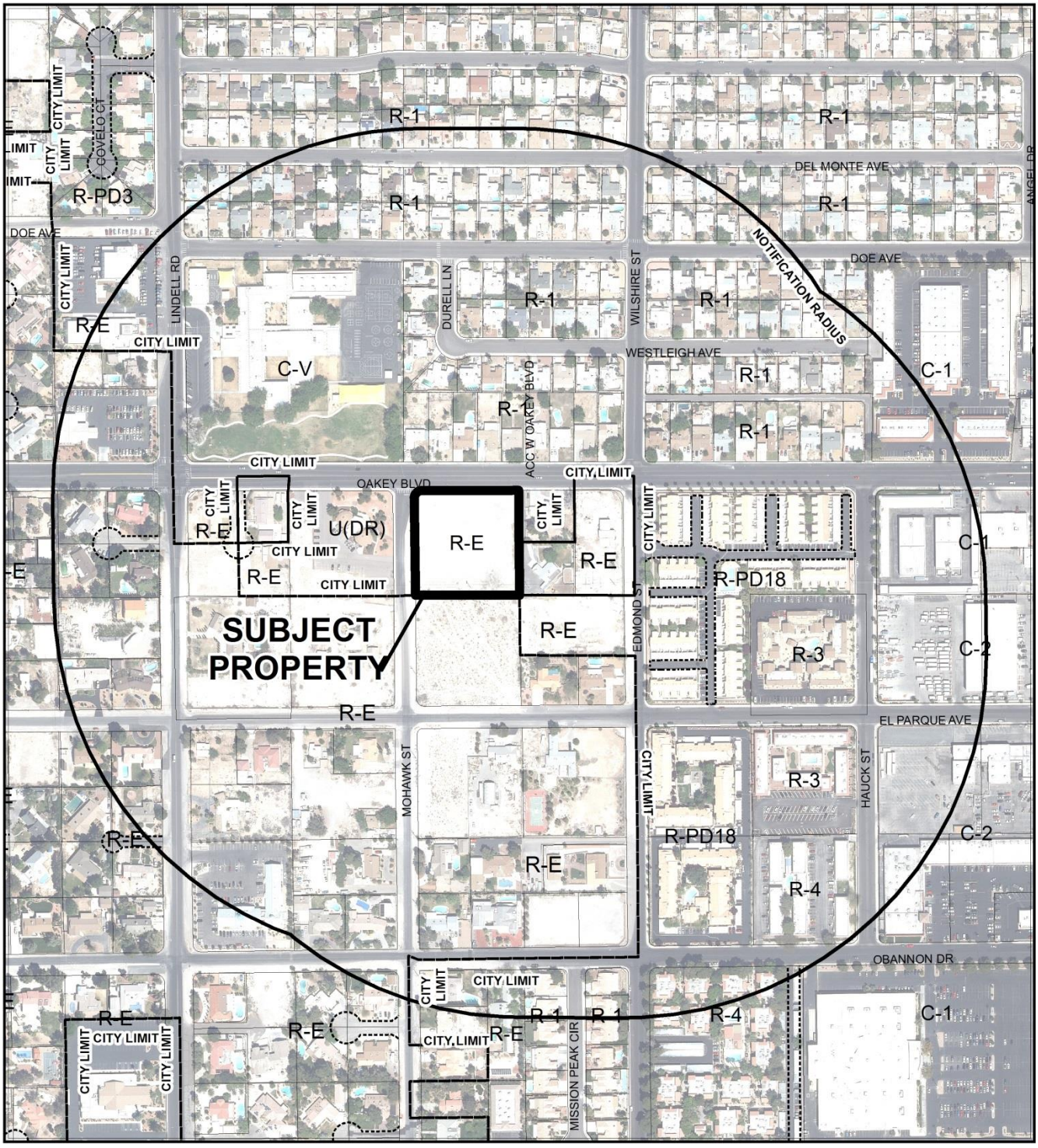
CASE: **ZON-63536 (PRJ-63407)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-SL (RESIDENTIAL SMALL LOT)

N



0 300 600 Feet

CASE: **ZON-63536 (PRJ-63407)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-SL (RESIDENTIAL SMALL LOT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-63536

Case Number: PREAPP2016-0004744 APN: 163-01-702-006

Name of Property Owner: TIMOTHY R. HILPP

Name of Applicant: FIRST TERRAFUND INC.

Name of Representative: DONALD F. FULLER

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: _____

CONTRACT PURCHASER
Signature ~~of Property Owner~~: _____

Print Name: DONALD F. FULLER

Subscribed and sworn before me

This 19th day of Feb, 2016

_____
Notary Public in and for said County and State

L. SINES
Notary Public State of Nevada
No. 97-2211-1
My Appt. Exp. Aug. 20, 2016

PRJ-63407
02/24/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-63536

Case Number: PRLA PR2016-00 4744 APN: 163-01-702-001

Name of Property Owner: ROBERT G. & JANETTE PARK TRUST

Name of Applicant: FIRST TERRAFUND INC.

Name of Representative: DONALD F. FULLER

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~~ CONTRACT PURCHASER: _____

Print Name: DONALD F. FULLER

Subscribed and sworn before me

This 19th day of Feb, 2016

_____

Notary Public in and for said County and State

L. SINES
Notary Public State of Nevada
No. 97-2211-1
My Appt. Exp. Aug. 20, 2016

PRJ-63407
02/24/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: AMENDMENT FROM DR TO ML ZONING RE TO RS

Project Address (Location) EDMUND ST SOUTH SIDE BETWEEN OAKLIE & EL PARQUE

Project Name SUNSHINE MEWS **Proposed Use** 7 UNITS PER ACRE

Assessor's Parcel #(s) 163-01-702-006 **Ward #** 1

General Plan: existing DR proposed ML **Zoning:** existing RE proposed R-5

Commercial Square Footage NIL **Floor Area Ratio** 50%

Gross Acres 1.14 **Lots/Units** 7 **Density** 7 UNITS PER ACRE

Additional Information

PROPERTY OWNER TIMOTHY R. HIPP **Contact** DONALD FULLER

Address 2303 ~~KENNEWICK~~ W 16TH AVE **Phone:** **Fax:**

City KENNEWICK AVE **State** WA. **Zip** 99337

E-mail Address TSUUGAQ@YAHOO.COM

APPLICANT FIRST TERRAFUND INC **Contact** DONALD F. FULLER

Address 8105 MEANTMORE AVE **Phone:** 702-203-3824 **Fax:** 304-0272

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address DFF@MAC.COM

REPRESENTATIVE DONALD F. FULLER **Contact** DONALD F. FULLER

Address 8105 MEANTMORE AVE **Phone:** 702-203-3824 **Fax:** 304-0272

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address DFF@MAC.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.

CONTRACT PURCHASER

~~Property Owner~~ Signature* _____

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

Print Name DONALD F. FULLER

Subscribed and sworn before me

This 19th day of Feb, 20 16.

L. SINES

Notary Public in and for said County and State

L. SINES
Notary Public State of Nevada
No. 97-2211-1
My Appt. Exp. Aug. 20, 2016

FOR DEPARTMENT USE ONLY

Case #	ZON-63536
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-63407
02/24/16

*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

APPLICATION / PETITION FORM

Application/Petition For: AMENDMENT FROM DR TO ML ZONING RE TO RS

Project Address (Location) S.E CORNER OF OAKLEY & MOUNTAIN

Project Name SUNSHINE MEWS **Proposed Use** 7 UNITS PER ACRE

Assessor's Parcel #(s) 163-01-702-001 **Ward #** 1

General Plan: existing DR proposed ML **Zoning:** existing R-E proposed R-S

Commercial Square Footage NIL **Floor Area Ratio** 50%

Gross Acres 1.01 **Lots/Units** 7 **Density** 7 UNITS AN ACRE

Additional Information

PROPERTY OWNER ROBERT & JANETTE PARK TRUST **Contact** DONALD F. FULLER

Address 2737 REDWOOD ST **Phone:** 702 362-0777 **Fax:**

City LAS VEGAS **State** NV **Zip** 89147

E-mail Address

APPLICANT FIRST TERRA FUND INC **Contact** DONALD F. FULLER

Address 8105 MEANTMORE AVE **Phone:** 702 203-3824 **Fax:** 304-0272

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address DFFC@MAC.COM

REPRESENTATIVE DONALD F. FULLER **Contact** DONALD F. FULLER

Address 8105 MEANTMORE AVE **Phone:** 203-3824 **Fax:** 304-0272

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address DFFC@MAC.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* CONTRACT PURCHASER

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

Print Name DONALD F. FULLER

Subscribed and sworn before me

This 19th day of Dec, 2014.

L. SINES
Notary Public State of Nevada
No. 97-2211-1
My Appt. Exp. Aug. 20, 2016

Notary Public in and for said County and State

L. SINES
Notary Public State of Nevada
No. 97-2211-1
My Appt. Exp. Aug. 20, 2016

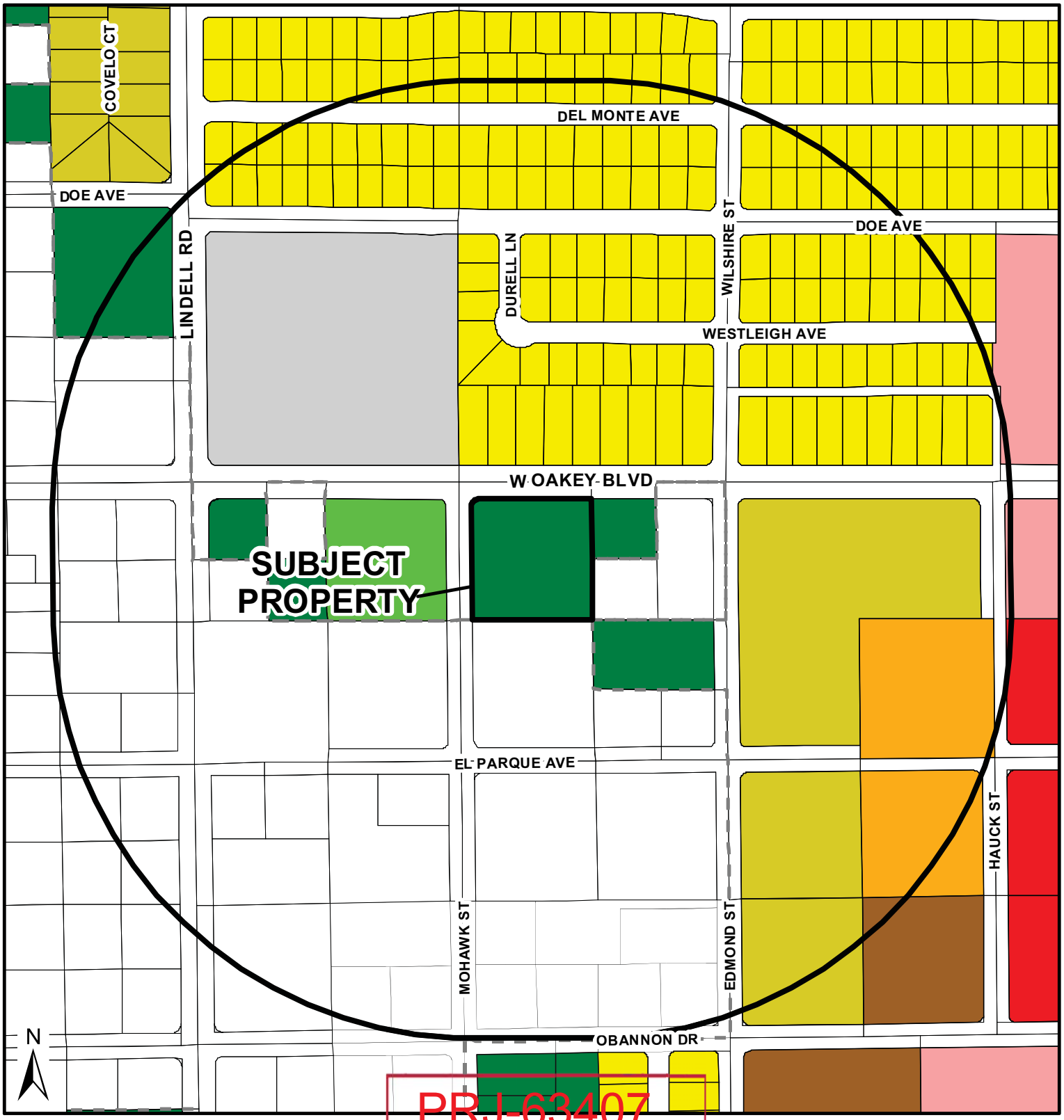
FOR DEPARTMENT USE ONLY

Case #	ZON-63536
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-63407

ZON-63536



PRJ-63407
03/14/16

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-E TO RSL

- 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, March 10, 2016

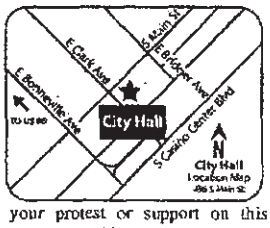
PAGE 03
FEDEX OFFICE 1303
702--870-3411
04/04/2016 10:49

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
APR 4 2016
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-63536 [PRJ-63407]
Planning Commission Meeting of 4/12/2016

Case: ZON-63536
16301701001
LUTTRELL LEE
5495 W OAKEY BLVD
LAS VEGAS NV 89146-3316

71 BRDGNP1 89146

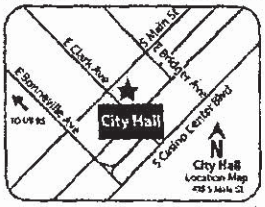
39P

PAGE 05
FEDEX OFFICE 1383
04/04/2016 10:49 702--870-3411

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 4 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.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-63536 [PRJ-63407]
~~Planning Commission Meeting of 4/12/2016~~

Case: ZON-63536
163017D1004
LUTTRELL BETTY E & LEE
5475 W OAKEY BLVD
LAS VEGAS NV 89146-3316

71 BRCGNP1 89146

398

City of Las Vegas Agenda Item No.: **40.**

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

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

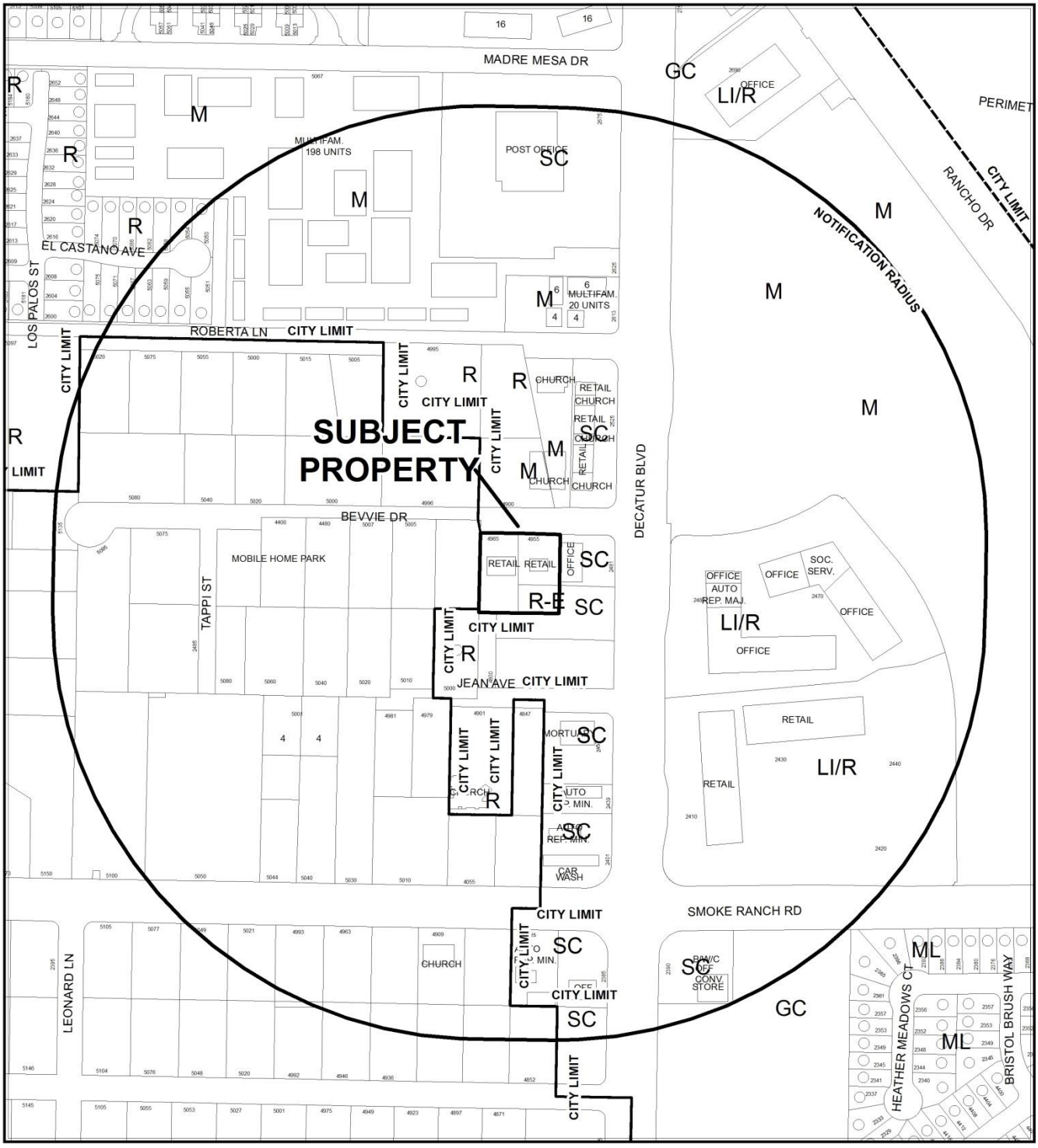
SUBJECT:
GPA-63547 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: IGLESIA EL GRAN YO SOY - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) AND SC (SERVICE COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 0.80 acres at 4955 and 4965 Bevvie Drive (APNs 138-13-801-030, 031 and 032), Ward 5 (Barlow) [PRJ-63446]. Staff recommends APPROVAL.

C.C.: 5/18/2016

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-63547, ZON-63548, WVR-62549 and SDR-63550 [PRJ-63446]
3. Supporting Documentation - GPA-63547, ZON-63548, WVR-62549 and SDR-63550 [PRJ-63446]
4. Photo(s) - GPA-63547, ZON-63548, WVR-62549 and SDR-63550 [PRJ-63446]
5. Justification Letter - GPA-63547, ZON-63548, WVR-62549 and SDR-63550 [PRJ-63446]
6. Protest Postcards - GPA-63547 and ZON-63548 [PRJ-63446]



0 200 400 Feet

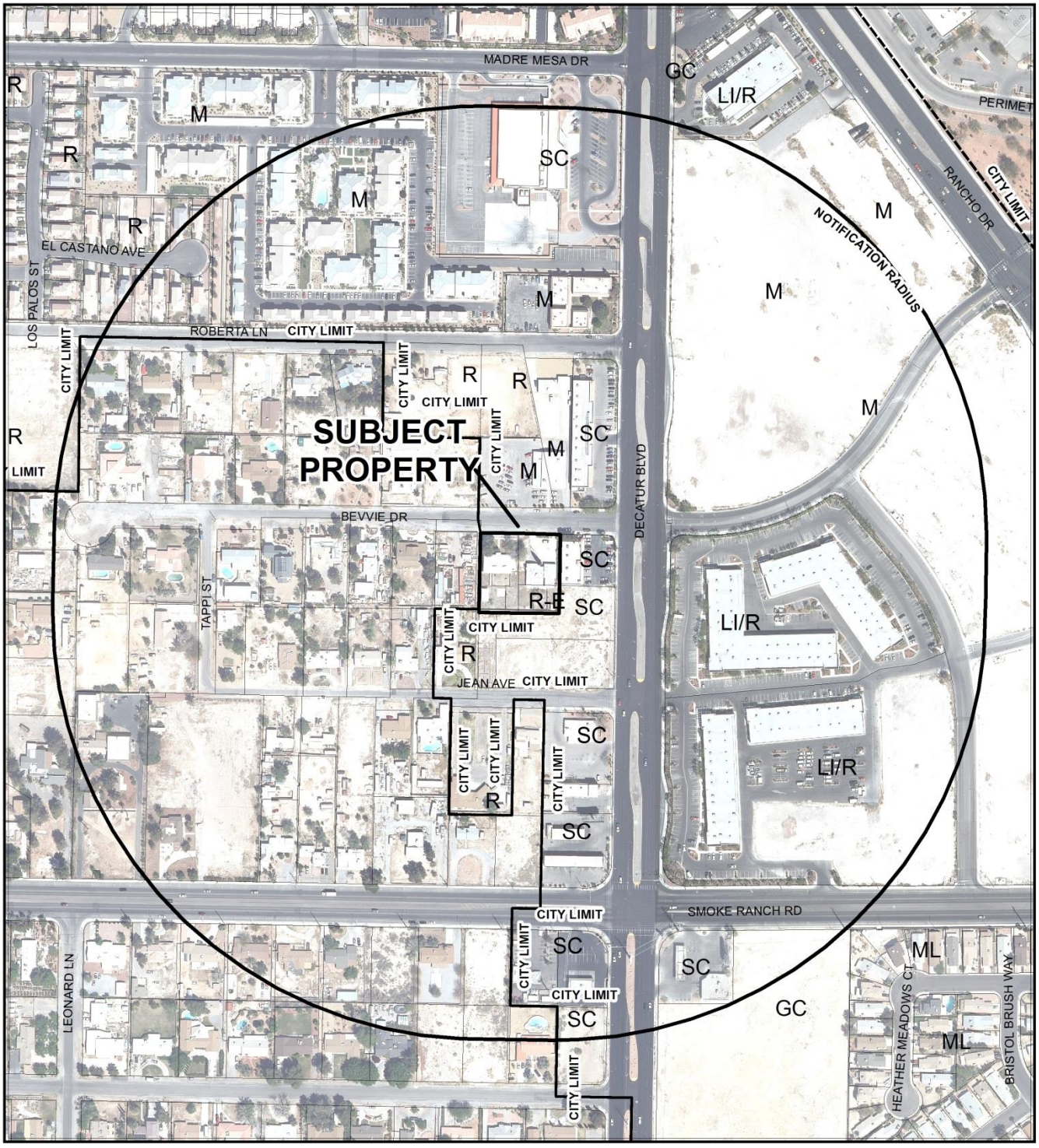
CASE: **GPA-63547 (PRJ-63446)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PR-OS (PARKS/RECREATION/OPEN SPACE) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

N



0 200 400 Feet

CASE: **GPA-63547 (PRJ-63446)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PR-OS (PARKS/RECREATION/OPEN SPACE) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/ OWNER: APPLICANT/OWNER: IGLESIA EL GRAN YO SOY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-63547	Staff recommends APPROVAL.	
ZON-63548	Staff recommends APPROVAL.	GPA-63547
WVR-63549	Staff recommends DENIAL, if approved subject to conditions:	GPA-63547 ZON-63548
SDR-63550	Staff recommends DENIAL, if approved subject to conditions:	GPA-63547 ZON-63548 WVR-63549

** CONDITIONS **

WVR-63549 CONDITIONS

Planning

1. Approval of a General Plan Amendment (GPA-63547), Rezoning (ZON-63548) and approval of and conformance to the Conditions of Approval for a Site Development Plan Review (SDR-63350) 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.

Public Works

6. Prior to the approval of construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements (curb and gutter, sidewalk, street lights, sewer, etc.). The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

SDR-63550 CONDITIONS

Planning

1. Approval of a General Plan Amendment (GPA-63547) and Rezoning (ZON-63548), and approval of and conformance to the Conditions of Approval for a Waiver (WVR-63549) 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 02/25/16, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer on portions of the east and south property lines where eight feet is required and to allow a four-foot wide landscape buffer on a portion of the north property line where 15 feet is required.

5. An Exception from Title 19.08.040 is hereby approved, to allow 20 trees in perimeter landscape buffers where 26 trees are required.

6. An Exception from Title 19.08.110 is hereby approved, to allow seven parking lot trees where 12 trees are required.

7. Prior to issuance of a building permit, the applicant shall obtain and submit to the Department of Planning an approval letter from a waste management company that allows curbside refuse pickup at this location.

8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

10. The 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.

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. The following changes from the conceptual landscape plan shall be made to the technical landscape plan:

    A. Plant one 24" additional box shade tree within the landscape buffer along the west property line for a total of eight trees.

    B. Replace the proposed Red Leaf Flowering Plum trees with mulga (acacia aneura) trees.

13. 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.

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

Public Works

15. Construct half-street improvements including appropriate transition paving on Bevvie Drive adjacent to this site meeting current City Standards concurrent with development of this site unless a Waiver, such as WVR-63549, is approved to defer such improvements. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. Extend public sewer in Bevvie Drive to the western edge of this site at a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works. This condition shall not be enforced if all the parcels comprising this site are combined into one parcel and a Waiver, such as WVR-63549, is approved to defer the sewer extension.

17. Landscape and maintain all unimproved rights-of-way on Bevvie Drive adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. Submit an Encroachment Agreement for landscaping and private improvements in the Bevvie Drive 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 proposes to establish a church and an ancillary administrative office and school on property at 4955 and 4965 Bevvie Drive, west of Decatur Boulevard. The existing buildings were constructed in 1964 and 1966 and are not proposed to be altered. Bevvie Drive is unimproved both adjacent to this site and the properties to the west, which remain in Clark County. New driveways are proposed in and out of the site, as well as a new parking area and enhanced landscaping.

The property is currently zoned R-E (Residence Estates), which only allows the Church/House of Worship use with approval of a Special Use Permit. However, the zoning is not in conformance with the General Plan and the buildings are located on three separate parcels, which will require remapping. The various actions requested would unify and make compatible the zoning and land use designation, would eliminate the need for a Special Use Permit and would allow for consolidation of the parcels. Staff supports the General Plan and Rezoning requests, both for the reasons above and because a church is compatible with the residential land uses in the vicinity. However, the Unified Development Code requires that essential offsite improvements be provided in connection with a new site development plan, and therefore staff cannot support a waiver to dispense with the Bevvie Drive improvements, nor can it support the accompanying Site Development Plan Review. If denied, site development plans that conform to the Unified Development Code would need to be submitted for review.

ISSUES

- A General Plan Amendment is requested to change the city's land use designation on APN 138-13-801-030 from PR-OS (Parks/Recreation/Open Space) to PF (Public Facilities) and on APNs 138-13-801-031 and 032 from SC (Service Commercial) to PF (Public Facilities).
- A Rezoning is requested to rezone all parcels from R-E (Residence Estates) to C-V (Civic).
- A Waiver is requested to allow no half-street improvements, including sidewalks, streetlights, curb and gutter, streetscape and amenities, adjacent to the subject site. If approved, a condition will require the owner to sign a Covenant Running With Land agreement for future installation of offsite improvements adjacent to this site.
- A Site Development Plan Review is required to allow for access, parking and landscaping improvements to the site.
- A Waiver of Title 19.08 is required to allow a zero-foot wide landscape buffer on portions of the east and south property lines where eight feet is required and to allow a four-foot wide landscape buffer on a portion of the north property line where 15 feet is required.

- In lieu of the proposed Red Leaf Flowering Plum trees, mulga trees are required planting materials in the perimeter buffers and parking lot. One additional tree is required in the west perimeter buffer.
- A mapping action is needed to combine the three lots that make up this site to allow for unencumbered intersite access and to unify the church property.
- The applicant has opted not to provide a trash enclosure for this development. A condition of approval will require a letter from a waste management company allowing curbside pickup to be submitted to the Department of Planning prior to issuance of a building permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/26/62	The Board of City Commissioners adopted an ordinance (Ordinance No. 975) for the Annexation (A-0012-62) of approximately 2.46 acres at the northwest corner of Jean Avenue and Decatur Boulevard. The Planning Commission recommended approval.
03/20/64	A Special Use Permit (UC-0014-64) was approved by the Clark County Board of Commissioners for use of the property at 4965 Bevvie Drive as a preschool for 45 children. The Clark County Planning Commission recommended denial.
06/01/66	The Board of City Commissioners adopted an ordinance (Ordinance No. 1249) for the Annexation (A-0007-65) of approximately 0.83 acres at the southwest corner of Bevvie Road (now Bevvie Drive) and Decatur Boulevard. The Planning Commission recommended approval.
07/24/69	The Board of Zoning Adjustment denied a request for a Variance (V-0018-69) to allow an existing child care facility for 79 children without paved off-street parking facilities where such is required at 4438 Bevvie Drive (now 4955 Bevvie Drive). Staff recommended denial.
04/27/72	The Board of Zoning Adjustment approved a request for a Variance (V-0021-72) to allow a five-foot side yard setback for a 696 square-foot garage addition where 10 feet is required at 4438 Bevvie Drive (now 4955 Bevvie Drive). Staff recommended denial.
10/26/72	The Board of Zoning Adjustment approved a Variance (V-0057-72) to allow the operation of a preschool nursery for 92 children at 4438 Bevvie Drive (now 4955 Bevvie Drive) in land use zone R-E. This was an expansion of the existing preschool for 45 children at 4965 Bevvie Drive. Staff recommended denial.
07/26/73	The Board of Zoning Adjustment approved a Reinstatement and Extension of Time [V-0057-72(1)] to allow the operation of a preschool nursery for 92 children for six months at 4438 Bevvie Drive (now 4955 Bevvie Drive). Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/28/82	The Board of Zoning Adjustment denied a request for a Variance (V-0090-82) for a basic skills learning center for adults at 4965 and 4438 Bevvie Drive (now 4965 and 4955 Bevvie Drive).
12/27/84	The Board of Zoning Adjustment approved a request for a Variance (V-0137-84) to allow a dance studio in conjunction with the existing residential use where commercial uses are not permitted at 4438 Bevvie Drive (now 4955 Bevvie Drive). A condition of approval required the owner to sign a special improvement district agreement for the future installation of full offsite street improvements on Bevvie Drive. Staff recommended approval.
07/08/85	The Board of Zoning Adjustment approved a Variance (V-0055-85) to reinstate a previously approved child care facility and to continue the residential use at 4438 Bevvie Drive (now 4955 Bevvie Drive). A condition of approval required dedication of the south half of Bevvie Drive, as well as for the owner to sign a special improvement district agreement for the future installation of full offsite street improvements on Bevvie Drive. Staff recommended approval of the child care facility, but not the residential use.
02/05/86	The City Council denied a request for Rezoning (Z-0091-85) from R-E (Residence Estates) to C-1 (Limited Commercial) on 1.65 acres at the northwest corner of Jean Avenue and Decatur Boulevard. The Planning Commission and staff recommended denial.
11/15/89	The City Council approved a request for Rezoning (Z-0104-89) from R-E (Residence Estates) to C-1 (Limited Commercial) on 0.35 acres at the southwest corner of Bevvie Drive and Decatur Boulevard. A condition of approval required the construction of half street improvement on Bevvie Drive, sidewalk improvements on Decatur Boulevard and a handicap ramp at the corner. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
03/04/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1964	The structure was built at 4965 Bevvie Drive.
1966	The structure was built at 4955 Bevvie Drive.
12/29/88	A building permit (#88009607) was issued for a patio enclosure at 4955 Bevvie Drive. The permit was not finalized and was marked inactive on 11/17/92.
01/07/02	A building permit (#02000300) was issued for a six-foot block wall at 4955 Bevvie Drive. The permit was not finalized and expired on 07/20/02.

Related Building Permits/Business Licenses	
	A building permit (#02000301) was issued for a six-foot block wall at 4955 Bevvie Drive. The permit was not finalized and expired on 07/20/02.
	A building permit (#02000302) was issued for a six-foot block wall at 4965 Bevvie Drive. The permit was not finalized and expired on 07/20/02.
	A building permit (#02000303) was issued for a six-foot block wall at 4965 Bevvie Drive. The permit was not finalized and expired on 07/20/02.
04/09/08	A building permit (112599) was issued for reroofing at 4965 Bevvie Drive. The permit was finalized on 04/17/08.
07/16/15	A building permit (294024) was applied for a tenant improvement for a Church/House of Worship at 4965 Bevvie Drive; however, the permit has not been issued, pending land use approvals that would bring the use into conformance with Title 19.

Pre-Application Meeting	
12/07/16	The applicant met with staff to discuss submittal requirements for General Plan Amendment, Rezoning and Site Development Plan Review applications. A Waiver would also be needed to dispense the applicant from having to install half-street improvements along Bevvie Drive.

Neighborhood Meeting	
03/24/16	A neighborhood meeting was held at the administrative office of Iglesia El Gran Yo Soy, 4955 Bevvie Drive, Las Vegas, Nevada 89108. There were two members of the public, three representatives from the church and one Department of Planning staff member present. The neighbors to the west of the subject attended the meeting and expressed overall approval of the proposed project. They were appreciative of the screening proposed to the west of the property to help aid in the noise reduction from the play equipment. The neighbors asked if the play equipment could be moved to the east end of the subject site, in which the Pastor was open to and would investigate the possibility of having the play equipment relocated. No opposition to the proposed project was expressed by the neighbors.

Field Check	
03/03/16	The site primarily contains two separate buildings in good condition. There are a number of accessory structures in the rear. Signage identifies the main buildings as a church sanctuary and administrative office. The street in front of the property is unimproved (no driveways, sidewalks, streetlights, curb, gutter or landscaping). Power poles line the west side of the property. The building at 4955 Bevvie Drive has a circular driveway and a damaged masonry planter along the frontage. A trash dumpster was located at the property frontage.

Details of Application Request	
Site Area	
Net Acres	0.80

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Individual Care Center	PR-OS (Parks/Recreation/Open Space) SC (Service Commercial)	R-E (Residence Estates)
North	Church/House of Worship	M (Medium Density Residential)	U (Undeveloped)
South	Undeveloped	SC (Service Commercial)	R-E (Residence Estates)
East	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family, Detached	RN (Rural Neighborhood) - Clark County Designation	R-E (Rural Estates Residential) - Clark County Designation

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

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	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.10.020, the following standards apply:

Standard	*Required/Allowed*	*Proposed*	*Compliance*
Min. Lot Size	N/A	34,848 SF	N/A
Min. Lot Width	N/A	190 Feet	N/A
Min. Setbacks			
• Front	N/A	50 Feet	N/A
• Side	N/A	8 Feet	N/A
• Corner	N/A	N/A	N/A
• Rear	N/A	87 Feet	N/A
Max. Lot Coverage	N/A	12 %	N/A
Max. Building Height	2 stories/35 feet	1 story/ 15 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Curbside pickup requested	By condition
Mech. Equipment	Screened	On rear side of roof	Y

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	9 Feet	9 Feet	Y*
Adjacent development matching setback	10 Feet	25 Feet	Y
Trash Enclosure	50 Feet	Curbside	By condition

*The height of the existing building at 4965 Bevvie Drive is less than 15 feet and per Title 19.08 may be placed at the setback line. The building setback was marginally nonconforming to R-E (Residence Estates) standards, but will conform if the proposed Rezoning to C-V (Civic) is approved. No additional height is proposed.

Existing Zoning	*Permitted Density*	*Units Allowed*
R-E (Residence Estates)	2.18 du/ac	1
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-V (Civic)	N/A	N/A

Existing General Plan	***Permitted Density***	***Units Allowed***
PR-OS (Parks/Recreation/Open Space)	N/A	N/A
SC (Service Commercial)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
PF (Public Facilities)	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	5 Trees	4 Trees	N
• South	1 Tree / 20 Linear Feet	8 Trees	4 Trees	N
• East	1 Tree / 30 Linear Feet	5 Trees	4 Trees	N
• West	1 Tree / 20 Linear Feet	8 Trees	7 Trees	N
TOTAL PERIMETER TREES		**26 Trees**	**19 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	12 Trees	7 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		4 Feet	N
• South	8 Feet		0 Feet	N
• East	8 Feet		0 Feet	N
• West	8 Feet		9 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet existing	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Bevvie Drive	Minor Street (Local Street)	Title 13.12	59-62	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	
Church/House of Worship	2,220 SF (810 SF gathering)	1 space/100 SF non-fixed seating area in gathering room	9				
Office	2,787 SF	1 space/300 SF GFA	10				
TOTAL SPACES REQUIRED			19		26		Y
Regular and Handicap Spaces Required			18	1	25	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
15-foot perimeter landscape buffer along public rights-of-way	To allow a 4-foot buffer along the north property line	Approval
8-foot perimeter landscape buffer along interior PLs	To allow a zero-foot buffer along portions of the east and south PLs	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One tree per six uncovered spaces in parking area, plus one tree at end of all parking rows (Total of 12 trees required)	To allow 7 parking lot trees	Approval
One tree per 20 linear feet along the north, south and west PLs and one tree per 30 linear feet along the east PL (Total of 26 trees required)	To allow 19 perimeter trees	Partial Approval – 1 additional tree along west buffer required

ANALYSIS

The site is located along a local, partially unimproved street at the edge of the city limits. Properties along this section of Bevvie Drive near Decatur Boulevard over a period of 50 years were gradually redeveloped for commercial uses, including the preschool use on this site. The General Plan for this area was appropriately designated SC (Service Commercial). The proposed amendment to PF (Public Facilities) would allow the site to be rezoned to C-V (Civic), which would allow churches and related uses as well as the flexibility in development standards needed to accommodate the existing buildings. An existing church is located on the north side of Bevvie Drive opposite this property. The PF designation would be compatible adjacent to the existing SC (Service Commercial) and M (Medium Density Residential) designations and normalize or "clean up" the multiple General Plan designations on this site.

Any public or quasi-public use operated or controlled by a recognized religious, fraternal, veteran, civic or service organization is permitted in the C-V (Civic) zoning district. The proposed church/house of worship and related buildings qualify under this category. Pursuant to Title 19.10.020, the minimum development standards for property in the C-V District are established by the City Council in connection with the approval of a rezoning application or in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. In this case the existing structures were already nonconforming with respect to the side yard setbacks; rezoning to C-V would remove the nonconformance, and the applicant is not proposing to expand the buildings further beyond the current setbacks. For this reason, the existing building may remain set back from the street and a new plaza area is not required for this site.

Pursuant to Title 19.10.020, parking and perimeter landscape buffer standards for commercial uses apply to this property. A 15-foot buffer is required along the north property line. In order for a 24-foot drive aisle and five parking spaces to be located in front of the main church building, the applicant can only provide a four-foot buffer. As the site is being retrofitted to comply closely with current parking and landscaping standards, staff supports a waiver to reduce the buffer widths along the north, east and south property lines. The site is designed to utilize the space in front of the proposed office as additional parking, which effectively reduces the buffer to zero feet along the east property line. Finally, the rear parking area partially abuts the south property line and allows for vehicles to safely pull out of the spaces adjacent to the buffer.

Landscape plantings are deficient in the parking lot as well as in the perimeter buffers. Staff supports exceptions to the tree spacing requirements in the east, north and the south, where widths are reduced to zero and sight visibility at driveways requires no trees; however, tighter tree spacing in the west perimeter buffer would allow for conformance with Title 19.08 requirements. A condition of approval addresses this. The proposed Red Leaf Flowering Plum is not appropriate for the size of parking lot landscape islands and perimeter buffers proposed for

this site; these species of plants are not likely to survive in the long term. As there is a power easement along the west property line, mulga (acacia aneura) trees are appropriate for the site and are required to be added onto the technical landscape plan by condition.

Public Works requires the installation of half-street improvements adjacent to all new development. Improvements help the city meet Americans with Disabilities Act (ADA) requirements and help direct storm water in an efficient manner to protect City roadways. Therefore the Department of Public Works recommends denial of the request for a Waiver of Title 19.02.

No permits for the existing wall signs on the buildings could be located. Signs in the C-V District are subject to the same standards as for those in the P-O (Professional Office) District; these standards must be adhered to for all permitted signs.

The following comments were submitted by the Las Vegas Valley Water District (LVVWD) in reference to this site: "The parcel map for lot consolidation has been submitted to LVVWD. The resulting parcel is currently served by LVVWD but does not have the required backflow prevention per NAC 445A.67195. Civil and plumbing plans will need to be submitted to LVVWD for meter sizing, available fire flow and installation of backflow prevention."

FINDINGS (GPA-63547)

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 PF (Public Facilities) land use designation is compatible with the neighboring SC (Service Commercial) designation and M (Medium Density Residential) designation, which also contains a church.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The PF (Public Facilities) designation would allow for the C-V (Civic) zoning district, which would accommodate the existing structures on the site and be compatible with the commercial and low density residential uses on the surrounding parcels.

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 site is located within an established area of the city. Staff recommends that Bevvie Drive be fully improved to complete infrastructure requirements of the City of Las Vegas.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   There are no applicable special area plans or master plan policies for this area of the city.

FINDINGS (ZON-63548)

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.**

   With approval of a General Plan Amendment to PF (Public Facilities), the proposed Rezoning to C-V (Civic) will conform to 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 proposed C-V (Civic) zoning district would allow for churches, schools, government facilities, utilities and similar uses. There is already a pattern for this type of development in this neighborhood.

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

   Rezoning to C-V (Civic) would accommodate a church/house of worship on the subject property, as well as allow for more flexible development standards appropriate for the existing buildings. Uses on Bevvie Drive near Decatur include similar commercial land uses, and rezoning would maintain compatibility with the surrounding districts. Rezoning would create a single zoning district to span the site so that its constituent parcels can be remapped into one.

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.**

   Bevvie Drive adjacent to the site is a 60-foot Local Street, which is adequate to meet the needs of the C-V (Civic) zoning district in this location.

FINDINGS (WVR-63549)

Public Works requires the installation of half-street improvements adjacent to all new development. Improvements help the city meet Americans with Disabilities Act (ADA) requirements and help direct storm water in an efficient manner to protect City roadways. Therefore the Department of Public Works recommends denial of the request for a Waiver of Title 19.02.

FINDINGS (SDR-63550)

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 development as proposed does not account for necessary offsite street improvements on Bevvie Drive. If approved (along with the corresponding waiver), the existing improvements to the east will not tie into this site.

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 development as proposed requires a waiver of Title 19.02 standards to not require half street improvements on Bevvie Drive. Conditions of approval of several previous city actions have included the requirement for provision of offsite improvements, which have still not been provided. Staff does not support this waiver. An additional waiver of Title 19.08 is required to reduce perimeter landscape buffer widths, which staff supports. Certain landscape planting requirements are not met and will require an Exception.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site would receive access from Bevvie Drive via one-way driveways in and out. Circulation is logical and not confusing. Traffic is not anticipated to be heavy in this area and should not negatively affect existing circulation in the neighborhood.

4. **Building and landscape materials are appropriate for the area and for the City;**

The existing buildings will remain on the site and would not be altered as a result of this request. The proposed Red Leaf Flowering Plum trees are not appropriate for the proposed landscape islands and planter areas and are required to be replaced by mulga trees.

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 existing single-story building elevations are at a scale that is compatible with existing residential and commercial development in this area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The development as proposed is subject to permit review and inspection, thereby safeguarding the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 87 - GPA-63547 and ZON-63548
87 - WVR-63549 and SDR-63550

APPROVALS 0 - GPA-63547 and ZON-63548
0 - WVR-63549 and SDR-63550

PROTESTS 2 - GPA-63547 and ZON-63548
2 - WVR-63549 and SDR-63550

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

GPA-63547

Case Number: 13813801030 APN: _____

Name of Property Owner: Iglesia El Gran Yo Soy

Name of Applicant: David Cedeno

Name of Representative: David Cedeno

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: David Cedeno

Print Name: David Cedeno

Subscribed and sworn before me

This 21 day of Sept, 2015

Notary Public in and for said County and State

TROY ARIAS
Notary Public, State of Nevada
Appointment No. 09-11048-1
My Appt. Expires Sept. 16, 2017

PRJ-63446
02/25/16

CLV Planning - Application Form

Application Number:	PRJ-63446
Application/Petition For:	GPA, ZON, WVR, SDR
ProjectAddress (Location):	4965 BEVVIE DRIVE
Project Name	IGLESIA EL GRAN YO SOY
Assessors Parcel #(s):	13813801030, 13813801031, 13813801032
Ward #:	WARD 5 (RICKI Y. BARLOW)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	PF
Zoning District: Proposed:	C-V - Civic
Gross Acres:	0.8
Lots/Units:	3
Additional Information:	
Applicant First Name:	Iglesia el Gran soy Yo
Applicant Last Name:	Lorena and David Cedeno
Applicant Address:	
Applicant City:	
Applicant State:	
Applicant Zip:	
Applicant Phone:	
Applicant Fax:	
Applicant Email:	cedenolor@hotmail.com
Rep First Name:	Edgar
Rep Last Name:	Montalvo
Rep Address:	8913 Danza del Sol
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89129
Rep Phone:	702 479 8664
Rep Fax:	
Rep Email:	gmgstudio@embarqmail.com

PRJ-63446
02/25/16

CLV Planning - Application Form

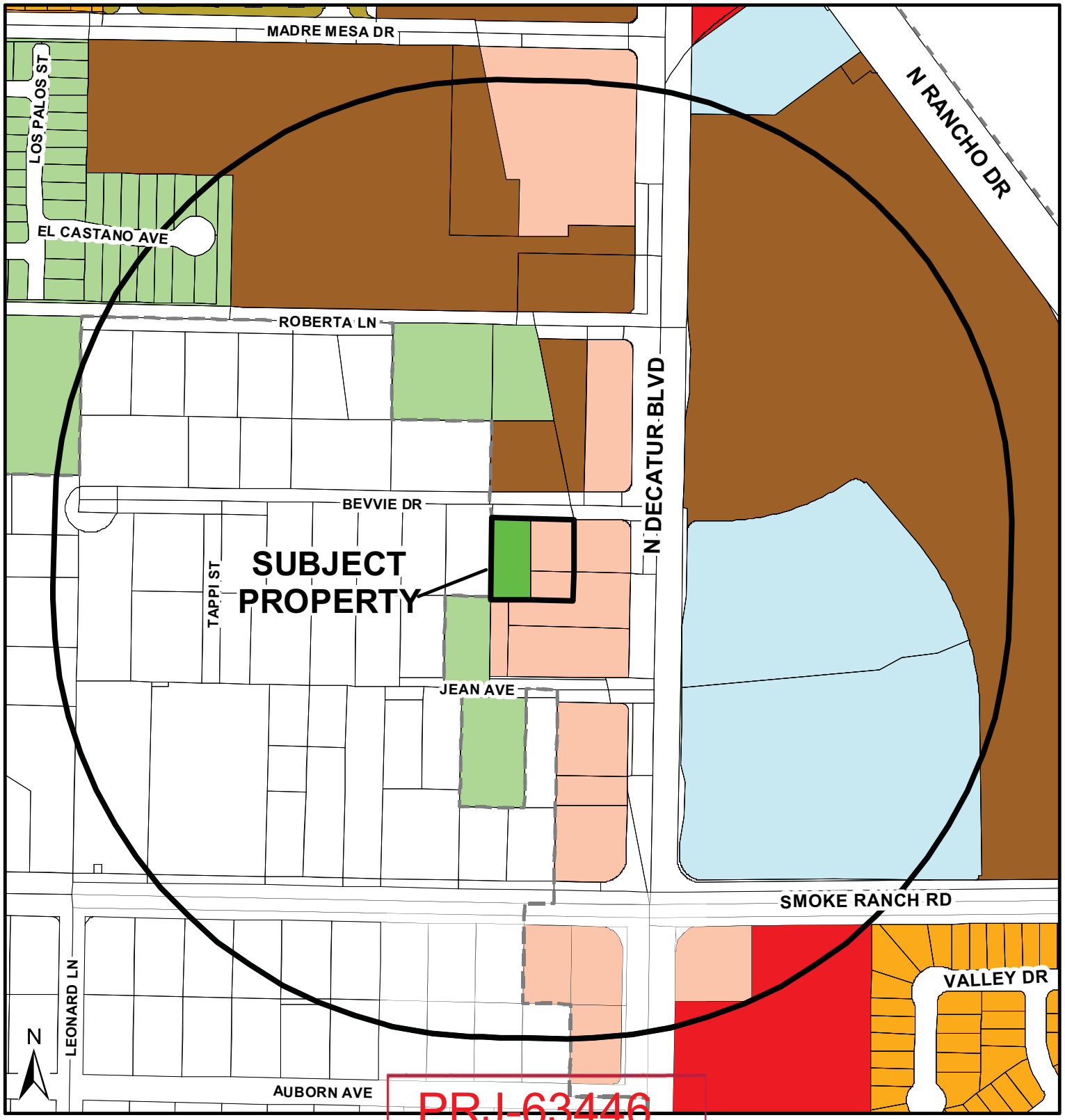
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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
IGLESIA EL GRAN YO SOY	7245 MADONA DR	LAS VEGAS, NV 89156

CLVEPLAN Applicant	Company	Title	Email
david cedeno	El Gran Yo Soy Church	owner	cedenolor@hotmail.com
Edgar Montalvo	IGA Architects	Project Manager	gmgstudio@embarqmail.com

PRJ-63446
02/25/16

GPA-63547



PRJ-63446
03/10/16

General Plan Amendment

FROM PR-OS AND SC TO PF

- 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

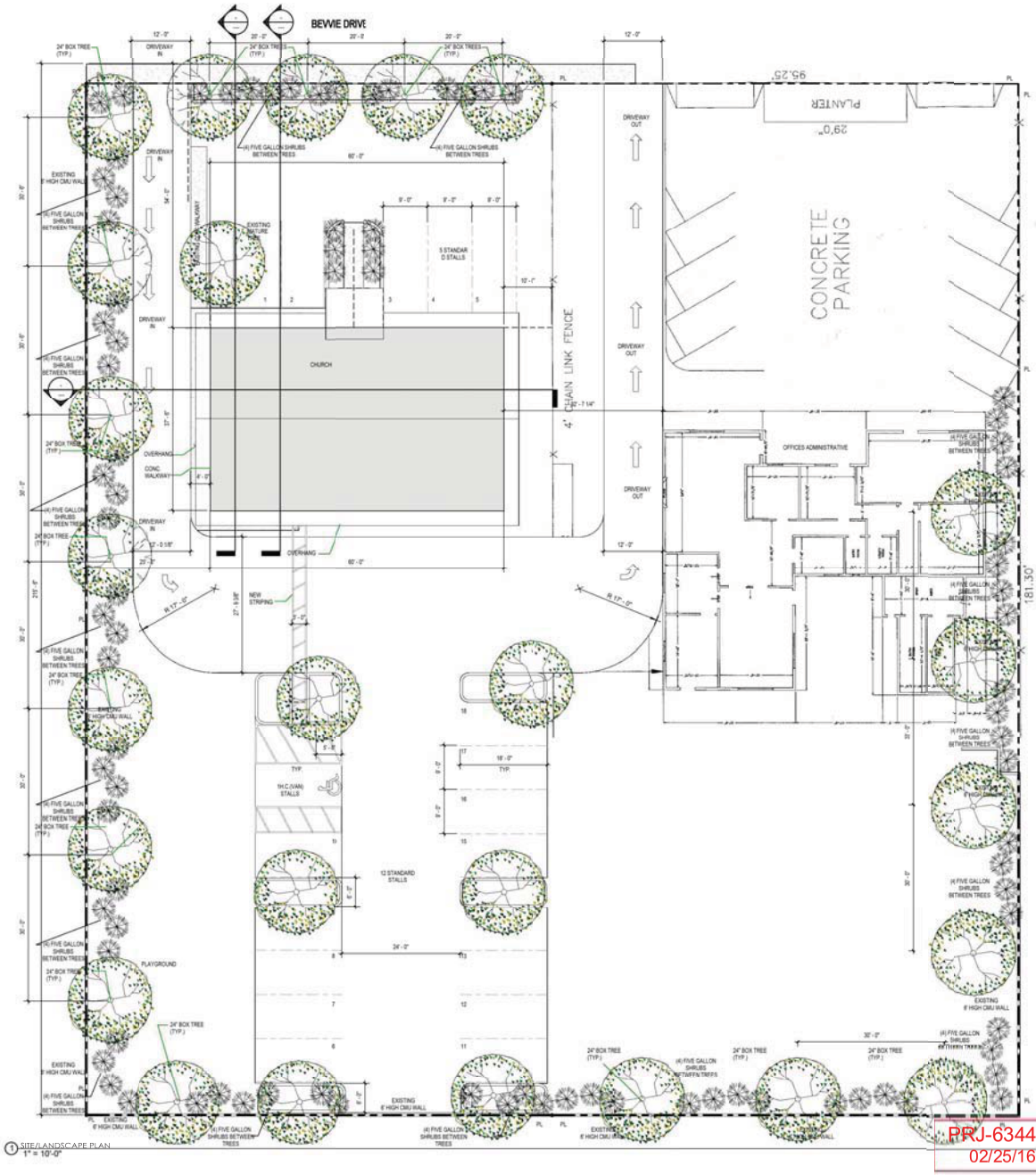
- Subject Property
- 1000ft Buffer
- City Limits

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: Thursday, March 10, 2016

LANDSCAPING LEGEND		
SYMBOL	DESIGNATION	SIZE
	RED LEAF FLOWERING PLUM	24" BOX
	PETITE PINK OLEANDER	5 GAL

PROJECT DATA	
A.P.N.:	138-13-801-030
EX. ZONING:	Residence Estates District (R-E)
PROP. ZONING:	Civic (C-V)
LOT SIZE:	0.4 ACRE
SQUARE FOOTAGE:	22,0 SQ.FT.
LOT COVERAGE ALLOWED:	50%
LOT COVERGE RATIO:	12.13%
SEISMIC ZONE:	D
BUILDING DEPARTMENT:	LAS VEGAS
PARKING REQUIRED:	1 space for each 100 s.f. of non-fixed seating area in the gathering room. 819 sf. of gathering area/100sf= 9 parking stalls are required.
PARKING PROVIDED:	18 stalls + 1HC parking stall



1 SITE/LANDSCAPE PLAN
1" = 10'-0"

IGNACIO GONZALEZ / ARCHITECT, LTD.

IGLESIA EL GRAN YO SOY

SITE/ LANDSCAPE PLAN

IGLESIA EL GRAN YO SOY

No. 3883

A105

PRJ-63446
02/25/16

GPA-63547, ZON-63548, WVR-63549 and SDR-63550










IGNACIO GONZALEZ
ARCHITECT, LTD.

ARCHITECTURE • INTERIOR DESIGN
THEME DESIGN • MASTER PLANNING

IGLESIA EL GRAN YO SOY

TENANT IMPROVEMENT
LAS VEGAS, NV 89108

NW CHURCH IN EXISTING ONE STORE C.M.U. BUILDING
4065 BEVVE DRIVE

PROJECT OWNER
IGLESIA EL GRAN YO SOY
4065 BEVVE DRIVE
LAS VEGAS, NV, 89108

EXISTING BUILDING PICTURES

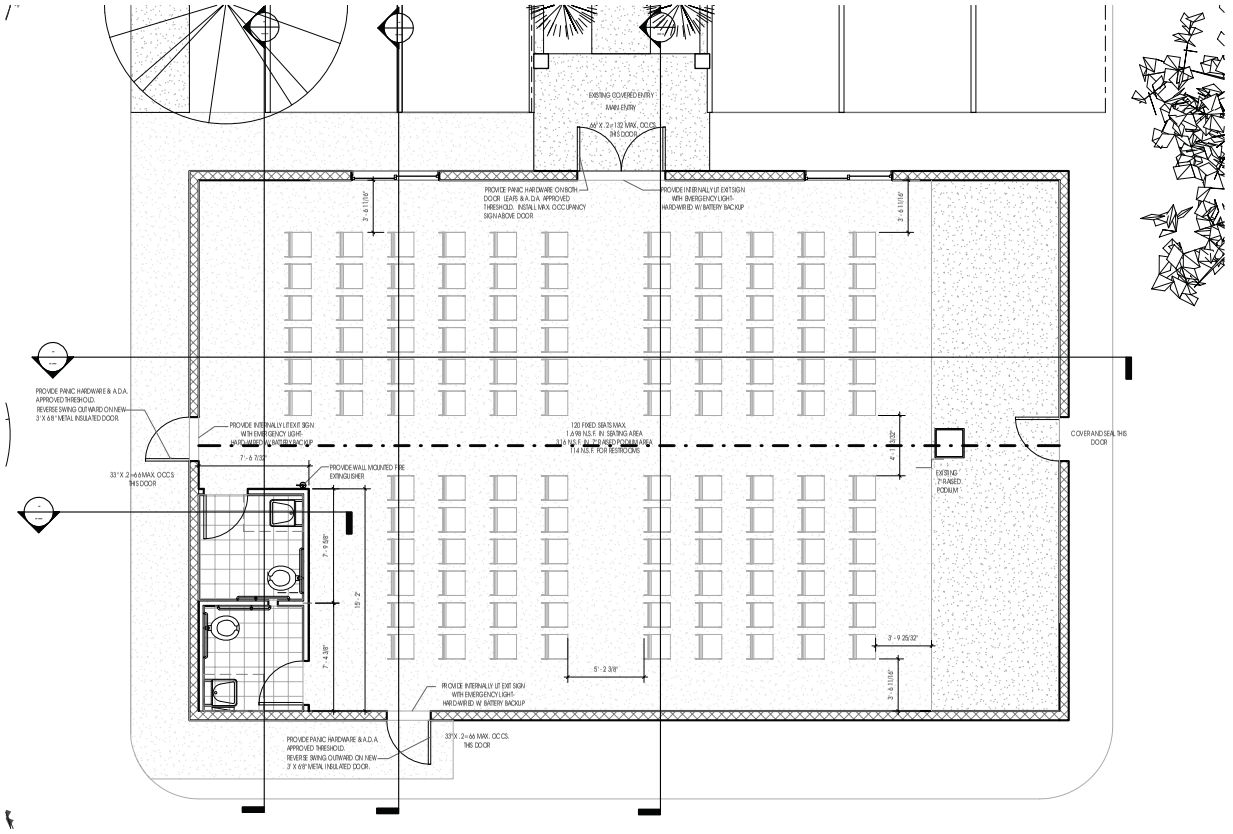
REVISION
NO. DESCRIPTION DATE

ARCHITECT'S SEAL

A 201

1542LEE01 OCT-14-15 1542-LEE A201

COPYRIGHT: THE DESIGNS AND DRAWINGS DEPICTED ON THIS SHEET ARE THE SOLE PROPERTY OF THE ARCHITECTS: IGNACIO GONZALEZ / ARCHITECTS, AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN APPROVAL BY THE ARCHITECT. THESE DRAWINGS ARE A TOOL OF SERVICES PROVIDED FOR THE PROJECT OWNER FOR THE EXECUTION OF THIS SPECIFIC PROJECT. ©



1 A130-FLOOR PLAN-NEW
1/4" = 1'-0"

NO.	WALL CONSTRUCTION DESCRIPTION
	NEW 2X6" D.F. WD. STUDS @ 16" O.C. ON PRESURE TREATED SILL MAY BE SUBSTITUTED W/ NEW6" METAL STUDS(20 GA. MIN.) @ 16" O.C. REQ. BOLT RUNNER TO CONCRETE SLAB & BRACE TO CLG. AND RATED WALLS THAT REACH ROOF STRUCTURE BLOCKBRACE AT 8' MAX. OR MID POINT IF LESS THAN 12' VERTICALLY. 5/8" TYPE 'X' GYP. BOARD TAPED AND SCREWED W/ 1-1/4" 'S' TYPE SELF TAPPING SCREWS SCREW AT 6" EDGE AND 12" FIELD. PROVIDE R-13 INSUL. ON TOILET ROOM OR EQUIP. RM. (I.B.C. TABLE 720.1 (2) ASSEMBLY - 13-A-1)
	NEW 2X4" D.F. WD. STUDS @ 16" O.C. ON PRESURE TREATED SILL MAY BE SUBSTITUTED W/ NEW 3-1/2" METAL STUDS(20 GA. MIN.) @ 16" O.C. REQ. BOLT RUNNER TO CONCRETE SLAB & BRACE TO CLG. BLOCKBRACE AT 8' MAX. OR MID POINT IF LESS THAN 12' VERTICALLY. 5/8" TYPE 'X' GYP. BOARD TAPED AND SCREWED W/ 1-1/4" 'S' TYPE SELF TAPPING SCREWS SCREW AT 6" EDGE AND 12" FIELD. PROVIDE R-13 OR ACCOUSTIC INSUL. ON TOILET RM. OR OFFICE.

EXISTING CONCRETE MASONRY UNIT W SOLID FILLED CORES.
EXTERIOR
INTERIOR

EXISTING ALUM. STOREFRONT. 11'-3" HIGH W/ TYPE 'A' WALL ABOVE. MULLIONS ARE CLEAR ANOD. FINISH - GLASS IS 1/4" TEMPERED.

EXISTING ALUM. FIXED GLASS WINDOW 9'-0" X W/ TYPE 'CC' WALL ABOVE. PERIMETER MULLIONS ARE CLEAR ANOD. FINISH, INTERMEDIATE VERT. JOINTS ARE BUTT W/ 1/4" GAP. GLASS IS 3/8" CLEAR TEMPERED W/ GROUND EDGES.

DOOR SCHEDULE

NUM	DOOR SIZE	HEADER	MATL. (WOOD, STEEL, TEMP. & INSUL. GLASS, ALUMINUM)	TYPE (SOLID CORE, MTL. ACCESS PANEL/GRATE, ELASTOMERIC SWING, ALUMI. SLIDER, TEMPERED GLASS SLIDER, DOUBLE DOOR, 24" WIDE GLASS TRANSOM)	FRAME (WOOD, STEEL, ALUMINUM)	HARDWARE (PRESSED MTL, DEADBOLT, GATE LATCH, LOCKSET, PANIC, THRESHOLD, WEATHERSTRIPPING)	REMARKS
A	6'-0" x 7'-0" x 1 3/4"	(2) 6" 20 GA.	•	•	•	• • •	1 2 4 5 6
B	3'-0" x 7'-0" x 1 3/4"	(2) 6" 20 GA.	•	•	•	• • •	1 2 4 5 6
D	3'-0" x 7'-0" x 1 3/4"	(2) 6" 20 GA.	•	•	•	•	1 4 6

REMARKS
1. PRE-HUNG DOOR & FRAME - S/ELECTED BY OWNER - MAINTAIN FIRE RATING WHERE REQ'D.
2. INSULATED DOOR.
3. ALL EXTERIOR SIDE-HINGED DOORS SHALL BE SOLID CORE WOOD OR INSULATED HOLLOW METAL AT LEAST 1" THICK AND FULLY WEATHERSTRIPPED.
4. HARDWARE HEIGHT, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. EXCEPTION: LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED IN ANY LOCATION.
5. THE PERIMETER OF DOOR FRAMES SHALL BE SEALED AIRTIGHT TO THE EXTERIOR WALL CONSTRUCTION WITH A SEALANT CONFORMING TO I.E.C.C. REQUIREMENTS.
6. ALL DOORS TO BE INSTALLED WITH DOOR STOPS AND 10" HIGH MTL. KICK PLATES.
7. PROVIDE 6" X 2-6" WIRED GLASS VIEWER AND 9" X 16" S.S. PUSH PLATE EA. SIDE OF ELIASON DOOR.
8. HORIZONTAL SLIDING DOORS SHALL COMPLY WITH THE FOLLOWING CRITERIA FOUND IN I.B.C SECTION 1008.1.4.3:
   1. THE DOORS SHALL BE POWER OPERATED & SHALL BE CAPABLE OF BEING OPERATED MANUALLY IN HE EVENT OF POWER FAILURE.
   2. THE DOORS SHALL BE OPERWABLE BY A SIMPLE METHOD FROM BOTH SIDES WITHOUT SPECIAL KNOWLEDGE OR EFFORT.
   3. THE FORCE REQUIRED TO OPERATE THE DOOR SHALL NOT EXCEED 30 LBS. TO SET THE DOOR IN MOTION & 15 LBS. TO CLOSE THE DOOR OR OPEN IT TO THE MINIMUM REQUIRED WIDTH.
   4. THE DOOR SHALL BE OPENABLE WITH A FORCE NOT TO EXCEED 5 LB. WHEN A FORCE A 250 LBS. IS APPLIED PERPENDICULAR TO THE DOOR ADJACENT TO THE OPERATING DEVICE.
   5. THE DOOR ASSEMBLY SHALL COMPLY WITH THE APPLICABLE FIRE PROTECTION RATING & WHERE RATED, SHALL BE SELF-CLOSING OR AUTOMATIC CLOSING BY SMOKE DETECTION IN ACCORDANCE WITH SECTION 715.4.8.3 SHALL BE ONE-HALF OF THE EXITS OR EXIT ACCESS DOORWAYS SHALL BE EQUIPPED WITH HORIZONTAL SLIDING OR VERTICAL SECURITY GRILLES.

PLAN SYMBOLS

- EXIT SIGN - HARD WIRED W/ BATTERY BACKUP
- DUPLEX OUTLET
- WALL SWITCH
- PHONE JACKS
- RECESSED CEILING LIGHT FIXTURE - FLOUR. LAMP
- SMOKE DETECTOR
- EMERGENCY LIGHT - HARD WIRED W/ W/ BATTERY BACKUP
- EXIT SIGN - HARD WIRED W/ BATTERY BACKUP W/ EMERGENCY LIGHT - HARD WIRED W/ W/ BATTERY BACKUP
- EXHAUST FAN - 90 CFM
- RECESSED FIRE EXTINGUISHER CABINET

SUPPLY AIR DIFFUSER- 575 C.F.M. | RETURN AIR | SURFACE MT. WALL MOUNTED FLOUR. W/ LENS | CLG/FLOUR W/ OPAL DIF. | CLG/FLOUR. W/ CLEANABLE DIF. | IF TRACK W/ MIN ADJUSTABLE MR-16 FIXT.- OR LED EQ. | IF TRACK W/ PENDANT LGT. FIXT. - LED LAMP

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OR CENTER OF STUD (AS INDICATED) - TYP. U.N.O.
2. PLUMBER SHALL PROVIDE COMPLETE SERVICE FOR SERVICED AREAS.
3. PLUMBING / ELECTRICAL PENETRATIONS OF 1 HOUR PARTY WALL SHALL MEET REQUIREMENTS I.B.C. 2009 SECT. 712
4. AIR HANDLER - MECHANICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS WITH UNIT DESIGN, LAYOUT, DIMENSIONS, ETC., FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION. FRAMING CONTRACTOR SHALL VERIFY ROUGH OPENING SIZE AND PLATFORM (IF REQUIRED) WITH MECHANICAL CONTRACTOR. PLUMBING CONTRACTOR SHALL PROVIDE FLOOR DRAIN AT GROUND LEVEL FOR ALL CONDENSATE LINES FROM MECHANICAL UNIT ABOVE - VERIFY WITH MECHANICAL CONTRACTOR.

EXISTING PENDANT FLOUR. (WARM COLOR LAMP) W/ PROVIDE RECESSED CLG. MOUNTED DUPLEX RECEPT ACLE

8' CLG. FLOUR. W - WARM COLOR LAMP

ROOM FINISH SCHEDULE-AFFECTED AREAS

ROOM NAME	FLOOR: CONCRETE W/ EQUIGRIT TILE	FLOOR: CARPET PAD	FLOOR: EPOXY STAINED CONCRETE W/ HARDENER & DUST PROOFER	FLOOR: SHEET VINYL	FLOOR: SEALED CONCRETE W/ HARDENER & DUST PROOFER	FLOOR: 12" X 12" VINYL COMPOSITION TILE	FLOOR: 8" H. EQUIGRIT TILE COVED BASE	BASE: CARPET - CONNER BE.	BASE: 4" HIGH MTL. REBBED COVED	BASE: 4" HIGH VINYL COVED BASE	BASE: WOOD - MATCH CARPET	BASE: PAINTED WOOD COVED BASE	BASE: 6" HIGH STAINED & SEALED CONCRETE COVED. W/SEGRAL	WALL: 5/8" TYPE 'X' GYP. BD.	WALL: 5/8" TYPE 'X' GYP. BD. TO 9 S.F.F.	WALL: 9 S.F.F. CLADDING OVER 5/8" GYP. BRD. TO 9 S.F.F.	WALL: PAINT LATEX	WALL: PAINT SEMI-GLOSS ENAM.	WALL: CERAMIC TILE OVER W.R. GRENN GYPSUM BOARD	WALL: 14" CMU. MARSON W/ S.S. EDGE AT ABOVE LAUNDRY	CEILING: 5/8" GYP. BD. W/ HEAVY DUTY GRID SYSTEM	CEILING: 2'-0" X 2'-0" ACOUSTIC TILE W/ HEAVY DUTY GRID SYSTEM	CEILING: 24" X 24" ARMSTRONG BALLISTIC LAY-IN ACCOUSTIC TILES W/ HEAVY DUTY T-BAR SYSTEM	CEILING: PAINTED GYPSUM BOARD W/ SOUND ATTENUATION BATTS	CEILING: PAINT LATEX	CEILING: PAINT SEMI-GLOSS ENAM.	CEILING: PAINT EPOXY PAINT	CLG. HGT.	REMARKS
ASSEMBLY AREA						•							•																1-0"/10'-9"	1 2 3 4
PASTOR PODIUM AREA						•							•																10'-0"	1 2 3 4
RESTROOMS				•			•																						9'	1 2

REMARKS
1. SEE WALL SCHEDULE - FOR GYPSUM BOARD REQUIREMENTS.
2. 5/8" TYPE 'X' GYPSUM BOARD IS ON NONE AND ONE-HOUR RATED WALLS - ALL JOINTS AND PENETRATIONS SHALL BE FIRE TAPED - SEE OVERALL BUILDING PLANS FOR LOCATIONS.
3. 5/8" TYPE 'X' GYPSUM BOARD ON INTERIOR SIDE OF EXTERIOR WALLS - TYPICAL
4. ALL FLOOR FINISHES SHALL ONLY EXTEND TO FIXED MERCHANDISERS & EQUIPMENT BASE PERIMETERS. ONLY DRY GOODS GONDOLAS SHALL HAVE FINISHES CONTINUE UNDER THEM FOR PROBABILITY OF RELOCATION.

PRJ-63446
02/25/16

IGNACIO GONZALEZ / ARCHITECT, LTD.
ARCHITECTURE INTERIOR DESIGN
THEME DESIGN URBAN DESIGN
6914 OCEAN FRONT DR. LAS VEGAS, NV. 89128
(702) 499-1384 FAX: (702) 920-8120
EMAIL: IGONZALEZ@IGARCHITECT.COM

IGLESIA EL GRAN YO SOY
PARKS REVIVE DRIVE
LAS VEGAS, NV. 89158
TENANT IMPROVEMENTS FOR
NEW CHURCH USE IN EXISTING ONE STORY C.M.U. SCHOOL BUILDING
4765 REVIVE DRIVE

ARCHITECTURAL FLOOR PLAN & SCHEDULES

NO.	DESCRIPTION	DATE

IGNACIO GONZALEZ — REGISTERED ARCHITECT — No. 3883 — STATE OF NEVADA

A120

04-15-2015 IGLESIA EL GRAN YO SOY CD'S

COPYRIGHT: THE DESIGNS & DRAWINGS DEPICTED ON THIS SHEET ARE THE SOLE PROPERTY OF THE ARCHITECT IGNACIO GONZALEZ / ARCHITECT, LTD. - AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN APPROVAL BY THE ARCHITECT. THESE DRAWINGS ARE A TOOL OF SERVICES PROVIDED FOR THE PROJECT OWNER FOR THE EXECUTION OF THE

GPA-63547, ZON-63548, WVR-63549 and SDR-63550



GPA-63547 [PRJ-63446] - GENERAL PLAN AMENDMENT RELATED TO ZON-63548, WVR-63549, SDR-63550 - APPLICANT/OWNER: IGLESIA EL GRAN YO SOY
4955 AND 4965 BEVVIE DRIVE

03/03/16



GPA-63547 [PRJ-63446] - GENERAL PLAN AMENDMENT RELATED TO ZON-63548, WVR-63549, SDR-63550 - APPLICANT/OWNER: IGLESIA EL GRAN YO SOY
4955 AND 4965 BEVVIE DRIVE

03/03/16



GPA-63547 [PRJ-63446] - GENERAL PLAN AMENDMENT RELATED TO ZON-63548, WVR-63549, SDR-63550 - APPLICANT/OWNER: IGLESIA EL GRAN YO SOY
4955 AND 4965 BEVVIE DRIVE

03/03/16



GPA-63547 [PRJ-63446] - GENERAL PLAN AMENDMENT RELATED TO ZON-63548, WVR-63549, SDR-63550 - APPLICANT/OWNER: IGLESIA EL GRAN YO SOY
4955 AND 4965 BEVVIE DRIVE

03/03/16



GPA-63547 [PRJ-63446] - GENERAL PLAN AMENDMENT RELATED TO ZON-63548, WVR-63549, SDR-63550 - APPLICANT/OWNER: IGLESIA EL GRAN YO SOY
4955 AND 4965 BEVVIE DRIVE

03/03/16

IGNACIO GONZALEZ
/ ARCHITECT, LTD.

November 25, 2015

PLANNING DEPARTMENT
CLARK COUNTY DEPARTMENT OF DEVELOPMENT SERVICES
Grand Central Parkway
LAS VEGAS, NEVADA

PROJECT JUSTIFICATION LETTER

RE: IGLESIA EL GRAN YO SOY - CHURCH

To whom it may concern;

We are forwarding to you this justification letter for the General Plan Amendment, waiver of street improvements at Bevvie Drive and Special Use Permit required for proposed use at 4965 Bevvie Drive. We propose to convert the existing single story Building and property that use to be a Pre-school into a place of worship (church) in addition to the consolidation of both adjacent properties owned by the Church. The easterly parcel is a school building and will continue as such. There is another place of worship across the street. The assessor's Parcel Number is138-13-801-030 for the church and 138-13-801-031 for the existing school building parcel and 138-13-801-032 for the third lot. The zoning classification for all three is R-E.

There are no new structures proposed. The use will include a main hall for worship, accessory facilities (restrooms) within, and a Sunday school facility within the adjacent existing building. The existing vacant rear and front of the property will have the required parking stalls for our use (19 stalls including one van h.c. stall). There is some children's playground equipment which shall be refurbished for the congregation's children's use.

Also we are requesting to waive the improvements at Bevvie Drive as well along with this justification letter.

We are respectfully requesting that you permit the Church use and consolidation of both parcels to be approved as presented.

Thank you.
Ignacio Gonzalez
Principal architect

For Pastor David Cedeno
Iglesia El Gran Yo Soy

GPA-63547, ZON-63548, WVR-63549 and SDR-63550

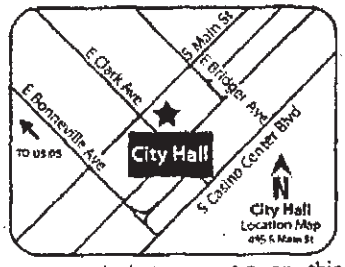
PRJ-63446
02/25/16

ARCHITECTURE • URBAN PLANNING • INTERIOR DESIGN • FOOD FACILITIES
2516 OCEAN FRONT DRIVE LAS VEGAS, NEVADA 89128 PHONE: (702) 491-1397 EMAIL: IGONZALEZ@IGARCHITECTS.COM

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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-63547 & ZON-63548 [PRJ-63446]

Planning Commission Meeting of 4/12/2016

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

Case: GPA-63547

13813801045
VRANESH JOSEPH
BELL STEWART L
1700 S 8TH ST
LAS VEGAS NV 89104-2845

45 BRDGNP1 89104

40-41P

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

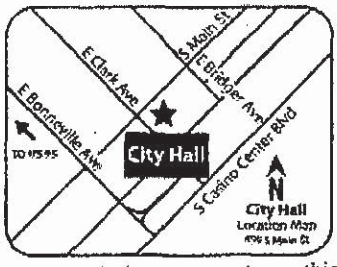
Removal of open & Green Space Requirement will negatively impact the neighborhood & Surrounding Property

RECEIVED

APR 4 2016

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-63547 & ZON-63548 [PRJ-63446]
Planning Commission Meeting of 4/12/2016

Case: GPA-63547
13813801034
BELL STEWART L
VRANESH JOSEPH REVOCABLE FAM TR
1700 S 8TH ST
LAS VEGAS NV 89104-2845

43 BRDGNP1 89104

40-41P

City of Las Vegas Agenda Item No.: **41.**

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

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

SUBJECT:
ZON-63548 - REZONING RELATED TO GPA-63547 - PUBLIC HEARING - APPLICANT/OWNER: IGLESIA EL GRAN YO SOY - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 0.80 acres at 4955 and 4965 Bevvie Drive (APNs 138-13-801-030, 031 and 032), Ward 5 (Barlow) [PRJ-63446]. Staff recommends APPROVAL.

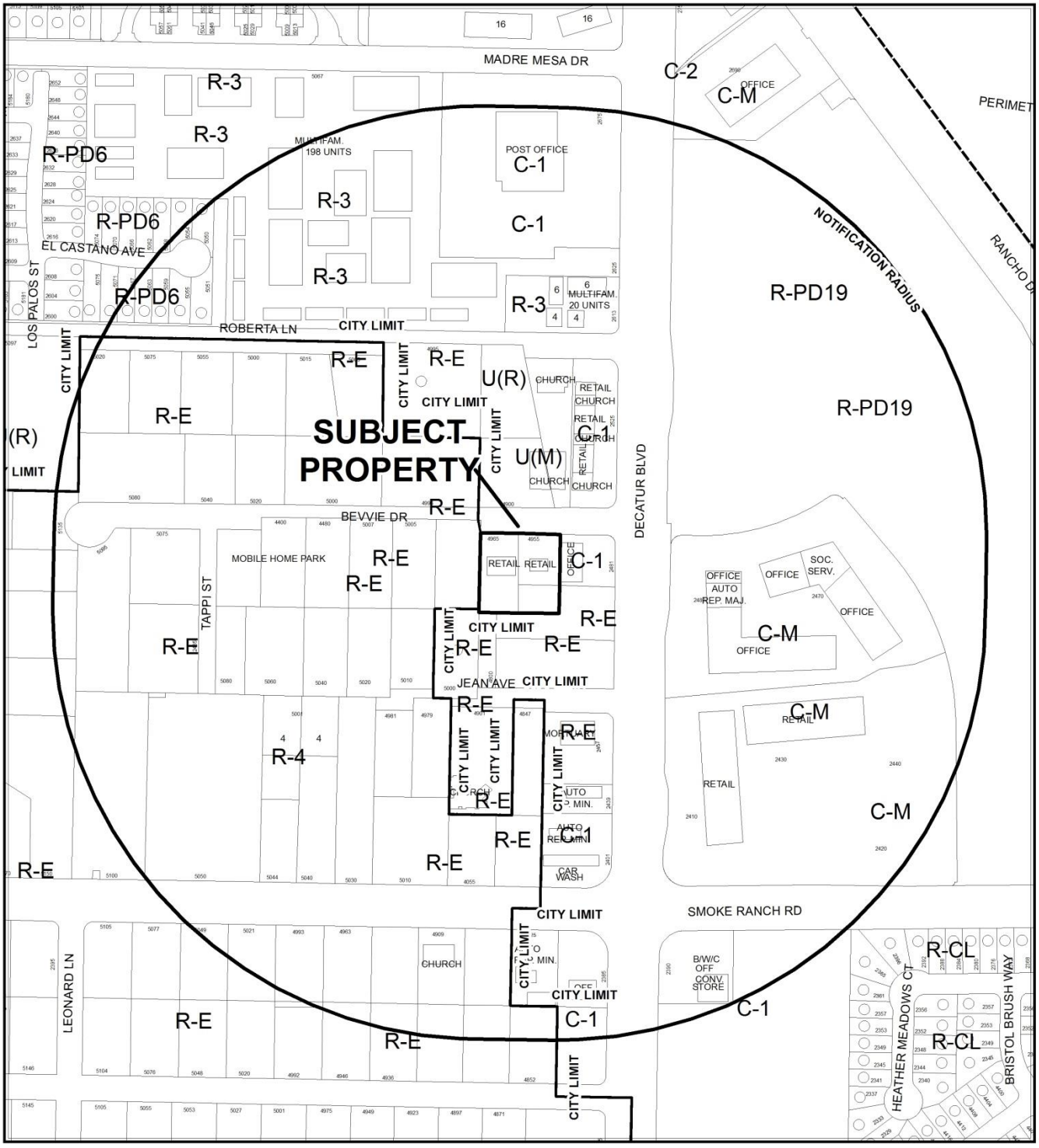
C.C.: 5/18/2016

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 - ZON-63548, WVR-63549 and SDR-63550 [PRJ-63446]
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.

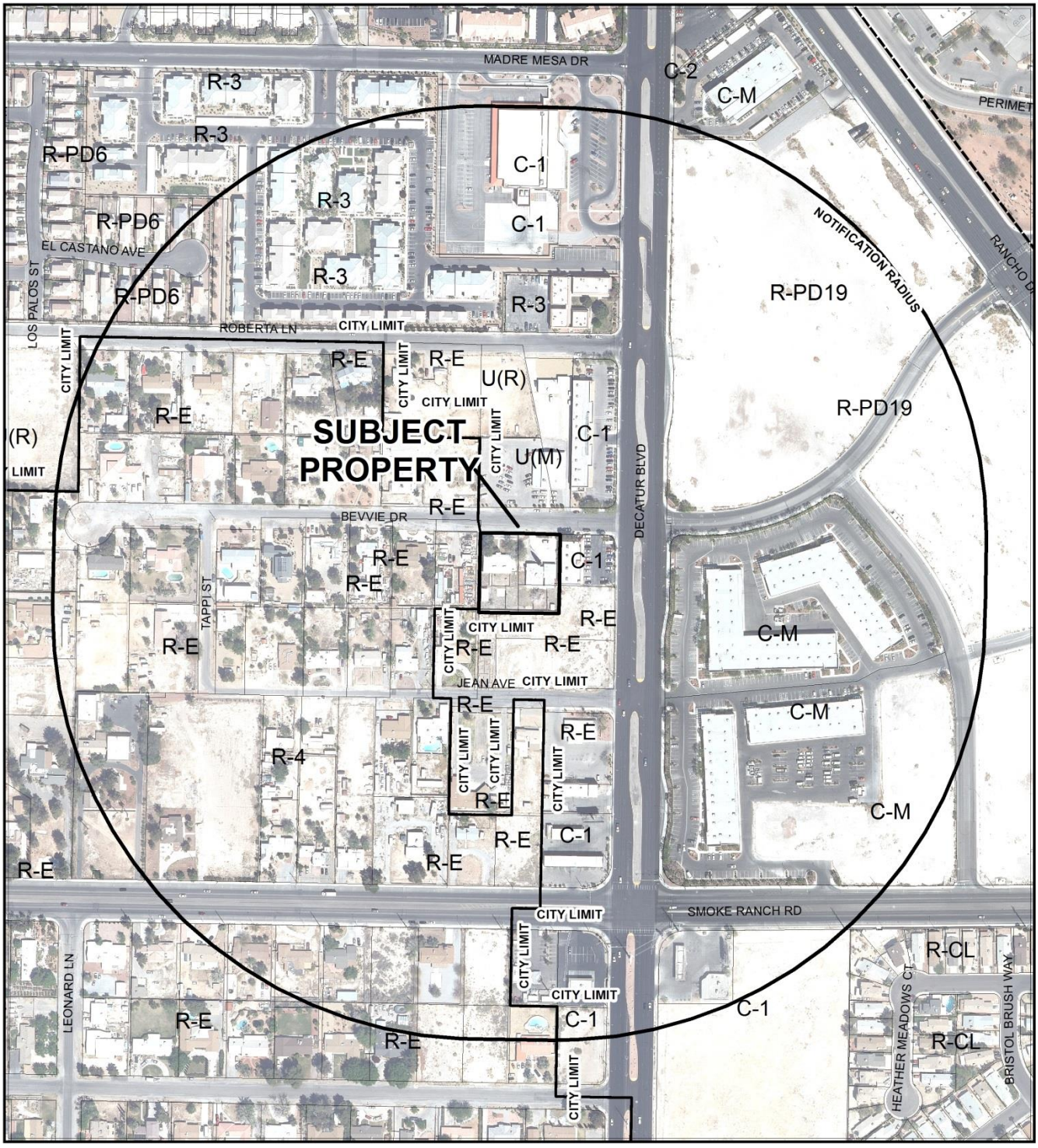


CASE: **ZON-63548, WVR-63549 AND SDR-63550 (PRJ-63446)**

RADIUS: 1000 FEET

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

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



0 200 400 Feet

CASE: **ZON-63548, WVR-63549 AND SDR-63550 (PRJ-63446)**

RADIUS: 1000 FEET

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

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-63548

Case Number: 13813801030 APN: _____

Name of Property Owner: Iglesia El Gran Yo Soy

Name of Applicant: David Cedeno

Name of Representative: David Cedeno

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: David Cedeno

Print Name: David Cedeno

Subscribed and sworn before me

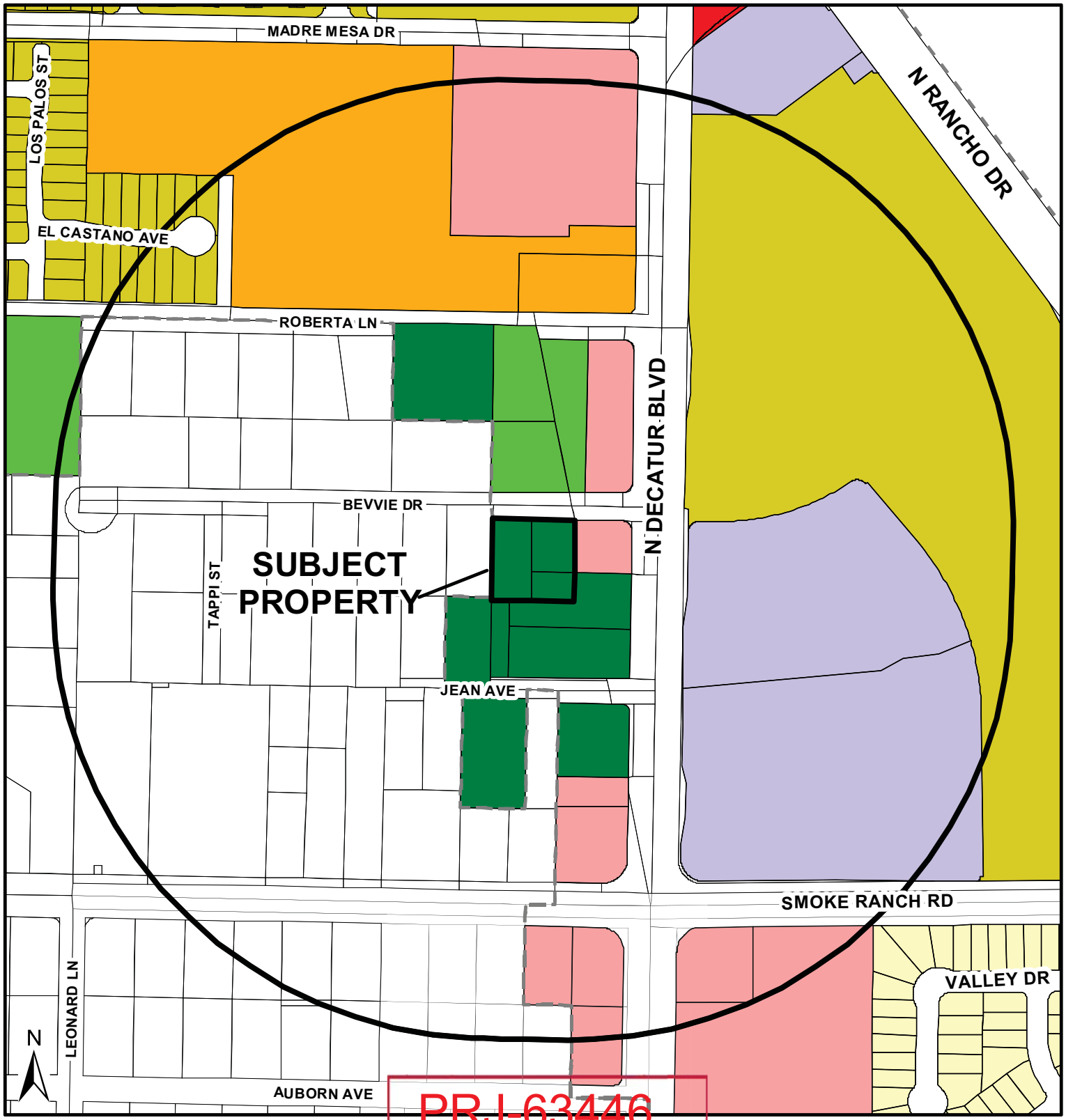
This 21 day of Sept, 2015

Notary Public in and for said County and State

TROY ARIAS
Notary Public, State of Nevada
Appointment No. 09-11048-1
My Appt. Expires Sept. 16, 2017

PRJ-63446
02/25/16

ZON-63548



PRJ-63446
03/10/16

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-E TO C-V

- 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, March 10, 2016

City of Las Vegas Agenda Item No.: **42.**

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

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

SUBJECT:
WVR-63549 - WAIVER RELATED TO GPA-63547 AND ZON-63548 - PUBLIC HEARING - APPLICANT/OWNER: IGLESIA EL GRAN YO SOY - For possible action on a request for a Waiver TO NOT INSTALL HALF-STREET IMPROVEMENTS (CURB, GUTTER, SIDEWALK, STREETLIGHTS, STREETSCAPE AND AMENITIES) WHERE SUCH ARE REQUIRED on 0.80 acres at 4955 and 4965 Bevvie Drive (APNs 138-13-801-030, 031 and 032), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic)], Ward 5 (Barlow) [PRJ-63446]. Staff recommends DENIAL.

C.C.: 5/18/2016

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 DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest Postcards - WVR-63549 and SDR-63550 [PRJ-63446]

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

WVR-63549

Case Number: 13813801030 APN: _____

Name of Property Owner: Iglesia El Gran Yo Soy

Name of Applicant: David Cedeno

Name of Representative: David Cedeno

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: David Cedeno

Print Name: David Cedeno

Subscribed and sworn before me

This 21 day of Sept, 2015

Notary Public in and for said County and State

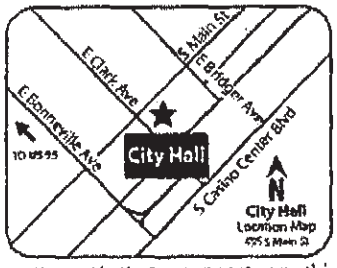
TROY ARIAS
Notary Public, State of Nevada
Appointment No. 09-11048-1
My Appt. Expires Sept. 16, 2017

PRJ-63446
02/25/16

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

PRSRT
FIRST CLASS MAIL
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.

WVR-63549 & SDR-63550 [PRJ-63446]
Planning Commission Meeting of 4/12/2016

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

Case: WVR-63549
13813801034
BELL STEWART L
VRANESH JOSEPH REVOCABLE FAM TR
1700 S 8TH ST
LAS VEGAS NV 89104-2845

45 BRDGNP1 89104

42-43P

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

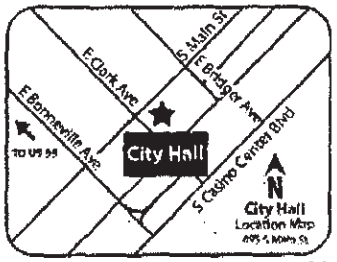
Waiving lighting, Amenities etc will Negatively, Impact Neighborhood.

Church Location will hinder Commercial development due to zoning /Proximity restrictions For liquor sales, Gaming, etc.

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

RECEIVED
APR 4 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.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-63549 & SDR-63550 [PRJ-63446]
Planning Commission Meeting of 4/12/2016

Case: WVR-63549
13813801045
VRANESH JOSEPH
BELL STEWART L
1700 S 8TH ST
LAS VEGAS NV 89104-2845

49 BRDGMP1 89104

42-43 P

City of Las Vegas Agenda Item No.: **43.**

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

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

SUBJECT:
SDR-63550 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-63547, ZON-63548 AND WVR-63549 - PUBLIC HEARING - APPLICANT/OWNER: IGLESIA EL GRAN YO SOY - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,220 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A 2,787 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ON PORTIONS OF THE EAST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A FOUR-FOOT WIDE LANDSCAPE BUFFER ON A PORTION OF THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.80 acres at 4955 and 4965 Bevvie Drive (APNs 138-13-801-030, 031 and 032), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic)], Ward 5 (Barlow) [PRJ-63446]. Staff recommends DENIAL.

C.C.: 5/18/2016

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 DENIAL, if approved, 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.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-63550

Case Number: 13813801030 APN: _____

Name of Property Owner: Iglesia El Gran Yo Soy

Name of Applicant: David Cedeno

Name of Representative: David Cedeno

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: David Cedeno

Print Name: David Cedeno

Subscribed and sworn before me

This 21 day of Sept, 2015

Notary Public in and for said County and State

TROY ARIAS
Notary Public, State of Nevada
Appointment No. 09-11048-1
My Appt. Expires Sept. 16, 2017

PRJ-63446
02/25/16

SDR 63550
Iglesia El Gran Yo Soy

4965 Bevvie Drive

Proposed conversion of a single-family dwelling into a 5.007 thousand square foot church and office.

Existing Use

Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1

First Proposed Use

Average Daily Traffic (ADT)	CHURCH [1000 SF]	2.22	9.11	20
AM Peak Hour			0.56	1
PM Peak Hour			0.55	1

Second Proposed Use

Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.787	11.01	31
AM Peak Hour			1.55	4
PM Peak Hour			1.49	4

Net Change

Average Daily Traffic (ADT)	APARTMENT [DWELL]	5.007	6.65	41
AM Peak Hour			0.51	4
PM Peak Hour			0.62	4

Existing traffic on all nearby streets:

Decatur Blvd.	
Average Daily Traffic (ADT)	18,080
PM Peak Hour (heaviest 60 minutes)	1,446

Smoke Ranch Dr.	
Average Daily Traffic (ADT)	11,055
PM Peak Hour (heaviest 60 minutes)	884

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Decatur Blvd.	51,800
Smoke Ranch Dr.	34,500

This project will add approximately 41 trips per day on Bevvie Dr., Decatur Blvd. and Smoke Ranch Dr. Decatur is currently at about 35 percent of capacity and Smoke Ranch is at about 32 percent of capacity. After this project, these capacities are expected to be unchanged. Counts are not available for Bevvie, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 4 additional cars, or 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.: **44.**

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

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

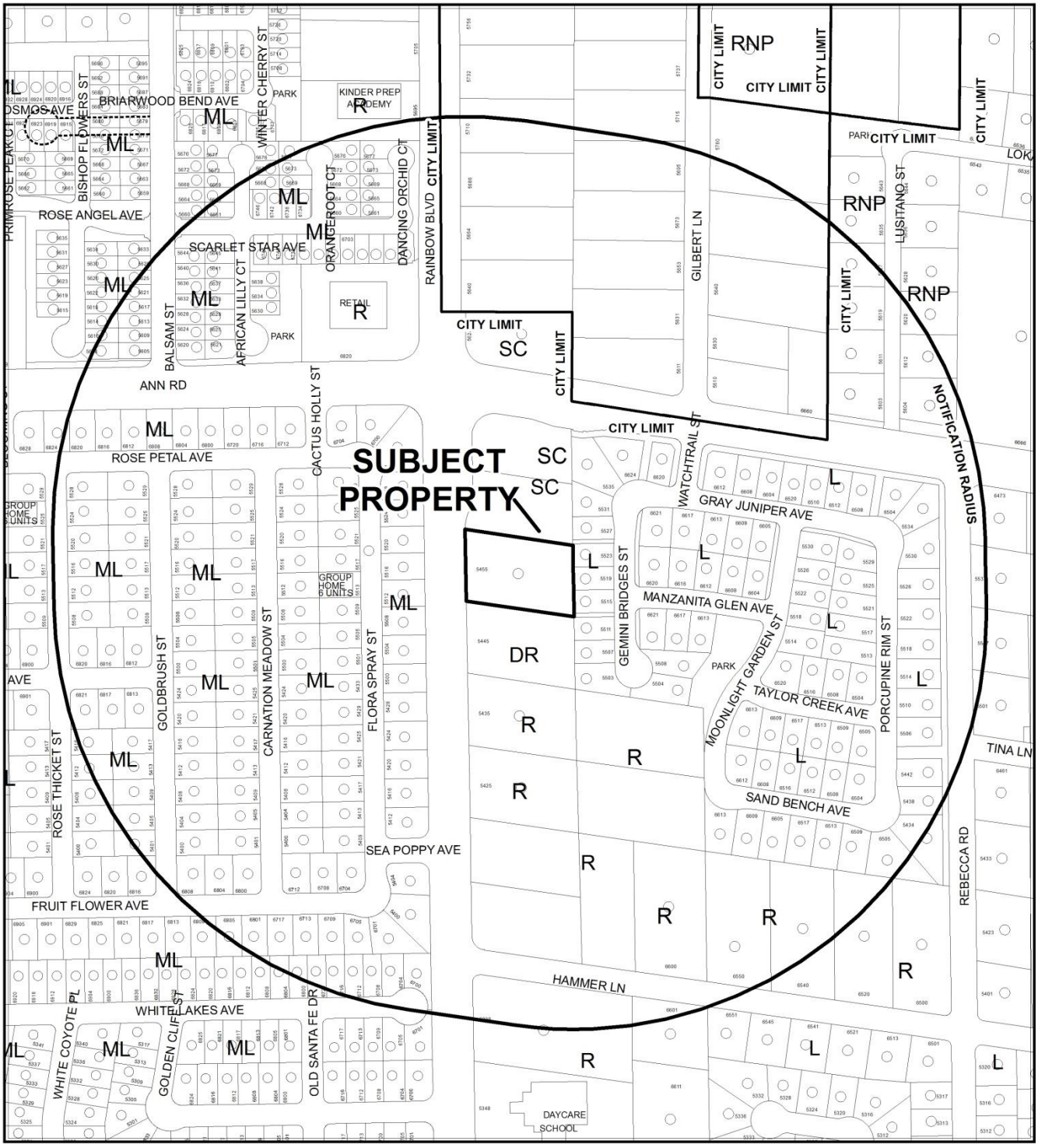
SUBJECT:
GPA-63571 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOHN M. BAILEY - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 1.05 acres at 5455 North Rainbow Boulevard (APN 125-35-101-005), Ward 4 (Anthony) [PRJ-63423]. Staff recommends DENIAL.

C.C.: 5/18/2016

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
2. Conditions and Staff Report - GPA-63571, ZON-63573, VAR-63817, VAR-63891, SUP-63574 and SDR-63575 [PRJ-63423]
3. Supporting Documentation - GPA-63571, ZON-63573, VAR-63817, VAR-63891, SUP-63574 and SDR-63575 [PRJ-63423]
4. Photo(s) - GPA-63571, ZON-63573, VAR-63817, VAR-63891, SUP-63574 and SDR-63575 [PRJ-63423]
5. Justification Letter - GPA-63571, ZON-63573, VAR-63817, VAR-63891, SUP-63574 and SDR-63575 [PRJ-63423]



0 300 600

Feet

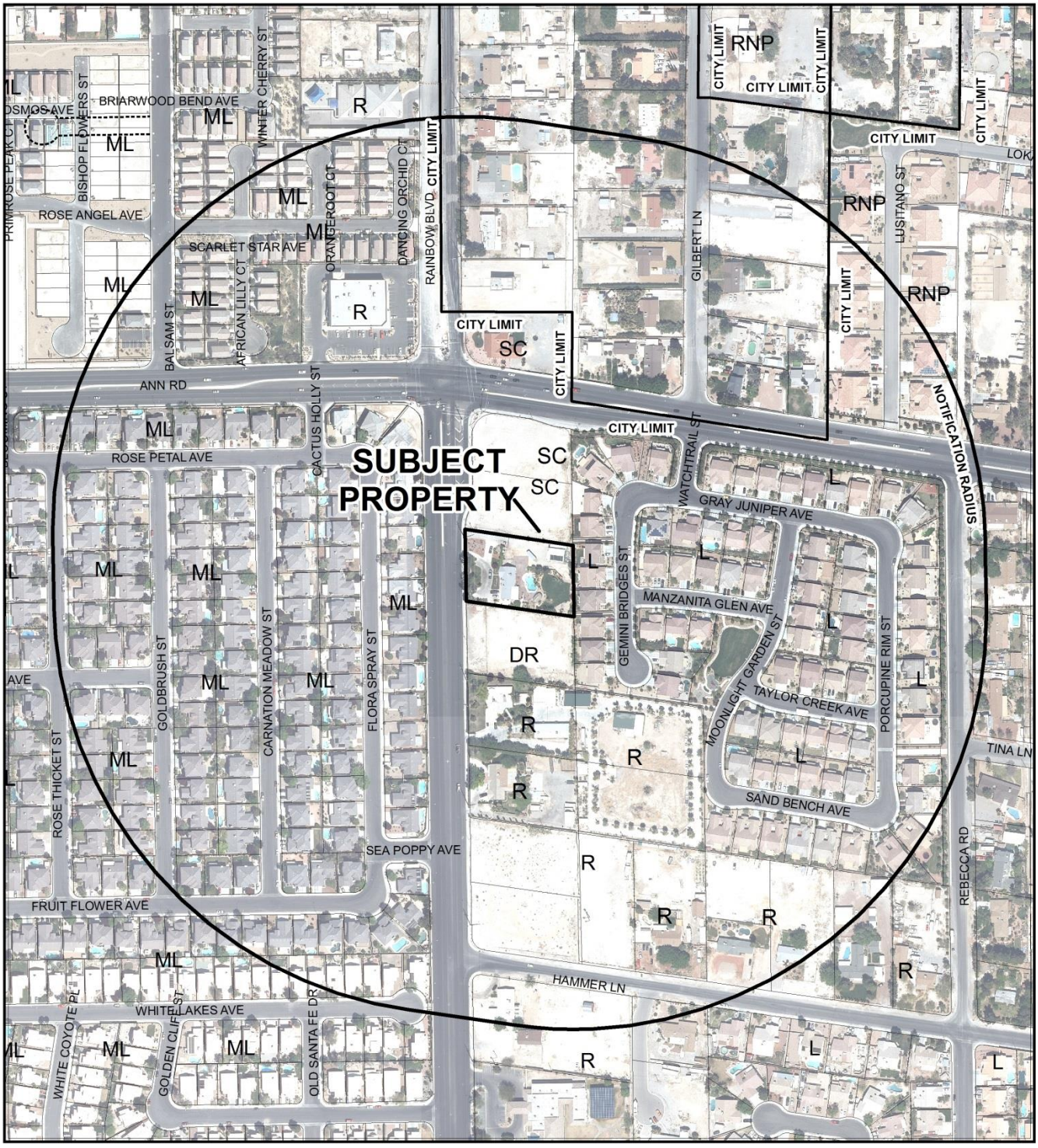
CASE: GPA-63571 (PRJ-63423)

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N



0 300 600 Feet

CASE: **GPA-63571 (PRJ-63423)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JOHN M. BAILEY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-63571	Staff recommends DENIAL.	
ZON-63573	Staff recommends DENIAL.	**GPA-63571**
VAR-63817	Staff recommends DENIAL.	**GPA-63571** **ZON-63573**
VAR-63891	Staff recommends DENIAL.	**GPA-63571** **ZON-63573** **VAR-63817**
SUP-63574	Staff recommends DENIAL, if approved subject to conditions:	**GPA-63571** **ZON-63573** **VAR-63817** **VAR-63891**
SDR-63575	Staff recommends DENIAL, if approved subject to conditions:	**GPA-63571** **ZON-63573** **VAR-63817** **VAR-63891** **SUP-63574**

** CONDITIONS **

VAR-63817 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval, if any, for General Plan Amendment (GPA-63571), Rezoning (ZON-63573), Special Use Permit (SUP-63574) and Site Development Plan Review (SDR-63575) shall be required, if approved.

YK

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.

VAR-63891 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval, if any, for General Plan Amendment (GPA-63571), Rezoning (ZON-63573), Special Use Permit (SUP-63574) and Site Development Plan Review (SDR-63575) 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.

SUP-63574 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Delivery and Service Vehicle Storage use.

2. Approval of General Plan Amendment (GPA-63571) and Rezoning (ZON-63573) shall be required.

3. Approval of and conformance to the Conditions of Approval for Variance (VAR-63817), Variance (VAR-63891) and Site Development Plan Review (SDR-63575) shall be required.

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-63575 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-63571) and Rezoning (ZON-63573) shall be required.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-63817), Variance (VAR-63891) and Special Use Permit (SUP-63574) 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 development shall be in conformance with the site plan and landscape plan, date stamped 03/28/16, except as amended by conditions herein.

5. A Waiver from Title 19.08.080 Table 4 is hereby approved, to allow a zero-foot wide landscape buffer along a portion of the north perimeter and a five-foot wide landscape buffer along a portion of the south perimeter, where minimum eight-foot wide landscape buffers are required.

6. An Exception from Title 19.08.110 C.12 is hereby approved, to allow zero trees in the parking lot where eight trees are 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.

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 accessing this site on Rainbow Boulevard in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. "Pan" style driveways may be used as long as current ADA requirements are met and appropriate Public Pedestrian Access Easements are granted. 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. Abandon the existing temporary Individual Septic Disposal System (ISDS) per Southern Nevada Health District (SNHD) regulations and connect to the public sewer system concurrent with development of this site.

14. 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.

15. 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 convert an existing R-E (Residence Estates) zoned property within the R-PO (Rural Preservation Overlay) into a General Commercial property to allow a Delivery and Service Vehicle Storage Use located at 5455 North Rainbow Boulevard. The property to the north was recently rezoned to a C-1 (Limited Commercial) zone and is located on the southeast corner of Rainbow Boulevard and Ann Road. This is also a less intense commercial use than what is being proposed. The property to the south of the request is zoned R-E (Residence Estates) and is also located within the R-PO (Rural Preservation Overlay). The properties to the east and west of the subject site are single-family detached zoned properties. This is an inappropriate request that if approved, would change the development pattern along Rainbow Boulevard from a residential pattern to a commercial pattern. Staff does not support these applications and recommends denial. If denied, the property would remain as a single-family, detached property.

ISSUES

- A Variance is required to allow a 13-foot rear yard setback where 20 feet is required for an existing building and to allow a five-foot side yard setback where 10 feet is required for a proposed carport. Staff does not support this request.
- A Variance is required to allow a 17-foot Residential Adjacency setback for an existing building where 65 feet is required. Staff does not support this request.
- A Special Use Permit is required to allow a Delivery and Service Vehicle Storage Use. Staff does not support this request.
- A Waiver is required for a zero-foot wide perimeter landscape buffer along portions of the north and south perimeters. Staff does not support this request.
- An Exception is required to provide zero parking lot landscape trees, where eight trees are required. Staff does not support this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/12/64	The City Council approved an Annexation (A-0003-64) that included this site as part of a larger request.

Most Recent Change of Ownership	
02/11/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/24/06	A building permit (#60324) was issued for Excavation only at 5455 North Rainbow Boulevard. The permit was final on 02/28/06.
03/10/06	A building permit (#60325) was issued for a pool/spa at 5455 North Rainbow Boulevard. The permit was final on 07/21/06.

Pre-Application Meeting	
02/08/16	Staff met with the applicant and reviewed options for the applicant to convert an existing residential property into a commercial property at 5455 N. Rainbow Boulevard. The applicant is requesting a very intense commercial development that is not appropriate at this location. It was noted that the property is also within the Rural Preservation Overlay established to protect the residential nature of the neighborhood.

Neighborhood Meeting	
03/22/16	Start: 6:05 End: 6:25 Attendance: 4 - Applicants, 3 - City Staff, 4 – Members of the Public The applicant made a presentation and informed the public that two Variances have been added to the project since the notices were mailed. There were no comments on the project from the public.

Field Check	
03/03/16	Staff visited the site and found a residential property. No issues were noted at the time of the visit.

Details of Application Request	
Site Area	
Net Acres	1.05

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)
South	Vacant	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	L (Low Density Residential)	R-PD4 (Residential Planned Development – Four Units per Acre)
West	Single Family, Detached	ML (Medium 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***
Rural Preservation Overlay District	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 Title 19.08.080, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	174 Feet	Y
Min. Setbacks			
• Front	10 Feet	81 Feet	Y
• Side	10 Feet	5 Feet	N*
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	13 Feet	N*
Max. Lot Coverage	50 %	8.6 %	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*Variance (VAR-63817) has been requested.

YK

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	65 Feet	17 Feet	N*
Adjacent development matching setback	N/A	N/A	N/A
Trash Enclosure	50 Feet	156 Feet	Y

*Variance (VAR-63891) has been requested.

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 / 30 Linear Feet	9 Trees	16 Trees	Y
• South	1 Tree / 20 Linear Feet	14 Trees	24 Trees	Y
• East	1 Tree / 20 Linear Feet	9 Trees	16 Trees	Y
• West	1 Tree / 30 Linear Feet	4 Trees	7 Trees	Y
TOTAL PERIMETER TREES		**36 Trees**	**63 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N**
• South	8 Feet		5 Feet	N**
• East	8 Feet		13 Feet	Y
• West	15 Feet		18 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

*An Exception has been requested.
** A Waiver has been requested.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rainbow Boulevard	Primary Arterial	Planned Streets and Highways Map	100	Y

Streetscape Standards	***Required***	***Provided***	***Compliance***
Title 19.04.180	Provide a three-foot wide amenity area at back of curb and a five-foot wide sidewalk.	A five-foot wide sidewalk at back of curb.	Y *

*Public Works has approved a deviation from the Complete Streets Standards as a result of existing conditions.

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	
Delivery and Service Vehicle Storage	Number of Employees of largest shift: 7	.75 spaces per employee	6				
	Number of Service Vehicles on site: 12	One space per vehicle	12				
TOTAL SPACES REQUIRED			18		25		Y
Regular and Handicap Spaces Required			17	1	23	2	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
To Provide an eight-foot wide perimeter landscape buffer on interior property lines.	To provide up to a zero-foot wide perimeter landscape buffer on portions of the north and up to a five-foot wide buffer on portions of the south perimeters.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
To provide eight parking lot landscape trees.	To provide zero parking lot landscaping trees	Denial

ANALYSIS

This project consists of six application requests: General Plan Amendment, Rezoning, two Variances, Special Use Permit and a Site Development Plan Review with Waivers and Exceptions. This property is currently a single-family residence in an R-E (Residence Estates) zone parcel within the R-PO (Rural Preservation Overlay). This request would remove this parcel from the overlay and allow the parcel to be utilized as an intense commercial property under the C-2 (General Commercial) zoning district. As a result of the increased intensity of the use proposed and the need for the Variances, Waivers and Exceptions required, staff does not support this project.

The applicant is requesting to change the General Plan from DR (Desert Rural Density Residential) to: GC (General Commercial). This is not an appropriate land use for this location. The property to the north, located at the southeast corner of Rainbow Boulevard and Ann Road, was recently changed from DR (Desert Rural Density Residential) to SC (Service Commercial). This is a less intense commercial land use than what is being proposed with this project. There are residential zoned properties on the east, south and west of the site, making the requested intensity of the proposed commercial land use less desirable. This section of Rainbow Boulevard has an overall development pattern of residential uses and to change one parcel in the middle of the block to GC (General Commercial) would allow for the creation of spot zoning that goes against basic planning principles for community development. Staff does not support this land use reclassification request.

The Zoning request from R-E (Residence Estates) to C-2 (General Commercial) would create a spot zoning situation. In addition, it would allow the most intense commercial development permitted by the City of Las Vegas in the middle of a primarily residential block. This is not appropriate and would change the future development pattern of this section of Rainbow Boulevard into a commercial corridor, which was not planned. In addition, there are currently undeveloped commercially zoned properties located in the northwest portion of the City that would meet the needs of this applicant. Staff does not support this rezoning request.

The proposal is to convert an existing single family, detached residence into a commercial property for a Delivery and Service Vehicle Storage Use for a street/parking lot sweeper business. The applicant has provided photographs of the size and type of commercial vehicles proposed to be stored on the site that can be found in the supporting back-up information. The Delivery and Service Vehicle Storage Use is defined as; “The use of an area or facility for the parking and storage of commercial fleet vehicles that are used primarily in connection with the delivery of goods and services to the surrounding community.” The proposed use meets the definition as reflected in the justification letter provided.

The Minimum Special Use Permit Requirements for this use include:

1. All areas used for the parking and storage of vehicles shall be paved, and shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.

   The proposed use meets this requirement as the vehicles will be parked in the covered parking areas provide in the rear of the property and screened by a six-foot high solid wall.

2. Lighting shall be shielded from adjacent properties.

   The proposed use meets this requirement as no new lighting is being proposed.

3. The use shall not occupy or interfere with any parking spaces that are required for any other existing or proposed areas for which required parking is or will be provided on the site.

   The proposed use meets this requirement as no other use is proposed on the site

4. No repair or servicing of vehicles or storage or warehousing of goods or merchandise is allowed.

   The applicant indicates that no repair or servicing of vehicles will take place and no storage or warehousing of goods or merchandise is being proposed. The applicant has also indicated that they contract the servicing of the vehicles to an outside company located off-site.

A Special Use Permit is required to allow the Delivery and Service Vehicle Storage Use on the property and is not supported by staff. This use would be more appropriate located away from single family zoned property and certainly not directly adjacent to an R-E (Residence Estates) zoned property within the R-PO (Rural Preservation Overlay) area.

A Variance is required to allow an existing building to not meet the rear yard setback requirements and a proposed carport to not meet the side yard setback requirements of the proposed C-2 (General Commercial) zoning district. Although an argument could be made that the first part of this request is an existing condition and therefore not a self-created hardship, this argument cannot be made for the proposed carport. The proposed carport is clearly a self-created hardship and therefore does not meet the standard for allowing the Variance. Staff does not support this request.

A second Variance is required to allow an existing building to not meet the Residential Adjacency Standards for a proposed commercial property that is located next to an R-E (Residence Estates) zoned property. The purpose of this requirement is to protect adjacent single family zoned properties from commercial development. The conversion of this single family dwelling into a commercial property requires the building to meet the Residential Adjacency Standards of a three to one setback; which in this case requires a 65-foot setback where only 17 feet is being provided. Staff does not support this request.

The applicant is planning on maintaining the property's residential appearance as much as possible. The exterior of the house will remain unchanged, as well as the storage building on the northeast section of the parcel. It is worth highlighting the fact that these buildings are not aesthetically compatible. While the house has a wood and stucco appearance, the rear building has a metal appearance. The color pallet does not match either, with the primary structure being painted a light tan with a blue-grey roof and the storage building being painted green with white trim. Nor would it prevent the owner from tearing down these structures in the future and building a modern commercial building.

Landscape along the perimeters will be enhanced to screen the proposed commercial property from the adjacent residential properties. The northern most driveway of the three existing driveways, off Rainbow Boulevard, will be removed. The two remaining driveways will be brought up to current code required widths and be paved. The paving will continue throughout the new parking lot along the north and rear of the property. Two new carport structures will be added, one along the north perimeter and the other just east of the existing house, in the rear yard area of the property. Two accessible parking spaces will be located in front of the house. The existing pool will be removed in order to enlarge the parking area.

The applicant is requesting two Waivers for this project. The first would allow a zero-foot wide landscape buffer along a portion of the north perimeter. This is adjacent to the recently approved commercial development on the southeast corner of Rainbow Boulevard and Ann Road. The second Waiver is to allow a five-foot wide landscape buffer along a portion of the south perimeter. This is adjacent to an existing R-E (Residence Estates) property. Both of these requests are self-created by the applicant, as there is ample room on the site for these requirements to be met. Staff does not support these requests.

The applicant has also requested an Exception for parking lot landscape requirements. A tree and five shrubs are required at the end of each row of uncovered parking spaces. The applicant is not providing any new landscaping in the parking lot where eight trees are required. Staff does not support this request.

Although the Las Vegas Valley Water District (LVVWD) does not govern properties with wells permitted by the state, they have offered the following: "it is important to point out that this property's well is for domestic use only and the property owner must obtain approval from the State Engineer's Office before using the well for commercial purposes."

Commercial property is required to use the City of Las Vegas sewer system. A condition has been added by Public Works Department staff to abandon the existing septic system on the property and connect to the sewer system as a condition if the request is approved. The applicant has been informed of this requirement.

FINDINGS (GPA-63571)

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 planned GC (General Commercial) land use designation will not be compatible with the single-family residential uses located adjacent to and near the subject site.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   A C-2 (General Commercial) zoning designation would not be an appropriate land use for the subject site. The surrounding area is predominantly single-family residences. According to Title 19.08.080, the C-2 (General Commercial) zoning district should be located away from low and medium density residential development or along commercial corridors. The subject site is in the middle of a residential neighborhood street block.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   Rainbow Boulevard is designed as a Primary Arterial Street and may be adequate to handle the proposed commercial development permitted by this General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   Other than the R-PO (Rural Preservation Overlay), no other plans cover this location.

FINDINGS (ZON-63573)

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 accompanying General Plan Amendment (GPA-63571) is proposing to designate the site to the GC (General Commercial) land use category, which allows for development of more intense retail and personal service uses. The requested zoning change to the C-2 (General Commercial) zoning district conforms to the proposed GC (General Commercial) land use designation.

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 permitted commercial uses in a C-2 (General Commercial) zoning district would allow the most intense commercial uses and would be incompatible with the surrounding residential neighborhood.

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

   No evidence of the need for commercial development in this area has been provided. The proposed intensity of the commercial uses that would be allowed with a C-2 (General Commercial) zoning district are not compatible with the existing single-family residential neighborhoods adjacent to the proposal.

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 subject site has direct access to Rainbow Boulevard, a 100-foot Primary Arterial Street as designated by the Master Plan of Streets and Highways. The street provides adequate capacity to accommodate the proposal; however, the proposed commercial uses are not compatible with the area.

FINDINGS (VAR-63817)

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 change a residential property into a commercial property that does not meet the minimum code standards. 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-63891)

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 change a residential property into a commercial property that does not meet the minimum code standards. 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-63574)

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.**

   This use is not appropriate at this location due to the proximity of the single family, detached homes located adjacent to the project.

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

   The site is large enough to handle the intensity of the land use being proposed.

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 Rainbow Boulevard, a 100-foot Primary Arterial Street as designated by the Master Plan of Streets and Highways. The street provides adequate capacity to accommodate the proposal; however, the proposed commercial uses are not compatible with the area.

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.**

   With the approval of the related General Plan Amendment and Rezoning applications, this project will be consistent with the General Plan.

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

   The project is meeting all conditions for the proposed use.

FINDINGS (SDR-63575)

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;**

   This project is not compatible with adjacent residential developments. The use is intended to be located away from single family zoned properties.

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;**

   This project is not consistent with current design codes as evidence by the requested two Variances, Waivers and Exceptions required for this development.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Rainbow Boulevard is a 100-foot wide Primary Arterial roadway as designated by the Master Plan of Streets and Highways and is adequate in size to handle the traffic that would be generated by the C-2 (General Commercial) zoned uses proposed.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The buildings are existing structures and will not change with this project. However, the landscaping will be greatly enhanced throughout the property and will match the existing landscaping.

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 property is proposed to maintain the existing residential characteristics found on the site and surrounding properties.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The applicant is required to obtain all necessary building permits and inspections and licenses for the proposed project as required by the City of Las Vegas to ensure the public health, safety and general welfare are secured.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38 - GPA-63571, ZON-63573, SUP-63574 and SDR-63575
34 - VAR-63817 and VAR-63891

NOTICES MAILED 325 - GPA-63571 and ZON-63573
325 - VAR-63817 and VAR-63891
325 - SUP-63574 and SDR-63575

APPROVALS 0

PROTESTS 0

YK

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-63571 APN: 125-35-101-005

Name of Property Owner: John Bailey

Name of Applicant: John Bailey

Name of Representative: G.C. Garcia, 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: John Bailey

Print Name: John Bailey

Subscribed and sworn before me

This 19 day of February, 2016

Notary Public in and for said County and State

ANDREA COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-10-16
Certificate No: 05-97271-1

PRJ-63423
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Ann & Rainbow, near SEC

Project Name Bailey Sweepers **Proposed Use** Commercial

Assessor's Parcel #(s) 125-35-101-005 **Ward #** 4

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

Commercial Square Footage 3,700 **Floor Area Ratio**

Gross Acres 1.05 +/- **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER John Bailey **Contact** John Bailey

Address 5455 N. Rainbow Blvd **Phone:** (702) 395-4000 **Fax:**

City Las Vegas **State** NV **Zip** 89130

E-mail Address jbailey@baileyssweeper.com

APPLICANT John Bailey **Contact** John Bailey

Address 5455 N. Rainbow Blvd **Phone:** (702) 395-4000 **Fax:**

City Las Vegas **State** NV **Zip** 89130

E-mail Address jbailey@baileyssweeper.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1055 Whitney Ranch Dr., Suite 210 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.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* John M Bailey

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

Print Name John M BAILEY

Subscribed and sworn before me

This 19 day of February, 20 16.

Andrea Cole

Notary Public in and for said County and State

ANDREA COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-10-16
Certificate No: 05-97271-1

FOR DEPARTMENT USE ONLY

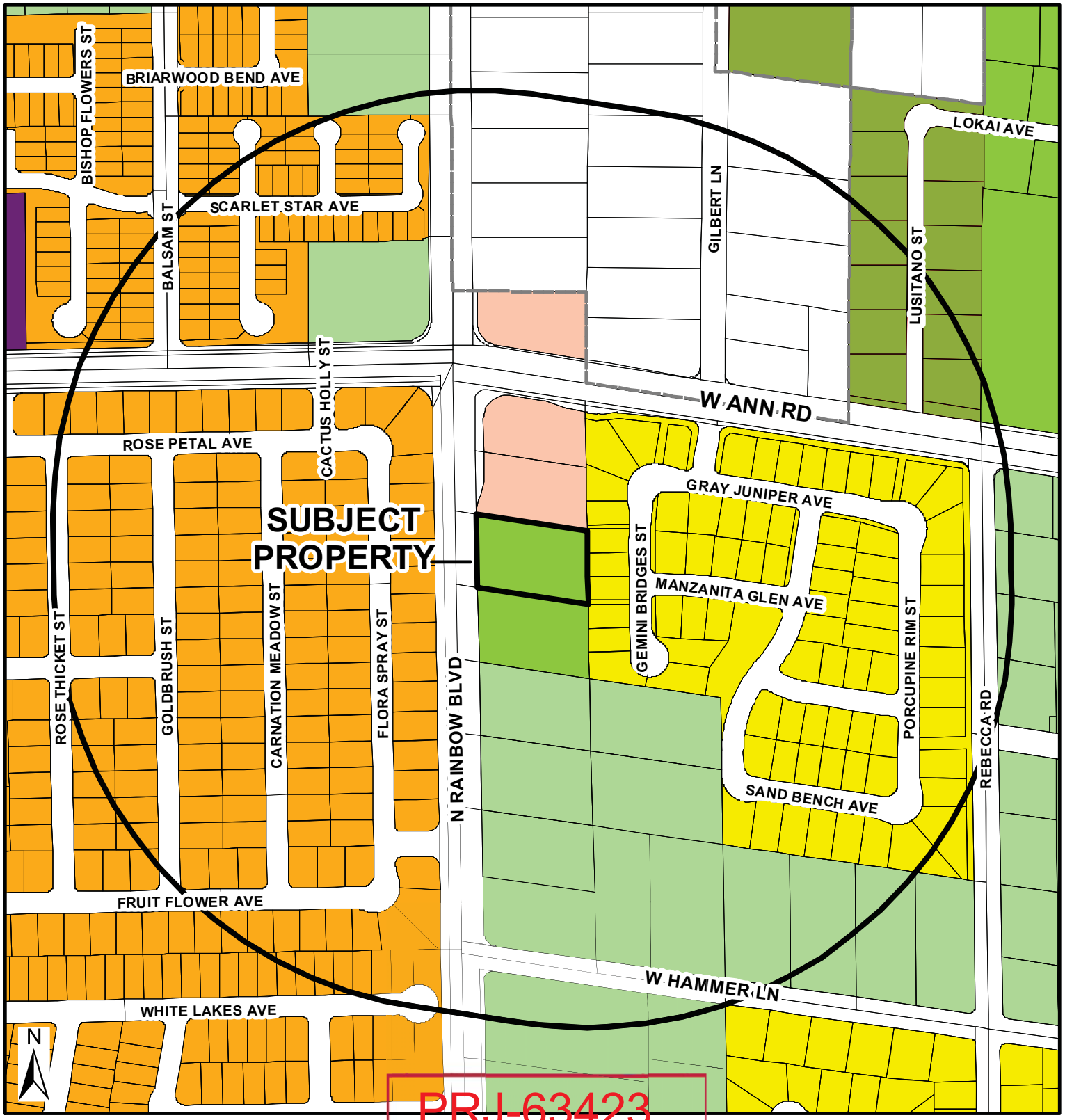
Case #	GPA-63571
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*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-63423
02/25/16

Revised 10/27/08

GPA-63571



PRJ-63423
03/16/16

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

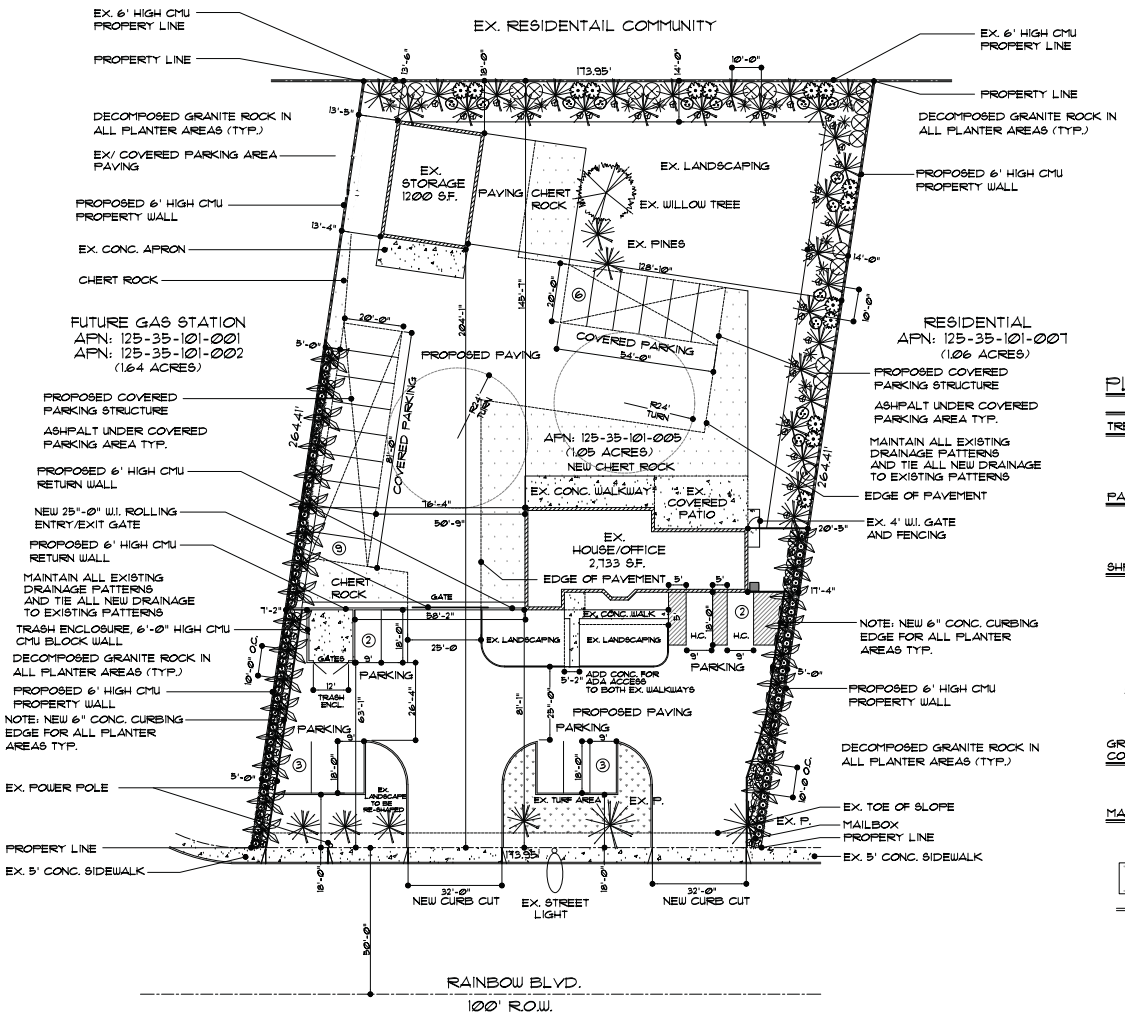
FROM DR TO GC

- 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: Thursday, March 10, 2016



PROJECT DATA

ASSESSORS PARCEL NUMBER	125-35-101-005
SITE AREA	45,994 S.F. (1.05 ACRES)
CURRENT ZONING	R-E
PROPOSED ZONING	
OFFICE/HOUSE SET BACK:	EXISTING:
FRONT:	81'-1"
NORTH SIDE:	76'-4"
SOUTH SIDE:	17'-4"
BACK:	145'-7"
BUILDING/STRUCTURES AREA	3,933 S.F.
STORAGE AREA	1,200 S.F.
EX. HOUSE/OFFICE	2,733 S.F.
LOT COVERAGE	8.6%
PARKING CALCULATIONS:	
REQUIRED PARKING SPACES .75 PER/EMPLOYEE ON LARGEST SHIFT (7 EMPLOYEES) PLUS (1) FOR SERVICE OF DELIVERY VEHICLE	7 SPACES
PROVIDED PARKING SPACES	25 SPACES
HANDICAP SPACES REQUIRED	2 SPACES
HANDICAP SPACES PROVIDED	2 SPACES
PARKING SPACES	11 SPACES
COVERED PARKING SPACES	15 SPACES

PLANT SCHEDULE

SYM.	SIZE	SCIENTIFIC NAME	COMMON NAME	M.H.X.M.S.	COLOR
TREES					
PALMS	24" Box	Pinus elderica	Mondel pine	35ft x 20ft	None
	24' Box	Washingtonia robusta	Mexican fan palms	50ft x 25ft	None
SHRUBS	5 Gal	Cassia artemisioides	Feathery cassia	6ft x 5ft	Yellow
	5 Gal	Dasylirion wheeleri	Desert spoon	4ft x 4ft	None
	5 Gal	Hesperaloe parviflora	Red yucca	4ft x 3ft	Red
	5 Gal	Leucophyllus frutescens	Green texas ranger	6ft x 5ft	Magenta
	5 Gal	Ligustrum japonica	Glossy privet	6ft x 3ft	None
	5 Gal	Raphiolepis indica 'Pink'	Pink lady hawthorn	3ft x 3ft	Pink
GROUND COVER					
MATERIALS	5 Gal	Lantana sp.	New gold lantana	4ft x 2ft	Yellow

DECOMPOSED GRANITE ROCK IN ALL PLANTER AREAS 2" DEPTH TYP.
SIZE/COLOR: 5/8" SCREENED MOJAVE GOLD OR EQUAL

DECOMPOSED GRANITE ROCK (CHERT) IN ALL DRIVE AREAS 2" DEPTH TYP.
SIZE/COLOR: 1/4" SCREENED MOJAVE GOLD OR TO MATCH EX. CHERT W/STABILIZER

6" CONC. SQ. CONC. CURBING

ALL PLANT MATERIAL CHOSEN IS FROM THE SOUTHERN NEVADA REGIONAL PLANNING COALITION APPROVED REGIONAL PLANT LIST

CONTRACTOR TO FIELD VERIFY ALL PLANT QUANTITIES AND MATERIAL AMOUNTS PRIOR TO INSTALLATION.

EX. PLANT MATERIAL

OWNER TO TRANSPLANT EXISTING TREES/PALMS ON SITE TO MEET DESIGN/CODE REQUIREMENTS FOR PERIMETER LANDSCAPE SCEENING. ALL OTHERS TO BE ADDED AS NEEDED.

EX. P. EXISTING MODEL PINE TREE

EX. EXISTING WILLOW TREE AND OLIVE TOPIARY TREES

GENERAL PLANTING NOTES:

PLANT SYMBOLS SHOWN ON PLAN ARE SHOWN AT MATURE SIZE.
TYPICALLY AFTER 3-5 YEARS OF GROWTH ALL PLANTS ARE OF MATURE SIZE AND ALL TREES AND PALMS ARE TYPICALLY AT MATURE SIZE AT 7-10 YEARS.
ALSO, NOTE THAT THE SIZE PLANTED, SPECIES TYPE, SUN EXPOSURE, AND SOIL CONDITIONS, CAN ALL DICTATE PLANT GROWTH AND MATURE SIZE OF PLANT MATERIAL.
ALLOW ALL FLOWERING PLANT MATERIAL AT LEAST ONE FULL GROWING SEASON TO ESTABLISH THERE ROOT SYSTEMS BEFORE FLOWERS WILL APPEAR. (TYP.)

GENERAL SITE NOTES:

1. ALL EXSITING BUILDINGS/STRUCTURES WILL BE REQUIRED TO BE UPDATED TO CURRENT COMMERICAL BUILDING CODE STANDARDS.
2. ALL EXISTING SIDWALKS WILL BE REQUIRED TO BE UPDATED TO CURRENT ADA CODES.
3. ADD NEW CURB CUTS TO EXISTING DRIVEWAY TO MEET MIN. COMMERICAL DRIVEWAY CODES

Call before you DIG

NOTE:
THESE DRAWINGS ARE SCHEMATIC AND NEED TO BE VERIFIED PRIOR TO INSTALLATION. ALL NEW LANDSCAPE AREAS ARE TO HAVE PROPER DRAINAGE AS REQUIRED BY CODE.

MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND FOLLOW EXISTING DRAINAGE PATTERNS SEE CIVIL PLAN FOR DRAINAGE PATTERN

REVISIONS:

NORTH:

LICENSURE:

PLAN: LANDSCAPE PLAN

BAILEY RESIDENCE
5455 NORTH RAINBOW BLVD.
LAS VEGAS, NV 89130

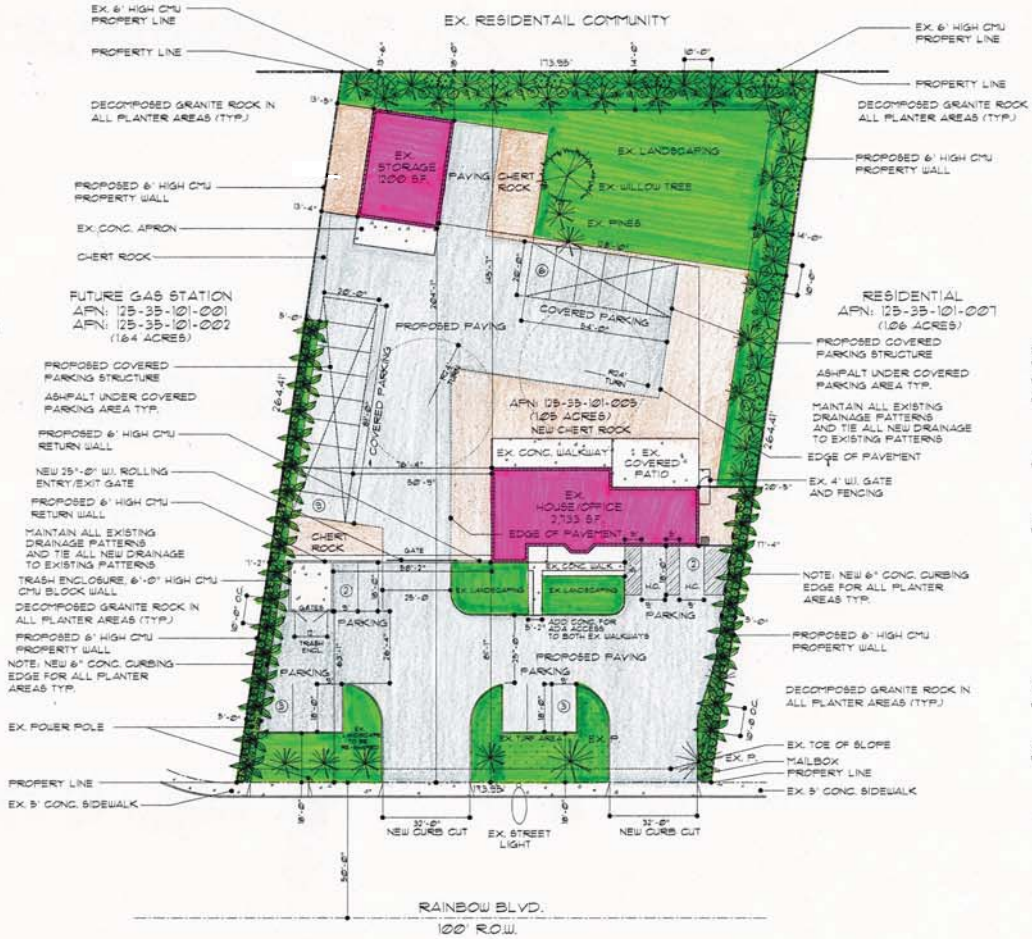
ALL RIGHTS RESERVED BY © DESIGN STUDIO ALL IDEAS USED BY WRITTEN PERMISSION ONLY. THESE DRAWINGS ARE COPYRIGHTED MATERIAL AND SHALL BE HELD VIEWED TO EXISTING CONDITIONS.

S2 DESIGN STUDIO
PROFESSIONAL LANDSCAPE DESIGN
• 725.999.8705 • FAX (702) 485-8888 •
• 2255 SIRIUS CT. LAS VEGAS, NV 89135 •
• WWW.S2DESIGNSTUDIO.COM •

REVIEWED BY: HS
DRAWN BY: TS
DATE: 03/15/16
SCALE: 1" = 20'-0"
SHEET NUMBER: L-1.0

PRJ-63423
03/28/16

GPA-63571, ZON-63573, VAR-63871, VAR-63891, SUP-63574 and SDR-63575 - REVISED



PROJECT DATA

ASSESSORS PARCEL NUMBER	125-35-101-005
SITE AREA	45,994 S.F. (1.05 ACRES)
CURRENT ZONING	R-E
PROPOSED ZONING	
OFFICE/HOUSE SET BACK:	EXISTING:
FRONT:	81'-1"
NORTH SIDE:	76'-4"
SOUTH SIDE:	71'-4"
BACK:	145'-7"
BUILDING/STRUCTURES AREA	3,933 S.F.
STORAGE AREA	1200 S.F.
EX. HOUSE/OFFICE	2,733 S.F.
LOT COVERAGE	8.6%
PARKING CALCULATIONS:	
REQUIRED PARKING SPACES (1 PER/EMPLOYEE ON LARGEST SHIFT (7 EMPLOYEES) PLUS (1) FOR SERVICE OF DELIVERY VEHICLE	7 SPACES
PROVIDED PARKING SPACES	25 SPACES
HANDICAP SPACES REQUIRED	2 SPACES
HANDICAP SPACES PROVIDED	2 SPACES
PARKING SPACES	11 SPACES
COVERED PARKING SPACES	15 SPACES

PLANT SCHEDULE

SYM.	SIZE	SCIENTIFIC NAME	COMMON NAME	M.H.X.M.S.	COLOR
TREES					
	24" Box	Pinus elderica	Mondel pine	35ft. x 20ft.	None
PALMS					
	24" Box	Washingtonia robusta	Mexican fan palms	50ft. x 25ft.	None
SHRUBS					
	5 Gal	Cassia artemisioides	Feathery cassia	6ft. x 8ft.	Yellow
	5 Gal	Dasylirion wheeleri	Desert spoon	4ft. x 4ft.	None
	5 Gal	Hesperaloe parviflora	Red yucca	4ft. x 3ft.	Red
	5 Gal	Leucophyllus frutescens	Green Texas ranger	6ft. x 5ft.	Magenta
	5 Gal	Ligustrum Japonica	Glossy privet	6ft. x 5ft.	None
	5 Gal	Raphiolepis indica 'Pink'	Pink lady hawthorn	3ft. x 3ft.	Pink
GROUND COVER					
	5 Gal	Lantana sp.	New gold lantana	4ft. x 2ft.	Yellow
MATERIALS					

DECOMPOSED GRANITE ROCK IN ALL PLANTER AREAS 2" DEPTH TYP.
SIZE/COLOR: 5/8" SCREENED MOJAVE GOLD OR EQUAL

DECOMPOSED GRANITE ROCK (CHERT) IN ALL DRIVE AREAS 2" DEPTH TYP.
SIZE/COLOR: 1/4" SCREENED MOJAVE GOLD OR TO MATCH EX. CHERT W/STABILIZER

6" CONC. SQ. CONC. CURBING

ALL PLANT MATERIAL CHOSEN IS FROM THE SOUTHERN NEVADA REGIONAL PLANNING COALITION APPROVED REGIONAL PLANT LIST.

CONTRACTOR TO FIELD VERIFY ALL PLANT QUANTITIES AND MATERIAL AMOUNTS PRIOR TO INSTALLATION.

EX. PLANT MATERIAL

OWNER TO TRANSPLANT EXISTING TREES/PALMS ON SITE TO MEET DESIGN/CODE REQUIREMENTS FOR PERIMETER LANDSCAPE SCEENING. ALL OTHERS TO BE ADDED AS NEEDED.

EX. P. EXISTING MODEL PINE TREE

EX. EXISTING WILLOW TREE AND OLIVE TOPIARY TREES

GENERAL PLANTING NOTES:

PLANT SYMBOLS SHOWN ON PLAN ARE SHOWN AT MATURE SIZE.
TYPICALLY AFTER 3-5 YEARS OF GROWTH ALL PLANTS ARE OF MATURE SIZE AND ALL TREES AND PALMS ARE TYPICALLY AT MATURE SIZE AT 7-10 YEARS.
ALSO, NOTE THAT THE SIZE PLANTED, SPECIES TYPE, SUN EXPOSURE, AND SOIL CONDITIONS CAN ALL DICTATE PLANT GROWTH AND MATURE SIZE OF PLANT MATERIAL.
ALLOW ALL FLOWERING PLANT MATERIAL AT LEAST ONE FULL GROWING SEASON TO ESTABLISH THERE ROOT SYSTEMS BEFORE FLOWERS WILL APPEAR. (TYP.)

GENERAL SITE NOTES:

1. ALL EXISTING BUILDINGS/STRUCTURES WILL BE REQUIRED TO BE UPDATED TO CURRENT COMMERICAL BUILDING CODE STANDARDS.
2. ALL EXISTING SIDWALKS WILL BE REQUIRED TO BE UPDATED TO CURRENT ADA CODES.
3. ADD NEW CURB CUTS TO EXISTING DRIVEWAY TO MEET MIN. COMMERICAL DRIVEWAY CODES

NOTE:
THESE DRAWINGS ARE SCHEMATIC AND NEED TO BE FIELD VERIFIED PRIOR TO PLANTING. ALL NEWLY GRADED AREAS ARE TO HAVE POSITIVE DRAINAGE AS REQUIRED BY CODE.
PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND TIE INTO EXISTING DRAINAGE SYSTEM. SEE GRADING PLAN FOR DRAINAGE PATTERN

PRJ-63423
03/28/16

REVISIONS:

NORTH:

LICENSURE:

PLAN: LANDSCAPE PLAN

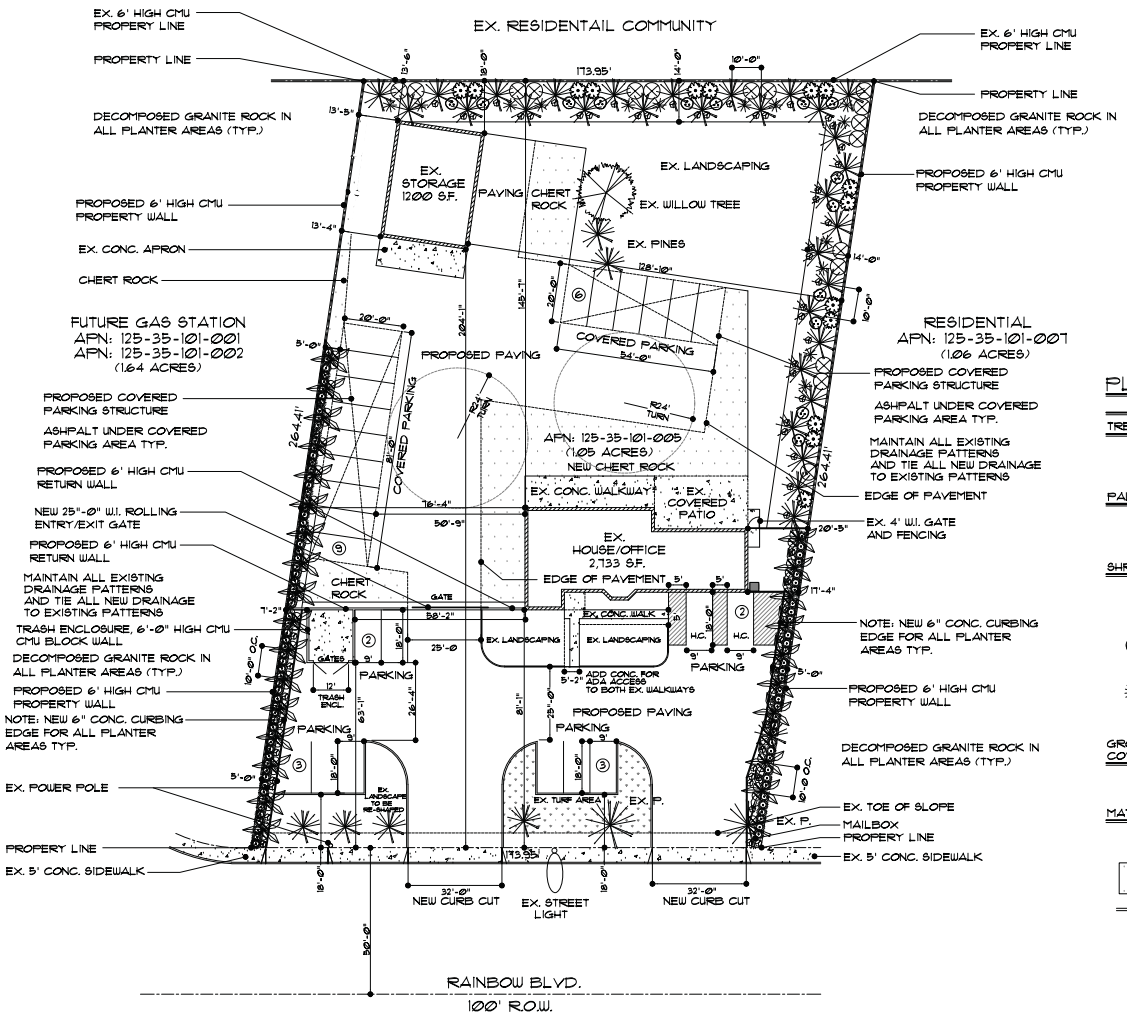
BAILEY RESIDENCE
5455 NORTH RAINBOW BLVD.
LAS VEGAS, NV 89130

ALL RIGHTS RESERVED BY S2 DESIGN STUDIO ALL DRAWINGS ARE USED BY WRITTEN PERMISSION ONLY. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND SHOULD BE FIELD VERIFIED TO EXISTING CONDITIONS.

S2 DESIGN STUDIO
PROFESSIONAL LANDSCAPE DESIGN
• 725.LAS.VEGAS (725.527.8342) • FAX (702) 434-8853 •
• 7251 W. LAKE MEAD BLVD. SUITE 300 LAS VEGAS, NEVADA 89128 •
• WWW.S2DESIGNSTUDIO.COM •

REVIEWED BY: HS
DRAWN BY: TS
DATE: 03/15/16
SCALE: 1" = 20'-0"
SHEET NUMBER:
L-1.0

GPA-63571, ZON-63573, VAR-63871, VAR-63891, SUP-63574 and SDR-63575 - REVISED



PROJECT DATA

ASSESSORS PARCEL NUMBER	125-35-101-005
SITE AREA	45,994 S.F. (1.05 ACRES)
CURRENT ZONING	R-E
PROPOSED ZONING	
OFFICE/HOUSE SET BACK:	EXISTING:
FRONT:	81'-1"
NORTH SIDE:	76'-4"
SOUTH SIDE:	17'-4"
BACK:	145'-7"
BUILDING/STRUCTURES AREA	3,933 S.F.
STORAGE AREA	1,200 S.F.
EX. HOUSE/OFFICE	2,733 S.F.
LOT COVERAGE	8.6%
PARKING CALCULATIONS:	
REQUIRED PARKING SPACES .75 PER/EMPLOYEE ON LARGEST SHIFT (7 EMPLOYEES) PLUS (1) FOR SERVICE OF DELIVERY VEHICLE	7 SPACES
PROVIDED PARKING SPACES	25 SPACES
HANDICAP SPACES REQUIRED	2 SPACES
HANDICAP SPACES PROVIDED	2 SPACES
PARKING SPACES	11 SPACES
COVERED PARKING SPACES	15 SPACES

PLANT SCHEDULE

SYM.	SIZE	SCIENTIFIC NAME	COMMON NAME	M.H.X.M.S.	COLOR
TREES					
PALMS	24" Box	Pinus elderica	Mondel pine	35ft x 20ft	None
	24' Box	Washingtonia robusta	Mexican fan palms	50ft x 25ft	None
SHRUBS	5 Gal	Cassia artemisioides	Feathery cassia	6ft x 5ft	Yellow
	5 Gal	Dasylirion wheeleri	Desert spoon	4ft x 4ft	None
	5 Gal	Hesperaloe parviflora	Red yucca	4ft x 3ft	Red
	5 Gal	Leucophyllus frutescens	Green texas ranger	6ft x 5ft	Magenta
	5 Gal	Ligustrum japonica	Glossy privet	6ft x 3ft	None
	5 Gal	Raphiolepis indica 'Pink'	Pink lady hawthorn	3ft x 3ft	Pink
GROUND COVER					
MATERIALS	5 Gal	Lantana sp.	New gold lantana	4ft x 2ft	Yellow

DECOMPOSED GRANITE ROCK IN ALL PLANTER AREAS 2" DEPTH TYP.
SIZE/COLOR: 5/8" SCREENED MOJAVE GOLD OR EQUAL

DECOMPOSED GRANITE ROCK (CHERT) IN ALL DRIVE AREAS 2" DEPTH TYP.
SIZE/COLOR: 1/4" SCREENED MOJAVE GOLD OR TO MATCH EX. CHERT W/STABLIZER

6" CONC. SQ. CONC. CURBING

ALL PLANT MATERIAL CHOSEN IS FROM THE SOUTHERN NEVADA REGIONAL PLANNING COALITION APPROVED REGIONAL PLANT LIST

CONTRACTOR TO FIELD VERIFY ALL PLANT QUANTITIES AND MATERIAL AMOUNTS PRIOR TO INSTALLATION.

EX. PLANT MATERIAL

OWNER TO TRANSPLANT EXISTING TREES/PALMS ON SITE TO MEET DESIGN/CODE REQUIREMENTS FOR PERIMETER LANDSCAPE SCEENING. ALL OTHERS TO BE ADDED AS NEEDED.

EX. P. EXISTING MODEL PINE TREE

EX. EXISTING WILLOW TREE AND OLIVE TOPIARY TREES

GENERAL PLANTING NOTES:

PLANT SYMBOLS SHOWN ON PLAN ARE SHOWN AT MATURE SIZE.
TYPICALLY AFTER 3-5 YEARS OF GROWTH ALL PLANTS ARE OF MATURE SIZE AND ALL TREES AND PALMS ARE TYPICALLY AT MATURE SIZE AT 7-10 YEARS.
ALSO, NOTE THAT THE SIZE PLANTED, SPECIES TYPE, SUN EXPOSURE, AND SOIL CONDITIONS, CAN ALL DICTATE PLANT GROWTH AND MATURE SIZE OF PLANT MATERIAL.
ALLOW ALL FLOWERING PLANT MATERIAL AT LEAST ONE FULL GROWING SEASON TO ESTABLISH THERE ROOT SYSTEMS BEFORE FLOWERS WILL APPEAR. (TYP.)

GENERAL SITE NOTES:

1. ALL EXSITING BUILDINGS/STRUCTURES WILL BE REQUIRED TO BE UPDATED TO CURRENT COMMERICAL BUILDING CODE STANDARDS.
2. ALL EXISTING SIDWALKS WILL BE REQUIRED TO BE UPDATED TO CURRENT ADA CODES.
3. ADD NEW CURB CUTS TO EXISTING DRIVEWAY TO MEET MIN. COMMERICAL DRIVEWAY CODES

Call Before You Dig 1-800-227-2600

NOTE:
THESE DRAWINGS ARE SCHEMATIC AND NEED TO BE VERIFIED PRIOR TO INSTALLATION. ALL NEW LANDSCAPE AREAS ARE TO HAVE PROPER DRAINAGE AS REQUIRED BY CODE.

MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND FOLLOW EXISTING DRAINAGE PATTERNS SEE CIVIL PLAN FOR DRAINAGE PATTERN

REVISIONS:

NORTH:

LICENSURE:

PLAN: LANDSCAPE PLAN

BAILEY RESIDENCE
5455 NORTH RAINBOW BLVD.
LAS VEGAS, NV 89130

ALL RIGHTS RESERVED BY © DESIGN STUDIO. ALL OTHERS USED BY WRITTEN PERMISSION ONLY. THESE DRAWINGS ARE COPYRIGHTED MATERIAL AND SHOULD BE FIELD VIEWED TO EXISTING CONDITIONS.

S2 DESIGN STUDIO
PROFESSIONAL LANDSCAPE DESIGN
• PH. (702) 838-7721 • FAX (702) 838-8888 •
• 2250 SIRIUS AVE. LAS VEGAS, NV 89102 •
• WWW.S2DESIGNSTUDIO.COM •

REVIEWED BY: HS
DRAWN BY: TS
DATE: 03/15/16
SCALE: 1" = 20'-0"
SHEET NUMBER: L-1.0

PRJ-63423
03/28/16

GPA-63571, ZON-63573, VAR-63871, VAR-63891, SUP-63574 and SDR-63575 - REVISED

Bailey Street Sweepers
Ann & Rainbow
Elevations Exhibit (House)

GCGARCIA
A Planning & Development Services Corporation
February 2016



West Elevation



North Elevation



South Elevation



East Elevation

GPA-63571, ZON-63573, VAR-63871, VAR-63891, SUP-63574 and SDR-63575

Bailey Street Sweepers
Ann & Rainbow
Elevations Exhibit (Garage)

GCGARCIA
A Planning & Development Services Corporation
February 2016



West Elevation



South East Elevation



East Elevation



North East Elevation

GPA-63571, ZON-63573, VAR-63871, VAR-63891, SUP-63574 and SDR-63575

Ann & Rainbow Sweepers
Truck Photos Exhibit

GCGARCIA
A Planning & Development Services Corporation
January 2016





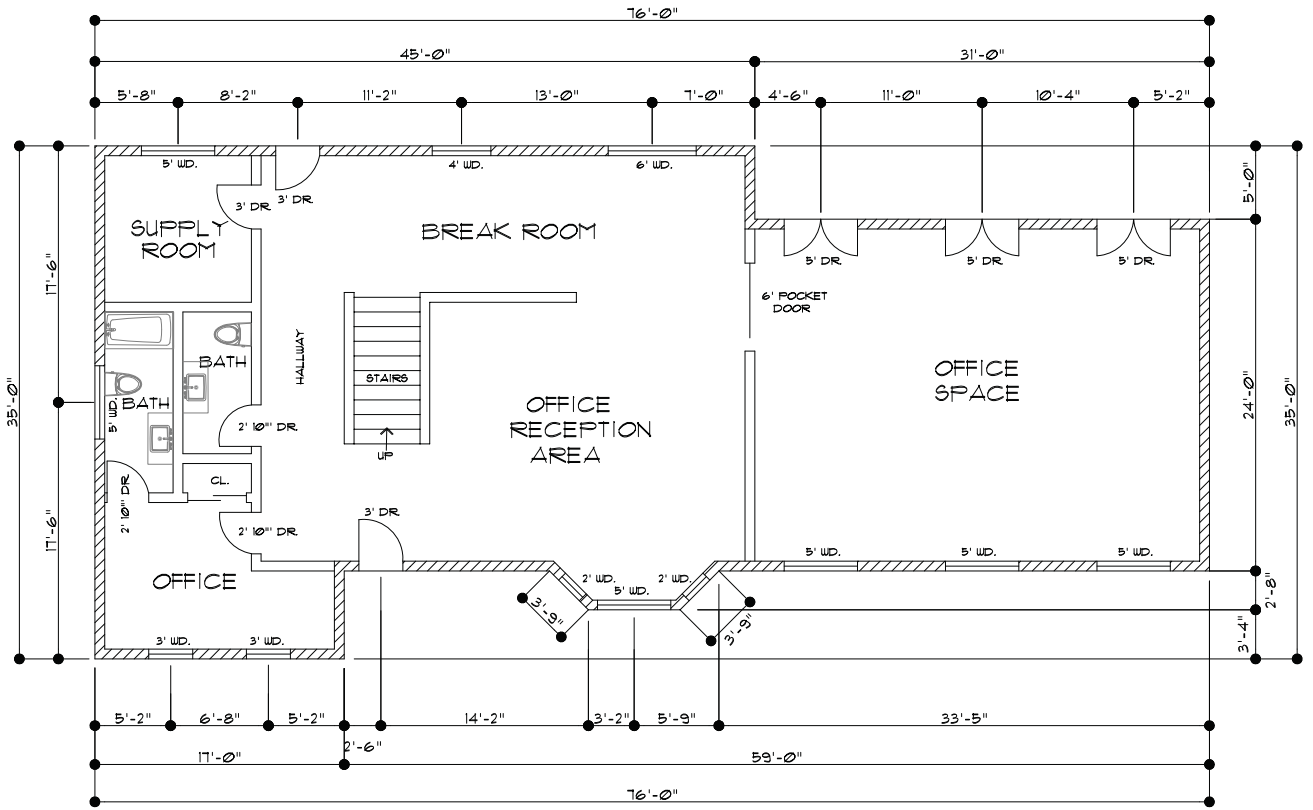








GPA-63571, ZON-63573, VAR-63871, VAR-63891, SUP-63574 and SDR-63575



FIRST FLOOR

2175 S.F.

REVISIONS:

NORTH:

LICENSURE:

PLAN: OFFICE FIRST FLOOR

BAILEY RESIDENCE

5455 NORTH RAINBOW BLVD.

LAS VEGAS, NV 89130

ALL RIGHTS RESERVED BY S2 DESIGN STUDIO ALL OTHERS USED BY WRITTEN PERMISSION ONLY
THESE DRAWINGS ARE COPYRIGHTED IN NATURE AND SHOULD BE FIELD VERIFIED TO EXISTING CONDITIONS

S2 DESIGN STUDIO
RESIDENTIAL LANDSCAPE DESIGN
• 725 (702) 858-9721 • FAX (702) 485-8888 •
• 2255 TROPICANA CT. LAS VEGAS, NV 89119 •
• WWW.S2DESIGNSTUDIO.COM •

REVIEWED BY: HS
DRAWN BY: TS
DATE: 02/24/16
SCALE: 1/4" = 1'-0"
SHEET NUMBER: FL-1.0

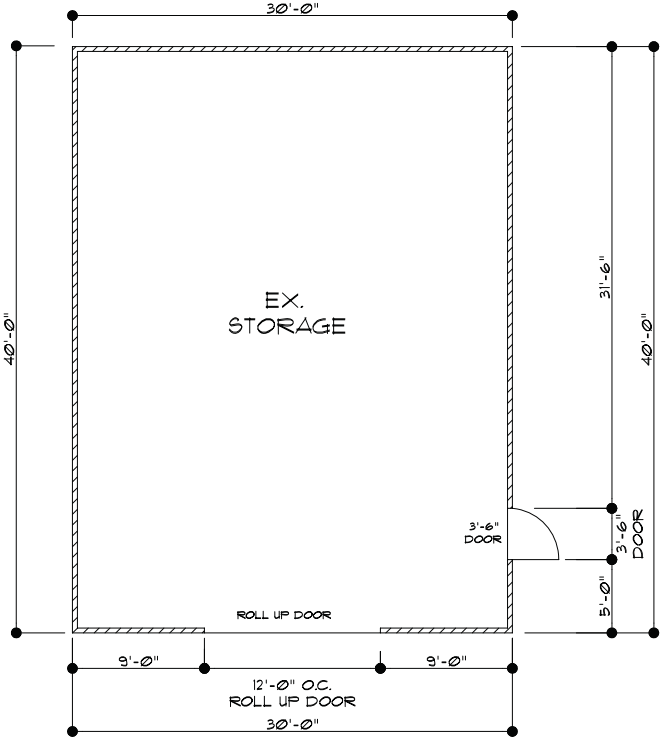
Call Before You Dig 811

NOTE:
THESE DRAWINGS ARE SCHEMATIC AND NEED TO BE VERIFIED PRIOR TO INSTALLATION. ALL NEW CONNECTIONS ARE TO HAVE PROPER DRAINAGE AS REQUIRED BY CODE.

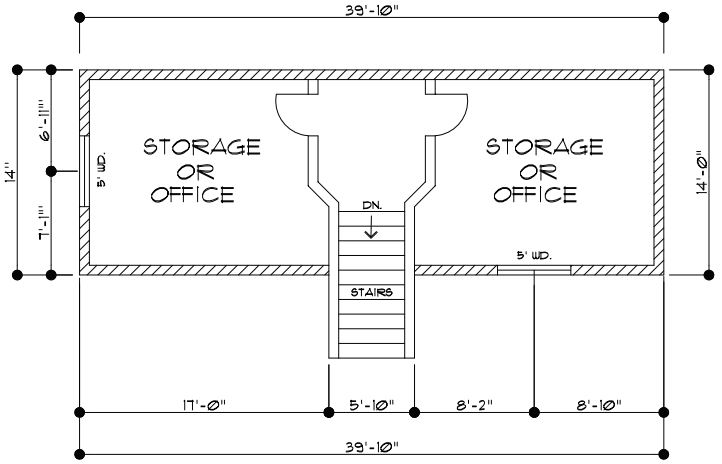
MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND FOLLOW EXISTING DRAINAGE PATTERNS SEE CIVIL PLAN FOR DRAINAGE PATTERN

PRJ-63423
03/25/16

GPA-63571, ZON-63573, VAR-63871, VAR-63891, SUP-63574 and SDR-63575



EX. STORAGE UNIT
1,200 S.F.



SECOND FLOOR
558 S.F.

REVISIONS:

NORTH:

LICENSURE:

PLAN: OFFICE SECOND FLOOR/STORAGE

BAILEY RESIDENCE
5455 NORTH RAINBOW BLVD.
LAS VEGAS, NV 89130

ALL RIGHTS RESERVED BY © DESIGN STUDIO ALL OTHERS USED BY WRITTEN PERMISSION ONLY
THESE DRAWINGS ARE COPYRIGHTED MATERIAL AND SHOULD BE FIELD VERIFIED TO EXISTING CONDITIONS

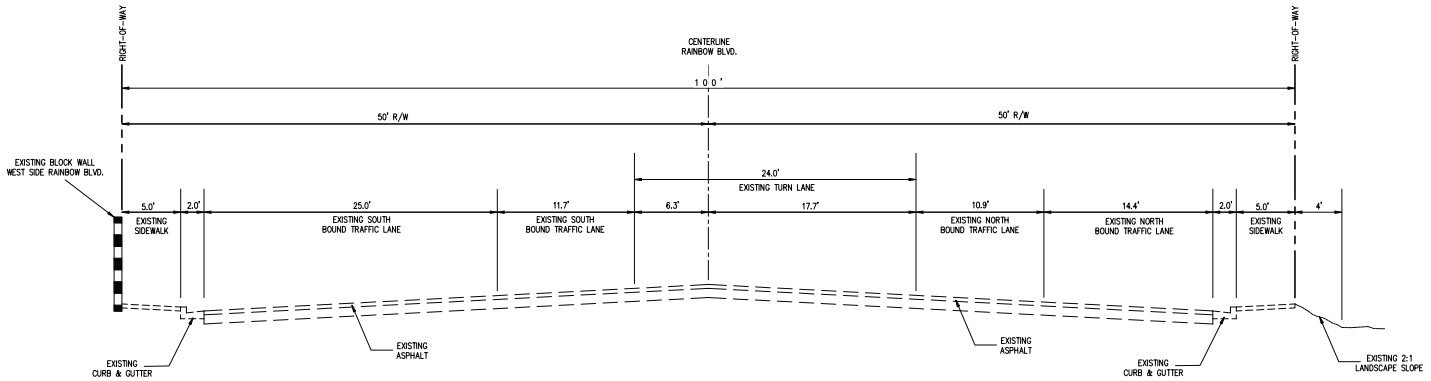
S2 DESIGN STUDIO
PROFESSIONAL LANDSCAPE DESIGN

REVIEWED BY: HB
DRAWN BY: TB
DATE: 02/24/16
SCALE: 1/4" = 1'-0"
SHEET NUMBER:
FL-1.1

NOTE:
THESE DRAWINGS ARE SCHEMATIC AND NEED TO BE VERIFIED PRIOR TO INSTALLATION. ALL NEW LANDSCAPE AREAS ARE TO HAVE PROPER DRAINAGE AS REQUIRED BY CODE.
MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND FOLLOW EXISTING DRAINAGE PATTERNS SEE CIVIL PLAN FOR DRAINAGE PATTERN

PRJ-63423
03/25/16

GPA-63571, ZON-63573, VAR-63871, VAR-63891, SUP-63574 and SDR-63575



RAINBOW BOULEVARD (EXISTING)

100' RIGHT-OF-WAY SECTION
MEASURED APPROXIMATELY MID PROPERTY
5455 N. RAINBOW BLVD.

PRJ-63423
02/25/16

NO.	REVISIONS	BY	DATE	APPR.

Civilta
ENGINEERS • SURVEYORS • PLANNERS
6430 SCHRILLS ST.
LAS VEGAS, NV 89118 • sales@civiltaeng.com
(702) 239-3536 FAX (702) 740-4290

RAINBOW BOULEVARD "X" SECTION
100' RIGHT-OF-WAY

APN 125-35-101-005
CITY OF LAS VEGAS CLARK COUNTY, NEVADA

SEAL
TIMOTHY DOBBINS
2-25-16

SCALE(H):1"=	5'
SCALE(V):1"=	N/A
DES.BY:	TMD
DWN.BY:	TMD
CHK.BY:	TMD
PROJ. START DATE:	2-24-16

PROJECT NO.
3893_rainbow
DRAWING NAME:
x_section

SHEET
1
1 OF 1 SHEETS

GPA-63571, ZON-63573, VAR-63871, VAR-63891, SUP-63574 and SDR-63575

Truck 10: 2002 Isuzu NPR 17 ½'L x 7'W x 7 ½'H

VIN# JALB4B14X27011106



Truck 13: 2003 GMC W4500 18'L x 7'W x 8'H

VIN# J8DC4B14537003324



PRJ-63423
03/16/16

GPA-63571, ZON-63573, VAR-63871, VAR-63891, SUP-63574 and SDR-63575

Truck 15: 2006 Isuzu NPR 17 ½'L x 7'W x 7' ½H

VIN# JALB4B16467022352



Truck 16: 2006 Isuzu NPR 17 ½'L x 7'W x 7 ½'H

VIN# JALB4B16767020840



PRJ-63423
03/16/16

Truck 19: 2008 GMC HD2500 17'L x 7'W x 6 ½'H

VIN# 1GBHC24K28E213486



Truck 20: 2007 GMC W4500 18'L x 7'W x 8'H

VIN# J8DC4B16677009088



PRJ-63423
03/16/16

Truck 21: 2012 Isuzu NPR 18'L x 7'W x 8'H

VIN# 54DB4W1B7CS804154



Truck 22: 2014 Isuzu NQ 20'L x 7 ½' W x 8'H

VIN# 1GB3CZCG9EF151283



PRJ-63423
03/16/16

GPA-63571, ZON-63573, VAR-63871, VAR-63891, SUP-63574 and SDR-63575

Truck 23: 2014 Chevrolet Silverado 1500 16'L x 7'W x 6 ½'H

VIN# 1GCNCPEH4FZ276575



Classy Cans: 2014 Chevy Silverado HD2500 23'L x 7 ½'W x 8 ½'H

VIN# 1GB3CZCG9EF151283



PRJ-63423
03/16/16

GPA-63571, ZON-63573, VAR-63871, VAR-63891, SUP-63574 and SDR-63575

Truck 17: 2007 GMC W4500 18'L x 7'W x 8'H

VIN# J8DC4B16X77010700



Truck 18: 2007 GMC W4500 18'L x 7'W x 8'H

VIN# J8DC4B16477005461



PRJ-63423
03/16/16



GPA-63571 [PRJ-63423] - GENERAL PLAN AMENDMENT RELATED TO ZON-63573, VAR-63817, VAR-63891, SUP-63574 AND SDR-63575 - APPLICANT/OWNER: JOHN M. BAILEY
5455 NORTH RAINBOW BOULEVARD

03/03/16



GPA-63571 [PRJ-63423] - GENERAL PLAN AMENDMENT RELATED TO ZON-63573, VAR-63817, VAR-63891, SUP-63574 AND SDR-63575 - APPLICANT/OWNER: JOHN M. BAILEY
5455 NORTH RAINBOW BOULEVARD

03/03/16



GPA-63571 [PRJ-63423] - GENERAL PLAN AMENDMENT RELATED TO ZON-63573, VAR-63817, VAR-63891, SUP-63574 AND SDR-63575 - APPLICANT/OWNER: JOHN M. BAILEY
5455 NORTH RAINBOW BOULEVARD

03/03/16



GPA-63571 [PRJ-63423] - GENERAL PLAN AMENDMENT RELATED TO ZON-63573, VAR-63817, VAR-63891, SUP-63574 AND SDR-63575 - APPLICANT/OWNER: JOHN M. BAILEY
5455 NORTH RAINBOW BOULEVARD

03/03/16



GPA-63571 [PRJ-63423] - GENERAL PLAN AMENDMENT RELATED TO ZON-63573, VAR-63817, VAR-63891, SUP-63574 AND SDR-63575 - APPLICANT/OWNER: JOHN M. BAILEY
5455 NORTH RAINBOW BOULEVARD

03/03/16

March 24, 2016 **(REVISED)**

Tom Perrigo, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter: Ann & Rainbow Sweepers
SEC of Ann & Rainbow
APN#s: 125-35-101-005

Dear Mr. Perrigo:

On behalf of our client, John Bailey, please accept this letter for a possible GPA, ZON, VAR, SDR & SUP on a parcel near the southeast corner of Ann Road and Rainbow Boulevard to allow for converting his home into the company's service trucks/street sweepers to be parked along with the business office. This is to adapt to the changing conditions in the area and the adjacent recently approved convenience store and car wash on the commercial corner.

The project consists of an adaptive reuse of a residential home parcel that is 1.05+/- net acres site and currently has Desert Rural (DR) land use and Residence Estates (R-E) with an RP-O Overlay zoning. It is not part of a rural protection neighborhood (RPN); however, it does have the RP-O overlay, which we are requesting to remove as it is no longer appropriate.

Our client's intent is to convert the home to his business office with service vehicles at this location. Per staff direction this involves a change in the land use from Desert Rural (DR) land use to General Commercial (GC) land use and the zoning from Residence Estates (R-E) to General Commercial (C-2) designations for Commercial Vehicle Storage that would allow this use or alternatively Building Maintenance Service & Sales in a lesser commercial district.

Done properly this project will not unduly impact the neighborhood but will serve to illustrate how to transition from a busy intense commercial corner use to a residential looking office.

This parcel location is near the southeast corner of Ann & Rainbow; both streets are classified as Primary Arterials at this location. Given the intense traffic, and short distance to the regional freeway system, the proposed change in land use and zoning would be appropriate and compatible.

The adjacent parcel to the north is zoned for C-1. The parcel to the south is vacant R-E. The parcels to the east and west are developed residential uses.

The project consists of an existing 2,500 sf house being converted to an office. In the front setback, parking and attractive landscaping are proposed along with 6' high CMU wall along the north and south property lines. The side and rear of the property would be secured with a gate and 6' high CMU walls screened with Mondel pine trees and shrubs. There is an existing 1,200 square foot storage shed that would remain. We are proposing to include 15 covered parking stalls, add partial paving and renewing the chert rock in the unpaved areas to keep the residential feel. There is also some existing landscaping and trees that would remain.

GCGARCIA
A Planning & Development Services Corporation
1055 Whitney Ranch, Suite 210, Henderson, Nevada 89014-3205
Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

PRJ-63423
03/28/16

The project will have 7 employees on the highest shift. There are a total of 12 trucks, but it would be unusual for all 12 to be on the lot at the same time. Pictures of the trucks have been included in the submittal package. The Code requires 7 spaces for employee and service of delivery vehicle. There are 25 parking spaces being proposed, 16 of the spaces will be covered, which exceeds the Code requirements.

COMPREHENSIVE PLAN AMENDMENT: Change Required

The land use for this site is currently Desert Rural (DR) and the proposed land use is General Commercial (GC). Given the changed character to commercial corners on the three corners of two major arterial roads, commercial is appropriate at this location. The Development Code allows for changes to the General Plan and provides Determinations to be met. The project meets the determinations which are as follows:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land uses designations;**

   The intensity of the proposed General Plan Amendment is compatible with the existing adjacent land uses designations. The parcel to the north has been approved as a commercial land use. The vacant property to the south is Rural Estates. The properties to the west and east are developed residential. The high volume of traffic associated with major arterial street intersection typically makes these locations suitable for commercial especially when the home fronts the street and is more impacted. This small scale residential conversion to an office project with commercial service vehicles is compatible with appropriate zoning restrictions and good design.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.**

   The zoning designation that will be proposed will be allowed by the proposed land use amendment and will be compatible with the existing adjacent land uses or zoning districts.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan; and**

   There are adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed General Plan. Ann and Rainbow are major arterial roads and have adequate capacity for these uses. The utilities are also adequate for the proposed uses.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment conforms to other applicable adopted plans and polices. This project will conform to all applicable adopted plans and policies, and conditions of approval when approved.

ZONING CLASSIFICATION: Request from R-E with RP-O Overlay to C-2:

The proposed project is for a conversion of a residential home to a low intensity office along with parking and storage of commercial sweeper trucks. The location is abutting a recently approved intense commercial use. Additionally, the site is situated on the outer edge of a residential area and along the Rainbow corridor and juncture with Ann Road, both are primary arterials (100 ft.). The request is for C-2, General Commercial, which could be considered "spot zoning", however, the intensity of this use is compatible given the adjacent commercial development and can be restricted in design and operation to balance and transition the commercial corridor and residential.

PR-63423
03/28/16

The scale of the building and parking areas are an appropriate transition to the residential. A large existing landscaping area in the rear yard will remain, buffering this use from the adjacent single family. The sizes and types of the vehicles that are being parked at this location are essentially the size and scale of vehicles that are found in residential areas.

RP-Overlay:
The intent of the RP-Overlay is to ensure that the rural character is preserved. This area has changed and is no longer rural in nature. Both Ann and Rainbow are greater than 90 feet, which is the requirement for maintaining the rural character, and are commercial corridors. The adjacent property to the north is now commercial; the properties to the east and west have already developed at higher densities than are allowed under R-E/RP-O.

Surrounding Zoning Districts:
The parcels to the north of the proposed project are zoned C-1 and will be developed as a commercial retail establishment.

The parcels to the east are developed and zoned Residential Planned Development (R-PD4). The parcels to the south are zoned Residence Estates District. The parcels to the west are developed and zoned as Single Family (R-1) and Single Family Compact-Lot District (R-CL).

Existing Land Use Pattern and Constraints: The existing site has a building that is being used as a residence. The allowance of parking and storage of vehicles at this location is appropriate given the busy intersection and the proximity of commercial.

Street Design & Traffic:
Both Ann and Rainbow are improved and are high capacity primary arterials fully capable of supporting the minor incremental increase in traffic that would be created by this request. This parcel is developed and the street design conforms to City standards and requirements including sidewalks and driveways.

Appropriate Location & Compatibility.
The area is adequately served by streets and utilities. The City of Las Vegas provide infrastructure near to this site including streets, water and sewer lines. The developer will contribute and/or provide the on-site and offsite improvements as required to adequately serve the project.

The land use and zoning to allow for this use will fit within the surrounding context of land uses and zoning. The zoning and design comply with the goals, objectives and policies of the City

APPROVAL CRITERIA- SPECIAL USE PERMIT Title 19.16.110-(L)

Special Use Permit is required for Delivery and Service Vehicle Storage Use. The following are the determinations to be made for approval of a Special Use Permit:

a) ***The proposed 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;***

PRJ-63423
03/28/16

The proposed used is harmonious and compatible with the existing surround land uses and with the future surrounding land uses as projected by the General Plan.

b) The subject site is physically suitable for the type and intensity of land use being proposed.

The subject site is physically suitable for this type and intensity of land use being proposed. The site has undeveloped commercial to the north of this property and is located on a major arterial street.

c) Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and

The surrounding surface street network is more than adequate to provide access and traffic carrying capacity. Any additional requirements will be addressed through a standard City traffic assessment.

d) 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 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.

VARIANCE-DETERMIATION FOR APPROVAL 19.16.140. L

The proposed project requires Variances for the side and rear setbacks to the existing buildings which are not being altered or expanded and a proposed covered parking structure.

1) There is an existing shed building that falls within the required rear setback of 20 feet. The existing building varies from 13'-6" to 18'-0" away from the rear property line, which creates a Variance of 6'6" to 2'-0" along a portion of the rear (east) property line.

2) An additional Variance is needed for a proposed parking structure and the trash enclosure within the required side setback of 10 feet. The covered parking is 5 feet away from the north (side) property line, creating a need of a 5 foot Variance along a portion of the side property line. The trash enclosure is 7'-2" away from the side property line, creating a Variance of 2'-10".

3) Another Variance is required to the existing home that will become the main office. As a commercial structure a residential adjacency setback of 3:1 is required. The current southerly setback varies from 17 to 20 feet for a house that is about 17' feet at the far south portion of the house and a little over 21 feet tall at the middle of the house. Our request is to allow for 17' feet where 65' is required.

L. Determinations

1. In order to recommend approval of, or to approve a Variance application, the Planning Commission or City Council must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Paragraph (2) below.

PRJ-63423
03/28/16

2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the 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 project has an extraordinary and exceptional situation with the angle of the property and the presence of, the existing residential structures that will not be altered or enlarged but only change in the zoning and use. This combined with the , and the required turning radii will create, creating a situation that would result in peculiar and exceptional practical difficulties to the property owner if the strict application of the Code is applied.

The project is adjacent to commercial C-Store and Car Wash on the north. A heavy landscape buffer is being provided on the east to minimize any impact on the adjacent properties. The neighbors to the east do not object.

SITE DEVELOPMENT REVIEW

The proposed design requires a Minor review as the building is less than 5,000 square feet. The project effectively meets the Code design criteria for these types of uses. The design of the building fits with the surrounding area. At this time there are no changes being requested to the appearance of the building. The project is proposing the required parking and landscaping.

1. ***The proposed development is compatible with adjacent development and development in the area;***

   The abutting R-E residential to the east does not oppose the proposal. The design is intended to maintain a residential look and feel and a low impact office ues. The proposed development standard is compatible with adjacent land development and development in the area. The parcel to the north is approved (C-1) with approved C-Store, Drive Thru and Car Wash use; the parcels to the south is vacant R-E. This site is planned as a lower intense use with a residential feel to transition from the intense C-1 on the corner.

2. ***The proposed development is consistent with the General Plan, this Title, the Commercial Design Standards for Parking, Landscape, Wall and Buffer Standards, Sign and other duly-adopted city plans, policies and standards***;

   The proposed development is consistent with the General Plan and other adopted city plans, policies and standards. This project is appropriate given its location near the intersection of two major arterials and changing character of the area.

3. ***Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.***

   Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic as both Ann and Rainbow are existing arterials which have ample capacity of this type of use. The driveway designs will meet City requirements.

PRJ-63423
03/24/16

4. ***Building and landscape materials are appropriate for the area and for the City and consistent and compatible with existing commercial;***

   The building and landscape materials are appropriate for the area and for the city and are consistent and compatible with the other existing commercial uses in the area and meet or exceed the Development Code.

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 consistent and compatible with existing commercial along the corridor;***

   The building is harmonious and compatible with development in the area and is consistent and compatible with the existing commercial along the corridor. In fact, the office use with a residential appearance is a good transition from the C-Store to the north.

6. ***Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.***

   Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.

WAIVER 19.16.130.E

We are requesting a waiver from 19.04.030.C that states "sidewalks shall be offset from vehicular travel lanes along arterial and collector streets as illustrated for each such street classification in LVMC 19.04.170 through 19.04.200." There is a sidewalk currently in place and the request is to keep such sidewalk as it exists. The sidewalk as required includes a planting area/amenity zone between the street and sidewalk. The sidewalk as currently constructed is adjacent to the street and does not include the amenity zone. This issue has been reviewed with Public Works and they have agreed to the deviation.

We are also requesting a waiver from 18.08.080 to reduce the required landscape buffer along interior property lines. The requirement is for an 8 foot landscape buffer. Along the rear property line (east) there is a 14 foot landscape buffer except in one portion where it narrows down to 13 feet 6 inches. The north property line is providing a 5 foot landscape buffer, except for the east portion where it narrows down to zero. The south property line has a buffer to the rear of the house/office, where it then widens to a 14 foot landscape buffer. The front buffer (west) along Rainbow is 18 feet and appears to meet the 15 foot landscape buffer requirement.

In order to approve a Waiver, the following shall be determined:

1. The request does not exceed the prescribed limitations of the applicable provisions of this Title that specifically allow for a Waiver;

   Granting this request does not exceed the prescribed limitations of this Title.

2. Granting of the Waiver will not be inconsistent with the spirit and intent of the General Plan;

   Granting this request is consistent with the spirit and intent of the General Plan. The overall average of the landscape buffers meet the requirements, based on square footage and the project exceeds more commercial projects in overall landscaping percentage.

PRJ-63423
03/28/16

3. That one or more of the following conditions exist:
   a. There are special circumstances applicable to the property, such as size, shape, topography, location or surrounding and that the strict application of the Code requirements deprives the property of the privileges enjoyed by other property in the vicinity and under the identical land use district classification;
   b. Granting the Waiver is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and land use district and is denied to the property for which the Waiver is sought;
   c. The Waiver will not be materially detrimental to the public health, safety, or general welfare or injurious to the property o improvements in the vicinity and land use district in which the property is located; or
   d. Granting the Waiver does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located.

   This request is not materially detrimental to the public health, safety, and welfare, and provides landscape buffering between this office use and the adjacent residential. The design will generally maintain the look and feel of residential. The use will be a low traffic impact. The project is a good transition from the C-store. The project to the north also provides landscape buffering on the property line. Retaining the residential structures provides a compatible adaptive reuse which helps adequately buffer the proposed use from any of the neighboring parcels. The low impact nature of this office use and service vehicle use is not detrimental. The abutting neighbors do not object to the proposal.

SUMMARY JUSTIFICATION:

The requested small commercial site for an office with service vehicles for the parcel near the southeast corner of Ann & Rainbow will meet the plans and policies of the City. It will allow for a change to a more compatible use in light of today's changed planning and development context. The proposed parking and storage on the property, which is ideally located along two primary arterials, has existing infrastructure and easy access to major roadways. It adds to tax base, creates jobs, and provides additional goods and services to the area and is designed to maintain compatibility through its low intensity and residential appearance.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,

George Garcia,
President

GCG:dw

PRJ-63423
03/28/16

GPA-63571, ZON-63573, VAR-63871, VAR-63891, SUP-63574 and SDR-63575 - REVISED

City of Las Vegas Agenda Item No.: **45.**

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

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

SUBJECT:
ZON-63573 - REZONING RELATED TO GPA-63571 - PUBLIC HEARING - APPLICANT/OWNER: JOHN M. BAILEY - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 1.05 acres at 5455 North Rainbow Boulevard (APN 125-35-101-005), Ward 4 (Anthony) [PRJ-63423]. Staff recommends DENIAL.

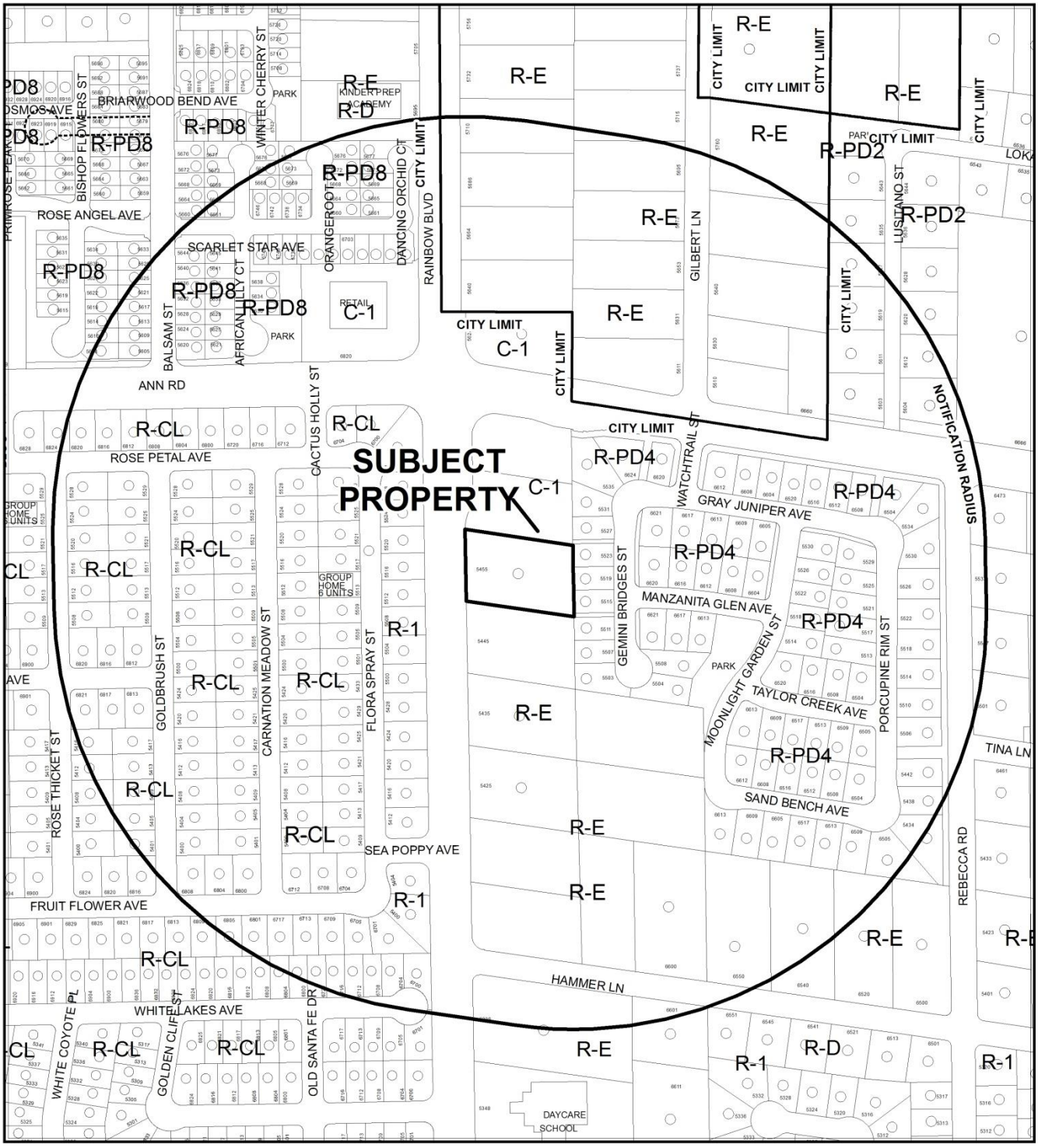
C.C.: 5/10/2016

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. Consolidated Backup
2. Location and Aerial Maps - ZON-63573, VAR-63817, VAR-63891, SUP-63574 and SDR-63575 [PRJ-63423]
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-63573, VAR-63817, VAR-63891, SUP-63574 & SDR-63575 (PRJ-63423)**

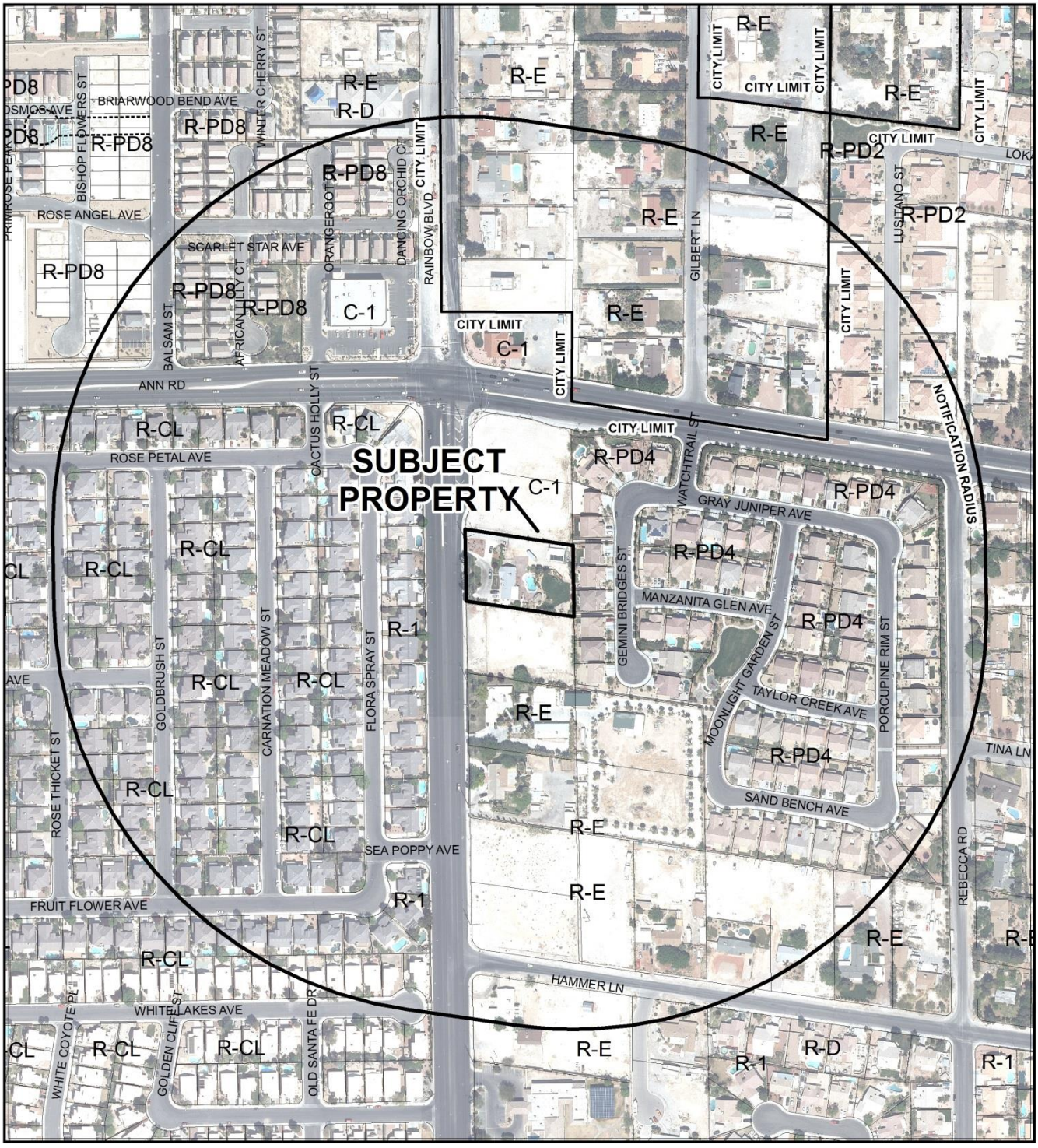
0 300 600 Feet

RADIUS: 1000 FEET

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

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

N



CASE: **ZON-63573, VAR-63817, VAR-63891, SUP-63574 & SDR-63575 (PRJ-63423)**

0 300 600 Feet

RADIUS: 1000 FEET

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

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-63573** APN: 125-35-101-005

Name of Property Owner: John Bailey

Name of Applicant: John Bailey

Name of Representative: G.C. Garcia, 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: John M Bailey

Print Name: John M Bailey

Subscribed and sworn before me

This 19 day of February, 2016

Notary Public in and for said County and State

ANDREA COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-10-16
Certificate No: 05-97271-1

PRJ-63423
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) Ann & Rainbow, near SEC

Project Name Bailey Sweepers **Proposed Use** Commercial

Assessor's Parcel #(s) 125-35-101-005 **Ward #** 4

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

Commercial Square Footage 3,700 **Floor Area Ratio**

Gross Acres 1.05 +/- **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER John Bailey **Contact** John Bailey

Address 5455 N. Rainbow Blvd **Phone:** (702) 395-4000 **Fax:**

City Las Vegas **State** NV **Zip** 89130

E-mail Address jbailey@baileyssweeper.com

APPLICANT John Bailey **Contact** John Bailey

Address 5455 N. Rainbow Blvd **Phone:** (702) 395-4000 **Fax:**

City Las Vegas **State** NV **Zip** 89130

E-mail Address jbailey@baileyssweeper.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1055 Whitney Ranch Dr., Suite 210 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.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* John M Bailey

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

Print Name John M Bailey

Subscribed and sworn before me

This 19 day of February, 20 16.

Notary Public in and for said County and State

ANDREA COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-10-16
Certificate No: 05-97271-1

FOR DEPARTMENT USE ONLY

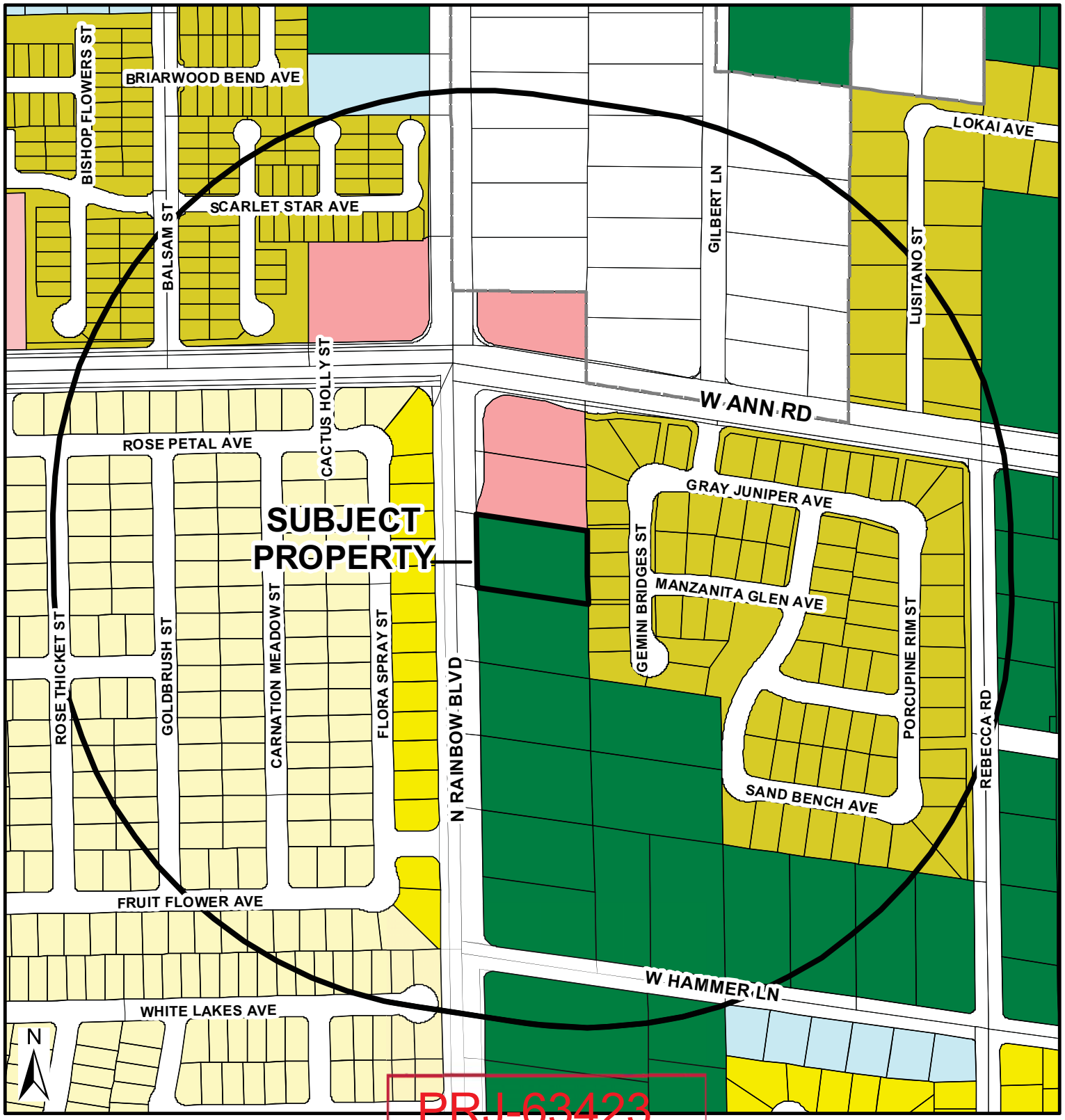
Case #	ZON-63573
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*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-63423
02/23/16

Revised 10/27/08

ZON-63573



PRJ-63423
03/16/16

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-E TO C-2

- 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, March 10, 2016

City of Las Vegas Agenda Item No.: **46.**

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

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

SUBJECT:
VAR-63817 - VARIANCE RELATED TO GPA-63571 AND ZON-63573 - PUBLIC HEARING - APPLICANT/OWNER: JOHN M. BAILEY - For possible action on a request for a Variance TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING BUILDING AND TO ALLOW A FIVE-FOOT SIDE YARD SETBACK ON THE NORTH PERIMETER WHERE 10 FEET IS REQUIRED FOR A PROPOSED CARPORT on 1.05 acres at 5455 North Rainbow Boulevard (APN 125-35-101-005), R-E (Residence Estates) [PROPOSED: C-2 (General Commercial)] Zone, Ward 4 (Anthony) [PRJ-63423]. Staff recommends DENIAL.

C.C.: 5/18/2016

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-63817** APN: 125-35-101-005

Name of Property Owner: John Bailey

Name of Applicant: John Bailey

Name of Representative: G.C. Garcia, 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: John M Bailey

Print Name: John M Bailey

Subscribed and sworn before me

This 19 day of February, 2016

Notary Public in and for said County and State

ANDREA COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-10-16
Certificate No: 05-97271-1

PRJ-63423
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) Ann & Rainbow, near SEC

Project Name Bailey Sweepers **Proposed Use** Commercial

Assessor's Parcel #(s) 125-35-101-005 **Ward #** 4

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

Commercial Square Footage 3,700 **Floor Area Ratio**

Gross Acres 1.05 +/- **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER John Bailey **Contact** John Bailey

Address 5455 N. Rainbow Blvd **Phone:** (702) 395-4000 **Fax:**

City Las Vegas **State** NV **Zip** 89130

E-mail Address jbailey@baileyssweeper.com

APPLICANT John Bailey **Contact** John Bailey

Address 5455 N. Rainbow Blvd **Phone:** (702) 395-4000 **Fax:**

City Las Vegas **State** NV **Zip** 89130

E-mail Address jbailey@baileyssweeper.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1055 Whitney Ranch Dr., Suite 210 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.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* John M Bailey

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

Print Name John M Bailey

Subscribed and sworn before me

This 19 day of February, 20 16.

Andrea Cole

Notary Public in and for said County and State

ANDREA COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-10-16
Certificate No: 05-97271-1

FOR DEPARTMENT USE ONLY

Case #	VAR-63817
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-63423
02/23/16

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **47.**

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

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

SUBJECT:
VAR-63891 - VARIANCE RELATED TO GPA-63571, ZON-63573 AND VAR-63817 - PUBLIC HEARING - APPLICANT/OWNER: JOHN M. BAILEY - For possible action on a request for a Variance TO ALLOW A 17-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 60 FEET IS REQUIRED FOR AN EXISTING BUILDING on 1.05 acres at 5455 North Rainbow Boulevard (APN 125-35-101-005), R-E (Residence Estates) [PROPOSED: C-2 (General Commercial)] Zone, Ward 4 (Anthony) [PRJ-63423]. Staff recommends DENIAL.

C.C.: 5/18/2016

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-63891 APN: 125-35-101-005

Name of Property Owner: John Bailey

Name of Applicant: John Bailey

Name of Representative: G.C. Garcia, 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: John M Bailey

Print Name: John M Bailey

Subscribed and sworn before me

This 19 day of February, 2016

Notary Public in and for said County and State

ANDREA COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-10-16
Certificate No: 05-97271-1

PRJ-63423
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) Ann & Rainbow, near SEC

Project Name Bailey Sweepers **Proposed Use** Commercial

Assessor's Parcel #(s) 125-35-101-005 **Ward #** 4

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

Commercial Square Footage 3,700 **Floor Area Ratio**

Gross Acres 1.05 +/- **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER John Bailey **Contact** John Bailey

Address 5455 N. Rainbow Blvd **Phone:** (702) 395-4000 **Fax:**

City Las Vegas **State** NV **Zip** 89130

E-mail Address jbailey@baileyssweeper.com

APPLICANT John Bailey **Contact** John Bailey

Address 5455 N. Rainbow Blvd **Phone:** (702) 395-4000 **Fax:**

City Las Vegas **State** NV **Zip** 89130

E-mail Address jbailey@baileyssweeper.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1055 Whitney Ranch Dr., Suite 210 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.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* John M Bailey

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

Print Name John M Bailey

Subscribed and sworn before me

This 19 day of February, 20 16.

Notary Public in and for said County and State

ANDREA COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-10-16
Certificate No: 05-97271-1

FOR DEPARTMENT USE ONLY

Case #	VAR-63891
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-63423
02/23/16

Revised 10/27/08

City of Las Vegas Agenda Item No.: **48.**

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

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

SUBJECT:
SUP-63574 - SPECIAL USE PERMIT RELATED TO GPA-63571, ZON-63573, VAR-63817 AND VAR-63891 - PUBLIC HEARING - APPLICANT/OWNER: JOHN M. BAILEY - For possible action on a request for a Special Use Permit FOR DELIVERY AND SERVICE VEHICLE STORAGE USE at 5455 North Rainbow Boulevard (APN 125-35-101-005), R-E (Residence Estates) [PROPOSED: C-2 (General Commercial)] Zone, Ward 4 (Anthony) [PRJ-63423]. Staff recommends DENIAL.

C.C.: 5/18/2016

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: **SUP-63574** APN: 125-35-101-005

Name of Property Owner: John Bailey

Name of Applicant: John Bailey

Name of Representative: G.C. Garcia, 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: John M Bailey

Print Name: John M Bailey

Subscribed and sworn before me

This 19 day of February, 2016

Notary Public in and for said County and State

ANDREA COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-10-16
Certificate No: 05-97271-1

PRJ-63423
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) Ann & Rainbow, near SEC

Project Name Bailey Sweepers **Proposed Use** Commercial

Assessor's Parcel #(s) 125-35-101-005 **Ward #** 4

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

Commercial Square Footage 3,700 **Floor Area Ratio**

Gross Acres 1.05 +/- **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER John Bailey **Contact** John Bailey

Address 5455 N. Rainbow Blvd **Phone:** (702) 395-4000 **Fax:**

City Las Vegas **State** NV **Zip** 89130

E-mail Address jbailey@baileyssweeper.com

APPLICANT John Bailey **Contact** John Bailey

Address 5455 N. Rainbow Blvd **Phone:** (702) 395-4000 **Fax:**

City Las Vegas **State** NV **Zip** 89130

E-mail Address jbailey@baileyssweeper.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1055 Whitney Ranch Dr., Suite 210 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.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* John M Bailey

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

Print Name John M Bailey

Subscribed and sworn before me

This 19 day of February, 20 16.

Andrea Cole

Notary Public in and for said County and State

ANDREA COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-10-16
Certificate No: 05-97271-1

FOR DEPARTMENT USE ONLY

Case #	SUP-63574
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-63423
02/23/16

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **49.**

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

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

SUBJECT:
SDR-63575 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-63571, ZON-63573, VAR-63817, VAR-63891 AND SUP-63574 - PUBLIC HEARING - APPLICANT/OWNER: JOHN M. BAILEY - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,933 SQUARE-FOOT OFFICE AND SERVICE VEHICLE USE WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER AND A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PERIMETER, WHERE MINIMUM EIGHT-FOOT WIDE LANDSCAPE BUFFERS ARE REQUIRED on 1.05 acres at 5455 North Rainbow Boulevard (APN 125-35-101-005), R-E (Residence Estates) [PROPOSED: C-2 (General Commercial)] Zone, Ward 4 (Anthony) [PRJ-63423]. Staff recommends DENIAL.

C.C.: 5/18/2016

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-63575** APN: 125-35-101-005

Name of Property Owner: John Bailey

Name of Applicant: John Bailey

Name of Representative: G.C. Garcia, 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: John M Bailey

Print Name: John M Bailey

Subscribed and sworn before me

This 19 day of February, 2016

Notary Public in and for said County and State

ANDREA COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-10-16
Certificate No: 05-97271-1

PRJ-63423
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Ann & Rainbow, near SEC

Project Name Bailey Sweepers **Proposed Use** Commercial

Assessor's Parcel #(s) 125-35-101-005 **Ward #** 4

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

Commercial Square Footage 3,700 **Floor Area Ratio**

Gross Acres 1.05 +/- **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER John Bailey **Contact** John Bailey

Address 5455 N. Rainbow Blvd **Phone:** (702) 395-4000 **Fax:**

City Las Vegas **State** NV **Zip** 89130

E-mail Address jbailey@baileyssweeper.com

APPLICANT John Bailey **Contact** John Bailey

Address 5455 N. Rainbow Blvd **Phone:** (702) 395-4000 **Fax:**

City Las Vegas **State** NV **Zip** 89130

E-mail Address jbailey@baileyssweeper.com

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1055 Whitney Ranch Dr., Suite 210 **Phone:** (702) 435-9909 **Fax:** (702) 435-0457

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.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* John M Bailey

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

Print Name John M BAILEY

Subscribed and sworn before me

This 19 day of February, 20 16.

Andrea Cole

Notary Public in and for said County and State

ANDREA COLE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-10-16
Certificate No: 05-97271-1

FOR DEPARTMENT USE ONLY

Case #	SDR-63575
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-63423
02/23/16

Revised 10/27/08

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

City of Las Vegas Agenda Item No.: **50.**

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

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

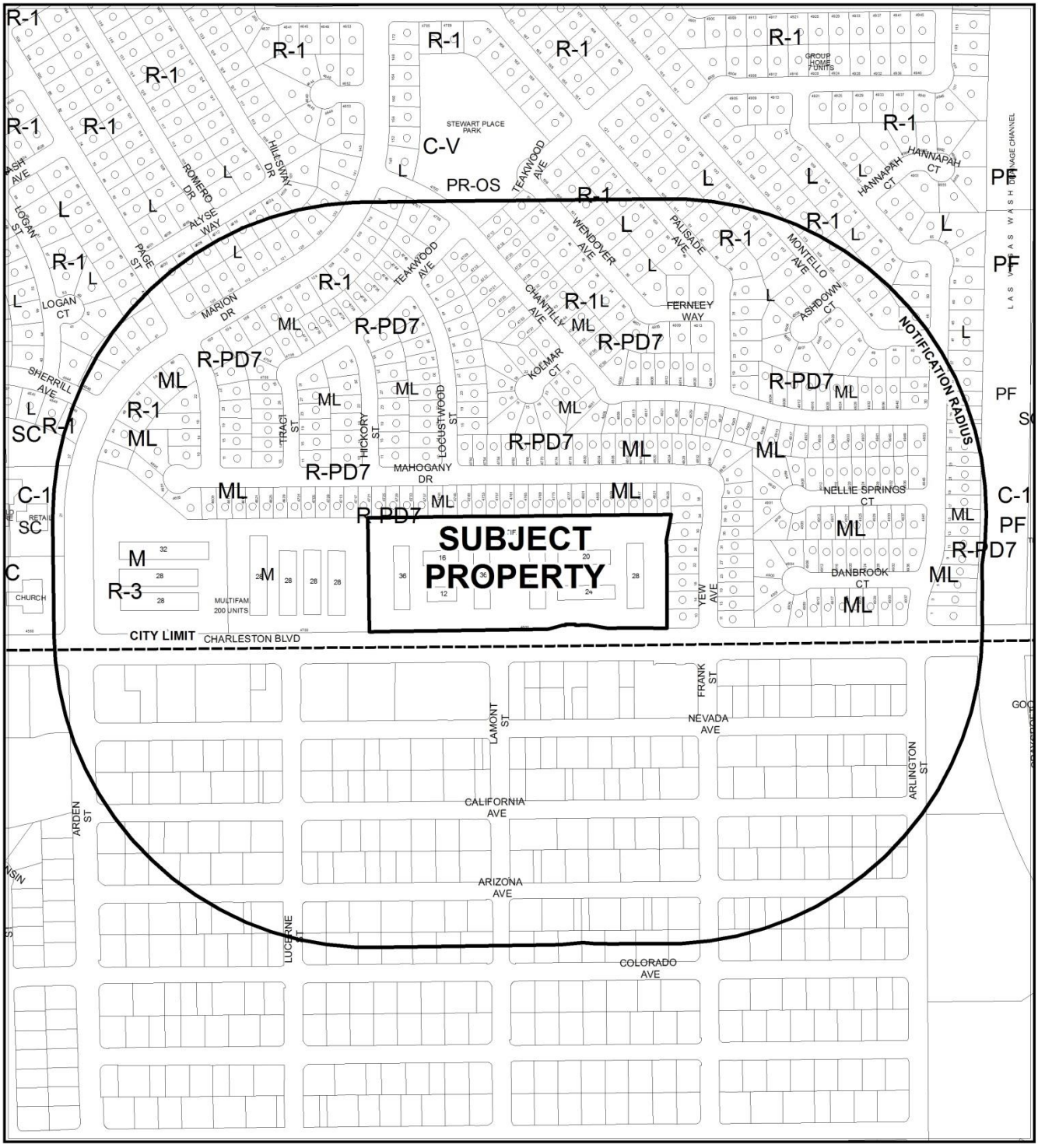
SUBJECT:
GPA-63593 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: JET DEVELOPMENT, INC. - OWNER: HANG CHU, LLC - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 7.86 acres at 4800 East Charleston Boulevard (APN 140-32-801-001), Ward 3 (Coffin) [PRJ-63419]. Staff recommends DENIAL.

C.C.: 5/18/2016

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 - GPA-63593 and SDR-63596 [PRJ-63419]
2. Conditions and Staff Report - GPA-63593 and SDR-63596 [PRJ-63419]
3. Supporting Documentation - GPA-63593 and SDR-63596 [PRJ-63419]
4. Photo(s) - GPA-63593 and SDR-63596 [PRJ-63419]
5. Justification Letter - GPA-63593 and SDR-63596 [PRJ-63419]



0 300 600 Feet

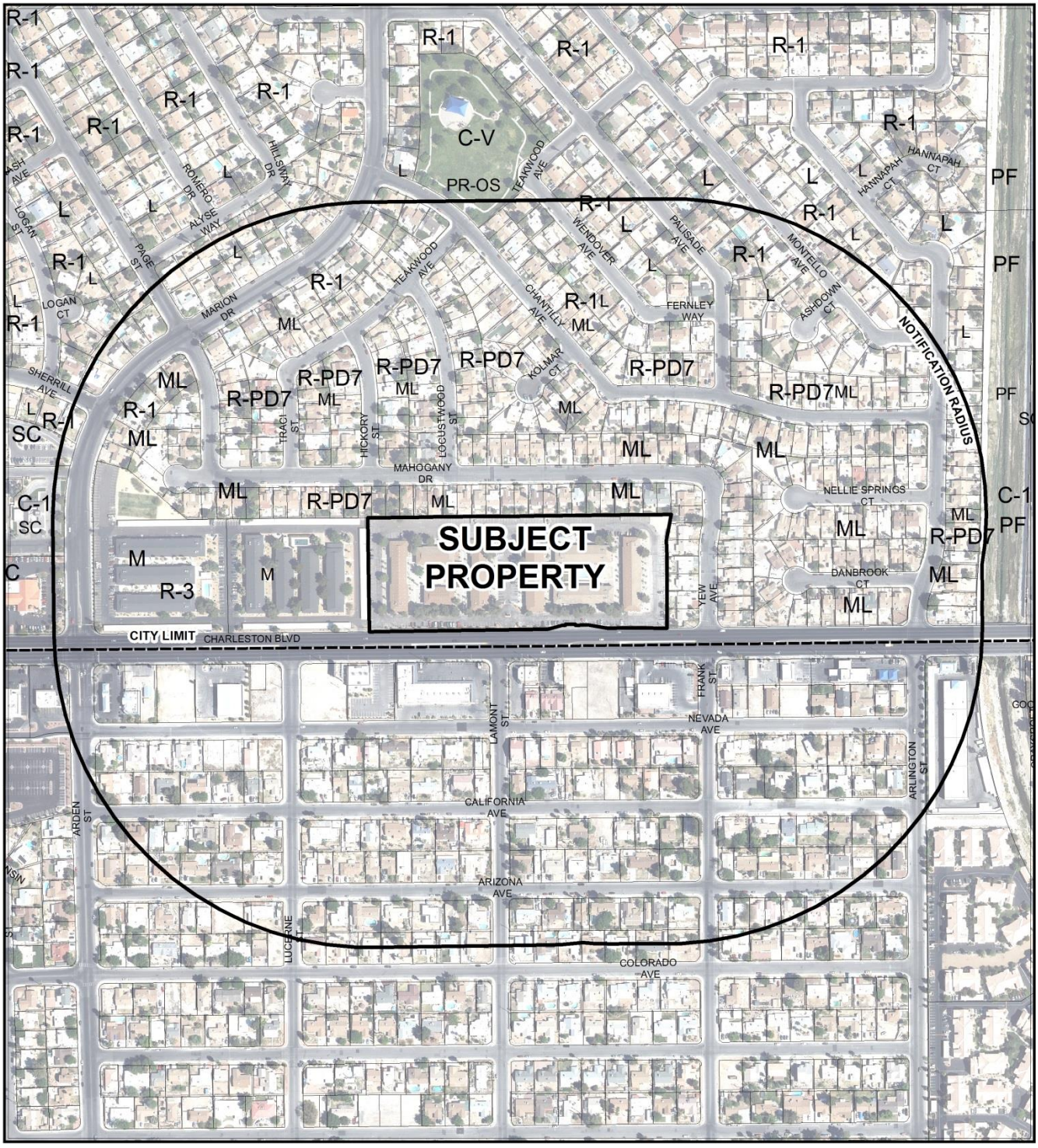
CASE: **GPA-63593 AND SDR-63596 (PRJ-63419)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH)

N



0 300 600 Feet

CASE: **GPA-63593 AND SDR-63596 (PRJ-63419)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JET DEVELOPMENT, INC. - OWNER: HANG CHU, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-63593	Staff recommends DENIAL.	
SDR-63596	Staff recommends DENIAL, if approved subject to conditions:	GPA-63593

** CONDITIONS **

SDR-63596 CONDITIONS

Planning

1. Approval of a General Plan Amendment (GPA-63593) 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 02/25/16, except as amended by conditions herein.

4. Two van accessible handicapped parking spaces shall be provided within the onsite parking area. All handicapped spaces shall be striped in conformance with Title 19.08.110 requirements.

5. All trash enclosures shall be screened, gated and odor controlled.

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. 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. The species, size and number of each plant shall be clearly noted on the plant legend.

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

Public Works

10. Correct all Americans with Disabilities Act (ADA) deficiencies accessing this site on Charleston 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.

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. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

12. 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 site contains an existing 197-unit apartment complex in eight separate buildings on 7.86 net acres, constructed in 1982. The applicant is requesting a Site Development Plan Review to add two additional apartment buildings and add on to one of the existing buildings for a total of 40 new units. The applicant has already made some prior interior improvements, including a new driveway entry, guard shack, new pool and deck, office and community room conversion, carports, laundry room, new roofs, balconies and mechanical units, landscaping and parking restriping. The new buildings will have stucco exteriors, and the exterior elevations of the building with the proposed addition will also be upgraded to include stucco coatings. A play area in the northeast corner of the site that was part of the original development but not improved will be included with this request. In addition, the interior perimeter landscape buffers are proposed to be replanted

The increase in units would increase the residential density of the development from 25 dwelling units per acre to 30 dwelling units per acre, requiring an amendment to the General Plan land use for this site. Although the R-3 (Medium Family Residential) zoning district allows up to 50 dwelling units per acre, the existing General Plan does not call for future high density residential zoning or related uses in this area or along the Charleston Boulevard corridor. In addition, the open areas of the development could be better served by adding additional recreation space. Staff therefore recommends denial of the General Plan Amendment and therefore the site review to allow additional units. If denied, up to 200 dwelling units would be allowed on the site under the current M (Medium Density Residential) land use designation.

ISSUES

- The 40 additional multi-family residential units proposed would result in a net density of 30.15 dwelling units per acre on this site, which would exceed the 25.49 dwelling units per acre allowed by the M (Medium Density Residential) General Plan Designation. Therefore, the applicant proposes a General Plan Amendment from M to H (High Density Residential), which would allow for higher residential density limited only by building height.
- Handicapped parking is sufficient on the site, but needs to be striped to meet City of Las Vegas standards.
- The existing trash enclosures are in disrepair and must be rebuilt to meet City of Las Vegas standards.
- A formal Site Development Plan Review was never approved for this site. Structures were approved through building permits.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/26/79	A three-lot parcel map on 15.89 acres at the northeast corner of Charleston Boulevard and Marion Drive was recorded.
09/05/03	Department of Planning staff administratively approved a Site Development Plan Review (SDR-2854) for the addition of controlled access gates at an existing multi-family residential development on 7.89 acres at 4840 East Charleston Boulevard.

Most Recent Change of Ownership	
05/30/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1982	The existing apartment complex was constructed.
03/06/14	A building permit (239538) was issued for fire disaster repair at residential Unit 36 at 4800 East Charleston Boulevard. A final inspection was completed 04/25/14.
05/14/14	A building permit (256959) was issued for a new entry guardhouse at 4800 East Charleston Boulevard. A final inspection was completed 10/21/14.
06/09/14	A building permit (256941) was issued for a new entry gateway signage structure at 4800 East Charleston Boulevard. A final inspection has not been completed.
08/12/14	A building permit (256960) was issued for three carport structures at 4800 East Charleston Boulevard. A final inspection has not been completed.
09/25/14	A building permit (267341) was issued for two commercial swimming pools at 4800 East Charleston Boulevard. A final inspection has not been completed.
01/08/15	A building permit (277008) was issued for a standard CLV design block wall for swimming pool at 4800 East Charleston Boulevard. A final inspection was completed 03/09/15.

Pre-Application Meeting	
02/16/16	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review and a General Plan Amendment. The difference between gross and net acreage was discussed, along with how this would affect density. Landscaping buffer widths are existing as approved and would not need to be altered as part of this application. Handicapped parking would need to be required to meet City of Las Vegas standards.

Neighborhood Meeting	
03/24/16	A neighborhood meeting was held at the East Las Vegas Community Center, 250 North Eastern Avenue, in Las Vegas. There were three members of the development team, one Planning Commissioner and one member of Planning staff in attendance. No members of the public were in attendance. The developer's representative gave a presentation on the proposed amendment and changes to the apartment site for those present.

Field Check	
03/03/16	The site contains eight two-story apartment buildings and a gatehouse. The existing buildings are showing age, although no obvious defects were visible. The proposed building sites are open graveled areas with a few trees and shrubs. Vehicles in disrepair and derelict shopping carts were observed at the rear of the property. Perimeter landscaping along the north, east and west sides is either missing or neglected. There are large holes in the perimeter wall along the west side of the property. Two trash enclosures were severely damaged. The site contains a pool and landscaped deck in good condition, and a vacant, dirt-covered area in the northeast corner where a play area is to be provided.

Details of Application Request	
Site Area	
Net Acres	7.86

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-Family Residential (Apartments)	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
South	Shopping Center	OP (Office Professional) - Clark County Designation	C-1 (Local Business) - Clark County Designation
	General Retail Store		
	Office, Other Than Listed		
	General Retail Store		C-2 (General Commercial) – Clark County Designation

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
	Cleaners, Commercial and Industrial		
	Motor Scooter Sales and Service		
	Undeveloped		R-2 (Medium Density Residential) – Clark County Designation
	Undeveloped		C-P (Office and Professional) – Clark County Designation
East	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
West	Multi-Family Residential	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 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	342,382 SF	Y
Min. Lot Width	N/A	361 Feet	N/A
Min. Setbacks			
• Front	10 Feet	34 Feet	Y
• Side	5 Feet	80 Feet	Y
• Corner	N/A	N/A	N/A
• Rear	20 Feet	76 Feet	Y

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Distance Between Buildings	10 Feet	18 Feet	Y
Max. Lot Coverage	N/A	45 %	N/A
Max. Building Height	5 Stories/55 Feet	2 Stories/24 Feet	Y
Trash Enclosure	Screened, gated, w/ a Roof or Trellis	Screened, Gated	By condition
Mech. Equipment	Screened	Screened	By condition

Pursuant to Title 19.06.040, the following standards apply:

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	72 Feet	80 Feet	Y
Adjacent development matching setback	15 Feet	80 Feet	Y
Trash Enclosure	50 Feet	10 Feet	N*

*The location of the existing trash enclosures is nonconforming with respect to the residential adjacency setback, as these structures were approved as part of the original development.

Existing Zoning	***Permitted Density***	***Units Allowed***
R-3 (Medium Density Residential)	13-50 du/ac	393
Existing General Plan	***Permitted Density***	***Units Allowed***
M (Medium Density Residential)	25.49 du/ac	200
Proposed General Plan	***Permitted Density***	***Units Allowed***
H (High Density Residential)	25.5 du/ac or greater	Limited only by building height

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	47 Trees	95 Shrubs	N*
• South	1 Tree / 20 Linear Feet	34 Trees	65 Shrubs	N*
• East	1 Tree / 20 Linear Feet	18 Trees	36 Shrubs	N*
• West	1 Tree / 20 Linear Feet	18 Trees	35 Shrubs	N*

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
TOTAL PERIMETER TREES		**117 Trees**	**231 Shrubs**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	45 Trees	3 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		10 Feet	Y
• South	10 Feet		4 Feet	N*
• East	6 Feet		4 Feet	N*
• West	6 Feet		4 Feet	N*
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet adjacent to north and east PLs	Y

*Parking lot landscaping and perimeter landscape buffers and plantings were previously approved and are nonconforming to current requirements.

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 Map	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	
Multi-Family Residential Studio/1 BR	131	1.25 spaces per unit	164				
Multi-Family Residential 2 BR	74	1.75 spaces per unit	130				

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 3 BR	32	2 spaces per unit	64				
Guest Parking	237	1 space per 6 units	40				
TOTAL SPACES REQUIRED			398		399		Y
Regular and Handicap Spaces Required			390	8	380	19	Y

ANALYSIS

The site is subject to all applicable Title 19 requirements. There are no special area plan requirements for this site. A Site Development Plan Review is required for the proposed additions to the building and changes to the play area and parking lot. This is the first formal Site Development Plan Review for this development. Several of the development standards have changed since this property was first approved and developed, causing some structures and landscaping to be nonconforming with respect to current standards. The addition of the two proposed buildings will not eliminate existing parking spaces or reduce perimeter buffer widths beyond their current state.

The current density of the site, based on net site area, is 25.06 dwelling units per acre. An additional 40 units would increase the density to 30.15 dwelling units per acre. The current zoning district, R-3 (Medium Density Residential), allows up to 50 dwelling units per acre; however, the current General Plan designation, M (Medium Density Residential), only allows up to 25.49 dwelling units per acre. The applicant is requesting a General Plan Amendment to H (High Density Residential), which allows net densities of greater than 25.49 dwelling units per acre. This portion of Charleston Boulevard is characterized by multi-family residential and narrow-lot single family detached residential developments north of the street and a mix of residential and commercial uses to the south in unincorporated Clark County. Currently, the only areas of high density residential development along Charleston are located west of Mojave Road, although in Redevelopment Area 2 there are areas designated MXU (Mixed Use) between Valley View Boulevard and Rainbow Boulevard that would also allow redevelopment of parcels for high density residential uses. Although the current zoning allows for higher density, the General Plan is clear in that densities are to be limited to less than 25.5 dwelling units per acre in this area of the city.

The Southeast Sector Plan (Neighborhood Revitalization Plan) of the General Plan contains several policies that affect this request. Policy 2.1.5 states that "neighborhoods be encouraged to revitalize through a variety of incentives, which may include accessory apartments and relaxation of setback requirements where offset with enhanced landscaping in areas deemed appropriate." Additional landscaping is proposed in the interior of this project, and perimeter buffers are proposed to be replenished with live plants.

Policy 2.2.1 states that "any higher density or mixed-use development which is adjacent to lower density residential development incorporate appropriate design, transition or buffering elements which will mitigate adverse visual, audible, aesthetic and traffic impacts." To this end, replenished landscaping will be provided in the perimeter buffers where previously missing. However, due to the current configuration of the site and parking lot, these buffers cannot be increased to conform to Title 19 standards, nor will the new oleander shrubs provide much additional buffering of the adjacent single-family uses.

According to the Parks Element of the Las Vegas 2020 Master Plan, the Southeast Sector is largely underserved in terms of open space with a level of service of 1.36 acres of parkland per 1,000 residents (in Year 2012), where 2.5 acres per 1,000 residents is the adopted standard. In the next 20 years that figure is expected to remain flat unless higher densities are introduced, in which case the level of service deficiency will grow. An increase in units will contribute to this deficiency.

Landscaping in the south (front) buffer area and certain areas of the interior is existing. The perimeter buffer areas are nonconforming and are not required to be changed to comply with current code as a result of this request. The buffer areas will be replanted with oleander shrubs as previously approved and to match the existing shrubs along Charleston Boulevard. Parking lot landscape islands and trees at ends of rows were not previously required in this development. The existing parking lot can accommodate the increase in the parking requirement generated by the additional multi-family residential units; therefore, no additional parking lot landscaping is required. Landscaping adjacent to buildings and amenity areas will be enhanced, which will provide some shade and cooling properties where they didn't previously exist.

All handicap accessible spaces shown on the submitted site plan are not in conformance with city of Las Vegas handicapped parking space design standards contained within the Unified Development Code. A five-foot striped landing is required on both sides of each regular handicapped space, and an eight-foot striped landing is required on one side of each van accessible handicapped space. In addition, per Title 19.18.030(D)(3), for every six required handicap spaces or portion thereof, one van accessible handicapped space is required. Therefore, two such spaces are required for this development.

The Las Vegas Valley Water District submitted the following comment regarding this site: "The resulting parcel is currently served by LVVWD but does not have the required backflow prevention per NAC 445A.67195. Civil and plumbing plans will need to be submitted to LVVWD for meter sizing, available fire flow and installation of backflow prevention. SNWA Regional Connection Fees are required to be paid for the additional 40 units."

FINDINGS (GPA-63593)

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 General Plan does not provide for densities over 25 dwelling units per acre within this area of the city. The proposed H (High Density Residential) land use designation would therefore be incompatible with the M (Medium Density Residential) and ML (Medium Low Density Residential) designations on nearby parcels.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The H (High Density Residential) land use category allows for the current R-3 (Medium Residential Density) zoning district up to 50 dwelling units per acre and R-4 (High Density Residential) for higher densities. An R-4 zoning district would not be compatible with the densities of other residential developments in the area, which are less than 25 dwelling units per acre.

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 street network in this area is well established, with Charleston Boulevard being the primary thoroughfare for conveying traffic. Charleston has adequate capacity to accommodate expected increases in traffic. The nearest city park is Stewart Place Park, located at 4700 Chantilly Avenue, approximately 915 feet to the north. Open space areas including a pool, pool deck and new playground are being provided on the subject property to accommodate the additional units.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

There are no other applicable overlay districts or special area plans that apply to this area.

FINDINGS (SDR-63596)

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 addition of 40 units to the existing 197-unit multi-family residential development would increase density over other developments in this area and would replace areas of the site that could be developed for additional open space amenities.

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;**

   Several aspects of the existing development are nonconforming with respect to current codes and are not proposed to be changed. The new buildings will be constructed in conformance with Title 19 requirements.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The development is served by a primary gated entrance from Charleston Boulevard and two other secondary gated driveways on either side of the center access. No changes are proposed to access or site circulation.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The new buildings will have stucco exteriors, which are more suitable for this area than the existing painted panel facades on the existing buildings. The new buildings will also feature wood shake roofs to match the existing buildings. The existing oleander shrubs are nonconforming and would not be adequate for screening purposes.

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 proposed building elevations are at a similar scale to the existing buildings and are designed to match the color and style (exterior access) of the existing buildings with upgraded exteriors. They would be harmonious and compatible with other apartment buildings in this area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

New development on the site is subject to permit review and inspection, thus protecting the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 575

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

GPA-63593

Case Number: PRJ-63419 APN: 140-32-801-001

Name of Property Owner: Hang Chu LLC

Name of Applicant: Jet Development

Name of Representative: Jennifer Wampole

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: Oliver Mou

STATE OF NEVADA
COUNTY OF CLARK

Print Name: Oliver Mou

Subscribed and sworn before me

This 24 day of FEB., 2016

Pamela Johnson
Notary Public in and for said County and State

PAMELA JOHNSON
Notary Public - State of Nevada
County of Clark
APPT. NO. 97-2614-1
My App. Expires Oct. 13, 2019

Revised 11-14-06

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

PRJ-63419
02/25/16

AUTHORIZATION AGENT FOR OWNER

TO: CITY OF LAS VEGAS
PLANNING DEPARTMENT

RE: OWNER: HANG CHU LLC

Managing Member: Pui Chu Yee

ADDRESS: 722 N. Royal Crest Circle, Las Vegas, NV 89169

The Managing Member, Pui Chu Yee, of HANG CHU LLC, the owner of the real property located at 4800 E. Charleston Blvd. Las Vegas, NV 89169, hereby authorizes Mr. Oliver Mou on behalf and in the name of Owner to complete all necessary entitlement and permit applications to the City of Las Vegas associated with the General Plan Amendment Application for 4800 E. Charleston Blvd. Las Vegas, NV 89169.

AUTHORIZED BY:

HANG CHU LLC

BY: Pui Chu Yee DATE: 2-22-2016

Its: Managing Member

PRJ-63419
02/25/16

GPA-63593

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) 4800 E Charleston Blvd.

Project Name Charleston Garden Apartments **Proposed Use** R3 High density

Assessor's Parcel #(s) 140-32-801-001 **Ward #** 3

General Plan: existing medium **proposed** High **Zoning: existing** R-3 **proposed** R-3(Cane)

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

Gross Acres 7.86 **Lots/Units** 197 **Density** Medium

Additional Information _____

PROPERTY OWNER Hang Chu **Contact** Oliver Mou

Address 722 N. Royal Crest Circle **Phone:** 474-4489 **Fax:** 474-7316

City Las Vegas **State** NV **Zip** 89169

E-mail Address none

APPLICANT Jet development **Contact** Jennifer Wampole

Address 800 N. Rainbow #208 **Phone:** 474-4489 **Fax:** 474-7316

City Las Vegas **State** NV **Zip** 89107

E-mail Address Jetdevelopment@aol.com

REPRESENTATIVE Jet Development **Contact** Jennifer Wampole

Address 800 N Rainbow #208 **Phone:** 474-4489 **Fax:** 474-7316

City Las Vegas **State** NV **Zip** 89107

E-mail Address Jetdevelopment@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* _____

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

Print Name Oliver Mou

STATE OF NEVADA COUNTY OF CLARK

Subscribed and sworn before me

This 24 day of FEBRUARY, 20 16.

Pamela Johnson

Notary Public in and for said County and State

PAMELA JOHNSON
Notary Public - State of Nevada
County of Clark
APPT. NO. 97-2614-1
My App. Expires Oct. 13, 2019

FOR DEPARTMENT USE ONLY

Case #	GPA-63593
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

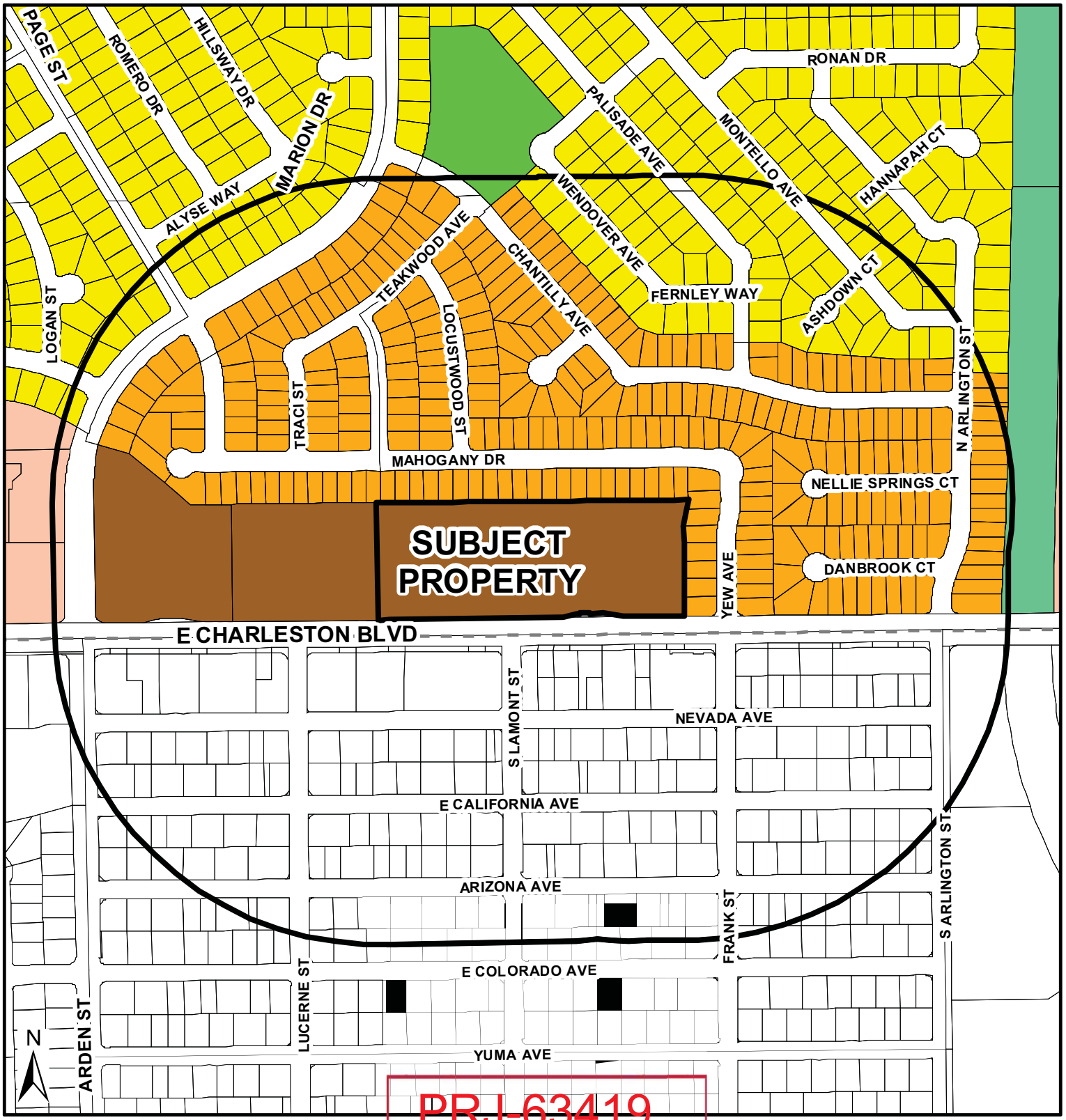
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-63419
02/25/16

Revised 10/27/08

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

GPA-63593



PRJ-63419
03/16/16

General Plan Amendment

FROM MTO H

- 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: Thursday, March 10, 2016



PRJ-63419
02/25/16

SITE PLAN
CHARLESTON GARDENS APARTMENTS

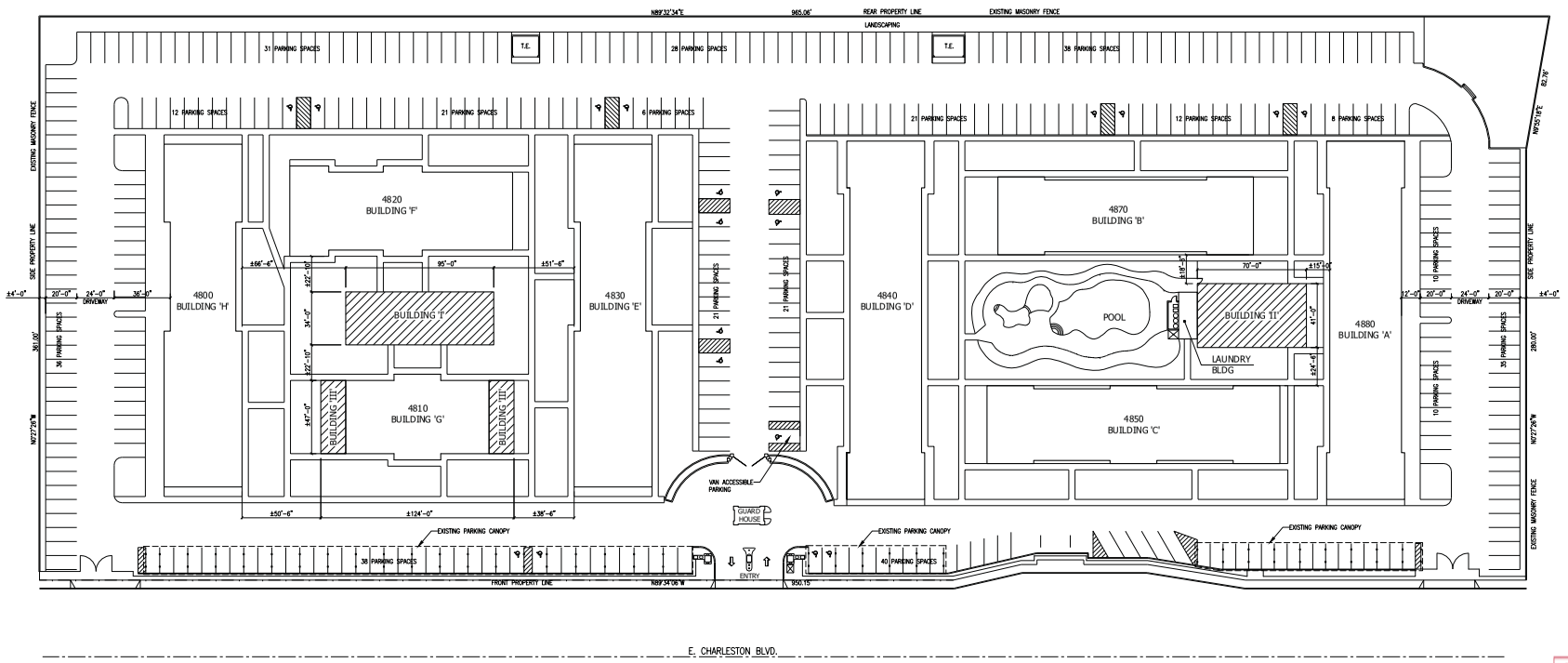
01/10/2016 SCALE: 1"=32'-0"

GPA-63593 and SDR-63596

PARKING REQUIREMENTS				
APARTMENT UNIT TYPE	EXISTING	ADDITION	TOTAL	REQUIRED PARKING
STUDIO	0	20	20	20X1.25=25
ONE-BEDROOM UNIT	91	20	111	111X1.25=138.75
TWO-BEDROOM UNIT	74	0	74	74X1.75=129.5
THREE-BEDROOM UNIT	32	0	32	32X2=64
TOTAL UNITS	197	40	237	357.25
GUEST PARKING	237 UNITS X 1/6=39.5			39.5
TOTAL PARKING REQUIRED				396.75
TOTAL PARKING PROVIDED				399

CHARLESTON GARDENS APARTMENTS ADDITIONS PROJECT INFORMATION	
PROJECT OWNER:	HANG CHU LLC
PROJECT ADDRESS:	4800 E. CHARLESTON BLVD., LAS VEGAS, NV 89104
PROJECT NAME:	CHARLESTON GARDENS APARTMENTS
LOT NUMBER:	APN# 140-32-801-001 PARCEL 3
LOT AREA:	342,381.60 S.F. (7.86 ACRES)
ZONING:	R-3 MEDIUM DENSITY RESIDENTIAL (12-50 UNITS/ACRE)
EXISTING DENSITY:	197 UNITS/7.86AC = 25.06 UNITS/AC
PROPOSED DENSITY:	237 UNITS/7.86AC = 30.15 UNITS/AC
JOB DESCRIPTION:	FILL-IN ADDITIONS FOR 20 STUDIO AND 20 ONE-BEDROOM UNITS
PROPOSED FLOOR AREA:	16,840 SF DWELLING
BUILDINGS:	ADDING 2 NEW BUILDINGS & AND ADDITION TO EXISTING BUILDING 4810
LANDSCAPE AREA:	116,948 SF (116,948/342,381=34.15%)

BUILDING FOOTAGES	
BUILDING I	
FIRST FLOOR 10 STUDIO UNITS	3200 SQUARE FEET
SECOND FLOOR 10 STUDIO UNITS	3200 SQUARE FEET
BUILDING I TOTAL SQUARE FOOTAGE	6400 SQUARE FEET
BUILDING II	
FIRST FLOOR 8 ONE BEDROOM	2932 SQUARE FEET
SECOND FLOOR 8 ONE BEDROOM UNITS AT 366 SF	2932 SQUARE FEET
BUILDING II TOTAL SQUARE FOOTAGE	5864 SQUARE FEET
BUILDING III	
FIRST FLOOR 4 ONE BEDROOM UNITS	2288 SQUARE FEET
SECOND FLOOR 4 ONE BEDROOM UNITS	2288 SQUARE FEET
BUILDING III TOTAL SQUARE FOOTAGE	4576 SQUARE FEET



SITE PLAN

Scale: 1"=30'-0"

NORTH

JET Development, Inc.
Tucker Construction
800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
jetdevelopmentlv@aol.com
License Number: 0050214
Office: 702.474.4489
Fax: 702.474.7316

LICENSE STAMP

TUCKER CONSTRUCTION
COMPANY NAME
#50214
CONTRACTOR LICENSE NUMBER
TUCKER CONSTRUCTION
PLANS PREPARED BY
JENNIFER WAMPOLE
PRINT CONTRACTOR REPRESENTATIVE OR MASTER OF G.I.
SIGNATURE
THESE PLANS ARE SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NRS 63.3333 FOR WORK UNDER CONTRACTOR LICENSE CATEGORY AUTHORIZED UNDER NRS 624.

REVISIONS

NO.	DATE	BY
DESCRIPTION		

PROJECT

CHARLESTON GARDENS APARTMENTS
4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

SHEET TITLE

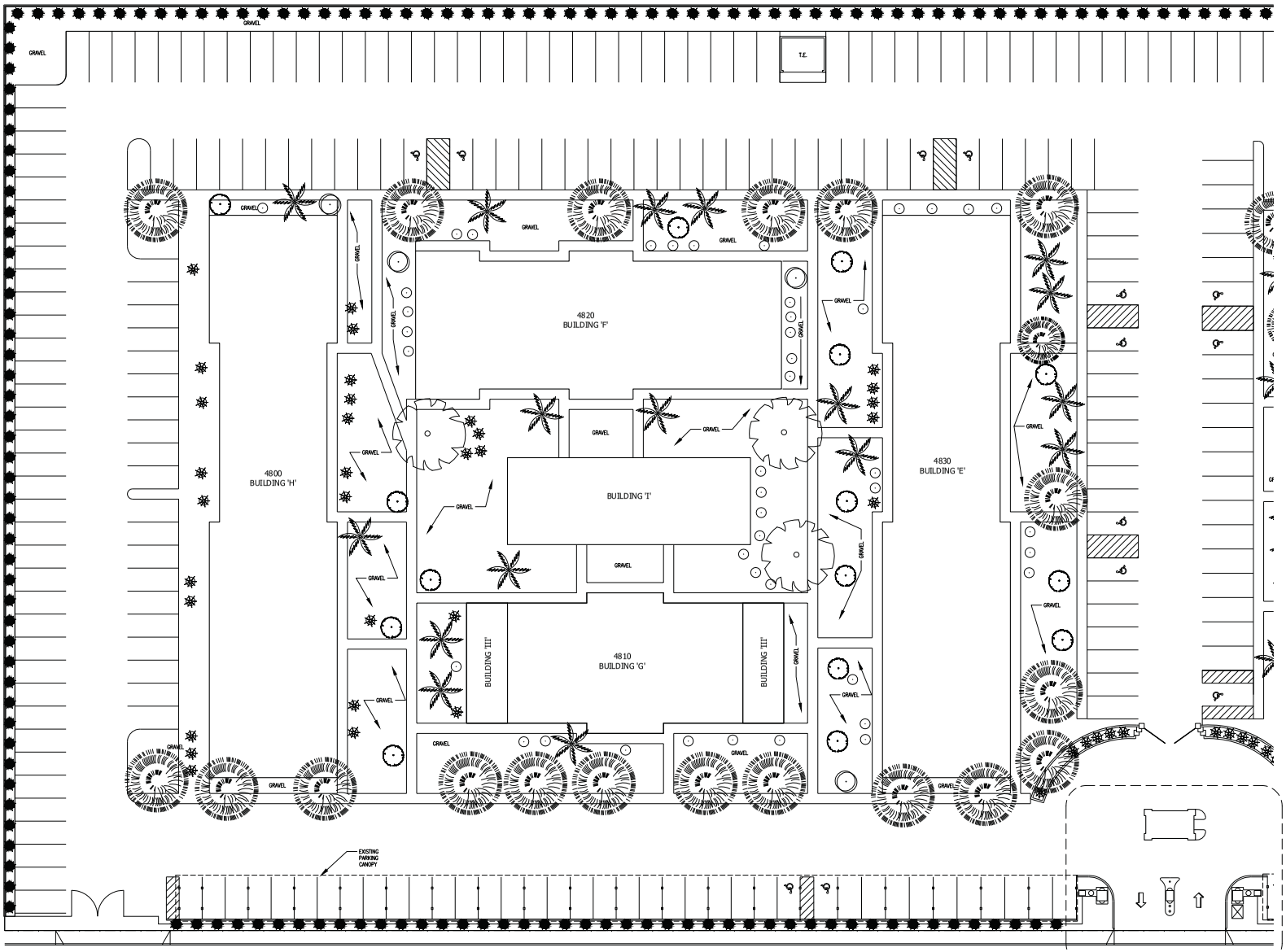
SITE PLAN

JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16
SHEET NUMBER	

A1.0

PRJ-63419
02/25/16

GPA-63593 and SDR-63596



LANDSCAPE PLAN - EAST SIDE

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

NORTH

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	MEDITERRANEAN PALM TREE	65
	5 GALLON BOXWOOD HEDGE	104
	EXISTING OLEANDERS	302
	5 GALLON OLEANDERS	50
	MULBERRY TREE	6
	PINE TREE	39
	ASH TREE	30
	SHOESTRING ACACIA TREE	8
	OAK TREE	1
	MOCK ORANGE	23

JET Development, Inc.
Tucker Construction
800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
Office: 702.474.4489
Fax: 702.474.7316

LICENSE STAMP

TUCKER CONSTRUCTION
COMPANY NAME

JENNIFER MAMPOKE
PRINT NAME OF REPRESENTATIVE OF ENTITY OF RECORD

#50214
CONTRACTOR LICENSE NUMBER

TUCKER CONSTRUCTION
SIGNATURE

PLANS PREPARED BY
AN ARCHITECT OR ENGINEER WHO IS NOT AN EMPLOYEE OF THE ENTITY OF RECORD MUST BE EITHER A) A CONSULTANT TO THE ENTITY OF RECORD OR B) EMPLOYED BY AN ENTITY THAT IS A CONSULTANT TO THE ENTITY OF RECORD

REVISIONS

NO.	DATE	BY
DESCRIPTION		

PROJECT

CHARLESTON GARDENS APARTMENTS
4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

SHEET TITLE

LANDSCAPE PLAN - WEST SIDE

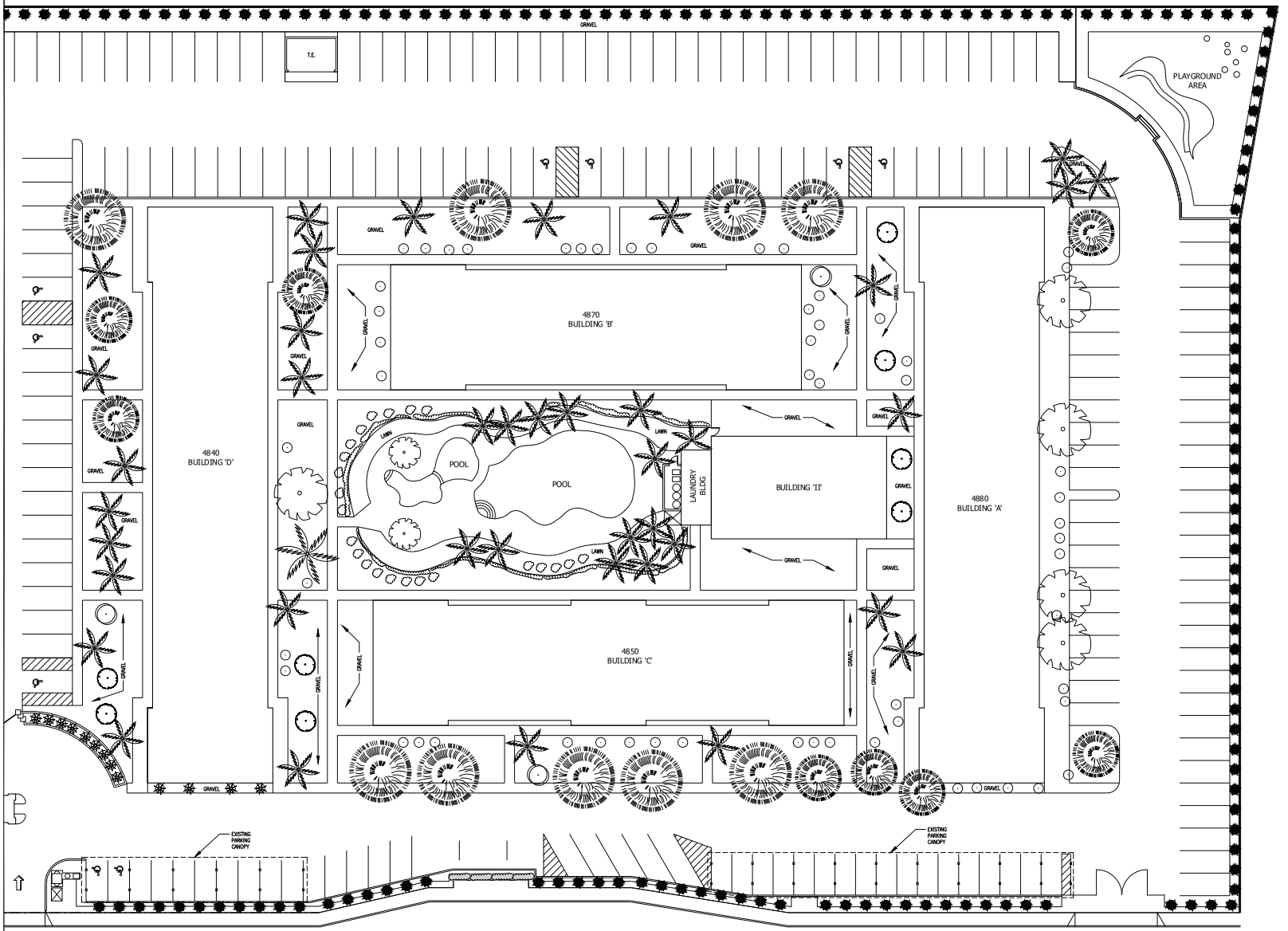
JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16

SHEET NUMBER

L1.0

PRJ-63419
02/25/16

GPA-63593 and SDR-63596



LANDSCAPE PLAN - EAST SIDE

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

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	MEDITERRANEAN PALM TREE	65
	5 GALLON BOXWOOD HEDGE	104
	EXISTING OLEANDERS	302
	5 GALLON OLEANDERS	50
	MULBERRY TREE	6
	PINE TREE	39
	ASH TREE	30
	SHOESTRING ACACIA TREE	8
	OAK TREE	1
	MOCK ORANGE	23

JET Development, Inc.
Tucker Construction
800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
Office: 702.474.4489
Fax: 702.474.7316
license.tuckerconstruction@aol.com
License Number: 0050214

LICENSE STAMP

TUCKER CONSTRUCTION
COMPANY NAME

JENNIFER MAMPOLE
PRINT NAME OF REPRESENTATIVE OF ABOVE COMPANY

0050214
CONTRACTOR LICENSE NUMBER

TUCKER CONSTRUCTION
PLANS PREPARED BY

SIGNATURE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LAS VEGAS AND WITH THE KNOWLEDGE THAT IT IS A VIOLATION OF LAW FOR ANY PERSON TO SUBMIT PLANS WHICH DO NOT COMPLY WITH THE LAWS OF THE STATE OF NEVADA AND THE CITY OF LAS VEGAS

REVISIONS

NO.	DATE	BY
	DESCRIPTION	

PROJECT

CHARLESTON GARDENS APARTMENTS
4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

SHEET TITLE

LANDSCAPE PLAN - WEST SIDE

JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16

SHEET NUMBER

L1.1

PRJ-63419
02/25/16

GPA-63593 and SDR-63596

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	MEDITERRANEAN PALM TREE	65
	5 GALLON BOXWOOD HEDGE	104
	EXISTING OLEANDERS	302
	5 GALLON OLEANDERS	50
	MULBERRY TREE	6
	PINE TREE	39
	ASH TREE	30
	SHOESTRING ACACIA TREE	8
	OAK TREE	1
	MOCK ORANGE	23



LANDSCAPE PLAN

Scale: NONE

NORTH

PRJ-63419
02/25/16

GPA-63593 and SDR-63596

JET Development, Inc.
Tucker Construction
800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
Office: 702.474.4489
Fax: 702.474.7316
estimatingtucker@aol.com
License Number: 0050214

LICENSE STAMP

TUCKER CONSTRUCTION
COMPANY NAME

JENNIFER MAMPOKE
PRINT NAME OF REPRESENTATIVE OF ABOVE CO.

0050214
CONTRACTOR LICENSE NUMBER

TUCKER CONSTRUCTION
COMPANY NAME

SIGNATURE

PLANS PREPARED BY
NRS 624.330 AND 624.3305 REQUIRE THAT ALL PLANS BE SIGNED BY A PERSON HOLDING A VALID CONTRACTOR'S LICENSE, A PUBLIC OFFICER OR EMPLOYEE OF A PUBLIC AGENCY OR A PROFESSIONAL ENGINEER OR ARCHITECT.

REVISIONS

NO.	DATE	BY
DESCRIPTION		

PROJECT

CHARLESTON GARDENS APARTMENTS
4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

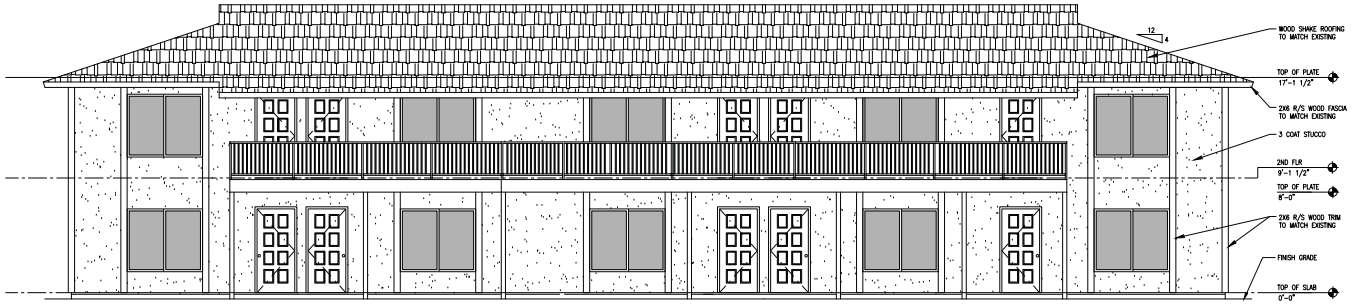
SHEET TITLE

LANDSCAPE PLAN

JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16

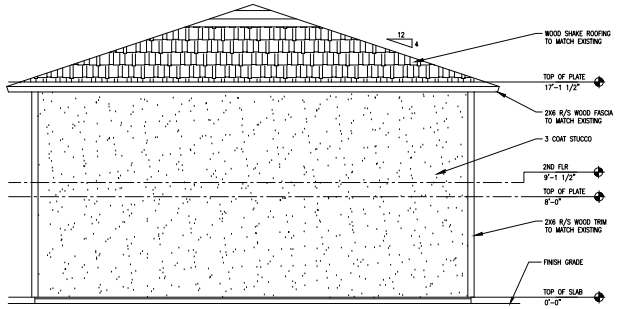
SHEET NUMBER

L1.0



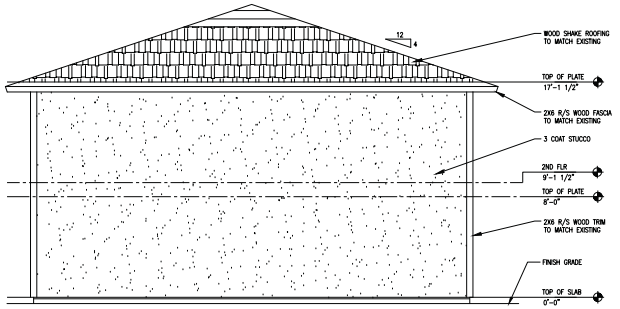
NORTH ELEVATION - BUILDING I

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



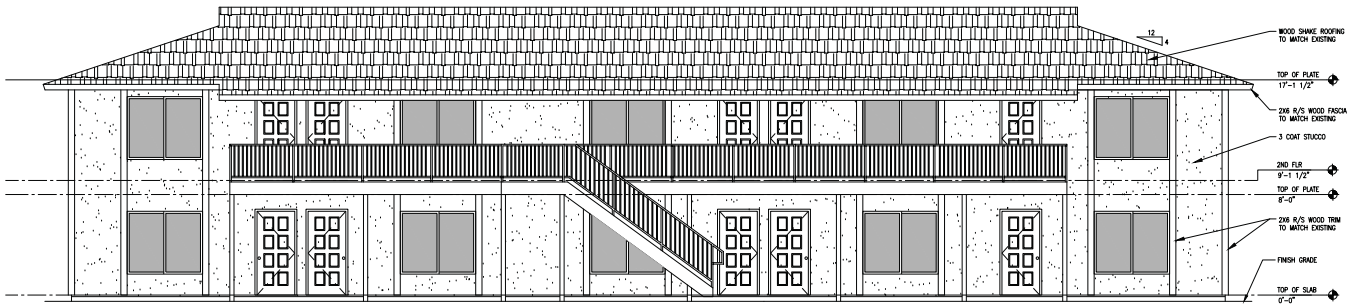
WE ELEVATION - BUILDING I

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



EAST ELEVATION - BUILDING I

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



SOUTH ELEVATION - BUILDING I

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

JET Development, Inc.
Tucker Construction
800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
Office: 702.474.4489
Fax: 702.474.7316
License Number: 0050214

LICENSE STAMP

TUCKER CONSTRUCTION
COMPANY NAME

JENNIFER MAKPOKE
PRINT NAME OF REPRESENTATIVE
OF MASTER OF ICA

SIGNATURE

50214
CONTRACTOR LICENSE NUMBER

TUCKER CONSTRUCTION
PLANS PREPARED BY

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED IN COMPLIANCE WITH THE 2012 IRC AND 2012 IECC AND THE CURRENT ADOPTED CODES AND AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY OVER THIS PROJECT

REVISIONS

NO.	DATE	BY
DESCRIPTION		

PROJECT

CHARLESTON GARDENS APARTMENTS
4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

SHEET TITLE

EXTERIOR ELEVATIONS
BUILDING I

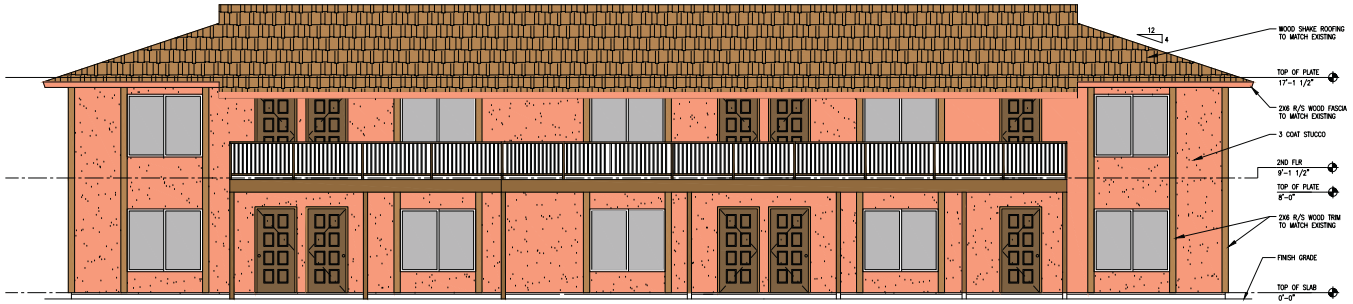
JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16

SHEET NUMBER

A2.3

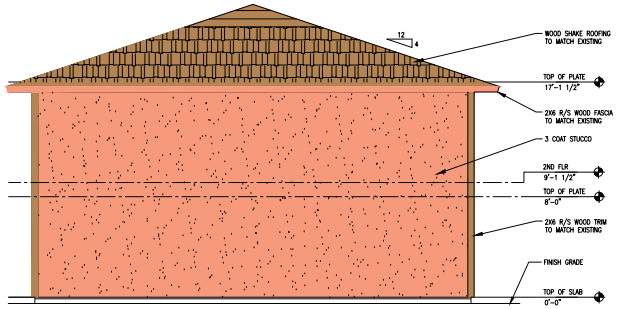
PRJ-63419
02/25/16

GPA-63593 and SDR-63596



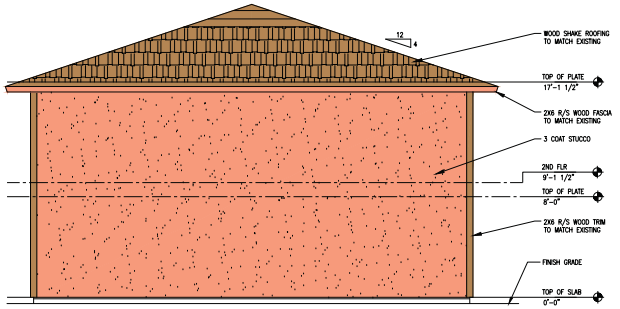
NORTH ELEVATION - BUILDING I

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



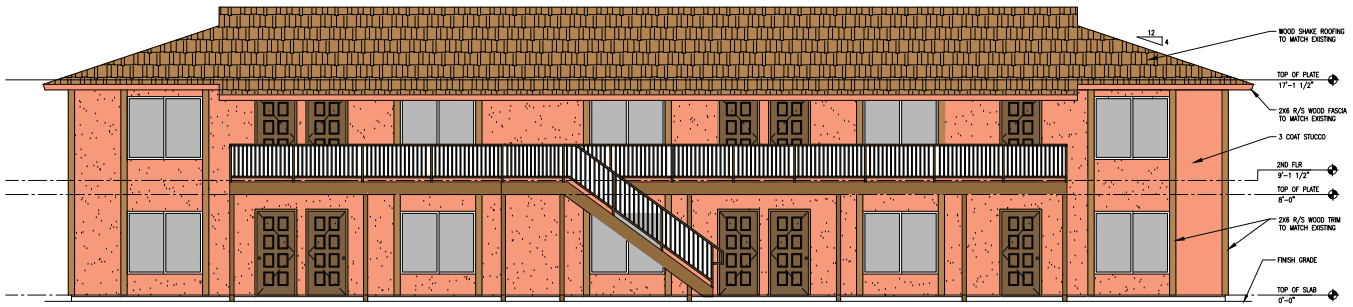
WE ELEVATION - BUILDING I

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



EAST ELEVATION - BUILDING I

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



SOUTH ELEVATION - BUILDING I

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

PRJ-63419
02/25/16

JET Development, Inc.
Tucker Construction
800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
Office: 702.474.4489
Fax: 702.474.7316
license.management@jet.com
License Number: 0050214

LICENSE STAMP

TUCKER CONSTRUCTION
COMPANY NAME

JENNIFER MAKFOLKE
PRINT NAME OF REPRESENTATIVE
OF MASTER'S OF 124

0050214
CONTRACTOR LICENSE NUMBER

TUCKER CONSTRUCTION
SIGNATURE

PLANS PREPARED BY
NRS 624.330 AND 624.3304 PROVIDES AN EXEMPTION TO PERSONS WHO ARE NOT LICENSED UNDER CHAPTER 624 NRS

REVISIONS

NO.	DATE	BY
DESCRIPTION		

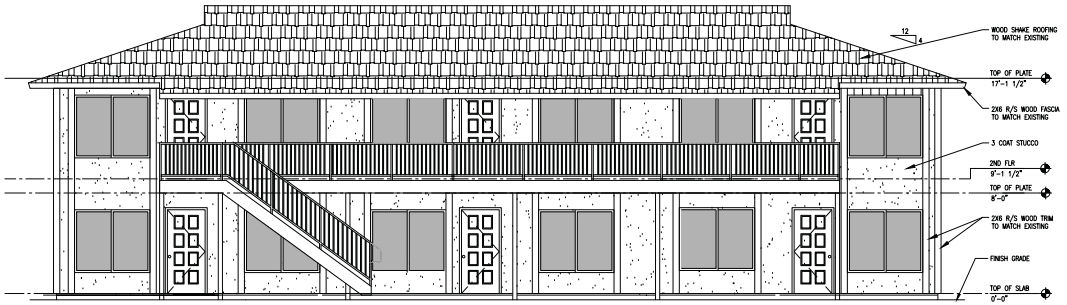
PROJECT
CHARLESTON GARDENS APARTMENTS
4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

SHEET TITLE
EXTERIOR ELEVATIONS
BUILDING I

JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16

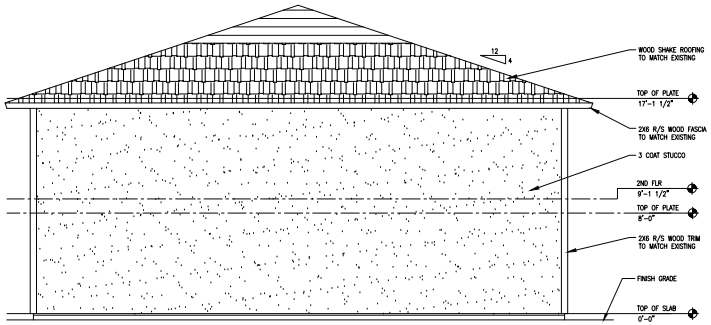
SHEET NUMBER
A2.3

GPA-63593 and SDR-63596



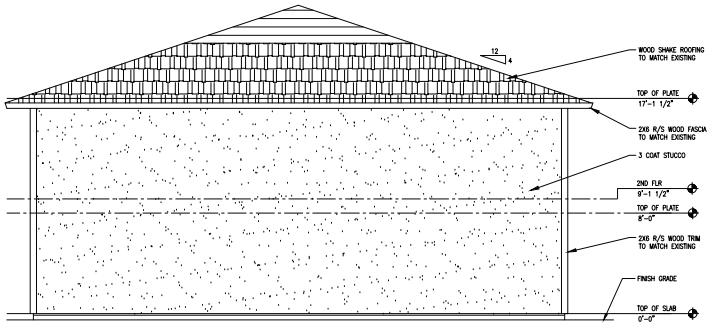
NORTH ELEVATION - BUILDING II

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



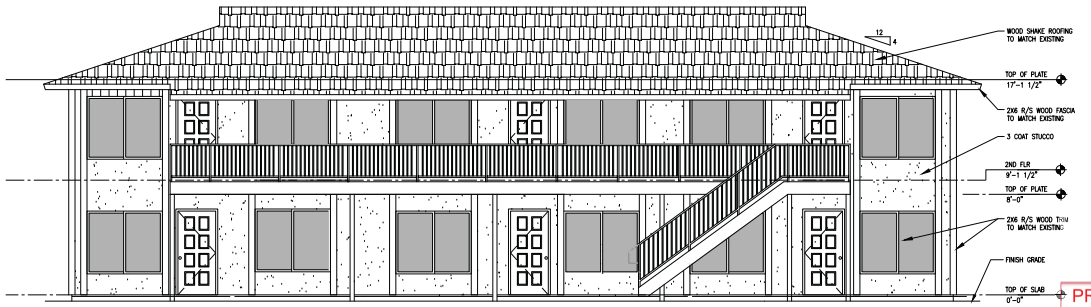
WEST ELEVATION - BUILDING II

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



EAST ELEVATION - BUILDING II

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



SOUTH ELEVATION - BUILDING II

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

PRJ-63419
02/25/16

JET Development, Inc.
Tucker Construction
800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
Office: 702.474.4489
Fax: 702.474.7316
license.management@aol.com
License Number: 0050214

LICENSE STAMP

TUCKER CONSTRUCTION
COMPANY NAME

JENNIFER MAMPOLE
PRINT NAME OF REPRESENTATIVE
OF MEMBER OF CO.

0050214
CONTRACTOR LICENSE NUMBER

TUCKER CONSTRUCTION
SIGNATURE

PLANS PREPARED BY
NRS 624.330 AND 624.3306 REQUIRE THAT PLANS BE PREPARED BY A REGISTERED ARCHITECT OR LICENSED PROFESSIONAL ENGINEER WHEN USED BY A CONTRACTOR LICENSED IN CATEGORY B.2 OR B.3

REVISIONS

NO.	DATE	BY
DESCRIPTION		

PROJECT

CHARLESTON GARDENS APARTMENTS

4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

SHEET TITLE

7 EXTERIOR ELEVATIONS
BUILDING II

JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16

SHEET NUMBER

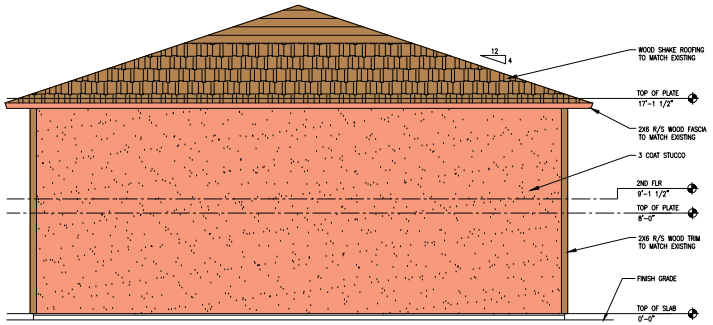
A3.3

GPA-63593 and SDR-63596



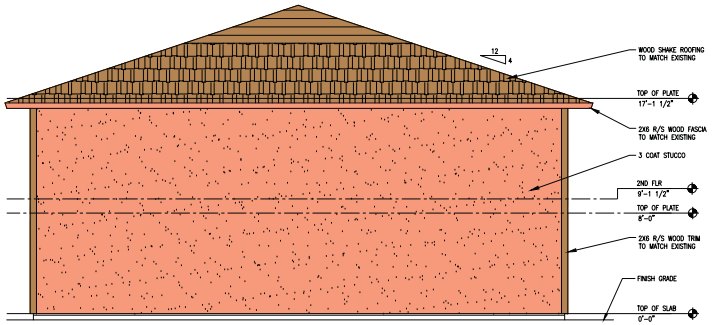
NORTH ELEVATION - BUILDING II

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



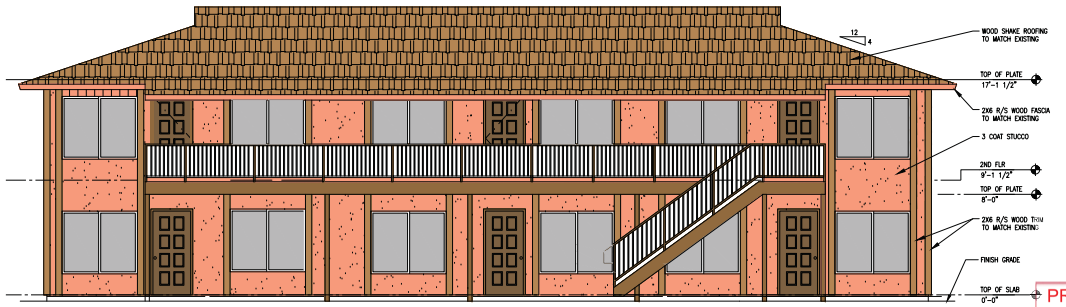
WEST ELEVATION - BUILDING II

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



EAST ELEVATION - BUILDING II

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



SOUTH ELEVATION - BUILDING II

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

PRJ-63419
02/25/16

JET Development, Inc.
Tucker Construction
800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
jetdevelopmentlv@aol.com
License Number: 0050214
Office: 702.474.4489
Fax: 702.474.7316

LICENSE STAMP

TUCKER CONSTRUCTION
COMPANY NAME
JENNIFER WAMPOLE
PRINT CONTRACTOR REPRESENTATIVE ON MASTER OF G1
050214
CONTRACTOR LICENSE NUMBER
TUCKER CONSTRUCTION
PLANS PREPARED BY
SIGNATURE
THESE PLANS ARE SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NRS 63.330 FOR WORK UNDER CONTRACTOR LICENSE CATEGORY AUTHORIZED UNDER NRS 624.

REVISIONS

NO.	DATE	BY
DESCRIPTION		

PROJECT

CHARLESTON GARDENS APARTMENTS
4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

SHEET TITLE

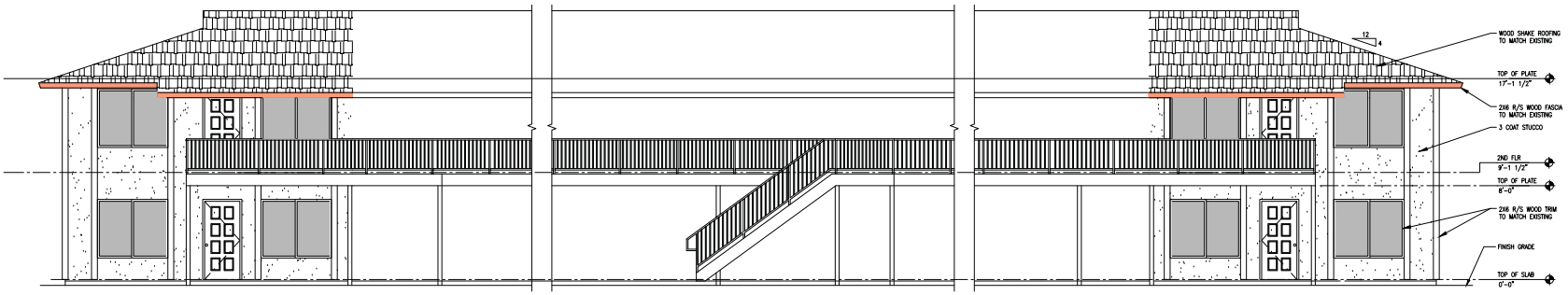
EXTERIOR ELEVATIONS
BUILDING II

JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16

SHEET NUMBER

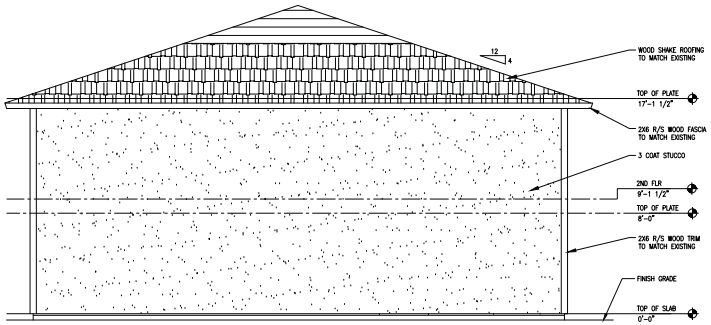
A3.3

GPA-63593 and SDR-63596



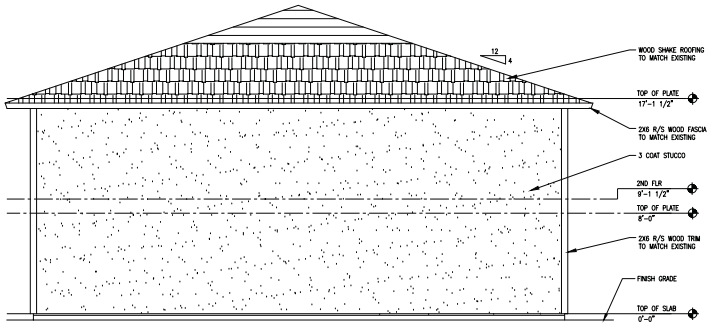
NORTH ELEVATION - BUILDING III

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



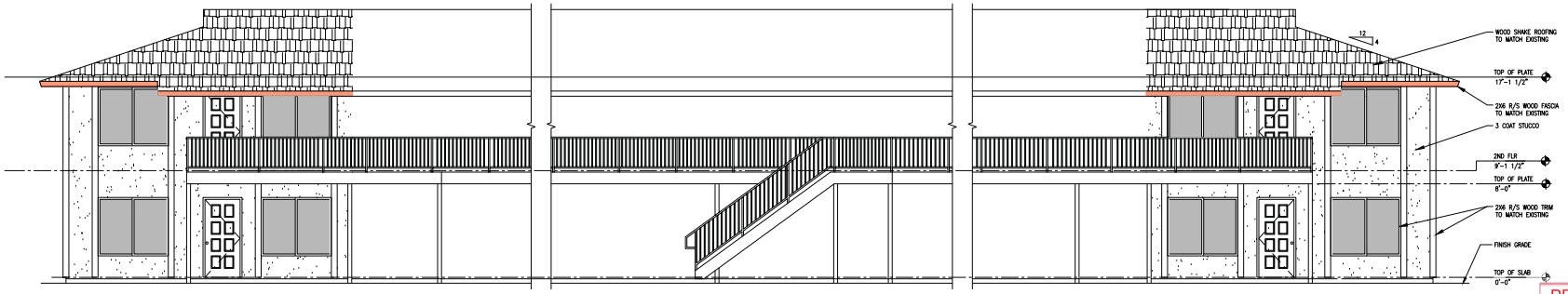
WEST ELEVATION - BUILDING III

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



EAST ELEVATION - BUILDING III

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



SOUTH ELEVATION - BUILDING III

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

PRJ-63419
02/25/16

JET Development, Inc.
Tucker Construction
800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
Office: 702.474.4489
Fax: 702.474.7316
License Number: 0050214

LICENSE STAMP

TUCKER CONSTRUCTION
COMPANY NAME

JENNIFER MAMPOKE
PRINT NAME OF REPRESENTATIVE OR MEMBER OF CO.

#50214
CONTRACTOR LICENSE NUMBER

TUCKER CONSTRUCTION
SIGNATURE

PLANS PREPARED BY
NRS 623.350 AND 623.3505 PROVISIONS TO BE AN EXEMPTION TO APPROVED WORK AND SEAL

REVISIONS

NO.	DATE	BY
DESCRIPTION		

PROJECT

CHARLESTON GARDENS APARTMENTS

4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

SHEET TITLE

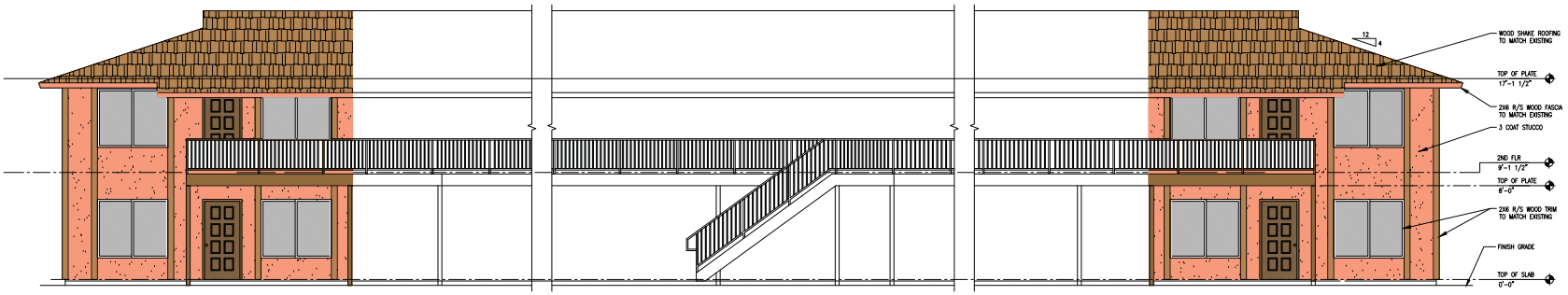
7-TIEDOR ELEVATIONS
BUILDING III

JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16

SHEET NUMBER

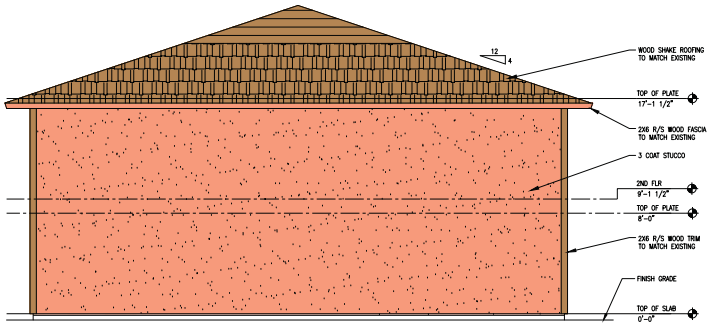
A4.3

GPA-63593 and SDR-63596



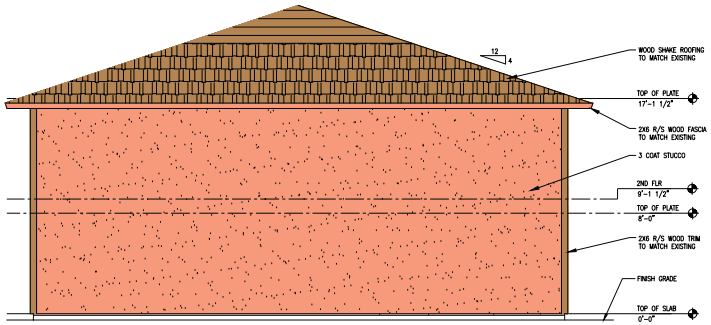
NORTH ELEVATION - BUILDING III

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



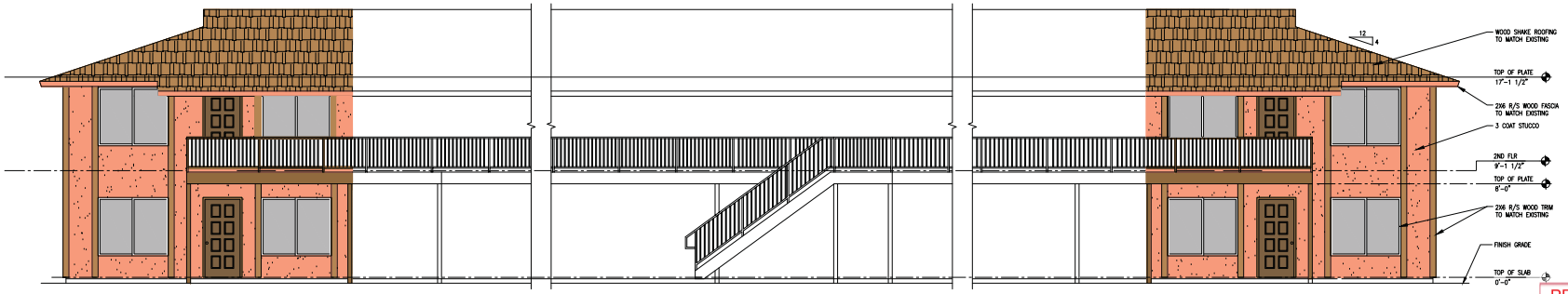
WEST ELEVATION - BUILDING III

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



EAST ELEVATION - BUILDING III

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



SOUTH ELEVATION - BUILDING III

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

PRJ-63419
02/25/16

JET Development, Inc.
Tucker Construction
800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
Office: 702.474.4489
Fax: 702.474.7316
License Number: 0050214

LICENSE STAMP

TUCKER CONSTRUCTION
COMPANY NAME

JENNIFER MAKPOKE
PRINT NAME OF REPRESENTATIVE
OR MEMBER OF CO.

#50214
CONTRACTOR LICENSE NUMBER

TUCKER CONSTRUCTION
COMPANY NAME

SIGNATURE

PLANS PREPARED BY
NRS 624.330 AND 624.3305 EXEMPTION TO
NRS 624.265 AND 624.3303 CONTRACTOR LICENSE CATEGORY

REVISIONS

NO.	DATE	BY
DESCRIPTION		

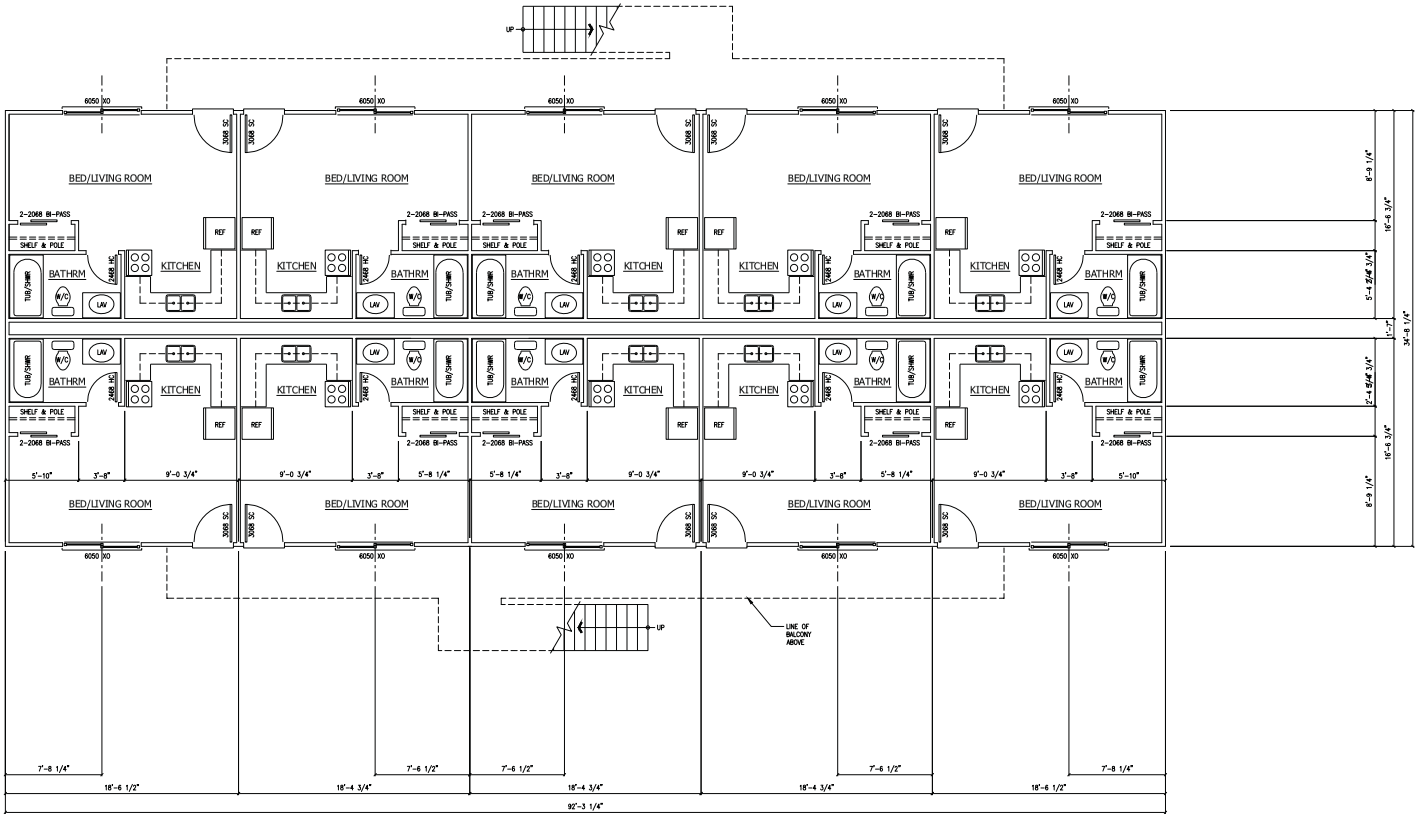
PROJECT
CHARLESTON GARDENS APARTMENTS
4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

SHEET TITLE
EXTERIOR ELEVATIONS
BUILDING III

JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16

SHEET NUMBER
A4.3

GPA-63593 and SDR-63596



FIRST FLOOR PLAN - BUILDING I

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

PRJ-63419
02/25/16

JET Development, Inc.

Tucker Construction

800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
jetdevelopmentlv@aol.com
License Number: 0050214

Office: 702.474.4489
Fax: 702.474.7316

LICENSE STAMP

TUCKER CONSTRUCTION
COMPANY NAME

JENNIFER WAMPOLE
PRINT LICENSEE REPRESENTATIVE
ON MATTER OF Q.I.

050214
CONTRACTOR LICENSE NUMBER

TUCKER CONSTRUCTION
PLANS PREPARED BY

SIGNATURE

THESE PLANS ARE SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NYS E.A.L.TO FOR BIDDING UNDER CONTRACTOR LICENSE CATEGORY AUTHORIZED UNDER NYS E.A.L.

REVISIONS

NO.	DATE	BY
DESCRIPTION		

PROJECT

CHARLESTON GARDENS APARTMENTS

4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

SHEET TITLE

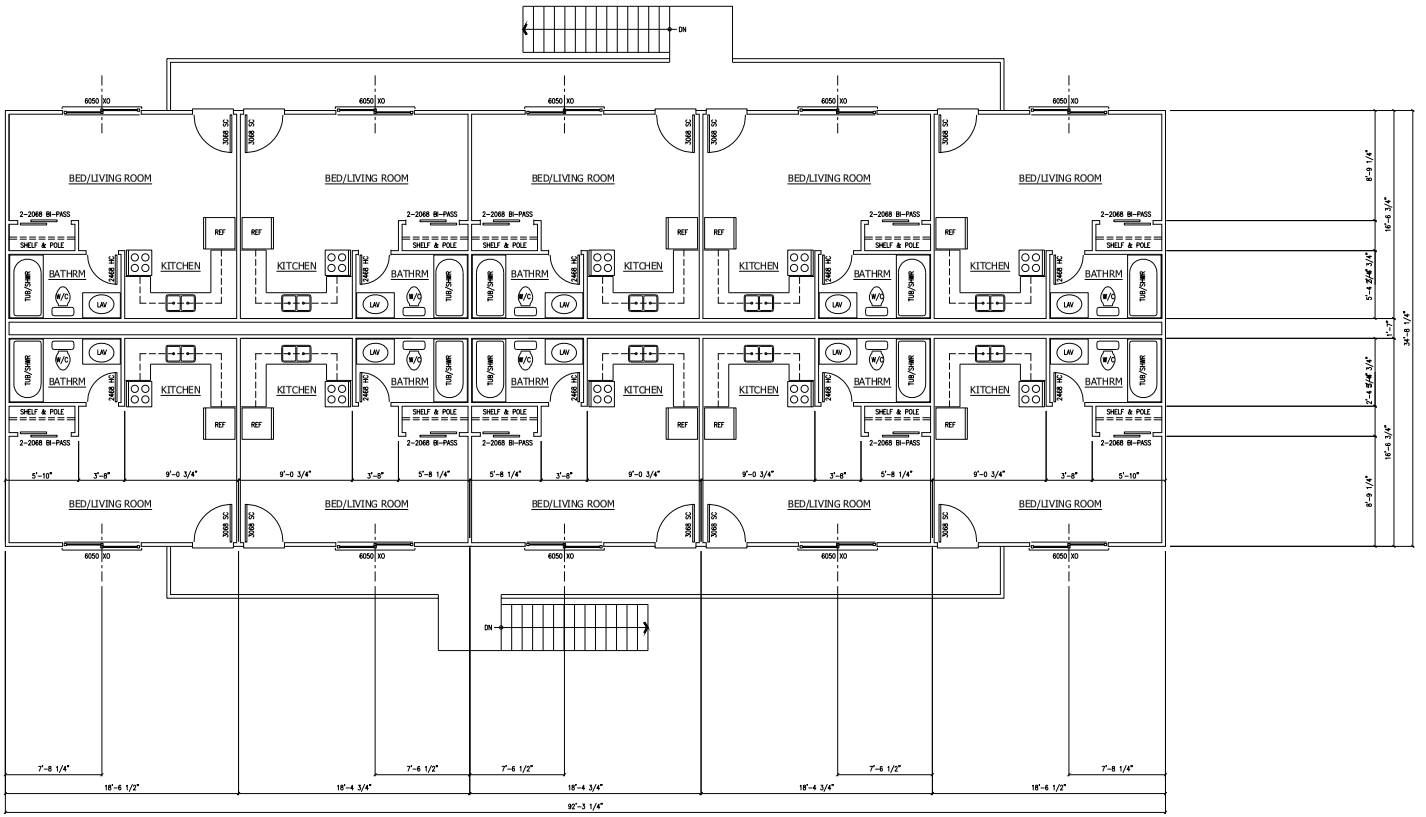
FIRST FLOOR PLAN
BUILDING I

JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16

SHEET NUMBER

A2.0

GPA-63593 and SDR-63596



SECOND FLOOR PLAN - BUILDING I

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

PRJ-63419
02/25/16

JET Development, Inc.

Tucker Construction

800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
jetdevelopmentlv@aol.com
License Number: 0050214

Office: 702.474.4489
Fax: 702.474.7316

LICENSE STAMP

TUCKER CONSTRUCTION
COMPANY NAME

JENNIFER WAMPOLE
PRINT CONTRACTOR REPRESENTATIVE OR MASTER OF QA

#50214
CONTRACTOR LICENSE NUMBER

TUCKER CONSTRUCTION
PLANS PREPARED BY

SIGNATURE

THESE PLANS ARE SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO WHO IS A LAYOUT FOR WORK UNDER CONTRACTOR LICENSE CATEGORY AUTHORIZED UNDER NRS 624.

REVISIONS

NO.	DATE	BY
DESCRIPTION		

PROJECT

CHARLESTON GARDENS APARTMENTS
4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

SHEET TITLE

SECOND FLOOR PLAN
BUILDING I

JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16

SHEET NUMBER

A2.1

GPA-63593 and SDR-63596

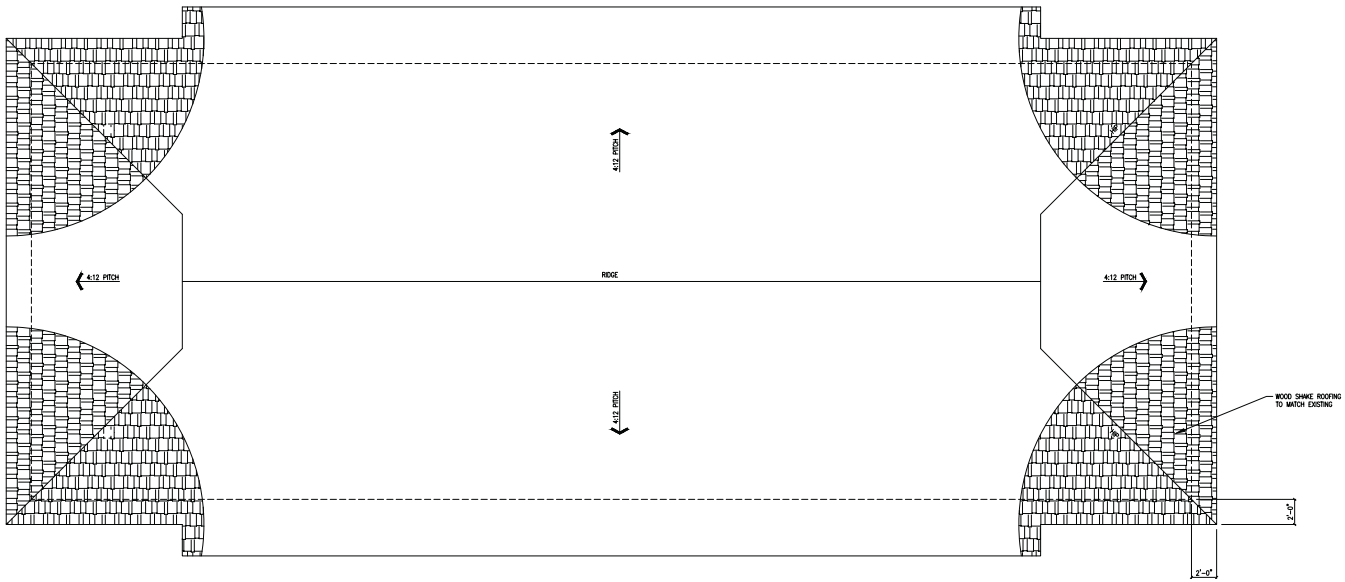
ATTIC VENTILATION CALCULATIONS

ROOF AREA: XXXX S.F.
XXXX=2.00 S.F.=XXX SQ IN REQ'D
150
CONTRACTOR TO PROVIDE TOTAL OF XXX SQUARE INCHES OF ATTIC VENTILATION MINIMUM.

(1) 12"x24" GABLE VENT WITH 1/4" MESH (NET FREE AREA = 112 SQ IN) = 112 SQ IN
(4) 3 1/2"x22" EAVE VENTS WITH 1/4" MESH (NET FREE AREA = 44 SQ IN) = 176 SQ IN

TOTAL NEW ROOF VENTILATION = XXX SQUARE INCHES

NOTES: 1. CONTRACTOR MAY USE ALTERNATE VENTING METHOD EQUAL TO VENTING REQUIRED
2. 300# RULE: 50% UPPER, 50% LOWER ROOF PER IRC R806.2



ROOF PLAN - BUILDING I
Scale: 1/4"=1'-0"

JET Development, Inc.
Tucker Construction
800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
Office: 702.474.4489
Fax: 702.474.7316
estimatemgmt@jet.com
License Number: 0052214

LICENSE STAMP
TUCKER CONSTRUCTION
COMPANY NAME
JENNIFER MAMPOKE
PRINT NAME OF REPRESENTATIVE OF MASTER OF CEL
#52214
CONTRACTOR LICENSE NUMBER
TUCKER CONSTRUCTION
SIGNATURE
PLANS PREPARED BY
NRS 624.330 AND 624.3301 EXEMPTIONS TO THE REQUIREMENT OF AN EXEMPTION TO APPEARING HERE ARE USED, CONTRACTOR LICENSE CATEGORY

REVISIONS

NO.	DATE	BY
DESCRIPTION		

PROJECT
CHARLESTON GARDENS APARTMENTS
4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

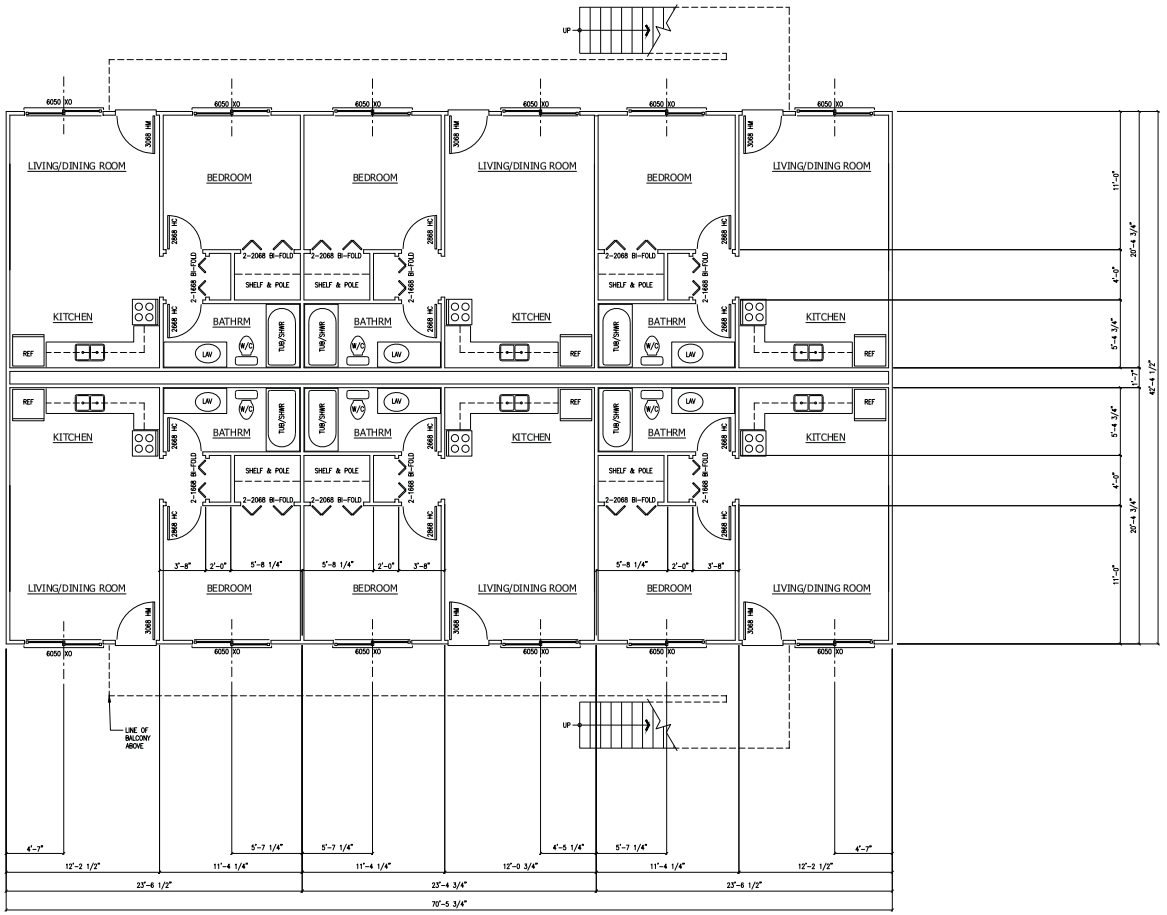
SHEET TITLE
ROOF PLAN
BUILDING I

JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16

SHEET NUMBER
A2.2

PRJ-63419
02/25/16

GPA-63593 and SDR-63596



FIRST FLOOR PLAN - BUILDING II

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

PRJ-63419
02/25/16

GPA-63593 and SDR-63596

Tucker Construction
JET Development, Inc.
800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
Office: 702.474.4489
Fax: 702.474.7316
estimatingdept@tcl.com
License Number: 0050214

LICENSE STAMP

TUCKER CONSTRUCTION
COMPANY NAME

JENNIFER MAMPOKE
PRINT NAME OF REPRESENTATIVE OF MASTER OF CEL

#50214
CONTRACTOR LICENSE NUMBER

TUCKER CONSTRUCTION
PLANS PREPARED BY

SIGNATURE

THIS PLAN IS SUBMITTED TO THE CITY OF LAS VEGAS AS AN EXEMPTION TO EXPIRED PLANS AND SHALL COMPLY WITH ALL CODES IN EFFECT AT THE TIME OF PERMIT ISSUANCE

REVISIONS

NO.	DATE	BY	DESCRIPTION

PROJECT

CHARLESTON GARDENS APARTMENTS
4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

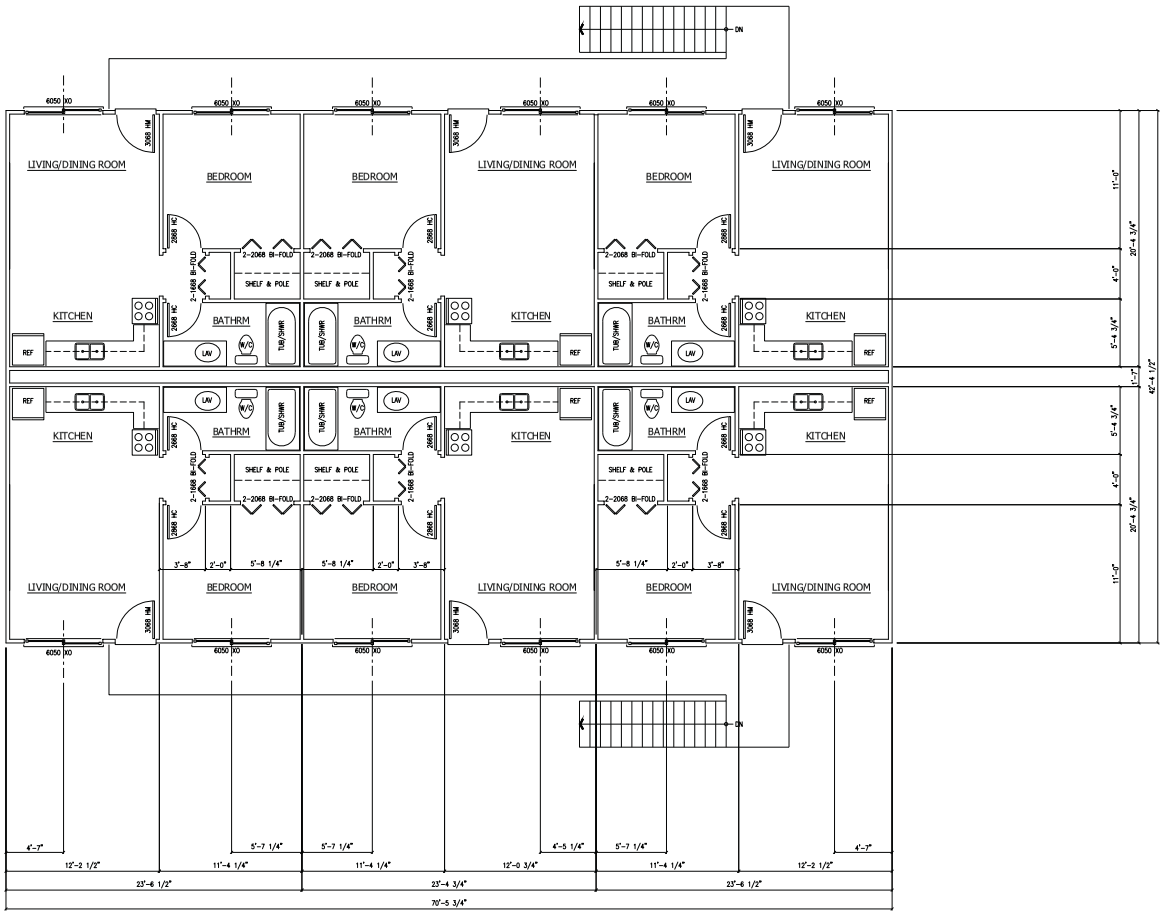
SHEET TITLE

FIRST FLOOR PLAN
BUILDING II

JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16

SHEET NUMBER

A3.0



SECOND FLOOR PLAN - BUILDING II

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

PRJ-63419
02/25/16

JET Development, Inc.

Tucker Construction

800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
jetdevelopmentlv@aol.com
License Number: 0050214

Office: 702.474.4489
Fax: 702.474.7316

LICENSE STAMP

TUCKER CONSTRUCTION
COMPANY NAME

JENNIFER WAMPOLE
PRINT CONTRACTOR REPRESENTATIVE
OR MASTER OF QA

#50214
CONTRACTOR LICENSE NUMBER

TUCKER CONSTRUCTION
PLANS PREPARED BY

SIGNATURE

THESE PLANS ARE SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO WHO IS A LAID FOR WORK UNDER CONTRACTOR LICENSE CATEGORY AUTHORIZED UNDER NRS 624.

REVISIONS

NO.	DATE	BY
DESCRIPTION		

PROJECT

CHARLESTON GARDENS APARTMENTS
4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

SHEET TITLE

SECOND FLOOR PLAN
BUILDING II

JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16

SHEET NUMBER

A3.1

GPA-63593 and SDR-63596

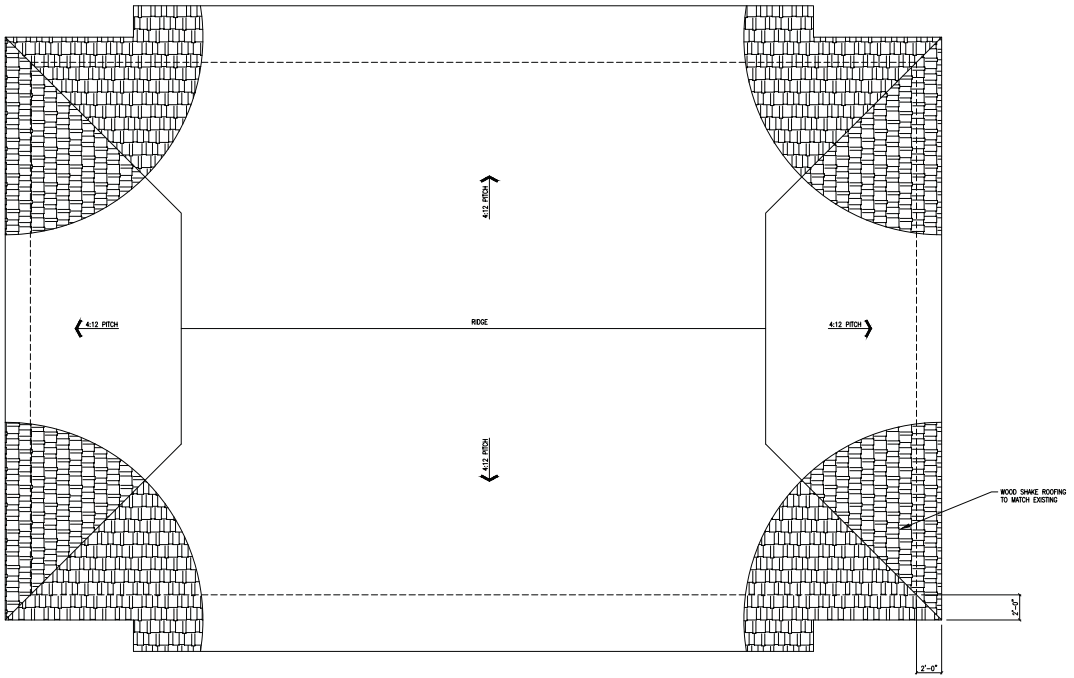
ATTIC VENTILATION CALCULATIONS

ROOF AREA: XXXX S.F.
XXXX÷2.00 S.F.=XXX SQ IN REQ'D
150
CONTRACTOR TO PROVIDE TOTAL OF XXX SQUARE INCHES OF ATTIC VENTILATION MINIMUM.

(1) 12"x24" GABLE VENT WITH 1/4" MESH (NET FREE AREA = 112 SQ IN) = 112 SQ IN
(4) 3 1/2"x22" EAVE VENTS WITH 1/4" MESH (NET FREE AREA = 44 SQ IN) = 176 SQ IN

TOTAL NEW ROOF VENTILATION = XXX SQUARE INCHES

NOTES: 1. CONTRACTOR MAY USE ALTERNATE VENTING METHOD EQUAL TO VENTING REQUIRED
2. 300# RULE: 50% UPPER, 50% LOWER ROOF PER IRC R806.2



ROOF PLAN - BUILDING II
Scale: 1/4"=1'-0"

PRJ-63419
02/25/16

JET Development, Inc.
Tucker Construction
800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
Office: 702.474.4489
Fax: 702.474.7316
estimating@jet.com
License Number: 0050214

LICENSE STAMP
TUCKER CONSTRUCTION
COMPANY NAME
JENNIFER MAMPOKE
PRINT NAME OF REPRESENTATIVE OR MEMBER OF CO.
#50214
CONTRACTOR LICENSE NUMBER
TUCKER CONSTRUCTION
SIGNATURE
PLANS PREPARED BY
ARE ALSO TO BE CONSTRUED TO BE AN EXEMPTION TO ANY PROVISION OF NRS 624.3010 AND 624.3013 CONCERNING LICENSURE.

REVISIONS

NO.	DATE	BY	DESCRIPTION

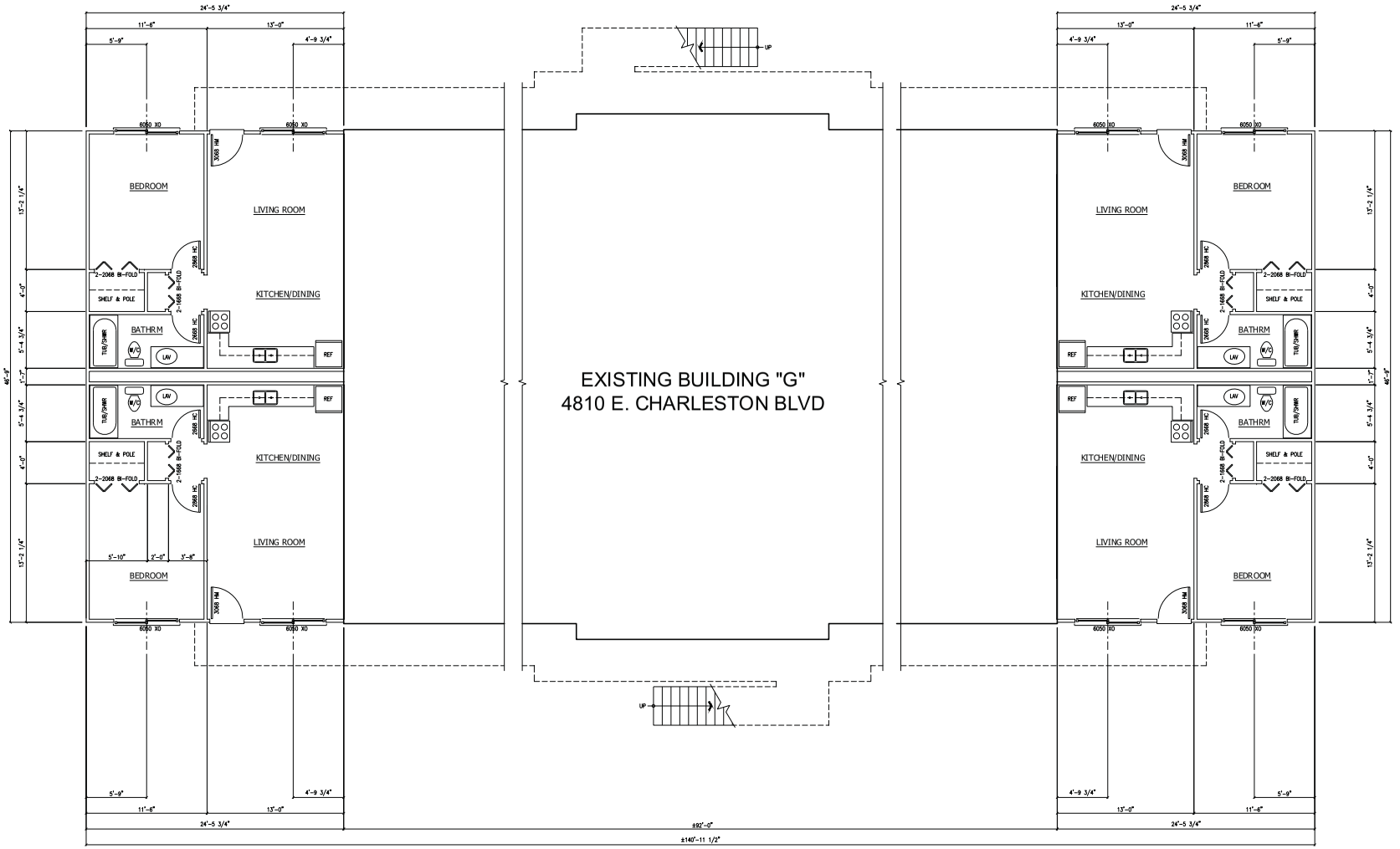
PROJECT
CHARLESTON GARDENS APARTMENTS
4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

SHEET TITLE
ROOF PLAN
BUILDING II

JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16

SHEET NUMBER
A3.2

GPA-63593 and SDR-63596



FIRST FLOOR PLAN - BUILDING III

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

PRJ-63419
02/25/16

JET Development, Inc.

Tucker Construction

800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
jetdevelopmentlv@aol.com
License Number: 0050214

Office: 702.474.4489
Fax: 702.474.7316

LICENSE STAMP

TUCKER CONSTRUCTION
COMPANY NAME
#50214
CONTRACTOR LICENSE NUMBER
TUCKER CONSTRUCTION
PLANS PREPARED BY
JENNIFER WAMPOLE
PRINT CONTRACTOR REPRESENTATIVE
ON MASTER OF GL
SIGNATURE
THESE PLANS ARE SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NYS 8.3.330 FOR WORK UNDER CONTRACTOR LICENSE CATEGORY AUTHORIZED UNDER NYS 8.3.

REVISIONS

NO.	DATE	BY
DESCRIPTION		

PROJECT

CHARLESTON GARDENS APARTMENTS
4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

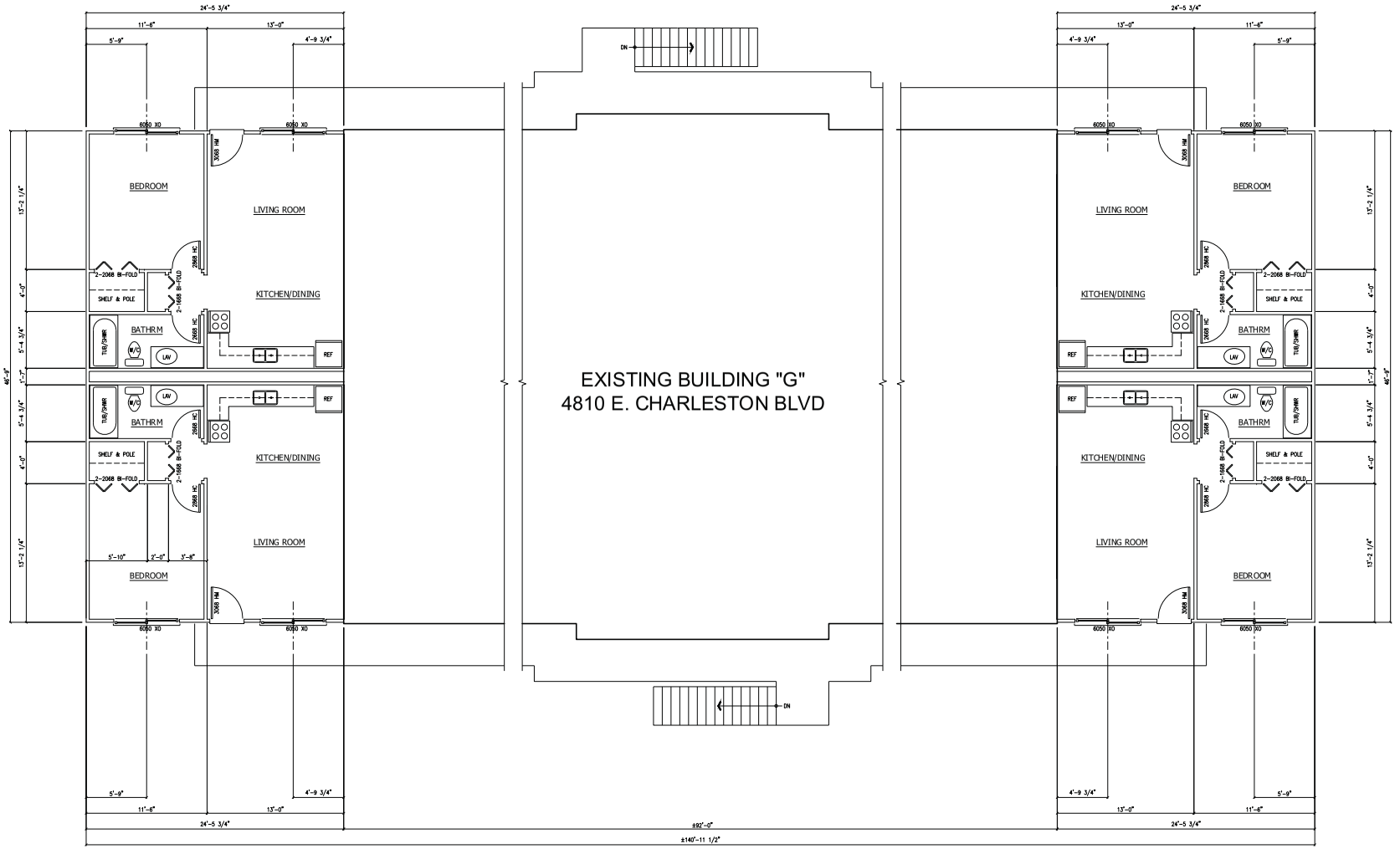
SHEET TITLE

FIRST FLOOR PLAN
BUILDING III

JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16
SHEET NUMBER	

A4.0

GPA-63593 and SDR-63596



SECOND FLOOR PLAN - BUILDING III

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

PRJ-63419
02/25/16

JET Development, Inc.

Tucker Construction

800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
jetdevelopmentlv@aol.com
License Number: 0050214

Office: 702.474.4489
Fax: 702.474.7316

LICENSE STAMP

TUCKER CONSTRUCTION
COMPANY NAME
450214
CONTRACTOR LICENSE NUMBER
TUCKER CONSTRUCTION
PLANS PREPARED BY
JENNIFER WAMPOLE
PRINT CONTRACTOR REPRESENTATIVE
ON MASTER OF GL
SIGNATURE
THESE PLANS ARE SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO WRS 6.3.3.3.0 FOR WORK UNDER CONTRACTOR LICENSE CATEGORY AUTHORIZED UNDER NRS 624.

REVISIONS

NO.	DATE	BY
DESCRIPTION		

PROJECT

CHARLESTON GARDENS APARTMENTS
4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

SHEET TITLE

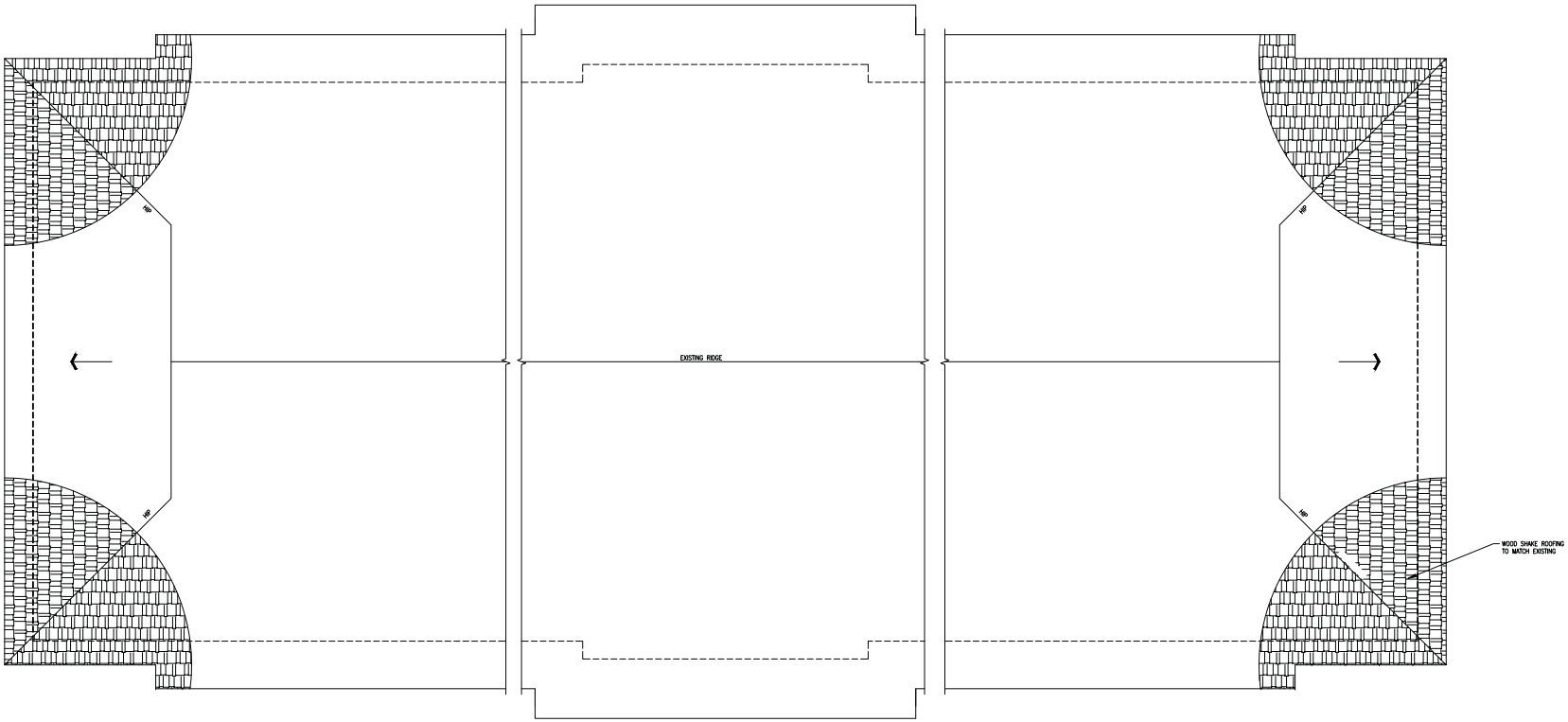
SECOND FLOOR PLAN
BUILDING III

JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16

SHEET NUMBER

A4.1

GPA-63593 and SDR-63596



ROOF PLAN - BUILDING III

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

PRJ-63419
02/25/16

JET Development, Inc.
Tucker Construction
800 N Rainbow Blvd
Suite 208
Las Vegas, NV 89107
jetdevelopmentlv@aol.com
License Number: 0050214
Office: 702.474.4489
Fax: 702.474.7316

LICENSE STAMP

TUCKER CONSTRUCTION
COMPANY NAME
#50214
CONTRACTOR LICENSE NUMBER
TUCKER CONSTRUCTION
PLANS PREPARED BY
JENNIFER WAMPOLE
PRINT CONTRACTOR REPRESENTATIVE OR MASTER OF QA
SIGNATURE

THESE PLANS ARE SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO WHE 63.3.3.0 FOR MORE UNDER CONTRACTOR LICENSE CATEGORY AUTHORIZED UNDER NRS 624.

REVISIONS

NO.	DATE	BY
DESCRIPTION		

PROJECT

CHARLESTON GARDENS APARTMENTS
4800 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104
PARCEL NO. 140-32-801-001

SHEET TITLE

ROOF PLAN
BUILDING III

JOB NO	15-020-TC
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	2/25/16

SHEET NUMBER

A4.2

GPA-63593 and SDR-63596



GPA-63593 and SDR-63596



GPA-63593 and SDR-63596


CHARLESTON
GARDENS
PRJ-63419
02/25/16



GPA-63593 [PRJ-63419] - GENERAL PLAN AMENDMENT RELATED TO SDR-63596 - APPLICANT: JET DEVELOPMENT, INC. - OWNER: HANG CHU, LLC
4800 EAST CHARLESTON BOULEVARD

03/03/16



GPA-63593 [PRJ-63419] - GENERAL PLAN AMENDMENT RELATED TO SDR-63596 - APPLICANT: JET DEVELOPMENT, INC. - OWNER: HANG CHU, LLC
4800 EAST CHARLESTON BOULEVARD

03/03/16



GPA-63593 [PRJ-63419] - GENERAL PLAN AMENDMENT RELATED TO SDR-63596 - APPLICANT: JET DEVELOPMENT, INC. - OWNER: HANG CHU, LLC
4800 EAST CHARLESTON BOULEVARD

03/03/16



GPA-63593 [PRJ-63419] - GENERAL PLAN AMENDMENT RELATED TO SDR-63596 - APPLICANT: JET DEVELOPMENT, INC. - OWNER: HANG CHU, LLC
4800 EAST CHARLESTON BOULEVARD

03/03/16



GPA-63593 [PRJ-63419] - GENERAL PLAN AMENDMENT RELATED TO SDR-63596 - APPLICANT: JET DEVELOPMENT, INC. - OWNER: HANG CHU, LLC
4800 EAST CHARLESTON BOULEVARD

03/03/16



GPA-63593 [PRJ-63419] - GENERAL PLAN AMENDMENT RELATED TO SDR-63596 - APPLICANT: JET DEVELOPMENT, INC. - OWNER: HANG CHU, LLC
4800 EAST CHARLESTON BOULEVARD

03/03/16



GPA-63593 [PRJ-63419] - GENERAL PLAN AMENDMENT RELATED TO SDR-63596 - APPLICANT: JET DEVELOPMENT, INC. - OWNER: HANG CHU, LLC
4800 EAST CHARLESTON BOULEVARD

03/03/16



GPA-63593 [PRJ-63419] - GENERAL PLAN AMENDMENT RELATED TO SDR-63596 - APPLICANT: JET DEVELOPMENT, INC. - OWNER: HANG CHU, LLC
4800 EAST CHARLESTON BOULEVARD

03/03/16



GPA-63593 [PRJ-63419] - GENERAL PLAN AMENDMENT RELATED TO SDR-63596 - APPLICANT: JET DEVELOPMENT, INC. - OWNER: HANG CHU, LLC
4800 EAST CHARLESTON BOULEVARD

03/03/16



GPA-63593 [PRJ-63419] - GENERAL PLAN AMENDMENT RELATED TO SDR-63596 - APPLICANT: JET DEVELOPMENT, INC. - OWNER: HANG CHU, LLC
4800 EAST CHARLESTON BOULEVARD

03/03/16

JET DEVELOPMENT
TUCKER CONSTRUCTION
LICENSE # 50214
800 NORTH RAINBOW # 208
LAS VEGAS, NV 89107
(702) 474-4489 FAX:474-7316

2-22-16

To: City of Las Vegas Dept. of Building and safety
333 N. Rancho Dr.
Las Vegas NV 89106

Re: Project PRJ-63419

To whom it may concern,

We are submitting an application to build 40 new apartments units, 20 single bedroom units and 20 studios as an infill project to the existing Charleston Gardens Apartments Complex located at 4800 E Charleston Blvd. We are requesting the slight increase in the currently allowed density 25.49/ac to allow for such additions of affordable housing units. Currently the site (APN#140-32-801-001 Parcel 3) is zoned as R-3 Medium Density residential. The current General Plan for the Southeast Sector designates this site to be Medium Density and limits the density to 25.49/ac. We are requesting a general plan Amendment to designate the site as high density under the current R-3 Zoning.

Charleston Gardens Apartments' purpose in building such additions is to meet the need of the small affordable housing units as demanded in the community. The owner has been working closely with the VA housing programs, Salvation Army, Catholic Charity and Africa Community Center refugee housing program to provide them with quality and affordable housing and to assist in stabilization of our community.

Charleston Gardens Apartments has completed many onsite improvements since the present owner took title in 2013. There are new roofs installed, new AC units, new Gateway and guard house for a brand new community identity, new carports, new centralized satellite system, railing improvement, new laundry rooms with brand new machines and monitoring, etc. Also, a new swimming pool recreational area and the community room were completed in 2015 to provide the community with great recreational facility typically lacking in this sector of the city. An improvement of existing play area is underway. The addition of 40 small studio and single bedroom units is part of the overall improvement plan to build a quality and affordable apartments

PRJ-63419
02/25/16

GPA-63593 and SDR-63596

complex. We currently meet all parking and landscape requirements for such addition. (See attached Project Information sheet)

The location of the project is on East Charleston Boulevard, in between the two major area shopping centers at crossing of Lamb and Nellis. A bus stop is directly in front of the Charleston Gardens Apartments front gate area. Charleston Boulevard is a major through road with major capacity for mass transportation. The addition of small living units, a small increase in the density, together with the effort of the overall improvement of the existing community are in agreement with the General Plan goals for the Southeast sector of infilling existing residential community, redeveloping older living quarters and providing more amenity for the residents.

We hope our request will be approved, and we will be able to continue to improve the living environment for Charleston Gardens and to provide for highly needed small quality affordable housing units for the community.

Sincerely

Jennifer Wampole

PRJ-63419
02/25/16

GPA-63593 and SDR-63596



Improved new Front Gate and Guard House



Newly improvement office and community room entrance

PRJ-63419
02/25/16



Existing swimming pool recreation area



PRJ-63419
02/25/16

GPA-63593 and SDR-63596



Community room activity



New laundry rooms with brand new machines and monitoring system

PROJECT OWNER: HANG CHU LLC
PROJECT ADDRESS: 4800 E. CHARLESTON BOULDVARD, LAS VEGAS, NV 89104

PROJECT NAME: CHARLESTON GARDENS APARTMENTS

LOT NUMBER: APN# 140-32-801-001 PARCEL 3

LOT AREA: 342,381.60 SF (7.86 Ac)

ZONING: R-3 MEDIUM DENSITY RESIDENTIAL (12 - 50 UNITS/Ac)

EXISTING DENSITY: 197 UNITS/7.86Ac = 25.06 UNITS/Ac

PROPOSED DENSITY: 237 UNITS/7.86Ac = 30.15 UNITS/Ac

JOB DESCRIPTION: FILL IN ADDITIONS FOR 20 STUDIO & 20 ONE-BEDROOM UNITS
PROPOSED FLOOR AREA: 16,840 SF
DWELLING

BUILDINGS: ADDING 2 NEW BUILDINGS & AN ADDITION TO EXISTING BUILDING 4810

(1) BUILDING I: 10 STUDIO UNITS PER FLOOR, TOTAL OF 20 UNITS, 6400 SF

(2) BUILDING II: 8 ONE-BEDROOM UNITS PER FLOOR, TOTAL OF 16 UNITS, 5864 SF

(3) BUILDING III (ADDITION TO 4810): 4 ONE-BEDROOM UNITS PER FLOOR, TOTAL OF 8 UNITS, 4576 SF

BUILDINGS HEIGHT: TO MATCH EXISTING, 2 STORIES, 17'-6"

PARKING REQUIREMENT:

	EXISTING	ADDITION	TOTAL	REQ'D PARKING
STUDIO	0	20	20	20X1.25=25
ONE-BEDROOM UNIT	91	20	111	111X1.25=138.75
TWO-BEDROOM UNIT	74	0	74	74X1.75=129.5
THREE-BEDROOM UNIT	32	0	32	32X2=64
TOTAL UNITS	197	40	237	357.25
GUEST PARKING	237 UNITS X 1/6=39.5			39.5
TOTAL PARKING REQ'D				396.75
PARKING PROVIDED				399

LANDSCAPE AREA: 116,948 SF (116,948/342,381 = 34.15%)

PRJ-63419
02/25/16

GPA-63593 and SDR-63596

City of Las Vegas Agenda Item No.: **51.**

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

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

SUBJECT:
SDR-63596 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-63593 - PUBLIC HEARING - APPLICANT: JET DEVELOPMENT, INC. - OWNER: HANG CHU, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40-UNIT ADDITION TO AN EXISTING 197-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 7.86 acres at 4800 East Charleston Boulevard (APN 140-32-801-001), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-63419]. Staff recommends DENIAL.

C.C.: 5/18/2016

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

SDR-63596

Case Number: PRJ-63419 APN: 140-32-801-001

Name of Property Owner: Hang Chu LLC

Name of Applicant: Jet Development

Name of Representative: Jennifer Wampole

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: Oliver Mou

STATE OF NEVADA
COUNTY OF CLARK

Print Name: Oliver Mou

Subscribed and sworn before me

This 24 day of FEB., 2016

Pamela Johnson
Notary Public in and for said County and State

PAMELA JOHNSON
Notary Public - State of Nevada
County of Clark
APPT. NO. 97-2614-1
My App. Expires Oct. 13, 2019

Revised 11-14-06

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

PRJ-63419
02/25/16

AUTHORIZATION AGENT FOR OWNER

TO: CITY OF LAS VEGAS
PLANNING DEPARTMENT

RE: OWNER: HANG CHU LLC

Managing Member: Pui Chu Yee

ADDRESS: 722 N. Royal Crest Circle, Las Vegas, NV 89169

The Managing Member, Pui Chu Yee, of HANG CHU LLC, the owner of the real property located at 4800 E. Charleston Blvd. Las Vegas, NV 89169, hereby authorizes Mr. Oliver Mou on behalf and in the name of Owner to complete all necessary entitlement and permit applications to the City of Las Vegas associated with the General Plan Amendment Application for 4800 E. Charleston Blvd. Las Vegas, NV 89169.

AUTHORIZED BY:

HANG CHU LLC

BY: _____ DATE: 2-22-2016

Its: Managing Member

PRJ-63419
02/25/16

SDR-63596

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Plan Development Review

Project Address (Location) 4800 E. Charleston Blvd

Project Name Charleston Garden Apartments **Proposed Use** R3 High density

Assessor's Parcel #(s) 140-32-801-001 **Ward #** 3

General Plan: existing Med. **proposed** High **Zoning: existing** R-3 **proposed** R-3 (Same)

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

Gross Acres 7.86 **Lots/Units** 197 **Density** Medium

Additional Information _____

PROPERTY OWNER Hang Chu **Contact** Oliver Mou

Address 722 N. Royal Crest Circle **Phone:** 474-4489 **Fax:** 474-7316

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

E-mail Address none

APPLICANT Jet Development **Contact** Jennifer Wampole

Address 800 N. Rainbow #208 **Phone:** 474-4489 **Fax:** 474-7316

City Las Vegas **State** NV **Zip** 89107

E-mail Address Jet Development@aol.com

REPRESENTATIVE Jennifer Wampole **Contact** Jet Development

Address 800 N. Rainbow #208 **Phone:** 474-4489 **Fax:** 474-7316

City Las Vegas **State** NV **Zip** 89107

E-mail Address Jetdevelopment@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* Oliver Mou

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

Print Name Oliver Mou

STATE OF NEVADA COUNTY OF CLARK

Subscribed and sworn before me

This 24 day of FEBRUARY, 2016.

Pamela Johnson

Notary Public in and for said County and State

PAMELA JOHNSON
Notary Public - State of Nevada
County of Clark
APPT. NO. 97-2614-1
My App. Expires Oct. 13, 2019

FOR DEPARTMENT USE ONLY

Case #	SDR-63596
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.

PR-63419
02/25/16

SDR 63596
Jet Development, Inc.

480 E Charleston Boulevard

Proposed addition of 40 multi-family dwelling units to an existing 197 multi-family dwelling unit development.

Existing Use

Average Daily Traffic (ADT)	APARTMENT [DWELL]	197	6.65	1,310
AM Peak Hour			0.51	100
PM Peak Hour			0.62	122

Proposed Addition

Average Daily Traffic (ADT)	APARTMENT [DWELL]	40	6.65	266
AM Peak Hour			0.51	20
PM Peak Hour			0.62	25

Total

Average Daily Traffic (ADT)	APARTMENT [DWELL]	237	6.65	1,576
AM Peak Hour			0.51	120
PM Peak Hour			0.62	147

Existing traffic on all nearby streets:

Charleston Blvd.	
Average Daily Traffic (ADT)	40,485
PM Peak Hour (heaviest 60 minutes)	3,239

Marion Dr.	
Average Daily Traffic (ADT)	6,984
PM Peak Hour (heaviest 60 minutes)	559

Nellis Blvd.	
Average Daily Traffic (ADT)	43,580
PM Peak Hour (heaviest 60 minutes)	3,486

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Charleston Blvd.	51,800
Marion Dr.	16,300
Nellis Blvd.	51,800

This project will add approximately 266 trips per day on Charleston Blvd., Marion Dr. and Nellis Blvd. Charleston is currently at about 78 percent of capacity, Marion is at about 43 percent of capacity and Nellis is at about 84 percent of capacity. After this project, Charleston is expected to be at about 79 percent of capacity, Marion at about 44 percent of capacity, and Nellis at about 85 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 25 additional cars, or one every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas Agenda Item No.: **52.**

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

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

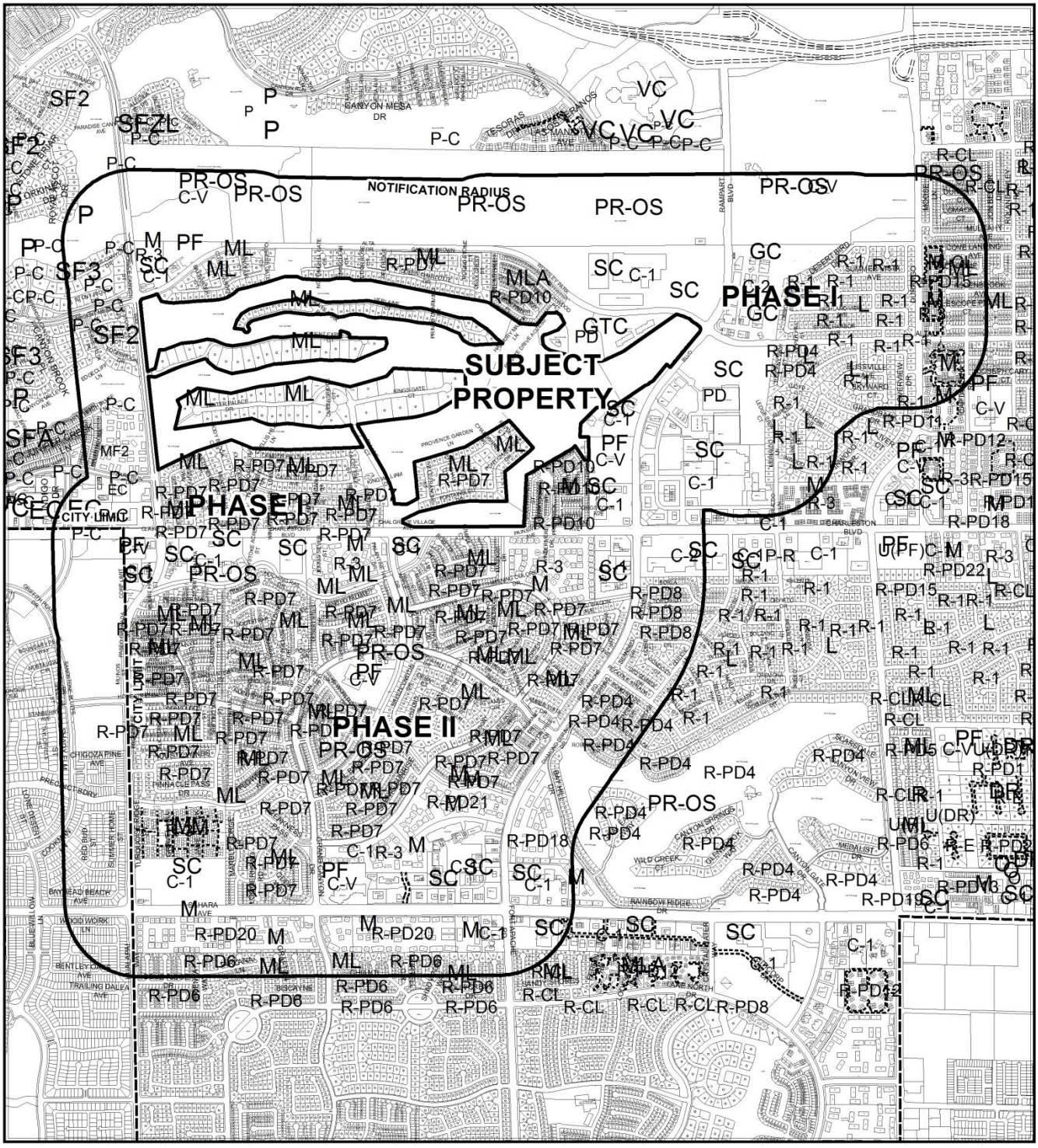
SUBJECT:
MOD-63600 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL - For possible action on a request for a Major Modification of the 1990 Peccole Ranch Master Plan TO AMEND THE NUMBER OF ALLOWABLE UNITS, TO CHANGE THE LAND USE DESIGNATION OF PARCELS COMPRISING THE CURRENT BADLANDS GOLF COURSE, TO PROVIDE STANDARDS FOR REDEVELOPMENT OF SUCH PARCELS AND TO REFLECT THE AS-BUILT CONDITION OF THE REMAINING PROPERTIES on 1,569.60 acres generally located east of Hualapai Way, between Alta Drive and Sahara Avenue (APNs Multiple), Ward 2 (Beers) [PRJ-63491]. Staff has NO RECOMMENDATION.

C.C.: 5/18/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**23**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Abeyance Request Submitted by - EHB Companies - MOD-63600, GPA-63599, ZON-63601 and DIR-63602 [PRJ-63491]
3. Conditions and Staff Report- MOD-63600, GPA-63599 and ZON-63601 [PRJ-63491]
4. Supporting Documentation- MOD-63600, DIR-63602, GPA-63599 and ZON-63601 [PRJ-63491]
5. Photo(s) - MOD-63600, DIR-63602, GPA-63599 and ZON-63601 [PRJ-63491]
6. Justification Letter
7. Peccole Ranch Master Plan
8. Protest/Support Postcards - MOD-63600 and DIR-63602 [PRJ-63491]

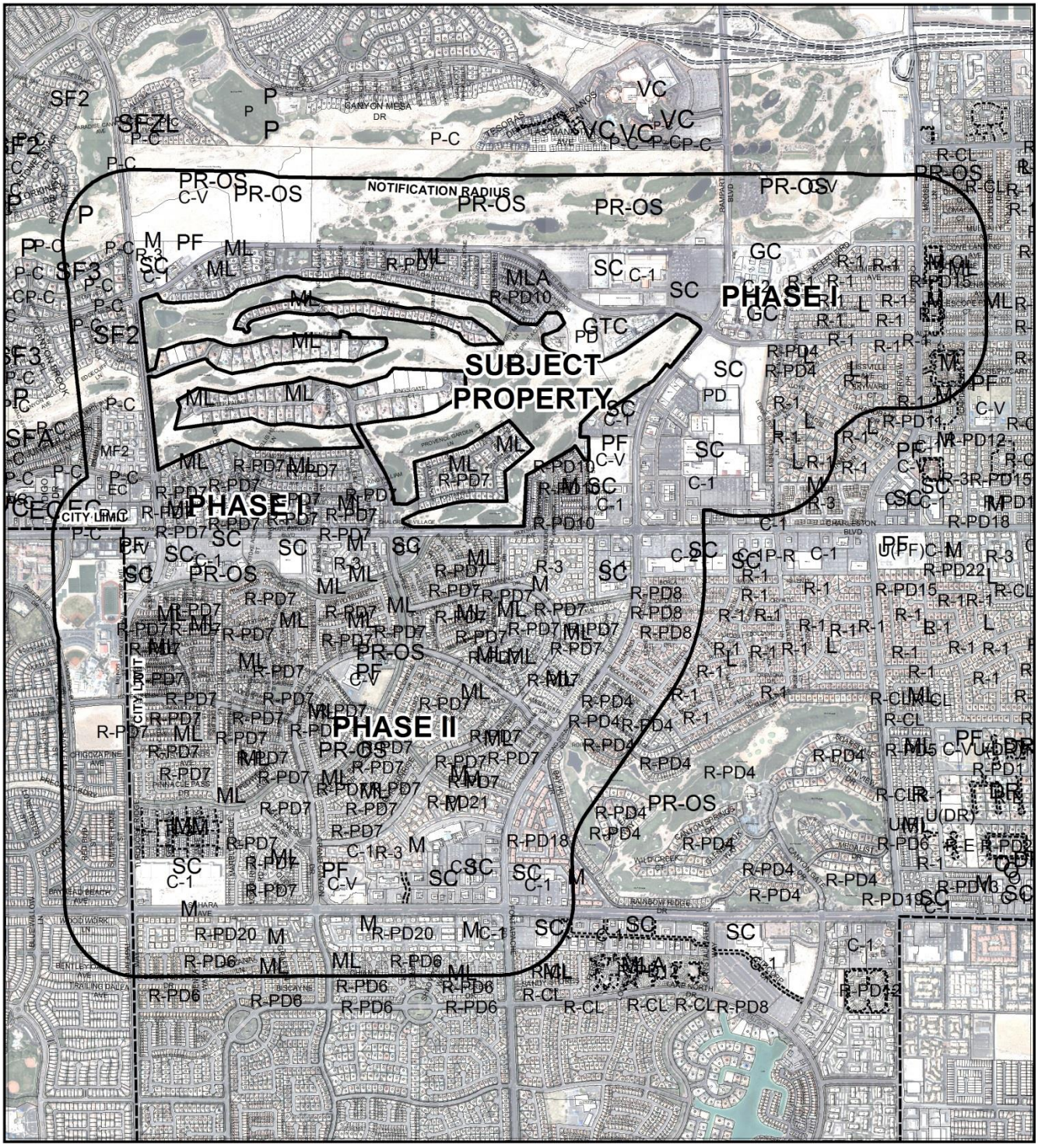


CASE: **MOD-63600 (PRJ-63491)**

RADIUS: 1000 FEET FROM PHASE I AND II

GENERAL PLAN OF SUBJECT PROPERTY: PR-OS (PARKS/RECREATION/OPEN SPACE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL) AND H (HIGH DENSITY RESIDENTIAL)



0 1,000 2,000
Feet

N

CASE: **MOD-63600 (PRJ-63491)**

RADIUS: 1000 FEET FROM PHASE I AND II

GENERAL PLAN OF SUBJECT PROPERTY: PR-OS (PARKS/RECREATION/OPEN SPACE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL) AND H (HIGH DENSITY RESIDENTIAL)

March 25, 2016

Mr. Tom Perrigo
Planning Director
City of Las Vegas
333 N. Rancho Dr.
Las Vegas, NV 89106

RE: Abeyance request for MOD-63600, GPA-63599, ZON-63601 and DIR-63602

Dear Mr. Perrigo,

Pursuant to our discussions over the past two weeks this is an Abeyance request for referenced from the April 12th to the May 10th Planning Commission Meeting. This request is for the purpose of providing more time for continued communications with our neighbors. In this regard, we have two publicly noticed meetings already scheduled with the neighborhood, one on March 28 2016 and the other on April 4, 2016, with individually scheduled meetings with neighbors being offered through the month of April. It is in everyone's best interest that all neighbors are given ample opportunity to understand the project in its entirety before any public hearings are held before either the Planning Commission or the City Council. Thank you in advance.

Yours truly,

Frank Pankratz
As Manager of EHB Companies LLC,
the Manager of 180 Land Co. LLC,
Seventy Acres LLC and Fore Stars Ltd.

1215 South Fort Apache Road, Suite 120
Las Vegas, NV 89117
702.940.6930 / 702.940.6931 Fax

RECEIVED
MAR 29 2016
City of Las Vegas
Department

AGENDA ITEMS 52-55
04/12/16 PC MEETING

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 180 LAND CO, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MOD-63600	Staff recommends NO RECOMMENDATION.	
GPA-63599	Staff recommends NO RECOMMENDATION.	MOD-63600
ZON-63601	Staff recommends NO RECOMMENDATION.	MOD-63600 GPA-63599

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to redevelop the 250.92 acres (referred to in the applicant's documents as "the Property") that make up the Badlands Golf Course at the southwest corner of Alta Drive and Rampart Boulevard. This area is subject to the Peccole Ranch Master Plan (hereafter, "the Plan"), which was adopted in 1989 and amended in 1990. Since that time, numerous developmental changes have occurred in the Plan area without a corresponding update to the Plan. With an aim to rectify the inconsistencies of the Plan and to add residential units to the Property, the applicant is requesting a Major Modification to the Peccole Ranch Master Plan to memorialize the as-built condition of the existing properties on the overall 1,569-acre site and to change the land use designation in the Plan from Golf Course/Open Space/Drainage to Single-Family Residential and Multi-Family Residential.

Specifically, the number of allowable residential units is proposed to increase. An associated development agreement proposes standards for development of the golf course property in two categories: R-E (Residence Estates) for single-family residential uses and R-4 (High Density Residential) for multi-family uses. In addition, the Plan would be updated through a Major Modification to provide additional drainage infrastructure, which would remove some existing properties from federal flood plain designation. No new commercial is proposed within the Plan area.

ISSUES

- The Badlands golf course was enlarged from the 1990 Peccole Ranch Master Plan (184 acres to 250 acres) without modification of the Plan and built in a different location than was shown on the 1990 plan.
- If approved, the prior General Plan Amendment (GPA-62387) and Rezoning (ZON-62392) requests would be subsumed into this General Plan Amendment and Rezoning proposal.
- A Major Modification of the Peccole Ranch Master Plan is requested.
- A General Plan Amendment is requested to change the General Plan land use designation of the Property from PR-OS (Parks/Recreation/Open Space) to H (High Density Residential) on the east 67.22 acres of the Property and to DR (Desert Rural Density Residential) on the remaining 183.70 acres of the Property.
- A Rezoning is requested to change the zoning designation of the Property from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-4 (High Density Residential) on the east 67.22 acres of the Property and to R-E (Residence Estates) on the remaining 183.70 acres of the Property.

- A related development agreement is to contain a unique set of development standards for the development of property in the proposed R-4 and R-E Districts. The analysis and report for the development agreement will be under a separate Director's Business Item (DIR-63602).
- The proposed amendment would allow for up to 3,020 multi-family residential units to be built on the east 67.22 acres of the Property.
- The proposed amendment would allow for up to 60 single family residential estates to be constructed on the west 183.70 acres of the Property.
- No new commercial is proposed.

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]

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
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 One of the Plan is generally located south of Charleston Boulevard, west of Fort Apache Road. Phase Two 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]
04/04/90	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]
	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.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
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.
07/07/04	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.
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.
01/12/06	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.
01/12/06	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.
08/06/14	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.
08/06/14	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 Alta Drive and Rampart Boulevard was recorded [Book 120 Page 49 of Parcel Maps].

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/30/15	A two-lot Parcel Map (PMP-62257) on 70.52 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [Book 120 Page 91 of Parcel Maps].
01/12/16	The City Council voted to abey requests for a General Plan Amendment (GPA-62387) from PR-OS (Parks/Recreation/Open Space) to H (High Density Residential), a Rezoning (ZON-62392) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-4 (High Density Residential) and a Site Development Plan Review (SDR-62393) for a proposed 720-unit multi-family residential development to the 03/08/16 Planning Commission meeting at the request of the applicant.
03/08/16	The City Council voted to abey GPA-62387, ZON-62392 and SDR-62393 to the 04/12/16 Planning Commission meeting at the request of the applicant.
03/15/16	A two-lot Parcel Map (PMP-63468) on 53.03 acres at the southwest corner of Alta Drive and Rampart Boulevard was recorded [Book 121 Page 12 of Parcel Maps].

Most Recent Change of Ownership	
04/14/05	A deed was recorded for a change in ownership on APN 138-32-202-001.
11/16/15	A deed was recorded for a change in ownership on APN 138-31-702-002; 138-31-801-002 and 003; 138-32-301-005 and 007.

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	
03/28/16	A neighborhood meeting was held at the Suncoast Hotel and Casino, 9090 Alta Drive, Las Vegas. There were 11 members of the development team, 183 members of the public, one Department of Planning staff member and one City Councilperson in attendance. After attendees signed in, they were offered a welcome letter and a hard copy of the video presentation. The developer's representative prefaced the presentation of the development proposal by explaining that the golf course will eventually be removed due to

Neighborhood Meeting	
	high maintenance costs and that changing the zoning is a way to preserve the low density of the neighborhood but also to increase demand for housing and commercial services in the area. The representative answered residents' questions for 40 minutes, and then invited those in attendance to visit any of four stations where large informational boards were set up and additional questions could be asked of the development team. Comment cards addressed to the Department of Planning were placed on tables for attendees to pick up. Concerns included the following: • Residents purchased homes with the understanding that the golf course would remain. • Excavation: Grading cuts and fills would use existing earthwork material, and therefore there would not be trucks moving dirt in and out of the development. • The development agreement calls for 24-hour construction, which raised concerns over noise. A provision would be added that no noise would be generated during regular nighttime hours. • Adding over 3,000 units would strain water resources and raise fire and flood insurance premiums. Those in attendance were overwhelmingly opposed to the project, including amending the city's General Plan and rezoning of the golf course.
04/04/16	A second neighborhood meeting was held with nearby residents at the Badlands Golf Club House, 9119 Alta Drive, Las Vegas.

Field Check	
03/03/16	The overall site includes a mix of various uses, including single family residential of varying density, multi-family residential, schools, parks and other civic uses, neighborhood commercial and a 27-hole public golf course. A majority of the single family residential areas situated around the golf course are gated.

Details of Application Request	
Site Area	
Net Acres (MOD)	1569.60
Net Acres (GPA/ZON/DIR)	250.92

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)
	Office, Medical or Dental		
	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
		MLA (Medium Low Attached Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)
South	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
	Single Family, Attached	M (Medium Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)
	Multi-Family Residential		R-3 (Medium Density Residential)
East	Shopping Center	SC (Service Commercial)	PD (Planned Development)
	Office, Other Than Listed		C-1 (Limited Commercial)
	Mixed Use	GC (General Commercial)	C-2 (General Commercial)
	Utility Installation	PF (Public Facilities)	C-V (Civic)
	Single Family, Attached	M (Medium Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
West	Single Family, Detached	SF2 (Single Family Detached – 6 Units per Acre)	P-C (Planned Community)
	Golf Course	P (Parks/Open Space)	
	Multi-Family Residential	MF2 (Medium Density Multi-family – 21 Units per Acre)	

Master Plan Areas	***Compliance***
Peccole Ranch	Y
Special Purpose and Overlay Districts	***Compliance***
R-PD (Residential Planned Development) District	Y
PD (Planned Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Pedestrian Path – Rampart)	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to the related Development Agreement (DIR-63602) for redevelopment of the 250.92-acre golf course ("the Property"), the following standards would apply if approved:

Proposed R-4 lots:

Standard	***Title 19 Standards***	***Proposed***
Min. Lot Size	7,000 SF	7,000 SF
Min. Lot Width	N/A	N/A
Dwelling Units per Acre	Limited by height and underlying General Plan designation	45 du/ac (Development Area 1) 60 du/ac (Development Area 2) 36 du/ac (Development Area 3)
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet 5 Feet 5 Feet 20 Feet	All buildings shall be set back at least 60 feet from any existing residence

Standard	***Title 19 Standards***	***Proposed***
Min. Distance Between Buildings	Unlimited	N/A, except as restricted by conditions of approval of SDR
Max. Lot Coverage	N/A	N/A
Max. Building Height— • Up to 4 stories • 5-6 stories • Towers (7+ stories)	55 Feet	55 Feet 75 Feet 250 Feet
Max. Accessory Structure Height	2 Stories/55 Feet or the height of the principal dwelling unit, whichever is less	Height of the principal dwelling unit
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis
Mech. Equipment	Screened	Screened

Proposed R-E lots:

Standard	***Title 19 Standards***	***Proposed***
Min. Lot Size	20,000 SF	43,560 SF
Min. Lot Width	100 Feet	N/A
Max. Dwelling Units per Acre	2.18 du/ac	0.33 du/ac
Dwelling Units per Lot	1	1
Min. Setbacks • Front • Side • Corner • Rear	50 Feet 10 Feet 15 Feet 35 Feet	All buildings shall be set back at least 60 feet from any existing residence
Max. Lot Coverage	N/A	N/A
Max. Building Height	2 Stories/35 Feet	3 Stories over Basement/50 Feet
Max. Accessory Structure Height	2 Stories/35 Feet, whichever is less	Lesser of 3 Stories/50 Feet
Patio Covers	15-foot setback to side, rear and corner side PL from posts	5-foot setback from all property lines

Existing Zoning	***Permitted Density***	***Units Allowed***
R-PD7 (Residential Planned Development – 7 Units per Acre)	7.49 du/ac	1,879

Proposed Zoning	***Permitted Density (proposed)***	***Units Allowed***
R-4 (High Density Residential)*	Unlimited, except by height	Limited by height
R-E (Residence Estates)*	1 du/ac	183
Existing General Plan	***Permitted Density***	***Units Allowed***
PR-OS (Parks/Recreation/Open Space)	N/A	None
Proposed General Plan	***Permitted Density***	***Units Allowed***
H (High Density Residential)	Unlimited	Unlimited
DR (Desert Rural Density Residential)	2.49 du/ac	457

*The R-4 and R-E Districts are as proposed by the Major Modification.

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

ANALYSIS

Since the original approval of the reclassification of property (Z-0017-90) that created the Peccole Ranch Master Plan Phase Two area, there have been numerous land use entitlements processed within the overall 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 by which previous developers have been able to propose development with or without an associated modification of the Peccole Ranch Master Plan. Since adoption of the 1990 Peccole Ranch Master Plan the property was developed with deference to the Plan.

FINDINGS (MOD-63600)

Additional time is needed to review and evaluate the Major Modification and associated Development Agreement (DIR-63602). Therefore, no finding can be reached at this time.

FINDINGS (GPA-63599)

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 is dependent upon actions taken on the associated Major Modification to the Peccole Ranch Master Plan and Development Agreement. As additional time is needed for review of these submitted documents, no findings 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 proposed General Plan Amendment is dependent upon actions taken on the associated Major Modification to the Peccole Ranch Master Plan and Development Agreement. As additional time is needed for review of these submitted documents, no findings 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**

   The proposed General Plan Amendment is dependent upon actions taken on the associated Major Modification to the Peccole Ranch Master Plan and Development Agreement. As additional time is needed for review of these submitted documents, no findings can be reached at this time.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The proposed General Plan Amendment is dependent upon actions taken on the associated Major Modification to the Peccole Ranch Master Plan and Development Agreement. As additional time is needed for review of these submitted documents, no findings can be reached at this time.

FINDINGS (ZON-63601)

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 dependent upon actions taken on the associated Major Modification to the Peccole Ranch Master Plan and Development Agreement. As additional time is needed for review of these submitted documents, no findings 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 Rezoning is dependent upon actions taken on the associated Major Modification to the Peccole Ranch Master Plan and Development Agreement. As additional time is needed for review of these submitted documents, no findings can be reached at this time.

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

   The proposed Rezoning is dependent upon actions taken on the associated Major Modification to the Peccole Ranch Master Plan and Development Agreement. As additional time is needed for review of these submitted documents, no findings 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.**

   The proposed Rezoning is dependent upon actions taken on the associated Major Modification to the Peccole Ranch Master Plan and Development Agreement. As additional time is needed for review of these submitted documents, no findings can be reached at this time.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 44

NOTICES MAILED 6903 - MOD-63600 and DIR-63602
1495 - GPA-63599 and ZON-63601

APPROVALS 3 - MOD-63600 and DIR-63602
1 - GPA-63599 and ZON-63601

PROTESTS 23 - MOD-63600 and DIR-63602
18 - GPA-63599 and ZON-63601

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-63600** APN: 138-31-702-002; 138-31-801-002

Name of Property Owner: 180 Land Co LLC

Name of Applicant: 180 Land Co 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: _____

EHB COMPANIES LLC, ITS MANAGER

Signature of Property Owner: _____

Print Name: FRANK PANKRATZ, ITS MANAGER

Subscribed and sworn before me

This 25TH day of FEBRUARY, 2016

_____
Notary Public in and for said County and State

KATHLEEN K MOMOT
Notary Public, State of Nevada
Appointment No. 14-15293-1
My Appt. Expires Oct. 24, 2018

PRJ-63491
02/29/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-63600 APN: 138-32-301-005; 138-32-301-006

Name of Property Owner: Seventy Acres LLC

Name of Applicant: Seventy Acres 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: EHB COMPANIES LLC, its MANAGER

Print Name: FRANK PANKRATZ, its MANAGER

Subscribed and sworn before me

This 25th day of February, 2016

Notary Public in and for said County and State

KATHLEEN K MOMOT
Notary Public, State of Nevada
Appointment No. 14-15293-1
My Appt. Expires Oct. 24, 2018

PRJ-63491
02/29/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-63600** APN: 138-32-202-001;

Name of Property Owner: Fore Stars, Ltd

Name of Applicant: Fore Stars, Ltd.

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: EHB COMPANIES, LLC, its MANAGER

Print Name: FRANK PANKRATZ, its MANAGER

Subscribed and sworn before me

This 25th day of February, 2016

Notary Public in and for said County and State

KATHLEEN K MOMOT
Notary Public, State of Nevada
Appointment No. 14-15293-1
My Appt. Expires Oct. 24, 2018

PRJ-63491
02/29/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MAJOR MODIFICATION

Project Address (Location) Multiple

Project Name 2016 Peccole Ranch Master Plan **Proposed Use**

Assessor's Parcel #(s) Multiple **Ward #** 2

General Plan: existing NA proposed NA **Zoning:** existing NA proposed NA

Commercial Square Footage **Floor Area Ratio**

Gross Acres 1,569.6 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Multiple **Contact**

Address **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

APPLICANT 180 Land Co LLC **Contact** Frank Pankratz

Address 1215 South Fort Apache, 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, 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* EHBCompanies LLC, Its Mgr
By Frank Pankratz, Its Mgr

*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 25 day of February, 20 16.

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 #	MOD-63600
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

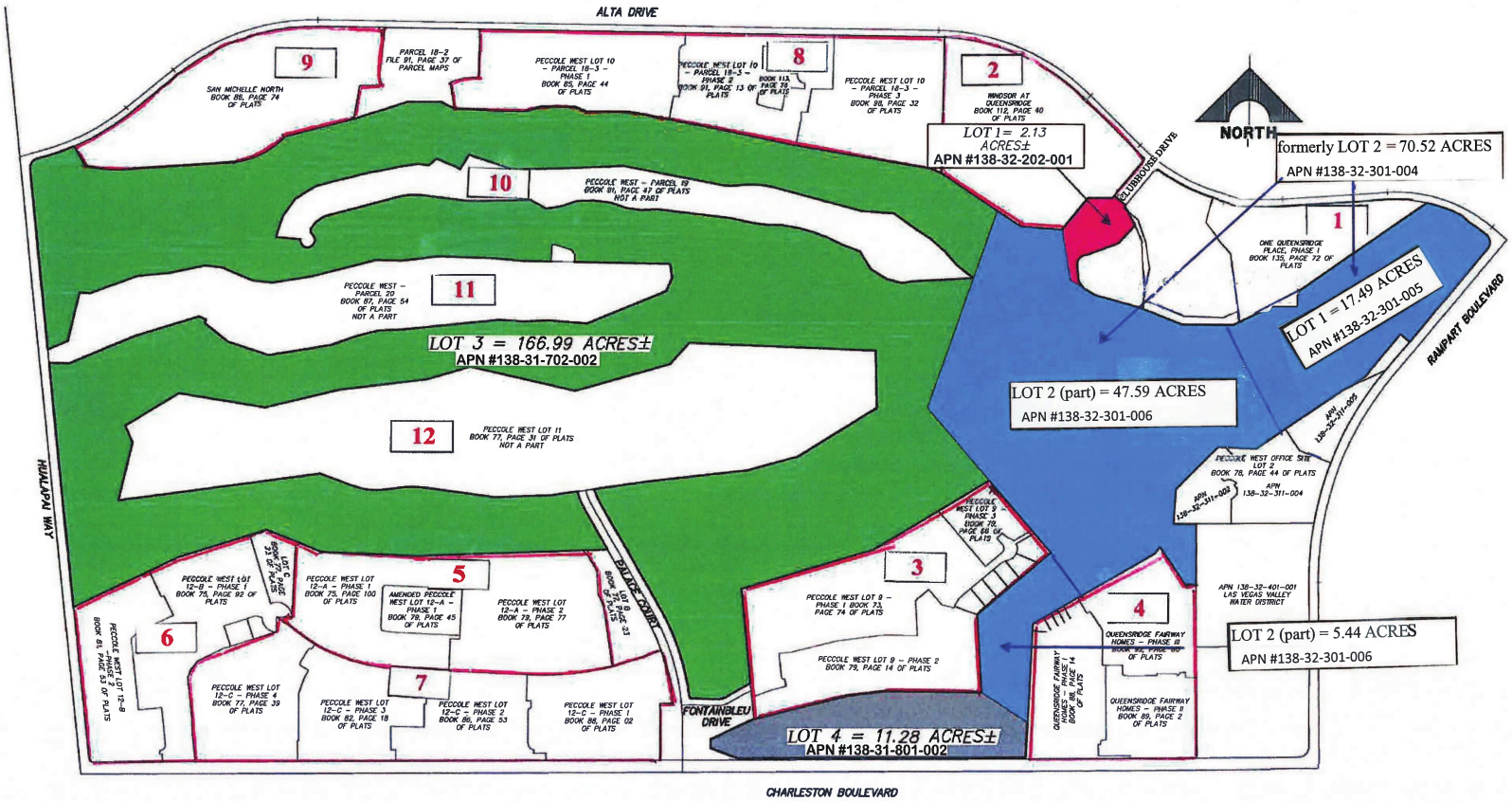
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

PRJ-63491
02/25/16

EXHIBIT 1

PARCEL MAP



PRJ-63491
03/03/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

EXHIBIT 2

December 30, 2014

Frank Pankratz
ENB Companies
9755 W. Charleston Blvd.
Las Vegas, NV 89117

RE: 138-31-713-002
138-31-712-004
138-31-610-002
138-31-212-002 (ZVL-57350)

Received
JAN 05 2015
Accounting Department

Mr. Pankratz,

This letter is in response to a request for zoning verification on properties located within Las Vegas, Nevada with Assessor's Parcel Numbers of 138-31-713-002; 138-31-712-004; 138-31-610-002; and 138-31-212-002. The subject properties are zoned R-PD7 (Residential Planned Development District – 7 Units per Acre).

The R-PD District is intended to provide for flexibility and innovation in residential development, with emphasis on enhanced residential amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and homogeneity of land use patterns. The density allowed in the R-PD District shall be reflected by a numerical designation for that district. (Example, R-PD4 allows up to four units per gross acre.) A detailed listing of the permissible uses and all applicable requirements for the R-PD Zone are located in Title 19 ("Las Vegas Zoning Code") of the Las Vegas Municipal Code. The Las Vegas Zoning Code may be found on the City of Las Vegas website:

http://www.lasvegasnevada.gov/LawsCodes/zoning_laws.htm

The department is unable to provide you with a statement as to whether or not this property conforms to current City codes. If a use or building is nonconforming, then Title 19.14 grants certain rights to the owner, which are addressed in Sections 19.14.040 and 19.14.050 located in Title 19 ("Unified Development Code") of the Las Vegas Municipal Code. The Unified Development Code may be found on the City of Las Vegas website:

http://www.lasvegasnevada.gov/files/CLV_Unified_Development_Code.pdf

Should you wish to obtain copies of a Certificate of Occupancy or other public records related to the subject property, please contact the Las Vegas Building and Safety Department at (702) 229-6251. Information regarding City code violations on the subject property can be obtained from the Code Enforcement Division of the Building and Safety Department at (702) 229-2330.

If you have any questions concerning this matter, please contact me at (702) 229-6745.

Sincerely,

Nicole Eddowes
Planner I
Planning & Development Department

PRJ-63491
02/25/16

FM-0073a-04-12

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

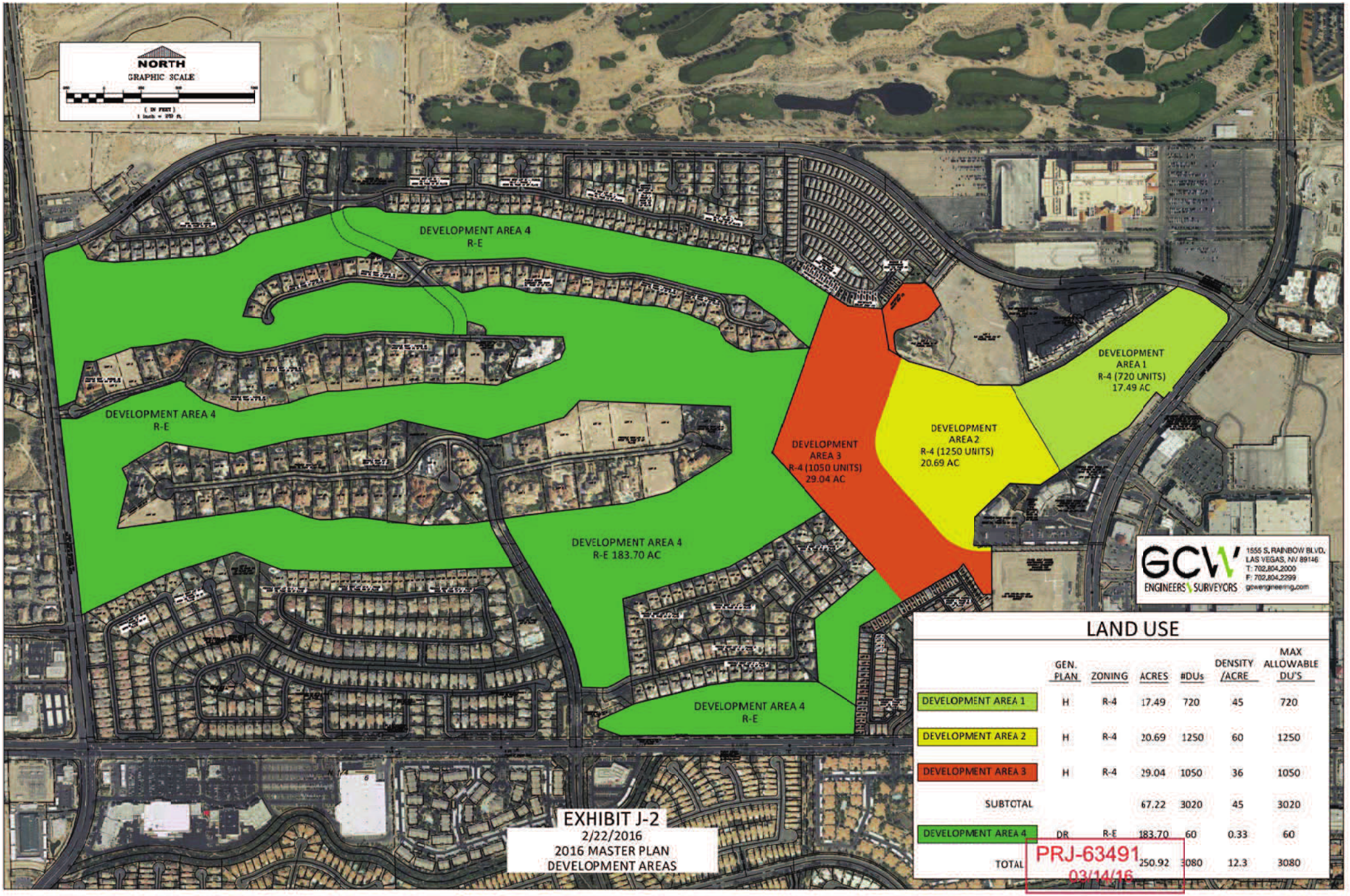
STAVROS S. ANTHONY
MAYOR PRO TEM

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

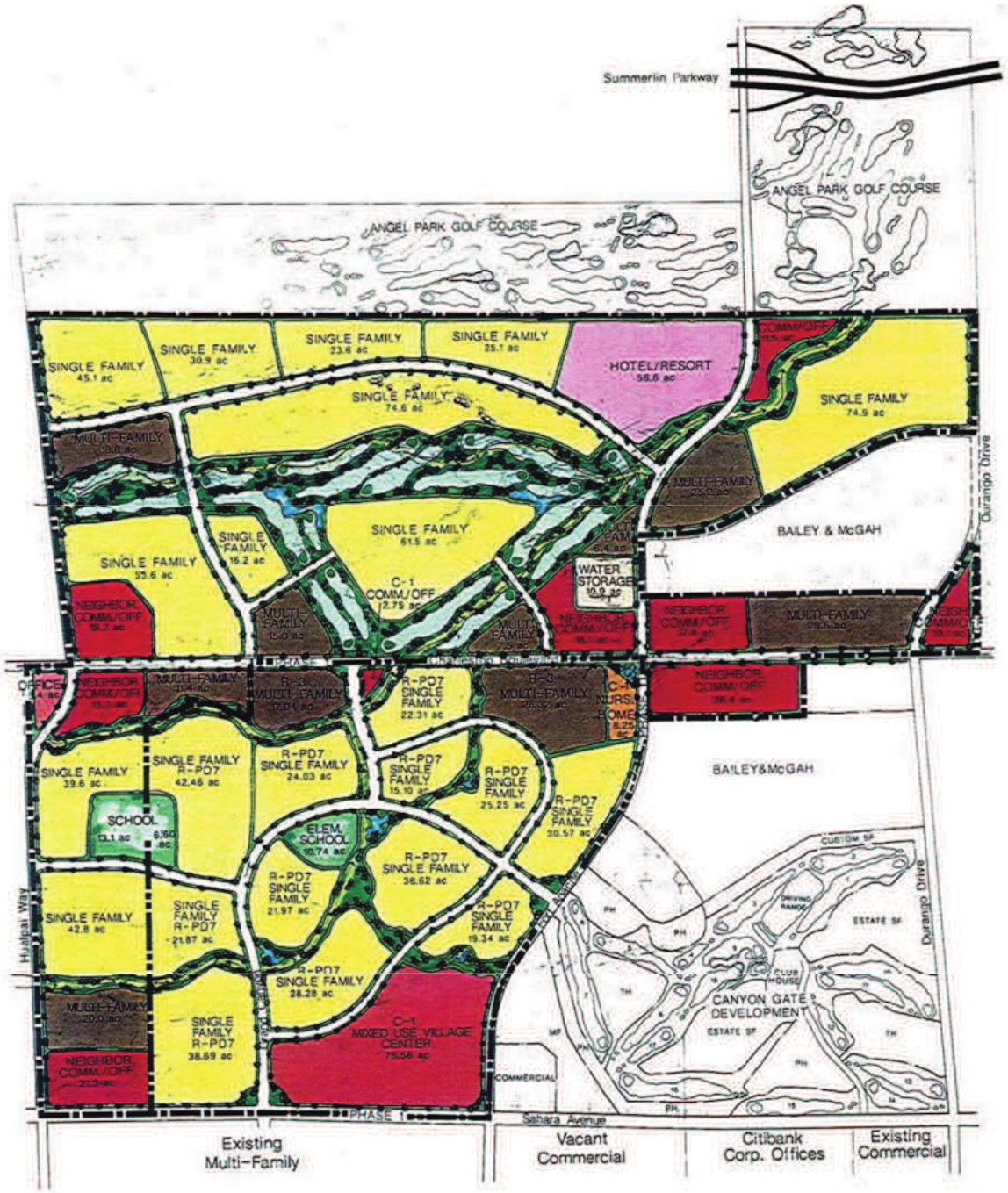


LAND USE

	GEN. PLAN	ZONING	ACRES	#DUs	DENSITY /ACRE	MAX ALLOWABLE DU'S
DEVELOPMENT AREA 1	H	R-4	17.49	720	45	720
DEVELOPMENT AREA 2	H	R-4	20.69	1250	60	1250
DEVELOPMENT AREA 3	H	R-4	29.04	1050	36	1050
SUBTOTAL			67.22	3020	45	3020
DEVELOPMENT AREA 4	DR	R-E	183.70	60	0.33	60
TOTAL			250.92	3080	12.3	3080

PRJ-63491
03/14/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602



SITE DATA- PHASE 1

LAND USE	NET ACRES	NET DENSITY DU/ac	UNITS
Nursing Home	8.25		
Single Family	328.49	7.0	2299
Multi-Family	45.39	24.0	1088
Mixed Use Village Center			
Commercial/Office	40.00		
Multi-Family	35.56	34.0	1209
Commercial/Office	2.75		
Drainage/Open Space	41.47		
R.O.W.	53.97		
Elementary School	17.34		
PHASE 1 TOTAL	573.19	8.8	4596

SITE DATA – FUTURE PHASES

LAND USE	ACRES
Single Family	487.9
Multi-Family	133.9
Neighborhood Commercial/Office	137.7
Office	5.4
Hotel/Resort	56.6
Water Storage	10.9
Golf Course/Drainage	207.1
R.O.W.	90.5
School	13.1
FUTURE PHASES TOTAL	1143.1
GRAND TOTAL	1716.3

MASTER PLAN

Peccole Ranch Partnership

Suite 900, Capital Place
9707-110 Street
Edmonton, Alberta T5K2L9 403-482-7800

Prepared By:
A. Wayne Smith & Associates
1515 East Missouri Suite 100
Phoenix, Arizona 85014 (602) 234-3474

AWS & A

3/20/89 0 500 1000 2000 FEET NORTH

EXHIBIT B

EXHIBIT A
2/22/2016
1989 APPROVED
PECCOLE RANCH
MASTER PLAN

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

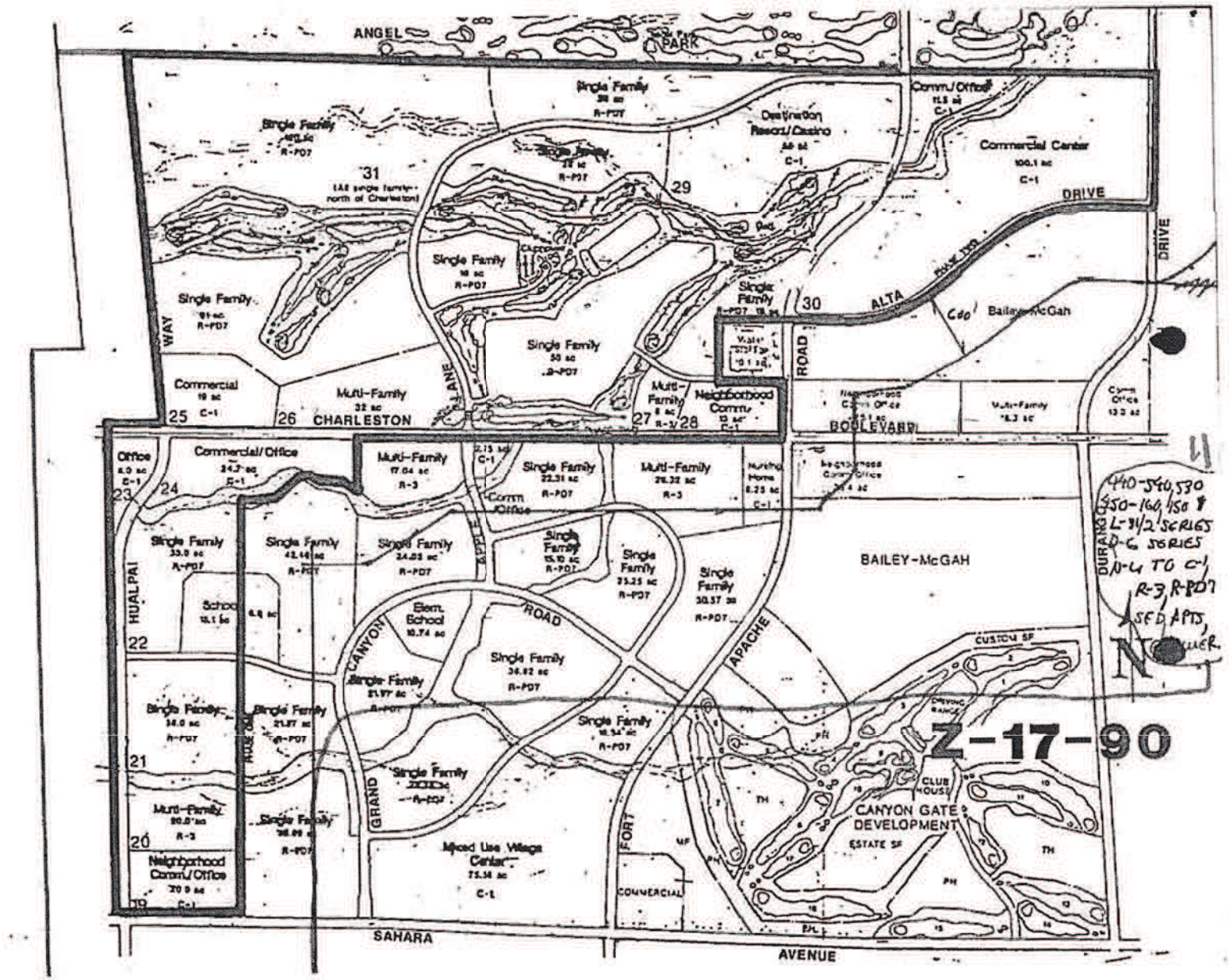


EXHIBIT B
2/22/2016
1990 APPROVED
PECCOLE RANCH
MASTER PLAN

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

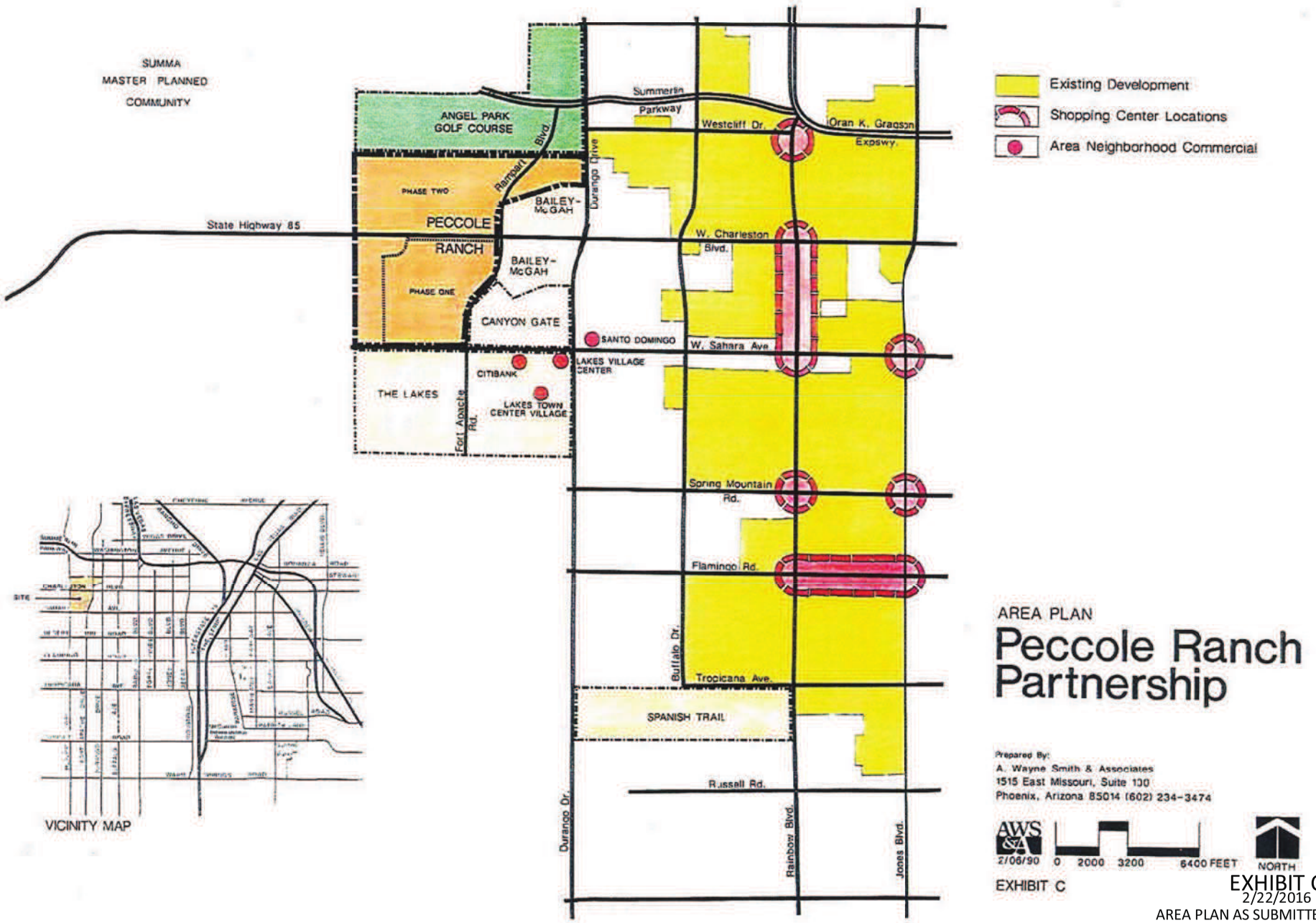
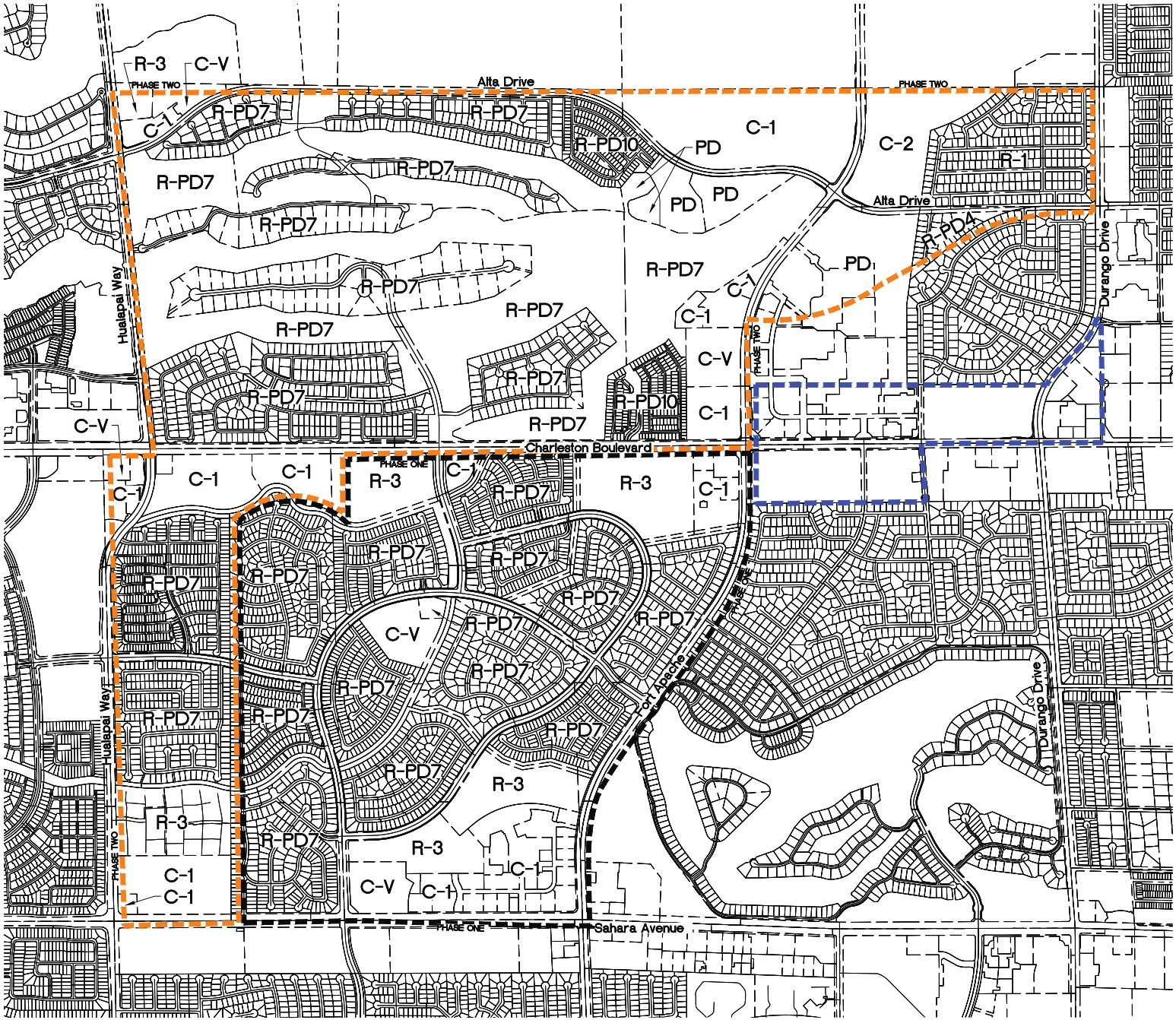
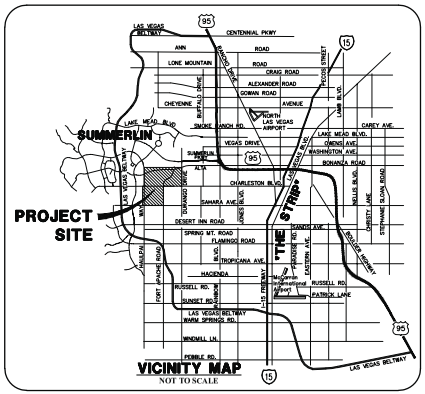
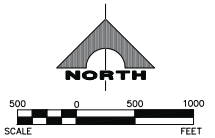


EXHIBIT C
2/22/2016
AREA PLAN AS SUBMITTED WITH THE
PROPOSED AND SUBSEQUENTLY APPROVED
1990 PECCOLE RANCH MASTER PLAN

MOD-63600, GPA-63599, ZON-63601 and DIR-63602







LEGEND

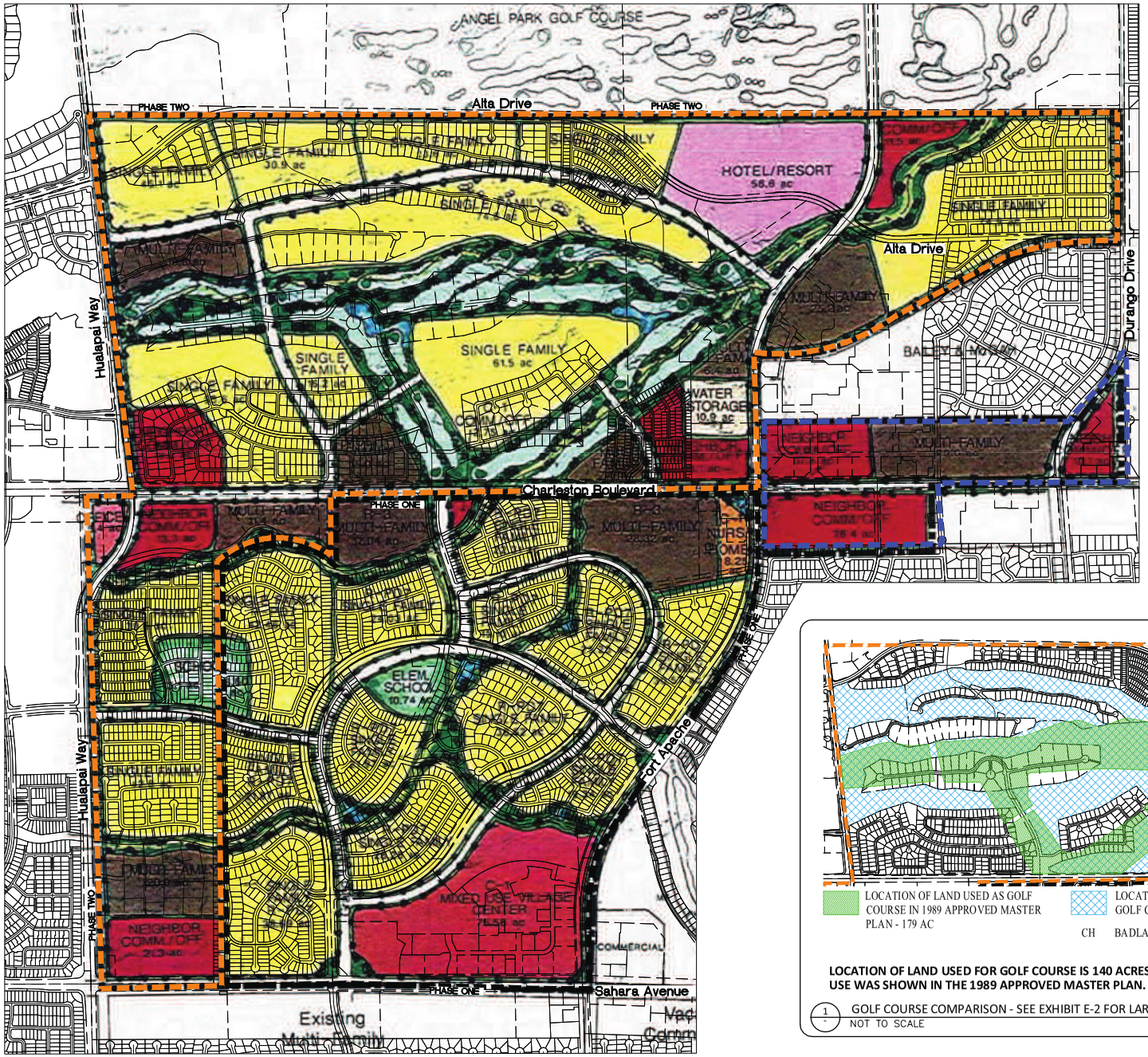
- PHASE ONE BOUNDARY
- PHASE TWO BOUNDARY
- DELETED FROM MASTER PLAN WITH 1990 AMENDMENT

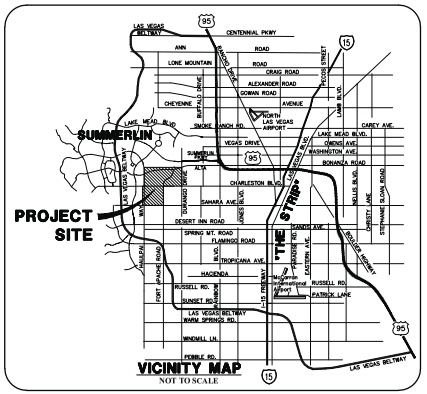
GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

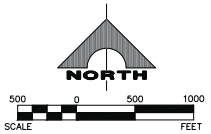
EXHIBIT D
2/22/2016
PECCOLE RANCH MASTER PLAN
BOTH AS-BUILT AND
AS PRESENTLY ZONED

RECEIVED
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602







LEGEND

- PHASE ONE BOUNDARY
- PHASE TWO BOUNDARY
- DELETED FROM MASTER PLAN WITH 1990 AMENDMENT

LOCATION OF LAND USED FOR GOLF COURSE IS 140 ACRES OUTSIDE OF WHERE THIS USE WAS SHOWN IN THE 1989 APPROVED MASTER PLAN.

1 / - GOLF COURSE COMPARISON - SEE EXHIBIT E-2 FOR LARGER SCALE
NOT TO SCALE

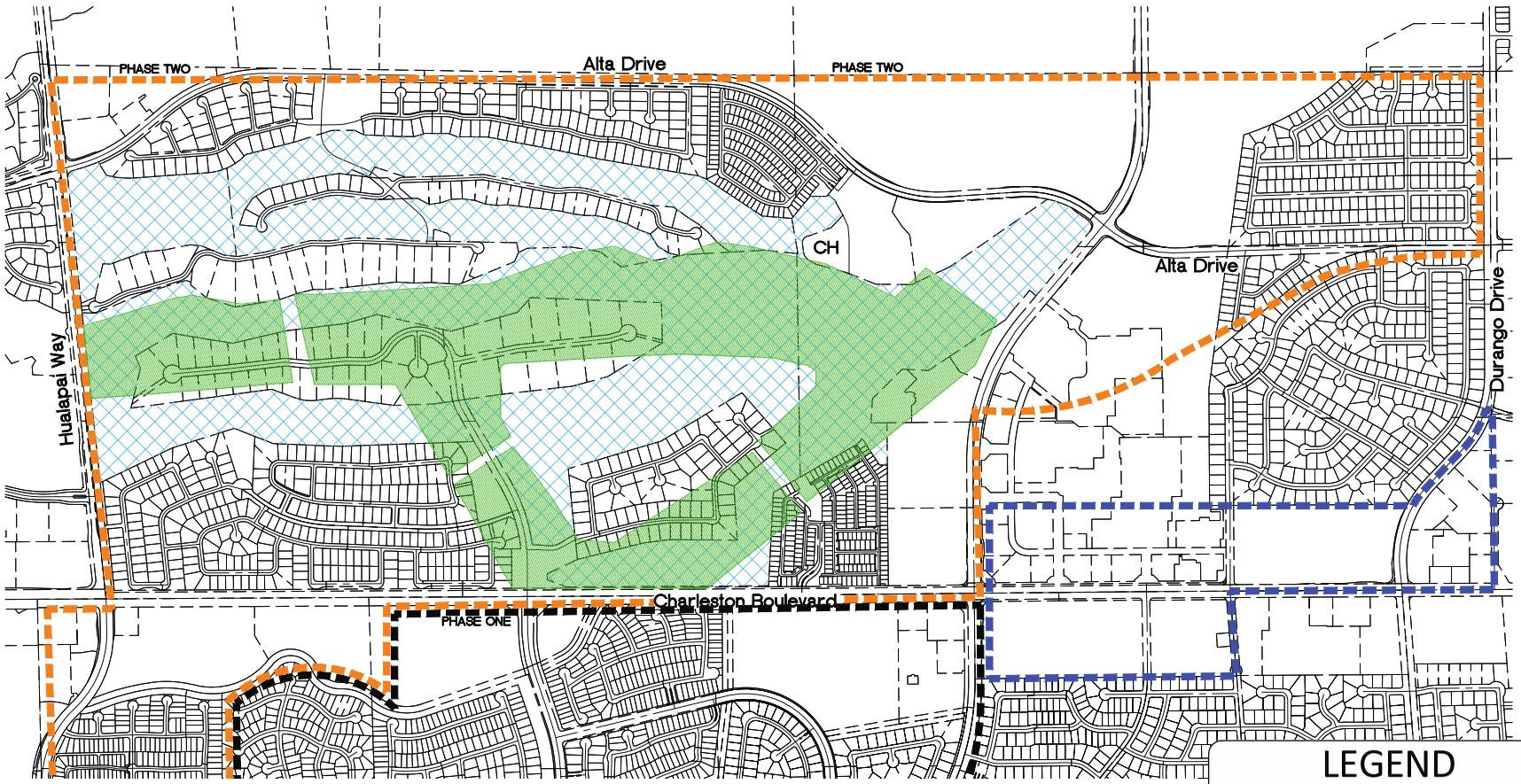
EXHIBIT E-1

2/22/2016

PECCOLE RANCH MASTER PLAN AS-BUILT (EXHIBIT D) OVERLAYED ON THE 1989 APPROVED PECCOLE RANCH MASTER PLAN (EXHIBIT A)

COLOR 2/22/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602



LOCATION OF LAND USED AS GOLF COURSE IN 1989 APPROVED MASTER PLAN - 179 AC

LOCATION OF LAND ON WHICH GOLF COURSE WAS BUILT - 250.92 AC

CH BADLANDS CLUBHOUSE - 2.37 AC

LOCATION OF LAND USED FOR GOLF COURSE IS 140 ACRES OUTSIDE OF WHERE THIS USE WAS SHOWN IN THE 1989 APPROVED MASTER PLAN.

LEGEND

- PHASE ONE BOUNDARY
- PHASE TWO BOUNDARY
- DELETED FROM MASTER PLAN WITH 1990 AMENDMENT

GOLF COURSE COMPARISON EXHIBIT
SCALE: 1" = 400'

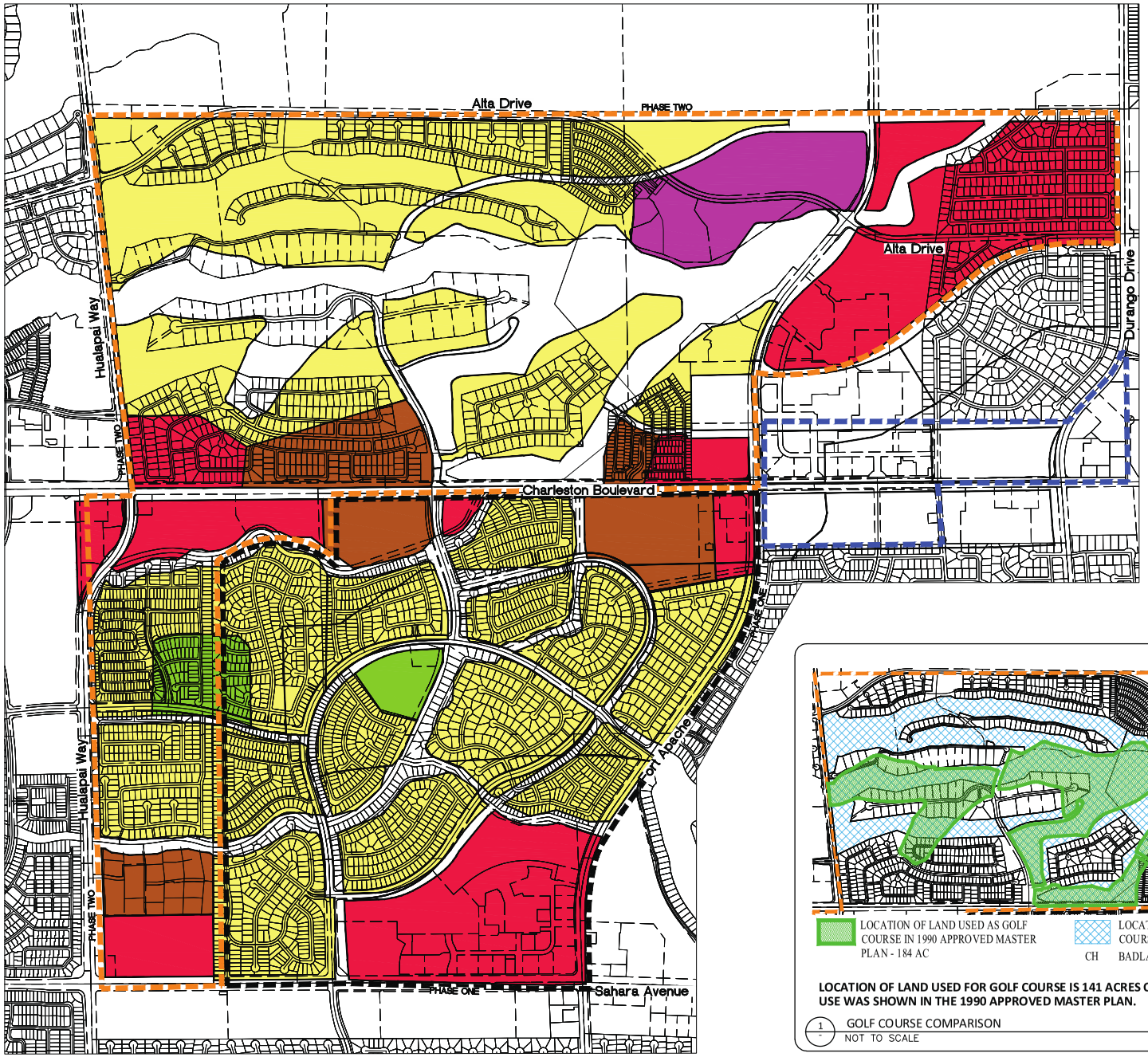
400 0 400 800
SCALE FEET

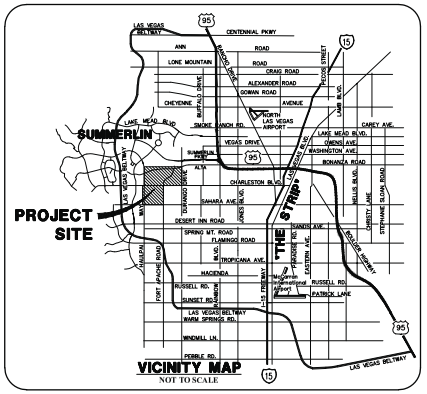
NORTH

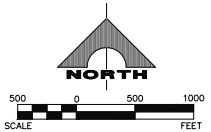
GCW ENGINEERS SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

EXHIBIT E-2
2/22/2016
PECCOLE RANCH MASTER PLAN
GOLF COURSE LOCATION IN 1989
APPROVED PECCOLE RANCH MASTER PLAN
VS CURRENT LOCATION

MOD-63600, GPA-63599, ZON-63601 and DIR-63602







LEGEND

- PHASE ONE BOUNDARY
- PHASE TWO BOUNDARY
- DELETED FROM MASTER PLAN WITH 1990 AMENDMENT
- SINGLE FAMILY
- MULTI FAMILY
- HOTEL/RESORT
- COMMERCIAL
- SCHOOL

LOCATION OF LAND USED FOR GOLF COURSE IS 141 ACRES OUTSIDE OF WHERE THIS USE WAS SHOWN IN THE 1990 APPROVED MASTER PLAN.

1 GOLF COURSE COMPARISON
NOT TO SCALE

EXHIBIT F-1

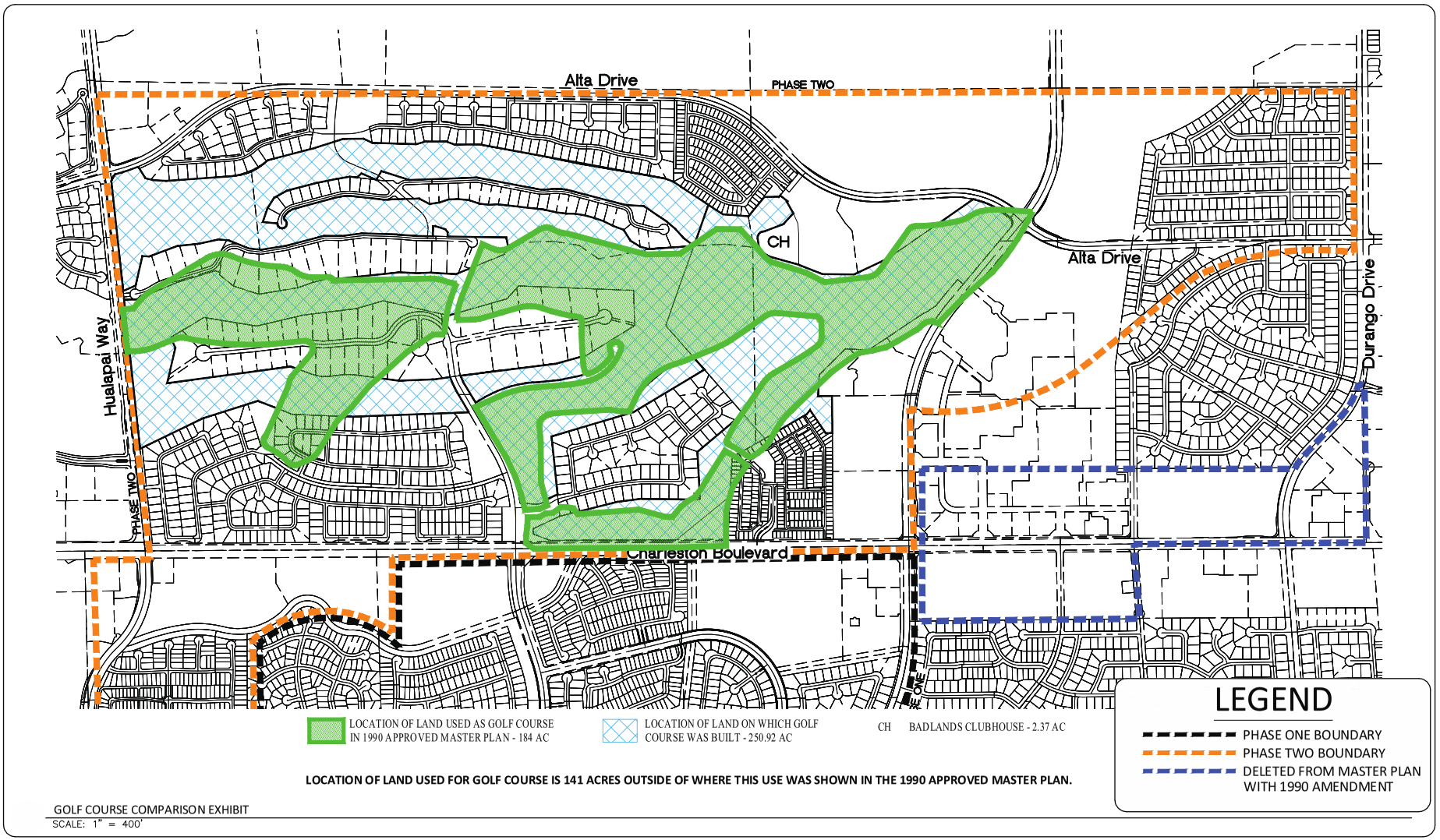
2/22/2016

PECCOLE RANCH MASTER PLAN

AS-BUILT (EXHIBIT D) OVERLAYED ON THE 1990 APPROVED PECCOLE RANCH MASTER PLAN (EXHIBIT B)

2/22/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602



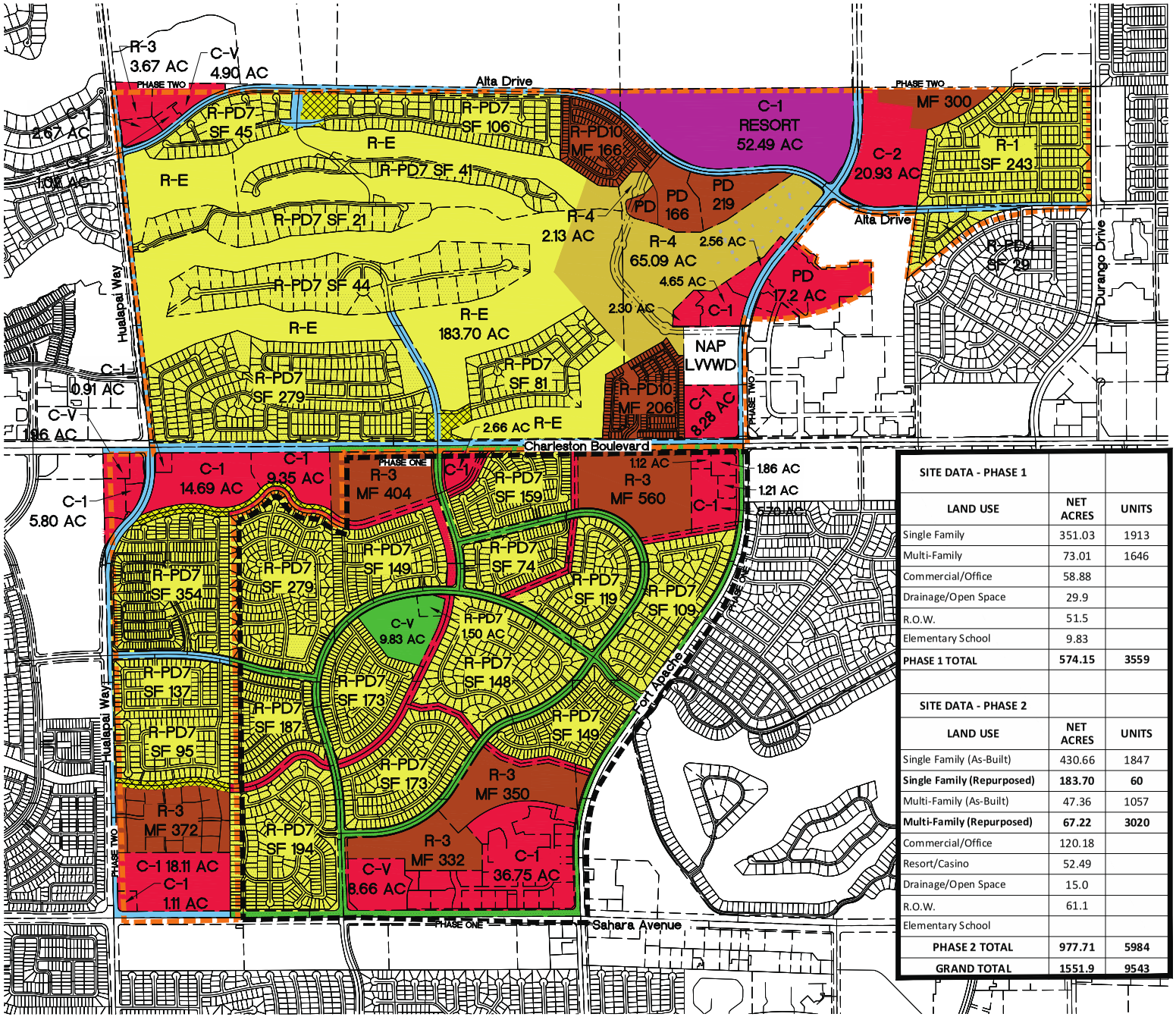
400 0 400 800
SCALE FEET

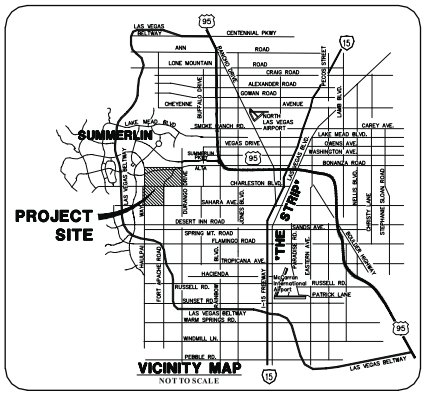
NORTH

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

EXHIBIT F-2
2/22/2016
PECCOLE RANCH MASTER PLAN
GOLF COURSE LOCATION IN 1990
APPROVED PECCOLE RANCH MASTER PLAN
VS CURRENT LOCATON

MOD-63600, GPA-63599, ZON-63601 and DIR-63602





NORTH

SCALE 500 0 500 1000 FEET

SITE DATA - PHASE 1		
LAND USE	NET ACRES	UNITS
Single Family	351.03	1913
Multi-Family	73.01	1646
Commercial/Office	58.88	
Drainage/Open Space	29.9	
R.O.W.	51.5	
Elementary School	9.83	
PHASE 1 TOTAL	**574.15**	**3559**

SITE DATA - PHASE 2		
LAND USE	NET ACRES	UNITS
Single Family (As-Built)	430.66	1847
Single Family (Repurposed)	**183.70**	**60**
Multi-Family (As-Built)	47.36	1057
Multi-Family (Repurposed)	**67.22**	**3020**
Commercial/Office	120.18	
Resort/Casino	52.49	
Drainage/Open Space	15.0	
R.O.W.	61.1	
Elementary School		
PHASE 2 TOTAL	**977.71**	**5984**
GRAND TOTAL	**1551.9**	**9543**

LEGEND

- R-4 - 3020 UNITS - 45 DU/AC
- R-E - THE R-E ZONING ALLOWS 367 LOTS (A VERY SUBSTANTIAL DOWN ZONING FROM THE CURRENT R-PD7 WHICH @ 7.49 DU/AC ALLOWS 1376 DU's); NOTWITHSTANDING THE DEVELOPERS HAVE CHOSEN, FOR CONSERVATION PURPOSES, MINIMUM 1-ACRE LOT SIZES WITH A MAXIMUM OF 60 HOMESITES.
- EXISTING SCHOOL
- EXISTING COMMERCIAL/OFFICE
- EXISTING HOTEL/RESORT
- EXISTING MULTI-FAMILY
- EXISTING SINGLE FAMILY
- PHASE ONE DRAINAGE/OPEN SPACE
- PHASE TWO DRAINAGE/OPEN SPACE
- PHASE ONE ROW
- PHASE TWO ROW
- PHASE ONE BOUNDARY
- PHASE TWO BOUNDARY

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

EXHIBIT G
2/22/2016
2016 MASTER PLAN
(MAJOR MODIFICATION TO 1990 MASTER PLAN)

PRJ-63491
03/14/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

EXHIBIT H

December 30, 2014

Frank Pankratz
ENB Companies
9755 W. Charleston Blvd.
Las Vegas, NV 89117

RE: 138-31-713-002
138-31-712-004
138-31-610-002
138-31-212-002 (ZVL-57350)

Received
JAN 05 2015
Accounting Department

Mr. Pankratz,

This letter is in response to a request for zoning verification on properties located within Las Vegas, Nevada with Assessor's Parcel Numbers of 138-31-713-002; 138-31-712-004; 138-31-610-002; and 138-31-212-002. The subject properties are zoned R-PD7 (Residential Planned Development District – 7 Units per Acre).

The R-PD District is intended to provide for flexibility and innovation in residential development, with emphasis on enhanced residential amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and homogeneity of land use patterns. The density allowed in the R-PD District shall be reflected by a numerical designation for that district. (Example, R-PD4 allows up to four units per gross acre.) A detailed listing of the permissible uses and all applicable requirements for the R-PD Zone are located in Title 19 ("Las Vegas Zoning Code") of the Las Vegas Municipal Code. The Las Vegas Zoning Code may be found on the City of Las Vegas website:

http://www.lasvegasnevada.gov/LawsCodes/zoning_laws.htm

The department is unable to provide you with a statement as to whether or not this property conforms to current City codes. If a use or building is nonconforming, then Title 19.14 grants certain rights to the owner, which are addressed in Sections 19.14.040 and 19.14.050 located in Title 19 ("Unified Development Code") of the Las Vegas Municipal Code. The Unified Development Code may be found on the City of Las Vegas website:

http://www.lasvegasnevada.gov/files/CLV_Unified_Development_Code.pdf

Should you wish to obtain copies of a Certificate of Occupancy or other public records related to the subject property, please contact the Las Vegas Building and Safety Department at (702) 229-6251. Information regarding City code violations on the subject property can be obtained from the Code Enforcement Division of the Building and Safety Department at (702) 229-2330.

If you have any questions concerning this matter, please contact me at (702) 229-6745.

Sincerely,

Nicole Eddowes
Planner I
Planning & Development Department

PRJ-63491
02/25/16

FM-0073a 04 12

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

EXHIBIT I

PECCOLE MASTER PLAN

250.92 ACREAGE TABULATIONS WITH CURRENT/ PROPOSED ZONING AND GENERAL PLAN DESIGNATIONS

	SINGLE FAMILY						MULTI-FAMILY						TOTAL
			CURRENT		PROPOSED				CURRENT		PROPOSED		
COMMENT	APN#	ACRES	ZONING	GENERAL PLAN DESIGNATION	ZONING	GENERAL PLAN DESIGNATION	APN#	ACRES	ZONING	GENERAL PLAN DESIGNATION	ZONING	GENERAL PLAN DESIGNATION	
Previously part of APN# 138-32-301-004 (70.52 acre parcel)							138-32-301-005 **(2)**	17.49	RPD-7	PROS	R-4	H	17.49
Previously part of APN#138-32-301-006 (53.03 acres) - parcel map in process							**(2)**	47.59	RPD-7	PROS	R-4	H	47.6
Previously part of APN#138-32-301-006 (53.03 acres) - parcel map in process **(4)**	**(2)**	5.44	R-PD7	PROS	R-E	Residential							5.44
	138-31-801-002 **(1)**	11.28	R-PD7	PROS	R-E	Residential							
	138-31-702-002 **(1)**	166.99	R-PD7	PROS	R-E	Residential							
SUB TOTAL		183.71						65.08					248.79
Clubhouse parking lot parcel							138-32-202-001 **(3)**	2.13	PD	PROS	R-4	H	2.13
TOTAL		183.71						67.21					250.92

NOTES:
(1) Ownership 180 Land Company LLC
(2) Ownership Seventy Acres LLC
(3) Ownership Fore Stars Ltd
(4) Acreage within the above 53.03 acre parcel that lies between Fountainbleu and Fairway Pointe single family neighborhoods that will be part of the single family and not part of the multi-family.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

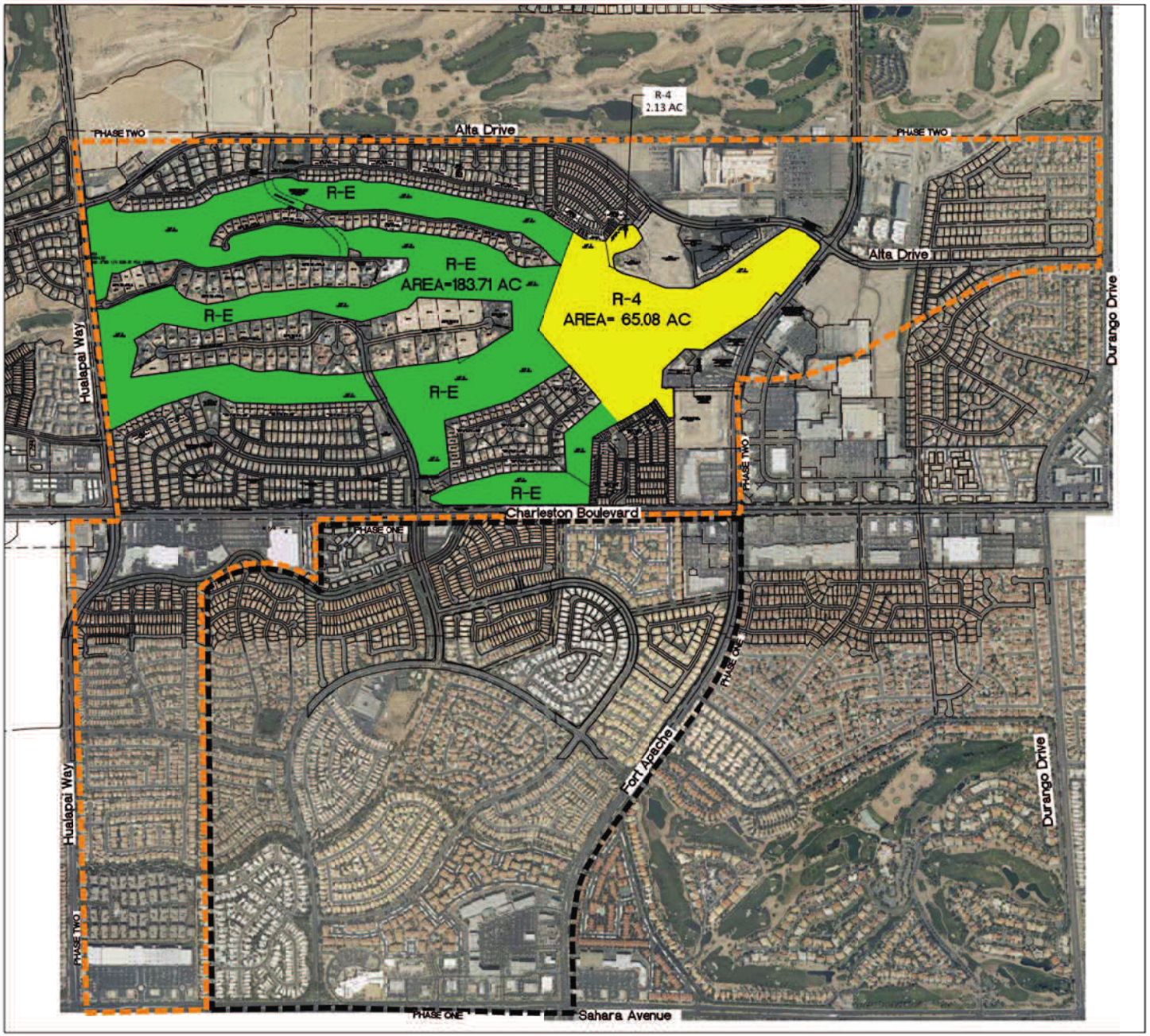
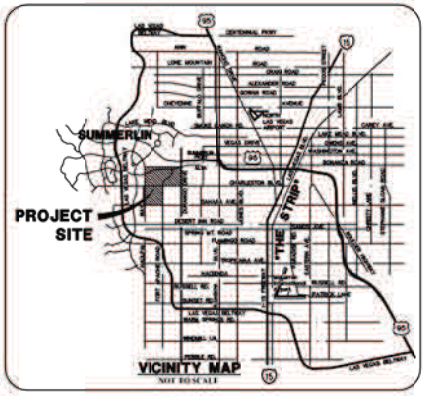


EXHIBIT J-1

2/22/2016

2016 MASTER PLAN REFLECTING
RE-PURPOSED USES OF THE 250.92 ACRE
PROPERTY





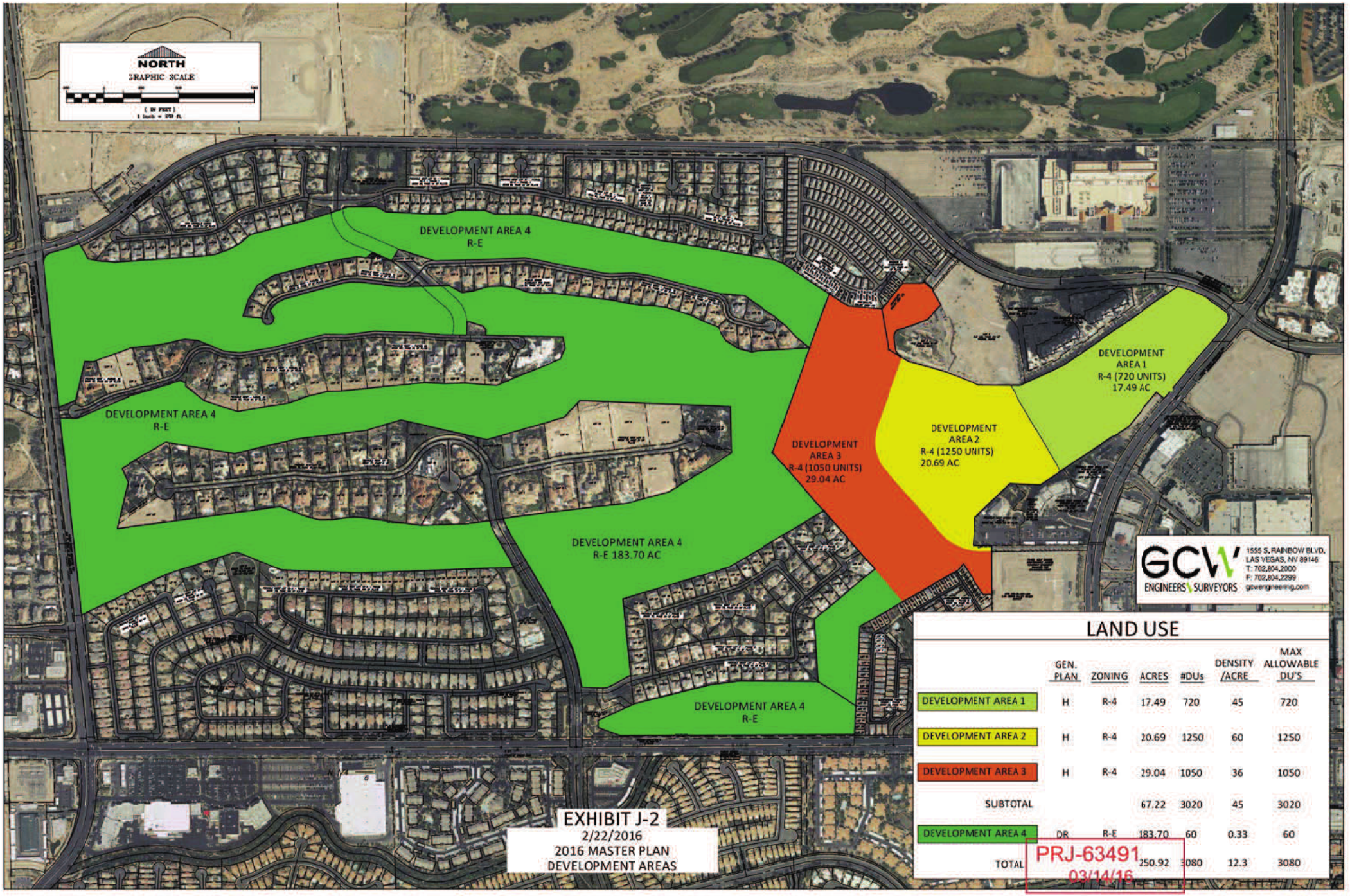
LEGEND

- R-4 - 3020 UNITS - 45 DU/AC
- R-E - THE R-E ZONING ALLOWS 367 LOTS (A VERY SUBSTANTIAL DOWN ZONING FROM THE CURRENT R-PD7 WHICH @ 7.49 DU/AC ALLOWS 1376 DU's); NOTWITHSTANDING THE DEVELOPERS HAVE CHOSEN, FOR CONSERVATION PURPOSES, MINIMUM 1-ACRE LOT SIZES WITH A MAXIMUM OF 60 HOMESITES.

PHASE ONE BOUNDARY
PHASE TWO BOUNDARY

GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

MOD-63600, GPA-63599, ZON-63601 and DIR-63602



LAND USE

	GEN. PLAN	ZONING	ACRES	#DUs	DENSITY /ACRE	MAX ALLOWABLE DU'S
DEVELOPMENT AREA 1	H	R-4	17.49	720	45	720
DEVELOPMENT AREA 2	H	R-4	20.69	1250	60	1250
DEVELOPMENT AREA 3	H	R-4	29.04	1050	36	1050
SUBTOTAL			67.22	3020	45	3020
DEVELOPMENT AREA 4	DR	R-E	183.70	60	0.33	60
TOTAL			250.92	3080	12.3	3080

PRJ-63491
03/14/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

EXHIBIT K-1
02/22/2016
183.7 ACRE ESTATES:
LAND BETWEEN ORIENT EXPRESS AND
WINTER PALACE – EXISTING

EXISTING: THE LAND BETWEEN ORIENT EXPRESS AND WINTER PALACE

Color visual of the estates concept presented to the Queensridge homeowners at the neighborhood meetings. This depiction shows the '5 acre' estates concept with each having a buildable area of approximately 1 acre and the remaining 4 +/- acres landscaped and dedicated as a permanent easement. (Note: (i) the acreage on the estates will vary, and (ii) ingress/egress to/from the estates in this depiction is from Hualapai Way NOT through the Queensridge North or South neighborhoods.)



The property upon which the Badlands Golf Course is operated is: (i) NOT A PART of the Queensridge North and South common interest community, (ii) NOT subject to the Queensridge HOA CC&Rs, and (iii) nor is it in any way under the control of the Queensridge HOA Board of Directors. No party receiving this information should act in reliance on its contents. It is not intended to be, and should not be construed as, any form of commitment or limitation upon the use or development of the subject property. The property owner's plans for the scope and nature of any future development and/or use of the property is subject to change, at any time, in its sole discretion.

PRJ-63491
02/25/16

EXHIBIT K-2
02/22/2016
183.7 ACRE ESTATES:
LAND BETWEEN ORIENT EXPRESS AND
WINTER PALACE – CONCEPTUAL
PURSURANT TO 2016 MASTER PLAN

CONCEPT: THE LAND BETWEEN ORIENT EXPRESS AND WINTER PALACE

Color visual of the estates concept presented to the Queensridge homeowners at the neighborhood meetings. This depiction shows the '5 acre' estates concept with each having a buildable area of approximately 1 acre and the remaining 4 +/- acres landscaped and dedicated as a permanent easement. (Note: (i) the acreage on the estates will vary, and (ii) ingress/egress to/from the estates in this depiction is from Hualapai Way NOT through the Queensridge North or South neighborhoods.)



The property upon which the Badlands Golf Course is operated is: (i) NOT A PART of the Queensridge North and South common interest community, (ii) NOT subject to the Queensridge HOA CC&Rs, and (iii) nor is it in any way under the control of the Queensridge HOA Board of Directors. No party receiving this information should act in reliance on its contents. It is not intended to be, and should not be construed as, any form of commitment or limitation upon the use or development of the subject property. The property owner's plans for the scope and nature of any future development and/or use of the property is subject to change, at any time, in its sole discretion.

PRJ-63491
02/25/16

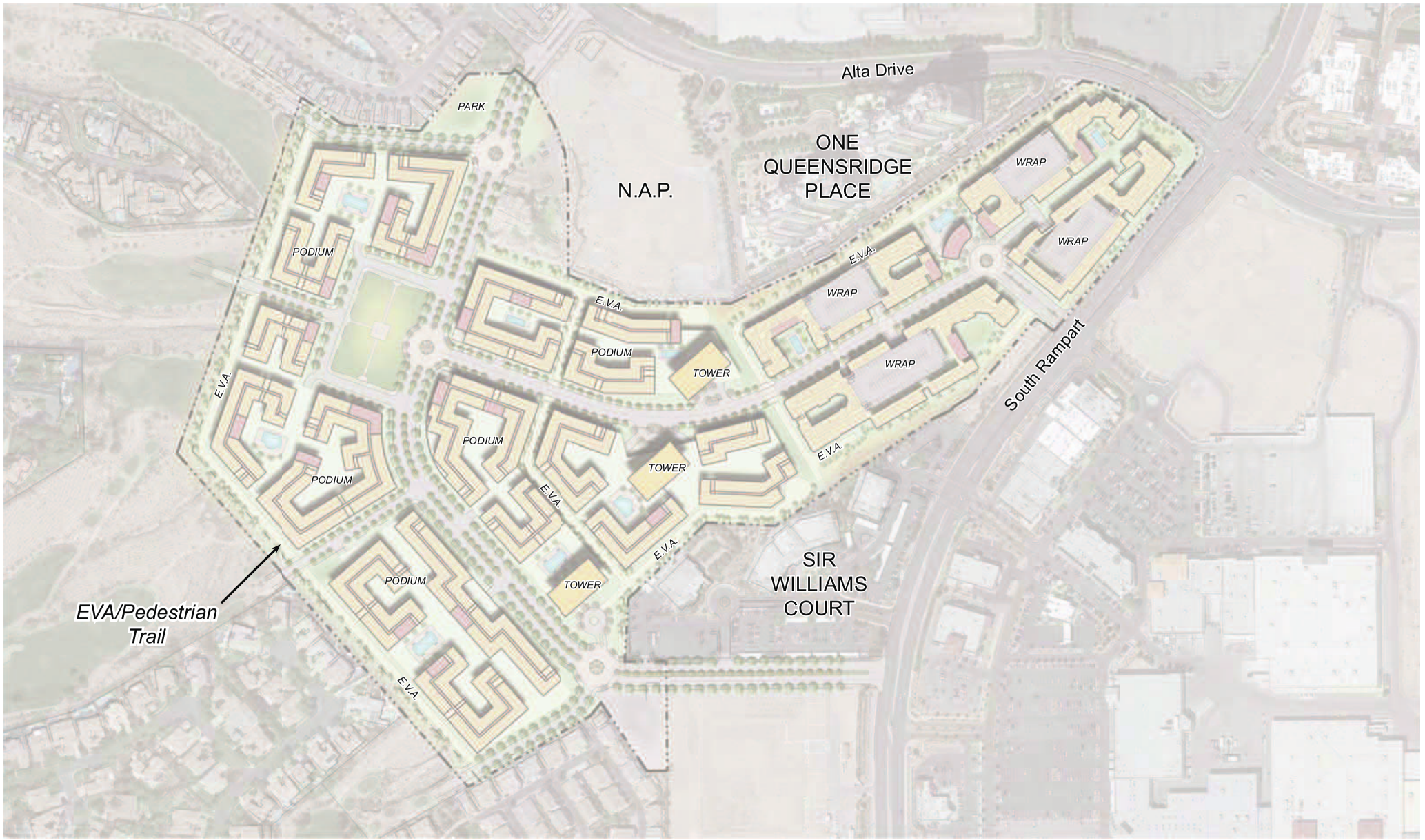


EXHIBIT L-1

MVE + PARTNERS

CONCEPTUAL SITE PLAN

67.21 ACRES LUXURY MULTI- FAMILY

0' 120' 240' 360'

February 22, 2016

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

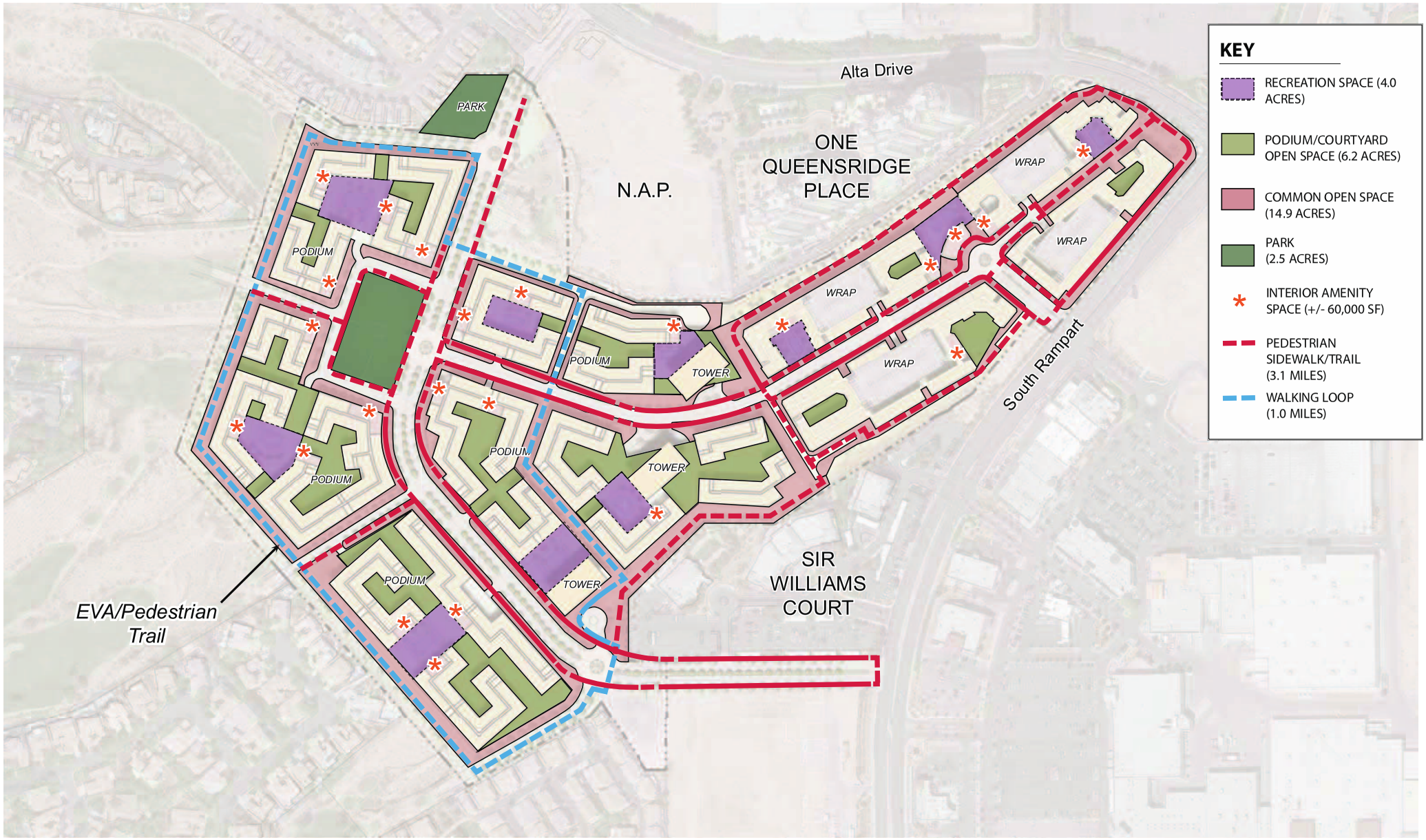


EXHIBIT L-2

MVE + PARTNERS

CONCEPTUAL SITE PLAN

67.21 ACRES LUXURY MULTI- FAMILY

0' 120' 240' 360'

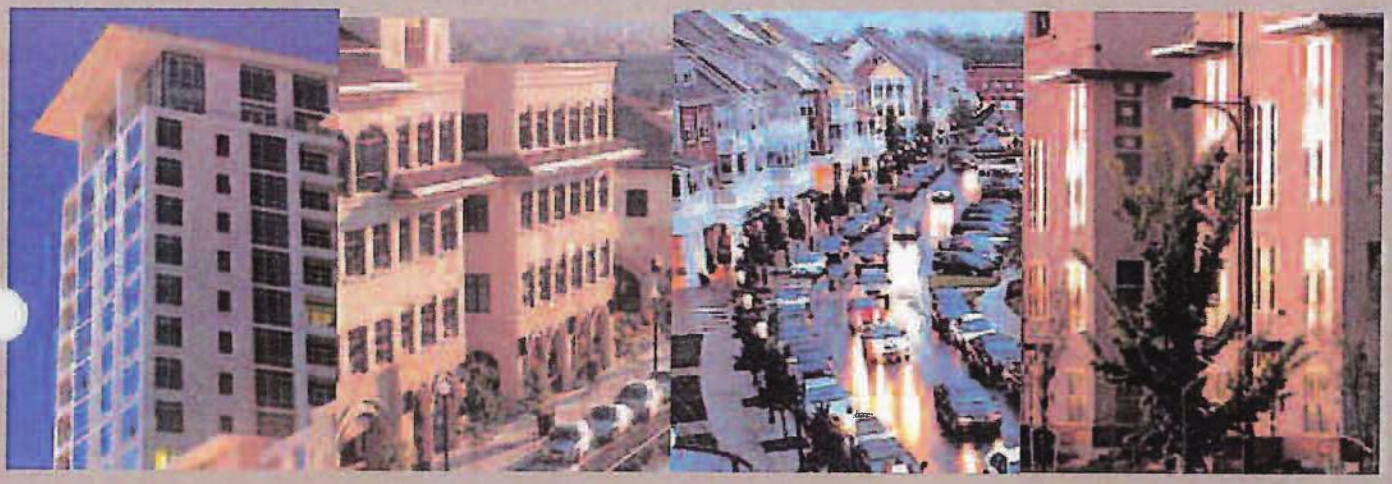
February 22, 2016

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

EXHIBIT M -1

Higher-Density Development

MYTH AND FACT



NMHC National Multi Housing Council

SIERRA CLUB

AIA

ULI Urban Land Institute

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

ULI Project Staff

ULI Project Staff
Rachelle L. Levitt
Senior Vice President, Policy and Practice
Publisher

Gayle Berens
Vice President, Real Estate Development and Practice

Richard M. Haughey
Director, Multifamily Development
Project Director
Principal Author

Elam Thomas Sprenkle
Alexa Bach
Contributing Authors

Nancy H. Stewart
Director, Book Program
Managing Editor

Barbara M. Fishel/Editech
Manuscript Editor

Betsy Van Buskirk
Art Director

Anne Morgan
Graphic Design

Diann Stanley-Austin
Director, Publishing Operations

Recommended bibliographic listing:
Haughey, Richard M. *Higher-Density Development: Myth and Fact.* Washington, D.C.: ULI–the Urban Land Institute, 2005.

ULI Catalog Number: N27
International Standard Book Number: 0-87420-941-2

©2005 by ULI–the Urban Land Institute
1025 Thomas Jefferson Street, N.W.
Suite 500 West
Washington, D.C. 20007-5201

Printed in the United States of America. All rights reserved. No part of this book may be reproduced in any form or in any means, electronic or mechanical, including photocopying and recording, or by an information storage and retrieval system without written permission of the publisher.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

About NMHC–the National Multi Housing Council

NMHC is a national association representing the interests of the nation's larger and most prominent apartment firms. NMHC advocates on behalf of rental housing, conducts apartment-related research, encourages the exchange of strategic business information, and promotes the desirability of apartment living. One-third of Americans rent their housing, and 15 percent of all U.S. households live in an apartment home.

Doug Bibby, *President*

About Sierra Club

The Sierra Club's members are 700,000 of your friends and neighbors. Inspired by nature, we work together to protect our communities and the planet. The Club is America's oldest, largest, and most influential grass-roots environmental organization.

Larry Fahn, *President*

About AIA–the American Institute of Architects

Since 1857, the AIA has represented the professional interests of America's architects. As AIA members, more than 75,000 licensed architects, emerging professionals, and allied partners express their commitment to excellence in design and livability in our nation's buildings and communities. Members adhere to a code of ethics and professional conduct that assures the client, the public, and colleagues of an AIA-member architect's dedication to the highest standards in professional practice.

Douglas L. Steidl, *President*

About ULI–the Urban Land Institute

ULI–the Urban Land Institute is a nonprofit educational and research institute supported by its members. Its mission is to provide responsible leadership in the use of land to enhance the total environment. ULI sponsors educational programs and forums to encourage an open exchange of ideas and sharing of experiences; initiates research that anticipates emerging land use trends and issues and proposes creative solutions based on that research; provides advisory services; and publishes a wide variety of materials to disseminate information on land use and development. Established in 1936, the Institute has more than 24,000 members and associates from more than 80 countries representing the entire spectrum of the land use and development disciplines.

Richard M. Rosan, *President*

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

ULI Review Committee

Elinor R. Bacon
President
ER Bacon Development, LLC
Washington, D.C.

Maureen McAvey
Senior Resident Fellow,
Urban Development
ULI–the Urban Land Institute
Washington, D.C.

Edward T. McMahon
Senior Resident Fellow,
Sustainable Development
ULI–the Urban Land Institute
Washington, D.C.

Debra Stein
President
GCA Strategies
San Francisco, California

Representatives of the partners who directed this work:

NMHC
Doug Bibby, *President*
Kimberly D. Duty, *Vice President of Communications*
Michael H. Tucker, *Director of Communications*

Sierra Club
Neha Bhatt, *Associate Washington Representative*
Challenge to Sprawl Campaign

Eric Olson, *Associate Washington Representative*
Challenge to Sprawl Campaign

AIA
David T. Downey, *Managing Director*
AIA Center for Communities by Design

ULI
Richard M. Haughey, *Director, Multifamily Development*

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

As this country continues to grow and change, communities are left to figure out where all these new people will live, work, and shop. New markets are emerging for real estate that offers a more convenient lifestyle than is offered by many low-density sprawling communities. New compact developments with a mix of uses and housing types throughout the country are being embraced as a popular alternative to sprawl. At the core of the success of these developments is density, which is the key to making these communities walkable and vibrant.

Unfortunately, in too many communities higher-density mixed-use development is difficult to construct because of zoning and building codes that favor low-density development with segregated uses and because of opposition from the community. This publication looks at several myths surrounding higher-density development and attempts to dispel them with facts to help dismantle the many barriers such developments face.

ULI is proud to have partnered with NMHC–the National Multi Housing Council, Sierra Club, and AIA–the American Institute of Architects on this publication. This convergence of interests highlights the importance each organization has placed on finding a new development pattern that better fits the needs of a growing and changing country.

ULI will continue to provide forums in which all stakeholders can explore and debate issues about growth and development patterns and how properly designed and incorporated density can be used to accommodate new growth. ULI will conduct research, produce well-balanced information, and identify best practices on issues relevant to growth and density. Through these efforts, ULI and its partners hope to play a role in planning a better development pattern for the future.

Harry H. Frampton III
Chair

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

Higher-Density Development: Myth and Fact

America's changing population is creating demand for new types of homes, offices, and retail outlets. Better solutions are needed to the challenges created by changing demographics, dwindling natural areas, smog and public health issues, shrinking municipal budgets, and traffic congestion. Communities that answer these challenges will develop into great places to live.

America will add roughly 43 million new residents—that's 2.7 million new residents per year—between now and 2020.[1] America is not only growing but also undergoing dramatic demographic changes. The traditional two-parent household with children is now less than a quarter of the population and getting proportionally smaller. Single-parent households, single-person households, empty nesters, and couples without children make up the new majority of American households, and they have quite different real estate needs.[2] These groups are more likely to choose higher-density housing in mixed-density communities that offer vibrant neighborhoods over single-family houses far from the community core.

The fact is that continuing the sprawling, low-density haphazard development pattern of the past 40 years is unsustainable, financially and otherwise. It will exacerbate many of the problems sprawl has already created—dwindling natural areas and working farms, increasingly longer commutes, debilitating traffic congestion, and harmful smog and water pollution. Local officials now realize that paying for basic infrastructure—roadways and schools, libraries, fire, police, and sewer services—spread over large and sprawling distances is inefficient and expensive.

Most public leaders want to create vibrant, economically strong communities where citizens can enjoy a high quality of life in a fiscally and environmentally responsible manner, but many are not sure how to achieve it. Planning for growth is a comprehensive and complicated process that requires leaders to employ a variety of tools to balance diverse community interests. Arguably, no tool is more important than increasing the density of existing and new communities, which includes support for infill development, the rehabilitation and reuse of existing structures, and denser new development. Indeed, well-designed and well-integrated higher-density development makes successful planning for growth possible.

Density refers not only to high-rise buildings. The definition of density depends on the context in which it is used. In this publication, *higher density* simply means new residential and commercial development at a density that is higher than what is typically found in the existing community. Thus, in a sprawling area with single-family detached houses on one-acre lots, single-family houses on one-fourth or one-eighth acre are considered higher density. In more densely populated areas with single-family houses on small lots, townhouses and apartments are considered higher-density development. For many suburban communities, the popular mixed-use town centers being developed around the country are considered higher-density development.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

Most land use professionals and community leaders now agree that creating communities with a mix of densities, housing types, and uses could be the antidote to sprawl when implemented regionally. And across the country, the general public is becoming more informed and engaged in making the tough land use choices that need to be made while understanding the consequences of continuing to grow as we have in the past. Many have also come to appreciate the "place-making" benefits of density and the relationship between higher-density development and land preservation. Media coverage of the topic of growth and development has also evolved. Past media coverage of growth and development issues was often limited to the heated conflicts between developers and community residents. Many in the media are now presenting more thoughtful and balanced coverage, and several editorial boards support higher-density developments in their communities as an antidote to regional sprawl.

Yet despite the growing awareness of the complexity of the issue and growing support for higher-density development as an answer to sprawl, many still have questions and fears related to higher-density development. How will it change the neighborhood? Will it make traffic worse? What will happen to property values? And what about crime? Ample evidence—documented throughout this publication—suggests that well-designed higher-density development, properly integrated into an existing community, can become a significant community asset that adds to the quality of life and property values for existing residents while addressing the needs of a growing and changing population.

Many people's perception of higher-density development does not mesh with the reality. Studies show that when surveyed about higher-density development, those interviewed hold a negative view. But when shown images of higher-density versus lower-density development, people often change their perceptions and prefer higher density.[3] In a recent study by the National Association of Realtors® and Smart Growth America, six in ten prospective homebuyers, when asked to choose between two communities, chose the neighborhood that offered a shorter commute, sidewalks, and amenities like shops, restaurants, libraries, schools, and public transportation within walking distance. They preferred this option over the one with longer commutes and larger lots but limited options for walking.[4] The 2001 American Housing Survey further reveals that respondents cited proximity to work more often than unit type as the leading factor in housing choice.[5] Such contradictions point to widespread misconceptions about the nature of higher-density development and sprawl. Several of these misconceptions are so prevalent as to be considered myths.

To some degree, these myths are the result of memories people have of the very-high-density urban public housing projects of the 1960s and 1970s that have been subsequently deemed a failure. Somehow, the concept of density became associated with the negative imagery and social problems of depressed urban areas. The reality

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

is that complex interrelated factors such as the high concentration of poverty and poor educational and employment opportunities combined to doom the public housing projects. Even very-high-density housing can be practical, safe, and desirable. For example, the mixed-income apartments and condominiums or luxury high rises in New York and Chicago—some of the safest and most expensive housing in the country—prove that density does not equal an unsafe environment.

The purpose of this publication is to dispel the many myths surrounding higher-density development and to create a new understanding of density that goes beyond simplistic negative connotations that overestimate its impact and underestimate its value. Elected officials, concerned citizens, and community leaders can use this publication to support well-designed and well-planned density that creates great places and great communities that people love. With the anticipated population growth and continuing demographic and lifestyle changes, consensus is building that creating communities with a mix of densities, housing types, and uses will be both necessary and desirable.

Higher-Density Development: Myth and Fact is the sixth in a series of Urban Land Institute myth and fact booklets. The series is intended to clarify misconceptions surrounding growth and development. Other topics covered have included transportation, smart growth, urban infill housing, environment and development, and mixed-income housing.

Higher-Density Development: Myth and Fact examines widespread misconceptions related to higher-density development and seeks to dispel them with relevant facts and information. Although the benefits of higher-density development are often understated, so are the detrimental effects of low-density development. The advantages and drawbacks of higher-density development are compared throughout this publication with the alternative of low-density development. In the process, misconceptions regarding low-density development are also addressed.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

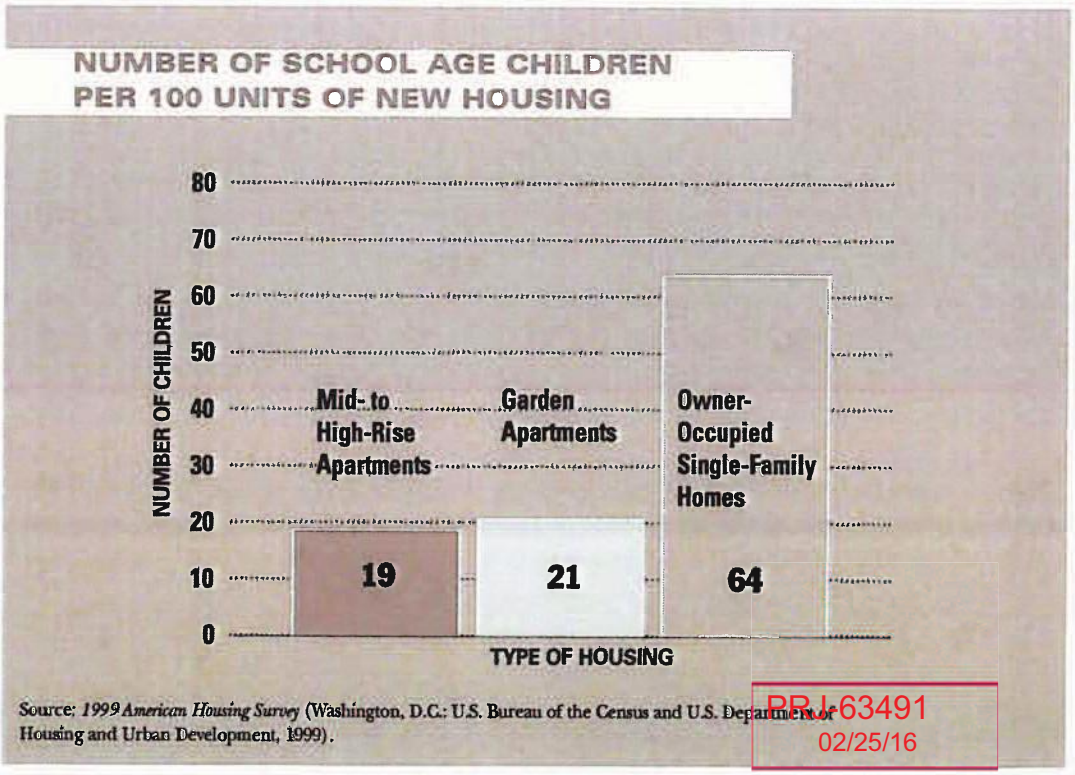
MYTH 1

Higher-density development overburdens public schools and other public services and requires more infrastructure support systems.

FACT

The nature of who lives in higher-density housing—fewer families with children—puts less demand on schools and other public services than low-density housing. Moreover, the compact nature of higher-density development requires less extensive infrastructure to support it.

Public officials across the country struggle to afford the infrastructure needed to support sprawling development. A recent study analyzing the costs of sprawl estimated that more than $100 billion in infrastructure costs could be saved over 25 years by pursuing better planned and more compact forms of development.[6] The issue has transcended political parties and ideologies and has become an issue of basic fiscal responsibility. California's Republican Governor Arnold Schwarzenegger has criticized "fiscally unsustainable sprawl,"[7] while Michigan's Democratic Governor Jennifer Granholm has noted that sprawl "is hampering the ability of this state and its local governments to finance public facilities and service improvements."[8]



Source: *1999 American Housing Survey* (Washington, D.C.: U.S. Bureau of the Census and U.S. Department of Housing and Urban Development, 1999).

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

Progressive and conservative groups have identified sprawl as a real problem. Charter of the New Urbanism states that "placeless sprawl" is an "interrelated community building challenge."[9] Conservative groups have concluded that "sprawl is in fact a conservative issue" with "conservative solutions" and that "sprawl was in large part created through government intervention in the economy."[10]

Indeed, numerous government policies over the last half century have led to and supported sprawl. Historically, federal spending for transportation has subsidized large-scale highway construction over other modes of transportation. Financing policies from the Federal Housing Administration have promoted suburban subdivisions across the nation. Large lot exclusionary zoning has forced the artificial separation of land uses, leading to large distances between employment centers, housing, and retail. But many government agencies now realize they cannot afford to continue providing the infrastructure and public services that sprawl demands.

Not only do local governments absorb much of the cost of more and more roadways, profoundly longer water and electrical lines, and much larger sewer systems to support sprawling development, they must also fund public services to the new residents who live farther and farther from the core community. These new residents need police and fire protection, schools, libraries, trash removal, and other services. Stretching all these basic services over ever-growing geographic areas places a great burden on local governments. For example, the Minneapolis/St. Paul region built 78 new schools in the suburbs between 1970 and 1990 while simultaneously closing 162 schools in good condition located within city limits.[11] Albuquerque, New Mexico, faces a school budget crisis as a result of the need to build expensive new schools in outlying areas while enrollment in existing close-in schools declines.

PROFILE

The Market Common Clarendon



MCCAFFERY INTERESTS

Located within walking distance of a Washington, D.C., Metro stop, the Market Common provides housing, offices, retail, and restaurants on a ten-acre site that was formerly a parking lot.

Located on the site of a former parking lot and occupying roughly ten acres of land, the Market Common in Clarendon, Virginia, just outside Washington, D.C., provides 300 Class A apartments, 87 townhouses, 100,000 square feet of office space, and 240,000 square feet of prime retail space. Located within walking distance of the Orange Line of Washington's extensive subway system, residents can leave their cars parked while they take public transit to work. They can also walk to a Whole Foods grocery store adjacent to the highly successful development. Prominent national retailers occupy the ground level of the building, and structured parking is provided. The compact development form of the Market Common promotes walking, biking, and using public transit over autos. The apartments are attractive to young professionals without children, lessening the impact on the county's school system. The project is the result of a successful collaboration of McCaffery Interests, Arlington County officials, and citizens of the Clarendon neighborhood; it has spurred new retail, office, and residential construction on neighboring sites.

PRJ-63491
02/25/16

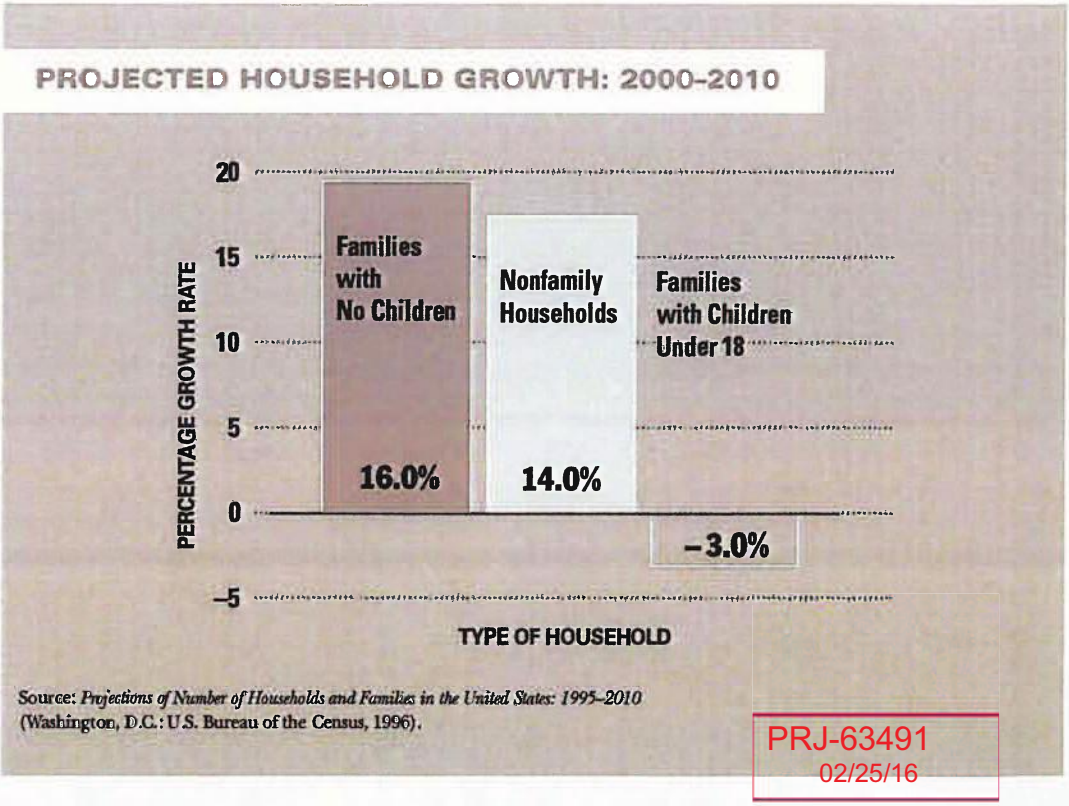
MOD-63600, GPA-63599, ZON-63601 and DIR-63602

Unfortunately for local governments, a growing body of evidence shows that sprawling development often does not pay enough property tax to cover the services it requires. A study conducted for a suburban community outside Milwaukee found that public services for an average-price single-family house in that community cost more than twice as much as the property taxes paid by the homeowner.[12]

One reason for the disparity between property tax revenue and the cost of public services is expenditures for public schools. Low-density suburbs and exurban areas generally attract families with more school-age children. In fact, single-family developments average 64 children for every 100 units, compared with only 21 children for every 100 units of garden apartments and 19 children for every 100 units of mid- to high-rise apartments.[13] The reason is that multifamily housing attracts predominantly childless couples, singles, and empty nesters.

And although apartment renters do not pay property tax directly, apartment owners do. Apartments are also usually taxed at a higher commercial real estate tax rate,[14] so a typical mixed-use development with retail, office, and apartments may subsidize the schools and other public services required by residents of low-density housing in the same community. This phenomenon is further exacerbated because many multifamily developments and retail and office establishments pay for their own trash disposal, shuttle buses, and security.

Reducing the distance between homes, shops, and offices also reduces the cost of public infrastructure. According to one of many studies, "The public capital and operating costs for close-in, compact development [are] much lower than they [are] for fringe, scattered, linear, and satellite development."[15] And many of these studies do not take into account the advantages created by making public transit



Source: *Projections of Number of Households and Families in the United States: 1995–2010* (Washington, D.C.: U.S. Bureau of the Census, 1996).

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

more feasible as well as making delivery of basic services like mail delivery, trash collection, and police and fire protection more efficient.

Another emerging body of research suggests that higher-density development is an important component of economic development initiatives and helps attract new employers. "Information economy" is a term used to define the growing industries based on the economics of the Internet, information goods, and intellectual property. Workers in this field are known as "knowledge workers," and many believe they are the future of the American economy. These workers are comfortable with the latest technology and, because their skills are transferable, choose their jobs based on the attributes of the town or city where they are located. They seek out vibrant, diverse urban centers that offer access to technology, other knowledge workers, and lifestyle.[16]

The economic development game has changed. Employers now follow the workers rather than the other way around. Therefore, communities that focus on providing a high quality of life with the energy and vitality created by urban centers will be much more likely to attract these highly prized, talented, and productive workers than communities of faceless sprawl. Companies that understand the appeal of these communities are making relocation decisions with these workers in mind. Studies have shown that increasing employment density increases labor productivity, generally by reducing commuting times.[17]

Thus, introducing higher-density projects into a community will actually increase that community's revenue without significantly increasing the infrastructure and public service burdens. Blending apartments into low-density communities can help pay for schools without drastic increases in the number of students. Diversifying housing options and adding amenities like shops and offices close by will improve the quality of life and attract businesses and people that will strengthen the community's economic stability. Increasing density provides a real economic boost to the community and helps pay for the infrastructure and public services that everybody needs.

PROFILE

Highlands' Garden Village

Built on the site of the Elitch Gardens amusement park in Denver, Highlands' Garden Village is a walkable, transit-linked community and a financially viable model for environmentally responsible infill development. New York–based developer Jonathan Rose & Companies developed single-family homes, townhouses, seniors' and multifamily apartments, cohousing, offices, and retail space on the site. At the center, a historic theater and carousel from the original amusement park are being transformed into a community performing arts center and a walking labyrinth. Berkeley, California–based Calthorpe Associates designed a plan that put new homes on three sides of a square-shaped village and a commercial "main street" on the fourth. Restaurants, studios, and shops line the street with live/work townhouses and offices above, giving residents the opportunity to live, work, and shop in the same community. The proximity of amenities, location near downtown, and convenience of public bus lines encourage people to walk and reduce travel costs.



JONATHAN ROSE & COMPANIES

Highlands' Garden Village reuses some structures from the amusement park previously located on the site. The compact development, combined with a variety of uses and housing types, uses public infrastructure more efficiently than low-density sprawling development.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

MYTH 2

Higher-density developments lower property values in surrounding areas.

FACT 2

No discernible difference exists in the appreciation rate of properties located near higher-density development and those that are not. Some research even shows that higher-density development can increase property values.

The precise value of real estate is determined by many factors, and isolating the impact of one factor can be difficult. Although location and school district are the two most obvious determining factors of value, location within a community and size and condition of the house also affect value. Several studies have examined whether multifamily housing has any impact on the value of nearby single-family detached houses. These studies have shown either no impact or even a slightly positive impact on appreciation rates.

PROFILE



HAILE PLANTATION CORPORATION

Haile Plantation

Haile Plantation is a Gainesville, Florida, icon. Although it is denser than surrounding communities, the values of homes in Haile Plantation are often higher than the values of houses in neighboring lower-density communities, because the traditional neighborhood design employed there makes Haile Plantation more desirable and valuable. Beginning with the master plan in 1979, Haile Plantation has been called one of the first new urbanist communities in the country. Developers Bob Rowe and Bob Kramer in conjunction with the Haile Plantation Corporation developed the 1,700-acre site to include more than 2,700 units, ranging from single-family homes to townhouses and garden apartments. The sense of community has only grown with the expansion of the development to include a town center, a village green, trails, civic uses, and offices. Indeed, it is density and diversity that together add value to this popular Florida community.

Homes in Haile Plantation sell for more than neighboring homes because prospective buyers view the traditional neighborhood design as a valuable and desirable amenity.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

For instance, one study by the National Association of Home Builders looked at data from the American Housing Survey, which is conducted every two years by the U.S. Census Bureau and the Department of Housing and Urban Development. It found that between 1997 and 1999, the value of single-family houses within 300 feet of an apartment or condominium building went up 2.9 percent a year, slightly higher than the 2.7 percent rate for single-family homes without multifamily properties nearby.[18]

Another study, commissioned by the Family Housing Fund in Minnesota, studied affordable apartments in 12 Twin Cities neighborhoods and found "little or no evidence to support the claim that tax-credit family rental developments in [the] study eroded surrounding home values."[19] And a long-term study by Harvard University's Joint Center for Housing Studies published in 2003 also confirms that apartments pose no threat to nearby single-family house values, based on U.S. Census data from 1970 to 2000.[20]

Not only is there compelling evidence that increased density does not hurt property values of nearby neighbors: researchers at Virginia Tech University have concluded that over the long run, well-placed market-rate apartments with attractive design and landscaping actually increases the overall value of detached houses nearby.[21] They cite three possible reasons. First, the new apartments could themselves be an indicator that an area's economy is vibrant and growing. Second, multifamily housing may increase the pool of potential future homebuyers, creating more possible buyers for existing owners when they decide to sell their houses. Third, new multifamily housing, particularly as part of mixed-use development, often makes an area more attractive than nearby communities that have fewer housing and retail choices.[22]

PROFILE

Echelon at Lakeside

Echelon at Lakeside is the only multifamily development in an upscale, master-planned single-family suburban neighborhood of Lakeside on Preston in Plano, Texas a suburb of Dallas. Florida-based developers Echelon Communities, LLC, overcame initial community opposition from area residents through high-quality innovative design. The award-winning architecture blends seamlessly with the surrounding neighborhood's traditional style. Larger-than-normal floor plans, individual entries, and attached garages combine to mirror the grand estates in the surrounding communities. Although street elevations make the buildings appear to be one single-family home, they actually house several multifamily units. Memphis-based architects Looney Ricks Kiss used five building types and three building styles. All units include high-quality interior finishes; community amenities include a resort-style pool, fitness facility, clubroom, business and conference center, and full-time concierge.



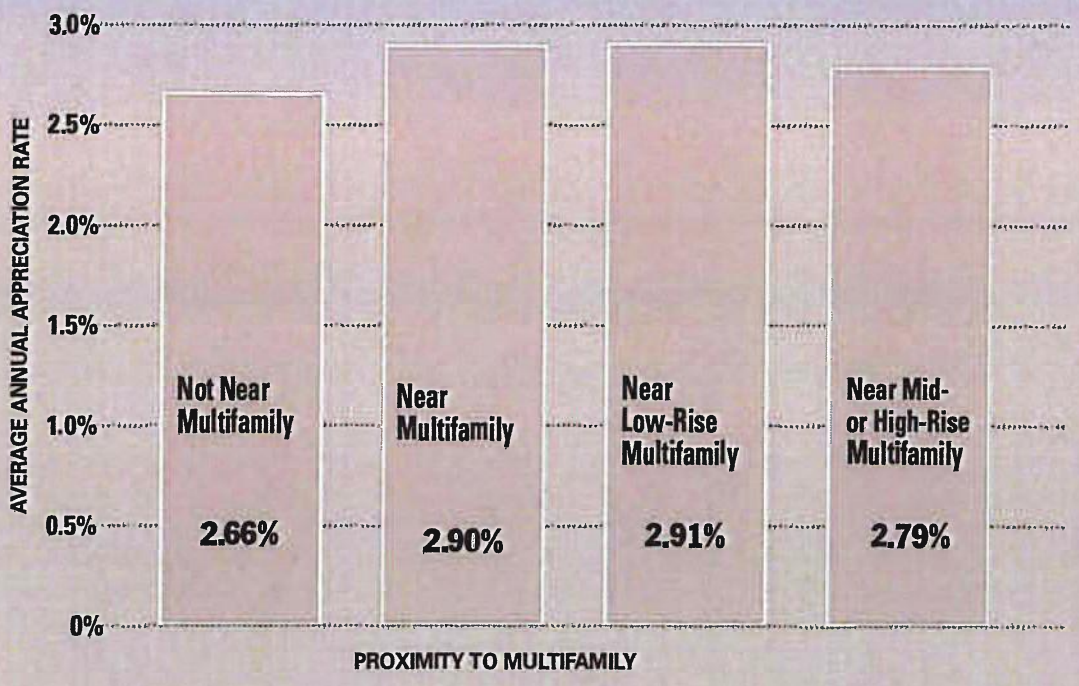
COURTESY OF ECHELON COMMUNITIES, LLC; PHOTOGRAPH © STEVE HINDS

The award-winning apartments at Echelon at Lakeside were designed to blend with the neighboring luxury homes.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

AVERAGE ANNUAL APPRECIATION FOR SINGLE-FAMILY DETACHED HOMES BY NEARNESS TO MULTIFAMILY BUILDINGS



Source: NAHB computations based on data in the *American Housing Survey:* 1997 and 1999 (Washington, D.C.: U.S. Bureau of the Census and U.S. Department of Housing and Urban Development, 1997 and 1999).

Concerned citizens should use the entitlement process to demand high-quality development in their communities while understanding that density and adjacent property values are not inversely related. Higher-density real estate developers and investors in higher-density real estate need to appreciate the fact that most Americans' wealth is held in their home equity. Therefore, changes in property values can have very real consequences to existing property owners. Likewise, homeowners would benefit from knowing that developers make a substantial financial commitment when investing in new higher-density projects. This investment is an incentive to make the project successful, which can give the community leverage in working with the developer. Such interrelated and overlapping economic interests among these stakeholders make it all the more likely that a mutually beneficial agreement can be reached. Such an agreement can result in a project that enhances the existing community, ensures the appreciation of residents', developers', and the local government's financial interests, and addresses the needs of current and future residents of the community and region.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

MYTH

Higher-density development creates more regional traffic congestion and parking problems than low-density development.

FACT

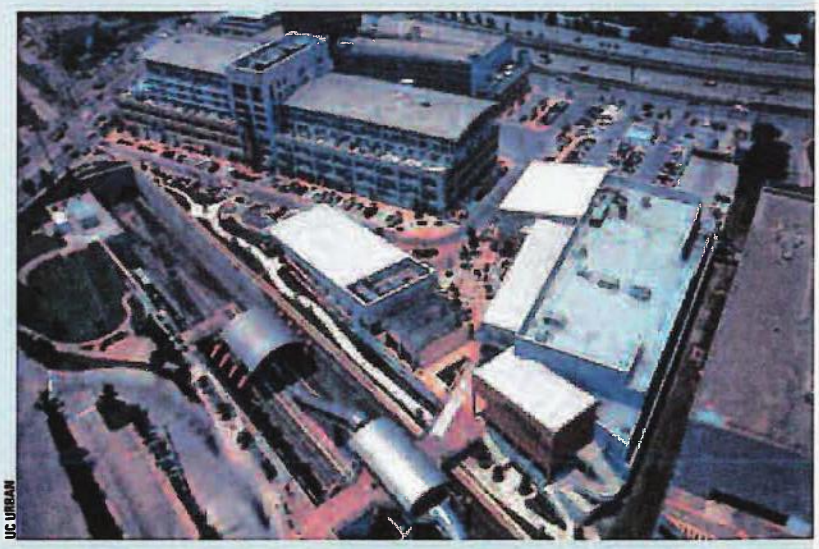
Higher-density development generates less traffic than low-density development per unit; it makes walking and public transit more feasible and creates opportunities for shared parking.

Most people assume that higher-density development generates more traffic than low-density development and that regional traffic will get worse with more compact development. In fact, the opposite is true. Although residents of low-density single-family communities tend to have two or more cars per household, residents of high-density apartments and condominiums tend to have only one car per household.[23] And according to one study using data from the National Personal Transportation Survey, doubling density decreases the vehicle miles traveled by 38 percent.[24]

PROFILE

Mockingbird Station

The residents of Mockingbird Station in Dallas, Texas, are far less dependent on their cars, because they have a whole host of amenities at their doorstep. Dallas developer Ken Hughes partnered with Denver-based Simpson Housing Group to create the ten-acre pedestrian-oriented urban village, which includes 216 loft apartments, an eight-screen film center and café, more than 90 shops and restaurants, offices, an enclosed public plaza, and parking, all directly linked to the Dallas Area Rapid Transit (DART) light-rail system. Mockingbird Station provides direct platform access to DART trains, which offer residents an eight-minute commute to Dallas's central business district and a single train connection to the Dallas Convention Center, Reunion Arena, and other downtown entertainment. The new village is also immediately adjacent to the campus of Southern Methodist University and within walking distance of the university's new stadium and sports center. RTKL created architecture reminiscent of historic train stations but with a modern twist to the materials and detailing. Although only limited driving is necessary, a parking garage is provided but placed out of sight and underground. The myriad materials, architectural styles, and amenities create a vibrant transit-oriented community.



UC URBAN

Residents of Mockingbird Station can leave their cars in the garage and take an eight-minute train ride to downtown Dallas; they can also walk to shops, offices, and a movie theater.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

The reason is that higher-density developments make for more walkable neighborhoods and bring together the concentration of population required to support public transportation. The result is that residents in higher-density housing make fewer and shorter auto trips than those living in low-density housing.[25] Condominium and townhouse residents average 5.6 trips per day and apartment dwellers 6.3 car trips per day, compared with the ten trips a day averaged by residents of low-density communities. (A trip is defined as any time a car leaves or returns to a home.)

Increasing density can significantly reduce dependency on cars, but those benefits are even greater when jobs and retail are incorporated with the housing. Such mixed-use neighborhoods make it easier for people to park their car in one place and accomplish several tasks, which not only reduces the number of car trips required but also reduces overall parking needs for the community. But if retail uses are to survive, they must be near households with disposable income. Having those households within walking distance of the shops builds in a market for the stores. One study indicates that in some markets, 25 to 35 percent of retail sales must come from housing close to shops for the shops to be successful.[26]

PROFILE

Southwest Station

The Southwest Metro Transit Commission is a small suburban bus system near Minneapolis that serves downtown Minneapolis and numerous other employment and recreation centers, including Minnesota Twins baseball games. The American Public Transportation Association calls it the "best small system in the country." In an effort to capitalize and expand on the success of the system, the commission has encouraged transit-oriented development at its bus stops. In Eden Prairie, Minnesota, the commission completed a bus depot and five-story parking garage on 22 acres of excess right-of-way. In 2001, it started selling land around the transit complex for retail and residential development. Restaurants, shops, and more than 250 apartments, condominiums, and townhouses soon followed. The new development generated revenue for the commission, new public transit riders, affordable convenient housing, and a suburban lifestyle with the amenities usually afforded only to city dwellers.



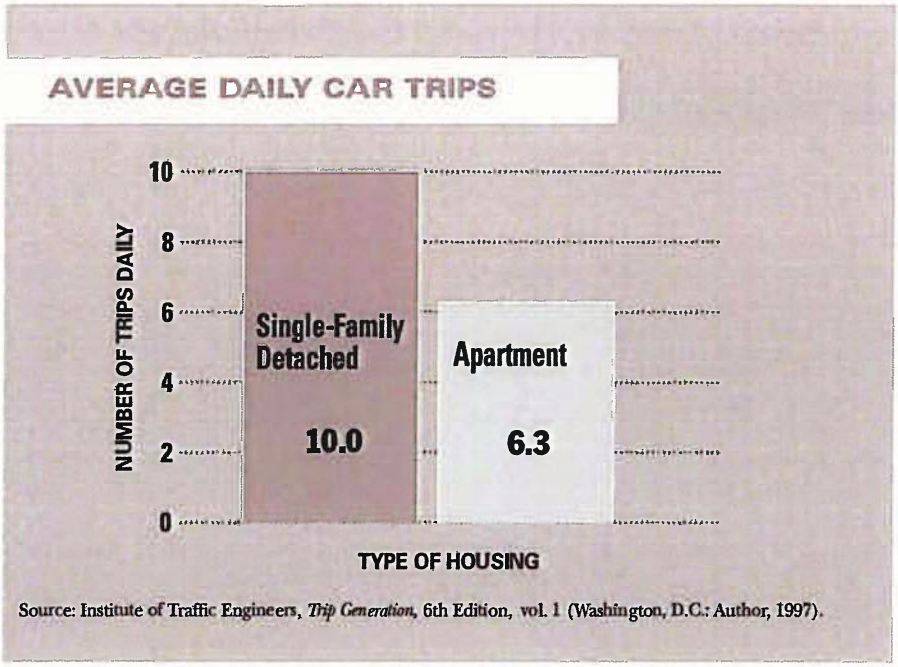
SOUTHWEST METRO TRANSIT COMMISSION

The Southwest Metro Transit Commission in suburban Minneapolis runs an award-winning bus system and has encouraged higher-density development around transit stops, like this one at Southwest Station in Eden Prairie, Minnesota.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

With a typical family now making more car trips for family, personal, social, and recreational reasons than for commuting to work,[27] reducing the number of noncommuting trips takes on greater importance in the battle to reduce traffic congestion and parking problems. A case study in Washington, D.C., found that workers in dense downtown Washington made 80 percent of their mid-day trips by foot while suburban workers made 67 percent of their mid-day trips by car.[28] Although a suburban office park would never reach the density levels of a downtown area, planners can still reduce the auto dependency of suburban office workers by using some of the same design techniques. Concentrating density around



Source: Institute of Traffic Engineers, *Trip Generation*, 6th Edition, vol. 1 (Washington, D.C.: Author, 1997).

suburban offices, allowing and encouraging retail and restaurants in and near the offices, and planning for pedestrian and bike access can all reduce the number of lunchtime car trips required by office workers.

Higher-density mixed-used developments also create efficiencies through shared parking. For example, office and residential uses require parking at almost exact opposite times. As residents leave for work, office workers return, and vice versa. In addition, structured parking becomes feasible only with higher-density developments.

Higher-density development also makes public transit more feasible. When a community that includes residences, shops, and offices reaches a certain threshold of density, public transit-shuttles, bus service, trams, or light rail becomes an option for residents. It is estimated that a minimum density of seven dwelling units per acre is needed to make local bus service feasible with an intermediate level of service.[29] Light rail needs a minimum density of nine dwelling units per acre to be feasible.[30] When a community can take advantage of these options and increase the transportation choices for residents, relief is greater as total car dependency is further broken. Such choices are impossible for low-density developments.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

MYTH

Higher-density development leads to higher crime rates.

FACT

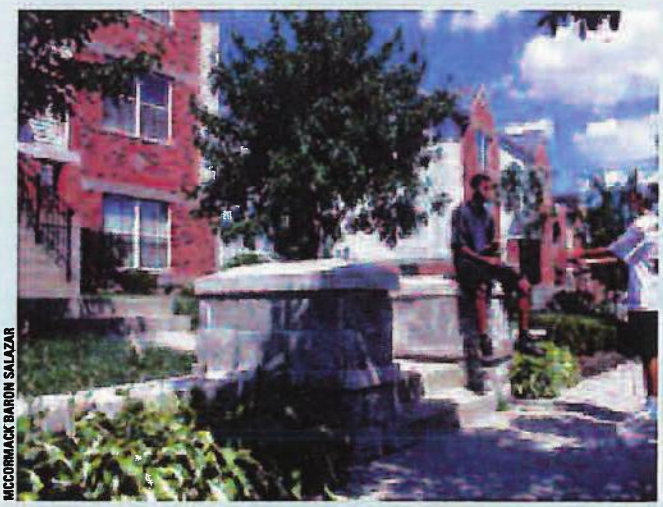
The crime rates at higher-density developments are not significantly different from those at lower-density developments.

People sometimes associate density with crime, even though numerous studies show that no relationship exists between the two. A study in Irving, Texas, using geographic information systems and crime statistics, found no link between crime and density. In fact, it found that single-family neighborhoods are "not all associated with lower crime rates."[31] Another study conducted by the University of Alaska found no relationship between housing density and crime in Anchorage.[32]

PROFILE

Westminster Place

Although today Westminster Place is a thriving, safe community in midtown St. Louis, it was not always the case. The area, approximately 90 acres, was well known by the St. Louis police department for its high rate of violent crime, which led to the area's becoming blighted. McCormack Baron Salazar, a St. Louis–based developer, brought the community back through the addition of higher-density mixed-income housing comprising affordable and market-rate units. The master plan included for-sale and rental housing, garden apartments, townhouses, single-family homes, and even an assisted living facility for seniors. A new community pool, a bustling retail center, and a magnet school are included as well. The new plan slowed traffic through the community, added landscaping and street and parking lot lighting, and new "eyes on the street," making it more difficult for criminals to go unnoticed. The area blossomed into a place where people once again feel safe walking. The success of the community spurred the revitalization of surrounding areas.



MCCORMACK BARON SALAZAR

Increasing the housing density, adding some market-rate housing, and developing a design that slowed traffic and added additional lighting changed Westminster Place from a crime-ridden neighborhood to a thriving, safe community.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

PROFILE

East Village

East Village is a small urban revitalization project on the edge of downtown Minneapolis. Before the project was built, the neglected 2.9-acre site contained several deteriorating rental homes, old commercial buildings, and abandoned surface parking lots. The neighborhood wanted to improve the area and the image of one of the city's oldest neighborhoods, Elliot Park. The developers of the project, Central Community Housing Trust and East Village Housing Corporation, developed the new mixed-income housing and commercial community to encourage a sense of community and ownership. East Village now features community green space, pedestrian paths, and neighborhood businesses. Buildings surround the greenway that leads to Elliot Park, a city park with year-round activities and a community center. Brick, bay windows, and French balconies complement historic buildings in the area. In addition, all buildings have multiple entrances to encourage interaction among neighbors. An underground 350-space parking garage frees up space for landscaped areas. This once neglected area has won two awards for innovation and design and become an exceedingly successful vibrant and safe community.



The additional "eyes on the street" created by the development of East Village in Minneapolis has led to a safer vibrant community.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

Arizona researchers found that when police data are analyzed per unit, apartments actually create less demand for police services than a comparable number of single-family houses. In Tempe, Arizona, a random sample of 1,000 calls for service showed that 35 percent originated from single-family houses and just 21 percent came from apartments. Similarly, a random sample of 600 calls for service in Phoenix, Arizona, found that an apartment unit's demand for police services was less than half of the demand created by a single-family house.[33]

One reason for the misperception that crime and density are related could be that crime reports tend to characterize multifamily properties as a single "house" and may record every visit to an apartment community as happening at a single house. But a multifamily property with 250 units is more accurately defined as 250 houses. To truly compare crime rates between multifamily properties and single-family houses, the officer would have to count each household in the multifamily community as the equivalent of a separate single-family household. When they do so, many find what the previous studies prove: that crime rates between different housing types are comparable.

Higher-density developments can actually help reduce crime by increasing pedestrian activity and fostering a 24-hour community that puts more "eyes on the street"[34] at all times. Many residents say they chose higher-density housing specifically because they felt more secure there; they feel safer because there are more people coming and going, making it more difficult for criminals to act without being discovered. This factor could explain why a ULI study of different housing types in Greenwich, Connecticut, shows that higher-density housing is significantly less likely to be burglarized than single-family houses.[35] The relationships among design, management, and security became better understood in the past few decades with the publication of several seminal works, including *Defensible Space: Crime Prevention through Urban Design* by Oscar Newman[36] and *Fixing Broken Windows: Restoring Order and Reducing Crime in our Communities* by George Kelling and Catherine Coles.[37] Many new higher-density developments include better lighting plans and careful placement of buildings and landscaping to reduce opportunities for crime, contributing to a safer community.

With the emergence of better-quality designs, higher-density mixed-use development is an attractive and safe addition to a community, one that is increasingly attracting a professional constituency seeking safety features. In fact, the luxury segment is one of the fastest-growing components of the multifamily industry.[38]

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

MYTH

Higher-density development is environmentally more destructive than lower-density development.

FACT

Low-density development increases air and water pollution and destroys natural areas by paving and urbanizing greater swaths of land.

Low-density sprawl takes an enormous toll on our air, water, and land. The United States is now losing a staggering 2 million acres of land a year to haphazard, sprawling development.[39] More than 50 percent of Americans live in places where the air is unhealthy to breathe,[40] and childhood asthma and other respiratory diseases are on the rise.[41] Almost half the damage to our streams, lakes, and rivers is the result of polluted runoff from paved surfaces.[42]

It is inefficient land use, not economic growth, that accounts for the rapid loss of open space and farms. Since 1994, housing lots larger than ten acres have accounted for 55 percent of the land developed.[43] This loss of land often causes unexpected economic challenges for rural communities, where farmland, forests, ranchland, and open space tend to be the economic drivers that attract businesses, residents, and tourists. Low-density sprawl compromises the resources that are the core of the community's economy and character. The majority of American homeowners think it is important to stop these trends. In fact, 76 percent of local ballot initiatives related to land conservation passed in November 2004, making $2.4 billion in funding available for protection of parks and open space.[44] But purchasing land is only part of the solution and not always an option for financially strapped governments.

Higher-density development offers the best solution to managing growth and protecting clean air and clean water. Placing new development into already urbanized areas that are equipped with all the basic infrastructure like utility lines, police and fire protection, schools, and shops eliminates the financial and environmental costs of stretching those services farther and farther out from the core community. Compact urban design reduces driving and smog and preserves the natural areas that are assets of the community: watersheds, wetlands, working farms, open space, and wildlife corridors. It further minimizes impervious surface area, which causes erosion and polluted stormwater runoff. Two studies completed for the state of New Jersey confirm that compact development can achieve a 30 percent reduction in runoff and an 83 percent reduction in water consumption compared with conventional suburban development.[45]

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

PROFILE

Prairie Crossing

The developers of Prairie Crossing, George and Vicky Ranney, saved $1 million in infrastructure costs through environmentally sensitive design. The 677-acre conservation community is located in Grayslake, Illinois, 40 miles northwest of Chicago and one hour south of Milwaukee. The community features 350 acres of open space, including 160 acres of restored prairie, 158 acres of active farmland, 13 acres of wetlands, a 22-acre lake, a village green, and several neighborhood parks. Houses are sited to protect natural features such as hedgerows, native habitat, and wetlands. Designed with colors and architecture inspired by the landscape, every home has a view of open space and direct access to ten miles of on-site walking and biking trails. Wide sidewalks, deep front porches, and rear garages encourage neighbors to meet. The homes were built with U.S. Department of Energy–approved green building techniques. As a result, they are 50 percent more energy efficient than other homes in the Chicago area, and they sell for a 33 percent sales premium. Station Village is the last phase of Prairie Crossing. When complete, it will include residential, retail, and office space, all within walking distance of two commuter train stations. Residents can ride Metra's North Line to Chicago's Union Station or the Central Line to downtown Chicago and O'Hare Airport.

More than half the land at Prairie Crossing was preserved as open space, and homes were built with approved green building techniques.



PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

PROFILE

The Preserve

USS Real Estate originally held a 550-acre tract of land in Hoover, Alabama, but sold 250 acres to the city, intending to create the Moss Rock Nature Preserve. The 680 single-family homes, 50,000 square feet of retail, and 50,000 square feet of office space are concentrated on the remaining 311-acre site. Before development of the Preserve, Hoover was characterized by sprawling conventional development and lacked a town center. The Preserve's future town center is planned to include 34 live/work units, 14 retail units, and two restaurants: at the heart of the community is the village green, an impressive eight-acre park with a town hall, a fitness center, a junior olympic swimming pool, and a kiddie pool. Residents have access to 15 acres of parks and seven miles of trails that connect to award-winning Hoover schools and the newly created Moss Rock preserve.

Clustering development at the Preserve in Hoover Alabama, enabled the creation of the 250-acre Moss Rock Nature Preserve.



USS REAL ESTATE

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

Many communities employ techniques such as infill and brownfield development to transform unused, abandoned lots into vibrant, revenue-generating components of the community. Some create direct incentives for higher-density development. The city of Austin, Texas, for example, created a program that rewards developers for locating projects in the city's existing neighborhoods and downtown. Others award points for a variety of attributes, such as transit access, the redevelopment of empty lots, and an increase in pedestrian facilities. By employing standards for factors like open space, dense development, and impact on water quality, communities can facilitate good urban design that preserves natural resources.

Although a well-designed higher-density community offers residents a higher-quality environment, poorly planned sprawl does the opposite. Because low-density sprawl gobbles up so much land through large-lot zoning, it ends up destroying the very thing most people moved there for in the first place—the natural areas and farmland. It forces people to drive longer distances, increasing regional air quality problems. The average American man spends 81 minutes behind the wheel every day, while women average 63 minutes. And surveys show that the time spent driving has been consistently increasing every year.[46] The national road network, currently at 4 million miles according to the U.S. Department of Transportation, is still growing at an alarming rate, mainly for the purpose of connecting new low-density suburbs back to core communities. Along with the water and air pollution, construction of these highways perpetuates the cycle of sprawl, fragments wildlife habitats, and dries up a community's financial coffers.

Increasing density not only improves air and water quality and protects open space but also redirects investments to our existing towns and cities. It can revitalize existing communities and create more walkable neighborhoods with access to public transit and hiking and biking trails. Pedestrian-friendly higher-density developments offer general health benefits as well. Mixed land uses give people the option to walk and bike to work, shops, restaurants, and entertainment. The convenience of compact communities may help fight diseases related to obesity.[47] Higher-density communities are vital to preserving a healthy environment and fostering healthy lifestyles.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

6 MYTH

Higher-density development is unattractive and does not fit in a low-density community.

FACT

Attractive, well-designed, and well-maintained higher-density development attracts good residents and tenants and fits into existing communities.

Higher-density development comes in many forms. Some of the most attractive well-planned modern development is built at a high density. Across America, appealing higher-density mixed-use town centers have been wildly popular with the public. Lushly landscaped boulevards, fountains, and showcase architecture have created a sense of place in areas previously known only for faceless, uninteresting low-density development. The enduring appeal

PROFILE

Post Riverside

Atlanta is often called the poster child for suburban sprawl. However, it is also the home of Post Riverside, a revolutionary new mixed-use pedestrian-oriented community developed by Atlanta-based Post Properties, Inc., and located on the banks of the Chattahoochee River between Atlanta's bustling Buckhead and Vinings communities. As is the trend nationally, 65 percent of all vehicle trips in Atlanta are to run errands, not to commute to work. With offices, shops, and restaurants within walking distance of the apartments, Post Riverside residents depend on autos much less than their neighbors in lower-density areas. In addition, the community is connected to Atlanta's MARTA subway system and the Cobb County transit system. This award-winning 85-acre mixed-use development includes 25,000 square feet of retail space, 225,000 square feet of office space, and 535 apartments, all designed around a gracious town square. For many people, this amenity-rich, low-maintenance lifestyle better suits their needs than a traditional single-family home in a low-density neighborhood.



POST PROPERTIES, INC., PHOTOGRAPH ©STEVE HINDS

Post Riverside in Atlanta demonstrates that higher-density development can be attractive and successful in a community known for lower-density development.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

nd desirability of older and more gracious higher-density neighborhoods—Georgetown in Washington, D.C., Beacon Hill and Back Bay in Boston, and Lincoln Park in Chicago—attest to the fact that some of the more desirable neighborhoods in America historically have been of higher density than that found in typical outer suburbs.

This return to the design principles of the past is at the core of the new urbanist movement that took hold in the 1990s. The movement grew as many people came to miss the sense of community that was created by the mixed-density and mixed-use communities of the past. They realized that low-density subdivisions isolated their owners not only from pedestrian access to shops and offices but also from their neighbors. The growing sense of social alienation, highlighted in books like Robert Putnam's *Bowling Alone*,[48] has led many back to the comfort of communities that are a reminder of the places where many of us grew up. These new communities combine the best design ideas of the past with the modern conveniences of today to provide residents with what has been missing from many sprawling areas—a sense of community.

Today's developers, architects, and planners know that to attract customers and to secure zoning approvals and community acceptance, they must produce attractive and innovative properties that complement their surroundings. Design professionals are driven to produce projects that meet users' demands, understand and respond to the context of a site, enhance its neighborhood, and are built to last.[49] In fact, attendance at a recent American Institute of Architects–sponsored conference on density far surpassed expectations, speaking to the interest among land use professionals in addressing the design issues associated with density.[50]

It is plausible that the high level of citizens' opposition to density may be based on an outdated notion of what higher-density development looks like. A University of North Carolina study revealed that when given a choice between two attractively designed communities, one higher density and the other low density; the majority preferred the higher-density option.[51] Other visual preference surveys confirm that there is an almost universal negative reaction to the visual appearance of commercial strip sprawl and an almost universal positive reaction to traditional town-like communities of the past, communities that almost invariably included a mix of densities and uses.[52]

PROFILE

The Plaza at the Arboretum

This award-winning mixed-use project in Santa Monica, California, developed by California-based Legacy Partners, achieves a density of 97.5 dwelling units per acre. The attractive seven-story building includes 10,000 square feet of retail space and 350 apartment units ranging from 612 to 1,555 square feet. The architecture firm Meeks and Partners used strong geometric forms to create a playful architectural character that fits nicely in the avant-garde Hollywood studio section of Santa Monica. The development includes a swimming pool, spa, fitness center, and clubhouse.



MEEKS AND PARTNERS; PHOTOGRAPH © STEVE HINDS

Higher-density developments like the Plaza at the Arboretum present opportunities to create outstanding award-winning architecture.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

MYTH

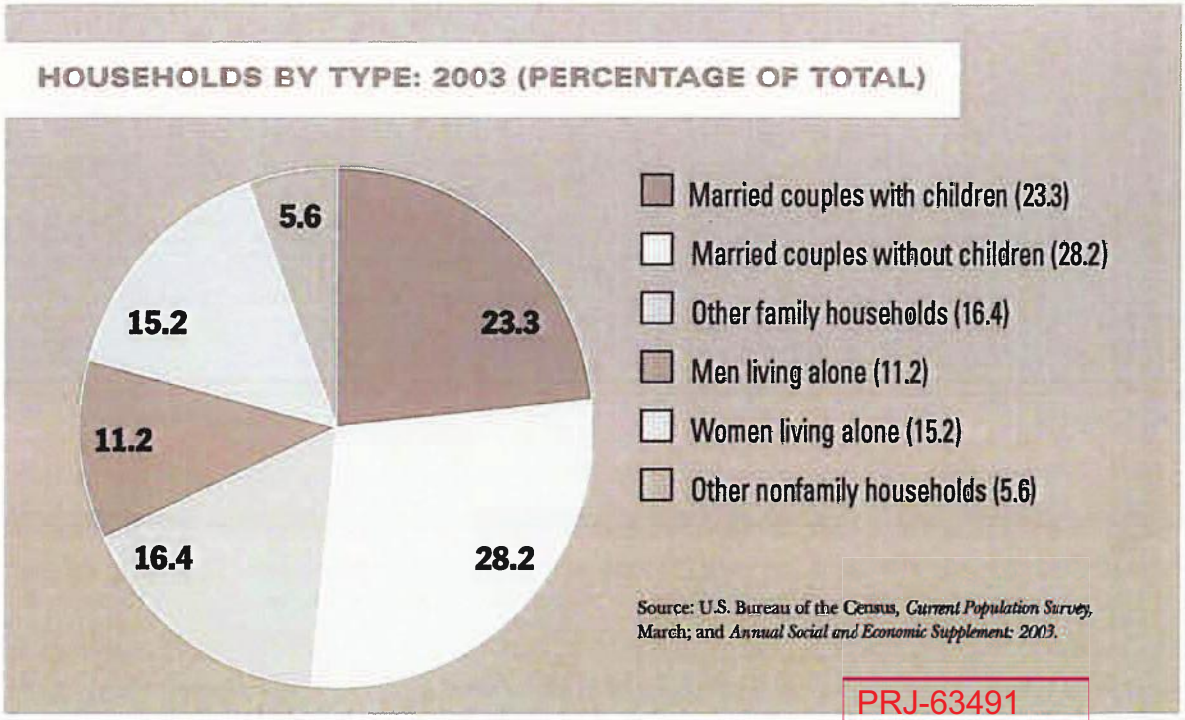
No one in suburban areas wants higher-density development.

FACT

Our population is changing and becoming increasingly diverse. Many of these households now prefer higher-density housing, even in suburban locations.

When many of us think of the American Dream, we envision married couples with children living in single-family detached houses in the suburbs. The notion is that the only people who want to live in higher-density areas are those who cannot afford a traditional house with a back yard or who want to live in the middle of the city. Both perceptions are flawed.

This country's population is changing, and so are its real estate preferences. These lifestyle changes have significant implications for suburban development. For the first time, there are more single-person households (26.4 percent) than married-



PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

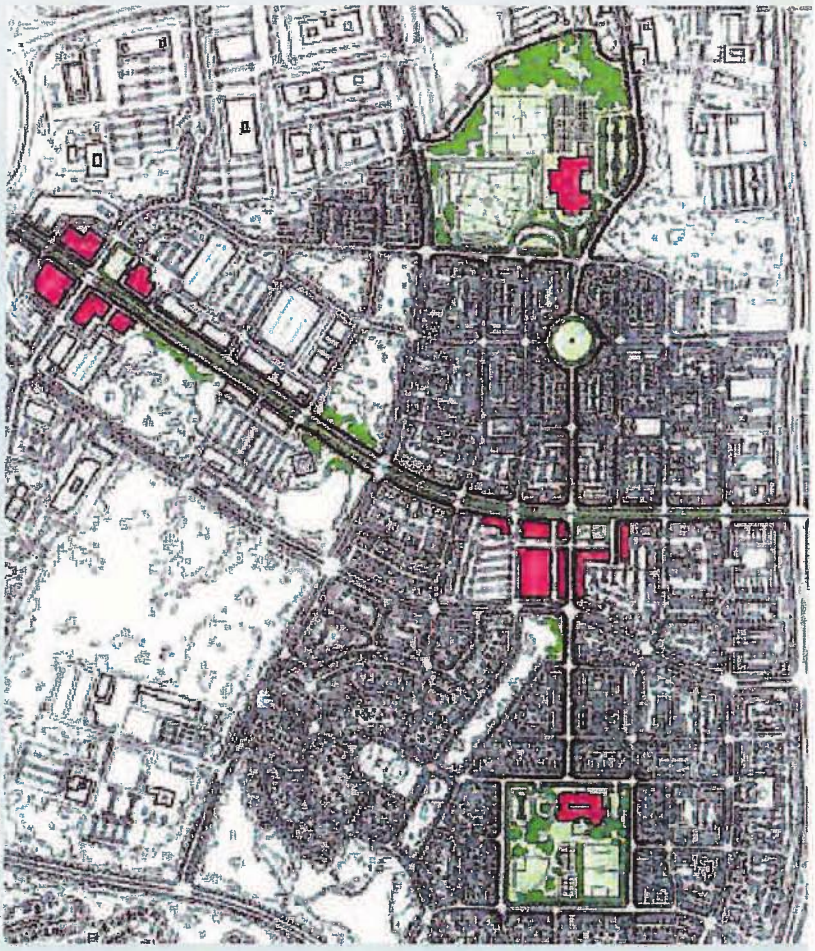
couple-with-children households (23.3 percent).[53] The groups growing the fastest, people in their mid-20s and empty nesters in their 50s, are the groups most likely to look for an alternative to low-density, single-family housing.[54]

A growing number of Americans are redefining their American Dream. They are seeking a more convenient and vibrant lifestyle. And while some seek this lifestyle in cities, many others seek the same lifestyle in the suburbs. According to a 2002 study by the National Association of Home Builders, more than half the renters questioned said they wanted to live in the suburbs.[55] Moreover, a national survey of homebuyers' community preferences found that nearly three-quarters of all

PROFILE

King Farm

This 430-acre community is characterized by the historic architecture of the region but offers an assortment of modern conveniences as well. Developed by King Farm Associates, LLC, King Farm is located in Rockville, Maryland, five miles from the Washington, D.C., beltway, 15 miles from downtown D.C., and walking distance from the Shady Grove Metro station. The neighborhood was designed for pedestrians, but the King Farm shuttle makes getting around even easier. The shuttle runs a complimentary route between the King Farm Village Center, the Metro station, and the Irvington Center, a 90-acre commercial complex next to the Metro. In addition, two types of public bus service are available at King Farm. At the Village Center, 120,000 square feet of retail space is within walking distance from both residential and commercial development. The center also includes 47 loft apartments and a one-acre village green. Watkins Pond and Baileys Common are King Farm's two residential villages. They offer single-family homes, townhouses, condominiums, and luxury apartments intertwined with natural areas. The center of Watkins Pond is a 12-acre city park with tennis and basketball courts, a soccer and softball field, two playgrounds, several picnic areas, benches, and paths.



TORTI GALLAS AND PARTNERS

King Farm is a successful higher-density suburban community that integrates housing, retail shops, offices, and public transit.

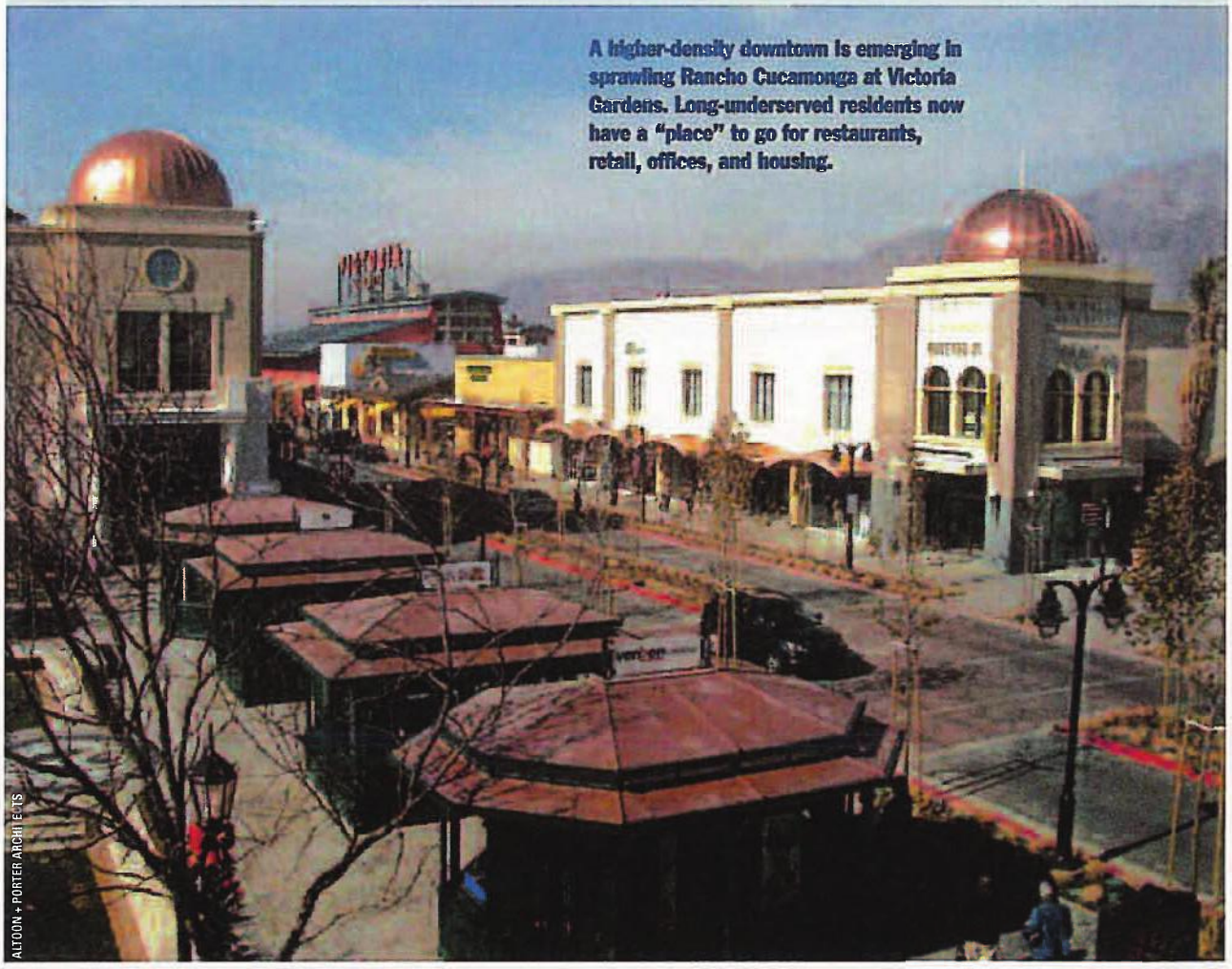
PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

PROFILE

Victoria Gardens

The city of Rancho Cucamonga, located roughly 60 miles east of Los Angeles in California's Inland Empire, has a rich agricultural history and, more recently, a history of low-density sprawl with no real city center. This situation is changing, however, with the opening of the first phases of a huge new mixed-use development known as Victoria Gardens. The development, designed by L.A.–based architects, Altoon + Porter, and being developed jointly by California-based developers Forest City California and the Lewis Investment Company, will create a vibrant higher-density downtown where none previously existed. Rapidly growing Rancho Cucamonga has been traditionally underserved by restaurants and entertainment options. The long-awaited addition of a "place" in the city has been well received by residents. The 147-acre development will eventually contain 1.3 million square feet of commercial and community space, including retail, entertainment, office, and civic uses with a cultural center and a library. Twenty acres of housing on site will allow people to live within walking distance of all the amenities of Rancho Cucamonga's new downtown.



A higher-density downtown is emerging in sprawling Rancho Cucamonga at Victoria Gardens. Long-underserved residents now have a "place" to go for restaurants, retail, offices, and housing.

ALTOON + PORTER ARCHITECTS

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

buyers prefer to live in a community where they can walk or bike to some destinations.[56] The 2001 American Housing Survey further reveals that respondents cited proximity to work more often than unit type as the leading factor in housing choice.[57] These surveys confirm that many people prefer the suburbs but want the amenities traditionally associated with cities, including living close to work.

With the continuing decentralization of cities and the rise of suburban communities with urban-like amenities, many people find that they can live and work in the suburbs with all the attributes of suburbia they desire without giving up walkability and convenience. A recent study confirms that in many regions, more office space is located in suburban locations than downtowns,[58] providing an opportunity for people to live near their jobs. Communities and developers that have recognized and responded to the dual trends of decentralized offices and a growing desire for a more convenient lifestyle have been rewarded. Well-placed mixed-use, higher-density developments in the suburbs are increasingly popular, creating a new sense of place.

Communities are being developed using the best concepts of traditional communities—smaller lots, a variety of housing types, front porches and sidewalks, shops and offices within walking distance, and public transit nearby. Communities like Celebration in Florida and King Farm in Maryland have been so popular with the homebuying public that past worries over whether the demand exists for them have been replaced by concerns about their rapid price appreciation, putting them out of the reach of all but the highest-income households. Today's real demographic and lifestyle changes are inspiring a return to traditional development styles that offer walkable, bikeable, and more dynamic communities that put residents closer to shops, offices, and parks.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

MYTH

Higher-density housing is only for lower-income households.

FACT

People of all income groups choose higher-density housing.

Multifamily housing is not the housing of last resort for households unable to afford a single-family house. Condominiums, for instance, are often the most sought after and highly appreciating real estate in many urban markets. The luxury segment of the apartment market is also rapidly expanding. Most people are surprised to learn that 41 percent of renters say they rent by choice and not out of necessity, and households making more than $50,000 a year have been the fastest-growing segment of the rental market for the past three years.[59] Multifamily housing throughout the world has historically been the housing of choice by the wealthiest individuals because of the access and convenience it provides. From Manhattan to Miami to San Francisco, higher-density housing has been prized for the amenity-rich lifestyle it can provide.

Higher-density development can be a viable housing choice for all income groups and people in all phases of their lives. Many financially secure baby boomers, who have seen their children leave the nest, have chosen to leave behind the yard maintenance and repairs required of a single-family house for the more carefree and convenient lifestyle multifamily housing provides. Interestingly, their children, the echo boomers, are entering the age where many will likely live in multifamily housing. Just starting careers, many are looking for the flexibility of apartment living to follow job opportunities. Their grandparents, likely on a fixed income, may also prefer or need to live in multifamily housing as physical limitations may have made living in a single-family house too challenging.

Providing balanced housing options to people of all income groups is important to a region's economic vitality. The availability of affordable multifamily housing helps attract and retain the workers needed to keep any economy thriving. In many American towns and cities, rapidly rising house prices are forcing working families to live farther away from their jobs. In fact, the lack of affordable housing is mentioned as the number one problem facing working families today.[60]

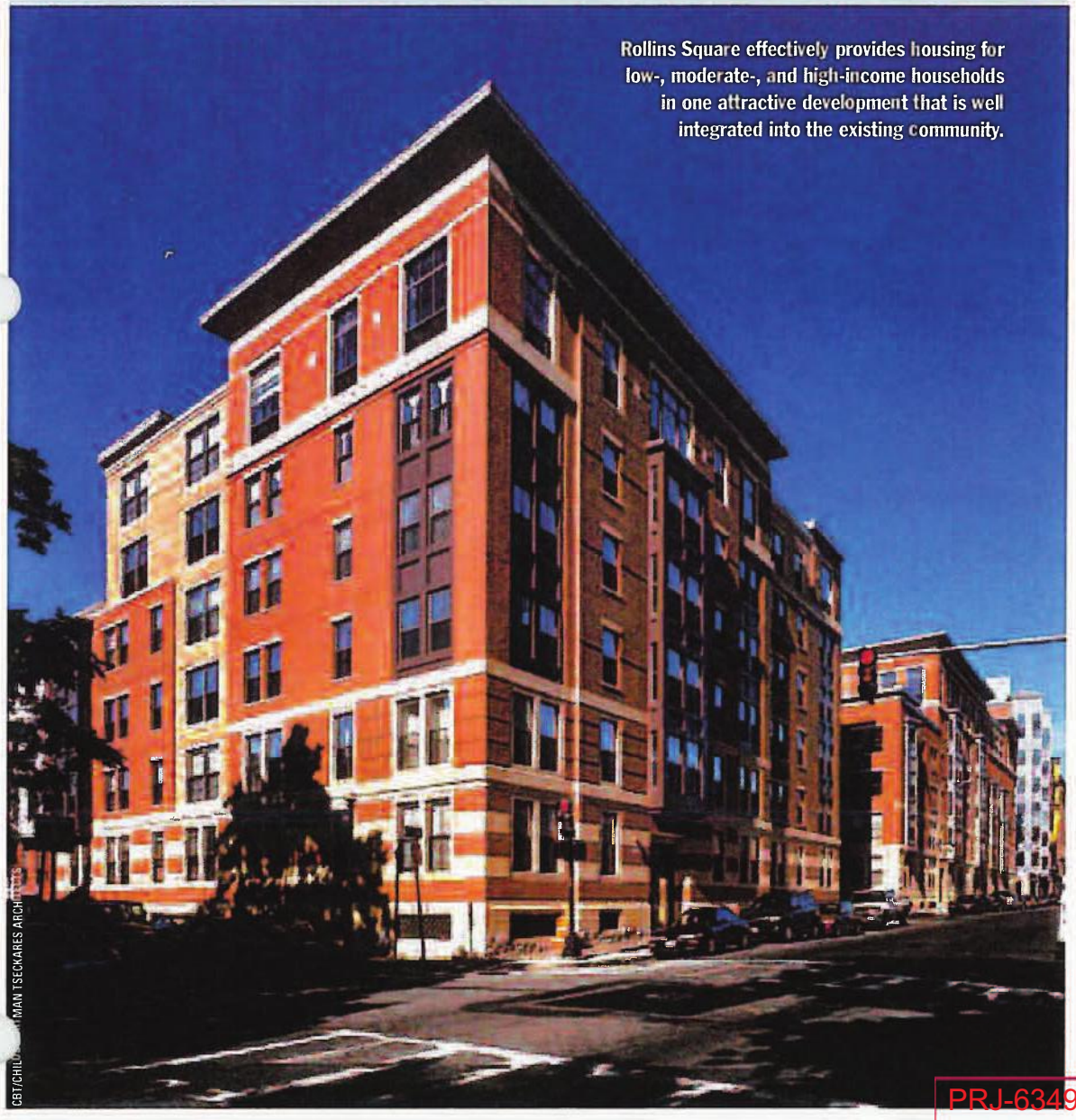
PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

PROFILE

Rollins Square

Rollins Square, a mixed-use development in Boston's South End, is a truly mixed-income community that provides housing for a wide spectrum of people in all income brackets. Twenty percent of the overall units are reserved for people whose income is 30 to 60 percent of the Boston area median income (AMI), 40 percent are for-sale condominiums reserved for working households with incomes 80 to 120 percent of the AMI, and the remaining 40 percent are market-rate units selling for up to $750,000. The residences occupy two city blocks and integrate seamlessly into the existing neighborhood. The varying heights and diverse exterior materials give the appearance that the development was constructed over time. Rollins Square was developed by the Planning Office for Urban Affairs, Inc., a nonprofit developer associated with the Archdiocese of Boston.



Rollins Square effectively provides housing for low-, moderate-, and high-income households in one attractive development that is well integrated into the existing community.

CBT/CHU[illegible]MAN TSECKARES ARCH[illegible]

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

PROFILE

I'On

I'On is a 244-acre master-planned community along the deep-water marshes of Hobcraw Creek in Mount Pleasant, South Carolina. Just six miles east of Charleston, the community features 700 single-family homes, community facilities, and a small-scale commercial area. Vince Graham, principal with the I'On Company, is developing six residential neighborhoods connected by narrow streets, pedestrian corridors, and community spaces. An I'On Guild member, one of 18 builders selected for experience, talent, and financial strength, builds each individual home. The architecture is inspired by classic Lowcountry style with large balconies, deep front porches, and tall windows on even taller homes. Homes now sell for $685,000 to $1.7 million. Community facilities include I'On Square, I'On Club, the Creek Club, and the Mount Pleasant Amphitheater. Residents also enjoy easy access to the Cooper and Wando rivers, the Charleston harbor, and the Atlantic Ocean. One neighborhood boat ramp and four community docks are available for crabbing and fishing. Two miles of walking trails are available for residents; a five-acre pond, the Rookery, is a protected nesting site for wading birds. In addition, the public and private schools in Mount Pleasant are some of the best in the area.



I'ON COMPANY

Some home prices in the well-planned higher-density community of I'On are approaching $2 million. The traditional neighborhood design combined with the community amenities made possible by higher densities have made the community one of the most desirable in the Charleston area.

As the problem of affordability worsens, workers on the lower end of the salary scale may move to more affordable cities, leaving a labor shortage in their wake. Such shortages make a region less desirable as an employment center. According to PricewaterhouseCoopers, access to a large and diverse labor pool is the most important factor in making corporate decisions on locations.[61] Communities that do not provide housing for all income groups become less desirable corporate locations.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

NOTES

1. http://www.census.gov/ipc/www/usinterimproj/natprojtab01a.pdf.
2. http://factfinder.census.gov/servlet/QTTable?_bm=y&-geo_id=D&-qr_name=DEC_2000_SF1_U_DP1&-ds_name=D&-_lang=en.
3. Emil Malizia and Jack Goodman, *Mixed Picture: Are Higher-Density Developments Being Shortchanged by Opinion Surveys?* (Washington, D.C.: ULI-the Urban Land Institute, July 2000), p. 12.
4. Smart Growth America and National Association of Realtors®, *2004 American Community Survey: National Survey on Communities* (Washington, D.C.: Author, October 2004).
5. Robert W. Burchell *et al.*, *The Costs of Sprawl, 2000* (Washington, D.C.: National Academy Press, 2002).
6. Sam Newberg and Tom O'Neil, "Making the Case," *Multifamily Trends*, vol. 6, no. 3, Summer 2003, p. 47.
7. "Schwarzenegger Embraces 'Smart Growth' Ideas to Curb Sprawl," CNN.com, *Inside Politics*, November 21, 2003.
8. Mark Muro and Rob Puentes, *Investing in a Better Future: A Review of the Fiscal and Competitive Advantages of Smarter Growth Development Patterns* (Washington, D.C: Brookings Institution Center on Urban and Metropolitan Policy, 2004).
9. Kathleen McCormick and Michael Leccese, *eds.*, *Charter of the New Urbanism* (New York: McGraw-Hill, 1999), p. v.
10. Michael E. Lewyn, "Why Sprawl Is a Conservative Issue. Part 1," *The Green Elephant, Summer 2002,* p. 1.
11. Brett Hulsey, *Sprawl Costs Us All* (Madison, Wisconsin: Sierra Club Midwest Office, 1996).
12. Ibid., p. 8.
13. U.S. Bureau of the Census and U.S. Department of Housing and Urban Development, *1999 American Housing Survey* (Washington, D.C.: U.S. Department of Commerce and U.S. Department of Housing and Urban Development, 2000).
14. http://www.nmhc.org/content/servecontent.cfm?isPrinterFriendly= 1&IssueID=215&contentID=827.
15. Muro and Puentes, *Investing in a Better Future,* p. 15.
16. Richard Florida, *The Rise of the Creative Class* (New York: Basic Books, 2002).
17. Timothy F. Harris and Yannis M. Ioannides, *Productivity and Metropolitan Density* (Boston: Tufts University Department of Economics, 2000), p. 6.
18. National Association of Home Builders, "Market Outlook: Confronting the Myths about Apartments with Facts" (Washington, D.C.: Author, 2001), p. 4.
19. Maxfield Research, *A Study in the Relationship between Affordable Family Rental Housing and Home Values in the Twin Cities* (Minneapolis: Author, November 2000).
20. Alexander Hoffman, *The Vitality of America's Working Communities* (Cambridge, Massachusetts: Harvard University Joint Center for Housing Studies, 2003).
21. Arthur C. Nelson and Mitch Moody, "Price Effects of Apartments on Nearby Single-Family Detached Residential Homes," Working Draft (Blacksburg, Virginia: Virginia Tech University, 2003).
22. Arthur C. Nelson, "Top Ten State and Local Strategies to Increase Affordable Housing Supply," *Housing Facts & Findings,* vol. 5, no. 1.
23. National Multi Housing Council, "Tabulations of 1999 American Housing Survey" (Washington, D.C.: U.S. Census Bureau and U.S. Department of Housing and Urban Development,1999).
24. Robert Dunphy and Kimberly Fisher, "Transportation, Congestion, and Density: New Insights," *Transportation Research Record,* 1996.
25. Institute of Traffic Engineers, *Trip Generation,* 6th ed., vol. 1 (Washington, D.C.: Author, 1997).
26. "How to Calculate Demand for Retail," *New Urban News,* March 2004, pp.10–11.
27. U.S. Department of Transportation, *Our Nation's Travel:1995,* NPTS Early Results Report (Washington, D.C.: Federal Highway Administration, 1997), p. 11.
28. G. Bruce Douglas III, et al., *Urban Design, Urban Forms, and Employee Travel Behavior,* TRB Transportation Planning Applications Conference Papers (Washington, D.C.: Transportation Research Board,1997).
29. Robert Dunphy, Deborah Myerson, and Michael Pawlukiewicz, *Ten Principles for Successful Development Around Transit* (Washington, D.C.: ULI–the Urban Land Institute, 2003).
30. Ibid.
31. Jianling Li and Jack Rainwater, "The Real Picture of Land-Use Density and Crime: A GIS Application," http://gis.esri.com/library/userconf/proc00/professional/papers/PAP508/p508.htm.
32. University of Alaska Justice Center, "The Strength of Association: Housing Density and Delinquency," *Anchorage Community Indicators,* series 3A, no. 1, http://justice.uaa.alaska.edu/indicators/series03/aci03a1.housing.pdf.
33. Elliott D. Pollack and Company, *Economic and Fiscal Impact of Multi-Family Housing* (Phoenix: Arizona Multihousing Association, 1996).

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

NOTES *(continued)*

34. 1000 Friends of Oregon, *Do Four-Plexes Cause Cannibalism?* Winter 1999, pp. 2–3.
35. Marcus Felson and Richard B. Peiser, *Reducing Crime through Real Estate Development and Management* (Washington, D.C.: ULI-the Urban Land Institute, 1997).
36. Oscar Newman, *Defensible Space: Crime Prevention through Urban Design* (New York: Macmillan, 1972).
37. George Kelling and Catherine Coles, *Fixing Broken Windows: Restoring Order and Reducing Crime in our Communities* (New York: Touchstone, 1997).
38. Gary Kachadurian, *Debunking the Homeownership Myth* (Washington, D.C.: National Multi Housing Council, 1998).
39. American Farmland Trust, Farmland Information Center, National Statistics Sheet, http://www.farmlandinfo.org/agricultural_statistics/.
40. U.S. Environmental Protection Agency, "EPA Issues Designations on Ozone Health Standards," News Release, April 15, 2004.
41. American Lung Association, "State of the Air: 2004," April 29, 2004, http://lungaction.org/reports/sota04_full.html.
42. U.S. Environmental Protection Agency, "National Water Quality Inventory: 1996 Report to Congress," http://www.epa.gov/305b/.
43. Smart Growth America, http://smartgrowthamerica.org/openspace.html#and.
44. National Association of Realtors®, "*On Common Ground: Realtors and Smart Growth,* Winter 2005; and *Trust for Public Land,* "Voters Approve $2.4 Billion in Open Space Funding," press release (Washington, D.C.: Author, 2004).
45. Robert W. Burchell et al., *Impact Assessment of the New Jersey Interim State Development and Redevelopment Plan, Report II: Research Findings* (New Brunswick, New Jersey: Rutgers University Center for Urban Policy Research, 1992); and Center for Urban Policy Research, *The Costs and Benefits of Alternative Growth Patterns: The Impact Assessment of the New Jersey State Plan* (New Brunswick, New Jersey: Author, 2000).
46. U.S. Department of Transportation, *Our Nation's Travel* (Washington, D.C.: Author, 1995), pp.13, 22.
47. H. Frumkin, "Urban Sprawl and Public Health," *Public Health Reports,* vol. 117, May/June 2002, pp. 201–217.
48. Robert Putnam, *Bowling Alone: The Collapse and Revival of American Community* (New York: Simon & Schuster, 2000).
49. www.designadvisor.org.
50. David Dixon, personal interview, *American Institute of Architects,* December 9, 2004.
51. http://www.nmhc.org/Content/ServeFile.cfm?FileID=182.
52. http://www.nelessen.org/NAR_web_files/frame.htm.
53. http://www.census.gov/prod/2004pubs/p20-553.pdf.
54. http://www.nmhc.org/content/servecontent.cfm?issueID=215&contentitemID=1828.
55. National Association of Home Builders, "What Renters Want" (Washington, D.C.: Author, 2002).
56. http://www.nelessen.org/NAR_web_files/frame.htm#slide1263.htm.
57. Newberg and O'Neil, "Making the Case," p. 47.
58. Robert E. Lang and Jennifer LeFurgy, "Edgeless Cities: Examining the Noncentered Metropolis," *Housing Policy Debate,* vol. 14, no. 3.
59. http://www.nmhc.org/content/servecontent.cfm?issueID=10&contentitemID=1007.
60. Fannie Mae Foundation, *Results of the Fannie Mae Foundation Affordable Housing Survey* (Washington, D.C.: Author, 2002), p. 2.
61. PricewaterhouseCoopers, *Trendsetter Barometer* (New York: Author, 2002).

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

Higher-Density Development
Myth and Fact

Richard Haughey

No one likes sprawl and the traffic congestion it creates, yet proposals for increasing density in new and existing neighborhoods often are squashed by community fears of public housing, crime, and ugly high rises. *Higher-Density Development: Myth and Fact* dispels these negative connotations, by comparing the advantages and drawbacks of higher- and low-density development. The definition of higher-density development is relative to the community the development is in—it could be single-family homes on smaller lots, or townhouses and apartments in more populated areas. Eight widespread misconceptions about higher-density development are examined and dispelled with well-researched facts and examples of high-quality, compact developments.

Debunk these common myths about density:

- Higher-density development overburdens public schools and other public services and requires more infrastructure support systems.
- Higher-density developments lower property values in surrounding areas.
- Higher-density development creates more regional traffic congestion and parking problems than low-density development.
- Higher-density development leads to higher crime rates.
- Higher-density development is environmentally more destructive than lower-density development.
- Higher-density development is unattractive and does not fit in a low-density community.
- No one in suburban areas wants higher-density development.
- Higher-density housing is only for lower-income households.

FREE POWERPOINT PRESENTATION!

Ideal to present to planning officials and civic and neighborhood groups, this presentation will provide a better understanding of density and the value it provides.

Download free from www.uli.org/policypapers, www.nmhc.org, or www.sierraclub.org, or request a CD-ROM.

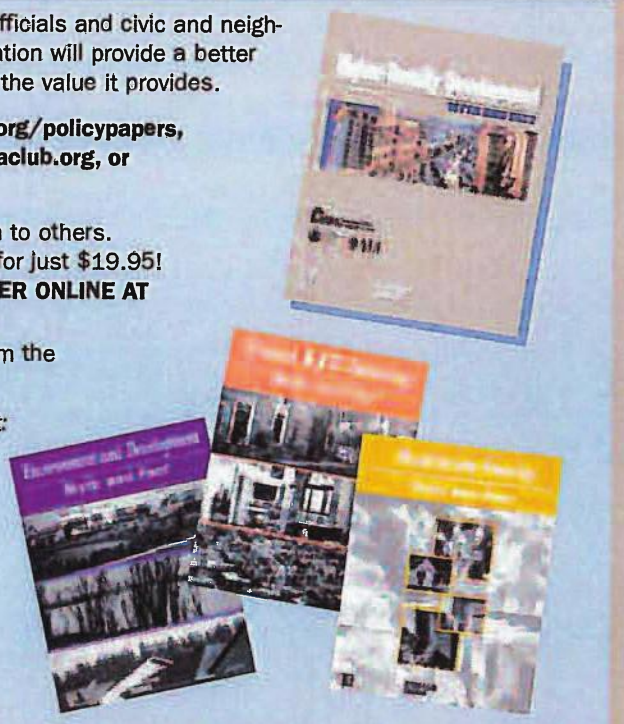
Give a copy of this publication to others.
Buy a packet of ten booklets for just $19.95!
CALL 800-321-5011 OR ORDER ONLINE AT WWW.BOOKSTORE.ULI.ORG.

More *Myth and Fact* Titles from the Urban Land Institute

Environment and Development: Myth and Fact
2002/Order #E14

Mixed-Income Housing: Myth and Fact
2003/Order #M60

Urban Infill Housing: Myth and Fact
2001/Order #U22



Order #N27 (Packet of 10 Booklets)
Order #N28 (Single Copy)

ISBN 0-87420-941-2

the Urban Land Institute
1025 Thomas Jefferson Street, N.W.
Suite 500 West
Washington, D.C. 20007-5201
http://www.uli.org

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

EXHIBIT M -2

BROOKINGS

SERIES: Walkable Urbanism | Number 13 of 16
Washington Monthly

Article | November 2010

The Next Real Estate Boom

By: Patrick C. Doherty and Christopher B. Leinberger

What if there were a new economic engine for the United States that would put our people back to work without putting the government deeper in debt? What if that economic engine also improved our international competitiveness, reduced greenhouse gases, and made the American people healthier?

At a minimum, it would sound a lot better than any of the current offers on the table: stimulus from the liberals, austerity from the conservatives, and the president's less-than-convincing plan for a little stimulus, a little austerity, and a little bit of a clean-energy economy.

The potential for just such an economic renaissance is a lot more plausible than many would imagine. At the heart of this opportunity are the underappreciated implications of a massive demographic convergence. In short, the two largest demographic groups in the country, the baby boomers and their children—together comprising half the population—want homes and commercial space in neighborhoods that do not exist in anywhere near sufficient quantity. Fixing this market failure, unleashing this latent demand, and using it to put America back to work could be accomplished without resorting to debt-building stimulus or layoff-inducing austerity. At least for the moment, Washington has an opportunity to speed up private investment for public good and launch what could be a period of long-lasting prosperity. It is a market-driven way to make the economic recovery sustainable while addressing many of the most serious problems of our time: the health care crisis, climate change, over-reliance on oil from countries with terrorist ties, and an overextended military.

Real estate has caused two of the last three recessions, including the Great Recession we've just gone through. That is because real estate (housing, commercial, and industrial) and the infrastructure that supports real estate (transportation, sewer, electricity, and so on) represent 35 percent of the economy's asset base. When real estate crashes, the economy goes into a tailspin. To speed up the economic recovery now slowly underway, the real estate sector must

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

get back into the game, just as it played a central role in the economic recoveries of past recessions. (Real estate also kept the high-tech recession in the early 2000s from being as serious as it might have been.) The United States will be condemned to high unemployment and sluggish growth if 35 percent of our asset base is not engaged. And hundreds of billions of dollars in potential investment capital is on the sidelines, waiting for the right market signals to be deployed.

We're unlikely, however, to see a real estate recovery based on a continuation of the type of development that has driven the industry for the past few generations: low-density, car-dependent suburbs growing out of cornfields at the edge of metropolitan areas. That's because there is now a massive oversupply of such suburban fringe development, brought on by decades of policy favoring it—including heavy government subsidies for extending roads, sewers, and utilities into undeveloped land. Houses on the exurban fringe of several large metro areas have typically lost more than twice as much value as metro areas as a whole since the mid-decade peak. Many of those homes are now priced below the cost of the materials that went into building them, which means that their owners have no financial incentive to invest in their upkeep. Under such conditions, whole neighborhoods swiftly decline and turn into slums. This happened in many inner-city neighborhoods in the 1960s, and we're seeing evidence of it in many exurban neighborhoods today. The Los Angeles Times reports that in one gated community in Hemet, east of L.A., McMansions with granite countertops and vaulted ceilings are being rented to poor families on Section 8 vouchers; according to the Washington Examiner, similar homes in Germantown, Maryland, outside Washington, D.C., are being converted to boarding houses.

Many hope that when the economy recovers, demand will pick up, inventories of empty homes will be whittled down, and the traditional suburban development machine will lumber back to life. But don't bet on it. Demand for standard-issue suburban housing is going down, not up, a trend that was apparent even before the crash. In 2006, Arthur C. Nelson, now at the University of Utah, estimated in the Journal of the American Planning Association that there will be 22 million unwanted large-lot suburban homes by 2025.

Meanwhile, the Great Recession has highlighted a fundamental change in what consumers do want: homes in central cities and closer-in suburbs where one can walk to stores and mass transit. Such "walkable urban" real estate has experienced less than half the average decline in price from the housing peak. Ten years ago, the highest property values per square foot in the Washington, D.C., metro area were in car-dependent suburbs like Great Falls, Virginia. Today, walkable city neighborhoods like Dupont Circle command the highest per-square-foot

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

prices, followed by dense suburban neighborhoods near subway stops in places like Bethesda, Maryland, and Arlington, Virginia. Similarly, in Denver, property values in the high-end car-dependent suburb of Highland Ranch are now lower than those in the redeveloped LoDo neighborhood near downtown. These trend lines have been evident in many cities for a number of years; at some point during the last decade, the lines crossed. The last time the lines crossed was in the 1960s—and they were heading the opposite direction.

There are some obvious reasons for the growing demand for walkable neighborhoods: ever-worsening traffic congestion, memories of the 2008 spike in gasoline prices, and the fact that many cities have become more attractive places to live thanks to falling crime rates and the replacement of heavy industries with cleaner, higher-end service and professional economies.

But the biggest factor, one that will quickly pick up speed in the next few years, is demographic. The baby boomers and their children, the millennial generation, are looking for places to live and work that reflect their current desires and life needs. Boomers are downsizing as their children leave home while the millennials, or generation Y, are setting out on their careers with far different housing needs and preferences. Both of these huge demographic groups want something that the U.S. housing market is not currently providing: small one- to three-bedroom homes in walkable, transit-oriented, economically dynamic, and job-rich neighborhoods.

The baby boom generation, defined as those born between 1946 and 1964, remains the largest demographic bloc in the United States. At approximately 77 million Americans, they are fully one-quarter of the population. With the leading edge of the boomers now approaching sixty-five years old, the group is finding that their suburban houses are too big. Their child-rearing days are ending, and all those empty rooms have to be heated, cooled, and cleaned, and the unused backyard maintained. Suburban houses can be socially isolating, especially as aging eyes and slower reflexes make driving everywhere less comfortable. Freedom for many in this generation means living in walkable, accessible communities with convenient transit linkages and good public services like libraries, cultural activities, and health care. Some boomers are drawn to cities. Others prefer to stay in the suburbs but want to trade in their large-lot single-family detached homes on cul-de-sacs for smaller-lot single-family homes, townhouses, and condos in or near burgeoning suburban town centers.

Generation Y has a different story. The second-largest generation in the country, born between 1977 and 1994 and numbering 76 million, millennials are leaving the nest. They may sometimes fall back into the nest, but eventually they find a place of their own for the first time. Following the lead of their older cousins, the much smaller generation X (those born between

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

1965 and 1976), a high proportion of millennials have a taste for vibrant, compact, and walkable communities full of economic, social, and recreational opportunities. Their aspirations have been informed by Friends and Sex in the City, shows set in walkable urban places, as opposed to their parents' mid-century imagery of Leave It to Beaver and Brady Bunch, set in the drivable suburbs. Not surprisingly, fully 77 percent of millennials plan to live in America's urban cores. The largest group of millennials began graduating from college in 2009, and if this group rents for the typical three years, from 2013 to 2018 there will be more aspiring first-time homebuyers in the American marketplace than ever before—and only half say they will be looking for drivable suburban homes. Reinforcing that trend, housing industry experts, like Todd Zimmerman of Zimmerman/Volk Associates, believe that this generation is more likely to plant roots in walkable urban areas and force local government to fix urban school districts rather than flee to the burbs for their schools.

The convergence of these two trends is the biggest demographic event since the baby boom itself. The first wave of boomers will be sixty-five in 2011. The largest number of millennials reaches age twenty-two in 2012. With the last of the boomers hitting sixty-five in 2029, this convergence is set to last decades. In addition to the generational convergence, the Census Bureau estimates that America is going to grow from 310 million people today to 440 million by 2050.

An epic amount of money will pour into the real estate market as a result of population growth and demographic confluence. To be sure, unemployment and stagnant wages have eroded people's buying power. Boomers have suffered steep declines in the value of their current homes and 401(k)s, and young people are leaving college with ever-larger student loan debts.

But Americans of all ages have saved and paid off debts since the recession began, and average household balance sheets should be significantly healthier five years from now. In addition, 85 percent of the new households formed between now and 2025 will be single individuals or couples with no children at home; unburdened by child-rearing expenses, they will have more income available for housing (and less desire to spend it tending big backyards).

Most importantly, the very act of moving to more walkable neighborhoods will free families from the expense of buying, fueling, and maintaining the two or more cars they typically need to get around in auto-dependent suburbs. Households in drivable suburban neighborhoods devote on average 24 percent of their income to transportation; those in walkable neighborhoods spend about 12 percent. The difference is equal to half of what a typical household spends on health care—nationally, that amounts to $700 billion a year in total,

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

according to Scott Bernstein of the Center for Neighborhood Technology. Put another way, dropping one car out of the typical household budget can allow that family to afford a $100,000 larger mortgage.

The burgeoning demand for homes in walkable communities has the potential to reshape the American landscape and rejuvenate its economy as profoundly as the wave of suburbanization after World War II did. If anything, today's opportunity is larger. The returning veterans and their spouses represented approximately 20 percent of the American population at that time; the current demographic convergence—77 million boomers plus 76 million millennials—comprises nearly 50 percent.

In the postwar years, America pushed its built environment outward, beyond the central cities, creating millions of new construction jobs and new markets for cars and appliances—a virtuous cycle of commerce that helped power American prosperity for decades (until, of course, it went too far, leading to the oversupply of exurban development that is acting as deadweight on the current recovery). The coming demographic convergence will push construction inward, accelerating the rehabilitation of cities and forcing existing car-dependent suburbs to develop more compact, walkable, and transit-friendly neighborhoods if they want to keep property values up and attract tomorrow's homebuyers. All this rebuilding could spur millions of new construction jobs. But more importantly, if done right, with "smart growth" zoning codes that reward energy efficiency, it would create new markets for power-conserving materials and appliances, providing American designers and manufacturers with experience producing the kinds of green products world markets will increasingly want.

In addition to fueling long-term economic growth, the new demand for walkable neighborhoods could provide other benefits. One of the biggest drivers of rising health care costs is the expansion of chronic diseases like obesity, diabetes, and heart disease—conditions exacerbated by the sedentary lifestyles of our car-dependent age. All would be substantially reduced if Americans move into higher-density, transit-friendly neighborhoods in which more walking is built into their daily routine.

The potential environmental benefits are equally profound. A study conducted by the National Resources Defense Council concluded that simply conforming new construction to smart growth standards would reduce carbon emissions 10 percent within ten years, more than half the target set by the president and the stalled climate legislation. Similarly, the U.S. Green Building Council estimates that new sustainable developments could reduce water consumption by 40 percent, energy use by up to 50 percent, and solid waste by 70 percent.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

We can reap these economic, health, and environmental benefits if the real estate market is allowed to follow the demand preferences of consumers. But that's easier said than done. Markets don't exist in a vacuum. They operate within rules and incentives set by governments. The rules and incentives that guide today's real estate market were designed, for the most part, more than a half century ago to fit the demands of the postwar-era Americans who were looking for new homes with yards outside overcrowded cities in which to raise their families. For many years the government-insured mortgages provided to millions of GIs were regulated in such a way that they could only be used to buy newly constructed homes, not to purchase or rehab existing homes—an incentive that strongly biased growth away from cities and toward the suburbs. Cheap rural land outside cities became accessible and valuable to developers thanks to the building of the interstate highway system, 90 percent funded by the federal government. Using federal matching grants, suburban municipalities extended water, sewer, and electric lines to new subdivisions, charging developers and homeowners a fraction of the real costs of those extensions. Municipalities also crafted zoning codes, often in response to federal regulations that essentially mandated low-density development.

Today, even though consumer preferences have changed, most of the old rules and subsidies remain in place. For instance, federal transportation funding formulas, combined with the old-school thinking of many state departments of transportation, continue to favor the building of new roads and widening of highways—infrastructure that supports low-density, car-dependent development—over public transit systems that are the foundation for most compact, walkable neighborhoods. When developers do propose to build denser projects, with narrower streets and apartments above retail space, they often run up against zoning codes that make such building illegal. Consequently, few compact, walkable neighborhoods have been built relative to demand, and real estate prices in them have often been bid up to astronomical heights. This gives the impression that such neighborhoods are only popular with the affluent, when in fact millions of middle-class Americans would likely jump at the opportunity to live in them.

To meet this broad new demand, however, requires that entire metropolitan regions work together to chart a common vision for their communities. When that happens, all kinds of Americans, and not just coastal elites, choose walkable, transit-based growth.

Consider the recent experience of Utah, a state that voted 63 percent for John McCain and Sarah Palin. In 1997, in anticipation of the 2002 Winter Olympics in Salt Lake City, a coalition of local CEOs, elected leaders, developers, farmers' associations, conservation advocates, and urban planners put together a process of public meetings to get citizens involved in developing a strategy to accommodate greater Salt Lake City's fast-paced growth in a fiscally

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

and environmentally sustainable way. That process, dubbed "Envision Utah," led to a blueprint for development in the four-county region. The plan largely rejects further suburban sprawl in favor of a "quality growth strategy" of dense walkable neighborhoods built around transit stops.

The first step was the building of a seventeen-mile, twenty-three-station light rail line in Salt Lake City called TRAX. The line was highly controversial; many predicted it would be an underutilized boondoggle. But when the first phase opened in 1999, TRAX proved an immediate hit with the public—eventually some trains became so crowded with riders that their doors couldn't close. In 2000 and 2006, voters approved tax increases to expand the system, including increased reach to several outlying suburbs, twenty-six miles of new light rail track, forty additional station stops, and eighty-eight miles of heavier commuter rail, reaching as far as Provo. Meanwhile, mixed residential-commercial developments have been constructed around existing stations in places like the formerly industrial suburb of Murray City.

Locally financed transit expansions are also underway in such wide-ranging places as St. Louis, Denver, Los Angeles, Montgomery, Alabama, and Broward County, Florida. From 2004 to 2009, 67 percent of light rail ballot measures passed. In 2008, the election year defined by the financial crisis, 87 percent of transit measures passed. In Seattle, a 2008 measure saw sponsors actually eliminate road funding so that the thirty-four-mile extension of the light rail system would pass.

The public, then, has made its desire for transit-oriented growth quite clear, and governments at the local and metropolitan levels have begun to respond. At the federal level, however, the policy machinery remains on autopilot, supporting a sprawl-based growth model that is beyond broken. What we need to do should be obvious: replace old federal rules and incentives that hamper the market's ability to meet changing needs and preferences for housing with new ones that don't, thus helping to rejuvenate the American economy. But these new policies will have to be produced in a political environment that, unlike in the postwar years, is hostile to government actions that add considerably to the federal deficit. And they need to be written quickly: the peak of the convergence is only three years away, and the economy needs a sustainable base from which to grow more quickly now.

Throughout human history, transportation has determined the pattern of real estate development, and so the place to begin is federal transportation policy. Fortunately, next year Congress will probably reauthorize the giant transportation law that determines most federal infrastructure spending—which, tellingly enough, is still commonly referred to in Washington as "the highway bill." This will provide a golden opportunity to change federal policy in several fundamental ways. First, the biases in federal matching grants that favor roads and highways

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

over every other type of infrastructure (sidewalks, bike paths, mass transit, and so on) must end. Second, the grants should be "scored" based on their economic, environmental, and social equity impacts—in particular, on the degree to which proposed transportation projects minimize travel times and distances for residents and enable compact, walkable, energy-efficient, and affordable development. Third, metro areas should be required, and given funding, to do what greater Salt Lake City did: create a blueprint for future growth. Those blueprints should then help guide which specific infrastructure projects get federal funding. In effect, this will shift the power to shape growth patterns away from congressional appropriators and state departments of transportation and to local citizens and local elected officials. And it will help ensure that actual consumer demand drives the process, rather than the current combination of antiquated federal funding formulas, congressional earmarks, and offstage machinations of conventional developers.

Many liberals might want Washington to cover most of the costs of this new infrastructure. That's unlikely to happen in the current political and fiscal environment. Nor, frankly, is it necessary, or even healthy. Instead, scarce federal dollars should be used to attract private dollars, of which there are plenty. The Investment Company Institute reports that institutional investors are keeping a relatively stable $1.8 trillion in money market funds because money managers see no good long-term investment vehicles. A similar amount is sitting in the coffers of non-financial corporations.

The Obama administration has proposed one way to tap some of these private dollars: create an "infrastructure bank" that would leverage several private dollars for every federal dollar invested to build a project. In return, the bank and private investors would receive, say, a dedicated locally raised future tax revenue source.

Another approach would be to revive a practice from the past. A hundred years ago, virtually every city of 5,000 or more had an extensive network of streetcars. These systems were typically not publicly owned. Instead, real estate developers, often in partnership with electric utilities, built and ran them, even paying municipal governments to rent the right-of-way. The developers made their money not from fares, which barely covered operations, but from the increased land values that the trolley extensions made possible. There's no reason why similar deals can't be negotiated today to fund various kinds of mass transit. In fact, the process has already begun in a few places. Developers are helping to pay for the extension of the Washington, D.C., metro rail to Dulles airport, while Microsoft cofounder Paul Allen's real estate company and other property owners participated in the funding of the streetcar to his

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

substantial property holdings just north of downtown Seattle. The federal government can help make such arrangements much more common by offering partial guarantees of the debt floated to build transit infrastructure.

Another way Washington can encourage walkable neighborhoods is through reforms of Fannie Mae and Freddie Mac. These two government-sponsored mortgage guarantors and underwriters went bankrupt and were taken over by the U.S. government—in large part because they overinvested in homes on the suburban fringe. But in recent years Fannie Mae has been experimenting with an interesting new product: "location efficient mortgages." Instead of relying solely on credit score and income to determine whether a borrower qualifies for a mortgage, these loans use electronic map systems to take into account how much homeowners will have to pay for transportation. Research by Scott Bernstein of the Center for Neighborhood Technology suggests that location efficient mortgages may have lower default rates than conventional Fannie Mae loans. If that finding proves true, then it makes sense to expand the program, and to apply the same concept to household energy savings: Fannie, Freddie, and HUD's Federal Housing Administration should factor in the savings from more energy-efficient homes and retrofits. And all these products should be available for more types of construction than just the single-family detached house.

In the past, big shifts in real estate patterns, from suburbanization to gentrification, have often made the lives of the poor considerably worse. To make sure that doesn't happen as we move toward more walkable communities, federal action will also be needed. The Obama administration took a first step earlier this year by announcing that location efficiency will be a criterion for $3.25 billion in competitive HUD housing grants. That means that at least some walkable developments will be built to include housing for lower-income families, and more can be done along these lines using existing federal housing programs such as the Low-Income Housing Tax Credit.

But the truth is that federal housing policy can make only a modest dent in the affordability problem. As we've seen, what really drives development is transportation policy, and so the real lever of change is, again, the upcoming transportation bill. The bill should offer state and local governments a clear choice: if they want federal dollars for light rail and other transit systems, they must ensure that citizens at all income levels reap the benefits. That means changing local zoning codes to mandate that a portion of the housing in transit-oriented developments—say, 15 percent—be reserved for lower-income families. It also means that local jurisdictions need to remove ordinances that act as barriers to affordable housing—an

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

idea long championed by many conservatives, including the late Jack Kemp. For instance, empty nesters ought to have the right to rent out unused bedrooms or turn part of their homes into separate rental units. Doing so is illegal in most municipalities today.

Ultimately, the biggest barrier to affordability is insufficient supply: homes in walkable, transit-oriented neighborhoods cost too much because there are not enough of them to satisfy the growing market demand. What's needed, then, is a supply-side solution: build more such neighborhoods.

Can a set of policies like these ever get through Congress? After all, Republicans have long been ideologically hostile to mass transit. With their base now predominantly in exurban and rural America, most GOP lawmakers will look with skepticism, even disdain, at proposals to use government in ways that benefit cities and closer-in suburbs that tend to elect Democrats. And many Americans who live in rural or exurban areas feel the scorn that too many educated urbanites express for their lifestyle, and reflect that scorn right back.

Yet, as Utah shows, conservative Americans can rally behind mass transit when all the advantages are pointed out and the hidden costs of sprawl made clear. The threats to family life posed by long commutes and auto dependency are a building issue among evangelical Christians. Conservatives are often among the most acute critics of federal highway subsidies and the way they insulate consumers from the real cost of driving. The late Paul Weyrich, cofounder of the Heritage Foundation, served on Amtrak's board and was an outspoken champion of passenger rail. As William Lind recently argued in the American Conservative magazine, it was hardly a triumph of free enterprise that America's convenient and affordable streetcar and passenger rail systems, most of them privately owned, were put out of business by government-subsidized and -owned highways.

In the wake of the Great Recession there is also another huge pocketbook force at work: however they might lean ideologically, the best hope suburbanites have for reversing their depressed home values is for mass transit lines to be extended in their communities. Though not every suburb can be saved in this way, for many it represents the most practical long-term solution to their dilemma.

Ultimately, the strongest argument for these policies—one conservatives and liberals ought to be able to agree on—is that they would allow the moribund real estate market to function again, and in so doing would give the economy a dose of healthy growth. Indeed, assuming that a decisive package like the one above is passed, the private sector, awash in capital, may

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

anticipate the demand about to be unleashed in our markets and start investing in real estate again. That is what happened in downtown Portland, Oregon, when a proposed $50 million streetcar led to $3.5 billion of private-sector development, much of it before the streetcar was built. America will be back in business. And good business is good politics.

But leading the transition to sustainability is also a strategic imperative for the United States. China and India need to figure out how to accommodate 700 million of their countrymen who will leave the villages and enter the cities over the next forty years. That's more than twice the total American population. China is already building at a pace that will allow it to have 221 cities with more than 1 million residents—the U.S. has nine. The competition for energy and raw materials like copper, lumber, and steel under a business-as-usual scenario is extraordinary and will result only in increased levels of strategic conflict in the decades ahead, as recent congressional hearings on "strategic minerals" attests. By making a decisive shift and embracing sustainable communities, innovative American firms will have the domestic markets they need to develop and deliver the super-efficient products and services that will keep America secure and, through increased exports, help build our economy while reducing our trade imbalance.

Admittedly, the road to sustainability only begins with how we build and rebuild our communities. In addition to the ideas discussed here, there is much more we need to do to address the energy and material intensity of our economy in ways that will lead to better jobs, higher wages, reduced deficits, and greater national security. But at a time when the American people need a plan for long-term prosperity, and because real estate absorbs so much of our wealth, it is essential that we focus on pushing on the door unlocked by our demographic inheritance: the two largest population groups, half of our population, want communities that the market is not delivering due to out-of-date subsidies and policies.

The bottom line is this: despite the protests of orthodox adherents to liberal and conservative fiscal policy, it is now possible to unleash latent private-sector demand by implementing reforms that will end our subsidies to sprawl and focus our nation on sustainability. Neither stimulus nor austerity, this approach would provide a new economic engine for America that can set us on a secure and prosperous path for years to come.

AUTHORS

Patrick C. Doherty
Director, Smart Strategy Initiative, New America Foundation

PRJ-63491
02/25/16

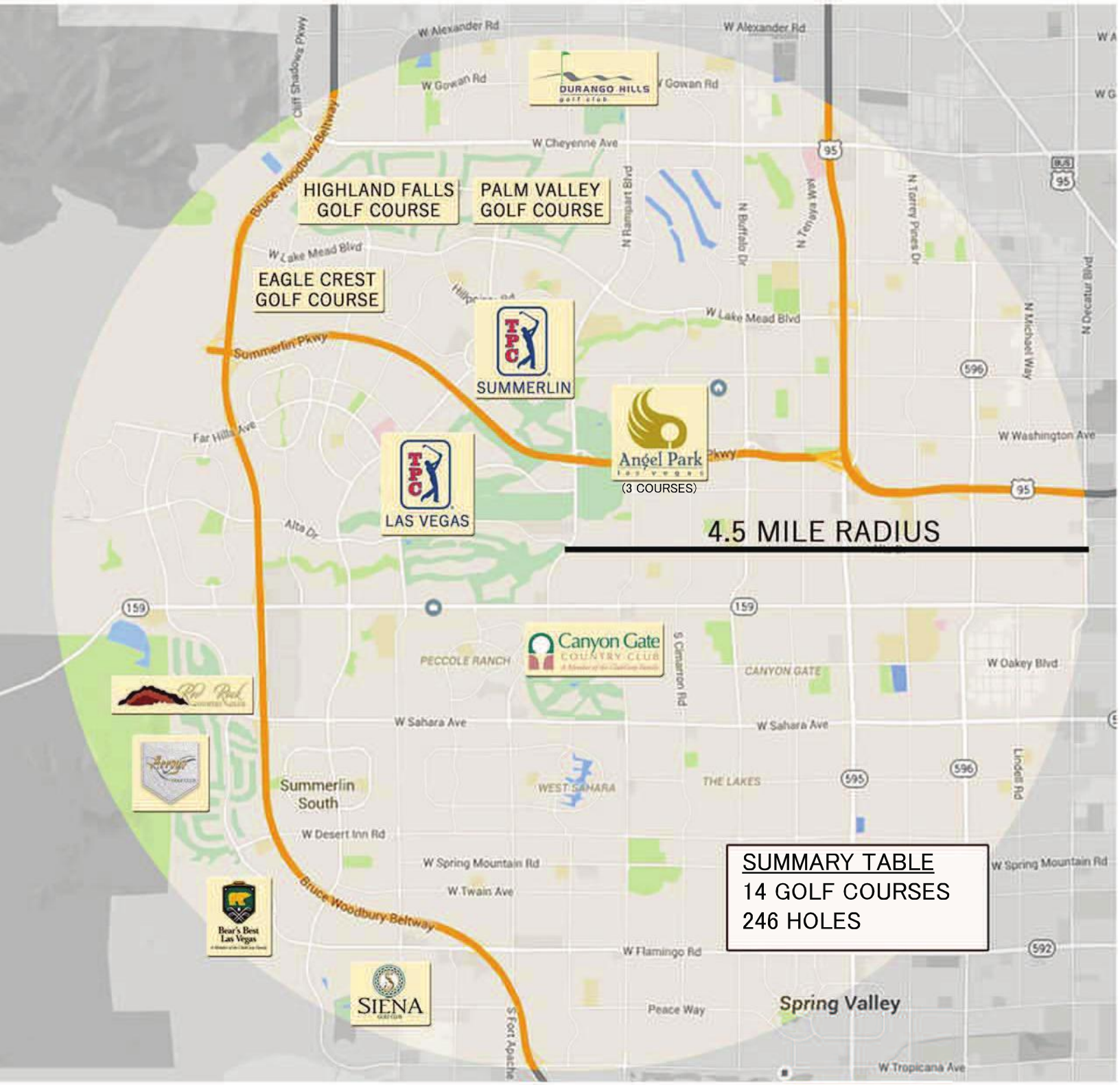
MOD-63600, GPA-63599, ZON-63601 and DIR-63602

Christopher B. Leinberger
Nonresident Senior Fellow, Metropolitan Policy Program

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

EXHIBIT "N"
PECCOLE RANCH MASTER PLAN
GOLF COURSES WITHIN 4.5 MILE RADIUS



SUMMARY TABLE
14 GOLF COURSES
246 HOLES

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

Economic & Fiscal Benefits Study

2016 Peccole Ranch Master Plan

February 2016

Prepared by:

RCG ECONOMICS

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

RCG ECONOMICS

Financial Advisory
Gaming & Hospitality
Public Policy Research
Real Estate Advisory
Regional & Urban Economics

February 25, 2016

Mr. Frank Pankratz
ForeStars Ltd., LLC
9755 West Charleston
Las Vegas, NV. 89117

Re: Economic & Fiscal Benefits Study ("the Study"): 2016 Peccole Ranch Master Plan

Dear Mr. Pankratz:

RCG Economics LLC ("RCG") is pleased to submit this Economic & Fiscal Benefits Study ("the Study") to Fore Stars Ltd., LLC ("the Client") relative to assessing the benefits of a set of proposed attached and detached residential developments ("the Project") planned by the Client.

The Study represents an analysis of the estimated and hypothetical economic, and a portion of the public fiscal, benefits of the Project. These benefits include, but are not limited to, increases in output (gross sales/spending), employment and wages/labor income, as well as retail sales and use taxes resulting from the construction of the Projects. The specific projects included in our analysis were provided to RCG by the Client.

Our analysis of the Project's direct benefits on the economy is also based upon information provided by the Client, as well as data provided by various state and local government agencies pertaining to the potential benefits noted above. Estimates of indirect and induced benefits were prepared by RCG employing the widely used and widely accepted IMPLAN (Impact Analysis for PLANing) economic benefits model. Our general fiscal analysis is based on Nevada Revised Statutes, data from the U.S. Bureau of Labor Statistics and municipal tax information and formulas.

The Study is intended for the sole use of the Client in its negotiations with the City of Las Vegas. Publication of the Study or any information contained therein, in any manner, must explicitly indicate that it was prepared by RCG.

This Study is comprised of the following sections:

A. Economic Benefits Analysis ("EBA")
   1. Direct Project Benefits
      - Overview
      - Construction Benefits
   2. Indirect & Induced Project Benefits
      - Introduction
      - Output/Total Expenditure Benefits
      - Employment Benefits
      - Income Benefits
      - Total Benefits

3900 Paradise Road, Suite 209
Las Vegas, NV 89169-6013
Main 7202-967-3188
Fax 702-967-3196
www.rcg1.com

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

B. Fiscal Benefits Analysis ("FBA")
1. Retail Sales and Use Tax Estimation Methodology & Estimates

Standard Assumptions

This work scope was performed according to the *"Standard Assumptions & Limiting Conditions"* detailed in Attachment 1 to this letter. Attachment 2 addresses the key modeling assumptions of the EBA.

Use & Nature of Report & Methodologies

The distribution of the Study is limited to the Client. If the Client intends to reproduce and distribute the Study, it must be reproduced in its entirety. If it intends to include the Study in a document used for the offering of securities, the Client agrees: (1) to provide RCG with a representation letter; (2) that legal counsel will have advised it before the offering is made; (3) that the offering document complies with all applicable local jurisdictions and regional agencies, State of Nevada and federal legal requirements; and (4) that no reference will be made to our name in any promotional or offering materials without first furnishing us a draft of the materials and then obtaining our written consent.

The results of RCG's services under this engagement are the property of the Client. Copies of all documents including writings and computer or machine-readable data, which describe or relate to the services performed pursuant to this consulting assignment, or the results thereof, are the property of the Client and will be provided upon request. However, the Client will not provide RCG's Inventions and Works to any third party or use the same for the benefit of any third party, except with the prior written consent of RCG.

The Study is in the form of a "letter-report", along with any appropriate tables, graphs and maps. RCG is not responsible for statements or interpretations made by the Client relating to the Study.

All ideas, developments, computer models, methodologies, innovations, inventions and copyrightable work (hereinafter "Inventions and Works"), which RCG conceived and were used during the period of the Study, and which either (a) are within the scope of RCG's businesses or investigations, or (b) are supported by the use of materials, facilities or information paid for or provided by RCG are the exclusive property of RCG. In this regard, the Client agrees to credit RCG for its work.

If you have any questions, please do not hesitate to contact us at your convenience by phone at 702-967-3188 ext. 401 or by email at jrestrepo@rcg1.com.

Regards,



RCG Economics LLC

Attachments (2)

PRJ-63491
02/25/16

Attachment 1
Standard Assumptions & Limiting Conditions

1. RCG Economics, LLC ("RCG") has prepared, from third-party information collected by RCG, as well as our internal econometric models and databases, the Study, as it relates on the potential economic and fiscal benefits assocated with the Project.

2. The Client is responsible for representations about its plans and expectations, and for disclosure of significant information that might affect the ultimate realization of the analyses results.

3. The results of RCG's analyses apply only to the effective date of the Study. The success of the Client's plans will be affected by many related and unrelated economic conditions within a local, regional, national and/or world context. We assume no liability for an unforeseen change in the economy. Accordingly, we have no responsibility to update the Study for events and circumstances occurring after the date of the Study.

4. The Study is based on historical and projected economic benchmark information. Thus, variations in the future could be material and have an impact on the Study conclusions. Even if the Study's hypothetical assumptions were to occur, there will usually be differences between the estimated and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material. These could include major changes in economic and market conditions; performing arts center benchmarks; significant increases or decreases in mortgage interest rates and/or terms or availability of financing altogether; property assessment and/or major revisions in current state and/or federal tax or regulatory laws.

5. If the Study is reproduced by the Client, it must be reproduced in its entirety.

6. RCG makes no representation or warranty as to the accuracy or completeness of the third party information contained in the Study, and shall have no liability for any representations (expressed or implied) contained in, or for any omissions from, our materials.

7. The working papers for this consulting assignment will be retained in RCG's files and will be made available for your reference. We will be available to support the analyses, as required.

8. If needed, all maps, plats, site plans or photographs that are incorporated into the Study are for illustrative purposes only, but are not guaranteed to be exact. Dimensions and descriptions are based on public records and/or information furnished by others and are not meant to be used as a reference in legal matters of survey.

9. The Project's construction was assumed to be implemented by competent management, and that site ownership will be in responsible hands. The Study assumes both responsible ownership and competent management unless noted otherwise. Any variance from this assumption could have a significant effect on the construction of the Projects.

10. Unless otherwise stated in the Study, no efforts were made to determine the possible effect, if any, on the Project's development of future Federal, State or local legislation, including any environmental or ecological matters or interpretations thereof.

11. We did not perform an audit, review or examination, or any other attest function (as defined by the AICPA) regarding any of the third-party historical market, industry and economic benchmarks or any other information used or included in the Study; therefore, RCG does not

PRJ-63491
02/25/16

express any opinion or any other form of assurance with regard to the same, in the context of the Study.

PRJ-63491
02/25/16

ATTACHMENT 2
KEY ASSUMPTIONS OF IMPLAN & INPUT-OUTPUT ANALYSIS

Input-output analysis is a means of examining relationships within an economy, both between businesses and between businesses and final consumers. It captures all monetary market transactions for consumption in a given time period. The resulting mathematical formula allows for examinations of the effects of a change in one or several economic activities on an entire economy (impact analysis).

IMPLAN expands upon the traditional I-O approach to also include inter-institutional[1] transfers and thus can more accurately be described as a SAM model, though the terms I-O and SAM are often used interchangeably. Although IMPLAN V3 provides a framework to conduct an analysis of economic impacts, each stage of an analysis should be carefully scrutinized to make sure it is logical. Procedures and assumptions need to be validated. Please review IMPLAN and Input-Output analysis' assumptions.

Constant Return Scale

This means that the same quantity of inputs is needed per unit of output, regardless of the level of production. In other words, if output increases by 10%, input requirements will also increase by 10%.

No Supply Constraints

I-O assumes there are no restrictions to raw materials and assumes there is enough to produce an unlimited product. IMPLAN cannot tell if values are unreasonable. The user will need to decide whether this is a reasonable assumption for their study area and analysis, especially when dealing with large-scale impacts.

Fixed Commodity Input Structure

This structure assumes that changes in the economy will affect the industry's output but not the mix of commodities and services it requires to make its products. In other words, there is no input substitution in response to a change in output.

Industry Technology Assumption

An industry will always produce the same mix of commodities regardless of the level of production. In other words, an industry will not increase the output of one product without proportionately increasing the output of all its other products.

[1] *In IMPLAN, institutions include Households (broken down into nine income categories), Government Institutions, Enterprises (basically corporate profits), Capital, and Inventory.*

PRJ-63491
02/25/16

Commodity Technology Assumption

The industry technology assumption comes into play when data is collected on an industry-by-commodity basis and then converted to industry-by-industry matrices. It assumes that an industry uses the same technology to produce each of its products. In other words, an industry has a primary or main product and all other products are byproducts of the primary product. The production function is a weighted average of the inputs required for the production of the primary product and each of the by-products.

Model is Static

No price changes are built in. The underlying data and relationships are not affected by impact runs. The relationships for a given year do not change unless another data year is purchased."

PRJ-63491
02/25/16

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY I-1

ECONOMIC BENEFITS SUMMARY I-1

FISCAL BENEFITS SUMMARY I-2

II. ECONOMIC BENEFITS ANALYSIS II-7

A. OVERVIEW II-7

B. STATEMENT OF METHODOLOGY II-8

EBA MAJOR LIMITATIONS II-9

C. ECONOMIC BENEFITS ANALYSIS: CONSTRUCTION PHASE, TOTAL PROJECT II-10

SUMMARY OF DIRECT PROJECT BENEFITS II-10

SUMMARY OF INDIRECT AND INDUCED PROJECT BENEFITS II-10

SUMMARY OF TOTAL PROJECT BENEFITS II-11

MULTIPLIERS II-12

III. FISCAL BENEFITS ANALYSIS III-18

A. STATEMENT OF METHODOLOGY III-18

B. SUMMARY OF FISCAL BENEFITS III-19

C. RETAIL SALES AND USE TAX ESTIMATION III-19

RETAIL SALES AND USE TAX REVENUE FROM CONSTRUCTION MATERIALS PURCHASED III-21

RETAIL SALES AND USE TAX REVENUE FROM CONSTRUCTION EMPLOYEES' PERSONAL SPENDING III-23

D. REAL PROPERTY TAX ESTIMATION III-26

LIST OF FIGURES

FIGURE I-1: RCG SUBJECT PROPERTY LOCATION MAP I-5

FIGURE I-2: 2016 PECCOLE RANCH MASTERPLAN SITE PLAN I-6

FIGURE II-1: 2016 PECCOLE RANCH MASTERPLAN SITE PLAN II-17

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

LIST OF TABLES

TABLE I-1: PROJECT CONSTRUCTION TIMELINE I-1

TABLE I-2: TOTAL ECONOMIC IMPACT BENEFITS: PROJECT CONSTRUCTION I-2

TABLE I-3: TOTAL FISCAL IMPACT BENEFITS TO CITY OF LAS VEGAS I-3

TABLE I-4: TOTAL FISCAL IMPACT BENEFITS TO CLARK COUNTY SCHOOL DISTRICT I-4

TABLE II-1: PROJECT DESCRIPTION & ESTIMATED CONSTRUCTION COSTS II-13

TABLE II-2: CONSTRUCTION & ABSORPTION SCHEDULE II-14

TABLE II-3: TOTAL ECONOMIC IMPACT BENEFITS II-15

TABLE II-4: INFRASTRUCTURE (ROADS, POWER, WATER, ETC.) ECONOMIC IMPACT BENEFITS II-15

TABLE II-5: PRODUCT 1 (720MF* UNITS) ECONOMIC IMPACT BENEFITS II-15

TABLE II-6: PRODUCT 2 (1,500 MF* UNITS) ECONOMIC IMPACT BENEFITS..... II-15

TABLE II-7: PRODUCT 3 (800 MF* UNITS) ECONOMIC IMPACT BENEFITS II-16

TABLE II-8: PRODUCT 4 (60 SF* UNITS) ECONOMIC IMPACT BENEFITS..... II-16

TABLE III-1: TOTAL CONSOLIDATED TAX REVENUE DISTRIBUTION: 10-YEAR AVERAGE III-20

TABLE III-2: SALES AND USE TAX RATES – CLARK COUNTY III-21

TABLE III-3: SALES AND USE TAX REVENUES FROM CONSTRUCTION PURCHASES III-23

TABLE III-4: SALES AND USE TAX REVENUE FROM CONSTRUCTION EMPLOYEES' PERSONAL SPENDING III-25

TABLE III-5: ESTIMATED ONE-TIME CITY OF LAS VEGAS SALES & USE TAX REVENUES III-25

TABLE III-6: ESTIMATED ONE-TIME CLARK COUNTY SCHOOL DISTRICT SALES & USE TAX REVENUES..... III-26

TABLE III-7: CLARK COUNTY DISTRICT 200 PROPERTY TAX RATES III-28

TABLE III-8: REAL PROPERTY TAX REVENUES (20-YEAR PERIOD) ANNUALLY RECURRING III-29

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

I. EXECUTIVE SUMMARY

RCG Economics ("RCG") was retained by ForeStars Ltd. ("FSL") to conduct an Economic and Fiscal Impacts Study ("the Study") on the proposed 250.92-acre Peccole Ranch mixed-unit residential project ("the Project"). The Project calls for the redevelopment of the existing golf course. The Project subject property is located in the Northwest portion of the Las Vegas Valley ("the Valley") adjacent to the Queensridge community between Charleston Boulevard and Summerlin Parkway west of North Rampart Boulevard.

The Project will be comprised of four residential products ("the Products" and is planned for 3,080 residential units (see Figure I-1). The Products and units include:

- Product 1: 720 condo units (Avg. size – 900 SF)
- Product 2: 1,500 condo units (Avg. size – 2,200 SF)
- Product 3: 800 condo units (Avg. size – 900 SF)
- Product 4: 60 single family homes (Avg. lot size – 1 acre)

The construction timeline for the Project is shown in Table I-1.

Table I-1: Project Construction Timeline

Product	Start of Construction	End of Construction	Months
Infrastructure	July-17	June-18	12
Product 1	July-18	February-22	43
Product 2	April-21	April-31	120
Product 3	April-31	July-36	63
Product 4	July-18	June-24	72
Total	**July-17**	**July-36**	**228**

Source: FSL

For a detailed map of the Project's vicinity, see Figure I-1. Figure I-2 offers a map of the of the Project's site plan.

ECONOMIC BENEFITS SUMMARY

FSL provided RCG with cost estimates for each product in the Project plan. RCG found that the proposed construction cost of $1.74 billion would have sizable effects on the Southern Nevada economy:

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

- A total of approximately $2,741,242,000 in one-time construction benefits.
- A total of approximately 16,100 supported (direct, indirect and induced) full-time equivalent ("FTE") jobs over the Project's construction period.
- A total of $888,852,000 in additional labor income for employees.

Table I-2 shows the cumulative economic benefits of the Project from the associated direct, indirect and induced construction spending. All dollars amounts are in 2016 dollars.

Table I-2: Total Economic Impact Benefits: Project Construction

Impact Type	Spending/Output	Employment*	Labor Income
Direct Benefit	$1,517,868,816	7,678	$482,692,776
Indirect Benefit	$687,834,399	5,042	$237,284,238
Induced Benefit	$535,539,155	3,380	$168,875,254
Total Benefits	**$2,741,242,370**	**16,100**	**$888,852,267**
Multipliers	***1.81***	***2.10***	***1.84***

**Note: Employment in full-time equivalent. Sources: IMPLAN, FSL.*

For example, "spending" would potentially result in a multiplier 1.81. This means that for every dollar spent on the Project's construction, an additional 81 cents would ripple through the economy. The multipliers measure the total increase in output/economic activity, total employment and labor income in the wider economy per dollar in output/spending, per new jobs created directly and the per dollar increase in earnings.

FISCAL BENEFITS SUMMARY

The total spending (direct, indirect and induced) resulting from the Project's construction would also produce fiscal benefits. RCG focused on the benefits unique to the City of Las Vegas ("the CLV") and the Clark County School District ("CCSD"). These benefits will come about from three direct sources from two taxes as discussed below: Sales & Use tax and the Real Property tax (see Tables I-3 & I-4).

PRJ-63491
02/25/16

City of Las Vegas

1. Retail Sales & Use tax revenue for the CLV from construction materials (non-recurring) purchased to build the Project is projected to total $23,150,000.

2. Retail Sales & Use tax revenue for the CLV from construction (non-recurring) employees' personal spending is projected at $3,441,000 over the course of construction.

3. Annually recurring Real Property taxes accruing for the CLV associated with the Project's development is estimated at an average annual amount of $3,411,000 over 20 years for a total of $68,219,000 over the period.

Table I-3: Total Fiscal Impact Benefits to City of Las Vegas

One-Time/Non-Recurring Tax Revenue	
Type of Tax	**Estimated Revenue**
Sales & Use Tax on Construction Material Purchases	$23,150,000
Sales & Use Tax from Personal Spending	$3,441,000
Total Estimated One-Time Revenue	**$26,591,000**

Annually Recurring Tax Revenue	
Type of Tax	**Estimated Revenue**
Real Property Tax (20-Year Annual Average)	$3,411,000
Total Estimated Average Annual Revenue	**$3,411,000**

Source: RCG Economics

Clark County School District

4. Retail Sales & Use tax revenue for the CCSD from construction materials (non-recurring) purchased to build the Project is projected to total $26,915,000.

5. Retail Sales & Use tax revenue for the CCSD from construction (non-recurring) employees' personal spending is projected at $4,000,000 over the course of construction.

6. Annually recurring Real Property taxes accruing for the CCSD associated with the Project's development is estimated at an average annual amount of $4,208,000 over 20 years for a total of $84,162,000 over the period.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

Table I-4: Total Fiscal Impact Benefits to Clark County School District

One-Time/Non-Recurring Tax Revenue	
Type of Tax	**Estimated Revenue**
Sales & Use Tax on Construction Material Purchases	$26,915,000
Sales & Use Tax from Personal Spending	$4,000,000
Total Estimated One-Time Revenue	**$30,915,000**

Annually Recurring Tax Revenue	
Type of Tax	**Estimated Revenue**
Real Property Tax (20-Year Annual Average)	$4,208,000
Total Estimated Average Annual Revenue	**$4,208,000**

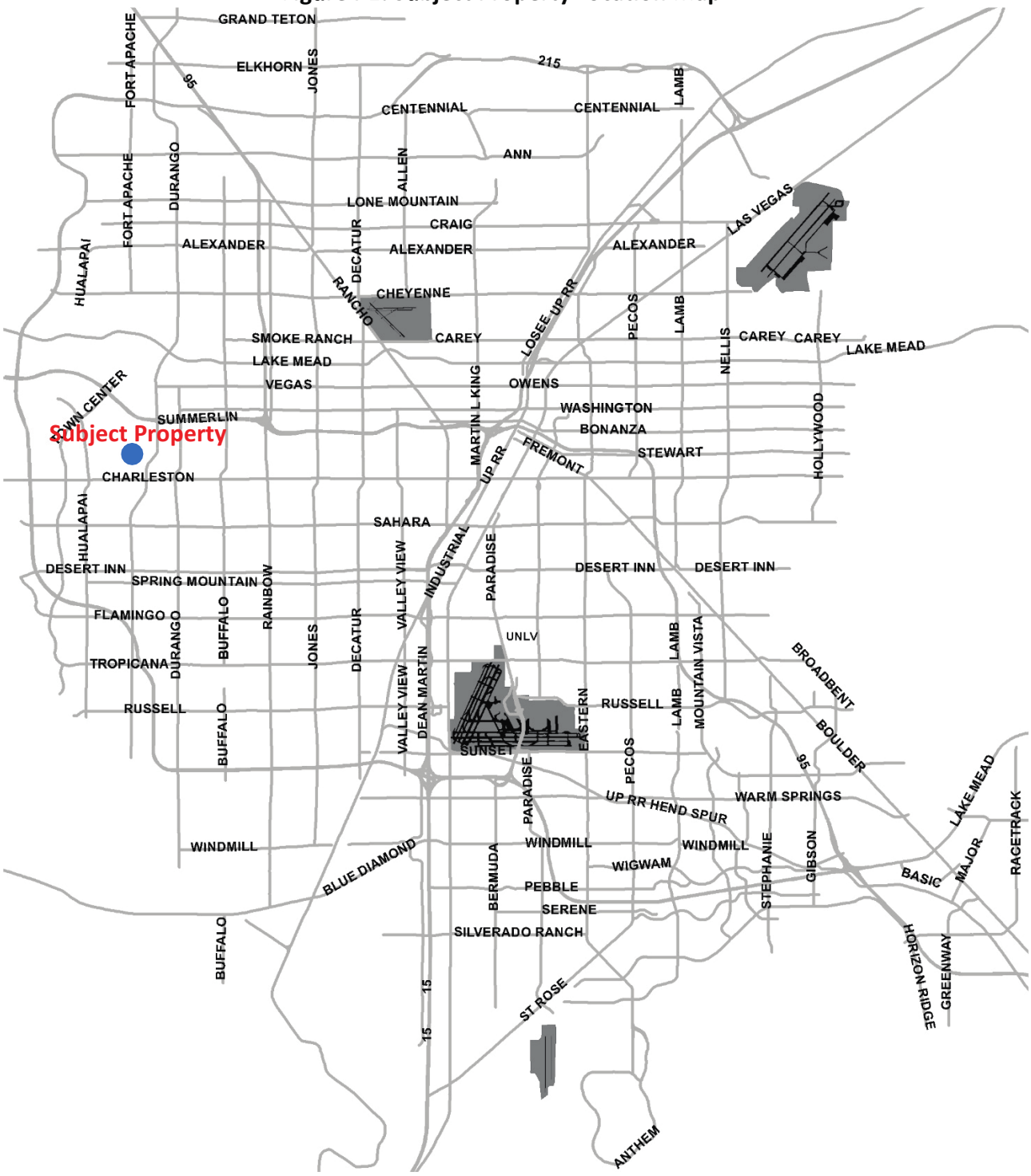
Source: RCG Economics

The methods used to calculate the results, as well as more in-depth results are shown within the contents of this report.

***Important Note**: The results of RCG's economic and fiscal analyses should be understood as a "maximum estimate". IMPLAN uses inter-industry historical spending data to determine what spending would remain in Clark County. If FSL deviates from normal spending patterns and chooses to purchase construction materials from suppliers outside of the City of Las Vegas, or Clark County, during the course of completing the Project, then the estimated fiscal and economic benefits to local Nevada governments, businesses and workers will be reduced. For example, if FSL found a specific type of lighting fixture, marble/stone product, steel or other construction material not offered by local suppliers, then the spending for these products would reduce the estimates of the local economic and fiscal benefits herein.*

PRJ-63491
02/25/16

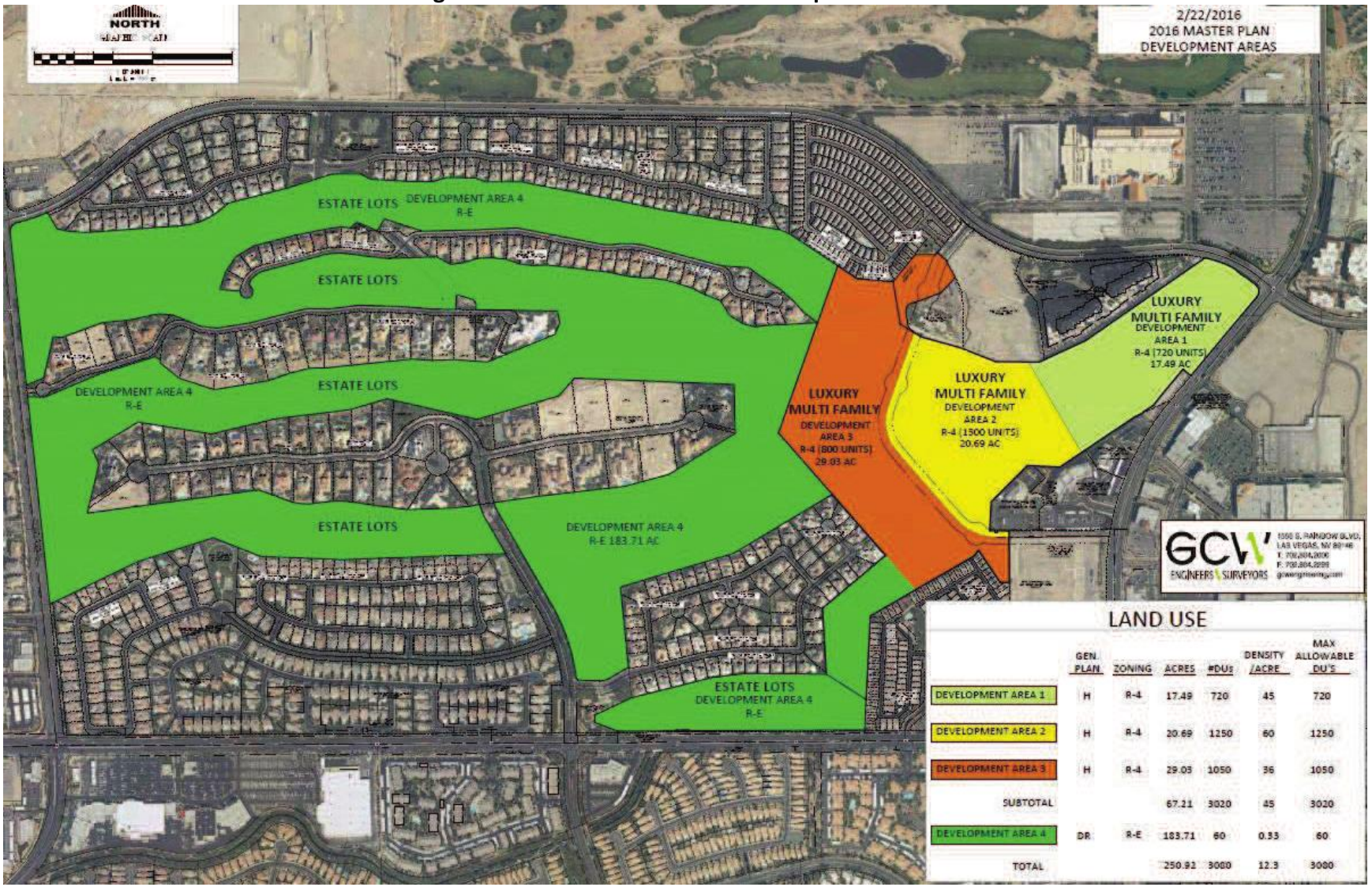
Figure I-1: Subject Property Location Map



Source: RCG Economics

PRJ-63491
02/25/16

Figure I-2: 2016 Peccole Ranch Masterplan Site Plan



	GEN. PLAN	ZONING	ACRES	#DUs	DENSITY /ACRE	MAX ALLOWABLE DU'S
DEVELOPMENT AREA 1	H	R-4	17.49	720	45	720
DEVELOPMENT AREA 2	H	R-4	20.69	1250	60	1250
DEVELOPMENT AREA 3	H	R-4	29.03	1050	36	1050
SUBTOTAL			67.21	3020	45	3020
DEVELOPMENT AREA 4	DR	R-E	183.71	60	0.33	60
TOTAL			250.92	3080	12.3	3080

Source: FSL

PRJ-63491
02/25/16
MOD-63600, GPA-63599, ZON-63601 and DIR-63602

II. ECONOMIC BENEFITS ANALYSIS

A. OVERVIEW

The following pages summarize the findings and conclusions regarding the anticipated and hypothetical economic benefits to Southern Nevada (a.k.a. "Clark County") resulting from the construction of mixed-unit residential project "(the Projects") at what is now a golf course in the northwestern part of the Las Vegas Valley ("the Valley"). The Project will contain four residential housing products ("the Products"), which were individually analyzed in this Study. The Study is largely based on information provided by FSL, other third parties and the IMPLAN (IMpact Analysis for PLANning) economic model. See Statement of Methodology.

RCG performed its economic benefits analysis ("EBA") to identify the potential positive net impacts of the Products on the Clark County economy. RCG did not quantify and subtract out the current economic benefits of the existing golf course.

It is important to note, that golf courses all over the country are struggling to stay open[1] because the popularity of golf has dramatically ebbed over the last decade[2]. Course utilization has gone down and the number of golfers has declined across nearly all demographics.[3] The plight of golf courses in Las Vegas mirrors that of courses throughout the nation[4]. Therefore, FSL has developed plans to replace the golf course with the 2016 Peccole Ranch Masterplan, which would provide an economic stimulus to the Las Vegas area.

The Study quantifies the positive benefits of the Products, including the creation of jobs, as well as the generation of wage and economic activity (output/spending) benefits to the region. Table II-1 shows the Products' descriptions and estimated costs. Figure I-1 shows the current site plan for the Project by product type. For information on the construction periods and estimates for the absorption period from FSL, see Table II-2.

---

[1] http://www.bloomberg.com/news/articles/2014-01-16/golf-course-closings-outpace-openings-for-eighth-straight-year
[2] http://www.washingtonpost.com/news/wonkblog/wp/2015/03/05/why-america-fell-out-of-love-with-golf/
[3] "2015 State of the Golfing Industry: Activate the Core, Close the Back Door." Pellucid Corp & Edgehill Consulting. 2016.
[4] http://www.reviewjournal.com/business/silverstone-golf-club-closed-future-uncertain

PRJ-63491
02/25/16

B. STATEMENT OF METHODOLOGY

FSL provided RCG with general specifications for the Project, including location, construction costs, project types and unit counts.

RCG has estimated three types of economic benefits to Clark County from the Products' construction: direct, indirect and induced. The concept of a direct benefit is relatively straightforward. However, the concepts of indirect and induced benefits, while critically important in assessing the totality of benefits associated with the Project, are often misunderstood in regional economic analysis.

Fundamentally, they are based on an extension of the direct expenditures/spending associated with the Products' construction. Each type of benefit is briefly described below.

- ***Direct benefits*** include the construction benefit (benefits from the local purchase of construction materials, construction jobs created and construction payroll) – essentially the benefits during the Products' construction periods.

- ***Indirect benefits*** are the wholesale purchases (local) of goods and services resulting from the initial direct spending attracted by the Project. For example, the selected general contractor's and its subcontractors' spending on construction materials and on other products will cause suppliers to replenish inventories, etc. The portion of these purchases made within the Clark County economy is counted as an indirect economic benefit of the Project's construction. Those inter-industry purchases associated with the construction phase are considered one-time (construction-phase) indirect benefits.

- ***Induced benefits*** are the output, employment and labor income growth generated by companies' employees as they consume goods and services within the local economy. For example, if a worker is employed as a heavy equipment operator at the Project; his or her personal income spent locally will cycle through the local economy and will be exchanged among local area merchants, thus inducing additional new spending (retail, food, gas, etc.) and employment in the region.

Estimates of indirect and induced benefits, as well as direct employment, were prepared by RCG using the widely accepted IMPLAN model. The IMPLAN model has been in use since 1979. The

PRJ-63491
02/25/16

model accounts closely follow the accounting conventions used in the "Input-Output Study of the U.S. Economy" by the U.S. Bureau of Economic Analysis. The IMPLAN model also calculates the impact on overall employee compensation and the average salary by occupation, based upon the estimated employment benefit.

In this Study, all estimates are in 2016 dollars to facilitate comparison of benefits over time (except employment, which is measured in full-time equivalent jobs).

The three categories estimated for Project-related benefits include:

- Changes in output/spending (equivalent to Gross Product)
- Changes to employment (measured in terms of annual full-time equivalents, or "FTEs")
- Changes to annual labor income, or total compensation (equivalent to payroll)

Finally, since all benefits are driven by "new" events, construction benefits are a "one-time" benefit during the Products' construction periods.

EBA MAJOR LIMITATIONS

The EBA was prepared under various limiting assumptions acknowledged and presented herein:

- ***Substitution Effects****:* It is assumed herein that the Project's-related spending is all new money added to the local economy, without factoring in any decrease in other goods and services on which this money might alternatively have been spent.
- ***Supply/Demand Pooling****:* We have assumed that Project-related construction demands will be accommodated locally to the greatest extent possible. Thus, all local needs that can possibly be met by local producers/suppliers will be. If demand is greater than supply, local producers/suppliers will meet 100 percent of that demand and the remaining demand will be exported. Since this minimizes imports, it will maximize local economic activity and the resulting multipliers.

PRJ-63491
02/25/16

- ***Economic Leakage**:* RCG's analysis also recognizes as important, "leakage" from the study region (Clark County) due to spending on purchases outside of the region. Economic leakage refers to revenues that flow out of a local or regional economy to finance the purchase of goods and services from outside sources (imports) instead of being purchased locally. In a highly developed and urbanized local economy, a large share of the goods and services consumed are purchased from local producers and suppliers.

C. ECONOMIC BENEFITS ANALYSIS: CONSTRUCTION PHASE, TOTAL PROJECT

SUMMARY OF DIRECT PROJECT BENEFITS

- An estimated $1,517.9 million ($1.5 billion-rounded) of direct output (construction spending) activity is expected to be generated in the Clark County economy during the combined Products' construction periods. All monetary amounts are in 2016 dollars.

- RCG estimates that the Products' combined construction will support nearly 7,700 direct FTE construction jobs in Clark County. This estimate does not factor in indirect and induced jobs.

- The Project is estimated to generate approximately $482.7 million in direct labor earnings (payroll) during the Products' construction periods.

SUMMARY OF INDIRECT AND INDUCED PROJECT BENEFITS

- An estimated $1,223.4 million ($1.2 billion-rounded) of indirect and induced output (all types of spending) activity is expected to be generated for the Clark County economy during the combined Products' construction periods.

- The Project's construction is projected to support 8,400 indirect and induced FTE construction and non-construction jobs in Clark County.

- The Project's construction is forecasted to generate approximately $406.2 million in indirect and induced wages/labor income (payroll) during the Products' lifetime.

PRJ-63491
02/25/16

SUMMARY OF TOTAL PROJECT BENEFITS

"Total economic benefits" are the sum of **direct, indirect and induced benefits**, specifically:

- An estimated $2,741.2 million ($2.7 billion-rounded) of total output (construction and non-construction spending) activity is expected to be generated for the Clark County economy during the Project's construction period.

- The Project's construction is projected to support about 16,100 FTE construction and non-construction industry jobs in Clark County.

- The Project is forecasted to generate approximately $888.9 million in direct, indirect and induced wages/labor income (payroll) during the Project's life.

The results of RCG's analysis are illustrated below in Table II-3. Table II-4 through Table II-8 summarize the estimated economic benefits (direct, indirect, induced and total) of each phase of the Project.

There is a caveat in the employment results, and it is the reason RCG did not report income per worker. IMPLAN calculates total jobs: full- and part-time. Due to the method and tools that IMPLAN provides for the FTE job conversion, you cannot simply divide labor income by the job estimates. Doing a straight calculation for average income yields a result of approximately $55,200 per worker per year in 2016 dollars. However, every FTE is counted as one job by definition rather than the total jobs as originally calculated, which is approximately 1.1 jobs per FTE. Therefore, using the FTE employment figure results in an overestimate of the average annual income per job.

For example, imagine if a construction project were to create two jobs – one 30-hour per week job and one 10-hour per week job. If the 30-hour per week worker is paid $40,000 annually, while the 10-hour per week worker is paid $10,000 annually, that would equate to an average of $25,000 per year for the two combined jobs. However, as an FTE, it would equate to one job at $50,000 per year. This would incorrectly double the combined average annual wage for these two employees from $25,000 to $50,000 per year.

PRJ-63491
02/25/16

MULTIPLIERS

The following table illustrates the output, labor and labor wage multipliers associated with the construction of the Project. Multipliers are based on the "domino theory" of economic change. They translate the impacts of change in one variable on other variables. In other words, multipliers generally estimate the "ripple effect" of economic activity's direct output/spending, labor and wages.

Impact Type	Spending/Output	Employment	Labor Income
Multipliers	***1.81***	***2.10***	***1.84***

The multipliers in this table show the ratio of total benefits to direct benefits, based on the results of the IMPLAN model. For example, this table shows that for every dollar spent on the construction of the Project (direct benefit), an additional $0.81 of output/spending is generated in the Clark County economy (sum of indirect and induced benefits to the economy).

Typically, these multipliers are under 2.0, but in this case, the employment multiplier is 2.10. This suggests that for every direct construction job created onsite, 1.10 more jobs are potentially supported elsewhere in Clark County. This likely reflects the current weakness in the Las Vegas job market (relatively high unemployment rate with forced part-time and discouraged workers being added to unemployed workers currently searching for job. For example, the current "headline" unemployment rate in Clark County is 6.2%, as of December 2015. However, the latest U-6 rate for Nevada, which includes the forced part-timers and the discouraged, is above 13% - 13.9% as of Q4/15). Southern Nevada, which is the state's primary economic driver, is responsible for this relatively high U-6 rate. Accordingly, each new job directly created at the Products has a larger than normal effect on new jobs.

PRJ-63491
02/25/16

Table II-1: Project Description & Estimated Construction Costs

Project Description	Units	Estimated Cost
Backbone Infrastructure		$24,600,000
Product 1		
Condominium - 2 phases (for lease)	720	$167,000,000
4-story mid-rise (720 units)		
Average unit size = 900 sf		
Product 2		
High-rise product - 5 towers (for sale)	1,500	$1,056,000,000
Up to 25 stories (1,500 units)		
Average unit size = 2,500 sf		
Product 3		
Condominium - 4 phases (for sale)	800	$230,000,000
4-story mid-rise (800 units)		
Average unit size = 900 sf		
Product 4		
SF Homes - 1 acre lots	60	$259,750,000
(12 phases - 60 lots)		
Total Units/Lots	**3,080**	**$1,737,350,000**

Source: FSL

PRJ-63491
02/25/16

Table II-2: Construction & Absorption Schedule

Product	Start Construction	End Construction	Absorption Date
Infrastructure			
Mass Grading & Infrastructure Backbone	Jul-17	Dec-17	N/A
Initial Site Work	Dec-17	Jun-18	N/A
4-Story Mid-rise Condominium (720 un.)			
Phase 1 - 360 units	Jul-18	Apr-20	Apr-22
Phase 2 - 360 units	Apr-20	Feb-22	Feb-24
5-Tower High-rise Condominium (1,500 un.)			
Building 1 - 300 units	Apr-21	Apr-23	Apr-26
Building 2 - 300 units	Apr-23	Apr-25	Apr-28
Building 3 - 300 units	Apr-25	Apr-27	Apr-30
Building 4 - 300 units	Apr-27	Apr-29	Apr-32
Building 5 - 300 units	Apr-29	Apr-31	Apr-34
4-Story Mid-rise Condominium (800 un.)			
Phase 1 - 200 units	Apr-31	Aug-32	Aug-36
Phase 2 - 200 units	Aug-32	Nov-33	Dec-37
Phase 3 - 200 units	Nov-33	Mar-35	Apr-39
Phase 4 - 200 units	Mar-35	Jul-36	Jul-40
Single Family Homes (60 un.)			
Phase 1 - 5 units	Jul-18	Dec-18	Mar-19
Phase 2 - 5 units	Dec-18	Jun-19	Sep-19
Phase 3 - 5 units	Jun-19	Dec-19	Mar-20
Phase 4 - 5 units	Dec-19	Jun-20	Sep-20
Phase 5 - 5 units	Jun-20	Dec-20	Mar-21
Phase 6 - 5 units	Dec-20	Jun-21	Sep-21
Phase 7 - 5 units	Jun-21	Dec-21	Mar-22
Phase 8 - 5 units	Dec-21	Jun-22	Sep-22
Phase 9 - 5 units	Jun-22	Dec-22	Mar-23
Phase 10 - 5 units	Dec-22	Jun-23	Sep-23
Phase 11 - 5 units	Jun-23	Dec-23	Mar-24
Phase 12 - 5 units	Dec-23	Jun-24	Sep-24

Source: FSL

PRJ-63491
02/25/16

Table II-3: Total Economic Impact Benefits

Impact Type	Spending/Output	Employment*	Labor Income
Direct Benefit	$1,517,868,816	7,678	$482,692,776
Indirect Benefit	$687,834,399	5,042	$237,284,238
Induced Benefit	$535,539,155	3,380	$168,875,254
Total Benefits	**$2,741,242,370**	**16,100**	**$888,852,267**
Multipliers	***1.81***	***2.10***	***1.84***

**Note: Employment in full-time equivalent. Sources: IMPLAN, FSL.*

Table II-4: Infrastructure (Roads, Power, Water, etc.) Economic Impact Benefits

Impact Type	Spending/Output	Employment*	Labor Income
Direct Benefit	$24,011,601	123	$7,652,086
Indirect Benefit	$10,703,904	78	$3,700,410
Induced Benefit	$8,444,858	53	$2,662,970
Total Benefits	**$43,160,363**	**255**	**$14,015,465**
Multipliers	***1.80***	***2.07***	***1.83***

**Note: Employment in full-time equivalent. Sources: IMPLAN, FSL.*

Table II-5: Product 1 (720 MF* Units) Economic Impact Benefits

Impact Type	Spending/Output	Employment**	Labor Income
Direct Benefit	$151,586,521	745	$48,009,790
Indirect Benefit	$70,829,360	520	$24,339,491
Induced Benefit	$53,808,764	340	$16,967,957
Total Benefits	**$276,224,644**	**1,605**	**$89,317,238**
Multipliers	***1.82***	***2.15***	***1.86***

**Note: MF stands for multi-family. **Employment in full-time equivalent. Sources: IMPLAN, FSL.*

Table II-6: Product 2 (1,500 MF* Units) Economic Impact Benefits

Impact Type	Spending/Output	Employment**	Labor Income
Direct Benefit	$913,229,850	4,490	$289,233,982
Indirect Benefit	$426,710,007	3,132	$146,632,759
Induced Benefit	$324,169,782	2,046	$102,223,108
Total Benefits	**$1,664,109,639**	**9,668**	**$538,089,849**
Multipliers	***1.82***	***2.15***	***1.86***

**Note: MF stands for multi-family. **Employment in full-time equivalent. Sources: IMPLAN, FSL.*

PRJ-63491
02/25/16

Table II-7: Product 3 (800 MF* Units) Economic Impact Benefits

Impact Type	Spending/Output	Employment**	Labor Income
Direct Benefit	$198,904,229	978	$62,996,036
Indirect Benefit	$92,938,733	682	$31,937,059
Induced Benefit	$70,605,159	446	$22,264,502
Total Benefits	**$362,448,121**	**2,106**	**$117,197,597**
Multipliers	***1.82***	***2.15***	***1.86***

**Note: MF stands for multi-family. **Employment in full-time equivalent. Sources: IMPLAN, FSL.*

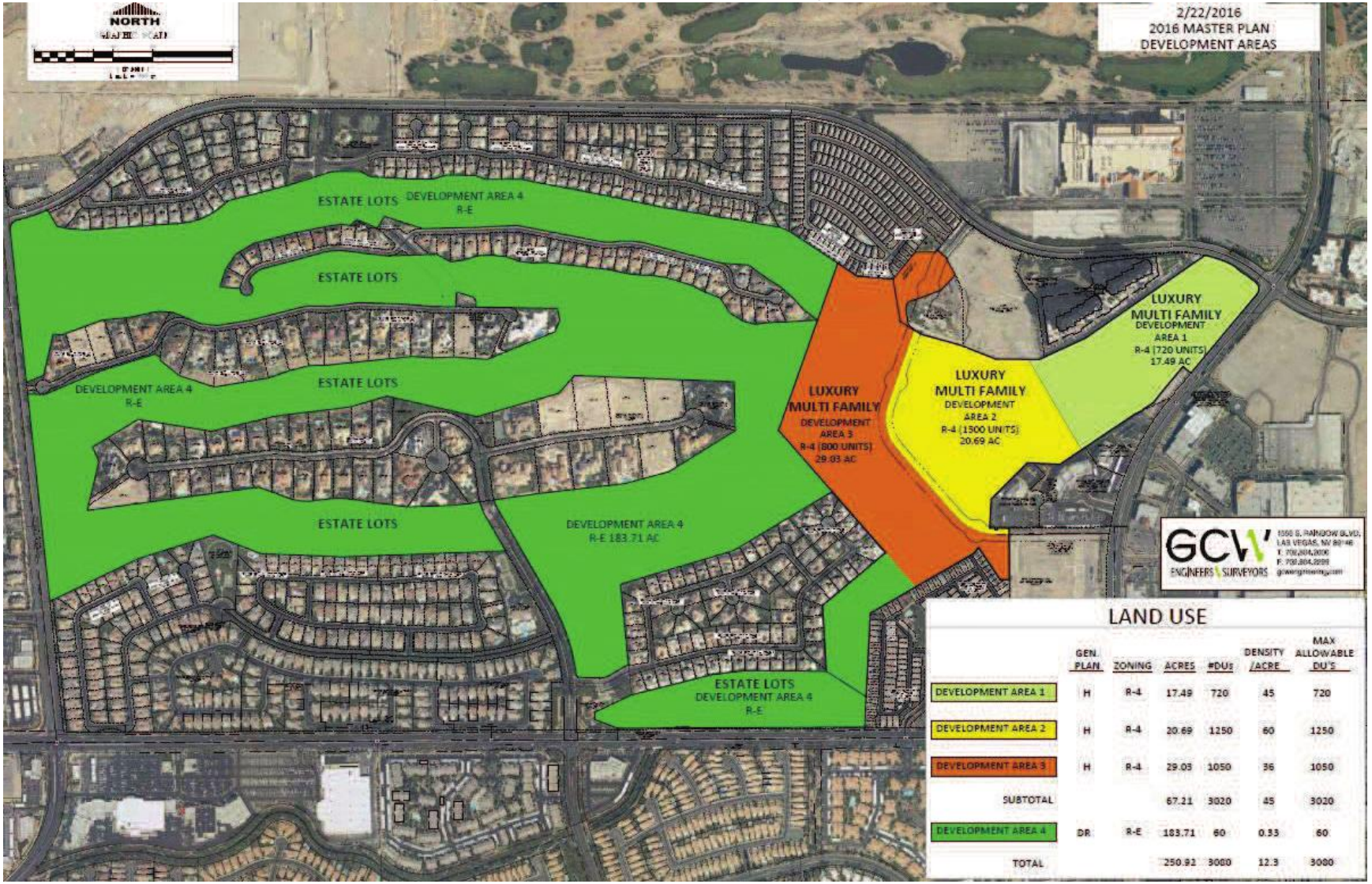
Table II-8: Product 4 (60 SF* Units) Economic Impact Benefits

Impact Type	Spending/Output	Employment**	Labor Income
Direct Benefit	$230,136,615	1,342	$74,800,883
Indirect Benefit	$86,652,396	629	$30,674,519
Induced Benefit	$78,510,592	495	$24,756,717
Total Benefits	**$395,299,603**	**2,467**	**$130,232,119**
Multipliers	***1.72***	***1.84***	***1.74***

**Note: MF stands for multifamily. SF stands for single-family. **Employment in full-time equivalent. Sources: IMPLAN, FSL.*

PRJ-63491
02/25/16

Figure II-1: 2016 Peccole Ranch Masterplan Site Plan



	GEN. PLAN	ZONING	ACRES	#DUs	DENSITY /ACRE	MAX ALLOWABLE DU'S
DEVELOPMENT AREA 1	H	R-4	17.49	720	45	720
DEVELOPMENT AREA 2	H	R-4	20.69	1250	60	1250
DEVELOPMENT AREA 3	H	R-4	29.03	1050	36	1050
SUBTOTAL			67.21	3020	45	3020
DEVELOPMENT AREA 4	DR	R-E	183.71	60	0.33	60
TOTAL			250.92	3080	12.3	3080

Source: FSL

PRJ-63491
02/25/16
MOD-63600, GPA-63599, ZON-63601 and DIR-63602

III. FISCAL BENEFITS ANALYSIS

A. STATEMENT OF METHODOLOGY

The Project's construction will produce additional economic activity in the region that will fiscally benefit local and state governments. The following section summarizes the findings and conclusions regarding the anticipated and hypothetical fiscal benefits to the CLV and the CCSD resulting from the Project.

Because of the nature of the assignment and the complexity of the Nevada tax system, RCG limited the fiscal benefits analysis to developing a hypothetical estimate of the potential retail Sales & Use taxes, as well as real property taxes generated from the Project's construction. For example, this study does not account for any potential abatements or exemptions to the retail Sales & Use tax that may be available related to the Project's construction and some assumptions may not hold true and therefore under- or overestimate the total fiscal benefits from the project.

Nevada statutes and local ordinances were reviewed to identify the general retail Sales & Use taxes associated with the construction of the Project, as well as the property tax rates for the parcels involved in the project.

In this section of the Study, RCG estimated the share of revenues apportioned to both the CLV and the CCSD from two main sources of Sales & Use tax, as well as well as the Real Property Tax. The estimated tax sources are:

- Retail Sales & Use tax revenue from construction materials purchased
- Retail Sales & Use tax revenue from construction employees' personal spending
- Real Property Taxes on the converted 2016 Peccole Ranch Masterplan site

Tax revenue estimates and their apportionment to Nevada's various entities depend on the particular source and how it is distributed. The present methodology used to estimate tax revenues for the Project's operations is based on current and existing tax rates. Any changes to tax rates in the future will alter these results. RCG used information provided by third party resources, such as the Bureau of Economic Analysis ("BEA"), results from the EBA above and local tax laws to derive

PRJ-63491
02/25/16

estimates of tax revenues that could be potentially generated from the project. Since the Project is located in the CLV, RCG made the estimation of the fiscal benefits specifically to the CLV a priority within this analysis.

B. SUMMARY OF FISCAL BENEFITS

- Retail Sales & Use tax revenue for the CLV from construction materials purchased to build the entire Project is estimated to total $23,150,000 ($23.1 million-rounded).

- Retail Sales & Use tax revenue for the CLV from construction employees' personal spending is projected at $3,441,000 ($3.4 million-rounded) over the course of the Project's construction period.

- Real Property Taxes accruing the CLV associated with the Project's development is estimated at an average annual $3,411,000 for 20 years for a total of $68,219,000 ($68.2 million-rounded) over the 20-year period.

- Retail Sales & Use tax revenue for the CCSD from construction materials purchased to build the entire Project is estimated to total $26,915,000 ($26.9 million-rounded).

- Retail Sales & Use tax revenue for the CCSD from construction employees' personal spending is projected at $4,000,000 ($4.0 million-rounded) over the course of the Project's construction period.

- Real Property Taxes accruing the CCSD associated with the Project's development is estimated at an average annual $4,208,000 for 20 years for a total of $84,162,000 ($84.2 million-rounded) over the 20-year period.

Note: All tax revenues herein have been adjusted to 2016 values.

C. RETAIL SALES & USE TAX ESTIMATION

In Clark County, retail sales are subject to an 8.1-percent Sales & Use tax. The revenues generated from this tax go to the State General Fund, school funds and city-county relief funds. The amount

PRJ-63491
02/25/16

redistributed back to the counties and cities is based on a statutory formula. During the past 10 years, the CLV has received, on average, 27.6 percent of the available taxes to be apportioned to local governments, meaning the effective tax rate of all retail sales for the CLV is 2.24 percent (8.1%*27.6%). Tables 3-1 and 3-2 provide a breakdown of the effective tax rate used in this section to estimate the tax revenues gained by the CLV.

Part of the Sales & Use tax – the Local School Support Tax – is directly apportioned to the CCSD. Of the 8.1 percent tax, 2.6 percent is earmarked for the CCSD (see Table III-2).

Table III-1: Total Consolidated Tax Revenue Distribution: 10-Year Average

FY		Clark County	City of LV	Apportionment to CLV
Year 1	2006	$965,540,785	$264,253,250	27.4%
Year 2	2007	$965,394,425	$263,249,775	27.3%
Year 3	2008	$921,882,771	$250,913,934	27.2%
Year 4	2009	$795,615,653	$219,964,997	27.6%
Year 5	2010	$720,280,801	$201,518,649	28.0%
Year 6	2011	$755,274,367	$207,962,167	27.5%
Year 7	2012	$792,307,045	$221,315,602	27.9%
Year 8	2013	$833,356,973	$232,992,158	28.0%
Year 9	2014	$888,243,641	$245,704,996	27.7%
Year 10	2015	$950,340,990	$261,542,205	27.5%
10-Year Average				**27.6%**

Source: NV Department of Taxation. As of February 2016.

PRJ-63491
02/25/16

Table III-2: Sales & Use Tax Rates - Clark County

Description	Tax Rate
Minimum Statewide Tax Rate	
Sales Tax	2.00%
Local School Support Tax (to CCSD)	**2.60%**
Basic City-County Relief Tax	0.50%
Supplemental City-County Relief Tax	1.75%
Option Taxes	
Public Mass Trans; Construction; Air Quality	0.50%
Control of Floods	0.25%
Infrastructure	0.25%
Special and Local Acts	
Clark County Sales & Use Tax Act of 2005	0.25%
Combined Sales & Use Tax	8.10%
10-year Average Apportionment to CLV (from Table III-1)	27.6%
Effective Tax Rate Apportioned to CLV	**2.24%**

Source: NV Department of Taxation. As of February 2016.

In Nevada, construction contractors are considered the consumers of all materials used in fulfilling a construction contract for improvement to real property. A construction contractor owes either sales tax or use tax on the cost of the materials used to fulfill a construction contract.

Construction materials purchased by construction companies for use on the Project and its components will be subject to the retail Sales & Use tax, as will personal tangible property purchased by these companies and their employees.

RETAIL SALES & USE TAX REVENUE FROM CONSTRUCTION MATERIALS PURCHASED

The results of retail Sales & Use tax revenue from construction materials purchased for the Products are presented in Table III-3 at the end of this section.

The following assumptions and calculations were used in RCG's analysis:

- *Total Construction Expenditures*: FSL provided expected construction costs for the all phases of development.

PRJ-63491
02/25/16

- *Total Labor Costs:* The IMPLAN software was used to estimate the percentage of project costs spent on construction materials versus labor costs, and from there a total labor cost figure was provided.

- *Construction Materials Cost:* It is assumed that the remainder of construction costs after paying labor wages is spent on construction materials.

- *Percent Taxable*: This column represents costs of construction materials subject to Sales & Use tax. In Nevada, 100 percent of construction materials cost is subject to Sales & Use tax.

- *Total Estimated Sales Tax Revenue*: Estimated total Sales & Use tax revenue from construction materials purchased was calculated by multiplying the taxable share of construction materials cost (100%) by Clark County's sales tax rate of 8.1 percent.

- *Estimated Tax Revenue Apportionment to the CLV and the CCSD:* Estimated total Sales & Use tax revenue from construction materials purchased was calculated by multiplying the taxable share (100%) of construction materials cost by the estimated effective tax rate to the CLV (2.24%), and by the 2.6 percent tax rate for the CCSD, both found in Table III-2.

Using the effective sales tax rate, the total estimated Sales & Use tax revenues gained by the CLV from the construction purchases and activities of the project is $23,150,000.

For the CCSD, the total estimated Sales & Use tax revenues from the construction purchases and activities of the project is $26,915,000.

PRJ-63491
02/25/16

Table III-3: Sales & Use Tax Revenues from Construction Purchases

Figure	Value
Total Construction Expenditures	$1,517,868,816
Less: Labor Costs (Estimated from EBA/IMPLAN)	$482,692,776
Expenditures on Materials and Equipment	$1,035,176,040
Percent Taxable	*100.0%*
Clark County Combined Sales & Use Tax Rate	*8.10%*
Total Estimated Tax Revenue	**$83,849,259**
Apportionment of Estimated Tax Revenues:	
Estimated Tax Rate Apportionment to CCSD (From Table 2)	*2.60%*
Estimated Tax Revenue Apportionment to CCSD	**$26,914,577**
Estimated Tax Rate Apportionment to CLV (From Table 2)	*2.24%*
Estimated Tax Revenue Apportionment to CLV	**$23,149,798**

Sources: FSL, IMPLAN, NV Department of Taxation.

RETAIL SALES & USE TAX REVENUE FROM CONSTRUCTION EMPLOYEES' PERSONAL SPENDING

The results of retail Sales & Use tax revenue from construction employees' personal spending are presented in Table III-4 at the end of this section.

The following assumptions and calculations were used in this analysis:

- *Employee's Labor Income:* Construction employees' (direct jobs) income was estimated using the IMPLAN software.

- *Percent Income Spent on Consumption:* The percentage of the 2016 Peccole Ranch Masterplan projects' construction employees' income spent on personal consumption was estimated to be 85 percent, based on spending data obtained through Bureau of Economic Analysis ("BEA").

- *Amount Spent on Consumption:* The amount spent by the Project's construction employees on consumption was calculated by multiplying the Project's labor income by the percentage of income spent on consumption.

- *Taxable Share of Consumption (%):* RCG estimated the taxable sales' share of consumption at 50 percent, based on information provided in the BEA data. This percentage is a general estimate and not meant to be an exact representation of the actual Sales taxes paid by the

PRJ-63491
02/25/16

employees that worked on the Project. The Sales & Use tax system in Nevada is quite complex with numerous exemptions and abatements. Accordingly, the data used herein are subject to these limitations and are meant only to reflect general consumer spending trends.

- *Taxable Share ($):* The taxable share of retail purchases was calculated by multiplying the amount spent on consumption by the taxable share.

- *Percent Purchased Locally*: Consumer surveys report that, on average, residents spend 75 percent of their expenditures locally.

- *Value of Taxable Goods Purchased Locally:* The value of taxable goods purchased locally was calculated by multiplying the taxable share of retail purchases by the assumed percentage of expenditures captured locally.

- *Total Estimated Sales Tax Revenue*: The estimated total sales tax revenue from construction employees' personal spending is calculated by multiplying the value of taxable goods purchased locally by Clark County's sales tax rate.

- *Estimated Tax Revenue Apportionment to the CLV and the CCSD:* The estimated total sales and tax revenue from construction employees' personal spending apportioned to the CLV and the CCSD is calculated by multiplying the total value of taxable goods purchased locally by the estimated effective tax rates from Table III-2 (2.24% for CLV and 2.6% for CCSD).

Using the effective sales tax rate, the total estimated Sales & Use tax revenues gained by the CLV from the construction employees' personal spending amounts to $3,441,000. For the CCSD, that amount was $4,000,000 (see Table III-4).

PRJ-63491
02/25/16

Table III-4: Sales & Use Tax Revenue from Construction Employees' Personal Spending

Figure	Value
Employees' Labor Income (from IMPLAN)	$482,692,776
% Spent on Consumption	*85.0%*
$ Amount Spent on Consumption	$410,288,859
Taxable Share (%)	*50.0%*
Taxable Share ($)	$205,144,430
% Purchased Locally	*75.0%*
$ Amount of Taxable Goods Purchased Locally	$153,858,322
Clark County Sales & Use Tax Rate	*8.10%*
Total Estimated Tax Revenue	**$12,462,524**
Apportionment of Estimated Tax Revenues:	
Estimated Tax Rate Apportionment to the CCSD	2.60%
Estimated Tax Revenue Apportionment to the CCSD	***$4,000,316***
Estimated Tax Rate Apportionment to the CLV	*2.24%*
Estimated Tax Revenue Apportionment to the CLV	***$3,440,757***

Sources: BEA, IMPLAN, NV Department of Taxation.

Table III-5 provides a total Sales & Use tax revenue forecast for the CLV from the construction activities and personal employee spending generated by the Project. In total, RCG estimates the CLV could potentially receive $26,591,000 in tax revenues over the course of the Project's construction.

Table III-5: Estimated One-Time City of Las Vegas Sales & Use Tax Revenues

Source	Value
Estimated Tax Revenue Apportionment to CLV from Construction Purchases	$23,150,000
Estimated Tax Revenue Apportionment to CLV from Project Employee Spending	$3,441,000
Total CLV Sales & Use Tax Revenue	**$26,591,000**

Sources: NV Department of Taxation, BEA, IMPLAN
Totals may not add due to rounding.

Table III-6 provides a total Sales & Use tax revenue forecast for the CCSD from the construction activities and personal employee spending generated by the Project. In total, RCG estimates the CCSD will potentially receive $30,915,000 in tax revenues over the course of the Project's construction.

PRJ-63491
02/25/16

Table III-6: Estimated One-Time Clark County School District Sales & Use Tax Revenues

Source	Value
Estimated Tax Revenue Apportionment to CCSD from Construction Purchases	$26,915,000
Estimated Tax Revenue Apportionment to CCSD from Project Employee Spending	$4,000,000
Total CCSD Sales & Use Tax Revenue	**$30,915,000**

Sources: NV Department of Taxation, BEA, IMPLAN
Totals may not add due to rounding.

D. REAL PROPERTY TAX ESTIMATION

The results of the 20-year annually recurring real property tax revenues from the redevelopment of the subject property into a mixed-unit residential project are presented in Table III-8 at the end of this section. The 20-year period covered consists of those years that include new land improvements due to the Project (2017-2036).

The following assumptions and calculations were used in this analysis:

- *Taxable Value of Land*: The taxable value of land was obtained from the Clark County Assessor's records. The value of land in the first year of Table III-8 represents the aggregate value from the six parcels within the Project. It is assumed that the value of the land appreciates by 2.5 percent per year.

- *Taxable Value of Improvements*: The taxable value of improvements was also obtained from the Clark County Assessor's records and from the project cost schedule provided by FSL. The value of improvements in Year 0 of Table III-8 represents the aggregate value from the current improvements on the Project's six parcels. It is assumed that the value of the land appreciates by 2.5 percent annually. RCG also assumes that the project costs detailed in Table 2-1 increase the taxable value of improvements equal to the combined Products' total cost. RCG further assumes that all spending on improvements occurs at an average monthly rate over the timeframe of each specific project phase (for example, a project phase that requires $1,000,000 spent over two years is assumed to spend $41,667 each month) as detailed in the construction schedule found in Table 2-2.

- *Depreciation Factor:* As permitted by Nevada law, the taxable value of improved land is valued at present replacement cost less a depreciation factor of 1.5 percent for up to 50 years.

PRJ-63491
02/25/16

MOD-63600, GPA-63599, ZON-63601 and DIR-63602

- *Taxable Value Total:* The taxable value total is calculated by summing the taxable value of land, improvements and the depreciation factor.

- *Assessed Value Total*: The assessed value total is 35 percent of the taxable value total, as established by the Clark County Assessor.

- *Real Property Tax Revenues:* The real property tax revenues is calculated by taking the FY 2015-2016 Clark County District 200 combined property tax rate ($3.2782 per every $100) multiplied by the Assessed Value Total. Table III-7 provides the current tax rates from the NV Treasurer's office.

- *Apportionment to City of Las Vegas:* The apportionment to the CLV is determined by the share of property taxes collected by the CLV. Table III-7 provides the CLV property tax apportionment ($1.0565 per every $100). The apportionment is calculated by multiplying the Assessed Value total by the CLV property tax apportionment rate.

- *Apportionment to Clark County School District:* The apportionment to the CCSD is determined by the share of property taxes collected by the CCSD. Table III-7 provides the CCSD property tax apportionment ($1.3034 per every $100). The apportionment is calculated by multiplying the Assessed Value total by the CCSD property tax apportionment rate.

- *Apportionment to Other Public Entities:* The apportionment to Other Public Entities is calculated by multiplying the remainder of the combined property tax rate (total rate less the CLV and CCSD apportionments - $0.9183 per every $100) by the Assessed Value Total.

Table III-8 provides estimates of property tax revenue, subject to current rates, that will be gained by the CLV and the CCSD over a 20-year period. On average, annual property taxes collected by the CLV from the Project come to $3,411,000. The estimated total property tax revenue over the 20-year period apportioned for the CLV is $68,219,000.

Annual property taxes collected by the CCSD from the Project come to $4,208,000 per year on average. The estimated total property tax revenue over the 20-year period apportioned for the CCSD is $84,162,000. All values are given in 2016 dollars.

PRJ-63491
02/25/16

Table III-7 Clark County District 200 Property Tax Rates

Tax Source	Rate Percent
Assistance To Indigent Persons	0.1
Clark County Capital	0.05
Clark County Debt	0.0129
Clark County Family Court	0.0192
Clark County General Operating	0.447
County School Debt (Bonds)	0.5534
County School Maintenance & Operation	0.75
Indigent Accident Fund	0.015
Las Vegas City	0.6765
Las Vegas City Fire Safety	0.095
LV/Clark County Library	0.0942
LVMPD Emergency 911	0.005
LVMPD Manpower Supplement LV	0.28
State Cooperative Extension	0.01
State Of Nevada	0.17
Total Tax Rate	**3.2782**
Clark County School District Tax Rate (sum of blue)	**1.3034**
City of Las Vegas Tax Rate (sum of grey)	**1.0565**

Source: NV Treasurer's Office.

PRJ-63491
02/25/16

Table III-8: Real Property Tax Revenues (20-Year Period) Annually Recurring

		Taxable Value of Land (plus: annual change @2.5%)	Taxable Value of Improvements [1] (plus: annual change @2.5%)	Less: Depreciation Factor (@1.5%)	Taxable Value Total	Assessed Value Total (@35%)	Real Property Tax Revenues (@3.2782 tax rate per every $100)	*Apportionment to City of Las Vegas (@1.0565/$100)*	*Apportionment to Clark County School District (@1.3034/$100)*	*Apportionment to Other Public Entities (@0.9183/$100)*
2016	Year 0	$667,566	$4,773,840	$0	$5,441,406	$1,904,492	**$62,400**	***$20,100***	***$24,800***	***$17,500***
2017	Year 1	$684,255	$16,898,987	($253,485)	$17,329,757	$6,065,415	**$198,800**	***$64,100***	***$79,100***	***$55,700***
2018	Year 2	$701,361	$69,656,921	($1,304,676)	$69,053,606	$24,168,762	**$792,300**	***$255,300***	***$315,000***	***$221,900***
2019	Year 3	$718,895	$152,057,662	($3,618,158)	$149,158,399	$52,205,440	**$1,711,400**	***$551,600***	***$680,400***	***$479,400***
2020	Year 4	$736,868	$236,518,421	($7,256,388)	$229,998,901	$80,499,615	**$2,638,900**	***$850,500***	***$1,049,200***	***$739,200***
2021	Year 5	$755,289	$383,972,689	($13,197,388)	$371,530,590	$130,035,707	**$4,262,800**	***$1,373,800***	***$1,694,900***	***$1,194,100***
2022	Year 6	$774,172	$526,776,361	($21,428,968)	$506,121,565	$177,142,548	**$5,807,100**	***$1,871,500***	***$2,308,900***	***$1,626,700***
2023	Year 7	$793,526	$669,624,858	($32,009,065)	$638,409,319	$223,443,262	**$7,324,900**	***$2,360,700***	***$2,912,400***	***$2,051,900***
2024	Year 8	$813,364	$796,866,516	($44,762,289)	$752,917,590	$263,521,157	**$8,638,800**	***$2,784,100***	***$3,434,700***	***$2,419,900***
2025	Year 9	$833,698	$908,111,163	($59,503,014)	$849,441,848	$297,304,647	**$9,746,200**	***$3,141,000***	***$3,875,100***	***$2,730,100***
2026	Year 10	$854,541	$1,022,136,928	($76,322,643)	$946,668,825	$331,334,089	**$10,861,800**	***$3,500,500***	***$4,318,600***	***$3,042,600***
2027	Year 11	$875,904	$1,139,013,336	($95,315,909)	$1,044,573,330	$365,600,666	**$11,985,100**	***$3,862,600***	***$4,765,200***	***$3,357,300***
2028	Year 12	$897,802	$1,258,811,654	($116,580,982)	$1,143,128,474	$400,094,966	**$13,115,900**	***$4,227,000***	***$5,214,800***	***$3,674,100***
2029	Year 13	$920,247	$1,381,604,930	($140,219,580)	$1,242,305,597	$434,806,959	**$14,253,800**	***$4,593,700***	***$5,667,300***	***$3,992,800***
2030	Year 14	$943,253	$1,507,468,039	($166,337,091)	$1,342,074,201	$469,725,970	**$15,398,600**	***$4,962,700***	***$6,122,400***	***$4,313,500***
2031	Year 15	$966,834	$1,600,853,414	($194,508,319)	$1,407,311,929	$492,559,175	**$16,147,100**	***$5,203,900***	***$6,420,000***	***$4,523,200***
2032	Year 16	$991,005	$1,678,761,269	($224,552,446)	$1,455,199,828	$509,319,940	**$16,696,500**	***$5,381,000***	***$6,638,500***	***$4,677,100***
2033	Year 17	$1,015,780	$1,758,616,821	($256,545,510)	$1,503,087,092	$526,080,482	**$17,246,000**	***$5,558,000***	***$6,856,900***	***$4,831,000***
2034	Year 18	$1,041,175	$1,840,468,761	($290,566,179)	$1,550,943,757	$542,830,315	**$17,795,100**	***$5,735,000***	***$7,075,300***	***$4,984,800***
2035	Year 19	$1,067,204	$1,924,367,000	($326,695,838)	$1,598,738,366	$559,558,428	**$18,343,400**	***$5,911,700***	***$7,293,300***	***$5,138,400***
2036	Year 20	$1,093,884	$1,994,576,645	($364,781,884)	$1,630,888,645	$570,811,026	**$18,712,300**	***$6,030,600***	***$7,440,000***	***$5,241,800***
						20-Year Annual Average:	**$10,583,800**	***$3,411,000***	***$4,208,100***	***$2,964,800***
						20-Year Total:	**$211,676,800**	***$68,219,300***	***$84,162,000***	***$59,295,500***

Sources: Clark County Assessor, NV Treasurer's Office, FSL, IMPLAN, Nevada Taxpayer's Association.
Totals may not add due to rounding.
[1] Construction costs used in this analysis may not necessarily be consistent with Marshall and Swift data used by the Clark County Assessor's office to estimate taxable value of improvements. Also, assume that 100% of estimated project costs adds to Taxable Value.

###

PRJ-63491
02/25/16
MOD-63600, GPA-63599, ZON-63601 and DIR-63602

EXHIBIT P

PECCOLE RANCH MASTER PLAN

LAND USE DATA

1989 VERSUS 1990 APPROVED MASTER PLAN'S ACRES RECONCILIATION

LAND USE	1989 APPROVED MASTER PLAN (EXHIBIT A)			1990 APPROVED MASTER PLAN (EXHIBIT B)				
	PHASE ONE ACRES	"FUTURE PHASES" ACRES	TOTAL ACRES	PARCELS REMOVED FROM THE OVERALL MASTER PLAN (2)	RECLASSIFIED 100.01 ACRES FROM SF & MF TO COMMERCIAL (3)	SUBTOTAL ACRES	OTHER ADJ. FROM 1989 TO 1990 APPROVED MASTER PLAN	ACRES
Single-Family	328.49	487.9	816.39		-74.9	741.49	-12.00	729.49
Multi-Family	80.95	133.9	214.85	-29.6	-25.2	160.05	-19.13	140.92
Mixed Use Village Center								
*Commercial, Office - 40 acres (5)								
*Multi-Family - 35.56 acres (6)								
Neighborhood Commercial/Office	42.75	143.1	185.85	-54.3	100.1	231.65	5.40	237.05
Resort-Casino	0	56.6	56.6			56.6	-0.60	56
Water Storage	0	10.9	10.9	-10.9		0		0
Nursing Home	8.25	0	8.25			8.25		8.25
Golf Course		179.48	179.48			179.48	4.50	183.98
Open Space/Drainage (1)	41.47	27.62	69.09			69.09		69.09
Right-of-Way (4)	53.97	90.5	144.47			144.47	-30.10	114.37
Schools	17.34	13.1	30.44			30.44		30.44
TOTAL	573.22	1143.1	1716.32	-94.8	0	1621.52	-51.93	1569.59

(1) The 27.62 acres is the former drainage way acres at Tivoli Village and the drainage way land just to the west of Tivoli and to the east of the golf course as reflected in the 1990 Master Plan which drainage way has gone away as it has been put into culverts. When the 27.62 acres is subtracted from the 1989 207.1 acres for golf course/drainage, it provides the first 18-holes golf course acreage of 179.48 plus an additional 4.5 acres became part of golf course designated land in the 1990 Master Plan.

(2) As narrated in the 1990 Master Plan's page 1

(3) As narrated in the 1990 Master Plan's page 3

(4) A large portion of the 30.1 ROW acreages removed from the Plan were in ralationship to the removal of land in the 1990 Master Plan from the Overall Master Plan.

(5) Included in the Neighborhood Commercial/Office line item

(6) Included in the Multi-Family line item

PRJ-63491
02/25/16

EXHIBIT Q

PECCOLE RANCH MASTER PLAN

LAND USE DATA

1990 APPROVED MASTER PLAN ACREAGE AND DWELLING UNIT DATA

	PHASE ONE (3)			PHASE TWO (4)			TOTAL (posted to Exhibit P's last column and to Exhibit T's, 1st and 2nd charts)		
LAND USE	ACRES	DU/AC	UNITS	ACRES	DU/AC	UNITS	ACRES	DU/AC	UNITS
Single-Family	328.49	7	2299	401	7	2807	729.49	7	5106
Multi-Family	80.95	28.38	2297	60	24	1440	140.92	27	3737
Mixed Use Village Center									
*Commercial, Office - 40 acres (5)									
*Multi-Family - 35.56 acres (6)									
Neighborhood Commercial/Office	42.75			194.3			237.05		
Resort-Casino	0			56			56.0		
Nursing Home	8.25			0			8.25		
Golf Course				183.98			183.98		
Open Space/Drainage (2)	41.47			27.62			69.09		
Right-of-Way	53.97			60.4			114.37		
Schools	17.34			13.1			30.44		
TOTAL	573.22	8.02	4596	996.4	4.26	4247	1,569.6	5.63	8843

(1) Intentionally left blank
(2) Phase Two Open Space/Drainage 27.62 acres is the drainage acreage that ran through a large portion of what is now Tivoli Village, which drainage acreage does not now exist because it is contained in a culvert, plus acreage that in the 1990 Master Plan was reflected between the east end of the golf course and Rampart, which is As-built as part of the golf course acreage and, the 7.1 acres for the two drainage way areas east of Hualapai in the Phase Two land that lies south of Charleston.
(3) From page 5 of the 1990 Master Plan
(4) From page 18 of the 1990 Master Plan
(5) Included in the Neighborhood Commercial/Office line item
(6) Included in the Multi-Family line item

PRJ-63491
02/25/16

EXHIBIT S

PECCOLE RANCH MASTER PLAN

LAND USE DATA

MASTER PLAN WITH ITS FEBRUARY 2016 AS BUILT EXCEPT THE 250.92 ACRES CURRENTLY USED AS GOLF COURSE ARE SHOWN WITH THEIR REPURPOSED SINGLE FAMILY AND MULTI-FAMILY USES IN THIS 2016 MASTER PLAN

LAND USE	PHASE ONE			PHASE TWO			TOTAL (posted to Exhibit T, 2nd chart)		
	ACRES	DU/AC	UNITS	ACRES	DU/AC	UNITS	ACRES	DU/AC	UNITS
Single-Family **(1) (4)**	351.03	5.45	1913	430.66	4.29	1847	781.69	4.81	3760
Single-Family: Repurposed (1) (4)	0	0	0	183.7		367	183.71	2	367
Multi-Family **(2)**	73.01	22.54	1646	47.36	22.32	1057	120.37	22.46	2703
Multi-Family: Repurposed (2)				67.22	44.93	3020	67.21	44.93	3020
Mixed Use Village Center **(3)**				0					
*Commercial, Office - 40 acres									
*Multi-Family - 35.56 acres									
Neighborhood Commercial/Office	58.88			120.18			179.06		
Resort-Casino				52.49			52.49		
Nursing Home				0			0		
Open Space/Drainage	29.9			15			44.9		
Right-of-Way	51.5			61.1			112.6		
Schools	9.83			0			9.83		
TOTAL	574.15	6.20	3559	977.71	6.43	6291	1,551.9	6.35	9850

(1) Phase Two Single Family 's acres are the 430.66 acres As-built and the 2016 Master Plan's repurposed 183.7 acres. The Phase Two Single-Family Units are the As-built 1847 Single-Family Units and the 183.7 repurposed acres (at R-E Rezoning's 367 Units) ; notwithstanding the Applicants have chosen for conservation purposes to build a maxium of 60 home sites.

(2) Phase Two Multi-Family's acres are the 47.36 acres As-built and the repurposed 67.21 acres at R-4 Zoning. Phase Two Multi-Family Units are the As-built 1057 Units plus the 3,020 Units on the repurposed 67.21 acres.

(3) This Mixed Use Village Center's Commercial and Multi-Family acreages and Units are included in the Neighborhood Commercial/Office and Multi-Family line items, respectively.

(4) If the 183.7 acres were built with their current R-PD7 zoning the Phase Two number of Units, instead of 2214 would be 3223 Units (1847 As-built Units plus 1376 Units being 183.7 acres @ 7.49 Units per acre).

PRJ-63491
03/14/16

EXHIBIT T

PECCOLE RANCH MASTER PLAN

LAND USE DATA

MASTER PLAN COMPARATIVE CHARTS

1990 APPROVED MASTER PLAN VERSUS 2016 AS-BUILT

LAND USE	ACRES			DU/AC			UNITS		
	1990 MASTER PLAN	2016 AS-built	VARIANCE	1990 MASTER PLAN	2016 AS-built	VARIANCE	1990 MASTER PLAN	2016 AS-built	VARIANCE
Single-Family	729.49	781.69	52.2	7	4.81	-2.2	5106	3760	-1346
Single-Family: Repurposed									
Multi-Family	140.92	120.37	-20.55	27	22.46	-4.1	3737	2703	-1034
Multi-Family: Repurposed									
Mixed Use Village Center									
*Commercial, Office - 40 acres									
*Multi-Family - 35.56 acres									
Neighborhood Commercial/Office	237.05	179.06	-57.99						
Resort-Casino	56.0	52.5	-3.5						
Nursing Home	8.25	0	-8.25						
Golf Course	183.98	250.92	66.94						
Open Space/Drainage	69.09	44.9	-24.19						
Right-of-Way	114.37	112.6	-1.77						
Schools	30.44	9.83	-20.61						
Difference			-0.1						
SUBTOTAL	1,569.6	1,551.9	-17.8	5.63	4.12	-1.42	8843	6463	-2380
The 183.7 acres Single-Family R-E zoning permits 367 DU's (2DU/AC); however, the Applicants have chosen for conservation purposes to only build a maximum of 60 homesites.									
TOTAL									

1990 APPROVED MASTER PLAN VERSUS AS-BUILT
EXCEPT 250.92 ACRES WITH RESIDENTIAL USES *(2016 MASTER PLAN-NOTE 1)*

ACRES			DU/AC			UNITS		
1990 MASTER PLAN	(1) 2016 MASTER PLAN	VARIANCE	1990 MASTER PLAN	(1) 2016 MASTER PLAN	VARIANCE	1990 MASTER PLAN	(1) 2016 MASTER PLAN	VARIANCE
729.49	781.69	52.2	7	4.81	-2.2	5106	3760	-1346
	183.71	183.71		2			367	367
140.92	120.37	-20.55	27	22.46	-4.1	3737	2703	-1034
	67.21	67.21		44.93			3020	3020
237.05	179.06	-57.99						
56.0	52.5	-3.5						
8.25	0	-8.25						
183.98	44.9	-139.08						
69.09	0	-69.09						
114.37	112.6	-1.77						
30.44	9.83	-20.61						
		-0.1						
1,569.6	1,551.9	-17.8	5.63	6.35		8843	9850	1007
							-307	-307
							9543	700

NOTE 1: 2016 Master Plan is the Peccole Ranch Master Plan's As-built's, except the 253.29 acres currently operated as golf course, are shown with their repurposed uses, namely, 183.7 acres as single family R-E Zoning with 367 units and 67.21 acres with 3020 multi-family Units.

PRJ-63491
03/14/16

Residential Development Standards as to Property Only

These Development Standards apply to the Property only. While more specific development standards will be created as the development process moves forward, the standards set forth herein, and in the Development Agreement, will supersede and replace the standards in effect under the City of Las Vegas Municipal Code pertaining to R-E Residence Estates District (19.06.060) and the R-4 High Density Residential District (19.06.060).Any matter not specifically addressed in these Development Standards shall be governed by the Development Agreement. If that matter is not addressed in the Development Agreement, then Title 19 of the Las Vegas Municipal Code shall apply.

	R-E	R-4
Description	**Residence Estates**	**High Density Residential**
Building Placement		
Minimum Lot Size	44,000 sf	7,000 sf
Dwelling Units Per Acre	2 (Applicants have chosen for conservation purposes not to allow more than 1 unit per acre)	See Exhibit J-2
Maximum Lot Coverage:		No limitations or restrictions
1 acre lot	50%	
3 acre lot	33%	
5 acre lot	25%	
> 5 acre lot	25%	
	Lot coverages for lot sizes not listed herein will be correspondingly sized. For lots smaller than 1.5 acres, pool and related structures and hardscape can be constructed outside the developable area.	
Setbacks:		No other limitations or restrictions shall apply with regard to building placement, except all buildings shall be set back 60' from any existing residence.
Minimum Front Yard Setback - public streets	50'	
Minimum Front Yard Setback - private streets	30'	
Minimum Side Yard Setback	10'	
Minimum Corner Side Yard Setback	15'	
Minimum Rear Yard Setback	35'	
Minimum Distance between Buildings		No limitations or restrictions

PRJ-63491
02/25/16

Residential Development Standards as to Property Only

These Development Standards apply to the Property only. While more specific development standards will be created as the development process moves forward, the standards set forth herein, and in the Development Agreement, will supersede and replace the standards in effect under the City of Las Vegas Municipal Code pertaining to R-E Residence Estates District (19.06.060) and the R-4 High Density Residential District (19.06.060).Any matter not specifically addressed in these Development Standards shall be governed by the Development Agreement. If that matter is not addressed in the Development Agreement, then Title 19 of the Las Vegas Municipal Code shall apply.

	R-E	R-4
Description	**Residence Estates**	**High Density Residential**
Accessory Structures		
	All accessory structures can be stand alone or attached, and each accessory structure may have separate kitchen facilities. Multiple accessory structures on the same home site are permitted.	
Separation from Main Building	none required	6'
Minimum Corner Side Yard Setback	15'	5'
Minimum Rear Yard Setback	10'	3'
Minimum Side Yard Setback	10'	3'
Size and Coverage	Not to exceed 60% of the rear and side yard areas.	No limitations or restrictions
Building Height		
Stories/Floors	3 maximum over basement	N/A
Flat Roof	50' max. measured to top of roof coping	55' Max. for 4 story structures; 75' Max. for 6 story structures and 250' Max. for tower structures; all measured from podium to the top of the roof coping of flat roof.
Pitch Roof	50' max. measured to the midpoint between the eaves and the ridgeline.	55' Max. for 4 story structures; 75' Max.for 6 story structures and 250' Max.for tower structures; all measured from podium to the midpoint between the eaves and ridgeline of pitch roof.
Accessory Structures	Lesser of 3 stories or 50'	No higher than height of the principal dwelling unit

PRJ-63491
02/25/16

Residential Development Standards as to Property Only

These Development Standards apply to the Property only. While more specific development standards will be created as the development process moves forward, the standards set forth herein, and in the Development Agreement, will supersede and replace the standards in effect under the City of Las Vegas Municipal Code pertaining to R-E Residence Estates District (19.06.060) and the R-4 High Density Residential District (19.06.060).Any matter not specifically addressed in these Development Standards shall be governed by the Development Agreement. If that matter is not addressed in the Development Agreement, then Title 19 of the Las Vegas Municipal Code shall apply.

	R-E	R-4
Description	**Residence Estates**	**High Density Residential**
Patio Cover	No restriction except 5' setback from property lines	No limitations or restrictions
Landscape Buffers & Turf Limitations		
Landscape Buffer - Minimum Zone Depths	6' adjacent to ROW 0' to Interior Lot Lines	No limitations or restrictions
Impermeable Surfaces	Minimized to reduce storm water quality mg't impacts	
Front Yard Area-turf coverage	No limitation	
Front Yard Wall/Fence	No limitations or restrictions apply to Front Yard Wall/Fence, except the maximum height of primary wall is 12 feet, with a maximum solid wall base height of 8 feet.	No limitations or restrictions shall apply to Fences and Walls except for twelve (12) foot limitation on hard mapped property lines.
Perimeter and Retaining Walls	No limitations or restrictions shall apply to Perimeter and Retaining Walls, except the maximum Perimeter Wall height is 12 feet and the maximum retaining wall height is 8 feet.	No limitations or restrictions shall apply to Perimeter and Retaining Walls, except the maximum Perimeter Wall height is 12 feet and the maximum retaining wall height is 8 feet.
Perimeter and Retaining Walls - Standard Step Back	No limitations or restrictions shall apply to Perimeter and Retaining Walls Standard Step back.	No limitations or restrictions shall apply to Perimeter and Retaining Walls Standard Step back.
Minimum Width of Conservation easement	To be determined at time of lot layout.	N/A

PRJ-63491
02/25/16

Residential Development Standards as to Property Only

These Development Standards apply to the Property only. While more specific development standards will be created as the development process moves forward, the standards set forth herein, and in the Development Agreement, will supersede and replace the standards in effect under the City of Las Vegas Municipal Code pertaining to R-E Residence Estates District (19.06.060) and the R-4 High Density Residential District (19.06.060).Any matter not specifically addressed in these Development Standards shall be governed by the Development Agreement. If that matter is not addressed in the Development Agreement, then Title 19 of the Las Vegas Municipal Code shall apply.

	R-E	R-4
Description	**Residence Estates**	**High Density Residential**
Parking		Minimum On-Site Parking Requirement—Multifamily Residential: 1.25 spaces per studio or one bedroom unit; 1.75 spaces per two bedroom unit; 2.0 spaces per three or more bedroom unit, plus one guest parking space per six units. No other limitations or restrictions apply.

PRJ-63491
02/25/16

EXHIBIT R

PECCOLE RANCH MASTER PLAN

LAND USE DATA

MASTER PLAN DATA SHOWING PHASE ONE,
PHASE TWO AND TOTALS BASED ON "AS-BUILTS" AS OF FEBRUARY, 2016

LAND USE	PHASE ONE			PHASE TWO			TOTAL (posted to Exhibit T, 1st box)		
	ACRES	DU/AC	UNITS	ACRES	DU/AC	UNITS	ACRES	DU/AC	UNITS
Single-Family	351.03	5.45	1913	430.66	4.29	1847	781.69	4.81	3760
Multi-Family **(1)**	73.01	22.54	1646	47.36	22.32	1057	120.37	22.46	2703
Mixed Use Village Center **(2)**				0					
*Commercial, Office - 40 acres									
*Multi-Family - 35.56 acres									
Neighborhood Commercial/Office	58.88			120.18			179.06		
Resort-Casino				52.49			52.49		
Nursing Home				0			0		
Golf Course				250.92			250.92		
Open Space/Drainage	29.9			15			44.9		
Right-of-Way	51.5			61.1			112.6		
Schools	9.83			0			9.83		
TOTAL	574.15	6.20	3559	977.71	2.97	2904	1,551.9	4.16	6463

Note: All acreage and Unit information on this schedule except the drainage and right of way acreage (which is based on take-offs) is from parcel and subdivision maps

(1) Phase Two Multi-Family acres and dwelling units includes 7.5 acres and 300 du's from Tivoli, One Queensridge Place's first Phase's acreage and its' built 219 Units and its second Phase's acreage and its' 166 entitled entitled Units but does not include the Renaissance 100 entitled Units as that portion of Renaissance land is not within the Peccole Ranch Master Plan boundary

(2) This Mixed Use Village Center's Commercial and Multi-Family acreages and Units are included in the Neighborhood Commercial/Office and Multi-Family line items, respectively.

PRJ-63491
03/14/16



MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/03/16



MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/03/16



MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/03/16



MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/03/16



MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/03/16



MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/03/16



MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/03/16



MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/03/16



MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/03/16



MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/03/16



MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/03/16



MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/03/16



MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/03/16



MOD-63600 [PRJ-63491] - MAJOR MODIFICATION RELATED TO GPA-63599, ZON-63601 AND DIR-63602 - APPLICANT: 180 LAND CO, LLC - OWNER: SEVENTY ACRES, LLC, ET AL
EAST OF HUALAPAI WAY, BETWEEN ALTA DRIVE AND SAHARA AVENUE & SOUTHWEST CORNER OF ALTA DRIVE AND RAMPART BOULEVARD

03/03/16

180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd.
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

Revised

February 26, 2016

Mr. Tom Perrigo, Planning Director
City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter regarding the 2016 Peccole Ranch Master Plan (Major Modification to the 1990 Approved Peccole Ranch Master Plan)

Dear Mr. Perrigo:

At the heart of this Major Modification lay a simple truth. The golf course is going away. It cannot reasonably be saved by the Applicants or by anyone else for that matter. But by purchasing the golf course property and thereby rescuing it from sale simply to the highest bidder, the Applicants could control and thereby guarantee that the development of the golf course property would be accomplished in a way that ensures that Queensridge will retain the uniqueness that makes living in Queensridge so special. As those who have worked with the Applicants from the very beginning will readily attest, this purpose has always been intended to be realized by creating very large Estate Lots and correspondingly beautifully designed custom homes; a development unparalleled anywhere else in Nevada. And by preserving, enhancing and providing a sanctuary for the large variety of the natural wildlife who also call Queensridge home. And by creating a development that Applicants believe will increase, not just maintain, property values for all who live in Queensridge, not just those who live on the golf course.

And additionally, to place needed residential density in an area of Queensridge that can be readily served by planned and existing roadways and where Luxury Multi Family development, with a variety of offerings, with substantial amounts of open space amenities and beautifully enhanced landscape buffers to adjacent residences, can be nestled among already existing commercial and higher density residential uses.

It is with this unwavering vision of these repurposed uses that this Major Modification is submitted.

The purpose of the 2016 Peccole Ranch Master Plan (hereinafter "2016 Master Plan"), which represents a Major Modification to the 1990 Approved Peccole Ranch Master Plan (hereinafter "1990 Master Plan") is to:

1. Reflect the as-built condition of the properties within the 1990 Master Plan, due to the material discrepancies existing between the 1990 Master Plan's designated land uses and their actual as-built condition.

PRJ-63491
02/29/16

MOD-63600

2 Modify, commensurate with its repurposing, the land use designations for 250.92 acres upon which the Badlands Golf Course (hereinafter "Property") is currently operated; and,

3 Amend the number of available Units under the 1990 Master Plan to three thousand eighty (3,080) Units.

Material Discrepancies Between 1990 Master Plan and As-built Condition

The 1990 Master Plan was last amended with Las Vegas City Council approval on April 4, 1990. Development of the 1990 Master Plan's 1,569 acres failed to comply with the 1990 Master Plan and no subsequent corrective amendments occurred. This has resulted in numerous material discrepancies between the 1990 Master Plan's land use designations and their as-built condition. Because of these discrepancies, the City of Las Vegas has requested that Applicants amend the 1990 Master Plan to reflect the properties as-built condition of the properties as expressed in paragraph, above. Some of those discrepancies include:

1. Seventy-eight (78) Single-Family lots and four (4) common area lots (or portions thereof) were built on land designated for Golf Course/Open Space/Drainage in Phase Two.

2. An additional nine (9) holes of golf course, on approximately 70 acres, were not contemplated at the time of the 1990 Master Plan, but were ultimately constructed upon property designated Single-Family and zoned RPD-7.

3. One hundred forty-one (141) acres of golf course were built on land not designated as Golf Course/Open Space/Drainage.

4. Dozens of Single Family residences in Phase One were constructed in areas designated Golf Course/ Drainage/Open Space.

5. A mixed-use commercial development was constructed at the southwest corner of Charleston Boulevard and Fort Apache Road on a parcel that was designated as a Nursing Home.

6. Single-Family developments were constructed on the 19.7 acre site designated as a Schools.

7. Single-Family developments were constructed at the northwest corner of Durango Drive and Alta Drive on 63.44 acres designated as Commercial Center.

8. The 19 acre designated Commercial parcel at the northeast corner of Charleston Boulevard and Hualapai Way has been built out as Single-Family residential.

9. The 32 acre designated Multi-Family parcel at the northwest corner of Charleston Boulevard and Apple Drive has been built out as Single-Family residential.

10. The as-built location of Alta Drive bears no resemblance at all with its designated Right-of-Way use location.

History of Ownership

On March 4, 2015, the stock of Fore Stars, Ltd. was acquired (through various entities and family limited partnerships) by the same principals as EHB Companies LLC (hereinafter collectively "New Ownership"). The Peccole Ranch Partnership was the development entity which established and secured approval from the City of Las Vegas for both the 1989 Peccole Ranch Master Plan and the 1990 Master Plan. Subsequent to the formation of that Partnership and approval of the 1990 Master Plan, the Peccole Trust became the successor in interest to the 1990 Master Plan property. The Peccole Trust later transferred its interests in the 1990 Master Plan property, which included the Property, to Nevada Legacy 14 LLC. Nevada Legacy 14 LLC then transferred its interests in the Property to its affiliate, Fore Stars, Ltd.

On June 18, 2015, the 248.79 acres of the Property zoned RPD-7 was transferred from Fore Stars, Ltd. to two affiliates: (i) 180 Land Co LLC (178.27 acres) and (ii) Seventy Acres LLC (70.52 acres). Fore Stars, Ltd. retained the 2.13 acres of the Property zoned PD.

Current State of The Golf Industry

Despite the best efforts of New Ownership in exploring the continuation of golf course use on a portion of the Property, it became clear that the operation of a golf course on the Property was not viable. Some of the reasons for this include: the condition of the golf course, costs of deferred maintenance, drought conditions in the southwest, water costs, significant decline in the number of golfers and green fees, and oversupply of golf courses in the Las Vegas market (14, alone, within a 4 ½ mile radius of the Property). The golf industry has been devastated over the last decade. Las Vegas has not been immune therefrom. The "2015 State of the Golf Industry" report prepared by Pellucid Corp. & Edgehill Consulting states that nationwide:

1. In the last decade 1,503 golf courses have closed, with 732 in the last 4 years and 234 in 2015, alone.

2. The number of golfers has fallen from 29.4 million in 2000 to 21.3 million in 2015 and is projected to decline to 18.3 million by 2020.

PRJ-63491
02/29/16

MOD-63600

Land Use Entitlements

Prior to purchasing the Property, New Ownership explored its land use entitlements. It was verified through Clark County Records and confirmed by the City of Las Vegas, through its Zoning Verification Letter dated December 30, 2014, that the Property is zoned R-PD7. This zoning permits densities up to 7.49 Units per acre.

With the state of the golf industry and the golf course not being viable, the golf course's closure was imminent. Additionally, with its R-PD7 zoning already in place, the Property's development was also imminent. New Ownership is the largest single owner of homes, lots and condominiums in Queensridge and One Queensridge Place; having built over the last twenty (20) years over two (2) million square feet of residential and commercial properties within one and one half miles of the Property, including 40 custom homes in Queensridge and 219 homes in One Queensridge Place. New Ownership's interest in the Property and the Queensridge community is unmatched and fully understands the neighborhood. Rather than seeing an outside developer acquire the Property and develop it with up to 7.49 Units per acre, New Ownership proceeded with the Property's acquisition. New Ownership then proceeded to further study how the Property could best be repurposed for the benefit of the entire Queensridge neighborhood.

Market Conditions and Repurposing of the Property

The time and opportunity to repurpose the Property is here and now. This urgency applies both to Estate Lot development (as evidenced by the interest expressed and offers received from numerous potential buyers) and as to Luxury Multi Family development (as evidenced by studies done by the Brookings Institute, among others, which demonstrate that the present desire is for "vibrant, compact and walkable communities.")

The repurposing of the Property is specifically detailed in the 2016 Master Plan (illustrated as Exhibits G and I through L), submitted in conjunction with this Justification Letter. The 2016 Master Plan allocates:

1. One hundred and eighty-three (183.7) acres as Estate Lots. New Ownership has chosen to build a maximum of sixty (60) home sites on this 183.7 acres, with approximately one hundred and twenty (120) acres reserved for conservation purposes. This conservation area will include approximately 7,000 additional trees, thousands of additional shrubs, grass and natural areas.

2. Sixty-seven (67.21) acres as Luxury Multi Family the development of 3,020 Units within one cohesive residential village, with a variety of Luxury Multi Family offerings, with architecture and landscaping inspired by the adjacent One Queensridge Place

Ancillary 2016 Master Plan Benefits

MOD-63600

The approval and implementation of the 2016 Master Plan will also provide the following

1. FEMA flood plain designations will be removed from a number of properties that currently infringe into the FEMA designated flood plain with improvements such as tennis court(s), swimming pool(s), perimeter fences and landscaping. These properties include:
   a. 15 of the 16 residential lots on the south side of Orient Express neighborhood in Queensridge North.
   b. 3 residential lots and an HOA common area on Winter Palace Drive, 4 lots on Kings Gate Court and the HOA common area adjacent to Palace Court that house the two tennis courts, in Queensridge South.
2. Granting of easements to thirty-one (31) homeowner lots and two (2) HOA parcels that presently encroach on the Property.

Remaining Developable Residential Units

The 1990 Master Plan provides for 8,843 Units of which 5,987 Units have been built. Therefore the remaining number of units available under the 1990 Master Plan is 2,856 of which 476 have been approved (which includes vacant lots in Queensridge, Units at One Queensridge Place and Tivoli Village), leaving 2,380 available for development.

While there is one 1990 Master Plan; that Plan, and its related zoning, specified a maximum of maximum 4,247 Units available in Phase Two the number of as-built Units and approved but not yet built Units are 2,904 Units in Phase Two. Therefore, taken on its own, this leaves 1,343 Units still available for development under Phase Two.

However, at the time the 1990 Master Plan was approved and the 4,247 Unit count in Phase Two was designated, there was no expressed intent that the total number of Allowable Units under the 1990 Master Plan were to be reduced. Therefore, while Phase Two, taken alone, would suggest that an additional 1,737 Units would be required for the implementation of the 2016 Master Plan, the actual number of additional Units still allowable under the 1990 Master Plan, taken as a whole, would remain at 2,380 Units. Consequently, the implementation of the 2016 Master Plan would still require only an additional 700 Units as referenced in the paragraph above.

In calculating further available Units available for construction, consideration must be given to the 184 acres zoned RPD-7 under the 1990 Master Plan but designated as Golf Course Drainage. While the 184 acres are not necessarily planned for residential development under the 1990 Master Plan, its subsequent zoning to RPD-7 cannot be ignored. Therefore, in addition to the 1,343 Units presently available for construction under Phase Two, alone; an additional 1,378 Units (184 acres @ 7.49 Units per acre) are available for construction. This represents a total available Unit count of 2,721 or just 359 additional Units required for the implementation of the 2016 Master Plan.

Separate and apart, the Queensridge CC&R's provide for a maximum of 3,000 units on the

PRJ-63491
02/29/16

MOD-63600

180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd.
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

Annexable Property of which 1,355 Units have been built leaving 1,645 Units available for development. Add to that are the 1,378 Units on the Property (184 acres zoned R-PD7 @ 7.49 Units per acre) that the CC&R's state as, "not part of the Annexable Property." In total 3,023 Units are available for development.

All of the above compares favorably to the 3,080 units requested on the repurposed Property.

Community Investment

Applicants project that the 2016 Master Plan repurposed uses will result in an approximately $1.5 billion investment into the Property. Additionally, the residential will provide desired housing for those who work, or otherwise choose to live, in this prime and ever-expanding area of the City of Las Vegas. It will provide the much needed increased "rooftops" to support economic growth and the neighborhood's existing and future commercial developments, all of which benefit existing residents. In addition, these new inhabitants represent a buyer pool for the existing residences in the community.

With the opening of "Downtown Summerlin" just two miles away from the Property in Clark County, the already challenged retail and restaurant operations in the trade area are experiencing even greater challenges. In fact, over 500,000 square feet of vacant commercial space presently exists. By increasing the adjacent consumer base, through additional rooftops, the 2016 Master Plan will provide the necessary support for the businesses and shopping centers in the trade area. This will include but not be limited to drawing tenants filling vacant storefronts, adding permanent, temporary, full-time and part-time employment opportunities and increasing tax revenue, all as outlined in the Economic and Fiscal Benefits Study prepared by Mr. John Restrepo included as part of the 2016 Master Plan.

Additional justifications are contained in the Justification Letter relating to the General Plan Amendments and Zone Change requests filed concurrent with this Major Modification.

Yours truly,

180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd.
Nevada limited liability companies

By: EHB Companies LLC
a Nevada limited liability company
Its: Manager

By: _____, for
Name: Yohan Lowie
Its: Manager
Date: 2/26/16

PRJ-63491
02/29/16

MOD-63600

PECCOLE RANCH MASTER PLAN

2016 Peccole Ranch Master Plan -
Major Modification of 1990 Peccole Ranch Master Plan

PREPARED FOR and BY:

180 Acres LLC, Seventy Acres LLC
and Fore Stars Ltd
1215 S. Ft. Apache Rd., Suite #120,
Las Vegas, NV 89117

(Collectively, "Applicants")

GCW Engineering
1555 S. Rainbow Blvd.
Las Vegas, NV 89146

Kaempfer Crowell
1980 Festival Plaza Drive, Suite. 650
Las Vegas, NV 89135-2958

February 23, 2016

PRJ-63491
03/17/16

MOD-63600

TABLE OF CONTENTS

Section	Page
Section I - Introduction	5
Section II - 2016 Master Plan Compared to 1990 Master Plan	7
Section III - Residential	8
Section IV - Residential Development Standards as the Property Only	11
Section V - Commercial/Office	11
Section VI - Land Currently Used as Golf Course Repurposed	12
Section VII – Drainage	13
Section VIII – Grading	13
Section IX - Roads/Streets	14
Section X – Schools	14
Section XI - Development Plan	14
Section XII - Quality of Development	14
Section XIII - General Plan Conformance	15
Section XIV – Conclusion	15
Exhibits	A-U

PRJ-63491
03/17/16

MOD-63600

EXHIBITS

Exhibit A	1989 Peccole Ranch Master Plan
Exhibit B	1990 Peccole Ranch Master Plan
Exhibit C	Area Plan As Submitted With the Proposed and Subsequently Approved 1990 Peccole Ranch Master Plan
Exhibit D	Peccole Ranch Master Plan Properties Both As-built And As Presently Zoned
Exhibit E-1	Peccole Ranch Master Plan As-Built (Exhibit D) Overlaid On 1989 Approved Peccole Ranch Master Plan (Exhibit A)
Exhibit E-2	Golf Course Location in 1989 Approved Peccole Ranch Master Plan vs. Current Location
Exhibit F-1	Peccole Ranch Master Plan As-built (Exhibit D) Overlaid On the 1990 Peccole Ranch Master Plan (Exhibit B)
Exhibit F-2	Golf Course Location in 1990 Peccole Ranch Master Plan vs. Current Location
Exhibit G	2016 Master Plan (Major Modification to the 1990 Master Plan)
Exhibit H	City of Las Vegas Zoning Verification Letter dated December 30, 2014
Exhibit I	Peccole Ranch Master Plan – 250.92 Acreage Tabulations with Both Current And Proposed Zoning and General Plan Designations
Exhibit J-1	2016 Master Plan Reflecting Repurposed Uses of the 250.92 Acre Property
Exhibit J-2	2016 Master Plan's Development Areas
Exhibit K-1	183.71 Acre Estates: Land Between Orient Express and Winter Palace - Existing
Exhibit K-2	183.71 Acre Estates: Land Between Orient Express and Winter Palace – Conceptual Pursuant to 2016 Master Plan

PRJ-63491
03/17/16

MOD-63600

Exhibit L-1	2016 Conceptual Site Plan for 67.21 Acres Luxury Multi Family
Exhibit L-2	2016 Conceptual Site Plan - Open Space Diagram for 67.21 Acres Luxury Multi Family
Exhibit M	ULI: High-Density Development – Myth and Fact
Exhibit M-2	Brookings Institute Report
Exhibit N	Golf Courses within 4.5 Mile Radius
Exhibit O	Economic and Fiscal Benefits Study
Exhibit P	Land Use Data – 1989 versus 1990 Master Plan's Acres Reconciliation
Exhibit Q	Land Use Data - 1990 Master Plan Acreage and Dwelling Unit Data
Exhibit R	Land Use Data – Master Plan Data Showing As-Builts As Of February, 2016
Exhibit S	Land Use Data – Master Plan With Its February 2016 As Built Except The 250.92 Acres Currently Used As Golf Course Are Shown With Their Proposed Estate Lot And Luxury Multi Family Uses in this 2016 Master Plan
Exhibit T	Land Use Data – Master Plan Comparative Charts
Exhibit U	Residential Development Standards Table

PECCOLE RANCH MASTER PLAN

Section I - Introduction

In early 1990, the 1,569.6 acre proposed 1990 Peccole Ranch Master Plan was submitted to the City of Las Vegas for:

- the approval of an Amendment to the 1989 overall Conceptual Peccole Ranch Master Plan; and

- the rezoning of the 996.4 acres in Phase Two of the Peccole Ranch Master Plan to zoning designations of R-PD7, R-3, and C-1.

The narrative in the 1990 *Proposed* Peccole Ranch Master Plan described the intent of that Plan and compared the 1990 *Proposed* Peccole Ranch Master Plan with the *previously approved* 1989 Peccole Ranch Master Plan (hereinafter "1989 Master Plan"). This narrative clearly referenced that the 1990 *Proposed* Peccole Ranch Master Plan was intended to be "Conceptual" in nature. This reference certainly was in keeping with how the Peccole Ranch Master Plan has been implemented over the past 26 years; as there are very significant variances from what was proposed to be built in the 1990 *Approved* Peccole Ranch Master Plan (hereinafter "1990 Master Plan") and what was actually built.

The 1990 Master Plan was last updated with Las Vegas City Council approval on April 4, 1990. All subsequent development was approved and conducted without amendments to the 1990 Master Plan, notwithstanding non-conformity to the 1990 Master Plan. This 2016 Proposed Peccole Ranch Master Plan (hereinafter "2016 Master Plan") represents a Major Modification to the 1990 Master Plan. As requested by the City of Las Vegas, this Major Modification reflects development under the 1990 Master Plan as it was actually built including for the 250.92 acres on which the golf course is currently operated. This 250.92 acres is hereinafter referred to as "Property". This Major Modification also reflects the repurposed uses sought by Applicants on the Property as follows:

- 183.71 acres: This 183.71 acres coming partially from each the 253.07 acres designated as "Golf Course/Open Space/Drainage" and 729.49 acres designated "Single- Family" in the 1990 Master Plan, are redesignated as "Estate Lots" in this 2016 Master Plan.

    - However, Applicants have chosen to provide <u>a maximum of only 60 home sites on this entire 183.71 acres;</u> with approximately 120 acres reserved for conservation purposes. (It is important to note that this reduction in permitted density from the already existing R-PD7 zoning, up to 7.49 Units per acre, is entirely voluntary and is not for the purpose of satisfying any City imposed open space requirement or otherwise serve in any regard as a "quid pro quo".)

- 67.21 acres: This 67.21 acres coming partially from each the 253.07 acres designated as "Golf Course/Open Space/Drainage" and 729.49 acres designated "Single- Family" in the 1990

PRJ-63491
03/17/16

MOD-63600

Master Plan, are redesignated as "Luxury Multi Family" in the 2016 Master Plan allowing a total of 3020 Luxury Multi Family Units.

By approval of this Major Modification, the 2016 Master Plan will reflect the as-built condition of the Master Planned property and, as noted above, the repurposed uses on the Property.

The 1989 Master Plan (**Exhibit A**) which was approved by the City of Las Vegas on February 15, 1989 comprised 1,716.3 acres. The 1990 Master Plan (**Exhibit B**) illustrated a reduction in the 1,716.3 acreage due to the elimination since the 1989 Master Plan of a previously included Multi-Family parcel and several neighborhood commercial/office parcels totaling 83.9 acres. (These parcels lay on both the north and south sides of Charleston Boulevard between Rampart Boulevard and Durango Drive.). The 10.9 acre water storage parcel owned and managed by the Las Vegas Valley Water District was also removed since the 1989 Master Plan. Another 51.84 acres with various land uses, some relating to the right of ways associated with the aforementioned land removed, were also removed since the 1989 Master Plan. Consequently, the 1990 Master Plan comprised 1,569.6 acres with 573.2 acres in Phase One and 996.4 acres in Phase Two.

The 1990 Master Plan noted that:

*"The Peccole Ranch Master Plan is located within the northwest and southwest growth areas of the Las Vegas Metropolitan Area (**Exhibit C**), and has an excellent time-distance relationship to surrounding support services, employment centers, and transportation network including McCarran International Airport. This particular area of the Valley has been experiencing a rapid growth rate as demonstrated by these developments occurring in the Peccole Ranch vicinity.... Planning efforts for planned communities promote viable growth, compatibility with adjacent uses, and a commitment to quality. It is this trend that became the basis of a Plan that would maintain flexibility to accommodate future market changes. The Plan is conceptual in nature to allow detailed planning at the time of development. In this way the lifestyles of the anticipated population can be met".* (Emphasis added)

The above statements were in fact, necessary and appropriate in 1990 and are even more necessary and appropriate today. The 1990 Master Plan was specifically intended, designed and drafted to, "maintain flexibility to accommodate future market changes" with a clear recognition that, "The Plan is conceptual in nature to allow detailed planning at the time of development." In fact, the developer under the 1990 Master Plan went to great lengths to both maintain and protect maximum flexibility for development purposes. This flexibility is evidenced, in particular, by the fact that the developer, while creating a golf course use on the property, nevertheless insisted that this same golf course property continually retain its R-PD7 zoning classification (**Exhibit D**), and that the development potential of this golf course property be disclosed, so that if and when changing market or other conditions necessitated it, the Property could be developed with, among other things, already permitted residential use.

To further evidence this flexibility of purpose, and as can be seen in **Exhibits E-2 and F-2**, the as-built condition of the Master Plan property is *not at all* similar to either the 1989 or 1990 Approved Master Plans.

The repurposing of uses, reflected in the 2016 Master Plan, of the Property presently used

for golf course is in response to continued market changes, not the least of which is the erosion of the golf industry, an erosion from which Las Vegas is not exempt. The number of golfers in the United States has fallen from a high of nearly 30 million in 2000 to less than 22 million today. That is a reduction of over 25%. Additionally, continually escalating operating costs, the cost of water and its availability (especially in a desert community such as Las Vegas), dramatic reduction in revenues and a significant demand/supply imbalance have rendered many golf courses simply financially unsustainable and/or terribly underperforming. Nationally, golf course closures, 732 in the last 4 years, 1503 in the last ten years (*and 234 closures in 2015, alone*), with more closures planned or anticipated over the next several years, has necessitated golf course land owners and local jurisdictions to come together with respect to the repurposing of what was once golf course land.

The previously approved 1989 and 1990 Peccole Ranch Master Plans incorporated office, neighborhood commercial, a nursing home, and a mixed use village center around a strong residential base in a cohesive manner. A destination resort-casino, commercial/ office and commercial center were approved in the most northern portion of the project area. Special attention was given to the compatibility of neighboring uses for smooth transitioning, circulation patterns, convenience and aesthetics. The vision and goal of those Master Plans continues with this 2016 Master Plan.

Also of importance to the 2016 Master Plan is the nearby and conveniently located transportation network, consisting of "freeways" such as I-215, US-95 and the Summerlin Parkway and major section lines roadways, including Durango Drive, Charleston Boulevard, Sahara Avenue, Rampart Boulevard, Hualapai Way and Town Center Drive. All of these freeways and roadways are designed to carry elevated amounts of traffic volumes, including the traffic that will result from the repurposed uses under this 2016 Master Plan. A traffic study to address traffic considerations is being prepared and will be submitted to the City in support of this Major Modification.

In 1989 and again in 1990, The Peccole Ranch Master Plan was designed to benefit the current and long range needs of the Las Vegas Metropolitan Area. The same is true of this 2016 Master Plan. Overall project character and identity of the Property now proposed to be developed as outlined in this 2016 Master Plan will continue to reflect the highest standards of quality as demonstrated by the many adjacent and nearby developments built by affiliated companies of the Applicants. Such development includes the building of: (i) forty (40) very high end estate homes, built in Queensridge North and South, representing nearly 40% of all estate homes in Queensridge North and South, (ii) the towers at One Queensridge Place, (iii) Tivoli Village, (iv) Fort Apache Commons and (v) Sahara Center, *all built upon Peccole Ranch Master Plan properties.*

Section II - 2016 Master Plan Compared to 1990 Master Plan

This 2016 Master Plan (**Exhibit G**) is an amendment to the 1990 Master Plan which was approved by the City of Las Vegas on April 4, 1990. As shown by the as-built, and as reflected in the **Exhibit F-2** overlay, the differences between the two Plans are very extensive and include:

PRJ-63491
03/17/16

MOD-63600

1. Seventy-eight (78) Single-Family lots and four (4) common area lots (or portions thereof) in Phase Two were built on land designated for Golf Course/Open Space/Drainage.

2. An additional nine (9) holes of golf course, on approximately 70 acres, were not contemplated at the time of the 1990 Master Plan, but were ultimately constructed upon property designated Single-Family and zoned RPD-7.

3. One hundred forty-one (141) acres of golf course were built on land not designated as Golf Course/Open Space/Drainage.

4. Dozens of Single Family residences in Phase One were constructed in areas designated Golf Course/Open Space/Drainage.

5. A mixed-use commercial development was constructed at the southwest corner of Charleston Boulevard and Fort Apache Road on a parcel that was designated as a Nursing Home.

6. Single-Family developments were constructed on the 19.7 acre site designated as a Schools.

7. Single-Family developments were constructed at the northwest corner of Durango Drive and Alta Drive on 63.44 acres designated as Commercial Center.

8. The 19 acre designated Commercial parcel at the northeast corner of Charleston Boulevard and Hualapai Way has been built out as Single-Family residential.

9. The 32 acre designated Multi-Family parcel at the northwest corner of Charleston Boulevard and Apple Drive has been built out as Single-Family residential.

10. The as-built location of Alta Drive bears no resemblance at all with its designated Right-of-Way use location.

Section III - Residential

The entirety of the Property presently used as golf course (except for 4.5 acres zoned PD) is zoned R-PD7 as reflected in Clark County Records and as confirmed in City of Las Vegas Zoning Verification Letter dated December 30, 2014 (**Exhibit H**). By approval of this 2016 Master Plan (Major Modification), the additional zoning designations of R-E and R-4 will be added to be consistent with the planned development of the Estate Lots and Luxury Multi Family.

The demand for housing remains strong in the Peccole Ranch Master Plan area, reflecting the continued volume of in-migration to the Las Vegas Valley and internal population growth. The repurposed designations of the above Property are based upon market conditions and the continuing market demand for extremely high end Estate Lots/custom homes as well as Luxury Multi Family homes, both of which are reflected as part of this 2016 Master Plan.

Exhibits J-1 and J-2 reflect the repurposed land uses and Development Areas of the Property.

In particular, the 183.71 acres is devoted to very large Estate Lot development. **Exhibits K-1 and K-2** illustrate, by way of example an area between Orient Express Court and Winter Palace Drive that shows its current status compared to a conceptual rendering of its enhancement with the repurposing of the Property. Other portions of the 183.71 acres will have enhancements and open space commensurate with their lot sizes. These Estate Lots range in size from a *minimum* of one acre to *over* 5 acres. The *smallest lots* proposed under this 2016 Master Plan for these 183.71 acres, with only a couple of exceptions, are larger than the *largest lots* existing in Queensridge. These Estate Lots are one of a kind, representing a rare concentration of extremely large Estate Lots with quality design, construction and landscape guidelines in one Association, producing an unparalleled, luxury residential development.

Each Estate Lot to be developed will have a limited developable area. This means that the portion of the lot that is developed with footprints of the main residence and ancillary structures, (hereinafter "home site") will be limited as follows: The developable area for a home site on a one (1) acre lot will be limited to a maximum of 50% of the total lot or one-half (1/2) acre of the one acre lot. The developable area for a home site on a three (3) acre lot will be limited to a maximum of 33% of the total lot or one (1) acre of the three acre lot. The developable area for a home site on a five (5) acre lot will be limited to a maximum of 25% of the total lot or 1.25 acres of the 5 acre lot. Lots over 5 acres shall have a maximum developable area of 25% of the total lot. Home sites on lots not enumerated herein will be correspondingly sized. Lots smaller than one and one half (1 ½) acres may have a pool and its related structures, as well as hardscape, constructed outside the home site.

In addition to each Estate Lot having a limited developable area, each Estate Lot will also have enhanced landscaping, which may consist of large areas of both grass and/or artificial turf; with an abundance of trees planted throughout, and on the borders of, each Estate Lot. Water retention areas may be utilized on many of the larger lots, subject to appropriate governmental approval. A walking trail system throughout, or perhaps adjacent to, these 183.71 acres, that could have connectivity to Queensridge North and Queensridge South existing roadways and parks, could become part of this 2016 Master Plan (if and to the extent approved by the Queensridge Master Homeowner Association). **Exhibit J-1** shows in dark green the area to be developed with the large Estate Lots; again, ranging in size from a minimum of 1 acre to over 5 acres *and limited to a maximum of 60 home sites.* It is intended that the entirety of the 183.71 acres will be designated in the General Plan as Desert Rural Density Residential (DR) and zoned Residence Estates District (R-E).

Additionally, with the support and approval by the Queensridge Master Homeowner Association, and upon the implementation of the 2016 Master Plan, the approximate 4 acre and 1 acre sites, located near the Queensridge South and Queensridge North entrances, respectively, will be developed with enhanced park areas for the use and enjoyment of the respective Queensridge neighborhoods.

Finally, as part of the development of these large Estate Lots (and as described in more detail in the "Drainage" section below), box culverts will be put in place to carry the flows presently handled by open flow channels. An ancillary, yet very important, benefit to the Queensridge community from the placement of these box culverts is that the security of the community will be enhanced as these box culverts will eliminate the underpasses which operate as one of the ways a

MOD-63600

variety of unauthorized and unwelcome people presently access the Property.

The 67.21 acres (consisting of 65.08 and 2.13 acres) shown in yellow on **Exhibit J-1** represent the area to be developed with Luxury Multi Family homes. This Luxury Multi Family development will be done in three Development Areas, with the first area consisting of the development of 720 Luxury Multi Family Units on the southwest corner of Rampart Boulevard and Alta Drive, specifically located on 17.49 acres and legally described as assessor parcel number 138-32-301-005 (**Exhibit J-2**, light green).

The balance of these 67.21 acres, that is, the 49.72 remaining acres, will be built out over time, as the second and third Development Areas and as market conditions permit, with a variety of Luxury Multi Family offerings.

The second Development Area is the approximately 20.69 acres that lie to the southwest of the aforementioned 17.49 acres (**Exhibit J-2**, yellow). Present development plans contemplate a combination of 4 to 6 story Luxury Multi Family offerings and 3 buildings similar in height to the adjacent One Queensridge Place, approved third tower. Again, the time frame for actual development is dependent on market conditions.

The third Development Area is the approximately 29.03 acres nearest to the east side of the aforementioned 183.71 acre Estate Lot development (**Exhibit J-2**, orange). Development of Luxury Multi Family homes in this area will be limited to 4 stories; and as noted above, the time frame for actual development is dependent on market conditions.

Much of the planned Luxury Multi Family development in these 67.21 acres is located near or adjacent to the presently existing (and substantial) commercial and multi-family developments along the Rampart Boulevard corridor.

As part of this proposed Luxury Multi Family development, a roadway will be constructed through the 67.21 acres, connecting Alta Drive and Rampart Boulevard. This roadway will provide an alternative route to traffic that would otherwise use the Rampart Boulevard and Alta Drive intersection. It is clearly anticipated that this roadway would be used significantly by residents in these newly proposed Luxury Multi Family developments.

As with the 183.71 acre Estate Lot development, this 67.21 acre Luxury Multi Family development, in addition to having a variety of Luxury Multi Family offerings, will be provided with enhanced landscaping which will consist of large areas of both grass and/or artificial turf, with an abundance of trees planted throughout the site. Substantial open space, park areas, fitness rooms, pools, recreation areas and walking paths will also be provided to varying degrees throughout the 67.21 acres. There will be special emphasis on providing both enhanced landscape buffers and increased setbacks adjacent to any presently existing Single-Family and Multi-Family residences. A block wall, no less than 10 feet in height, will serve to separate the 67.21 acres from the 183.71 acres; with gated access being provided to Estate Lots within the 183.71 acres. It is intended that 67.21 acres will be designated in the General Plan as Residential High (H) and zoned High Density Residential District (R-4).

Attached (**Exhibit M-1**) is a report prepared by the Urban Land Institute entitled, "Higher Density Development—Myths and Facts". This report addresses multi-family development and

its misconceptions—and perceived impacts—on a community. The findings in that report are very helpful in determining just how limited the effects are on nearby and adjacent neighborhoods from properly planned and properly executed multi-family development.

The time and opportunity to repurpose the Property is here and now. This urgency applies both to Estate Lot development (as evidenced in part, by the interest expressed and offers received from numerous potential buyers) and as to Luxury Multi Family development (as evidenced by studies done by the Brookings Institute (**Exhibit M-2**), among others, which demonstrate that the present desire is for "vibrant, compact and walkable communities.")

Section IV – Residential Development Standards

The Residential Development Standards set forth herein, **(Exhibit U)** applies to the Property only; and with regard to the Property specifically replaces and supersedes the design criteria set forth in both 19.06.060 and 19.06.120 of the Las Vegas Municipal Code. To the extent there is a conflict between the Las Vegas Municipal Code and the Development Agreement, the Development Standards set forth herein and in the Development Agreement shall govern.

Section V - Commercial/Office

The Peccole Ranch Master Plan area, as well as a number of adjacent and nearby properties, offers very significant amounts of commercial. Some of this commercial is built out and operating. Other commercial is built out but vacant or is under-performing. Still other commercial has been approved but has not yet been built. The fact is that in order to have any real chance at success, commercial in this area, whether it is already built, or approved but not yet built, must be supported by nearby residential development. It is also a fact that nearby commercial operates as a significant convenience and benefit to nearby residents. Consequently, to be successful, commercial and residential must work together and there must be adequate amounts of each to serve the other.

High intensity uses such as commercial and office, with their attendant employment opportunities, are incorporated into the commercial/office and neighborhood commercial areas in The Peccole Ranch Master Plan area. With respect to this trade area there are, specifically, and representing some of the millions of square feet of commercial/office development included in the Peccole Ranch Master Plan area.

- The retail uses in the Sahara Center at the northeast corner of Sahara Avenue and Hualapai Way,
- The retail and restaurant at the Hualapai Commons at the southeast corner of Charleston Boulevard and Hualapai Way,
- The retail and restaurant uses at the Rampart Commons at the northwest corner of Charleston Boulevard and Rampart Boulevard,

- The office complex at Sir Williams Court at the northwest corner of Rampart Boulevard and Sir Williams Court,
- The mixed use development at Tivoli Village at the northeast corner of Rampart Boulevard and Alta Drive,
- The retail and restaurants at the northern portion of Boca Park located near the southeast corner of Alta Drive and Rampart Boulevard;
- The office complex and preschool at the northeast corner of Hualapai Way and Alta Drive.
- The Fort Apache Commons at the southwest corner of Charleston Boulevard and Fort Apache Road.
- Village Square at the northwest corner of Sahara Avenue and Fort Apache Road; and
- A medical office at the southeast corner of Charleston Boulevard and Apple Drive.

Also, while not within the Peccole Ranch Master Plan, per se, there is a large amount of additional commercial located within the adjacent Boca Park at the northeast corner of Charleston Boulevard and Rampart Boulevard and the Crossroad Commons at the southeast corner of Charleston Boulevard and Rampart Boulevard. And all of this commercial development does not take into consideration the significant amount of commercial now existing and still planned for the new "Downtown Summerlin" just two miles away from the Peccole Ranch Master Plan area.

Also, the Peccole Ranch Master Plan area contains a 52.5 acre destination resort-casino site, being the Suncoast Hotel and Resort, which is located at the northwest intersection of Alta Drive and Rampart Boulevard. Neighborhood amenities, such as bowling alleys, movie theatres and restaurants are provided as part of the Suncoast Hotel and Resort. In addition, the immediate area provides significant other amenities at both the J.W. Marriott/Rampart Casino and the Red Rock Hotel & Casino. These hotel/resorts will benefit as well from the additional residential development planned in the 2016 Master Plan.

The bottom line is that, as evidenced from the above, there is substantial commercial both already built and planned to be built in and around the area of the Peccole Ranch Master Plan; and this commercial must have nearby residential in order to remain, or become, successful.

The 1990 Master Plan provided for 237 acres of commercial. The 2016 Master Plan reflects 197 acres. This variance results from land that was planned as commercial in the 1990 Master Plan but which was actually developed as Single- Family residential. *No new destination commercial is planned as part of this Major Modification and the 2016 Master Plan.*

Section VI - Land Currently Used As Golf Course Repurposed

By virtue of this Major Modification, no golf course is provided in the 2016 Master Plan.

1 The land currently used as golf course will be repurposed as detailed in and as provided throughout this Major Modification.

2 Golfers in this area and in the Peccole Ranch community are easily served by the adjacent two eighteen hole championship courses (and a twelve hole lighted course) with their related facilities, at the Angel Park Golf Course on Rampart Boulevard, as well as by eleven additional golf courses in a 4 ½ mile radius (**Exhibit N**).

Section VII - Drainage

The flows that currently traverse through portions of the Property presently used as golf course will be incorporated into underground concrete box culverts. All drainage must comply with the Clark County Regional Flood Control District Drainage Design Manual. The design of these culverts will be subject to appropriate governmental approval from the City of Las Vegas Public Works, Clark County, Nevada, the State of Nevada and the federal government. The drainage considerations for the Property are not, in any real way, different from what was required downstream of the development of Tivoli Village, a development with which an affiliated entity of the Applicants was the developer.

The FEMA designated flood plain covers 67.23 acres of the Property (representing only 26%). The 67.23 acres contain 22.9 acres of a drainage flow line easement in favor of the City of Las Vegas. An additional 12.4 acres of such drainage easement lay outside of the FEMA designated flood plain. With the repurposing of the land currently used as golf course, concrete box culverts will replace current open flow channels.

Once these box culverts are completed and all appropriate governmental approvals have been obtained, these box culverts will be maintained by the City of Las Vegas. However, until such completion and approval, the existing open flow channels shall be maintained by Applicants who shall provide to the City, prior to the obtaining of any grading permits, a "Maintenance Plan" for the maintenance of these channels. In connection therewith, Applicants shall provide to the City of Las Vegas a maintenance bond in favor of the City of Las Vegas in the amount of two hundred fifty thousand dollars ($250,000), replacing the seventy five thousand dollar ($75,000) Maintenance Bond presently in effect.

Completion of the box culverts will result in an underground concrete drainage system from Hualapai Way and Charleston Boulevard to the northeast corner of Tivoli Village.

Section VIII - Grading

Based on studies done by Applicants' engineers, Applicants have been advised, and are confident, that the site can be balanced so that during development trucks hauling fill material either in or out of the Property will not be necessary.

Section IX - Roads/Streets

Roads /Streets sections in built areas are as-built. Roads/Streets sections on the Property and relating to the repurposed uses of the Property, will be approved as part of their respective Site Development Reviews and as provided in an approved traffic study.

Section X – Schools

No new schools sites are planned as part of this Major Modification. The 19.7 acre school site proposed in the 1990 Master Plan, was subsequently built out as Single-Family. Practical experience and actual as-built development statistics show (as supported by the Urban Land Institute report on multi-family development referenced earlier herein) that the greatest impact on schools' population comes from higher density single family residential development—not from large estate home development nor from high end multi-family development, since neither one of the foregoing typically involve large family occupancies. Consequently, the development of the Property is not contemplated to have a substantial impact on schools. Furthermore, as stated in the November 2010 Brookings Institute Report, "The Next Real Estate Boom", "85% of the new households formed between now (2010) and 2025 will be single individuals or couples with no children at home". That being said, after the approval of this Major Modification and during the course of the implementation of the 2016 Master Plan, the Applicants will continue to work with the School District to explore ways that the Applicants may be of assistance in mitigating any actual impacts that the additional residences on the Property may actually have on nearby schools.

Further, as can be seen in the Economic & Fiscal Benefits Study (**Exhibit O**), there are very real and very significant fiscal impact benefits that are realized from development under the 2016 Master Plan: and the Clark County School District is a significant beneficiary of those benefits. As the attached report shows, the estimated "One-time /Non-Recurring Tax Revenue" to be received by the School District is $30,915,000 with an estimated "Annual Recurring Tax Revenue" of $4,208,000.

Section XI - Development Plan

Development Standards and Design Guidelines for the Property will be affected pursuant to the terms and conditions of a Development Agreement which will be presented and considered as part of this 2016 Master Plan. Additionally, Applicants, as "Master Developer" under the Development Agreement must review and approve any and all site plans, landscape plans, architecture, grading and color palettes prior to submittal to the City of Las Vegas of any Site Development Reviews or other land use applications affecting the Property.

Section XII - Quality of Development

Design, Architecture, and Landscape standards will be established for the development. Covenants, Conditions and Restrictions will be established to guarantee the continued quality of development, and a Homeowner's Association will be established for the maintenance of common landscaping and open space. Separate subsidiary associations will be created within

individual development parcels to maintain the common areas within those developments. In addition to these protections, the City of Las Vegas will be able to monitor development standards through any Site Development Review process that may be required with regard to the development of the individual Luxury Multi Family components.

Section XIII - General Plan Conformance

Just as the City of Las Vegas General Plan is designed as a set of guidelines to help direct the future growth of the City, so is the 2016 Master Plan designed with an inherent flexibility to meet changing market demands at the time of actual development. Specifically, the 2016 Master Plan is in conformance with the following Las Vegas General Plan Planning Guidelines:

- Provide for an efficient, orderly and complementary variety of land uses.
- Provide for "activity centers" as a logical concentration of development in each community area of the City to encourage economic, social and physical vitality, and expand the level of services.
- Encourage the master planning of large parcels under single ownership in the growth areas of the City to ensure a desirable living environment and maximum efficiency and savings in the provision of new public facilities and services.
- Provide for the continuing development of a diverse system of open space.

In addition to the above, transportation leaders have been discussing the planning for light rail on Charleston Boulevard from downtown Las Vegas to Downtown Summerlin. Such major infrastructure elements require nodes of residential density, exactly as is being provided with the repurposing of the easterly approximately 70 acres of the Property.

Section XIV - Conclusion

The 2016 Major Modification of the 1990 Master Plan serves several important functions and delivers numerous benefits to various parties.

First of all, the 2016 Master Plan reflects the actual as-built condition of the Peccole Ranch Master Plan property. It certainly is in the best interests of the City, the Applicants and all the related property owners that what was actually built on the property be accurately shown.

Secondly, the 2016 Master Plan reflects the repurposed uses on the Property

Third, the 1990 Master Plan provides for 8,843 Units of which 5,987 Units have been built. Therefore the remaining number of Units available under the 1990 Master Plan is 2,856 of which 476 have been approved (which consists of vacant lots in Queensridge, Units at One Queensridge Place and Tivoli Village), leaving 2,380 Units available for development. This number compares favorably to the 3,080 Units provided under the 2016 Master Plan.

Fourth, after the installation of the approved drainage culverts, the FEMA flood plain designations will be removed from a number of Queensridge properties, portions of which currently infringe into the FEMA designated flood plain with improvements that include tennis court(s), swimming pool(s), perimeter fences and landscaping. These properties include (i) in Queensridge North, 15 of the 16 residential lots on the south side of Orient Express Court and (ii) in Queensridge South, 3 residential lots and a HOA common area on Winter Palace Drive, 4 lots on Kings Gate Court and the HOA common area adjacent to Palace Court that houses the two tennis courts. Obviously, those private property owners, as well as the HOA, are beneficiaries of an approved and implemented 2016 Master Plan.

Fifth, the Clark County School District, among others is directly, significantly and continually benefited by the tax revenue realized from development under the 2016 Master Plan

Sixth, the approval of the 2016 Master Plan will permit Applicants the ability to grant easements to those thirty-one (31) private homeowners whose properties presently encroach onto the Property.

Seventh, the approval of the 2016 Master Plan will put into place significantly enhanced security measures around the Queensridge property that will benefit all of the residents of Queensridge, both North and South.

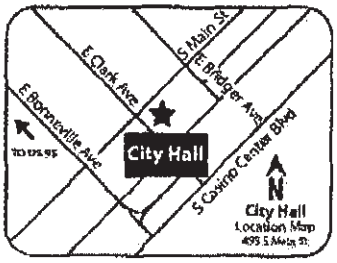
Eighth, there will be significant economic and fiscal benefits derived from the development of the Property as outlined in the study prepared by Mr. John Restrepo (**Exhibit N**).

Finally, by the approval of this Major Modification of the 1990 Master Plan, and the implementation of Major Modification through the approval of this 2016 Master Plan, the orderly and proper development of the Property can begin to be realized and then accomplished. While the elimination of the Badlands Golf Course is inevitable, its repurposing into (i) very low density, high end, multi-million dollar Estate Lot home sites with limited developable footprints, large areas of perpetually protected open space, enhanced landscaping, an abundance of trees and integrated walking trails; and (ii) Luxury Multi Family developments , with enhanced landscaping, an abundance of trees and first class amenities, will together create a community unlike anywhere else in southern Nevada; a community of varying lifestyles but one which will ensure that Queensridge/One Queensridge Place continues to be the place in the heart of the City of Las Vegas where one wants to call home.

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

PRSRT
FIRST CLASS MAIL
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.

MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

BRDGNP1

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

Case: MOD-63600

13832614001
GRAF EDWARD JR
123 SAN MIGUEL RD
PASADENA CA 91105-1442

52 & 55 P

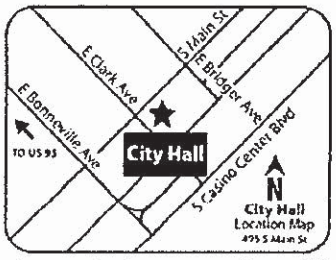
p.1

7022332520

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

APR 4 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.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Case: MOD-63600

13831419039
LEE R K FAMILY TRUST
LEE ROBIN D & KATHLEEN J TRS
9808 ROYAL LAMB DR
LAS VEGAS NV 89145-8662

113 BRDCNP1 89145

Apr 04 16 09:59p RL

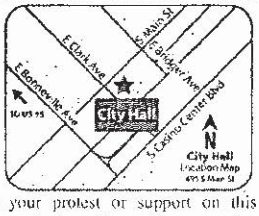
52 $55P

Apr.04.2016 01:20 PM Fax from K & D Saxton 702 363 4378 PAGE. 1

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

APR 4 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.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

Case: MOD-63600
16307510045
SAXTON MICHAEL KEVAN & LINDA D
2700 BIANCA CT
LAS VEGAS NV 89117-3654

PRDCMP1

52455P

RECEIVED

APR 4 2016

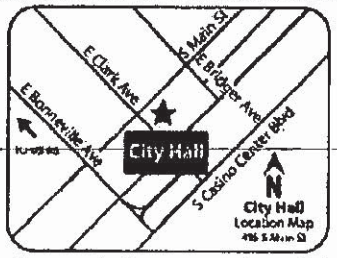
City of Las Vegas
Dept. of Planning

Apr 04 2016 11:57AM Gate Electronics, Inc. (702) 243-4832 p.1

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



1- This has plummeted THE Home VALUES IN OUR NEIGHBORHOOD of QUEENSRIDGE. So MANY FOR SALE AND NOT SELLING.
2- THE INTERSECTION AT ALTA & RAMPART IS NOW SO BUSY with SUNCOAST, TIVOLI, BOCA PARK & ONE QUEENSRIDGE. How CAN it possibly support the ADDITIONAL TRAFFIC, FROM the proposed APARTMENTS/ CONDOS?
3- GOLF COURSE IS A FLOOD CONTROL AREA!
4- Is this ABOUT hearing the NEEDS OF A LOT OF LAS VEGAS RESIDENTS OR ABOUT TAKING CARE OF ONE PERSON'S (NOT EVEN AMERICAN) desire FOR MORE money. AT the expense OF many.

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: MOD-63600

13631213011
MOLINA CARLOS & DORIS ANN
9613 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8674

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

Doris Ann Molina
homeowner

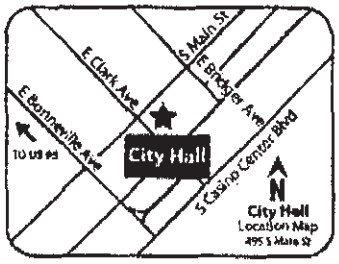
113 BRDGNP1 89145

52&55P

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

PRSRT
FIRST CLASS MAI
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.

MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

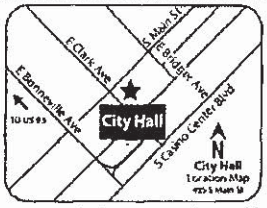
Case: MOD-63600
13831314008
ROESENER & WENGER-ROESENER
ROESENER DALE W TRS
9811 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8703

BRDGMP 1

52 & 55 P

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.
MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

Case: MOD-63600
13831214035
KOST RICHARD T & SALLY A LIV TR
9813 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8678

113 BRDGNP1 89145

Apr 04 17 01:35p 7025620164 p.1

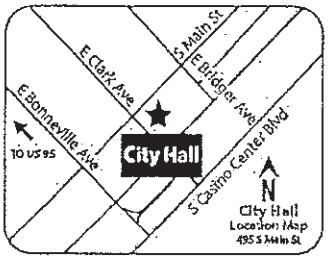
7025620164

52&55P

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 4 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: MOD-63600

13831419041
MOSS STEVEN T & NICOLE J
1005 GREYSTOKE ACRES ST
LAS VEGAS NV 89145-8659

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

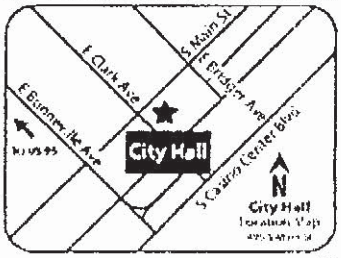
113 BRDGNP1 89145

52855P

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

PRSRT
FIRST CLASS MAIL
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.
MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

Case: MOD-63600
13831314010
AHLERS FAMILY TRUST
AHLERS HERMAN A & DONNA TRS
9731 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8702

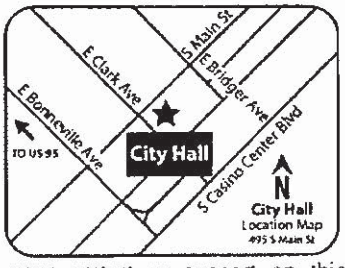
BRDGNP 1

52855P

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

Case: MOD-63600

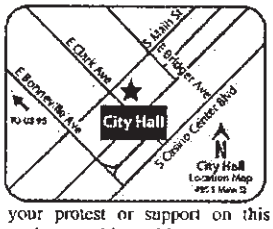
16305220018
BEACH TRUST
8980 ECHO RIDGE DR
LAS VEGAS NV 89117-5400

52 & 55P

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

PRSRT
FIRST CLASS MAIL
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.
MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

Case: MOD-63600
16306210099
GONDY RAO T & ANITA FAMILY TRUST
GONDY RAO T & ANITA TRS
9332 TOURNAMENT CANYON DR
LAS VEGAS NV 89144-0818

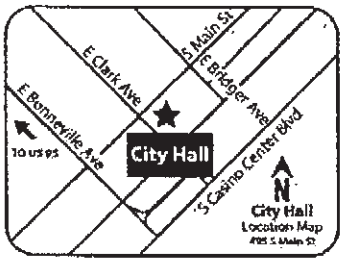
103 BRDGNP1 89144

52955P

ity of Las Vegas
epartment of Planning
evelopment Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
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.
IOD-63600 & DIR-63602 [PRJ-63491]
lanning Commission Meeting of 4/12/2016

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

Case: MOD-63600

16306811001
J T M NEVADA L L C
2600 S RAINBOW BLVD #203
LAS VEGAS NV 89146

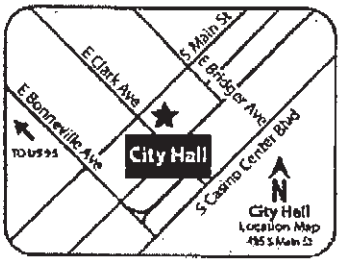
71 BRDFNP1 89146

52&55 P

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

PRSRT
FIRST CLASS MAIL
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.

MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

Case: MOD-63600
16401816060
CHEN HSUEH FANG
2600 S RAINBOW BLVD #201
LAS VEGAS NV 89146

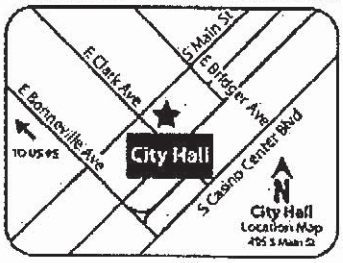
71 BRDGNF1 89146

52955P

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

PRSRT
FIRST CLASS MAIL
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.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

Case: MOD-63600

13831416016
JIA JIA U S A L L C
2600 S RAINBOW BLVD #211
LAS VEGAS NV 89146

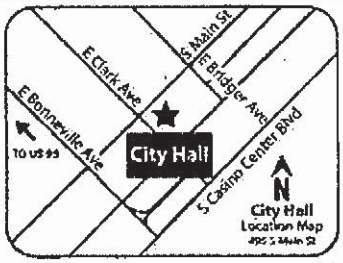
71 BRDCNP1 89146

52 155P

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

PRSRT
FIRST CLASS MAIL
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.

MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

Case: MOD-63600
13832611058
G U O INTERNATIONAL INC
2600 S RAINBOW BLVD #201
LAS VEGAS NV 89146

T1 BRDGNP1 89146

52 & 55P

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

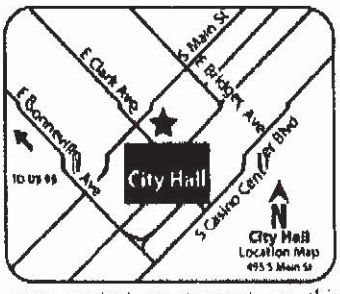
PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

APR 4 2016

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.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

Case: MOD-63600

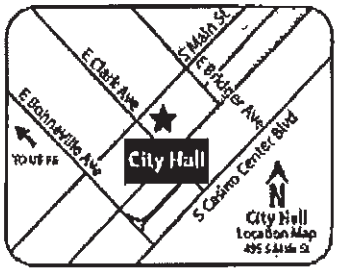
13831812034
MALZMAN IRWIN C FAMILY TRUST
MALZMAN IRWIN C TRS
9332 FONTAINBLEU DR
LAS VEGAS NV 89145-8653

52455 P

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

APR 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: MOD-63600

16308210133
BERNHARDY H ANDREW & JILL M
1433 COUNTRY HOLLOW DR
LAS VEGAS NV 89117-6601

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

71 89117

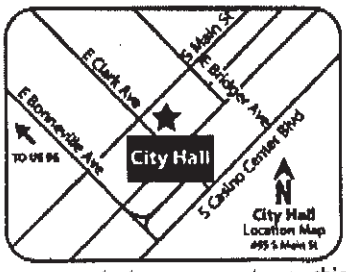
52455P

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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

RECEIVED
APR 5 2016
City of Las Vegas
Dept. of Planning



The Master plan is a factor in homeowner buying decisions. The city cannot ignore this.

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

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

Case: MOD-63600
13832213061
HORWITZ DAVID L & G REV LIV TR
HORWITZ DAVID L & GLORIA TRS
9101 ALTA DR #702
LAS VEGAS NV 89145

113 BRDGMP1 89145

52&55P

1/ 1

7029061918

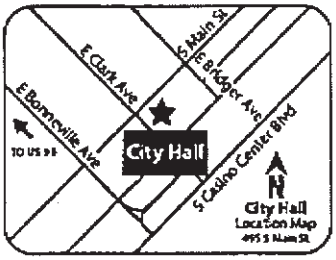
To:7024647499

04-04-16;18:40 ;From:Jeff

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

PRSRT
FIRST CLASS MAIL
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.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

RECEIVED

APR 5 2016

City of Las Vegas
Dept. of Planning

Case: MOD-63600

13831613032
ADELMAN JEFFREY B
KEENE IVY S
304 PRINCE CHARMING CT
LAS VEGAS NV 89145-6001

113 BRDGNP1 89145

52 $55
P

RECEIVED

APR 4 2016

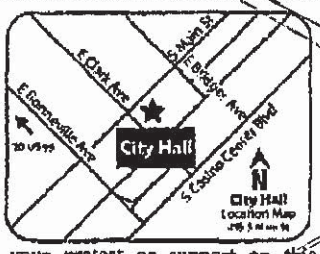
City of Las Vegas
Dept. of Planning

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

OPPOSED TO 3000 CONDOS + APT ON THIS PARCE - HAS ANYONE DONE A TRAFFIC STUDY AND WHAT HAPPENS TO THE WILDLIFE ENVIRONMENTAL IMPACT STUDY???

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: GPA-63599
13831413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

7 UNITS PER ACRE TO 3000 UNITS!!!

113 BRDGNP1 89145

RECEIVED

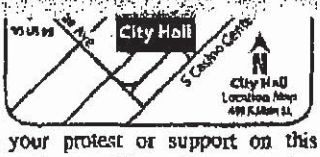
APR 4 2016

City of Las Vegas
Dept. of Planning

Please note the fax number circled above I have forwarded to the City Clerk. Thank you
Gina Brown
702-229-6405

THIS WAS GOLF OR PARKLAND AND NOW TO WHO KNOWS HOW MANY HOMES ARE TO BE BUILT.
WHAT IS THE EFFECT ON WILDLIFE - AND TRAFFIC ANY ENVIRONMENTAL STUDY OR TRAFFIC STUDY THAT WILL EFECT PRESENT RESIDENTS!!!

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



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: MOD-63600
13831413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

52 & 55P

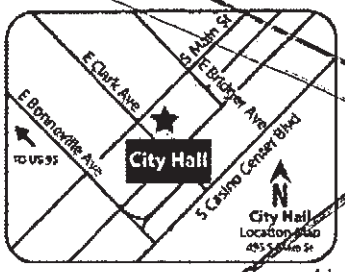
THIS ENTIRE DEVELOPMENT PROJECT -AS PROPOSED BY EHB CORP. IS LUDACRIS ON SO MANY LEVELS. THE LOGISTICS i.e. redirecting a natural wash, egress and ingress into said Property, rezoning of current school districts ALONE ARE IMPOSSIBLE! NOT TO MENTION THE PROPOSITION TO DEVELOP A COMMUNITY WITHIN AN EXISTING COMMUNITY THAT IS SOMEHOW SEPERATE AND AUTONOMOU FROM THE EXISTING COMMUNITY & ITS HOA AND YET ALSO DEPEN UPON IT FOR ENTERANCE / EXIT. HOW??!

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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

RECEIVED
APR 4 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: GPA-63599

13831812014
FABER MONICA T
9301 FONTAINBLEU DR
LAS VEGAS NV 89145-8652

☐ I SUPPORT this Request ☒ I OPPOSE this Request STRONGLY!

Please use available blank space on card for your comments. EHB. EXPECTS HOMEOWNERS TO WILLINGLY LOWER THEIR HOME VALUE THEIR QUALITY OF LIVING AND THEIR CHILDRENS EDUCATION? NO WAY!!

GPA-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

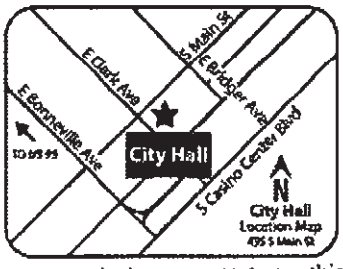
EHB. WANTS TO STEAMROLL EXISTING HOMEOWNERS, LOWER THE QUALITY OF LIVING ON A GOLF COURSE, HOME VALUES AND TAX AN ALREADY OVERCROWDED SCHOOL ZONE (or rezone TO MUCH LOWER QUALITY SCHOOLS?)! THEY WANT TO REDIRCT A NATURAL WASH AND PROPOSE TO DEVELOP AN AUTONOMUS & SEPERATE COMMUNITY WITHIN AN ALREADY EXISTING COMMUNITY & YE NOT ABIDE BY THE HOA IN PLACE. HOW IS THIS POSSIBLE? IF ALLOWED TO PROCEED, WATCH OUT FOR THE SAME DEVELOPMENT IN OTHERS (i.e. Spanish Trail Red Rock...)

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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

RECEIVED
APR 4 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: MOD-63600

13831812014
FABER MONICA T
9301 FONTAINBLEU DR
LAS VEGAS NV 89145-8652

☐ I SUPPORT this Request ☒ I OPPOSE this Request STRONGLY!

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

$2.455P

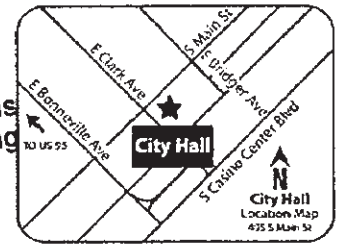
THIS WAS GOLF OR PARKLAND AND NOW TO WHO KNOWS HOW MANY HOMES ARE TO BE BUILT.
WHAT IS THE EFFECT ON WILDLIFE - AND TRAFFIC ANY ENVIRONMENTAL STUDY OR TRAFFIC STUDY THAT WILL EFECT PRESENT RESIDENTS!!!

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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

RECEIVED
APR 4 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.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

Case: MOD-63600
13831413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

52455P

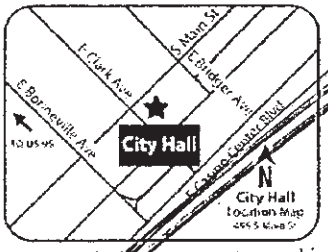
PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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

OPPOSED TO 3000 CONDOS + APT ON THIS PARCEL - HAS ANYONE DONE A TRAFFIC STUDY AND WHAT HAPPENS TO THE WILDLIFE ENVIRONMENTAL IMPACT STUDY???

Return Service Requested
Official Notice of Public Hearing

RECEIVED
APR 4 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.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

Case: GPA-63599
13831413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

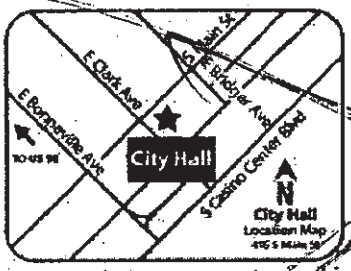
7 UNITS PER ACRE TO 3000 UNITS!!!

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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

RECEIVED
APR 4 2016
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-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

Case: GPA-63599

13831417007
P K S TRUST
STROMER PHILLIP & KATHERINE TRS
912 SIR JAMES BRIDGE WAY
LAS VEGAS NV 89145-8665

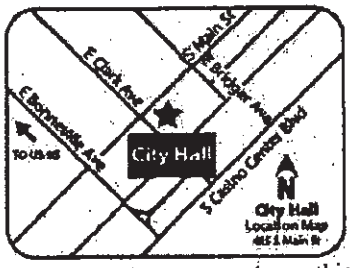
113 BRDGNP1 89145

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

Case: MOD-63600

13831417007
P K S TRUST
STROMER PHILLIP & KATHERINE TRS
912 SIR JAMES BRIDGE WAY
LAS VEGAS NV 89145-8665

BRDGNP1

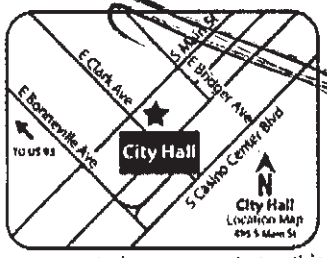
52 & 55 P

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
APR 4 2016
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-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

Case: GPA-63599
13832213037
FORRESTER NORMAN MCCCLAVE
FORRESTER NORMAN TRS
P O BOX 3222
PALM DESERT CA 92261-3222

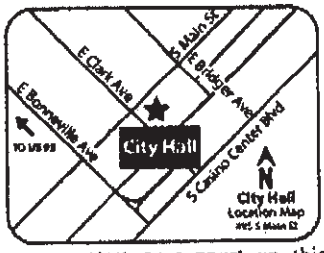
98 BRDCNP1 92261

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

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

PRSRT
FIRST CLASS MAIL
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.

MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

Case: MOD-63600
13832213037
FORRESTER NORMAN MCCCLAVE
FORRESTER NORMAN M TRS
P O BOX 3222
PALM DESERT CA 92261-3222

98 BRDCNP1 92261

52455P

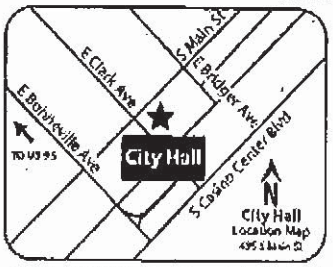
PAGE. 1/ 1

2012.06.06 09:00 PM

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 4 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: MOD-63600

13831311017
BRESEE DARREN
9821 WINTER PALACE DR
LAS VEGAS NV 89145-8639

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

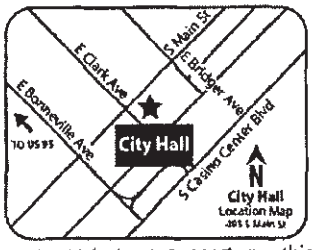
52&55 A

Apr 05 16 08:46a Melonas Companies 702 875 9169 p.1

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

PRSRT
FIRST CLASS MAIL
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.

MOD-63600 & DIR-63602 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

93 BRDGNF1 89129

RECEIVED
APR 5 2016
City of Las Vegas
Dept. of Planning

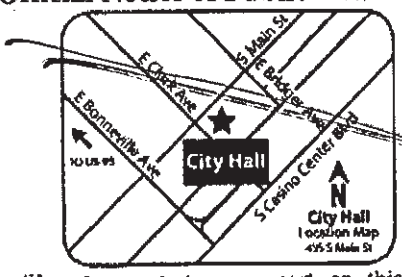
Case: MOD-63600
13833323020
FORTY SIX L L C
9112 GRANITE KNOLL CT
LAS VEGAS NV 89129

52&55A

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 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: RQR-63260

13832818011
M D J L S PROPERTIES L L C
8710 W CHARLESTON #100
LAS VEGAS NV 89117-5467

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

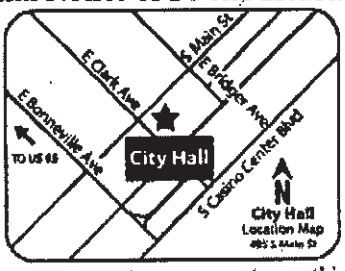
RQR-63260
Planning Commission Meeting of 4/12/2016

71 BRDGNP1 89117

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 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: MOD-63600

13832818011
M D J L S PROPERTIES L L C
8710 W CHARLESTON #100
LAS VEGAS NV 89117-5467

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

52455A

71 BRDGNP1 89117

City of Las Vegas Agenda Item No.: **53.**

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

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

SUBJECT:
GPA-63599 - GENERAL PLAN AMENDMENT RELATED TO MOD-63600 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: DR (DESERT RURAL DENSITY RESIDENTIAL) AND H (HIGH DENSITY RESIDENTIAL) on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-702-002; 138-31-801-002 and 003; 138-32-202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-63491]. Staff has NO RECOMMENDATION.

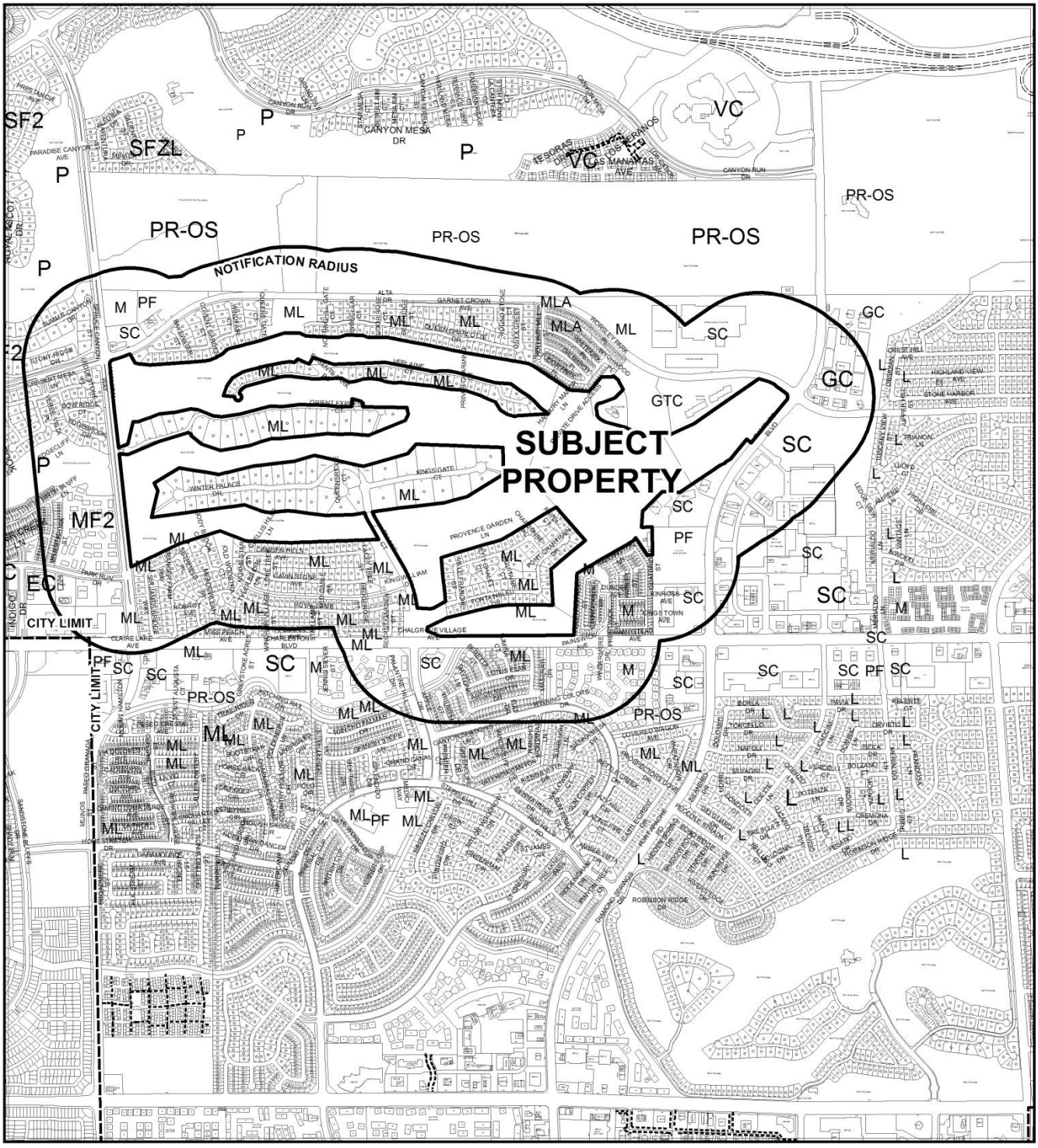
C.C.: 5/18/2016

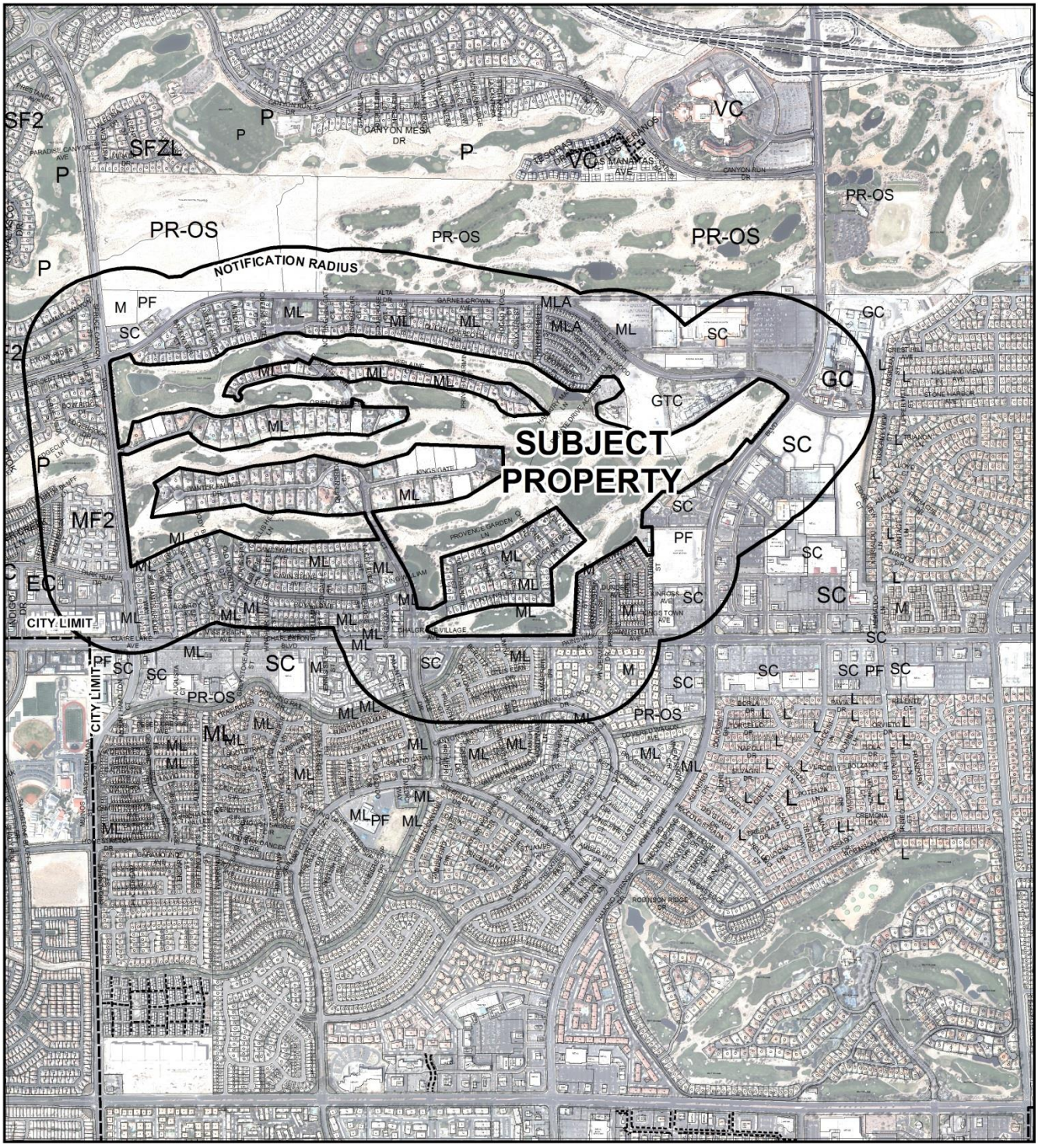
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**18**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
3. Justification Letter - GPA-63599 and ZON-63601 [PRJ-63491]
4. Protest/Support Postcards - GPA-63599 and ZON-63601 [PRJ-63491]

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.


SUBJECT PROPERTY
NOTIFICATION RADIUS
CITY LIMIT
CITY LIMIT
PR-OS
PR-OS
PR-OS
PR-OS
VC
VC
SF2
SFZL
MF2
EC
GC
GC
GTC
SC
SC
S


NOTIFICATION RADIUS
SUBJECT PROPERTY
CITY LIMIT
CITY LIMIT
PR-OS
PR-OS
PR-OS
PR-OS
PR-OS
SF2
SFZL
MF2
VC
VC
GC
GC
GTC
SC
SC
S

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-63599** APN: 138-31-702-002; 138-31-801-002

Name of Property Owner: 180 Land Co LLC

Name of Applicant: 180 Land Co 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: _____

EHB COMPANIES LLC, ITS MANAGER

Signature of Property Owner: _____

Print Name: FRANK PANKRATZ, ITS MANAGER

Subscribed and sworn before me

This 25TH day of FEBRUARY, 2016

_____
Notary Public in and for said County and State

KATHLEEN K MOMOT
Notary Public, State of Nevada
Appointment No. 14-15293-1
My Appt. Expires Oct. 24, 2018

PRJ-63491
02/29/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-63599** APN: 138-32-301-005; 138-32-301-006

Name of Property Owner: Seventy Acres LLC

Name of Applicant: Seventy Acres 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: EHB COMPANIES LLC, its MANAGER

Print Name: FRANK PANKRATZ, its MANAGER

Subscribed and sworn before me

This 25th day of February, 2016

Notary Public in and for said County and State

KATHLEEN K MOMOT
Notary Public, State of Nevada
Appointment No. 14-15293-1
My Appt. Expires Oct. 24, 2018

PRJ-63491
02/29/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-63599** APN: 138-32-202-001;

Name of Property Owner: Fore Stars, Ltd

Name of Applicant: Fore Stars, Ltd.

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: EHB COMPANIES, LLC, its MANAGER

Print Name: FRANK PANKRATZ, its MANAGER

Subscribed and sworn before me

This 25th day of February, 2016

Notary Public in and for said County and State

KATHLEEN K MOMOT
Notary Public, State of Nevada
Appointment No. 14-15293-1
My Appt. Expires Oct. 24, 2018

PRJ-63491
02/29/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT

Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta

Project Name Peccole Ranch Master Plan 250.92 Acres **Proposed Use**

Assessor's Parcel #(s) 138-32-202-001 **Ward #** 2

General Plan: existing PROS proposed H **Zoning:** existing proposed

Commercial Square Footage **Floor Area Ratio**

Gross Acres 2.13 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Fore Stars, Ltd. **Contact** Frank Pankratz

Address 1215 South Fort Apache, Suite 120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address

APPLICANT Fore Stars, Ltd. **Contact** Frank Pankratz

Address 1215 South Fort Apache, 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, 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* EHB Companies, LLC, Its Mgr
By Frank Pankratz, As Mgr.

*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 25 day of February, 2016.

LeeAnn Stewart-Schenke

Notary Public in and for said County and State

LEEANN STEWART-SCHENKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2019

FOR DEPARTMENT USE ONLY

Case #	GPA-63599
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.

PR-63491
02/25/16

Revised 10/27/08

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT

Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta

Project Name Peccole Ranch Master Plan 250.92 Acres **Proposed Use**

Assessor's Parcel #(s) 138-32-301-006; 138-32-301-005 **Ward #** 2

General Plan: existing PROS proposed H **Zoning:** existing proposed

Commercial Square Footage **Floor Area Ratio**

Gross Acres 70.52 **Lots/Units** 3 **Density**

Additional Information (5.44 Ac) of 138-32-301-006 from PROS to DR; (47.59 Ac) of 138-32-301-006 and (17.49 Ac) of 138-32-301-005 from PROS to H

PROPERTY OWNER Seventy Acres LLC **Contact** Frank Pankratz

Address 1215 South Fort Apache, Suite 120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address

APPLICANT Seventy Acres LLC **Contact** Frank Pankratz

Address 1215 South Fort Apache, 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, 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* EHB Companies LLC, Its Manager By Frank Pankratz, as Manager

*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 25 day of February, 20 16.

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-63599
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-63491
02/25/16

I:\Forms\Application Packet\Application Form.pdf

Revised 10/27/08

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT

Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta

Project Name Peccole Ranch Master Plan 250.92 Acres **Proposed Use** _____

Assessor's Parcel #(s) 138-31-702-002; 138-31-801-002 **Ward #** 2

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

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

Gross Acres 178.27 **Lots/Units** 2 **Density** _____

Additional Information _____

PROPERTY OWNER 180 Land Co LLC **Contact** Frank Pankratz

Address 1215 South Fort Apache, Suite 120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address Frank@ehbcompanies.com

APPLICANT 180 Land Co LLC **Contact** Frank Pankratz

Address 1215 South Fort Apache, 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, 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* EHB Companies LLC, Its Mgr By Frank Pankratz, Its Mgr

*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 25 day of February, 20 16.

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

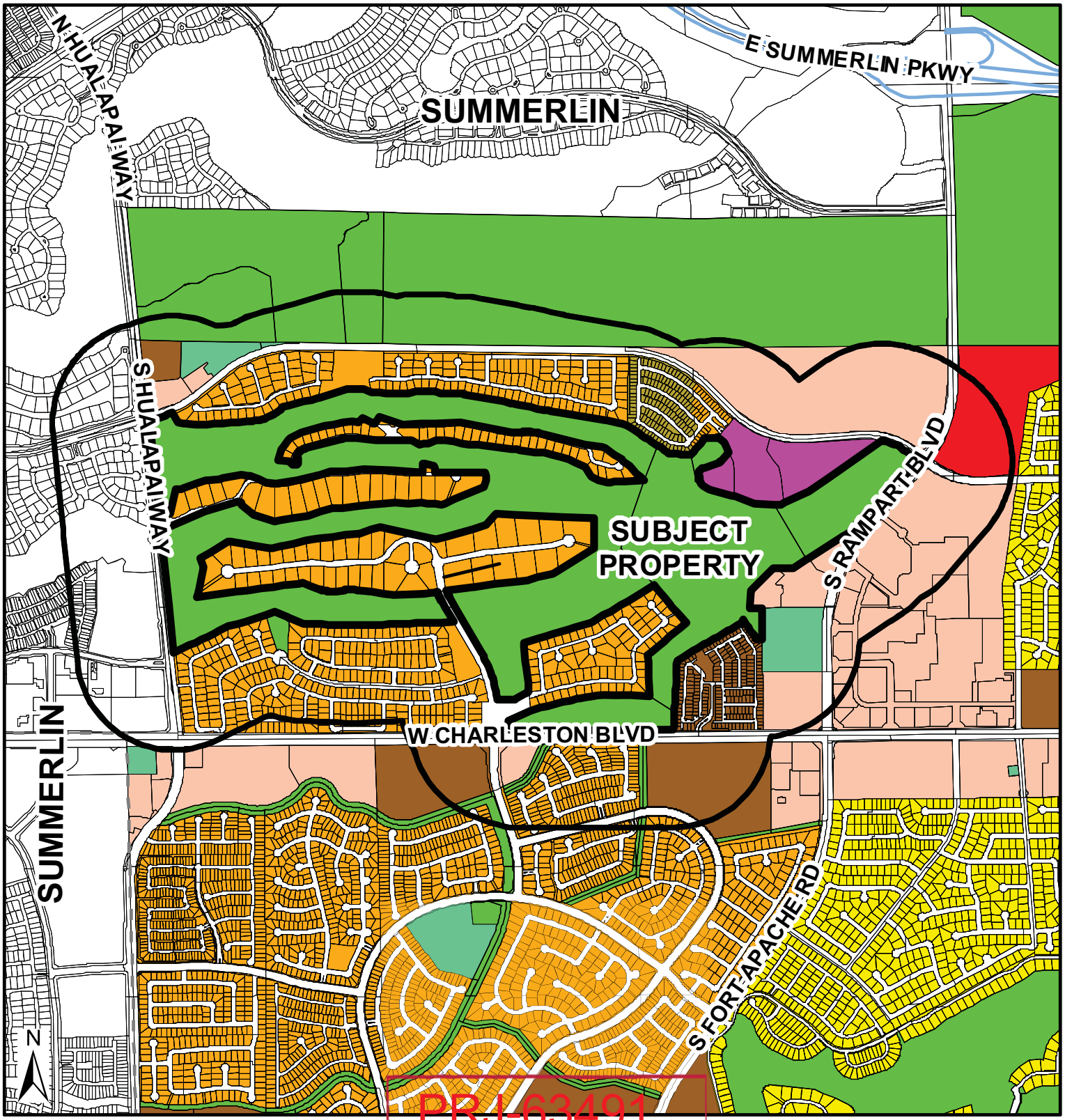
FOR DEPARTMENT USE ONLY

Case #	GPA-63599
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-63491
02/25/16

GPA-63599



PRJ-63491
03/16/16

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
- UVMD - 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 DR AND H

- 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, March 10, 2016

180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd.
1215 S. Fort Apache Rd., Suite # 120
Las Vegas, NV 89117

Revised

February 26, 2016

Mr. Tom Perrigo, Planning Director
City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter for General Plan Amendment and Rezoning of the Peccole Ranch Master Plan's 250.92 Acres Currently Operated as The Badlands Golf Course

Dear Mr. Perrigo,

We herewith submit a request to amend the General Plan, and request Rezoning for, the above referenced 250.92 acres (hereinafter "Property") as follows:

General Plan Amendment (hereinafter "GPA"):

- From PR-OS (Park, Recreation and Open Space) to DR (Desert Rural Density Residential) on 183.71 acres consisting of:
  - 166.99 acres (APN 138-31-702-002)
  - 11.28 acres (APN 138-31-801-002)
  - 5.44 acres (a portion of 138-32-301-006. A separate APN will be provided once the parcel map for this 5.44 acres is recorded)
- From PR-OS to H (Residential High) on 67.21 acres consisting of:
  - 2.13 acres (APN 138-32-202-001)
  - 17.49 acres (APN 138-32-301-005)
  - 47.59 acres (APN 138-32-301-006. A separate APN will be provided once the parcel map for this 47.59 acres is recorded)

Rezoning

- From R-PD7 to R-E on 183.71 acres consisting of:
  - 166.99 acres (APN 138-31-702-002)
  - 11.28 acres (APN 138-31-801-002)
  - 5.44 acres (a portion of 138-32-301-006. A separate APN will be provided once the parcel map for this 5.44 acres is recorded)
- From RPD-7 to R-4 on 65.08 acres consisting of:
  - 17.49 acres (APN 138-32-301-005)
  - 47.59 acres (APN 138-32-301-006. A separate APN will be provided once the parcel map for this 47.59 acres is recorded)

PRJ-63491
02/29/16

GPA-63599 and ZON-63601

- From PD to R-4 on 2.13 acres consisting of:
  - 2.13 acres (APN 138-32-202-001)

(The above APNs' parcels are shown in the attached Parcel Map– **Exhibit 1.**)

In the 2016 Peccole Ranch Master Plan (hereinafter "2016 Master Plan") the Property is shown with its repurposed residential uses as explained both herein and in the 2016 Master Plan. The justification for the GPAs and Rezonings are as follows:

- The current General Plan designation of PR-OS on the Property is not in conformance with the Property's current R-PD7 zoning or the Property's requested R-E and R-4 rezonings in the 2016 Master Plan. The requested GPA amendments will bring the General Plan into conformance with the Property's requested rezonings.
- The Rezonings will provide the zoning that matches the Property's repurposed uses in the 2016 Master Plan.

The existing zoning for 248.79 acres of the Property is R-PD7. This zoning is reflected in Clark County Records and confirmed in the Zoning Verification Letter dated December 30, 2014 from City of Las Vegas **(Exhibit 2).** PD zoning exists on 2.13 acres. The R-PD7 zoning allows up to 7.49 Units per acre equating to 1,863 Units. The PD zoning, subject to Site Development Review approval, allows for a much higher density per acre. Rather than develop the 1,863+ Units "evenly" throughout the Property, the 2016 Master Plan provides adjacency compatibility by placing:

- An unprecedentedly small number of Estate Lots near the existing single family homes.
- Luxury Multi Family in the commercial Rampart Boulevard corridor, near to already existing commercial and multifamily development.

<u>Development Areas</u>

The requested R-E zoning on the 183.7 acres is the lowest residential category available allowing for 20,000 square foot minimum lot sizes. This equates to a total of 367 units that would be allowed under R-E. However, the Applicants, for conservation purposes, have chosen to build a maximum of only 60 home sites on this entire acreage. These Estate Lots will be a minimum of one (1) acre to over five (5) acres. This Estate Lot offering will be unprecedented, with approximately one hundred twenty (120) acres of the 183.7 acres being preserved.

The 67.21 acres rezoned to R-4 will provide 3,020 Luxury Multi Family in a pedestrian friendly, intimate residential environment with a wide variety of Luxury Multi Family offerings with different densities and heights to accommodate an array of lifestyle choices. It will also be located in the highly commercialized Rampart Boulevard corridor, where there already exists retail, restaurant, office and multifamily uses.

PRJ-63491
02/29/16

The separate Development Areas are reflected in 2016 Master Plan attached as **Exhibit 3.** The densities and building heights for each of the Development Areas are summarized in the below matrix.

Neighborhood / Development Areas	Acres	Maximum # of DU's	Average Density	Building Heights
LUXURY MULTI FAMILY (a)				
Development Area 1	17.49	720	41.2	4 stories with a maximum height not to exceed 55 feet.
Development Area 2 (a)	20.69	1250	60.5	A complex of buildings (some or all of which will be over podium) w/various heights, 3 buildings of which will be towers up to a maximum of 250 feet from podium.
Development Area 3 (a)(b)	29.03	1050	36.2	A complex of 4 story buildings (some or all of which will be over podium) w/various heights not to exceed 55 feet over podium.
	67.21	3,020	45.0	
ESTATE LOTS				
Development Area 4	183.71	60	0.33	up to 3 stories not including basement not to exceed 50 feet.
Total	250.92	3,080	12.30	
Footnotes:				
(a) Luxury Multi Family use can include an assisted living facility**				
(b) The southeast corner of the Development Area houses the golf course maintenance yard; this use as a maintenance yard shall remain				
** This potential use would be in lieu of some of these Development Areas' Luxury Multi Family Units on a 2 for 1 basis, namely 2 assisted living units in lieu of 1 dwelling unit				

From the time of the City's approval on April 4, 1990 of the 1990 Peccole Ranch Master Plan (hereinafter "1990 Master Plan") and Rezoning of the 1990 Master Plan's Phase Two, (being 996.4 acres of the 1990 Master Plan's 1,569.6 acres), the Property retained its R-PD7 zoning designation. It is the Applicants' belief thathis zoning was held in place in clear anticipation of potential changes in golf dynamics due to:

- The unknown factors both of water availability and its significant annual cost increases, in years to come, especially considering our harsh desert climate and environment; and,
- Other negative factors that could and would affect golf's financial sustainability, which, as noted below, have been clearly realized.

Status of Golf Industry

The golf industry has experienced and continues to experience dramatic erosion. Golf course closures across the USA are rampant. Pellucid Corp, an Illinois-headquartered golf industry analysis entity, reports that 155, 158, 185 and 234 golf courses closed in the nation in 2012,

PRJ-63491
02/29/16

2013, 2014 and 2015, respectively. Golf course closures have numbered 732 in the last 4 years, with 1,503 in the last ten years, with more anticipated in the next several years. This means golf course owners and local jurisdictions are being faced with having to rethink exactly how these previously operated golf course lands, as they become repurposed, are to be incorporated into the fabric of their communities. The repurposing of the Property from its golf uses, as described herein and in associated documents, is responsible, sensitive, and complimentary, and it is Applicants' belief that it will represent significant added value to Queensridge, surrounding neighborhoods, and the City of Las Vegas.

The Applicants retained a renowned golf course architect, who is very familiar with the national and local golf marketplaces, to evaluate and advise the Applicants of the status of the Badlands Golf Course, in particular, and the Las Vegas golf marketplace, in general. Applicants learned that nationally golf is severely struggling with a very large supply/demand imbalance, and Las Vegas is no exception. Nationally there were approximately 8,100,000 fewer golfers in 2015 than 2000 with a large portion of those being core (regular) golfers. Interestingly, some quotes from **Bloomberg Businessweek** article, "*How Golf is Stuck in the Rough*", dated June, 2014 are:

- "Golf is suffering from an exodus of players, and courses are closing. The number of golfers has dropped 24 percent from its peak in 2002 … in 2013 alone the game lost 1.1 million players."
- "The baby boomers were supposed to be the salvation of golf…but they have yet to take up the slack."
- "Those sticking with the sport are playing fewer rounds. U.S. golfers played a total of 462 million rounds last year … That was the fewest since 1995. …All the people under 35 are leaving the game."
- "…research shows the number of golfers today is lower than in 1990, even though the U.S. population is 27 percent greater."
- "…Master's this spring (2014), only 7.8% of U.S. television households tuned in – the tournament's lowest TV rating since 2004…that was a 24% decline from the 2013 finale."
- "**The bottom line:** As young people seek faster-moving fun, only 14 new golf courses opened up in the U.S. last year while almost 160 shut down."

Southern Nevada courses are financially struggling/many underperforming. Experts have opined that Las Vegas has five to eight more golf courses than the market can possibly support.

<u>The Badlands Golf Course</u>

The golf course consumes approximately 245,000,000 gallons of water a year. This is especially concerning due to the extended severe drought conditions being experienced in the western USA. Further, the golf course is struggling with substantially increased costs in virtually every category, low green fees due to large over supply in the marketplace, carrying costs, significant subsidization of water and many millions of dollars needed for deferred maintenance and

PRJ-63491
02/29/16
GPA-63599 and ZON-63601

capital expenditures. These expenditures would be required to repair, rehab and/or replace the course's greens, tees, landscaping, very significant irrigation infrastructure, equipment and clubhouse, all in order to stay relevant, that is, to be competitive, operationally efficient and contemporary. The Applicants believe that given these burdens, the golf course was destined for closure and the property destined to be repurposed.

Looking Forward

The Applicants' affiliated entities are the largest single owners of homes, lots and condominiums in Queensridge and One Queensridge Place. In addition, Applicants have built 40 custom homes in Queensridge as well as 219 Units in One Queensridge Place. It was anticipated that if Applicants did not purchase the Property, the likelihood is that conventional home builders would have done so; and then proceeded to attempt to build it out pursuant to its existing R-PD7 zoning (up to 7.49 DU's per acre), with development spread throughout the Property. The Applicants had both the motivation and a personal sense of obligation not just to protect their properties' values but the value of the properties of their many Queensridge friends and neighbors. Consequently, Applicants essentially felt "forced" to purchase the golf course's ownership entity, paying a very significant premium to do so.

Rather than leaving the land that was used as golf course lay dormant and devalue the adjacent Queensridge properties, the implementation of the 2016 Master Plan with the approval of the requested GPA and Rezonings, will collectively enhance the value of the individual adjacent properties, as well as that of the overall Queensridge neighborhood.

With the advent of newer communities, Queensridge has "*lost its edge*", it is no longer known as "*the place to be*"; The Ridges in Summerlin and its various neighborhoods have positioned themselves to have that cache and therefore Queensridge's property values have not kept pace. Implementing the 2016 Master Plan, with its approximate $1.5 billion investment together with its new and varied residential offerings, will bring a substantial renewed energy, awareness, excitement and value to Queensridge and One Queensridge Place.

Security of the Property Security

Security is a major concern for all property owners everywhere. Queensridge is no exception. Queensridge North and South have been severely impacted with home and auto break-ins and thefts over the last several years. It is possible that some of the public courses patrons are thieves scouting adjacent properties for their day and/or night time exploits. The closure of the course will also enhance security since access for those thieves coming through Charleston and Hualapai drainage culverts and/or over the 5-6' walls will be eliminated.

PRJ-63491
02/29/16

Conclusion

The implementation of the 2016 Master Plan, with its very large Estate Lots, large custom homes, preserve areas, thousands of additional trees, enhanced landscape areas and Luxury Multi Family development with a variety of offerings, will produce an environment like no other in the Las Vegas Valley.

Importantly, the economic benefits, such as jobs, property tax increases, sales tax revenues, and the commerce generated from the land development and home building are all very meaningful to the overall community. The Economic and Fiscal Benefits Study, prepared by respected local financial analyst/economist John Restrepo, is included with the 2016 Master Plan materials and discusses these economic benefits in detail.

Thank you in advance for the City's consideration of these GPA and Rezoning requests. We look forward to working with the City and our neighbors in bringing the repurposed uses of the Property, as reflected in the 2016 Master Plan and commensurate with these GPA and Rezoning designations, to fruition.

180 Land Co LLC, Seventy Acres LLC and Fore Stars Ltd.
Nevada limited liability companies

By: EHB Companies LLC
a Nevada limited liability company
Its: Manager

By: _____, for
Name: Yohan Lowie
Its: Manager
Date: 2/26/16

Exhibits:

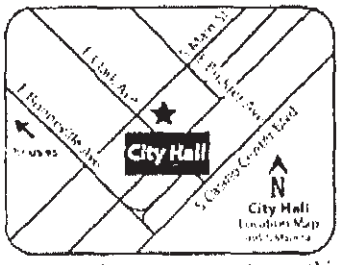
1	Parcel Map
2	Zoning Verification Letter
3	2016 Master Plan Development Areas

PRJ-63491
02/29/16

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

PRSRT
FIRST CLASS MAIL
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-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

Case: GPA-63599
13831314010
AHLERS FAMILY TRUST
AHLERS HERMAN A & DONNA TRS
9731 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8702

113 BRDGNP1 89145

Apr 04 16 03:13p Confidential 7023410062 p.1

53-54P

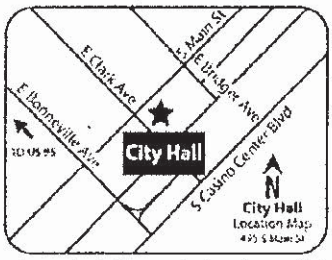
p.1

7022332520

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

APR 4 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.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

Case: GPA-63599

13831419039
LEE R K FAMILY TRUST
LEE ROBIN D & KATHLEEN J TRS
9808 ROYAL LAMB DR
LAS VEGAS NV 89145-8662

RL

Apr 04 16 09:58p

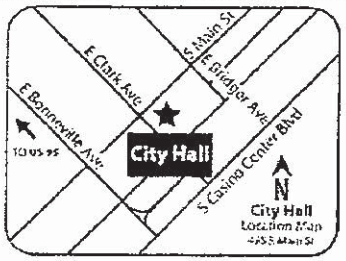
113 BRDGNP1 89145

53-54P

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 4 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.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

Case: GPA-63599
13831815006
ODDO FAMILY TRUST 2012
ODDO DEBRA TRS
1001 SECRET GARDEN ST
LAS VEGAS NV 89145-8697

119 BRDGNP1 89145

53-54P

Donald R. Bocci

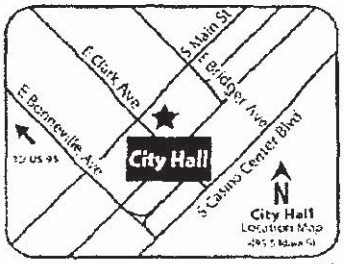
702-240-8602

p.1

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

Case: GPA-63599
13831611019
BOCCI DONALD & D 1989 REV LIV TR
BOCCI DONALD R TRS
300 TUDOR ROSE CT
LAS VEGAS NV 89145-8681

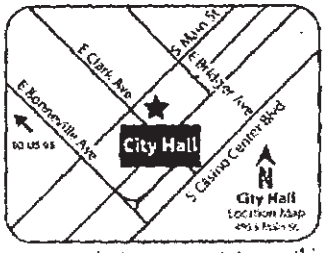
89145

53-54P

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

APR 4 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: GPA-63599
13831420003
CURTIS KEVIN L & LORIE L
9704 ROYAL LAMB DR
LAS VEGAS NV 89145-8660

☐ I SUPPORT this Request ☒ I OPPOSE this Request

There is already too much traffic around Rampart and Alta!

Please use available blank space on card for your comments.

GPA-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

113 BRDCNP1 89145

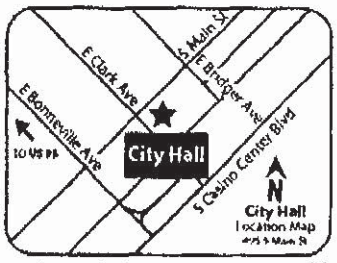
702-464-7499

53-54P

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

PRSRT
FIRST CLASS MAIL
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-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

Case: GPA-63599
13831314008
ROESENER & WENGER-ROESENER
ROESENER DALE W TRS
9811 ORIENT EXPRESS CT
LAS VEGAS NV 89145-8703

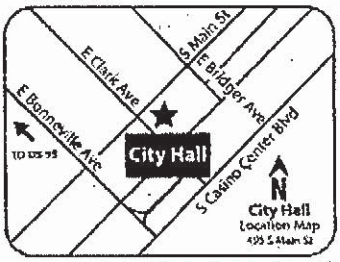
113 BRDGNP1 89145

53-54P

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

PRSRT
FIRST CLASS MAIL
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-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

Case: GPA-63599
13831416016
JIA JIA U S A L L C
2600 S RAINBOW BLVD #211
LAS VEGAS NV 89146

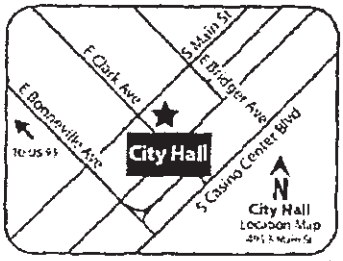
71 BRDGNP1 89146

53-54P

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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-63599 & ZON-63601 [PRJ-63491]

Planning Commission Meeting of 4/12/2016

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

Case: GPA-63599

13831214035
KOST RICHARD T & SALLY A LIV TR
9813 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8678

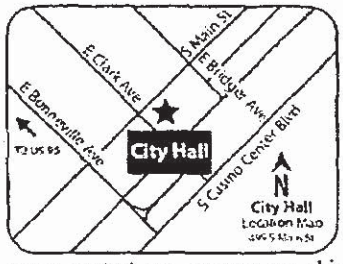
1 1 3 BRIDGE 1 89145

53-54P

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

PRSRT
FIRST CLASS MAIL
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-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

Case: GPA-63599
13831214035
KOST RICHARD T & SALLY A LIV TR
9813 QUEEN CHARLOTTE DR
LAS VEGAS NV 89145-8678

113 BRDGNP1 89145

7025620164 p.1

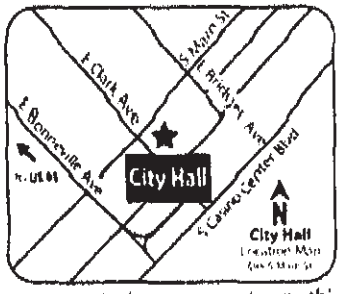
Apr02 17 01:10p 7025620164

53-54P

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

113 BRDCHP1 89145

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

Case: GPA-63599
13831812034
MALZMAN IRWIN C FAMILY TRUST
MALZMAN IRWIN C TRS
9332 FONTAINBLEU DR
LAS VEGAS NV 89145-8653

53-54P

RECEIVED

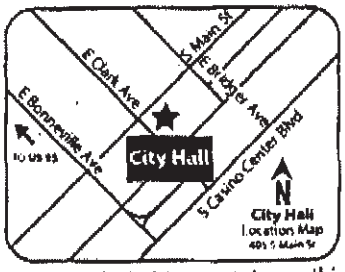
APR 5 2016

City of Las Vegas
Dept. of Planning

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

The general plan and existing zoning are a commitment from the city to its residents. The builder knew the zoning when he bought it. The city needs to support its voters, not predatory developers

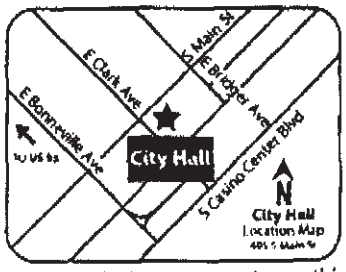
Case: GPA-63599
13832213061
HORWITZ DAVID L & G REV LIV TR
HORWITZ DAVID L & GLORIA TRS
9101 ALTA DR #702
LAS VEGAS NV 89145

113 BRDGNP1 89145

53-54P

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-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

RECEIVED

APR 5 2016

City of Las Vegas
Dept. of Planning

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

The general plan and existing zoning are a commitment from the city to its residents. The builder knew the zoning when he bought it. The city needs to support its voters, not predatory developers

Case: GPA-63599
13832213061
HORWITZ DAVID L & G REV LIV TR
HORWITZ DAVID L & GLORIA TRS
9101 ALTA DR #702
LAS VEGAS NV 89145

53-54P

Telephone Protest/ Approval Log

Meeting Date: 04/12/2016 PC **Case Number:** GPA-63599
ZON-63601

Date: 04/04/2016
Name: Phyllis Binion
Address: 9831 Orient Express Ct
L.V. NV. 89145
Phone: (702) 932-2416

[X] **PROTEST** [ ] **APPROVE**

Date: 04/04/2016
Name: Dominic Polizzotto
Address: Charlie Barn West LLC
3605 S. Town Center Dr Ste A
Phone: (702) 240-2655

[X] **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**

53-54 P

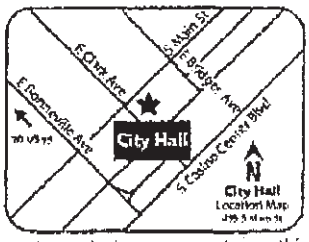
RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

OPPOSED TO 3000 CONDOS + APT ON THIS PARCEL - HAS ANYONE DONE A TRAFFIC STUDY AND WHAT HAPPENS TO THE WILDLIFE ENVIRONMENTAL IMPACT STUDY ???

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

PRSRT
FIRST CLASS MAIL
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: GPA-63599
13831413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

7 UNITS PER ACRE TO 3060 UNITS!!!

53-54P

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

Please note the fax number circled above I have forwarded to the City Clerk. Thank you Gina Brown 702-229-6405

THIS WAS GOLF OR PARKLAND AND NOW TO WHO KNOWS HOW MANY HOMES ARE TO BE BUILT. WHAT IS THE EFFECT ON WILDLIFE - AND TRAFFIC ANY ENVIRONMENTAL STUDY OR TRAFFIC STUDY THAT WILL EFFECT PRESENT RESIDENTS!!!

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



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: MOD-63600
13831413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

THIS ENTIRE DEVELOPMENT PROJECT AS PROPOSED BY EHB CORP. IS LUDICRIS ON SO MANY LEVELS. THE LOGISTICS I.E. redirecting a natural wash, egress and ingress into said Properties rezoning of current school districts ALONE ARE IMPOSSIBLE! NOT TO MENTION THE PROPOSITION TO DEVELOP A COMMUNITY WITHIN AN EXISTING COMMUNITY THAT IS SOMEHOW SEPERATE AND AUTONOMOU FROM THE EXISTING COMMUNITY & ITS HOA AND YET ALSO DEPENI UPON IT FOR ENTERANCE / EXIT. HOW??!

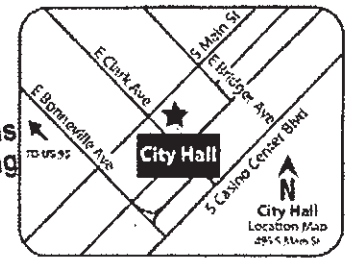
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

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: GPA-63599

13831812014
FABER MONICA T
9301 FONTAINBLEU DR
LAS VEGAS NV 89145-8652

☐ I SUPPORT this Request

☒ I OPPOSE this Request STRONGLY!

Please use available blank space on card for your comments. EHB. EXPECTS HOMEOWNERS TO WILLINGLY LOWER THEIR HOME VALUE THEIR QUALITY OF LIVING AND THEIR CHILDRENS EDUCATION? NO WAY!!

GPA-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

53-54P

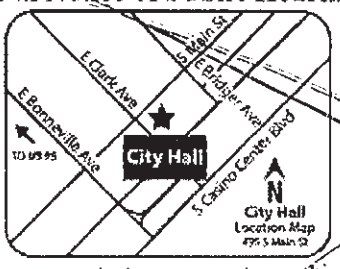
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

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.

EHB. WANTS TO STEAMROLL EXISTING HOMEOWNERS, LOWER THE QUALITY OF LIVING ON A GOLF COURSE, HOME VALUES AND TAX AN ALREADY OVERCROWDED SCHOOL ZONE (or rezone TO MUCH LOWER QUALITY SCHOOLS?)! THEY WANT TO REDIRCT A NATURAL WASH AND PROPOSE TO DEVELOP AN AUTONOMOUS & SEPERATE COMMUNITY WITHIN AN ALREADY EXISTING COMMUNITY & YET NOT ABIDE BY THE HOA IN PLACE. HOW IS THIS POSSIBLE? IF ALLOWED TO PROCEED, WATCH OUT FOR THE SAME DEVELOPMENT IN OTHERS (i.e. Spanish Trails Red Rock...)

Case: MOD-63600

13831812014
FABER MONICA T
9301 FONTAINBLEU DR
LAS VEGAS NV 89145-8652

☐ I SUPPORT this Request

☒ I OPPOSE this Request STRONGLY!

Please use available blank space on card for your comments.

MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

113 BRDGNP1 89145

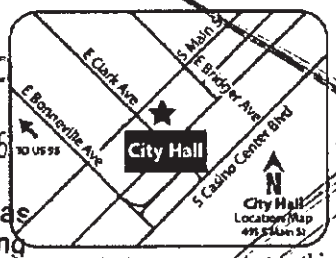
THIS WAS GOLF OR PARKLAND AND NOW TO WHO KNOWS HOW MANY HOMES ARE TO BE BUILT. WHAT IS THE EFFECT ON WILDLIFE - AND TRAFFIC ANY ENVIRONMENTAL STUDY OR TRAFFIC STUDY THAT WILL EFFECT PRESENT RESIDENTS!!!

PRSRT.
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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

RECEIVED
APR 4 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.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

Case: MOD-63600
13831413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

113 BRDGNF1 89145

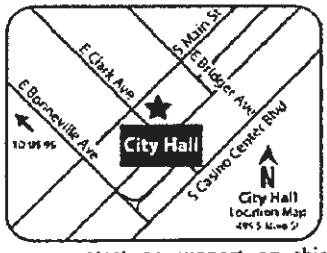
OPPOSED TO 3000 CONDOS + APT ON THIS PARCEL - HAS ANYONE DONE A TRAFFIC STUDY AND WHAT HAPPENS TO THE WILDLIFE ENVIRONMENTAL IMPACT STUDY ???

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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

RECEIVED
APR 4 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.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

Case: GPA-63599
13831413022
ALLISON FAMILY TRUST
ALLISON SANFORD L & MARIE T TRS
9816 MISS PEACH AVE
LAS VEGAS NV 89145-8644

7 UNITS PER ACRE TO 3060 UNITS!!!

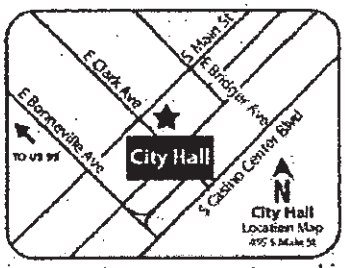
113 BRDGNF1 89145

53-54P

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 4 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.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

Case: GPA-63599
13831417007
P K S TRUST
STROMER PHILLIP & KATHERINE TRS
912 SIR JAMES BRIDGE WAY
LAS VEGAS NV 89145-8665

113 BRDGNP1 89145

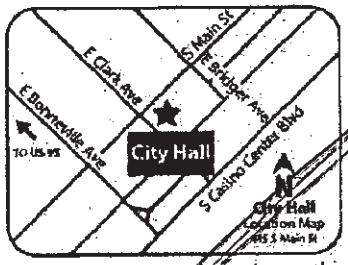
53-54P

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

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

PRSRT
FIRST CLASS MAIL
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.

MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

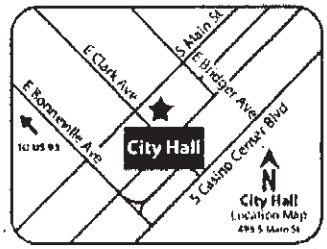
Case: MOD-63600
13831417007
P K S TRUST
STROMER PHILLIP & KATHERINE TRS
912 SIR JAMES BRIDGE WAY
LAS VEGAS NV 89145-8665

BRDGNP1

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 4 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: GPA-63599
13832213037
FORRESTER NORMAN MCCCLAVE
FORRESTER NORMAN M TRS
P O BOX 3222
PALM DESERT CA 92261-3222

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

53-54P

SB BRDGNP1 92261

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 4 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: MOD-63600
13832213037
FORRESTER NORMAN MCCCLAVE
FORRESTER NORMAN M TRS
P O BOX 3222
PALM DESERT CA 92261-3222

☐ I SUPPORT this Request ☒ I OPPOSE this Request

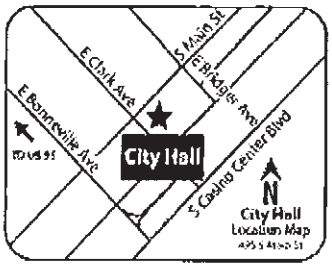
Please use available blank space on card for your comments.
MOD-63600 & DIR-63602 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

SB BRDGNP1 92261

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

PRSRT
FIRST CLASS MAIL
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-63599 & ZON-63601 [PRJ-63491]
Planning Commission Meeting of 4/12/2016

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

Case: GPA-63599
13831311017
BRESEE DARREN
9821 WINTER PALACE DR
LAS VEGAS NV 89145-8639

113 BRDCNF1 89145

53-54A

City of Las Vegas Agenda Item No.: **54.**

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

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

SUBJECT:
ZON-63601 - REZONING RELATED TO MOD-63600 AND GPA-63599 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for a Rezoning FROM: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) TO: R-E (RESIDENCE ESTATES) AND R-4 (HIGH DENSITY RESIDENTIAL) ON 248.79 ACRES AND FROM: PD (PLANNED DEVELOPMENT) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 2.13 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-702-002; 138-31-801-002 and 003; 138-32-202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-63491]. Staff has NO RECOMMENDATION.

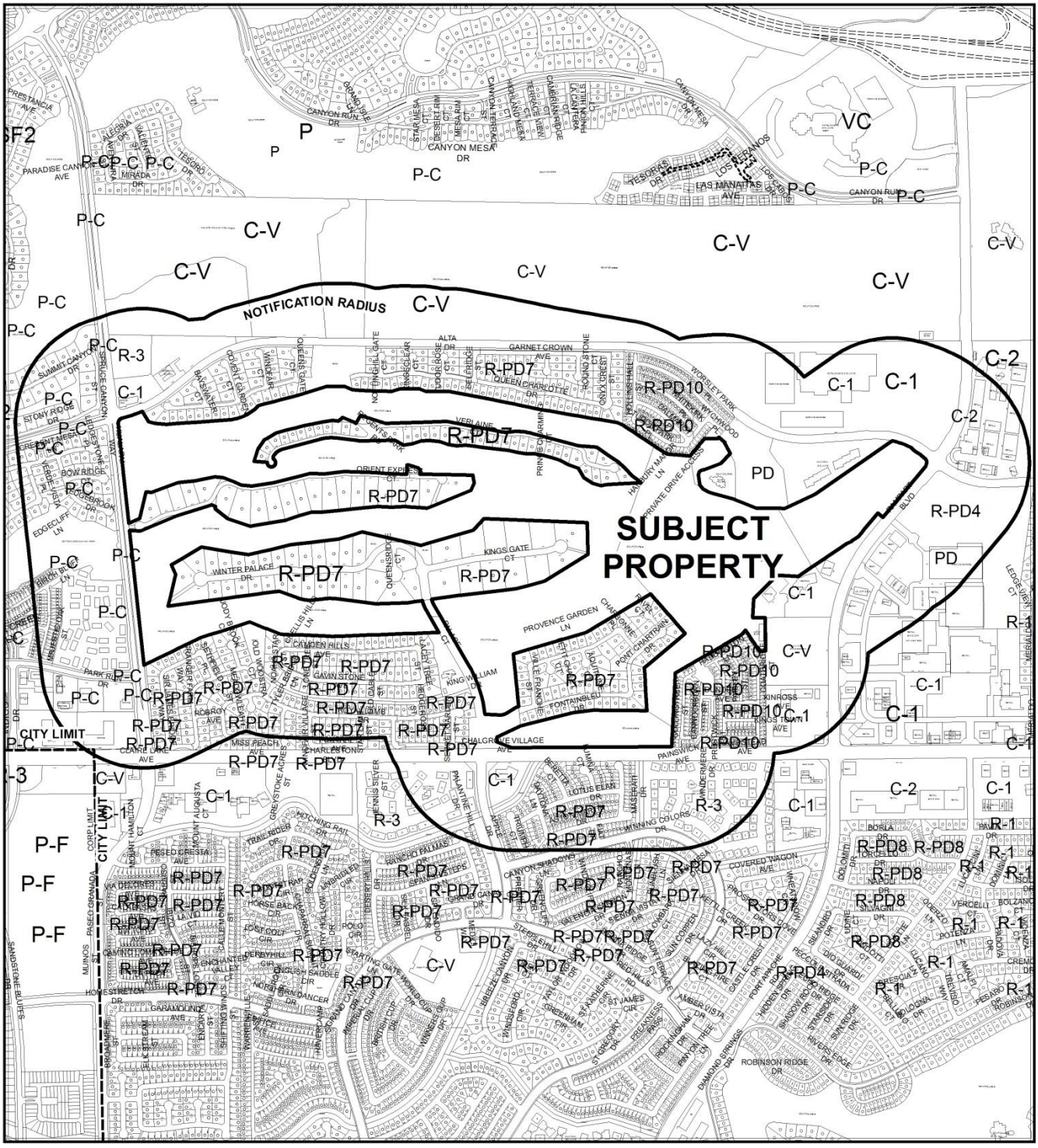
C.C.: 5/18/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**18**	**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-63601 and DIR-63602 [PRJ-63491]
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 1,000 2,000 Feet

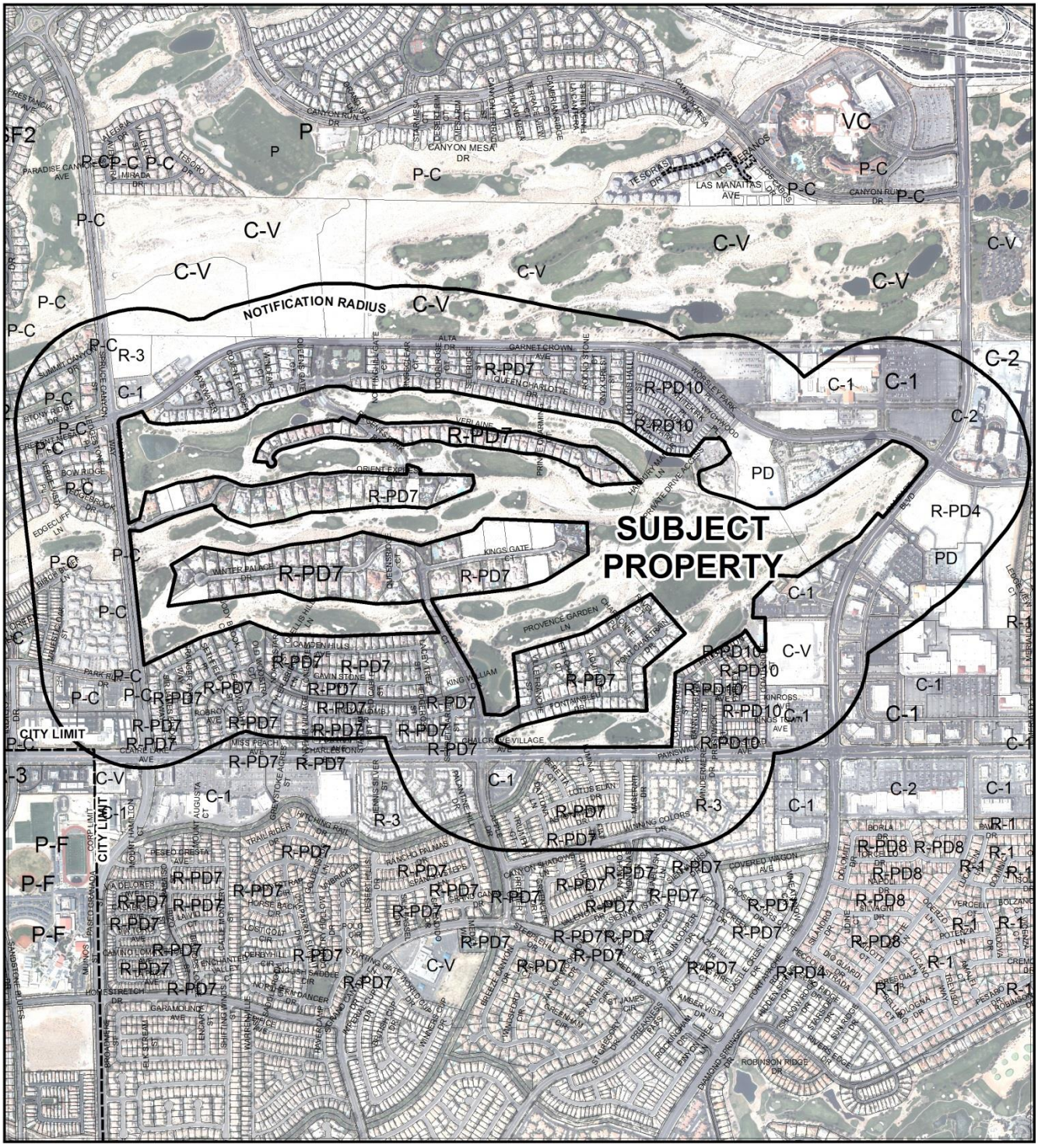
N

CASE: **ZON-63601 AND DIR-63602 (PRJ-63491)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) AND PD (PLANNED DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND R-4 (HIGH DENSITY RESIDENTIAL)



CASE: **ZON-63601 AND DIR-63602 (PRJ-63491)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) AND PD (PLANNED DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND R-4 (HIGH DENSITY RESIDENTIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-63601** APN: 138-31-702-002; 138-31-801-002

Name of Property Owner: 180 Land Co LLC

Name of Applicant: 180 Land Co 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: _____

EHB COMPANIES LLC, ITS MANAGER

Signature of Property Owner: _____

Print Name: FRANK PANKRATZ, ITS MANAGER

Subscribed and sworn before me

This 25TH day of FEBRUARY, 2016

_____
Notary Public in and for said County and State

KATHLEEN K MOMOT
Notary Public, State of Nevada
Appointment No. 14-15293-1
My Appt. Expires Oct. 24, 2018

PRJ-63491
02/29/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-63601 APN: 138-32-301-005; 138-32-301-006

Name of Property Owner: Seventy Acres LLC

Name of Applicant: Seventy Acres 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: EHB COMPANIES LLC, its MANAGER

Print Name: FRANK PANKRATZ, its MANAGER

Subscribed and sworn before me

This 25th day of February, 2016

Notary Public in and for said County and State

KATHLEEN K MOMOT
Notary Public, State of Nevada
Appointment No. 14-15293-1
My Appt. Expires Oct. 24, 2018

PRJ-63491
02/29/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-63601** APN: 138-32-202-001;

Name of Property Owner: Fore Stars, Ltd

Name of Applicant: Fore Stars, Ltd.

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: EHB COMPANIES, LLC, its MANAGER

Print Name: FRANK PANKRATZ, its MANAGER

Subscribed and sworn before me

This 25th day of FEBRUARY, 2016

Notary Public in and for said County and State

KATHLEEN K MOMOT
Notary Public, State of Nevada
Appointment No. 14-15293-1
My Appt. Expires Oct. 24, 2018

PRJ-63491
02/29/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING

Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta

Project Name Peccole Ranch Master Plan 250.92 Acres **Proposed Use**

Assessor's Parcel #(s) 138-32-202-001 **Ward #** 2

General Plan: existing PROS proposed H **Zoning:** existing PD proposed R-4

Commercial Square Footage **Floor Area Ratio**

Gross Acres 2.13 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Fore Stars, Ltd. **Contact** Frank Pankratz

Address 1215 South Fort Apache, Suite 120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address

APPLICANT Fore Stars, Ltd. **Contact** Frank Pankratz

Address 1215 South Fort Apache, 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, 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* EHB Companies LLC, its mgr.
By Frank Pankratz, its Mgr.

*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 25 day of February, 20 16.

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-63601
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-63491
02/25/16

Revised 10/27/08

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING

Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta

Project Name Peccole Ranch Master Plan 250.92 Acres **Proposed Use**

Assessor's Parcel #(s) 138-32-31-006; 138-32-301-005 **Ward #** 2

General Plan: existing PROS proposed H **Zoning:** existing R-PD7 proposed R-4
(47.59 Ac) of 138-32-301-006 and 138-32-301-005 from PROS to H

Commercial Square Footage **Floor Area Ratio**

Gross Acres 70.52 **Lots/Units** 3 **Density**

Additional Information (5.44 Ac) of 138-32-301-006 from R-PD7 to R-E; (47.59 Ac) of 138-32-301-006 from R-PD7 to R-4 and 138-32-301-005 (17.49 Ac) from R-PD7 to R-4

PROPERTY OWNER Seventy Acres LLC **Contact** Frank Pankratz
Address 1215 South Fort Apache, Suite 120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931
City Las Vegas **State** Nevada **Zip** 89117
E-mail Address

APPLICANT Seventy Acres LLC **Contact** Frank Pankratz
Address 1215 South Fort Apache, 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, 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* EHB Companies, LLC, Its Mgr
By Frank Pankratz, Its Mgr

*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 25 day of February, 2016.

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-63601
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-63491
02/25/16

Revised 10/27/08

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING

Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta

Project Name Peccole Ranch Master Plan 250.92 Acres **Proposed Use** _____

Assessor's Parcel #(s) 138-31-702-002; 138-31-801-002 **Ward #** 2

General Plan: existing PROS proposed DR **Zoning:** existing R-PD7 proposed R-E

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

Gross Acres 178.27 **Lots/Units** 2 **Density** _____

Additional Information _____

PROPERTY OWNER 180 Land Co LLC **Contact** Frank Pankratz

Address 1215 South Fort Apache, Suite 120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address _____

APPLICANT 180 Land Co LLC **Contact** Frank Pankratz

Address 1215 South Fort Apache, 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, 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* EHB COMPANIES LLC, its MANAGER BY FRANK PANKRATZ as Manager

*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 25 day of February, 20 16.

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-63601
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

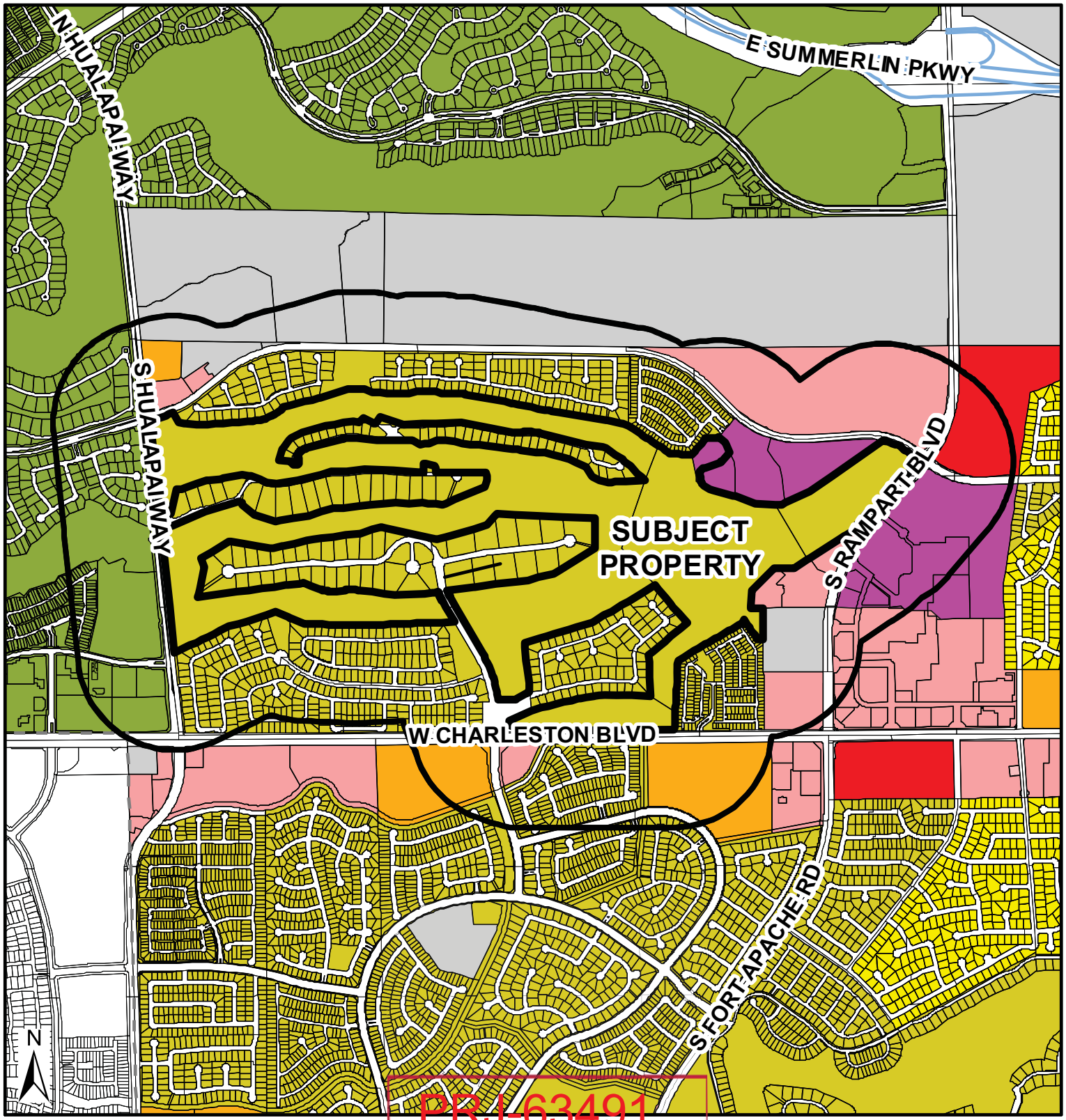
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-63491
02/25/16

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

Revised 10/27/08

ZON-63601



PRJ-63491
03/16/16

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-E AND FROM PD TO R-4

- 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, March 10, 2016

City of Las Vegas Agenda Item No.: **55.**

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

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

SUBJECT:
DIR-63602 - DIRECTOR"S BUSINESS RELATED TO MOD-63600 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for a Development Agreement between 180 Land Co. LLC, et al. and the City of Las Vegas on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-31-702-002; 138-31-801-002 and 003; 138-32-202-001; and 138-32-301-005 and 007), Ward 2 (Beers) [PRJ-63491]. Staff has NO RECOMMENDATION.

C.C.: 5/18/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**23**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Staff Report
3. Supporting Documentation
4. Development Agreement

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: DIR-63602 - DIRECTOR'S BUSINESS RELATED TO MOD-63600 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC, ET AL

*** ITEM REQUESTED TO BE HELD IN ABEYANCE TO THE MAY 10, 2016 PLANNING COMMISSION MEETING, STAFF REPORT PENDING***

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **DIR-63602** APN: 138-31-702-002; 138-31-801-002

Name of Property Owner: 180 Land Co LLC

Name of Applicant: 180 Land Co 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: _____

EHB COMPANIES LLC, ITS MANAGER

Signature of Property Owner: _____

Print Name: FRANK PANKRATZ, ITS MANAGER

Subscribed and sworn before me

This 25TH day of FEBRUARY, 2016

_____
Notary Public in and for said County and State

KATHLEEN K MOMOT
Notary Public, State of Nevada
Appointment No. 14-15293-1
My Appt. Expires Oct. 24, 2018

PRJ-63491
02/29/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **DIR-63602** APN: 138-32-301-005; 138-32-301-006

Name of Property Owner: Seventy Acres LLC

Name of Applicant: Seventy Acres 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: EHB COMPANIES LLC, its MANAGER

Print Name: FRANK PANKRATZ, its MANAGER

Subscribed and sworn before me

This 25th day of February, 2016

Notary Public in and for said County and State

KATHLEEN K MOMOT
Notary Public, State of Nevada
Appointment No. 14-15293-1
My Appt. Expires Oct. 24, 2018

PRJ-63491
02/29/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **DIR-63602** APN: 138-32-202-001;

Name of Property Owner: Fore Stars, Ltd

Name of Applicant: Fore Stars, Ltd.

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: _____

EHB COMPANIES, LLC, its MANAGER

Signature of Property Owner: _____

Print Name: FRANK PANKRATZ, its MANAGER

Subscribed and sworn before me

This 25th day of February, 2016

Kathleen K Momot

Notary Public in and for said County and State

KATHLEEN K MOMOT
Notary Public, State of Nevada
Appointment No. 14-15293-1
My Appt. Expires Oct. 24, 2018

PRJ-63491
02/29/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: DEVELOPMENT AGREEMENT

Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta

Project Name 2016 Peccole Ranch Master Plan **Proposed Use**

Assessor's Parcel #(s) 138-32-202-001 **Ward #** 2

General Plan: existing PROS **proposed** H **Zoning: existing** PD **proposed** R-4

Commercial Square Footage **Floor Area Ratio**

Gross Acres 2.13 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Fore Stars, Ltd. **Contact** Frank Pankratz

Address 1215 South Fort Apache, Suite 120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address Frank@ehbcompanies.com

APPLICANT Fore Stars, Ltd. **Contact** Frank Pankratz

Address 1215 South Fort Apache, 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, 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* EHB Companies LLC, its MANAGER
BY: FRANK PANKRATZ, its MGR

*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 25 day of February, 20 16.

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 #	DIR-63602
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.

DR-16-3491
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: DEVELOPMENT AGREEMENT

Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta

Project Name 2016 Peccole Ranch Master Plan **Proposed Use**

Assessor's Parcel #(s) 138-32-301-006; 138-32-301-005 **Ward #** 2

General Plan: existing PROS proposed H **Zoning:** existing R-PD7 proposed R-4

Commercial Square Footage **Floor Area Ratio**

Gross Acres 70.52 **Lots/Units** 3 **Density**

Additional Information (5.44 Ac) of 138-32-301-006 to be newly created GP PROS to DR; Zoning R-PD7 to R-E

PROPERTY OWNER Seventy Acres LLC **Contact** Frank Pankratz

Address 1215 South Fort Apache, 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, 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, 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* EHB COMPANIES, ITS MANAGER BY FRANK PANKRATZ AS MANAGER

*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 25 day of February, 20 16.

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 #	DIR-63602
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-63491
02/25/16

Revised 10/27/08

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: DEVELOPMENT AGREEMENT

Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta

Project Name 2016 Peccole Ranch Master Plan **Proposed Use** _____

Assessor's Parcel #(s) 138-31-801-002; 138-31-702-002 **Ward #** 2

General Plan: existing PROS proposed DR **Zoning:** existing R-PD7 proposed R-E

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

Gross Acres 178.27 **Lots/Units** 2 **Density** _____

Additional Information _____

PROPERTY OWNER 180 Land Co LLC **Contact** Frank Pankratz

Address 1215 South Fort Apache, Suite 120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

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

E-mail Address Frank@ehbcompanies.com

APPLICANT 180 Land Co LLC **Contact** Frank Pankratz

Address 1215 South Fort Apache, 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, 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* EHB COMPANIES LLC MANAGER
BY FRANK PANKRATZ, ITS MANAGER

*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 25 day of February, 20 16.

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 #	DIR-63602
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-63491
02/29/16

Revised 10/27/08

S:\Report\Application Packet\Application Form.pdf

DEVELOPMENT AGREEMENT

FOR

THE TWO FIFTY

PRJ-63491
03/17/16

DIR-63602

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2016 by and between the **CITY OF LAS VEGAS**, a municipal corporation of the State of Nevada ("City") and **180 LAND COMPANY LLC,** a Nevada limited liability company ("Master Developer"). The City and Master Developer are sometimes individually referred to as a "Party" and collectively as the "Parties".

RECITALS

A. City has authority, pursuant to NRS Chapter 278 and Title 19 of the Code, to enter into development agreements such as this Agreement, with persons having a legal or equitable interest in real property to establish long-range plans for the development of such property.

B. Seventy Acres LLC, a Nevada limited liability company ("Seventy Acres"), Fore Stars, LTD., a Nevada limited liability company ("Fore Stars") and 180 Land Co LLC, a Nevada limited liability company ("180 Land") are the owners (Seventy Acres, Fore Stars and 180 Land each individually an "Owner" and collectively the "Owners") of the Property described on **Exhibit "A"** attached hereto (collectively the "Property").

C. The Property is the land on which the golf course, known as the Badlands, is currently operated. The golf course will be closed and the land repurposed in a manner that is complementary to the adjacent uses with very large estate lots with custom homes and with luxury multifamily development.

D. The Property is divided into four (4) development areas, totaling two hundred fifty and ninety-two hundredths (250.92) acres (hereinafter referred to as “The Two Fifty”), as shown on **Exhibit "B"** attached hereto.

E. A Major Modification to the 1990 Approved Peccole Ranch Master Plan has been submitted concurrent with this Agreement (and is attached hereto as **Exhibit “C”)** to allow for the repurposed uses on the Property**.**

F. The Parties desire to enter into a Development Agreement for the development of the Property in phases and in conformance with the requirements of NRS Chapter 278, and as otherwise permitted by law.

G. Seventy Acres and Fore Stars irrevocably appoint Master Developer to act for and on behalf of Seventy Acres and Fore Stars, as their agent, to do all things necessary to fulfill Seventy Acres,

PRJ-63491
03/17/16

DIR-63602

Fore Stars and Master Developer's obligations under this Agreement.

H. The first phase of the multifamily development shall be on seventeen and forty-nine hundredths (17.49) acres of land at the southwest corner of Alta Drive and Rampart Boulevard ("Development Area 1") as shown on **Exhibit "B"** attached hereto.

I. The remainder of the Property shall be developed as the market demands, in accordance with this Agreement, and at the sole discretion of Master Developer.

J. The Parties acknowledge that this Agreement will (i) promote the health, safety and general welfare of City and its inhabitants, (ii) minimize uncertainty in planning for and securing orderly development of the Property and surrounding areas, (iii) ensure attainment of the maximum efficient utilization of resources within City at the least economic cost to its citizens, and (iv) otherwise achieve the goals and purposes for which the laws governing development agreements were enacted.

K. The Parties further acknowledge that this Agreement will provide the owners of adjacent properties with the assurance that the development of the Property will be compatible and complimentary to the existing adjacent developments in accordance with the Two Fifty Design Guidelines ("Design Guidelines") attached hereto as **Exhibit "D"**.

L. As a result of the development of the Property, City will receive needed jobs, sales and other tax revenues and significant increases to its real property tax base. City will additionally receive a greater degree of certainty with respect to the phasing, timing and orderly development of the Property by a developer with significant experience in the development process.

M. Master Developer desires to obtain reasonable assurances that it may develop the Community in accordance with the terms, conditions and intent of this Agreement. Master Developer's decision to enter into this Agreement and commence development of the Community is based on expectations of proceeding and the right to proceed with the Community in accordance with this Agreement and the Applicable Rules.

N. Master Developer further acknowledges that this Agreement was made a part of the record at the time of its approval by the City Council and that Master Developer agrees without protest to the requirements, limitations, and conditions imposed by this Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals, the promises and covenants

PRJ-63491
03/17/16
DIR-63602

contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

SECTION ONE

DEFINITIONS

For all purposes of this Agreement, except as otherwise expressly provided or unless the context otherwise requires, the following terms shall have the following meanings:

"Affiliate" of any person means (a) any other Person directly or indirectly controlling or controlled by or under direct or indirect common control with such Person and (b) any other Person that beneficially owns at least fifty percent (50%) of the voting common stock or partnership interest or limited liability company interest, as applicable, of such Person. For the purposes of this definition, "control" when used with respect to any Person, means the power to direct the management and policies of such Person, directly or indirectly, whether through the ownership of voting securities, partnership interests, by contract or otherwise; and the terms "controlling" or "controlled" have meanings correlative to the foregoing.

"Agreement" means this development agreement and at any given time includes all addenda and exhibits incorporated by reference and all amendments which hereafter are duly entered into in accordance with the terms of this Agreement.

"Applicable Rules" means and refers to:

(a) The provisions of the Code and all other uniformly-applied City rules, policies, regulations, ordinances, laws, general or specific, which were in effect on the Effective Date;

(b) This Agreement;

(c) The Design Guidelines; and

(d) The term "Applicable Rules" does not include:

(i) Any ordinances, laws, policies, regulations or procedures adopted by a governmental entity other than City;

(ii) Any fee or monetary payment prescribed by City ordinance which is uniformly applied to all development and construction subject to the City's jurisdiction; or

(iii) Any applicable state or federal law or regulation.

“Authorized Designee” means any person or entity authorized in writing by Master Developer to

PRJ-63491
03/17/16

DIR-63602

make an application to the City for an Entitlement Request on the Property.

"Building Codes" means the development of the Community shall be subject to the Building Codes and Fire Codes in effect at the time of issuance of the permit for the particular development activity.

"CCRFCD" means the Clark County Regional Flood Control District.

"CCSD" means the Clark County School District.

"Certificate of Occupancy or C of O" means that certificate issued by the Building Official pursuant to the *City of Las Vegas Administrative Code,* often after issuance of a TCO, authorizing the final occupancy of buildings and structures or portions thereof after the Building Official has inspected the building or structure and has found no violations of the provisions of that code or other laws which are enforced by the enforcement agency.

"City" means the City of Las Vegas, together with its successors and assigns.

"City Council" means the Las Vegas City Council.

"City Infrastructure Improvement Standards" means in their most recent editions and with the most recent amendments adopted by the City, the Standard Drawings for Public Works Construction Off-site Improvements, Clark County, Nevada; Uniform Standard Specifications for Public Works Construction Off-site Improvements, Clark County, Nevada; Uniform Regulations for the Control of Drainage and Hydrologic Criteria and Drainage Design Manual, Clark County Regional Flood Control District; Design and Construction Standards for Wastewater Collection Systems of Southern Nevada; and any other engineering, development or design standards and specifications adopted by the City Council. The term includes standards for public improvements and standards for private improvements required under the UDC.

"City Manager" means the person holding the position of City Manager at any time or their designee.

“City Referral Group” means a group comprised of representatives of the Department of Planning & Development, the Department of Public Works, the Department of Building and Safety, the Department of Fire Services, the Department of Parks and Leisure Activities and any other city department or agency, as determined by the City Manager. The City Referral Group reviews and makes decisions on Site

PRJ-63491
03/17/16

DIR-63602

Development Plan Reviews within the Community.

"Code" means the Las Vegas Municipal Code, including all ordinances, rules, regulations, standards, criteria, manuals and other references adopted therein.

"Community" means the Property and any and all improvements provided for or constructed thereupon.

"Design Guidelines" means the document prepared by Master Developer, attached hereto as **Exhibit "D",** and reviewed and approved by City.

"Designated Builder" means any legal entity other than Owner(s) that owns any parcel of real property within the Community, whether prior to or after the Effective Date, provided that such entity is designated as such by Master Developer to City Manager in writing. For purposes of the Applicable Rules, the term "Designated Builder" is intended to differentiate between the Master Developer, Owner(s) and their Affiliates in their capacity as developer and land owner and any other entity that engages in the development of a structure or other improvements on a Development Parcel within the Community. A Designated Builder is not a Party to this Agreement and may not enforce any provisions herein, but upon execution and recordation of this Agreement, a Designated Builder may rely on and be subject to the land use entitlements provided for herein. Designated Builder will work closely with Master Developer to ensure the Community is developed in accordance with this Agreement.

"Development Parcels" means legally subdivided parcels of land within the Community that are intended to be developed or further subdivided.

"Development Area" means the four (4) separate development areas of the Property as shown on the Master Land Use Plan attached hereto as **Exhibit "B"**.

"Development Phase Map, Final" means any final map recorded on the Property after the recordation of this Agreement. The Phase Development Final Maps shall be in conformance to the Development Phase exhibit.

"Director of Planning" means the Director of the City's Department of Planning or their designee.

"Director of Public Works" means the Director of the City's Department of Public Works or their designee.

"DWR" means the State of Nevada Division of Water Resources.

PRJ-63491
03/17/16

DIR-63602

"Effective Date" means the date, on or after the adoption by City of an ordinance approving the execution of this Agreement, and the subsequent execution of this Agreement by the Parties, on which this Agreement is recorded in the Office of the County Recorder of Clark County. Each party agrees to cooperate as requested by the other party to cause the recordation of this Agreement without delay.

"Entitlement Request" means a request by Master Developer or its Authorized Designee for any land use approval including, without limitation, a tentative or final subdivision map and/or a Site Development Plan Review.

"Grading Plan, Master Rough" means a plan or plans prepared by a Nevada-licensed professional engineer, to:

(a) Specify areas where the Master Developer intends to perform rough grading operations;

(b) Identify existing elevations and features that are to be preserved within the Community and do so at a drawing scale not to exceed one hundred feet (100') per inch;

(c) Identify approximate future elevations and slopes of roadways, paseos, Development Parcels, open space, and drainage areas;

(d) Identify rough design elevations on a two hundred foot (200') grid, and at street intersections, at parcel boundaries, or more frequently;

(e) Identify locations and heights of potential stock piles; and

(f) Prior to issuance of any rough grading permit, the Director of Public Works may require an update to the Master Drainage Study to address the impacts of phasing or diverted flows if the Master Drainage Study does not contain sufficient detail for that permit.

The Master Rough Grading Plan shall be reviewed by the Director of Public Works for conformance to the grading and drainage aspects of the approved Master Drainage Study and the Director of Planning shall consider the plan for the aesthetic aspects of the plan.

"Grading Plan", which accompanies the Technical Drainage Study, means a detailed grading plan for a development site within the Community, created pursuant to the UDC, to further define the grading within residential or commercial subdivision sites as identified in the Master Rough Grading Plan to a level of detail sufficient to support construction drawings, in accordance with the CCRFCD Hydrologic

PRJ-63491
03/17/16
DIR-63602

Criteria and Drainage Design Manual.

"HOA or Similar Entity" means any unit-owners' association organized pursuant to NRS 116.3101, that is comprised of owners of residential dwelling units in the Community, or portions thereof, created and governed by a declaration (as defined by NRS 116.037), formed for the purpose of managing, maintaining and repairing all common areas transferred to it for such purposes.

"Investment Firm" means an entity whose main business is holding securities of other companies, financial instruments or property purely for investment purposes, and includes by way of example, and not limitation, Venture Capital Firms, Hedge Funds, and Real Estate Investment Trusts.

"LVVWD" means the Las Vegas Valley Water District.

"Master Developer" means 180 Land Company LLC, a Nevada limited liability company, and its successors and assigns as permitted by the terms of this Agreement.

"Master Drainage Study" means the comprehensive hydrologic and hydraulic study to be approved by the Director of Public Works, including updates required by the City when changes to the conditionally approved study are proposed that must also be approved by the Director of Public Works.

"Master Land Use Plan" means the approved site plan for the Community, which is **Exhibit "B".**

"Master Sanitary Sewer Study" means the comprehensive study to be approved by the Director of Public Works, including updates required by the City where changes to the conditionally approved densities or layout of the development are proposed that would impact on-property and/or off-property pipeline capacities and may result in additional required off-property sewer improvements.

"Master Studies" means the Master Traffic Study and the Master Drainage Study.

"Master Traffic Study" means the comprehensive study with respect to this Property to be approved by the Director of Public Works.

"Master Utility Improvements" means those water, sanitary sewer, storm water drainage, power, street light and natural gas improvements within and directly adjacent to the Property necessary to serve the proposed development of the Community other than those utility improvements to be located within individual Development Parcels. All public sewer, streetlights, traffic signals, associated infrastructures and public drainage located outside of public right-of-way must be within public easements within common lots of the HOA or Similar Entity or of the Development Parcels.

PRJ-63491
03/17/16
DIR-63602

"Master Utility Plan" means a conceptual depiction of all existing and proposed utility alignments, easements or otherwise, within and directly adjacent to the Property necessary to serve the proposed development of the Community, other than those utility improvements to be located within individual Development Parcels. The Master Developer shall align all proposed utilities within proposed public rights-of-way when reasonable and will dedicate such rights-of-way to the City before granting utility easements to specific utility companies, and Master Developer shall separately require any Authorized Designee to disclose the existence of such facilities located on (or in the vicinity of) any affected residential lots, and easements necessary for existing and future LVVWD water transmission mains.

"Metro" means the Las Vegas Metropolitan Police Department.

"NRS" means the Nevada Revised Statutes, as amended from time to time.

"Off-Property" means outside of the physical boundaries of the Property.

"Off-Property Improvements," as this definition relates to the Master Studies, means infrastructure improvements located outside the Property boundaries required by the Master Studies or other governmental entities to be completed by the Master Developer due to the development of the Community.

"On-Property" means within the physical boundaries of the Property.

"On-Property Improvements," as this definition relates to the Master Studies, means infrastructure improvements located within the Property boundaries required by the Master Studies or other governmental entities to be completed by the Master Developer due to the development of the Community.

"Off-Site Improvements" means any and all improvements necessary for a discrete parcel of property as required by the Applicable Rules.

"Party," when used in the singular form, means either Master Developer, an Owner or City and in the plural form of "Parties" means Master Developer, Owners and City.

"Planning Commission" means the City of Las Vegas Planning Commission.

"Planning Department" means the Department of Planning of the City of Las Vegas.

"Property" means that certain 250.92 gross acres of real property which is the subject of this Agreement. The legal description of the Property is set forth at **Exhibit "A".**

PRJ-63491
03/17/16

DIR-63602

"RTC" means the Regional Transportation Commission of Southern Nevada.

"SNHD" means the Southern Nevada Health District.

"Subdivision Map" means any instrument under NRS and the UDC which legally subdivides property or gives the right to legally subdivide property.

"Technical Drainage Study" means: a comprehensive hydrologic study prepared under the direction of and stamped by a Nevada-licensed professional engineer, to:

(a) Estimate the impact of storm water run-off affecting a Development Parcel from on-property and off-property sources;

(b) Estimate the impact of any storm water run-off that will affect down-stream off-property real property;

(c) Identify the impacts of any storm water run-off that will affect the Development Parcel; the on-property proposed drainage facilities and patterns and any off-property drainage facilities and patterns; and

(d) Identify the means and methods necessary to mitigate such impact, including a commitment to implement, or pay for such mitigating improvements within a specified time frame.

The Technical Drainage Study shall be approved by the Director of Public Works.

"Temporary Certificate of Occupancy or TCO" means that temporary certificate issued by the Building Official pursuant to the *City of Las Vegas Administrative Code* authorizing the temporary use and occupancy of buildings and structures or portions thereof after the Building Official has inspected the building or structure and has found no violations of the provisions of that code or other laws which are enforced by the enforcement agency. For loft units, completed bathrooms and kitchens shall not be required for issuance of TCO.

"Term" means the term of this Agreement.

"UDC" means the Unified Development Code.

"Village Street" means any of those roadways identified as Village Streets, whether public or private, which Master Developer is obligated to construct pursuant to the Master Traffic Study, together with associated curb, gutter, underground utility improvements including fiber optic interconnect, streetlights, traffic control signs and signals other than those for which a fee was paid pursuant to

PRJ-63491
03/17/16
DIR-63602

Ordinance 5644, sidewalk or trail and landscaping as indicated on the appropriate cross section in the Design Guidelines.

SECTION TWO

APPLICABLE RULES AND CONFLICTING LAWS

2.01 Reliance on the Applicable Rules. City and Master Developer agree that Master Developer will be permitted to carry out and complete the development of the Community in accordance with the terms of this Agreement and the Applicable Rules. The terms of this Agreement shall supersede any conflicting provision of the City Code except as provided in Section 2.02 below.

2.02. Application of Subsequently Enacted Rules by the City. The City shall not amend, alter or change any Applicable Rule as applied to the development of the Community, or apply a new fee, rule regulation, resolution, policy or ordinance to the development of the Community, except as follows:

(a) The development of the Community shall be subject to the Building Codes and Fire Codes in effect at the time of issuance of the permit for the particular development activity.

(b) The application of a new uniformly-applied rule, regulation, resolution, policy or ordinance to the development of the Community is permitted, provided that such action is necessary to protect the health, safety and welfare of City residents, and provided that City gives Master Developer written notice thirty (30) days prior to implementing a new policy.

(c) Nothing in this Agreement shall preclude the application to the Community of new or changed rules, regulations, policies, resolutions or ordinances specifically mandated and required by changes in state or federal laws or regulations. In such event, the provisions of Section 2.03 to 2.05 of this Agreement are applicable.

(d) Should the City adopt or amend rules, regulations, policies, resolutions or ordinances and apply such rules to the development of the Community, other than pursuant to one of the above Sections 2.02(a), 2.02(b) or 2.02(c), the Master Developer shall have the option, in its sole discretion, of accepting such new or amended rules by giving written notice of such acceptance. City and the Master Developer shall subsequently execute an amendment to this Agreement evidencing the Master Developer's acceptance of the new or amended ordinance, rule, regulation or policy within a reasonable time.

PRJ-63491
03/17/16
DIR-63602

2.03 Conflicting Federal or State Rules. In the event that any federal or state laws or regulations prevent or preclude compliance by City or Master Developer with one or more provisions of this Agreement or require changes to any approval given by City, this Agreement shall remain in full force and effect as to those provisions not affected, and:

(a) Notice of Conflict. Either Party, upon learning of any such matter, will provide the other Party with written notice thereof and provide a copy of any such law, rule, regulation or policy together with a statement of how any such matter conflicts with the provisions of this Agreement; and

(b) Modification Conferences. The Parties shall, within thirty (30) calendar days of the notice referred to in the preceding subsection, meet and confer in good faith and attempt to modify this Agreement to bring it into compliance with any such federal or state law, rule, regulation or policy.

2.04 City Council Hearings. In the event either Party believes that an amendment to this Agreement is necessary due to the effect of any federal or state law, rule, regulation or policy, the proposed amendment shall be scheduled for hearing before the City Council. The City Council shall determine the exact nature of the amendment necessitated by such federal or state law or regulation. Master Developer shall have the right to offer oral and written testimony at the hearing. Any amendment ordered by the City Council pursuant to a hearing contemplated by this Section is subject to judicial review. The Parties agree that any matter submitted for judicial review shall be subject to expedited review in accordance with Rule 2.15 of the Eighth Judicial District Court of the State of Nevada.

2.05 City Cooperation. City shall cooperate with Master Developer in securing any City permits, licenses or other authorizations that may be required as a result of any amendment resulting from actions initiated under Section 2.04. As required by the Applicable Rules, Master Developer shall be responsible to pay all applicable fees in connection with securing of such permits, licenses or other authorizations. Permits issued to Master Developer shall not expire until the work covered under the permit is complete.

SECTION THREE

PLANNING AND DEVELOPMENT OF THE COMMUNITY

3.01 Permitted Uses, Density, and Height of Structures. Pursuant to NRS Chapter 278, this Agreement sets forth the maximum height of structures to be constructed in the Community, the density

PRJ-63491
03/17/16
DIR-63602

of uses and the permitted uses of the land for each parcel within the Community.

(a) Maximum Units Permitted. The number of residential dwelling units allowed within the Community, as shown on **Exhibit B**, is three thousand eighty (3,080) units with seven hundred twenty (720) units in Development Area 1, twelve hundred fifty (1,250) units in Development Area 2, one thousand fifty (1,050) units in Development Area 3 and sixty (60) units in Development Area 4.

(b) Permitted Uses and Unit Types. The Community is planned for a mix of single family residential homes and multi-family residential homes including tower residential homes. In Development Areas 1, 2 and 3, ancillary commercial uses, each up to five thousand (5,000) square feet in size, shall be permitted. Clock towers and water features (if supplied by privately-owned water rights) shall be allowed in the Community. The additional uses allowed within the Community are listed in the Design Guidelines attached as **Exhibit "D".** The types of buildings and dwelling units shall be permitted in accordance with the Applicable Rules.

(c) Density. Master Developer shall have the right to determine the number of residential dwelling units to be developed on any Development Parcel. Notwithstanding the foregoing, the maximum density permitted in Development Area 1 shall be seven hundred twenty (720) residential units; Development Area 2 shall be twelve hundred fifty (1,250) residential units; Development Area 3 shall be one thousand fifty (1,050) residential units; and Development Area 4 shall be sixty (60) residential units. With respect to any proposed and approved tower residential, only after issuance of a TCO on the building will the unit C of Os be requested on an individual unit by unit basis.

(d) Maximum Height. The maximum height shall be governed by the Code except as otherwise provided for in the Design Guidelines attached as **Exhibit "D".**

(e) Phasing.

(i) Development Area 1 will be the first multifamily development in the Community.

(ii) The remainder of the Property shall be developed as the market demands, in accordance with this Agreement, and at the sole discretion of Master Developer.

(iii) Master Developer and City agree that prior to the approval for construction of the eighteen hundred and ninety-sixth (1,896th) residential unit, by way of a

PRJ-63491
03/17/16
DIR-63602

building permit issuance, Master Developer shall have substantially completed the drainage infrastructure required in Development Area 4. For purposes of this subsection, substantially completed shall mean the installation of the box culverts required pursuant to the City-approved Master Drainage Study.

(iv) Clubhouse Drive extension as shown in **Exhibit "C's"** Exhibits L-1 and L-2 shall be completed prior to the approval for construction of the eighteen hundred and ninety-sixth (1,896th) residential unit, by way of a building permit issuance,

(f) Construction Operations. Master Developer may construct within Development Area 1, Development Area 2 and Development Area 3 twenty-four (24) hours per day, subject to Las Vegas Municipal Code Section 9.16, to allow for expedited construction.

(g) Grading and Earth Movement.

(i) Master Developer understands that it must obtain Federal Emergency Management Agency's ("FEMA") CLOMAR approval prior to any mass grading on the FEMA designated areas of the Property.

(ii) Master Developer's intention is that the Property's mass grading and cut and fill earth work will balance, thereby mitigating the need for the import and export of fill material. However, there will be a need to import and/or export dirt for landscape fill.

(iii) In order to minimize earth movement to and from the Property, Master Developer shall be authorized to do all things necessary to process the cut materials on site to create the needed fill materials, therefore eliminating or significantly reducing the need to take cut and fill materials to and from the Property. After approval of the Master Rough Grading Plan, other than the necessary Clark County Department of Air Quality Management approvals needed, Master Developer shall not be required to obtain further approval for rock crushing, earth processing and stockpiling on the Property. The rock crushing shall be located no less than five hundred (500) feet from existing residential homes and shall be subject to Las Vegas Municipal Code Section 9.16.

3.02. Entitlement Requests.

(a) Generally. City agrees to reasonably cooperate with Master Developer to:

(i) Expeditiously process all Entitlement Requests in connection with the Property that are in compliance with the Applicable Rules and Master Studies; and

PRJ-63491
03/17/16
DIR-63602

(ii) Promptly consider the approval of Entitlement Requests, subject to reasonable conditions not otherwise in conflict with the Applicable Rules or the Master Studies.

(b) Zoning Entitlement for Property. The Parties acknowledge and agree that the Property will be rezoned for development in accordance with the Peccole Ranch Master Plan, as amended, to allow for the development of the densities provided for herein.

(c) Other Entitlement Requests. Except as provided herein, all other Entitlement Request applications shall be processed by City according to the Applicable Rules. The Parties acknowledge that the procedures for processing such Entitlement Request applications are governed by this Agreement, and if not covered by this Agreement, then by the Code. In addition, any additional application requirements delineated herein shall be supplemental and in addition to such Code requirements.

(i) Site Development Plan Review. Unless otherwise provided for herein, Master Developer shall satisfy all Code requirements for the filing of an application for a Site Development Plan Review, except no Site Development Plan Review will be required for any of the up to sixty (60) residential units in Development Area 4. The open space requirements for each development within the Community shall be addressed with each Site Development Plan Review.

The Parties agree that the City Referral Group shall review all Site Development Plan Reviews within the Community. All rulings, decisions and recommendations by the City Referral Group shall be by majority vote of the quorum in attendance. The Chairman of the City Referral Group shall be the Director of Planning. The City Referral Group shall hear and consider the facts presented and determine whether to approve or deny the site plan. Any approval may include any conditions, stipulations, requirements or limitations that may be necessary to fulfil the intent of this Agreement. The Parties agree that:

(1) Within thirty (30) days of a submission being deemed completed, the Director of Planning shall notify the applicant, in writing, of the action and decision of the City Referral Group. The notification shall include any conditions that may be required to complete the Site Plan Review.

(2) An applicant may appeal the decision of the City Referral Group to the Planning Commission by submitting a written appeal to the Director of Planning within ten (10) days

PRJ-63491
03/17/16
DIR-63602

of receipt of the City Referral Group's action, stating whether there is a disagreement. A final appeal can be referred to the City Council by either the applicant or the Director of Planning for a final decision.

(ii) Special Use Permits. Except as provided for herein, Master Developer shall satisfy all Code requirements for the filing of an application for a special use permit. The Parties further agree that:

(1) Except as otherwise provided in this Agreement and the Design Guidelines, special use permit applications shall be processed in accordance with the UDC.

(2) City shall not accept any special use permit application without written verification that the Master Developer either approves of the application or has no objection thereto.

3.03. Dedicated Staff and the Processing of Applications.

(a) Processing Fees, Generally. All Entitlement Requests, Minor or Major Modification Requests and all other requests related to the development of the Community shall pay the fees as provided by the UDC.

(b) Inspection Fees. Construction documents and plans that are prepared on behalf of Master Developer for water facilities such as water pumping stations, water reservoirs, water transmission mains, and water distribution mains, that are reviewed by City for approval, shall not require payment of inspection fees to City unless the water service provider will not provide those inspection services.

(c) Dedicated Staff. Upon written request from Master Developer to City, City shall provide within thirty (30) days from written notice, if staff is available, and Master Developer shall pay for a full-time inspector dedicated only to the development of the Community. If City staff is not available, City agrees to outsource to a third-party inspection company and Master Developer agrees to pay for such outsourcing.

3.04 Modification of Design Guidelines. Parties agree that the only proper entity to request a modification or deviation to the Design Guidelines is the Master Developer entity. A modification or deviation to the Design Guidelines shall not be permitted by: any other purchaser of real property within the Community, the HOA or Similar Entity.

PRJ-63491
03/17/16
DIR-63602

(a) Applicant. Requests for all modifications of the Design Guidelines may be made only by Master Developer.

(b) Minor Modifications. Except as otherwise provided for herein, Minor Modifications are changes to the Design Guidelines that include:

(i) changes in architectural styles, color palettes and detail elements.

(ii) the addition of similar and complementary architectural styles, color palettes and detail elements to residential and commercial uses.

(iii) changes in building materials.

(iv) changes in landscaping materials, plant palettes, and landscaping detail elements.

(c) Submittal, Review, Decision, and Appeal.

(i) An application for Minor Modification of the Design Guidelines may be made to the Director of Planning for his consideration. The Director of the Department of Planning shall coordinate the City's review of the application and shall perform all administrative actions related to the application.

(ii) The Director of the Department of Planning may, in his discretion, approve a Minor Modification or impose any reasonable condition upon such approval. The Director of Planning shall issue a written decision within thirty (30) business days of receipt of the application. The decision is final unless it is appealed by the Master Developer pursuant to Section (iii) below. Applications for which no written decision is issued within thirty (30) business days shall be deemed approved. If the Director of the Department of Planning rejects a request for a Minor Modification, the request shall automatically be deemed a Major Modification, and at the option of the Master Developer, the decision of the Director of the Department of Planning may be appealed to the Planning Commission.

(iii) Master Developer may appeal any decision of the Director of the Department of Planning to the Planning Commission by providing a written request for an appeal within ten (10) business days of receiving notice of the decision. Such appeal shall be scheduled for a hearing at the next available Planning Commission meeting.

(iv) Master Developer may appeal any action of the Planning Commission by

PRJ-63491
03/17/16
DIR-63602

providing a written request for an appeal within ten (10) business days of the Planning Commission action. Such appeal shall be scheduled for a hearing at the next available City Council meeting.

(d) Major Modifications.

(i) Any application for a modification to the Design Guidelines that does not qualify as a Minor Modification is a Major Modification. All applications for Major Modifications shall be scheduled for a hearing at the next available Planning Commission meeting after the City's receipt of the application or its receipt of the appeal provided for in Section (c) above, whichever is applicable.

(ii) Without limiting the foregoing, a Major Modification that increases density in the Community may only be done so by formally amending this Agreement pursuant to Section 4 below, to reflect such increase in density. The Master Developer shall meet and confer with the Director of Public Works or his designee as to whether an update to the Master Studies is required. If the Director of Public Works or his designee requires an update to one or more of the Master Studies, such update shall be prepared by Master Developer and submitted to the Department of Public Works no later than fifteen (15) business days prior to the date upon which the Planning Commission is to consider any such amendment.

(iii) All actions by the Planning Commission on Major Modifications shall be scheduled for a hearing at the next available City Council meeting.

3.05 Deviation to Design Guidelines. A deviation is an adjustment to a particular requirement of the Design Guidelines for a particular Development Parcel or lot.

(a) Minor Deviation. A Minor Deviation must not have a material and adverse impact on the overall development of the Community and may not exceed ten percent (10%) of a particular requirement delineated by the Design Guidelines. An application for a Minor Deviation may only be made under the following circumstances:

i) A request for deviation from any particular requirement delineated by the Design Guidelines on ten percent (10%) or less of the lots in a Development Parcel; or

ii) A request for deviation from the following particular requirements on greater than 10% of the lots in a Development Parcel or the entire Community:

a) Changes in architectural styles, color palettes and detail

PRJ-63491
03/17/16
DIR-63602

elements.

b) The addition of similar and complementary architectural styles, color palates and detail elements to residential and commercial uses.

c) Changes in building materials.

d) Changes in landscaping materials, plant palettes, and landscaping detail elements.

e) Setback encroachments for courtyards, porches, miradors, casitas, architectural projections as defined by the Design Guidelines, garages and carriage units.

f) Height of courtyard walls.

(b) Administrative Review Permitted. An application for a Minor Deviation may be filed by the Master Developer or an Authorized Designee as provided herein. Any application by a an Authorized Designee of Master Developer must include a written statement from the Master Developer that it either approves or has no objection to the request.

(c) Submittal, Review and Appeal

(i) An application for a Minor Deviation from the Design Guidelines may be made to the Director of the Department of Planning for their consideration. The Director of the Department of Planning shall coordinate the City's review of the application and shall perform all administrative actions related to the application.

(ii) The Director of the Department of Planning may, in their discretion, approve or deny a Minor Deviation or impose any reasonable condition upon such approval. The Director of the Department of Planning shall issue a written decision within thirty (30) business days of receipt of the application. The decision is final unless it is appealed by the Master Developer pursuant to Section (3) below. Applications for which no written decision is issued within thirty (30) days shall be deemed approved.

(iii) Master Developer or an Authorized Designee may appeal any decision of the Director of the Department of Planning to the Planning Commission by providing a written request for an appeal within ten (10) business days of receiving notice of the decision. Such appeal shall be scheduled for a hearing at the next available Planning Commission meeting.

PRJ-63491
03/17/16
DIR-63602

(iv) Master Developer or an Authorized Designee may appeal any action of the Planning Commission by providing a written request for an appeal within ten (10) business days of the Planning Commission action. Such appeal shall be scheduled for a hearing at the next available City Council meeting.

(d) Major Deviation. Any application for a modification to the Design Guidelines that does not qualify as a Minor Deviation is a Major Deviation. A Major Deviation must not have a material and adverse impact on the overall development of the Community and may exceed ten percent (10%) of any particular requirement delineated by the Design Guidelines.

(i) City Council Approval Required. An application for a Major Deviation may be filed by the Master Developer or an Authorized Designee as provided herein. Any application by an Authorized Designee must include a written statement from the Master Developer that it either approves or has no objection to the request. Major Deviations shall be submitted to the Planning Commission for recommendation to the City Council, wherein the City Council shall have final action on all Major Deviations.

(ii) Submittal, Review and Approval.

(1) All applications for Major Deviations shall be scheduled for a hearing at the next available Planning Commission meeting after the City's receipt of the application.

(2) All actions by the Planning Commission on Major Deviations shall be scheduled for a hearing by the City Council within thirty (30) days of such action.

(e) If Master Developer or an Authorized Designee requests a deviation from adopted City Infrastructure Improvement Standards, an application for said deviation shall be submitted to the Land Development Section of the Department of Building and Safety and related fees paid for consideration by the City Engineer pursuant to the Applicable Rules.

(f) Any request for deviation other than those specifically provided shall be processed pursuant to Section 3.04 (Modifications of Design Guidelines).

3.06 Anti-Moratorium. The Parties agree that no moratorium or future ordinance, resolution or other land use rule or regulation imposing a limitation on the construction, rate, timing or sequencing of the development of property including those that affect parcel or subdivision maps, building permits,

PRJ-63491
03/17/16
DIR-63602

occupancy permits or other entitlements to use land that are issued or granted by City shall apply to the development of the Community or portion thereof. Notwithstanding the foregoing, City may adopt ordinances, resolutions or rules or regulations that are necessary to:

(a) comply with any state or federal laws or regulations as provided by Section 2.04, above;

(b) alleviate or otherwise contain a legitimate, bona fide harmful and/or noxious use of the Property, in which event the ordinance shall contain the most minimal and least intrusive alternative possible, and shall not, in any event, be imposed arbitrarily; or

(c) maintain City's compliance with non-City and state sewerage, water system and utility regulations. However, the City as the provider of wastewater collection and treatment for this development shall make all reasonable best efforts to insure that the wastewater facilities are adequately sized and of the proper technology so as to avoid any sewage caused moratorium.

In the event of any such moratorium, future ordinance, resolution, rule or regulation, unless taken pursuant to the three exceptions contained above, Master Developer shall continue to be entitled to apply for and receive consideration of Entitlement Requests and other applications contemplated in Section 3 in accordance with the Applicable Rules.

3.07. Property Dedications to City. Except as provided in herein, any real property (and fixtures thereupon) transferred or dedicated to City or any other public entity shall be free and clear of any mortgages, deeds of trust, liens or encumbrances (except for any encumbrances that existed on the patent at the time it was delivered to Master Developer from the United States of America).

SECTION THREE (A)

MAINTENANCE OF THE COMMUNITY

3(A).01 Maintenance of Public and Common Areas.

(a) Master Community HOA. Master Developer agrees to organize a Master HOA or Similar Entity to manage and maintain sidewalk, common landscape areas, any landscaping within the street rights-of-way including median islands, private drainage facilities located within common elements, including but not limited to, rip-rap lined channels and natural arroyos as determined by the Master Drainage Study or applicable Technical Drainage Studies, but excluding City dedicated public streets,

PRJ-63491
03/17/16
DIR-63602

curbs, gutters, streetlights upon City-dedicated public streets, City owned traffic control devices and traffic control signage and permanent flood control facilities.

(b) Maintenance Obligations of the Master HOA and Sub-HOAs. The Master HOA or Similar Entity and the Sub-HOAs (which hereinafter may be referred to collectively as the "HOAs") shall be responsible to maintain in good condition and repair all common areas that are transferred to them for repair and maintenance (the "Maintained Facilities"), including, but not limited to developed and undeveloped sidewalks, private streets, private alleys, private drives, landscaped areas, parks and park facilities, trails, amenity zones, and any landscaping in, on and around medians and public rights-of-way.

Master Developer acknowledges and agrees that the Master HOA or Similar Entity and Sub-HOA (as applicable) are common-interest communities created and governed by declarations ("Declarations") as such term is defined in NRS 116.037. The Declarations will be recorded by Master Developer or Designated Builders as an encumbrance against the property to be governed by the appropriate HOA. In each case, the HOA shall have the power to assess the encumbered property to pay the cost of such maintenance and repair and to create and enforce liens in the event of the nonpayment of such assessments. Master Developer further agrees that such Declarations will contain a covenant running to the benefit of City, and enforceable by City, that such facilities will be maintained in good condition and repair. Such HOAs will be Nevada not-for-profit corporations with a board of directors elected by the subject owners, provided, however, that Master Developer may control the board of directors of such HOA for as long as permitted by applicable law.

(c) The Declaration for the Master HOA, when it has been fully executed and recorded with the office of the Clark County Recorder, shall contain (or effectively contain) the following provisions:

(i) that the governing board of the HOA must have the power to maintain the Maintained Facilities;

(ii) that the plan described in Section 3A.02 can only be materially amended by the Master HOA or Similar Entity board;

(iii) that the powers under the Declaration cannot be exercised in a manner that would defeat or materially and adversely affect the implementation of the Maintenance Plan defined below; and

PRJ-63491
03/17/16
DIR-63602

(iv) that in the event the Master HOA fails to maintain the Maintained Facilities in accordance with the provisions of the plan described in Section 3A.02, City may exercise its rights under the Declaration, including the right of City to levy assessments on the property owners for costs incurred by City in maintaining the Maintained Facilities, which assessments shall constitute liens against the land and the individual lots within the subdivision which may be executed upon. Upon request, City shall have the right to review the Declaration for the sole purpose of determining compliance with the provisions of this Section.

3(A).02 Maintenance Plan. For park and common areas, maintained by the Master HOA or Similar Entity or Sub-HOA (as applicable) the corresponding Declaration pursuant to this Section shall provide for a plan of maintenance.

3(A).03 Release of Master Developer. Following Master Developer's creation of HOAs to maintain the Maintained Facilities, and approval of the maintenance plan with respect to each HOA, City will hold each HOA responsible for the maintenance of the Maintained Facilities in each particular development covered by each Declaration and Master Developer shall have no further liability in connection with the maintenance and operation of such particular Maintained Facilities. Notwithstanding the preceding sentence, Master Developer shall be responsible for the plants, trees, grass, irrigation systems, and any other botanicals or mechanical appurtenances related in any way to the Maintained Facilities pursuant to any and all express or implied warranties provided by Master Developer to the HOA under NRS Chapter 116.

3(A).04 City Maintenance Obligation Acknowledged. City acknowledges and agrees that all permanent flood control facilities including but not limited to those improvements identified in the Master Drainage Study or applicable Technical Drainage Studies for public maintenance and all City dedicated public streets (excluding any landscape within the right-of-way), associated curbs, gutters, City-owned traffic control devices, signage, and streetlights upon City-dedicated public streets within the Community and accepted by the City will be maintained by City in good condition and repair at the City's sole cost and expense. City reserves the rights to modify existing sidewalks and the installation of sidewalk ramps and install or modify traffic control devices on common lots abutting public streets at the discretion of the Director of Public Works. Master Developer or Master HOA or Similar Entity will maintain all temporary

PRJ-63491
03/17/16
DIR-63602

detention basins or interim facilities identified in the Master Drainage Study or applicable Technical Drainage Studies. The City agrees to cooperate with the Master Developer and will diligently work with Master Developer to obtain acceptance of all permanent drainage facilities.

SECTION FOUR

DEFAULT

4.01 Opportunity to Cure; Default. In the event of any noncompliance with any provision of this Agreement, the Party alleging such noncompliance shall deliver to the other by certified mail a ten (10) day notice of default and opportunity to cure. The time of notice shall be measured from the date of receipt of the certified mailing. The notice of noncompliance shall specify the nature of the alleged noncompliance and the manner in which it may be satisfactorily corrected, during which ten (10) day period the party alleged to be in noncompliance shall not be considered in default for the purposes of termination or institution of legal proceedings.

If the noncompliance cannot reasonably be cured within the ten (10) day cure period, the non-compliant Party may timely cure the noncompliance for purposes of this Section 4 if it commences the appropriate remedial action with the ten (10) day cure period and thereafter diligently prosecutes such action to completion within a period of time acceptable to the non-breaching Party. If no agreement between the Parties is reached regarding the appropriate timeframe for remedial action, the cure period shall not be longer than ninety (90) days from the date the ten (10) day notice of noncompliance and opportunity to cure was mailed to the non-compliant Party.

If the noncompliance is corrected, then no default shall exist and the noticing Party shall take no further action. If the noncompliance is not corrected within the relevant cure period, the non-complaint Party is in default, and the Party alleging non-compliance may declare the breaching Party in default and elect any one or more of the following courses.

(a) Option to Terminate. After proper notice and the expiration of the above-referenced period for correcting the alleged noncompliance, the Party alleging the default may give notice of intent to amend or terminate this Agreement as authorized by NRS Chapter 278. Following any such notice of intent to amend or terminate, the matter shall be scheduled and noticed as required by law for

PRJ-63491
03/17/16
DIR-63602

consideration and review solely by the City Council.

(b) Amendment or Termination by City. Following consideration of the evidence presented before the City Council and a finding that a substantial default has occurred by Master Developer and remains uncorrected, City may amend or terminate this Agreement pursuant to NRS 278. Termination shall not in any manner rescind, modify, or terminate any vested right in favor of Master Developer, as determined under the Applicable Rules, existing or received as of the date of the termination. Master Developer shall have twenty-five (25) days after receipt of written notice of termination to institute legal action pursuant to this Section to determine whether a default existed and whether City was entitled to terminate this Agreement. Should City terminate this Agreement, City agrees that, at the request of the Master Developer, the zoning on the Property shall revert back to the zoning on the Effective Date of this Agreement.

(c) Termination by Master Developer. In the event City substantially defaults under this Agreement, Master Developer shall have the right to terminate this Agreement after the hearing set forth in this Section. Master Developer shall have the option, in its discretion, to maintain this Agreement in effect, and seek to enforce all of City's obligations by pursuing an action pursuant to this Section 4.

4.02. Unavoidable Delay; Extension of Time. Neither party hereunder shall be deemed to be in default, and performance shall be excused, where delays or defaults are caused by war, national disasters, terrorist attacks, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, third-party lawsuits, or acts of God. If written notice of any such delay is given to one Party or the other within thirty (30) days after the commencement thereof, an automatic extension of time, unless otherwise objected to by the party in receipt of the notice within thirty (30) days of such written notice, shall be granted coextensive with the period of the enforced delay, or longer as may be required by circumstances or as may be subsequently agreed to between City and Master Developer.

4.03. Limitation on Monetary Damages. City and the Master Developer agree that they would not have entered into this Agreement if either were to be liable for monetary damages based upon a breach of this Agreement or any other allegation or cause of action based upon or with respect to this Agreement. Accordingly, City and Master Developer (or its permitted assigns) may pursue any course of action at law or in equity available for breach of contract, except that neither Party shall be liable to the

PRJ-63491
03/17/16
DIR-63602

other or to any other person for any monetary damages based upon a breach of this Agreement or any other allegation or cause of action based upon or with respect to this Agreement. Notwithstanding the foregoing, the Parties are not waiving any rights afforded to them under NRS 278.0233 or any other provisions of NRS 278.

4.04. Venue. Jurisdiction for judicial review under this Agreement shall rest exclusively with the Eighth Judicial District Court, County of Clark, State of Nevada or the United States District Court, District of Nevada. The parties agree to mediate any and all disputes prior to filing of an action in the Eighth Judicial District Court unless seeking injunctive relief.

4.05. Waiver. Failure or delay in giving notice of default shall not constitute a waiver of any default. Except as otherwise expressly provided in this Agreement, any failure or delay by any party in asserting any of its rights or remedies in respect of any default shall not operate as a waiver of any default or any such rights or remedies, or deprive such party of its right to institute and maintain any actions or proceedings that it may deem necessary to protect, assert, or enforce any of its rights or remedies.

4.06. Applicable Laws; Attorneys' Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of Nevada. Each party shall bear its own attorneys' fees and court costs in connection with any legal proceeding hereunder.

SECTION FIVE

GENERAL PROVISIONS

5.01. Duration of Agreement. The Term of this Agreement shall commence upon the Effective Date and shall expire on the thirtieth (30) anniversary of the Effective Date, unless terminated earlier pursuant to the terms hereof. City agrees that the Master Developer shall have the right to request extension of the Term of this Agreement for an additional five (5) years upon the following conditions:

(a) Master Developer provides written notice of such extension to City at least one hundred-eighty (180) days prior to the expiration of the original Term of this Agreement;

(b) Master Developer is not in default of this Agreement; and

(c) Master Developer and City enter into an amendment to this Agreement memorializing the extension of the Term.

PRJ-63491
03/17/16
DIR-63602

5.02. Assignment.

The Parties acknowledge that the intent of this Agreement is that there is a Master Developer responsible for all of the obligations in this Agreement throughout the Term of this Agreement.

(a) At any time during the Term, Master Developer and its successors-in-interest shall have the right to sell, assign or transfer all of its rights, title and interests to this Agreement (a "Transfer") to any person or entity (a "Transferee"). Except in regard to Transfers to Pre-Approved Transferees (which does not require any consent by the City as provided in Section 5.02(b) below), prior to consummating any Transfer, Master Developer shall obtain from the City written consent to the Transfer as provided for in this Agreement, which consent shall not be unreasonably withheld, delayed or conditioned. Master Developer's written request shall provide reasonably sufficient detail and any non-confidential, non-proprietary supporting evidence necessary for the City to consider and respond to Master Developer's request. Master Developer shall provide information to the City that Transferee, its employees, consultants and agents (collectively "Transferee Team") has: (i) the financial resources necessary to develop the Community, in accordance with the terms and conditions of this Agreement, or (ii) experience and expertise in developing projects similar in scope to the Community. The Master Developer's request, including approval of the Assignment and Assumption Agreement reasonably acceptable to the City, shall be promptly considered by the City Council for their approval or denial within forty-five (45) days from the date the City receives Master Developer's written request. Upon City's approval and the full execution of an Assignment and Assumption Agreement by City, Master Developer and Transferee, the Transferee shall thenceforth be deemed to be the Master Developer and responsible for all of the obligations in this Agreement and Master Developer shall be fully released from the obligations in this Agreement.

(b) Pre-Approved Transferees. Notwithstanding anything in this Agreement to the contrary, the following Transferees constitute "Pre-Approved Transferees," for which no City consent shall be required provided that such Pre-Approved Transferees shall assume in writing all obligations of the Master Developer hereunder by way of an Assignment and Assumption Agreement. The Assignment and Assumption Agreement shall be approved by the City Manager, whose approval shall not be unreasonably withheld, delayed or conditioned. The Assignment and Assumption Agreement shall be executed by the Master Developer and Pre-Approved Transferee and acknowledged by the City

PRJ-63491
03/17/16
DIR-63602

Manager. The Pre-Approved Transferee shall thenceforth be deemed to be the Master Developer and be responsible for all of the obligations in this Agreement and Master Developer shall be fully released from the obligations in this Agreement.

1) An entity owned or controlled by Master Developer or its Affiliates;

2) Any Investment Firm that does not plan to develop the Property. If Investment Firm desires to: (i) develop the Property, or (ii) Transfer the Property to a subsequent Transferee that intends to develop the Property, the Investment Firm shall obtain from the City written consent to: (i) commence development, or (ii) Transfer the Property to a subsequent Transferee that intends to develop the Property, which consent shall not be unreasonably withheld, delayed or conditioned. Investment Firm's written request shall provide reasonably sufficient detail and any non-confidential, non-proprietary supporting evidence necessary for the City Council to consider. Investment Firm shall provide information to the City that Investment Firm or Transferee and their employees, consultants and agents (collectively "Investment Firm Team" and "Transferee Team", respectively) that intends to develop the Property has: (i) the financial resources necessary to develop the Community, in accordance with the terms and conditions of this Agreement, or (ii) experience and expertise in developing projects similar in scope to the Community. The Investment Firm's request, including approval of the Assignment and Assumption Agreement reasonably acceptable to the City, shall be promptly considered by the City Council for their approval or denial within forty-five (45) days from the date the City receives Master Developer's written request. Upon City's approval and full execution of an Assignment and Assumption Agreement by City, Investment Firm and Transferee, the Transferee shall thenceforth be deemed to be the Master Developer and responsible for the all of the obligations in this Agreement.

(c) In Connection with Financing Transactions. Master Developer has full and sole discretion and authority to encumber the Property or portions thereof, or any improvements thereon, in connection with financing transactions, without limitation to the size or nature of any such transaction, the amount of land involved or the use of the proceeds therefrom, and may enter into such transactions at any time and from time to time without permission of or notice to City. All such financing transactions shall be subject to the terms and conditions of this Agreement.

PRJ-63491
03/17/16
DIR-63602

5.03. Sale or Other Transfer Not to Relieve the Master Developer of its Obligation. Except as expressly provided herein in this Agreement, no sale or other transfer of the Property or any subdivided development parcel shall relieve Master Developer of its obligations hereunder, and such assignment or transfer shall be subject to all of the terms and conditions of this Agreement, provided, however, that no such purchaser shall be deemed to be the Master Developer hereunder. This Section shall have no effect upon the validity of obligations recorded as covenants, conditions, restrictions or liens against parcels of real property.

5.04 Indemnity; Hold Harmless. Except as expressly provided in this Agreement, the Master Developer shall hold City, its officers, agents, employees, and representatives harmless from liability for damage or claims for damage for personal injury, including death and claims for property damage which may arise from the direct or indirect operations of Master Developer or those of its contractors, subcontractors, agents, employees, or other persons acting on Master Developer's behalf which relate to the development of the Community. Master Developer agrees to and shall defend City and its officers, agents, employees, and representatives from actions for damages caused or alleged to have been caused by reason of Master Developer's activities in connection with the development of the Community other than any challenges to the validly of this Agreement or City's approval of related entitlements. Master Developer and City agree to equally pay all costs and attorneys fees for a defense in any legal action filed in a court of competent jurisdiction by a third party alleging any such claims or challenging the validity of this Agreement. The provisions of this Section shall not apply to the extent such damage, liability, or claim is proximately caused by the intentional or negligent act of City, its officers, agent, employees, or representatives. This section shall survive any termination of this Agreement.

5.05. Binding Effect of Agreement. Subject to this Agreement, the burdens of this Agreement bind, and the benefits of this Agreement inure to, the Parties' respective assigns and successors-in-interest and the property which is the subject of this Agreement.

5.06 Relationship of Parties. It is understood that the contractual relationship between City and Master Developer is such that Master Developer is not an agent of City for any purpose and City is not an agent of Master Developer for any capacity.

5.07 Counterparts. This Agreement may be executed at different times and in multiple

PRJ-63491
03/17/16
DIR-63602

counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Any signature page of this Agreement may be detached from any counterpart without impairing the legal effect to any signatures thereon, and may be attached to another counterpart, identical in form thereto, but having attached to it one or more additional signature pages. Delivery of a counterpart by facsimile or portable document format (pdf) through electronic mail transmission shall be as binding an execution and delivery of this Agreement by such Party as if the Party had delivered an actual physical original of this Agreement with an ink signature from such Party. Any Party delivering by facsimile or electronic mail transmission shall promptly thereafter deliver an executed counterpart original hereof to the other Party.

5.08 Notices. All notices, demands and correspondence required or provided for under this Agreement shall be in writing. Delivery may be accomplished in person, by certified mail (postage prepaid return receipt requested), or via electronic mail transmission. Mail notices shall be addressed as follows:

To City:	City of Las Vegas 495 South Main Street Las Vegas, Nevada 89101 Attention: City Manager Attention: Director of the Department of Planning
To Master Developer:	180 LAND COMPANY LLC 1215 Fort Apache Road, Suite 120 Las Vegas, NV 89117
Copy to:	Chris Kaempfer Kaempfer Crowell 1980 Festival Plaza Drive, Suite 650 Las Vegas, Nevada 89135

Either Party may change its address by giving notice in writing to the other and thereafter notices, demands and other correspondence shall be addressed and transmitted to the new address. Notices given in the manner described shall be deemed delivered on the day of personal delivery or the date delivery of mail is first attempted.

5.09 Entire Agreement. This Agreement constitutes the entire understanding and agreement of the Parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental

PRJ-63491
03/17/16
DIR-63602

hereto and supersedes all negotiations or previous agreements between the Parties with respect to all of any part of the subject matter hereof.

5.10 Waivers. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate officers of Master Developer or approved by the City Council, as the case may be.

5.11 Recording; Amendments. Promptly after execution hereof, an executed original of this Agreement shall be recorded in the Official Records of Clark County, Nevada. All amendments hereto must be in writing signed by the appropriate officers of City and Master Developer in a form suitable for recordation in the Official Records of Clark County, Nevada. No amendment of this Agreement shall in and of itself amend the Major Modification to the 1990 Peccole Ranch Master Plan attached hereto as **Exhibit "C"** unless that is the expressed intention of the Parties to do so as it relates to the Property. Upon completion of the performance of this Agreement, a statement evidencing said completion, shall be signed by the appropriate officers of the City and Master Developer and shall be recorded in the Official Records of Clark County, Nevada. A revocation or termination shall be signed by the appropriate officers of the City or Master Developer and shall be recorded in the Official Records of Clark County, Nevada.

5.12 Headings; Exhibits; Cross References. The recitals, headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand or limit the terms of this Agreement. All exhibits attached to this Agreement are incorporated herein by the references contained herein. Any term used in an exhibit hereto shall have the same meaning as in this Agreement unless otherwise defined in such exhibit. All references in this Agreement to sections and exhibits shall be to sections and exhibits to this Agreement, unless otherwise specified.

5.13 Release. Each residential lot shown on a recorded Subdivision Map within the Community shall be automatically released from the encumbrance of this Agreement without the necessity of executing or recording any instrument of release upon the issuance of a building permit for the construction of a residence thereon.

5.14 Severability of Terms. If any term or other provision of this Agreement is held to be invalid, illegal or incapable of being enforced by any rule of law or public policy, all other conditions and provisions of this Agreement shall nevertheless remain in full force and effect, provided that the invalidity, illegality or unenforceability of such terms does not materially impair the Parties' ability to consummate

PRJ-63491
03/17/16
DIR-63602

the transactions contemplated hereby. If any term or other provision is invalid, illegal or incapable of being enforced, the Parties hereto shall, if possible, amend this Agreement so as to affect the original intention of the Parties.

5.15 Exercise of Discretion. Wherever a Party to this Agreement has discretion to make a decision, it shall be required that such discretion be exercised reasonably unless otherwise explicitly provided in the particular instance that such decision may be made in the Party's "sole" or "absolute" discretion or where otherwise allowed by applicable law.

5.16 No Third Party Beneficiary. This Agreement is intended to be for the exclusive benefit of the Parties hereto and their permitted assignees. No third party beneficiary to this Agreement is contemplated and none shall be construed or inferred from the terms hereof. In particular, no person purchasing or acquiring title to land within the Community, residing in the Community, or residing outside the Community shall, as a result of such purchase, acquisition or residence, have any right to enforce any obligation of Master Developer or City nor any right or cause of action for any alleged breach of any obligation hereunder by either party hereto.

5.17 Gender Neutral. In this Agreement (unless the context requires otherwise), the masculine, feminine and neutral genders and the singular and the plural include one another.

SECTION SIX

REVIEW OF DEVELOPMENT

6.01 Frequency of Reviews. As provided by NRS Chapter 278, Master Developer shall appear before the City Council to review the development of the Community. The Parties agree that the first review occur no later than twenty-four (24) months after the Effective Date of this Agreement, and again every twenty-four (24) months on the anniversary date of that first review thereafter or as otherwise requested by City upon fourteen (14) days written notice to Master Developer. For any such review, Master Developer shall provide, and City shall review, a report submitted by Master Developer documenting the extent of Master Developer's and City's material compliance with the terms of this Agreement during the preceding period.

[Signatures on following pages]

PRJ-63491
03/17/16
DIR-63602

In Witness Whereof, this Agreement has been executed by the Parties on the day and year first above written.

CITY:

CITY COUNCIL, CITY OF LAS VEGAS

By: _____
Mayor

Approved as to Form:

_____
Deputy City Attorney

Attest:

City Clerk

By: _____
LuAnn Holmes, City Clerk

PRJ-63491
03/17/16
DIR-63602

MASTER DEVELOPER

180 LAND COMPANY LLC,

a Nevada limited liability company

By: _____

Name: _____

Title: _____

SUBSCRIBED AND SWORN TO before me

on this _____ day of _____,

2015.

_____

Notary Public in and for said County and State

PRJ-63491
03/17/16

DIR-63602

EXHIBITS

A. Property Legal Description
B. Master Land Use Plan with Development Areas
C. 2016 Peccole Ranch Master Plan (Major Modification to the 1990 Peccole Ranch Master Plan)
D. The Two Fifty Design Guidelines

PRJ-63491
03/17/16
DIR-63602

Exhibit A

DESCRIPTION

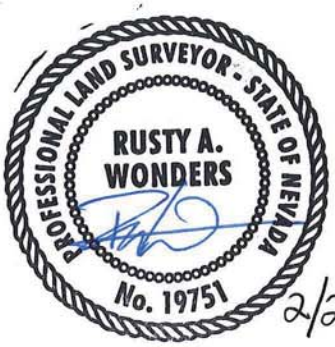
LOTS 1, 3, AND 4 AS SHOWN IN FILE 120, PAGE 49 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE EAST HALF (E 1/2) OF SECTION 31 AND THE WEST HALF (W 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

TOGETHER WITH LOTS 1 AND 2 AS SHOWN IN FILE 120, PAGE 91 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE EAST HALF (E 1/2) OF SECTION 31 AND THE WEST HALF (W 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 250.92 ACRES, MORE OR LESS.

END OF DESCRIPTION.

RUSTY A. WONDERS, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19751

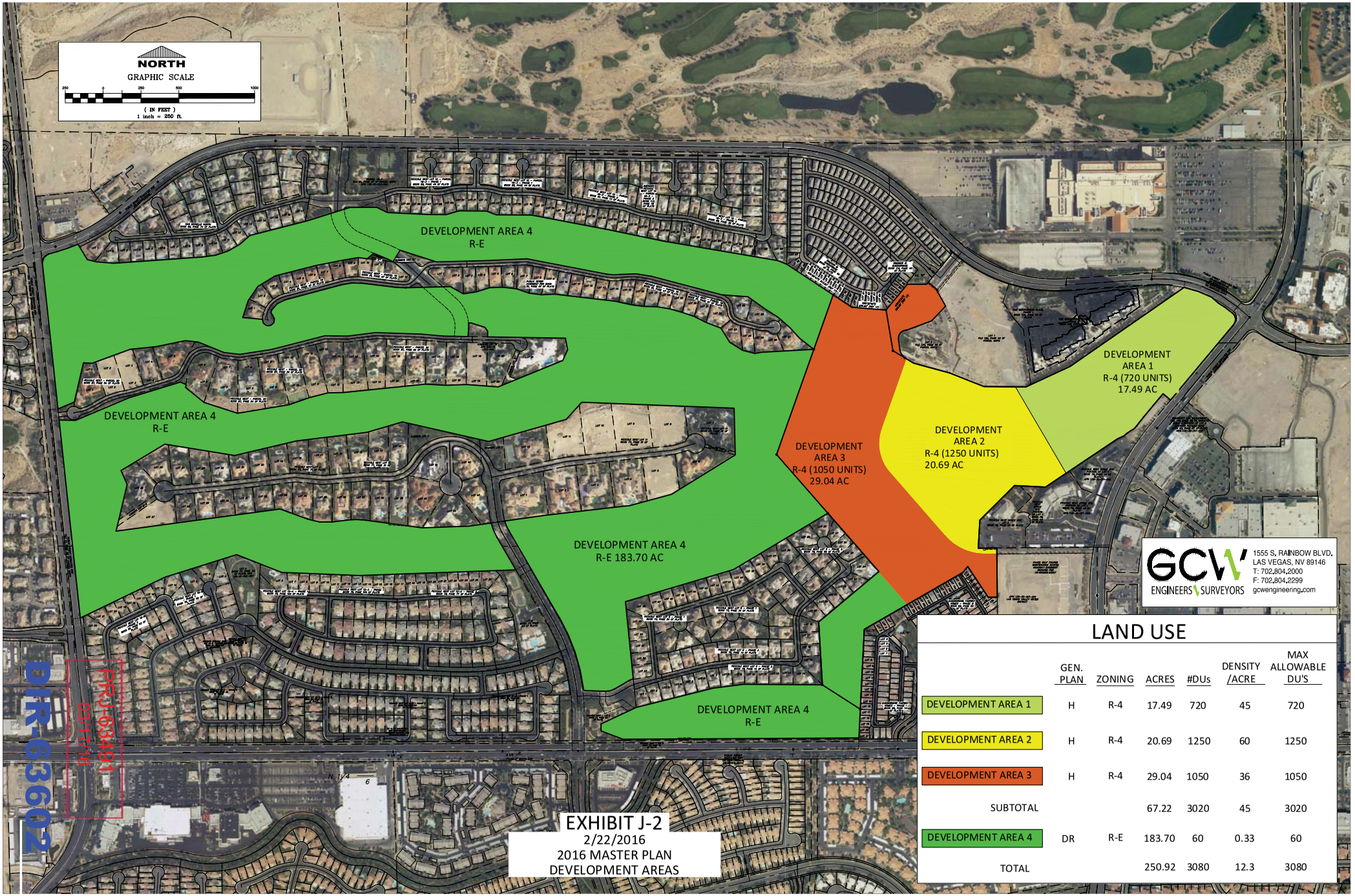


2/24/16
Exp. 6/30/16

GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

PRJ-63491
03/17/16

DIR-63602



GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

LAND USE

	GEN. PLAN	ZONING	ACRES	#DUs	DENSITY /ACRE	MAX ALLOWABLE DU'S
DEVELOPMENT AREA 1	H	R-4	17.49	720	45	720
DEVELOPMENT AREA 2	H	R-4	20.69	1250	60	1250
DEVELOPMENT AREA 3	H	R-4	29.04	1050	36	1050
SUBTOTAL			67.22	3020	45	3020
DEVELOPMENT AREA 4	DR	R-E	183.70	60	0.33	60
TOTAL			250.92	3080	12.3	3080

PECCOLE RANCH MASTER PLAN

2016 Peccole Ranch Master Plan -
Major Modification of 1990 Peccole Ranch Master Plan

PREPARED FOR and BY:

180 Acres LLC, Seventy Acres LLC
and Fore Stars Ltd
1215 S. Ft. Apache Rd., Suite #120,
Las Vegas, NV 89117

(Collectively, "Applicants")

GCW Engineering
1555 S. Rainbow Blvd.
Las Vegas, NV 89146

Kaempfer Crowell
1980 Festival Plaza Drive, Suite. 650
Las Vegas, NV 89135-2958

February 23, 2016

PRJ-63491
03/17/16

DIR-63602

TABLE OF CONTENTS

Section	Page
Section I - Introduction	5
Section II - 2016 Master Plan Compared to 1990 Master Plan	7
Section III - Residential	8
Section IV - Residential Development Standards as the Property Only	11
Section V - Commercial/Office	11
Section VI - Land Currently Used as Golf Course Repurposed	12
Section VII – Drainage	13
Section VIII – Grading	13
Section IX - Roads/Streets	14
Section X – Schools	14
Section XI - Development Plan	14
Section XII - Quality of Development	14
Section XIII - General Plan Conformance	15
Section XIV – Conclusion	15
Exhibits	A-U

PRJ-63491
03/17/16

DIR-63602

EXHIBITS

Exhibit A	1989 Peccole Ranch Master Plan
Exhibit B	1990 Peccole Ranch Master Plan
Exhibit C	Area Plan As Submitted With the Proposed and Subsequently Approved 1990 Peccole Ranch Master Plan
Exhibit D	Peccole Ranch Master Plan Properties Both As-built And As Presently Zoned
Exhibit E-1	Peccole Ranch Master Plan As-Built (Exhibit D) Overlaid On 1989 Approved Peccole Ranch Master Plan (Exhibit A)
Exhibit E-2	Golf Course Location in 1989 Approved Peccole Ranch Master Plan vs. Current Location
Exhibit F-1	Peccole Ranch Master Plan As-built (Exhibit D) Overlaid On the 1990 Peccole Ranch Master Plan (Exhibit B)
Exhibit F-2	Golf Course Location in 1990 Peccole Ranch Master Plan vs. Current Location
Exhibit G	2016 Master Plan (Major Modification to the 1990 Master Plan)
Exhibit H	City of Las Vegas Zoning Verification Letter dated December 30, 2014
Exhibit I	Peccole Ranch Master Plan – 250.92 Acreage Tabulations with Both Current And Proposed Zoning and General Plan Designations
Exhibit J-1	2016 Master Plan Reflecting Repurposed Uses of the 250.92 Acre Property
Exhibit J-2	2016 Master Plan's Development Areas
Exhibit K-1	183.71 Acre Estates: Land Between Orient Express and Winter Palace - Existing
Exhibit K-2	183.71 Acre Estates: Land Between Orient Express and Winter Palace – Conceptual Pursuant to 2016 Master Plan

Exhibit L-1	2016 Conceptual Site Plan for 67.21 Acres Luxury Multi Family
Exhibit L-2	2016 Conceptual Site Plan - Open Space Diagram for 67.21 Acres Luxury Multi Family
Exhibit M	ULI: High-Density Development – Myth and Fact
Exhibit M-2	Brookings Institute Report
Exhibit N	Golf Courses within 4.5 Mile Radius
Exhibit O	Economic and Fiscal Benefits Study
Exhibit P	Land Use Data – 1989 versus 1990 Master Plan's Acres Reconciliation
Exhibit Q	Land Use Data - 1990 Master Plan Acreage and Dwelling Unit Data
Exhibit R	Land Use Data – Master Plan Data Showing As-Builts As Of February, 2016
Exhibit S	Land Use Data – Master Plan With Its February 2016 As Built Except The 250.92 Acres Currently Used As Golf Course Are Shown With Their Proposed Estate Lot And Luxury Multi Family Uses in this 2016 Master Plan
Exhibit T	Land Use Data – Master Plan Comparative Charts
Exhibit U	Residential Development Standards Table

PECCOLE RANCH MASTER PLAN

Section I - Introduction

In early 1990, the 1,569.6 acre proposed 1990 Peccole Ranch Master Plan was submitted to the City of Las Vegas for:

- the approval of an Amendment to the 1989 overall Conceptual Peccole Ranch Master Plan; and

- the rezoning of the 996.4 acres in Phase Two of the Peccole Ranch Master Plan to zoning designations of R-PD7, R-3, and C-1.

The narrative in the 1990 *Proposed* Peccole Ranch Master Plan described the intent of that Plan and compared the 1990 *Proposed* Peccole Ranch Master Plan with the *previously approved* 1989 Peccole Ranch Master Plan (hereinafter "1989 Master Plan"). This narrative clearly referenced that the 1990 *Proposed* Peccole Ranch Master Plan was intended to be "Conceptual" in nature. This reference certainly was in keeping with how the Peccole Ranch Master Plan has been implemented over the past 26 years; as there are very significant variances from what was proposed to be built in the 1990 *Approved* Peccole Ranch Master Plan (hereinafter "1990 Master Plan") and what was actually built.

The 1990 Master Plan was last updated with Las Vegas City Council approval on April 4, 1990. All subsequent development was approved and conducted without amendments to the 1990 Master Plan, notwithstanding non-conformity to the 1990 Master Plan. This 2016 Proposed Peccole Ranch Master Plan (hereinafter "2016 Master Plan") represents a Major Modification to the 1990 Master Plan. As requested by the City of Las Vegas, this Major Modification reflects development under the 1990 Master Plan as it was actually built including for the 250.92 acres on which the golf course is currently operated. This 250.92 acres is hereinafter referred to as "Property". This Major Modification also reflects the repurposed uses sought by Applicants on the Property as follows:

- 183.71 acres: This 183.71 acres coming partially from each the 253.07 acres designated as "Golf Course/Open Space/Drainage" and 729.49 acres designated "Single- Family" in the 1990 Master Plan, are redesignated as "Estate Lots" in this 2016 Master Plan.

    - However, Applicants have chosen to provide a maximum of only 60 home sites on this entire 183.71 acres; with approximately 120 acres reserved for conservation purposes. (It is important to note that this reduction in permitted density from the already existing R-PD7 zoning, up to 7.49 Units per acre, is entirely voluntary and is not for the purpose of satisfying any City imposed open space requirement or otherwise serve in any regard as a "quid pro quo".)

- 67.21 acres: This 67.21 acres coming partially from each the 253.07 acres designated as "Golf Course/Open Space/Drainage" and 729.49 acres designated "Single- Family" in the 1990

Master Plan, are redesignated as "Luxury Multi Family" in the 2016 Master Plan allowing a total of 3020 Luxury Multi Family Units.

By approval of this Major Modification, the 2016 Master Plan will reflect the as-built condition of the Master Planned property and, as noted above, the repurposed uses on the Property.

The 1989 Master Plan (**Exhibit A**) which was approved by the City of Las Vegas on February 15, 1989 comprised 1,716.3 acres. The 1990 Master Plan (**Exhibit B**) illustrated a reduction in the 1,716.3 acreage due to the elimination since the 1989 Master Plan of a previously included Multi-Family parcel and several neighborhood commercial/office parcels totaling 83.9 acres. (These parcels lay on both the north and south sides of Charleston Boulevard between Rampart Boulevard and Durango Drive.). The 10.9 acre water storage parcel owned and managed by the Las Vegas Valley Water District was also removed since the 1989 Master Plan. Another 51.84 acres with various land uses, some relating to the right of ways associated with the aforementioned land removed, were also removed since the 1989 Master Plan. Consequently, the 1990 Master Plan comprised 1,569.6 acres with 573.2 acres in Phase One and 996.4 acres in Phase Two.

The 1990 Master Plan noted that:

*"The Peccole Ranch Master Plan is located within the northwest and southwest growth areas of the Las Vegas Metropolitan Area (**Exhibit C**), and has an excellent time-distance relationship to surrounding support services, employment centers, and transportation network including McCarran International Airport. This particular area of the Valley has been experiencing a rapid growth rate as demonstrated by these developments occurring in the Peccole Ranch vicinity.... Planning efforts for planned communities promote viable growth, compatibility with adjacent uses, and a commitment to quality. It is this trend that became the basis of a Plan that would maintain flexibility to accommodate future market changes. The Plan is conceptual in nature to allow detailed planning at the time of development. In this way the lifestyles of the anticipated population can be met".* (Emphasis added)

The above statements were in fact, necessary and appropriate in 1990 and are even more necessary and appropriate today. The 1990 Master Plan was specifically intended, designed and drafted to, "maintain flexibility to accommodate future market changes" with a clear recognition that, "The Plan is conceptual in nature to allow detailed planning at the time of development." In fact, the developer under the 1990 Master Plan went to great lengths to both maintain and protect maximum flexibility for development purposes. This flexibility is evidenced, in particular, by the fact that the developer, while creating a golf course use on the property, nevertheless insisted that this same golf course property continually retain its R-PD7 zoning classification (**Exhibit D**), and that the development potential of this golf course property be disclosed, so that if and when changing market or other conditions necessitated it, the Property could be developed with, among other things, already permitted residential use.

To further evidence this flexibility of purpose, and as can be seen in **Exhibits E-2 and F-2**, the as-built condition of the Master Plan property is *not at all* similar to either the 1989 or 1990 Approved Master Plans.

The repurposing of uses, reflected in the 2016 Master Plan, of the Property presently used

for golf course is in response to continued market changes, not the least of which is the erosion of the golf industry, an erosion from which Las Vegas is not exempt. The number of golfers in the United States has fallen from a high of nearly 30 million in 2000 to less than 22 million today. That is a reduction of over 25%. Additionally, continually escalating operating costs, the cost of water and its availability (especially in a desert community such as Las Vegas), dramatic reduction in revenues and a significant demand/supply imbalance have rendered many golf courses simply financially unsustainable and/or terribly underperforming. Nationally, golf course closures, 732 in the last 4 years, 1503 in the last ten years (*and 234 closures in 2015, alone*), with more closures planned or anticipated over the next several years, has necessitated golf course land owners and local jurisdictions to come together with respect to the repurposing of what was once golf course land.

The previously approved 1989 and 1990 Peccole Ranch Master Plans incorporated office, neighborhood commercial, a nursing home, and a mixed use village center around a strong residential base in a cohesive manner. A destination resort-casino, commercial/ office and commercial center were approved in the most northern portion of the project area. Special attention was given to the compatibility of neighboring uses for smooth transitioning, circulation patterns, convenience and aesthetics. The vision and goal of those Master Plans continues with this 2016 Master Plan.

Also of importance to the 2016 Master Plan is the nearby and conveniently located transportation network, consisting of "freeways" such as I-215, US-95 and the Summerlin Parkway and major section lines roadways, including Durango Drive, Charleston Boulevard, Sahara Avenue, Rampart Boulevard, Hualapai Way and Town Center Drive. All of these freeways and roadways are designed to carry elevated amounts of traffic volumes, including the traffic that will result from the repurposed uses under this 2016 Master Plan. A traffic study to address traffic considerations is being prepared and will be submitted to the City in support of this Major Modification.

In 1989 and again in 1990, The Peccole Ranch Master Plan was designed to benefit the current and long range needs of the Las Vegas Metropolitan Area. The same is true of this 2016 Master Plan. Overall project character and identity of the Property now proposed to be developed as outlined in this 2016 Master Plan will continue to reflect the highest standards of quality as demonstrated by the many adjacent and nearby developments built by affiliated companies of the Applicants. Such development includes the building of: (i) forty (40) very high end estate homes, built in Queensridge North and South, representing nearly 40% of all estate homes in Queensridge North and South, (ii) the towers at One Queensridge Place, (iii) Tivoli Village, (iv) Fort Apache Commons and (v) Sahara Center, *all built upon Peccole Ranch Master Plan properties.*

Section II - 2016 Master Plan Compared to 1990 Master Plan

This 2016 Master Plan (**Exhibit G**) is an amendment to the 1990 Master Plan which was approved by the City of Las Vegas on April 4, 1990. As shown by the as-built, and as reflected in the **Exhibit F-2** overlay, the differences between the two Plans are very extensive and include:

1. Seventy-eight (78) Single-Family lots and four (4) common area lots (or portions thereof) in Phase Two were built on land designated for Golf Course/Open Space/Drainage.

2. An additional nine (9) holes of golf course, on approximately 70 acres, were not contemplated at the time of the 1990 Master Plan, but were ultimately constructed upon property designated Single-Family and zoned RPD-7.

3. One hundred forty-one (141) acres of golf course were built on land not designated as Golf Course/Open Space/Drainage.

4. Dozens of Single Family residences in Phase One were constructed in areas designated Golf Course/Open Space/Drainage.

5. A mixed-use commercial development was constructed at the southwest corner of Charleston Boulevard and Fort Apache Road on a parcel that was designated as a Nursing Home.

6. Single-Family developments were constructed on the 19.7 acre site designated as a Schools.

7. Single-Family developments were constructed at the northwest corner of Durango Drive and Alta Drive on 63.44 acres designated as Commercial Center.

8. The 19 acre designated Commercial parcel at the northeast corner of Charleston Boulevard and Hualapai Way has been built out as Single-Family residential.

9. The 32 acre designated Multi-Family parcel at the northwest corner of Charleston Boulevard and Apple Drive has been built out as Single-Family residential.

10. The as-built location of Alta Drive bears no resemblance at all with its designated Right-of-Way use location.

Section III - Residential

The entirety of the Property presently used as golf course (except for 4.5 acres zoned PD) is zoned R-PD7 as reflected in Clark County Records and as confirmed in City of Las Vegas Zoning Verification Letter dated December 30, 2014 (**Exhibit H**). By approval of this 2016 Master Plan (Major Modification), the additional zoning designations of R-E and R-4 will be added to be consistent with the planned development of the Estate Lots and Luxury Multi Family.

The demand for housing remains strong in the Peccole Ranch Master Plan area, reflecting the continued volume of in-migration to the Las Vegas Valley and internal population growth. The repurposed designations of the above Property are based upon market conditions and the continuing market demand for extremely high end Estate Lots/custom homes as well as Luxury Multi Family homes, both of which are reflected as part of this 2016 Master Plan.

Exhibits J-1 and J-2 reflect the repurposed land uses and Development Areas of the Property.

In particular, the 183.71 acres is devoted to very large Estate Lot development. **Exhibits K-1 and K-2** illustrate, by way of example an area between Orient Express Court and Winter Palace Drive that shows its current status compared to a conceptual rendering of its enhancement with the repurposing of the Property. Other portions of the 183.71 acres will have enhancements and open space commensurate with their lot sizes. These Estate Lots range in size from a *minimum* of one acre to *over* 5 acres. The *smallest lots* proposed under this 2016 Master Plan for these 183.71 acres, with only a couple of exceptions, are larger than the *largest lots* existing in Queensridge. These Estate Lots are one of a kind, representing a rare concentration of extremely large Estate Lots with quality design, construction and landscape guidelines in one Association, producing an unparalleled, luxury residential development.

Each Estate Lot to be developed will have a limited developable area. This means that the portion of the lot that is developed with footprints of the main residence and ancillary structures, (hereinafter "home site") will be limited as follows: The developable area for a home site on a one (1) acre lot will be limited to a maximum of 50% of the total lot or one-half (1/2) acre of the one acre lot. The developable area for a home site on a three (3) acre lot will be limited to a maximum of 33% of the total lot or one (1) acre of the three acre lot. The developable area for a home site on a five (5) acre lot will be limited to a maximum of 25% of the total lot or 1.25 acres of the 5 acre lot. Lots over 5 acres shall have a maximum developable area of 25% of the total lot. Home sites on lots not enumerated herein will be correspondingly sized. Lots smaller than one and one half (1 ½) acres may have a pool and its related structures, as well as hardscape, constructed outside the home site.

In addition to each Estate Lot having a limited developable area, each Estate Lot will also have enhanced landscaping, which may consist of large areas of both grass and/or artificial turf; with an abundance of trees planted throughout, and on the borders of, each Estate Lot. Water retention areas may be utilized on many of the larger lots, subject to appropriate governmental approval. A walking trail system throughout, or perhaps adjacent to, these 183.71 acres, that could have connectivity to Queensridge North and Queensridge South existing roadways and parks, could become part of this 2016 Master Plan (if and to the extent approved by the Queensridge Master Homeowner Association). **Exhibit J-1** shows in dark green the area to be developed with the large Estate Lots; again, ranging in size from a minimum of 1 acre to over 5 acres *and limited to a maximum of 60 home sites.* It is intended that the entirety of the 183.71 acres will be designated in the General Plan as Desert Rural Density Residential (DR) and zoned Residence Estates District (R-E).

Additionally, with the support and approval by the Queensridge Master Homeowner Association, and upon the implementation of the 2016 Master Plan, the approximate 4 acre and 1 acre sites, located near the Queensridge South and Queensridge North entrances, respectively, will be developed with enhanced park areas for the use and enjoyment of the respective Queensridge neighborhoods.

Finally, as part of the development of these large Estate Lots (and as described in more detail in the "Drainage" section below), box culverts will be put in place to carry the flows presently handled by open flow channels. An ancillary, yet very important, benefit to the Queensridge community from the placement of these box culverts is that the security of the community will be enhanced as these box culverts will eliminate the underpasses which operate as one of the ways a

DIR-63602

variety of unauthorized and unwelcome people presently access the Property.

The 67.21 acres (consisting of 65.08 and 2.13 acres) shown in yellow on **Exhibit J-1** represent the area to be developed with Luxury Multi Family homes. This Luxury Multi Family development will be done in three Development Areas, with the first area consisting of the development of 720 Luxury Multi Family Units on the southwest corner of Rampart Boulevard and Alta Drive, specifically located on 17.49 acres and legally described as assessor parcel number 138-32-301-005 (**Exhibit J-2**, light green).

The balance of these 67.21 acres, that is, the 49.72 remaining acres, will be built out over time, as the second and third Development Areas and as market conditions permit, with a variety of Luxury Multi Family offerings.

The second Development Area is the approximately 20.69 acres that lie to the southwest of the aforementioned 17.49 acres (**Exhibit J-2**, yellow). Present development plans contemplate a combination of 4 to 6 story Luxury Multi Family offerings and 3 buildings similar in height to the adjacent One Queensridge Place, approved third tower. Again, the time frame for actual development is dependent on market conditions.

The third Development Area is the approximately 29.03 acres nearest to the east side of the aforementioned 183.71 acre Estate Lot development (**Exhibit J-2**, orange). Development of Luxury Multi Family homes in this area will be limited to 4 stories; and as noted above, the time frame for actual development is dependent on market conditions.

Much of the planned Luxury Multi Family development in these 67.21 acres is located near or adjacent to the presently existing (and substantial) commercial and multi-family developments along the Rampart Boulevard corridor.

As part of this proposed Luxury Multi Family development, a roadway will be constructed through the 67.21 acres, connecting Alta Drive and Rampart Boulevard. This roadway will provide an alternative route to traffic that would otherwise use the Rampart Boulevard and Alta Drive intersection. It is clearly anticipated that this roadway would be used significantly by residents in these newly proposed Luxury Multi Family developments.

As with the 183.71 acre Estate Lot development, this 67.21 acre Luxury Multi Family development, in addition to having a variety of Luxury Multi Family offerings, will be provided with enhanced landscaping which will consist of large areas of both grass and/or artificial turf, with an abundance of trees planted throughout the site. Substantial open space, park areas, fitness rooms, pools, recreation areas and walking paths will also be provided to varying degrees throughout the 67.21 acres. There will be special emphasis on providing both enhanced landscape buffers and increased setbacks adjacent to any presently existing Single-Family and Multi-Family residences. A block wall, no less than 10 feet in height, will serve to separate the 67.21 acres from the 183.71 acres; with gated access being provided to Estate Lots within the 183.71 acres. It is intended that 67.21 acres will be designated in the General Plan as Residential High (H) and zoned High Density Residential District (R-4).

Attached (**Exhibit M-1**) is a report prepared by the Urban Land Institute entitled, "Higher Density Development—Myths and Facts". This report addresses multi-family development and

DIR-63602

its misconceptions—and perceived impacts—on a community. The findings in that report are very helpful in determining just how limited the effects are on nearby and adjacent neighborhoods from properly planned and properly executed multi-family development.

The time and opportunity to repurpose the Property is here and now. This urgency applies both to Estate Lot development (as evidenced in part, by the interest expressed and offers received from numerous potential buyers) and as to Luxury Multi Family development (as evidenced by studies done by the Brookings Institute (**Exhibit M-2**), among others, which demonstrate that the present desire is for "vibrant, compact and walkable communities.")

Section IV – Residential Development Standards

The Residential Development Standards set forth herein, **(Exhibit U)** applies to the Property only; and with regard to the Property specifically replaces and supersedes the design criteria set forth in both 19.06.060 and 19.06.120 of the Las Vegas Municipal Code. To the extent there is a conflict between the Las Vegas Municipal Code and the Development Agreement, the Development Standards set forth herein and in the Development Agreement shall govern.

Section V - Commercial/Office

The Peccole Ranch Master Plan area, as well as a number of adjacent and nearby properties, offers very significant amounts of commercial. Some of this commercial is built out and operating. Other commercial is built out but vacant or is under-performing. Still other commercial has been approved but has not yet been built. The fact is that in order to have any real chance at success, commercial in this area, whether it is already built, or approved but not yet built, must be supported by nearby residential development. It is also a fact that nearby commercial operates as a significant convenience and benefit to nearby residents. Consequently, to be successful, commercial and residential must work together and there must be adequate amounts of each to serve the other.

High intensity uses such as commercial and office, with their attendant employment opportunities, are incorporated into the commercial/office and neighborhood commercial areas in The Peccole Ranch Master Plan area. With respect to this trade area there are, specifically, and representing some of the millions of square feet of commercial/office development included in the Peccole Ranch Master Plan area.

- The retail uses in the Sahara Center at the northeast corner of Sahara Avenue and Hualapai Way,
- The retail and restaurant at the Hualapai Commons at the southeast corner of Charleston Boulevard and Hualapai Way,
- The retail and restaurant uses at the Rampart Commons at the northwest corner of Charleston Boulevard and Rampart Boulevard,

- The office complex at Sir Williams Court at the northwest corner of Rampart Boulevard and Sir Williams Court,
- The mixed use development at Tivoli Village at the northeast corner of Rampart Boulevard and Alta Drive,
- The retail and restaurants at the northern portion of Boca Park located near the southeast corner of Alta Drive and Rampart Boulevard;
- The office complex and preschool at the northeast corner of Hualapai Way and Alta Drive.
- The Fort Apache Commons at the southwest corner of Charleston Boulevard and Fort Apache Road.
- Village Square at the northwest corner of Sahara Avenue and Fort Apache Road; and
- A medical office at the southeast corner of Charleston Boulevard and Apple Drive.

Also, while not within the Peccole Ranch Master Plan, per se, there is a large amount of additional commercial located within the adjacent Boca Park at the northeast corner of Charleston Boulevard and Rampart Boulevard and the Crossroad Commons at the southeast corner of Charleston Boulevard and Rampart Boulevard. And all of this commercial development does not take into consideration the significant amount of commercial now existing and still planned for the new "Downtown Summerlin" just two miles away from the Peccole Ranch Master Plan area.

Also, the Peccole Ranch Master Plan area contains a 52.5 acre destination resort-casino site, being the Suncoast Hotel and Resort, which is located at the northwest intersection of Alta Drive and Rampart Boulevard. Neighborhood amenities, such as bowling alleys, movie theatres and restaurants are provided as part of the Suncoast Hotel and Resort. In addition, the immediate area provides significant other amenities at both the J.W. Marriott/Rampart Casino and the Red Rock Hotel & Casino. These hotel/resorts will benefit as well from the additional residential development planned in the 2016 Master Plan.

The bottom line is that, as evidenced from the above, there is substantial commercial both already built and planned to be built in and around the area of the Peccole Ranch Master Plan; and this commercial must have nearby residential in order to remain, or become, successful.

The 1990 Master Plan provided for 237 acres of commercial. The 2016 Master Plan reflects 197 acres. This variance results from land that was planned as commercial in the 1990 Master Plan but which was actually developed as Single- Family residential. *No new destination commercial is planned as part of this Major Modification and the 2016 Master Plan.*

Section VI - Land Currently Used As Golf Course Repurposed

By virtue of this Major Modification, no golf course is provided in the 2016 Master Plan.

1 The land currently used as golf course will be repurposed as detailed in and as provided throughout this Major Modification.

2 Golfers in this area and in the Peccole Ranch community are easily served by the adjacent two eighteen hole championship courses (and a twelve hole lighted course) with their related facilities, at the Angel Park Golf Course on Rampart Boulevard, as well as by eleven additional golf courses in a 4 ½ mile radius (**Exhibit N**).

Section VII - Drainage

The flows that currently traverse through portions of the Property presently used as golf course will be incorporated into underground concrete box culverts. All drainage must comply with the Clark County Regional Flood Control District Drainage Design Manual. The design of these culverts will be subject to appropriate governmental approval from the City of Las Vegas Public Works, Clark County, Nevada, the State of Nevada and the federal government. The drainage considerations for the Property are not, in any real way, different from what was required downstream of the development of Tivoli Village, a development with which an affiliated entity of the Applicants was the developer.

The FEMA designated flood plain covers 67.23 acres of the Property (representing only 26%). The 67.23 acres contain 22.9 acres of a drainage flow line easement in favor of the City of Las Vegas. An additional 12.4 acres of such drainage easement lay outside of the FEMA designated flood plain. With the repurposing of the land currently used as golf course, concrete box culverts will replace current open flow channels.

Once these box culverts are completed and all appropriate governmental approvals have been obtained, these box culverts will be maintained by the City of Las Vegas. However, until such completion and approval, the existing open flow channels shall be maintained by Applicants who shall provide to the City, prior to the obtaining of any grading permits, a "Maintenance Plan" for the maintenance of these channels. In connection therewith, Applicants shall provide to the City of Las Vegas a maintenance bond in favor of the City of Las Vegas in the amount of two hundred fifty thousand dollars ($250,000), replacing the seventy five thousand dollar ($75,000) Maintenance Bond presently in effect.

Completion of the box culverts will result in an underground concrete drainage system from Hualapai Way and Charleston Boulevard to the northeast corner of Tivoli Village.

Section VIII - Grading

Based on studies done by Applicants' engineers, Applicants have been advised, and are confident, that the site can be balanced so that during development trucks hauling fill material either in or out of the Property will not be necessary.

Section IX - Roads/Streets

Roads /Streets sections in built areas are as-built. Roads/Streets sections on the Property and relating to the repurposed uses of the Property, will be approved as part of their respective Site Development Reviews and as provided in an approved traffic study.

Section X – Schools

No new schools sites are planned as part of this Major Modification. The 19.7 acre school site proposed in the 1990 Master Plan, was subsequently built out as Single-Family. Practical experience and actual as-built development statistics show (as supported by the Urban Land Institute report on multi-family development referenced earlier herein) that the greatest impact on schools' population comes from higher density single family residential development—not from large estate home development nor from high end multi-family development, since neither one of the foregoing typically involve large family occupancies. Consequently, the development of the Property is not contemplated to have a substantial impact on schools. Furthermore, as stated in the November 2010 Brookings Institute Report, "The Next Real Estate Boom", "85% of the new households formed between now (2010) and 2025 will be single individuals or couples with no children at home". That being said, after the approval of this Major Modification and during the course of the implementation of the 2016 Master Plan, the Applicants will continue to work with the School District to explore ways that the Applicants may be of assistance in mitigating any actual impacts that the additional residences on the Property may actually have on nearby schools.

Further, as can be seen in the Economic & Fiscal Benefits Study (**Exhibit O**), there are very real and very significant fiscal impact benefits that are realized from development under the 2016 Master Plan: and the Clark County School District is a significant beneficiary of those benefits. As the attached report shows, the estimated "One-time /Non-Recurring Tax Revenue" to be received by the School District is $30,915,000 with an estimated "Annual Recurring Tax Revenue" of $4,208,000.

Section XI - Development Plan

Development Standards and Design Guidelines for the Property will be affected pursuant to the terms and conditions of a Development Agreement which will be presented and considered as part of this 2016 Master Plan. Additionally, Applicants, as "Master Developer" under the Development Agreement must review and approve any and all site plans, landscape plans, architecture, grading and color palettes prior to submittal to the City of Las Vegas of any Site Development Reviews or other land use applications affecting the Property.

Section XII - Quality of Development

Design, Architecture, and Landscape standards will be established for the development. Covenants, Conditions and Restrictions will be established to guarantee the continued quality of development, and a Homeowner's Association will be established for the maintenance of common landscaping and open space. Separate subsidiary associations will be created within

individual development parcels to maintain the common areas within those developments. In addition to these protections, the City of Las Vegas will be able to monitor development standards through any Site Development Review process that may be required with regard to the development of the individual Luxury Multi Family components.

Section XIII - General Plan Conformance

Just as the City of Las Vegas General Plan is designed as a set of guidelines to help direct the future growth of the City, so is the 2016 Master Plan designed with an inherent flexibility to meet changing market demands at the time of actual development. Specifically, the 2016 Master Plan is in conformance with the following Las Vegas General Plan Planning Guidelines:

- Provide for an efficient, orderly and complementary variety of land uses.
- Provide for "activity centers" as a logical concentration of development in each community area of the City to encourage economic, social and physical vitality, and expand the level of services.
- Encourage the master planning of large parcels under single ownership in the growth areas of the City to ensure a desirable living environment and maximum efficiency and savings in the provision of new public facilities and services.
- Provide for the continuing development of a diverse system of open space.

In addition to the above, transportation leaders have been discussing the planning for light rail on Charleston Boulevard from downtown Las Vegas to Downtown Summerlin. Such major infrastructure elements require nodes of residential density, exactly as is being provided with the repurposing of the easterly approximately 70 acres of the Property.

Section XIV - Conclusion

The 2016 Major Modification of the 1990 Master Plan serves several important functions and delivers numerous benefits to various parties.

First of all, the 2016 Master Plan reflects the actual as-built condition of the Peccole Ranch Master Plan property. It certainly is in the best interests of the City, the Applicants and all the related property owners that what was actually built on the property be accurately shown.

Secondly, the 2016 Master Plan reflects the repurposed uses on the Property

Third, the 1990 Master Plan provides for 8,843 Units of which 5,987 Units have been built. Therefore the remaining number of Units available under the 1990 Master Plan is 2,856 of which 476 have been approved (which consists of vacant lots in Queensridge, Units at One Queensridge Place and Tivoli Village), leaving 2,380 Units available for development. This number compares favorably to the 3,080 Units provided under the 2016 Master Plan.

Fourth, after the installation of the approved drainage culverts, the FEMA flood plain designations will be removed from a number of Queensridge properties, portions of which currently infringe into the FEMA designated flood plain with improvements that include tennis court(s), swimming pool(s), perimeter fences and landscaping. These properties include (i) in Queensridge North, 15 of the 16 residential lots on the south side of Orient Express Court and (ii) in Queensridge South, 3 residential lots and a HOA common area on Winter Palace Drive, 4 lots on Kings Gate Court and the HOA common area adjacent to Palace Court that houses the two tennis courts. Obviously, those private property owners, as well as the HOA, are beneficiaries of an approved and implemented 2016 Master Plan.

Fifth, the Clark County School District, among others is directly, significantly and continually benefited by the tax revenue realized from development under the 2016 Master Plan

Sixth, the approval of the 2016 Master Plan will permit Applicants the ability to grant easements to those thirty-one (31) private homeowners whose properties presently encroach onto the Property.

Seventh, the approval of the 2016 Master Plan will put into place significantly enhanced security measures around the Queensridge property that will benefit all of the residents of Queensridge, both North and South.

Eighth, there will be significant economic and fiscal benefits derived from the development of the Property as outlined in the study prepared by Mr. John Restrepo (**Exhibit N**).

Finally, by the approval of this Major Modification of the 1990 Master Plan, and the implementation of Major Modification through the approval of this 2016 Master Plan, the orderly and proper development of the Property can begin to be realized and then accomplished. While the elimination of the Badlands Golf Course is inevitable, its repurposing into (i) very low density, high end, multi-million dollar Estate Lot home sites with limited developable footprints, large areas of perpetually protected open space, enhanced landscaping, an abundance of trees and integrated walking trails; and (ii) Luxury Multi Family developments , with enhanced landscaping, an abundance of trees and first class amenities, will together create a community unlike anywhere else in southern Nevada; a community of varying lifestyles but one which will ensure that Queensridge/One Queensridge Place continues to be the place in the heart of the City of Las Vegas where one wants to call home.

City of Las Vegas Agenda Item No.: **56.**

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

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

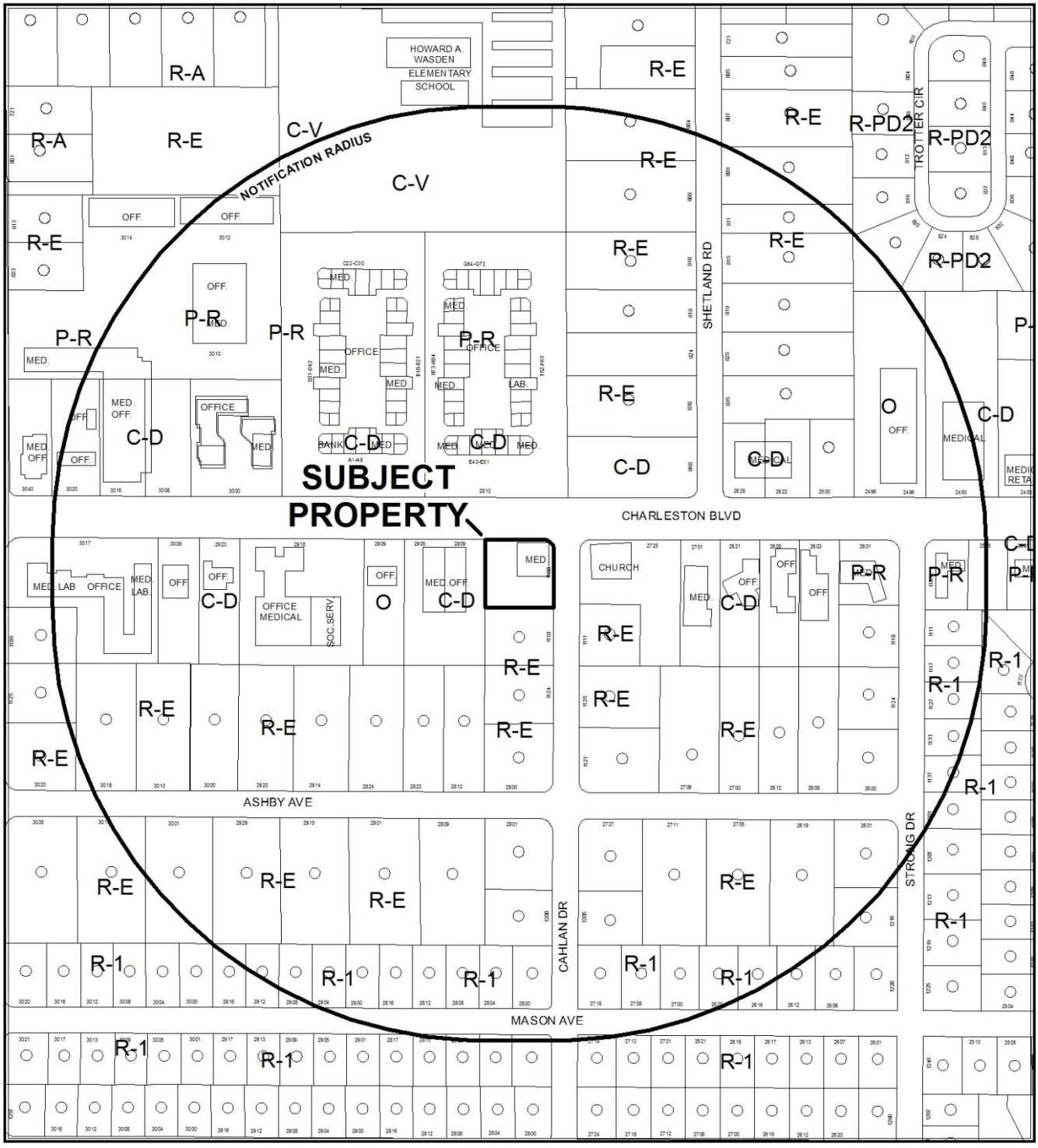
SUBJECT:
ZON-63475 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BALLE CENTER, LLC - For possible action on a request for a Rezoning FROM: C-D (DESIGNED COMMERCIAL) TO: O (OFFICE) on 0.57 acres at 2801 West Charleston Boulevard (APN 162-05-510-006), Ward 1 (Tarkanian) [PRJ-63360]. Staff recommends APPROVAL.

C.C.: 5/18/2016

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
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



0 200 400 Feet

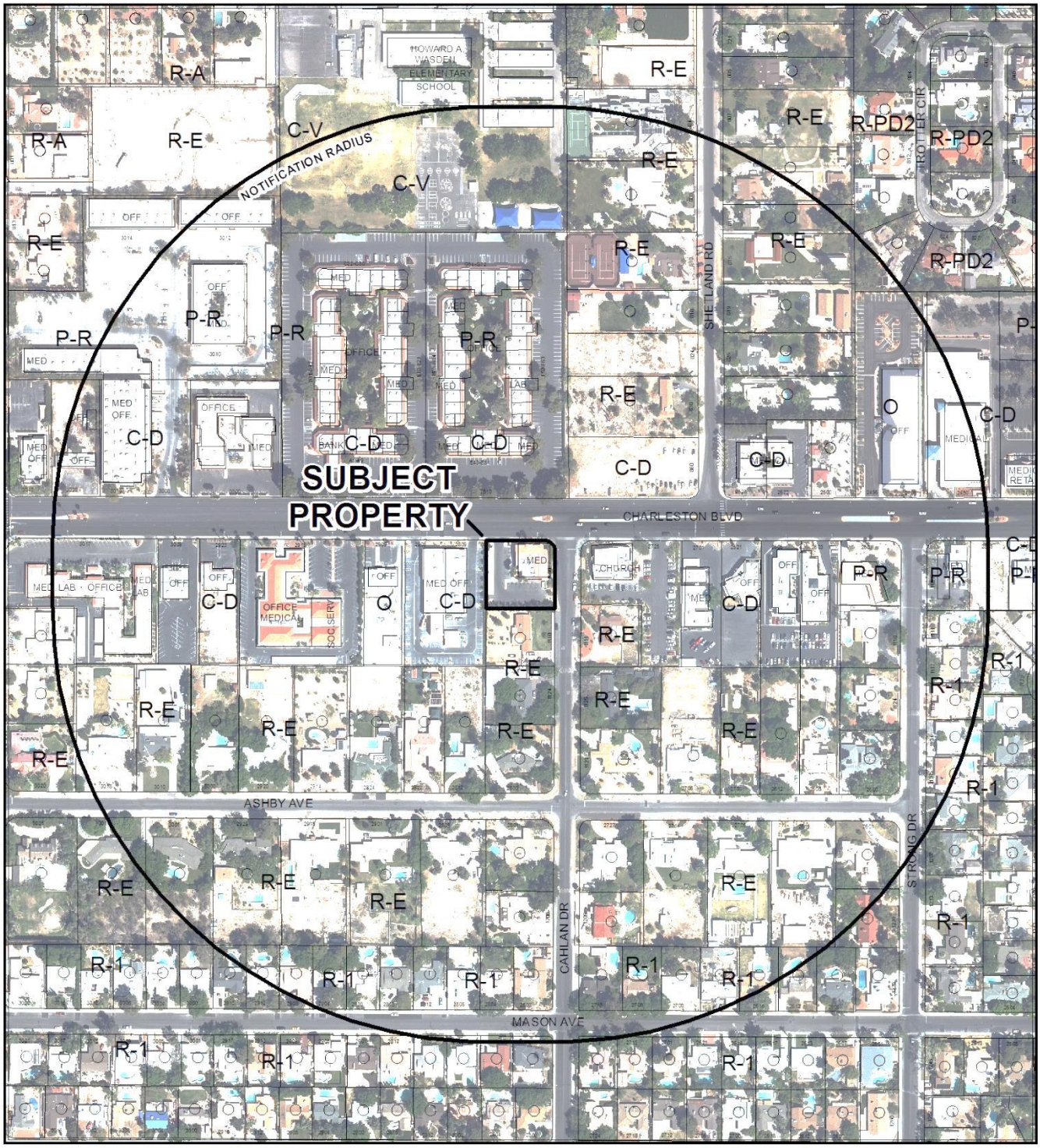
CASE: **ZON-63475 (PRJ-63360)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

N



0 200 400
Feet

CASE: **ZON-63475 (PRJ-63360)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BALLE CENTER, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-63475	Staff recommends APPROVAL.	

NE

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to Rezone 2801 West Charleston Boulevard from the C-D (Designed Commercial) zoning district to the O (Office) zoning district. The applicant has indicated As Title 19 no longer supports the C-D (Designed Commercial) zoning district, and rezoning the subject site would bring the subject site into compliance with the site's current General Plan designation of O (Office); staff is recommending approval of this request.

ISSUES

- The C-D (Designed Commercial) zoning district is no longer supported by Title 19.
- Rezoning the subject site from C-D (Designed Commercial to O (Office) will bring the subject site into compliance with the current General Plan designation of O (Office).
- The CD-O (Designed Commercial Overlay District) provides standards for limited commercial uses where it is necessary to preserve the character of surrounding land uses with less intense commercial development. If this rezoning request is approved, the requirements of the CD-O will take precedence over the height, setback and lot coverage provisions of the O (Office) District.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/02/97	The Board of Zoning Adjustment denied a request for a Variance on property located at 1100 Cahlan Drive to allow a proposed 26-foot tall building where 20 feet is the maximum height allowed; and to allow a building setback of 15 feet from the front property line, 5 feet from the side property line, and 71.88 feet from the rear property line where 25, 10 and 78 feet are the minimum setbacks required.
09/22/97	The City Council approved an appeal of the denial by the Board of Zoning Adjustment on a request for a Variance on property located at 1100 Cahlan Drive to allow a proposed 26-foot tall building where 20 feet is the maximum height allowed; and to allow a building setback of 15 feet from the front property line, 5 feet from the side property line, and 71.88 feet from the rear property line where 25, 10 and 78 feet are the minimum setbacks required.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/19/02	The City Council approved a request to amend portions of the Southeast Sector map of the general Plan in the general vicinity of the Charleston Boulevard/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 Lad Use Study and Strategic plan.
04/18/12	The City Council approved a request for a General Plan Amendment to establish Redevelopment Area 2 and change the future land use designation on various parcels within the Redevelopment Area to Commercial or Mixed-Use. The Planning Commission and staff recommended approval.
05/03/12	Code Enforcement processed a complaint (#113717) for a banner in the trees at 2801 West Charleston Boulevard. The case was resolve on 05/22/12.

Most Recent Change of Ownership	
10/20/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
Pre-1991	A business license (P55-01218) was issued for a Physician at 2801 West Charleston Boulevard, Suite 200. The license is currently active.
08/16/91	A business license (#P55-00685) was issued for a Dental Firm at 2801 West Charleston Boulevard, Suite 100. The license is currently is collection status.
07/07/98	A building permit (#98013910) was issued for onsite improvements at 2801 West Charleston Boulevard. The permit received its final inspection on 02/23/99.
07/07/98	A building permit (#98013934) was issued for a shell building certificate of completion at 2801 West Charleston Boulevard. The permit received its final inspection on 02/19/99.
07/07/98	A building permit (#319026) was issued for electrical at 2801 West Charleston Boulevard. The permit received its final inspection on 02/20/99.
07/07/98	A building permit (#98013911) was issued for a shell building certificate of completion at 2801 West Charleston Boulevard. The permit received its final inspection on 03/23/99.
09/15/98	A building permit (#325186) was issued for a wall/trash enclosure at 2801 West Charleston Boulevard. The permit received its final inspection on 01/19/99.

Related Building Permits/Business Licenses	
01/28/99	A building permit (#332452) was issued for a wall at 2801 West Charleston Boulevard. The permit expired on 07/31/99.
06/15/99	A building permit (#338114) was issued for 9-foot by 18-foot carports for 12 parking spaces at 2801 West Charleston Boulevard. The permit received its final inspection on 07/16/99.
04/17/01	A business license (C55-00096) was issued for a Clinical Laboratory at 2801 West Charleston Boulevard, Suite 201. The license is currently active.
10/02/14	A business license (G62-06610) was issued for Insurance Sales at 2801 West Charleston Boulevard, Suite 100. The license is currently active.

Pre-Application Meeting	
02/10/16	Staff conducted a pre-application meeting where the submittal requirements for a rezoning were discussed.

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

Field Check	
03/03/16	Staff performed a routine field check where a well maintained office building was observed, with the exception of the trash enclosure. The gate on the trash enclosure was broken with one gate panel missing.

Details of Application Request	
Site Area	
Net Acres	0.56

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Medical or Dental	O (Office)	C-D (Designed Commercial)
North	Office, Medical or Dental	O (Office)	P-R (Professional Office)
			C-D (Designed Commercial)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Detached Single Family Residence	DR (Desert Rural Residential)	R-E (Residence Estates)
East	Church/House of Worship	O (Office)	C-D (Designed Commercial)
West	Office, Medical or Dental	O (Office)	C-D (Designed Commercial)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
CD-O (Designed Commercial Overlay)	Y
A-O (Airport Overlay) District - 175 Feet	Y
Rural Preservation Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Rancho Charleston Land Use Study	Y
Las Vegas Redevelopment Plan Area – Redevelopment Area 2	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

ANALYSIS

The applicant is requesting to rezone the subject site from C-D (Designed Commercial) to O (Office) at 2801 West Charleston Building. The subject site is an existing two-story medical office building with existing tenants. The applicant indicates in their justification letter the desire to be able to co-locate a dental hygienist training school (Business School) within an existing dental office in suite 100. Currently, the C-D (Designed Commercial) zoning district does not allow for a Business School, but the O (Office) zoning district does permit a Business School.

The subject sites current zoning designation of C-D (Designed Commercial) is no longer supported by Title 19. In addition, the General Plan designation of the subject site is O (Office) which supports the requested O (Office) zoning district. While the zoning district of C-D (Designed Commercial) may no longer be applicable, the subject site is located within the CD-O (Designed Commercial Overlay District) which requires any new construction to be subject to the requirements of the CD-O (Designed Commercial Overlay District). The CD-O (Designed Commercial Overlay District) limits building height to one story or 20 feet, whichever is less for

parcels fronting Charleston Boulevard between Rancho Drive and Valley View Boulevard, unless otherwise approved by the City Council. Rezoning the subject site to the O (Office) zoning district would allow for the same or similar uses that already exist on the site.

The O (Office) District is designed to provide for the development of office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services. These may be small office buildings developed in a cluster with an internal traffic circulation system or one larger office building. The O (Office) District offers a buffer zone between residential and more intense retail/commercial uses.

Rezoning the subject site from the non-supported C-D (Designed Commercial) zoning district to the O (Office) zoning district would bring the subject site into compliance with the site's current General Plan designation of O (Office); therefore, staff is recommending approval of this request.

FINDINGS (ZON-63475)

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 O (Office) would conform to the existing O (Office) General Plan designation, which allows for office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services.

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 C-1 (Limited Commercial) District allows for office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services that would be compatible with the existing surrounding land uses.

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

   The C-D (Designed Commercial) zoning district is no longer supported by Title 19, as restrictions are placed on development through the Designed Commercial Overlay District.

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 access to the subject property is provided from Charleston Boulevard, a 100-foot Primary Arterial as classified by the Master Plan of Streets and Highways. Secondary access is provided from Cahlan Drive, a 60-foot local street. Both roadways have adequate capacity to accommodate the proposed O (Office) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 115

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-63475 APN: _____

Name of Property Owner: Balle Center L.L.C.

Name of Applicant: Balle Center L.L.C.

Name of Representative: Anthony J. Celeste

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: Peter S. Balle

State of Nevada County of Clark

Subscribed and sworn before me

This 13 day of Feb, 2016.

_____

Notary Public in and for said County and State

WING SZE WONG
Notary Public - State of Nevada
County of Clark
APPT. NO. 15-1590-1
My App. Expires April 1, 2019

Revised 11-14-06

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

PRJ-63360
03/01/16

1758182v1 AMP 17704.1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning from C-D to O

Project Address (Location) 2801 W. Charleston Blvd.

Project Name Balle Center L.L.C. **Proposed Use** Medical Offices

Assessor's Parcel #(s) 162-05-510-006 **Ward #** _____

General Plan: existing 0 **proposed** n/a **Zoning: existing** C-D **proposed** O

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

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

Additional Information _____

PROPERTY OWNER Balle Center L.L.C. **Contact** Peter S. Balle, DDS

Address 2801 W. Charleston Blvd. **Phone:** n/a **Fax:** n/a

City Las Vegas **State** NV **Zip** 89102

E-mail Address n/a

APPLICANT Balle Center L.L.C. **Contact** Peter S. Balle, DDS

Address 2801 W. Charleston Blvd. **Phone:** n/a **Fax:** n/a

City Las Vegas **State** NV **Zip** 89102

E-mail Address _____

REPRESENTATIVE Kaempfer Crowell **Contact** Anthony J. Celeste

Address 1980 Festival Plaza Drive, Ste. 650 **Phone:** 702-792-7000 **Fax:** 702-796-7181

City Las Vegas **State** NV **Zip** 89135

E-mail Address ajc@kcnvlaw.com

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

Property Owner Signature* _____

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

Print Name Peter S. Balle

State of Nevada County of Clark

Subscribed and sworn before me

This 13 day of February, 2016

WING SZE WONG
Notary Public - State of Nevada
County of Clark
APPT. NO. 15-1590-1
My App. Expires April 1, 2019

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	ZON-63475
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-63360
03/01/16

BALLE CENTER L.L.C.

Business Entity Information

Status:	Default	File Date:	11/3/1999
Type:	Domestic Limited-Liability Company	Entity Number:	LLC8401-1999
Qualifying State:	NV	List of Officers Due:	11/30/2015
Managed By:	Managers	Expiration Date:	11/3/2499
NV Business ID:	NV19991084560	Business License Exp:	11/30/2015

Additional Information

Central Index Key:	

Registered Agent Information

Name:	PETER S BALLE DDS	Address 1:	2801 W CHARLESTON STE 100
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89102
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - JILL L BALLE

Address 1:	2801 W. CHARLESTON BLVD STE # 100	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89102	Country:	USA
Status:	Active	Email:	

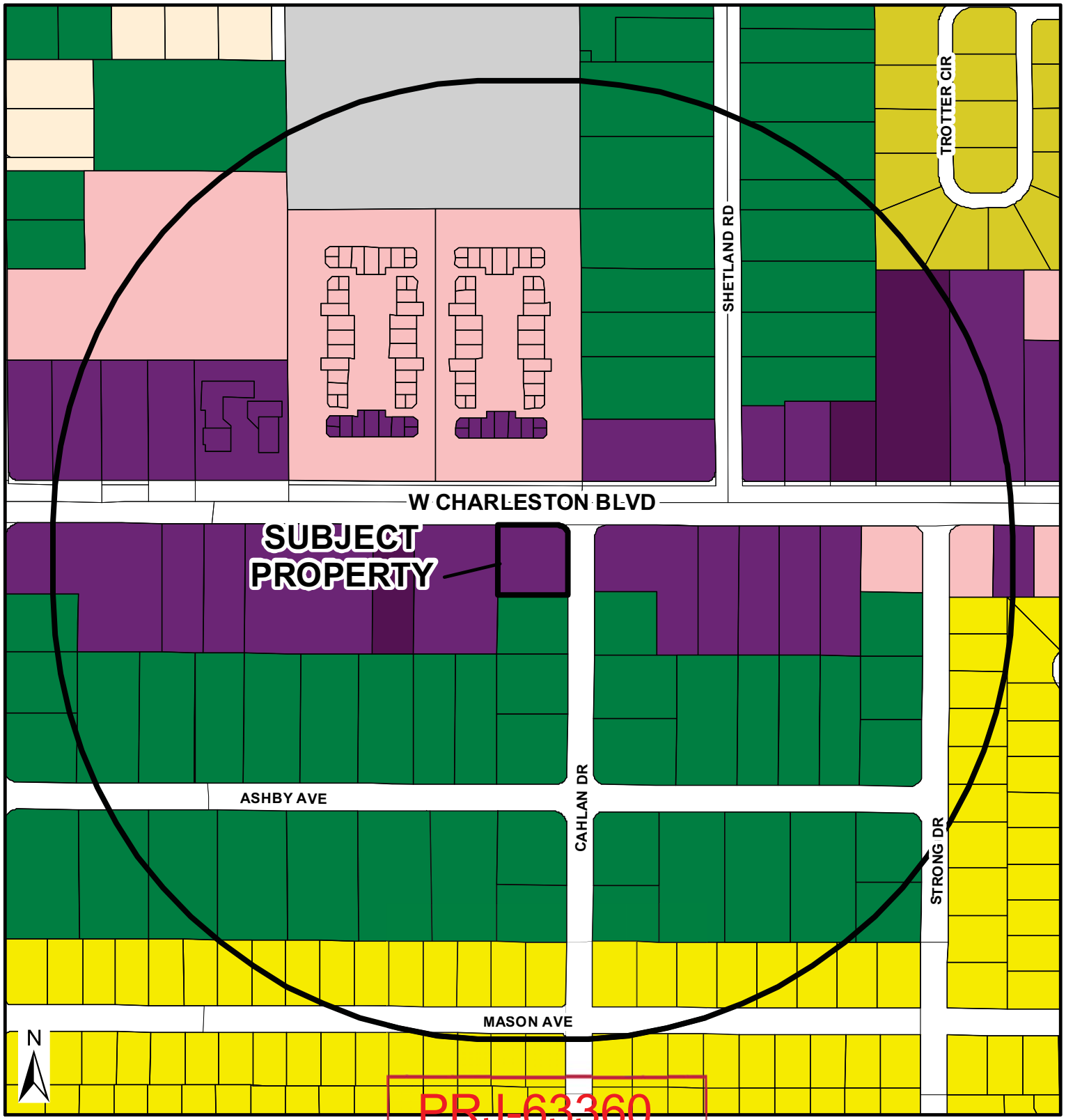
Manager - PETER S BALLE DDS

Address 1:	2801 W. CHARLESTON BLVD STE # 100	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89102	Country:	USA
Status:	Active	Email:	

ZON-63475

PRJ-63360
03/01/16

ZON-63475



PRJ-63360
03/16/16

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-D TO P-O

- 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, March 10, 2016



ZON-63475 [PRJ-63360] - REZONING - APPLICANT/OWNER: BALLE CENTER, LLC
2801 WEST CHARLESTON BOULEVARD

03/03/16



ZON-63475 [PRJ-63360] - REZONING - APPLICANT/OWNER: BALLE CENTER, LLC
2801 WEST CHARLESTON BOULEVARD

03/03/16



ZON-63475 [PRJ-63360] - REZONING - APPLICANT/OWNER: BALLE CENTER, LLC
2801 WEST CHARLESTON BOULEVARD

03/03/16



ZON-63475 [PRJ-63360] - REZONING - APPLICANT/OWNER: BALLE CENTER, LLC
2801 WEST CHARLESTON BOULEVARD

03/03/16



ZON-63475 [PRJ-63360] - REZONING - APPLICANT/OWNER: BALLE CENTER, LLC
2801 WEST CHARLESTON BOULEVARD

03/03/16

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

February 22, 2016

VIA UPLOAD

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

Re: Justification Letter
Zone Change Request
APN: 162-05-510-006 (Charleston/Cahlan)

To Whom It May Concern:

Our Firm represents a proposed tenant with respect to a request for a zone change for property located on the southwest corner of Charleston Boulevard and Cahlan Drive, more particularly described as APN: 162-05-510-006 (the "Site"). The Site is approximately 0.57 acres.

A dentistry practice along with another medical practice and labs operate on the Site. The proposed tenant is a vocational school that trains dental assistants. The tenant is looking to co-locate with the existing dentistry practice on the Property. Unfortunately, the current zoning, Design Commercial District (C-D), does not allow a dental assistant school use. Additionally, the C-D is no longer a zoning district under Title 19.

The application is for a proposed zone change to Office (O). A zoning district of O is a less intense zoning district than C-D or C-1, but, ironically, permits a dental assistant school use.

The tenant anticipates a maximum of 24 students per school session with maximum of 3 instructors. Additionally, the tenant will only be operating on Saturdays between 8:00 am and 5 pm. As a result, these hours of operation do not conflict with the dentistry use as the dentistry is open Mondays through Fridays.

With respect to parking, the Site can accommodate and meet the schools parking needs. The Site has 43 parking spaces; 18 parking spaces of which are required for the dentistry practice. Pursuant to Title 19, the school is required to provide 15 parking spaces. Since the dentistry practice and the school use will operate on different days and hours, the dentistry's 18 parking spaces are available for the school use. Therefore, the available parking on the Site for the school use actually exceeds the parking requirements.

Since the O zoning district is one of the least intense zoning districts and the hours of operation will not conflict with the dentistry use, a zone change to O is appropriate.

PRJ-63360
03/01/16

ZON-63475

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-63360
03/01/16

ZON-63475

City of Las Vegas Agenda Item No.: **57.**

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

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

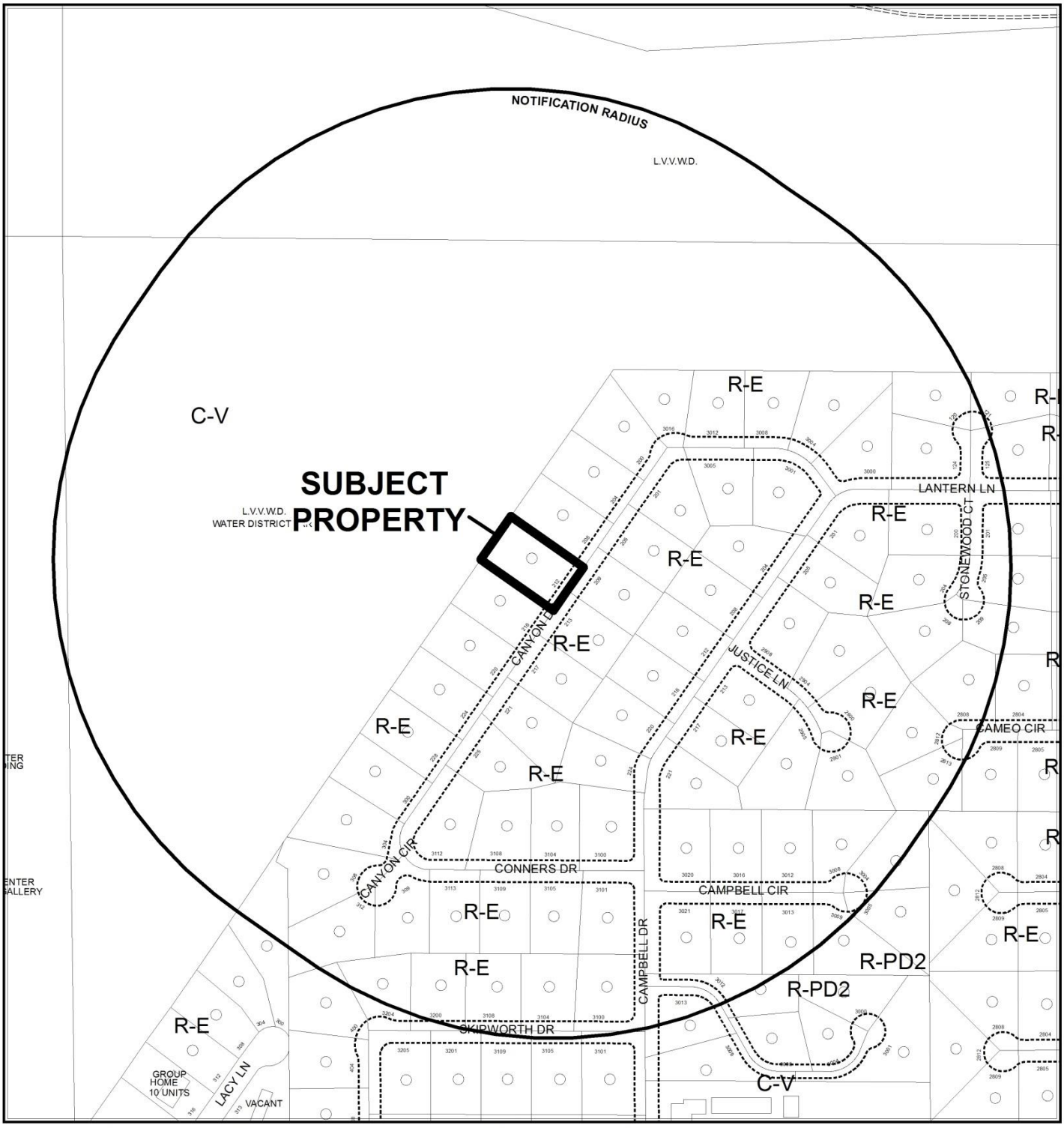
SUBJECT:
VAR-63394 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES F WOLFRAM AND SHARON R. WOLFRAM - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING 115 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] on 0.59 acres at 212 Canyon Drive (APN 139-32-110-005), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-63303]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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-63394, VAR-63397 and SUP-63398 [PRJ-63303]
2. Conditions and Staff Report - VAR-63394, VAR-63397 and SUP-63398 [PRJ-63303]
3. Supporting Documentation - VAR-63394, VAR-63397 and SUP-63398 [PRJ-63303]
4. Photo(s) - VAR-63394, VAR-63397 and SUP-63398 [PRJ-63303]
5. Justification Letter - VAR-63394, VAR-63397 and SUP-63398 [PRJ-63303]



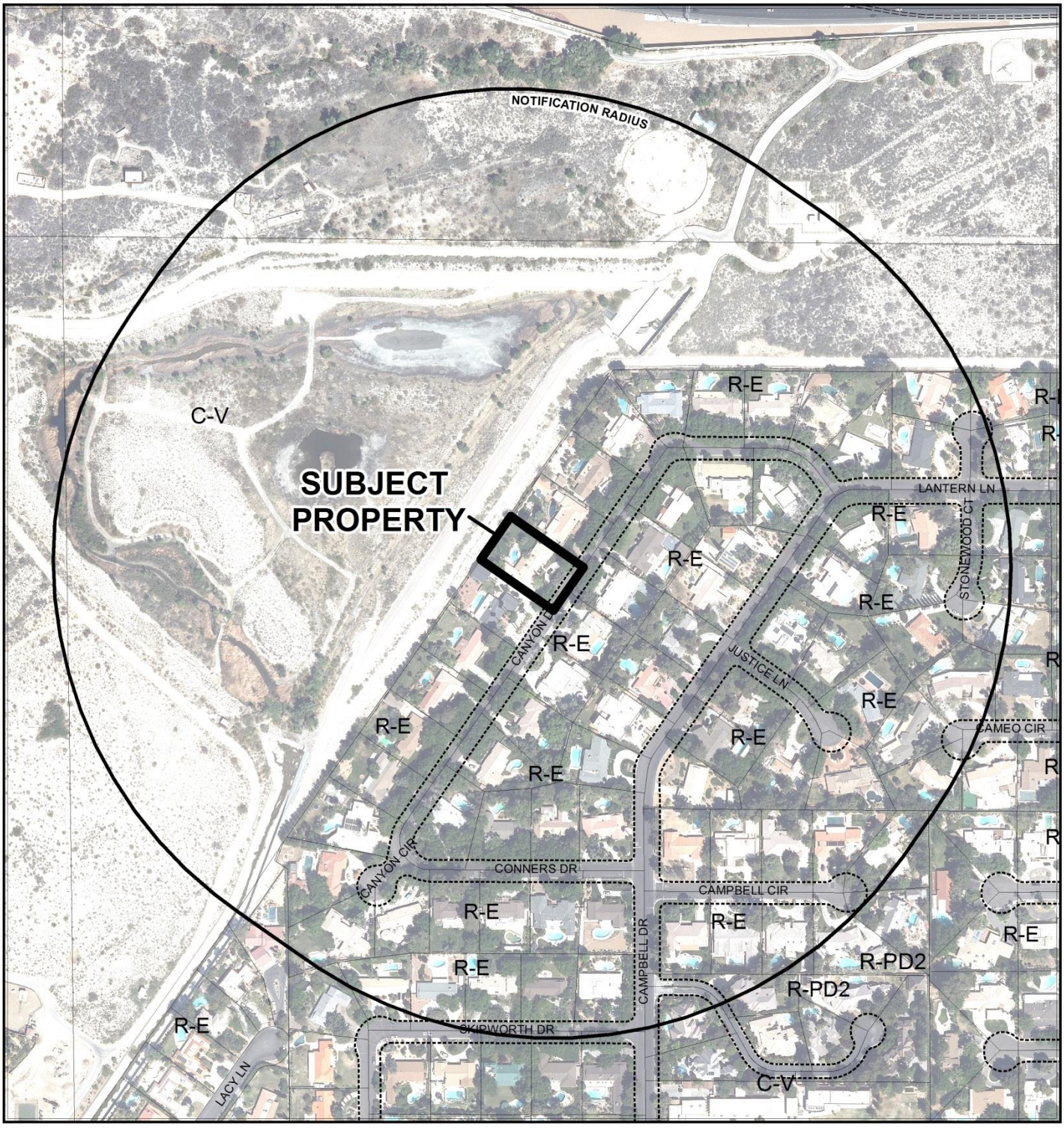
CASE: **VAR-63394, VAR-63397 AND SUP-63398 (PRJ-63303)**

RADIUS: 1000 FEET

0 300 600 Feet

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

N



CASE: **VAR-63394, VAR-63397 AND SUP-63398 (PRJ-63303)**

RADIUS: 1000 FEET

0 300 600 Feet

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JAMES F WOLFRAM AND SHARON R. WOLFRAM

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-63394	Staff recommends DENIAL, if approved subject to conditions:	N/A
VAR-63397	Staff recommends DENIAL, if approved subject to conditions:	N/A
SUP-63398	Staff recommends DENIAL, if approved subject to conditions:	VAR-63397

** CONDITIONS **

VAR-63394 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.

VAR-63397 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.

SUP-63398 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for Accessory Structure (Class I) use.

2. Approval of and conformance to the Conditions of Approval for Variance (var-63397) 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. 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 (Class II) [shed] use, along with a separate Variance and Special Use Permit to allow a proposed Accessory Structure (Class I) [Guest House]. The site is located at 212 Canyon Drive, in an R-E (Residence Estates) zoning district. No substantial evidence has been presented to warrant the requested Variances. As such, the hardship is self-imposed and staff recommends denial of this request. If approved each of the applications are subject to conditions.

ISSUES

- A Variance is required to allow a zero-foot side yard building setback for an existing Accessory Structure (Class II) [shed] where 10 feet is the minimum required.
- Pursuant to Title 19.06 and 19.12, an Accessory Structure (Class I) [Guest House] is permissible in the R-E (Residence Estates) zoning district with approval of a Special Use Permit and a Variance request to allow the proposed Accessory Structure (Class I) [Guest House] to be at five-foot side yard setback where 10 feet is allowed.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/27/90	The Board of Zoning Adjustment approved a request for a Variance (V-0151-90) to allow a proposed addition to an existing single-family residence five feet from the side property line where ten feet is the minimum setback required on property located at 212 Canyon Drive. Staff recommended denial.
01/2//92	The Board of Zoning Adjustment approved an Extension of Time (V-0151-90) on an approved Variance which allowed a proposed addition to an existing single-family residence five feet from the side property line where 10 feet is the minimum setback required on property located at 212 Canyon Drive. Staff recommended approval.
06/19/02	The City Council approved a General Plan Amendment (GPA-0047-01) request 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); from O (Office) to DR (Desert Rural Density Residential) and from L (Low Density Residential) to DR (Desert Rural Density Residential) for multiple locations in accordance with the recommendation of the Rancho Charleston Land Use Study. The subject site was part of that request.

Most Recent Change of Ownership	
08/13/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1968	The Single Family Dwelling at 212 Canyon Drive was constructed.
09/03/92	A building permit (#92158983) was issued for a room addition at 212 Canyon Drive. The permit was finalized on 01/04/93.
09/29/92	A building permit (#92161864) was issued for a room addition at 212 Canyon Drive. The permit was finalized on 01/04/93.
01/22/10	A building permit (#155180) was issued for a room addition at 212 Canyon Drive. The permit was finalized on 03/26/10.

Pre-Application Meeting	
02/08/16	A pre-application meeting was conducted by staff with the applicant to discuss submittal requirements: • The applicant was informed that the proposed Accessory Structure (Class I) [Guest House] can be met without a Variance if it was placed at the side yard setback and will need only the Special Use Permit application. Discussion regarding the option to have the Guest House conforming to setback requirements and without a stove and apply for a Special Use Permit to install the stove in the future. • An existing non-permitted Accessory Structure (Class II) was discussed at his meeting. A Variance application will be required if the applicant keeps the existing structure where it is currently located. The other option is to remove the existing structure completely from the site without the need for a Variance application. • An option was discussed to incorporate the existing non-permitted structure with the proposed Guest House in one setback Variance application or apply for a separate Variance.

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

Field Check	
03/03/16	Staff conducted a field check of the subject property and requested variance for the existing shed is situated on the zero-foot setback.

Details of Application Request	
Site Area	
Gross Acres	0.59

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Government Facility	PF (Public Facility)	C-V (Civic)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District	Y
Rural Preservation Overlay District	N/A

DEVELOPMENT STANDARDS

Pursuant to note the applicable code section here 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	20,000 SF	25,700 SF	Y
Min. Lot Width	100 Feet	123 Feet	Y
Min. Setbacks Accessory Structure (Class I) • Side	10 Feet	0* Feet	N*
Min. Setbacks Accessory Structure (Class II) • Side • Rear	10 Feet 10 Feet	5 Feet 47 Feet	N* Y
Min. Distance Between Buildings Accessory Structure (Class I)	6 Feet	14 Feet	Y
Min. Distance Between Buildings Accessory Structure (Class II)	6 Feet	9 Feet	Y
Rear Lot Coverage	50 %	5 %	Y

*Variance requested setbacks.

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 Residence	3,702 SF	2 per Unit	2				
Accessory Structure (Class I)	510 SF	1 per Unit	1				
Existing Accessory Structure (Class II)	115 SF	N/A	N/A				
TOTAL SPACES REQUIRED			3		3		Y
Regular and Handicap Spaces Required			3	0	3	0	Y

ANALYSIS

This application is a request for two Variances and a Special Use Permit to allow a 115 square-foot Accessory Structure (Class II) [Shed] and a 510 square-foot Accessory Structure (Class I) [Casita] located at 212 Canyon Drive in an R-E (Residence Estates) zoning district. The subject property consists of a 3,702 square-foot single-family dwelling and an existing Accessory Structure (Class II) [Shed]. The existing shed is located by a CMU wall matching the existing perimeter wall. Because the shed is less than 200 square feet in size, a building permit is not required. However, the structure is still required to comply with setback requirements. The applicant is proposing a new Accessory Structure (Class I) with kitchen with a side yard setback at five feet where the requirement is 10 feet.

The Accessory Structure (Class I) use is defined as "An accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provide living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests."

The Minimum Special Use Permit Requirements for this use include:

*1. The size of the lot or parcel must exceed 6500 square feet

The proposed use meets this condition as the size of the lot contains 25,700 square feet.

2. Unless the principal dwelling is owner-occupied, a Class I accessory structure may not be offered or occupied as a rental unit.

The proposed use meets this requirement, as the applicant states in the justification letter, date stamped 02/25/16, that the proposed Casita will be used by a family member.

According to the submitted justification letter and floor plan, the proposed use meets the definition outline above for Accessory Structure (Class I) [Casita]. The submitted elevations and floor plan indicate that the propose one-story structure will be utilized as a guest house and casita with full kitchen facilities, which require the approval of a Special Use Permit pursuant to Title 19.12. The accessory structure has been designed to aesthetically match the principal dwelling. The submitted site plan indicated the proposed class I accessory structure is within five feet from the side property line; an application for a variance has been submitted with this request.

There is also an existing Accessory Structure (Class II) [Shed] on the subject site which is 115 square feet in size and is placed along the north property line at zero-foot distance. Since the structure is less than 200 square feet in size the Building and Safety Department does not require the issuance of a building permit for the structure. Title 19.06 requires that the Accessory Structure shall have a minimum side yard setback of 10 feet and requires a separate variance application.

Due to the absence of any hardship or unique evidence to warrant the requested Variances to the subject property, staff recommends denial.

FINDINGS (VAR-63394)

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 building the existing Accessory Structure (Class II) [Shed] at the property line. An alternative is to relocate the existing Accessory Structure (Class II) [Shed], whereas the rear of the property contains sufficient space 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-63397)

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 the Accessory Structure (Class I) [Casita] within five feet of the north property line or the side yard setback. An alternative is to relocate the proposed Accessory Structure (Class I) at a 10-foot side yard setback which 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-63398)

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 land use cannot be conducted in a manner that will be harmonious and compatible with existing surrounding land uses due to the setback waiver to allow within five feet from the side yard property line.

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 and intensity of the land use proposed. The rear yard has sufficient space for an accessory structure.

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 property is located in a residential subdivision which contains a privately maintain streets.

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 Accessory Structure (Class I) will be subject to a building permit review and building code required pertaining to public health, safety and welfare.

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

   The proposed Accessory Structure (Class I) meets the minimum conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 90 - VAR-63394
90 - VAR-63397 and SUP-63398

APPROVALS 0

PROTESTS 0

RG

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-63394

Case Number: PRJ-63303 APN: 139-32-110-005

Name of Property Owner: James and Sharon Wolfram

Name of Applicant: James Wolfram & Sharon Wolfram

Name of Representative: self

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

☒ Yes ☐ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: James Wolfram / Sharon R Wolfram

Print Name: JAMES WOLFRAM / SHARON WOLFRAM

State of Nevada
County of Clark (ss)

Subscribed and sworn before me

This 10th day of Feb, 2016

PRJ-63303
02/25/16

KYLE DANDY
Notary Public, State of Nevada
Appointment No. 06-103431-1
My Appt. Expires Jan 7, 2018

Notary Public in and for said County and State

CLV Planning - Application Form

Application Number:	PRJ-63303
Application/Petition For:	SUP for an Accessory Structure Class I [Guest House] Two Setback Variance for Accessory Structures
ProjectAddress (Location):	212 CANYON DRIVE
Project Name	WOLFRAM GUEST HOUSE
Assessors Parcel #(s):	13932110005
Ward #:	WARD 1 (LOIS TARKANIAN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	James and Sharon
Applicant Last Name:	Wolfram
Applicant Address:	212 Canyon Drive
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89107
Applicant Phone:	(702)258-0880
Applicant Fax:	(702)258-0881
Applicant Email:	sharonwolframlv@gmail.com
Rep First Name:	James and Sharon
Rep Last Name:	Wolfram
Rep Address:	212 Canyon Drive
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89107
Rep Phone:	(702)258-0880
Rep Fax:	(702)258-0881
Rep Email:	sharonwolframlv@gmail.com

PRJ-63303
02/25/16

VAR-63394, VAR-63397 and SUP-63398

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
WOLFRAM JAMES F & SHARON R	212 CANYON DR	LAS VEGAS, NV 89107-3222

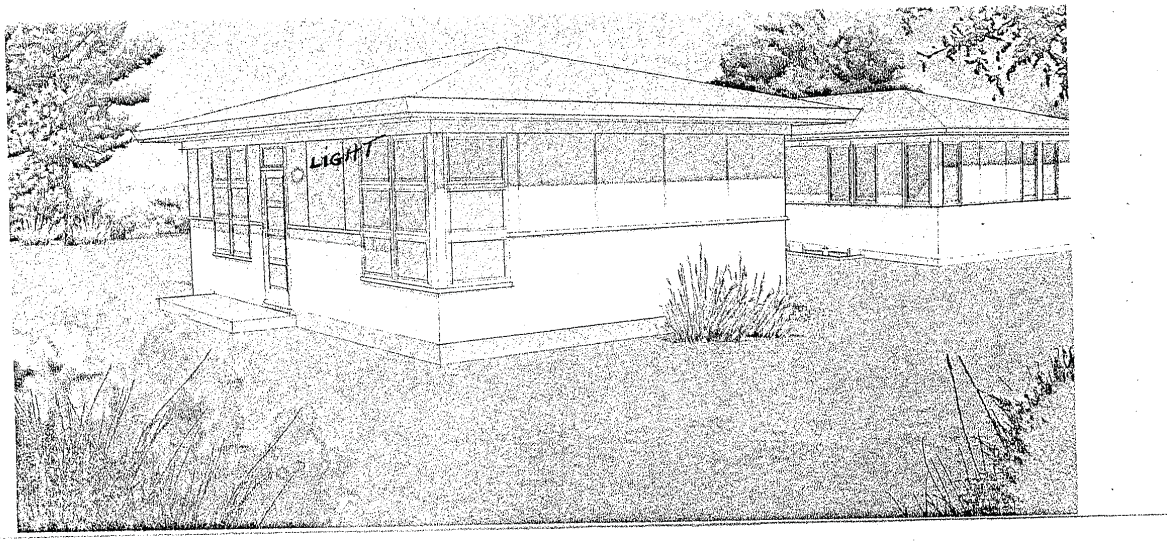
CLVEPLAN Applicant	Company	Title	Email
James Wolfram	Self	Owner	Sharonwolframlv@gmail.com

PRJ-63303
02/25/16

VAR-63394, VAR-63397 and SUP-63398

VAR-63394, VAR-63397 and SUP-63398

ELEVATION



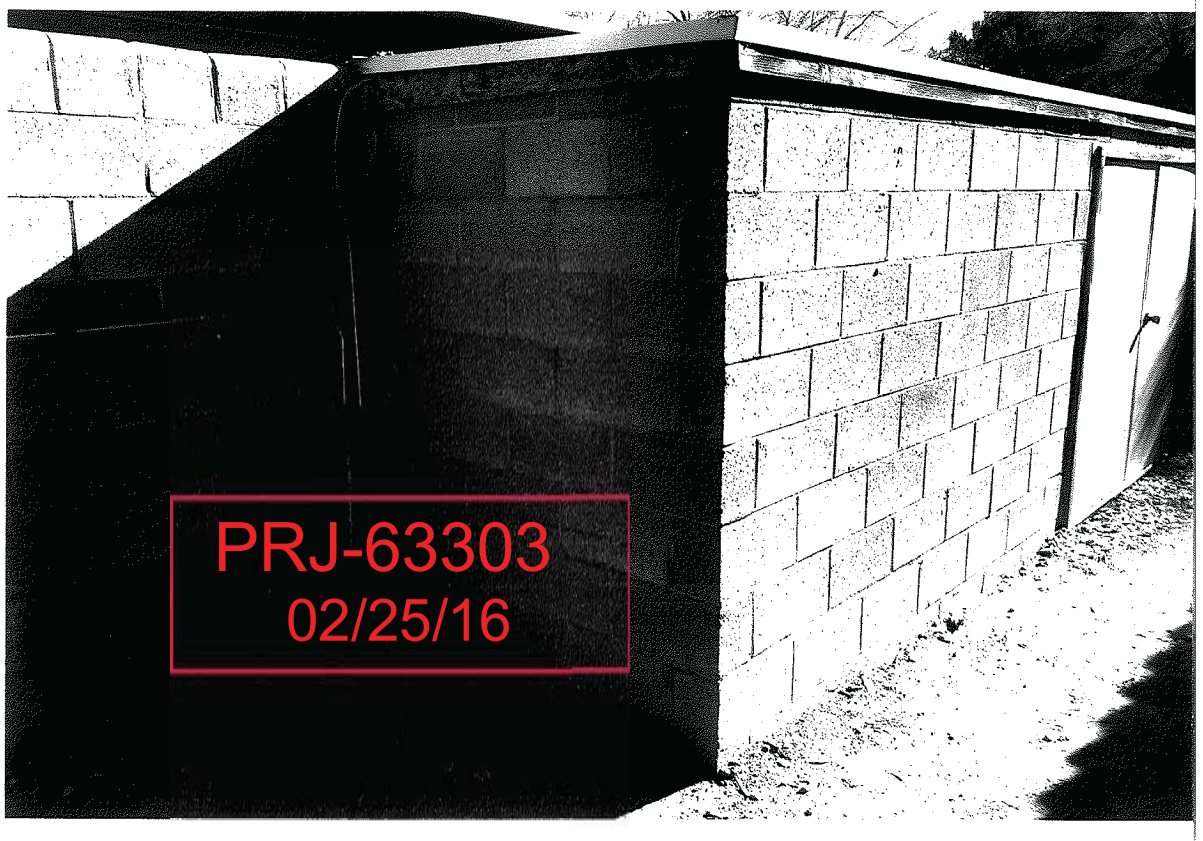
① STUCCO AND PAINT TO MATCH EXISTING HOUSE.
② TILE ROOF TO MATCH EXISTING HOUSE.

PRJ-63303
02/25/16

VAR-63394, VAR-63397 and SUP-63398



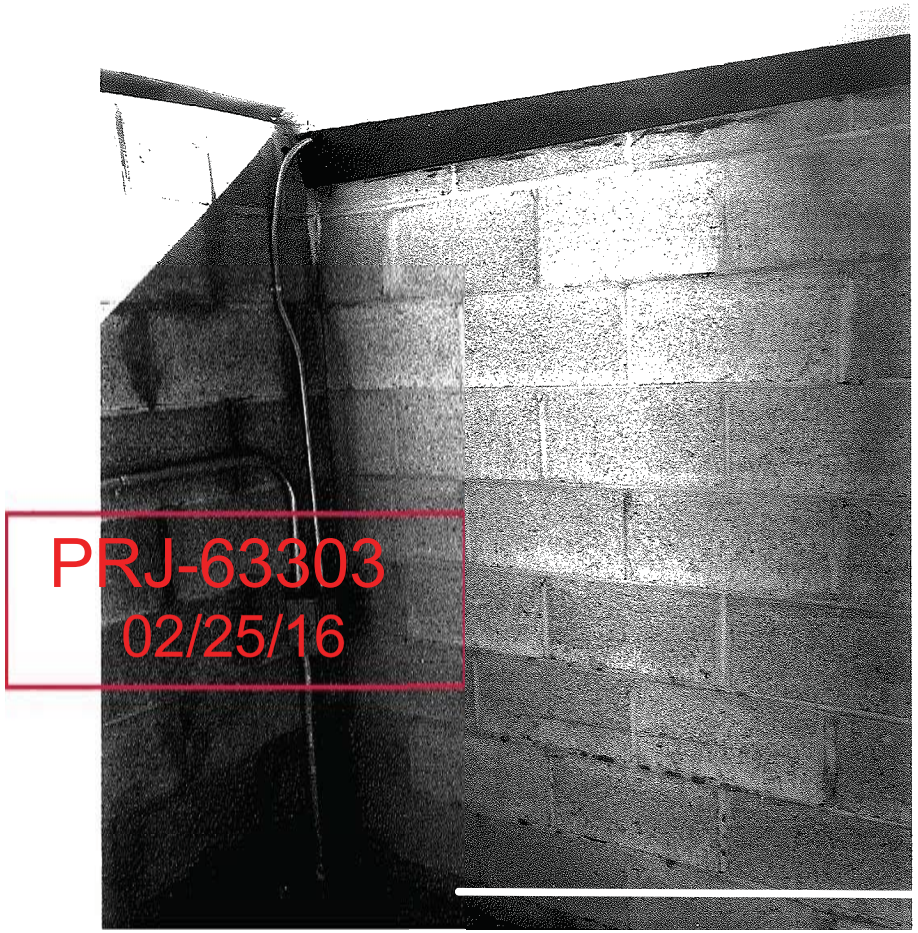
VAR-63394, VAR-63397 and SUP-63398



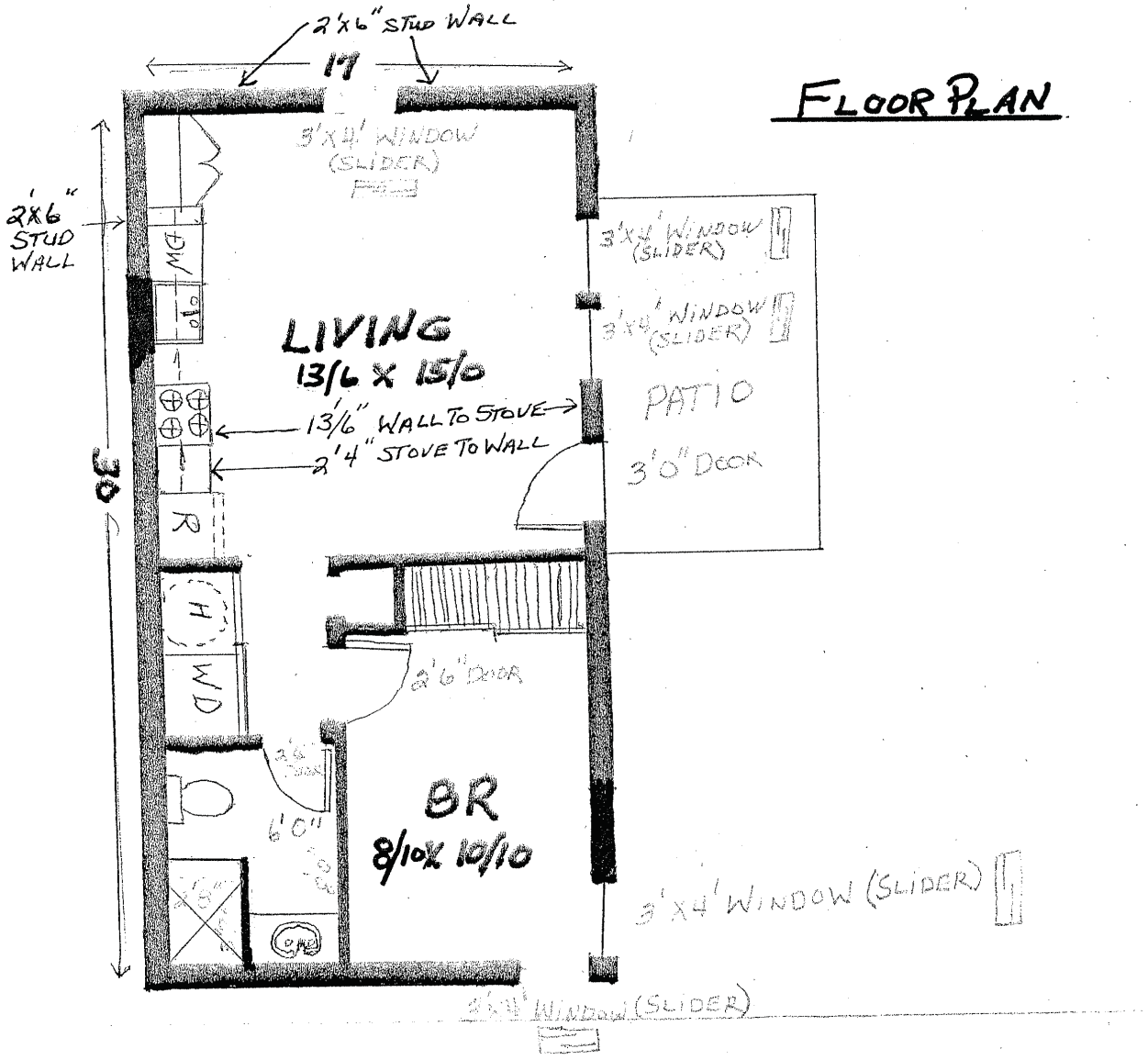
VAR-63394, VAR-63397 and SUP-63398



VAR-63394, VAR-63397 and SUP-63398



VAR-63394, VAR-63397 and SUP-63398

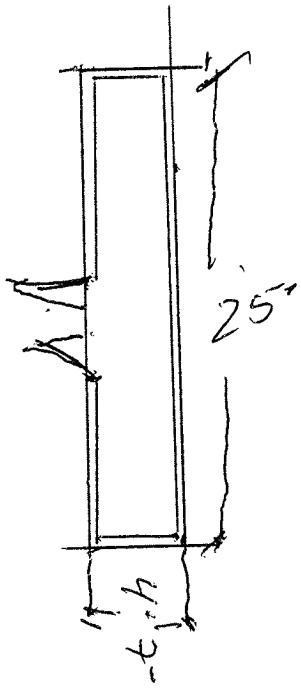


PRJ-63303
02/25/16

VAR-63394, VAR-63397 and SUP-63398

FLOOR PLAN

SHED



PRJ-63303
02/25/16

VAR-63394, VAR-63397 and SUP-63398



VAR-63394 [PRJ-63303] - VARIANCE RELATED TO VAR-63397 AND SUP-63398 - APPLICANT/OWNER: JAMES F WOLFRAM AND SHARON R. WOLFRAM
212 CANYON DRIVE

03/03/16



VAR-63394 [PRJ-63303] - VARIANCE RELATED TO VAR-63397 AND SUP-63398 - APPLICANT/OWNER: JAMES F WOLFRAM AND SHARON R. WOLFRAM
212 CANYON DRIVE

03/03/16



VAR-63394 [PRJ-63303] - VARIANCE RELATED TO VAR-63397 AND SUP-63398 - APPLICANT/OWNER: JAMES F WOLFRAM AND SHARON R. WOLFRAM
212 CANYON DRIVE

03/03/16

PROJECT JUSTIFICATION

I am applying for a permit to build a 510 square foot guest house on our property at 212 Canyon Drive. The guest house will be used by my 86 year old sister who now lives clear across the city from me. My wife and I are her only surviving family as she lost both her husband and son in the past 3 years. She needs to be near us. We need a separate house for her because she has caretakers and nurses coming to assist her on a daily basis.

I am requesting a 5 foot setback variance for this guest house for two excellent reasons. The first reason is that my property backs up to the water district and the Springs Preserve which means there are no homes behind me. I have a beautiful view of the western mountains and the gorgeous daily sunsets which i do not want to lose. My second reason for needing the setback is so the guest house side wall will not block a large window in my existing home. Additionally, I need a special use permit for a class 1 accessory structure.

I am requesting a separate variance for an existing block walled shed which is attached to the North block wall boundary line of my property. This shed is 25 feet by 4 feet 7 inches and contains 115 square feet. The height of the shed is not higher than the block wall and cannot be seen by my neighbors or anyone in the street. It can only be seen by us.

PRJ-63303
02/25/16

VAR-63394, VAR-63397 and SUP-63398

City of Las Vegas Agenda Item No.: **58.**

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

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

SUBJECT:
VAR-63397 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES F WOLFRAM AND SHARON R. WOLFRAM - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 510 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [GUEST HOUSE] on 0.59 acres at 212 Canyon Drive (APN 139-32-110-005), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-63303]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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

VAR-63397

Case Number: PRJ-63303 APN: 139-32-110-005

Name of Property Owner: James and Sharon Wolfram

Name of Applicant: James Wolfram & Sharon Wolfram

Name of Representative: self

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

☒ Yes ☐ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: James Wolfram / Sharon R Wolfram

Print Name: JAMES WOLFRAM / SHARON WOLFRAM

State of Nevada
County of Clark (LV)

Subscribed and sworn before me

This 10th day of Feb, 2016

PRJ-63303
02/25/16

KYLE DANDY
Notary Public, State of Nevada
Appointment No. 06-103431-1
My Appt. Expires Jan 7, 2018

Notary Public in and for said County and State

City of Las Vegas Agenda Item No.: **59.**

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

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

SUBJECT:
SUP-63398 - SPECIAL USE PERMIT RELATED TO VAR-63397 - PUBLIC HEARING - APPLICANT/OWNER: JAMES F WOLFRAM AND SHARON R. WOLFRAM - For possible action on a request for a Special Use Permit FOR A PROPOSED 510 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [GUEST HOUSE] at 212 Canyon Drive (APN 139-32-110-005), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-63303]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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

SUP-63398

Case Number: PRJ-63303 APN: 139-32-110-005

Name of Property Owner: James and Sharon Wolfram

Name of Applicant: James Wolfram & Sharon Wolfram

Name of Representative: self

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

☒ Yes ☐ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: James Wolfram / Sharon R Wolfram

Print Name: JAMES WOLFRAM / SHARON WOLFRAM

State of Nevada
County of Clark (SS)

Subscribed and sworn before me

This 10th day of Feb, 2016

PRJ-63303
02/25/16

KYLE DANDY
Notary Public, State of Nevada
Appointment No. 06-103431-1
My Appt. Expires Jan 7, 2018

Notary Public in and for said County and State

City of Las Vegas Agenda Item No.: **60.**

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

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

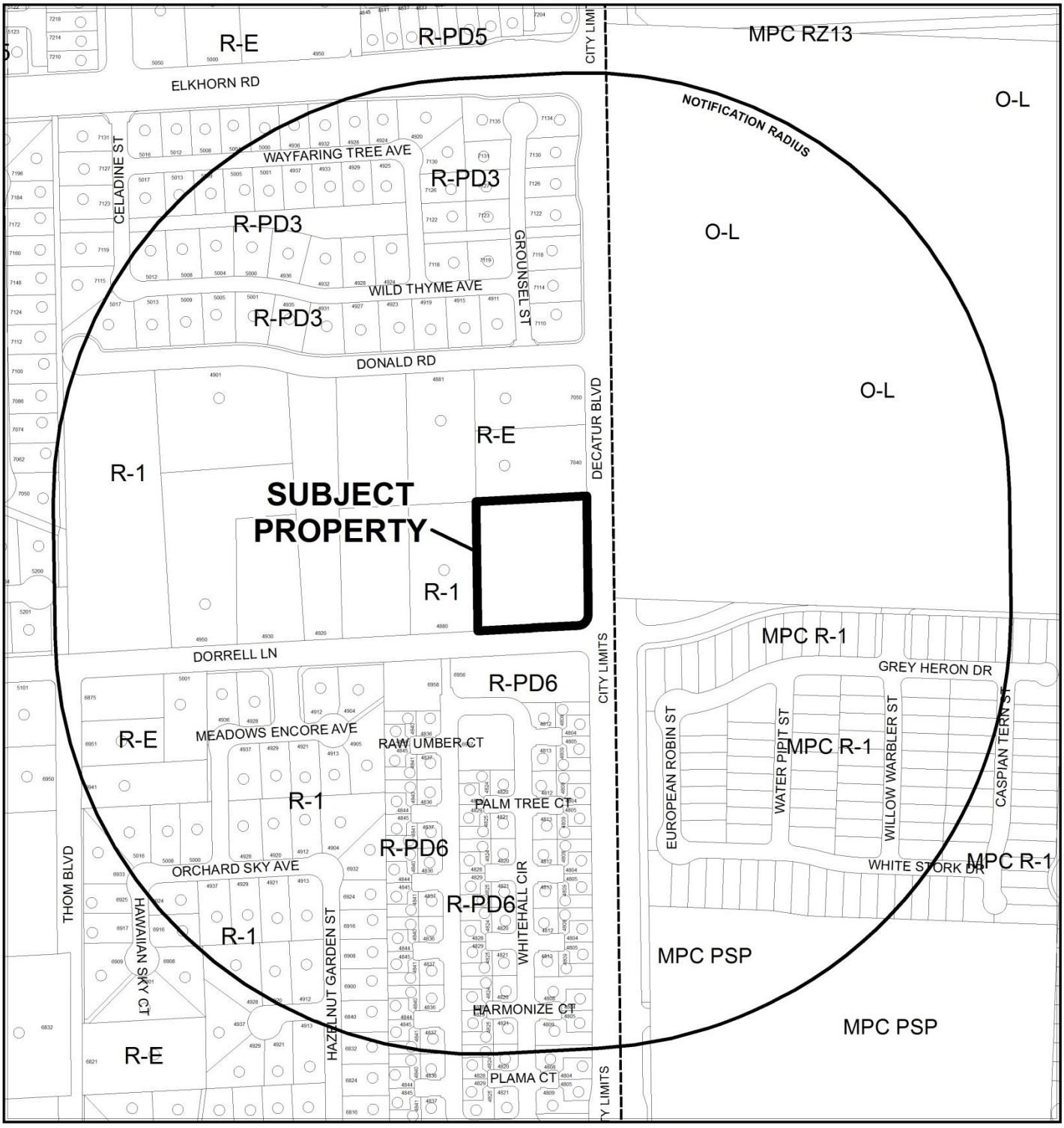
SUBJECT:
VAR-63584 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: R M H TRUST - For possible action on a request for a Variance TO ALLOW A CONNECTIVITY RATIO OF 1.0 WHERE 1.3 IS REQUIRED AND TO ALLOW NO AMENITY ZONE WHERE SUCH IS REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 1.90 acres at the northwest corner of Dorrell Lane and Decatur Boulevard (APN 125-24-503-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63482]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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 DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-63584, WVR-63585 and TMP-63586 [PRJ-63482]
2. Conditions and Staff Report - VAR-63584, WVR-63585 and TMP-63586 [PRJ-63482]
3. Supporting Documentation - VAR-63584, WVR-63585 and TMP-63586 [PRJ-63482]
4. Photo(s) - VAR-63584, WVR-63585 and TMP-63586 [PRJ-63482]
5. Justification Letter - VAR-63584, WVR-63585 and TMP-63586 [PRJ-63482]
6. Protest Postcard - VAR-63854 and WVR-63585 [PRJ-63482]



CASE: **VAR-63584, WVR-63585 AND TMP-63586 (PRJ-63482)**

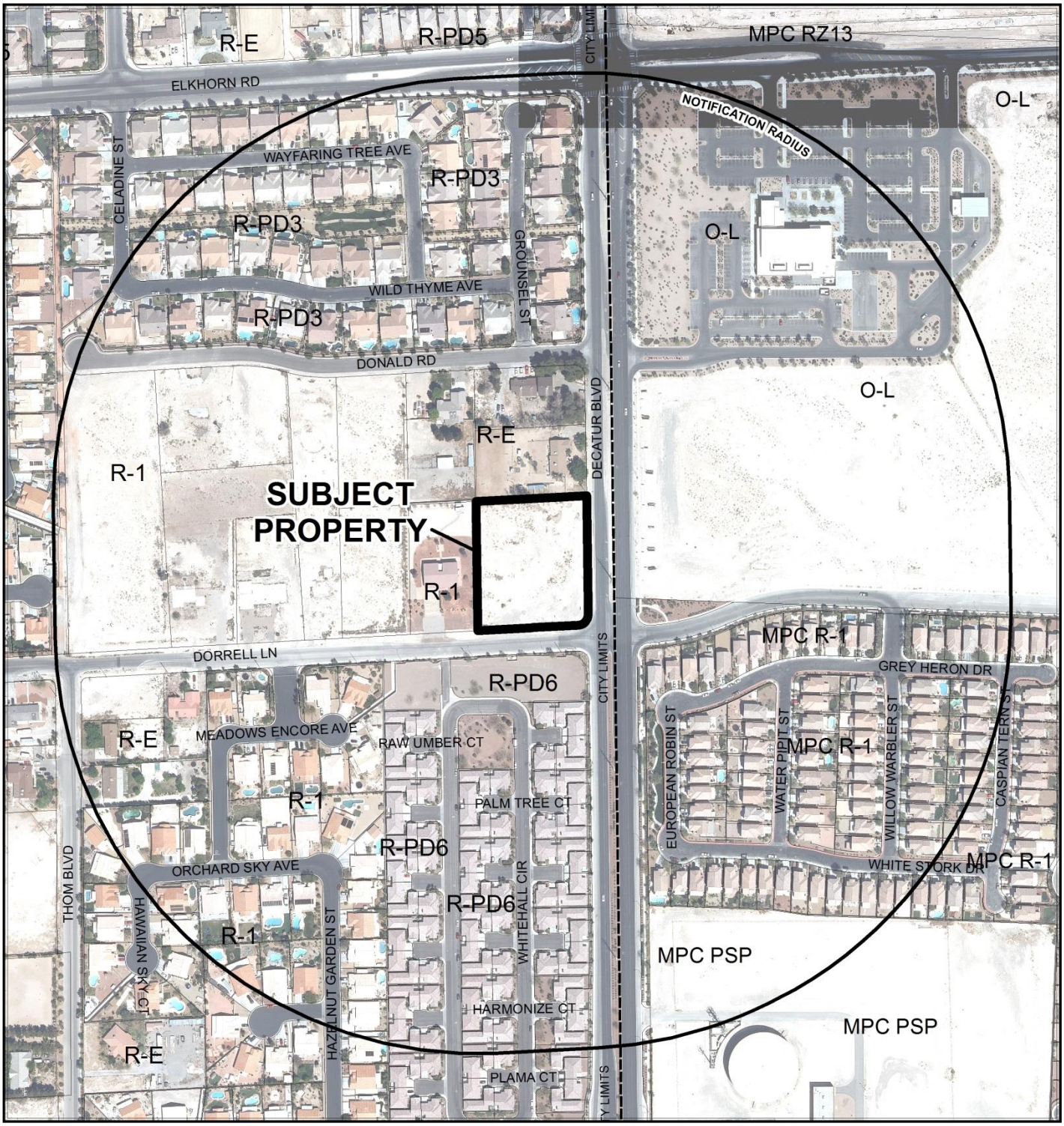
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

0 300 600

Feet

N



CASE: **VAR-63584, WVR-63585 AND TMP-63586 (PRJ-63482)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

0 300 600

Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON - OWNER: R M H TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-63584	Staff recommends DENIAL, if approved subject to conditions:	
WVR-63585	Staff recommends DENIAL, if approved subject to conditions:	VAR-63584
TMP-63586	Staff recommends DENIAL, if approved subject to conditions:	VAR-63584 WVR-63585

** CONDITIONS **

VAR-63584 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-63585 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 along the proposed interior private street where such is required is approved.

4. A Waiver from of Title 19.02.140 to allow a 187-foot external intersection offset where 220 feet is the minimum distance separation required is approved.

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.

TMP-63586 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-63584) and Waiver (WVR-63585) 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. Construct half-street improvements on Dorrell Lane and Decatur Boulevard adjacent to 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. Additionally, coordinate the construction of widened pavement adjacent to Assessor Parcel Number #125-24-503-012 between this site and the Donald & Decatur I site (TMP-63580).

8. The private street for this site must be granted as a "Public Utility Easement, Public Sewer Easement, and Public Drainage Easement with private surface maintenance by the Homeowner's Association" on the Final Map for this site.

9. 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.

10. 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.

11. 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.

12. 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.

12. 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

This is a request for a Tentative Map for a proposed eight-lot single-family residential subdivision, comprised of eight residential lots and two common lots on a 1.90-acre undeveloped site located on the northwest corner of Dorrell Lane and Decatur Boulevard, within a R-1 (Single Family Residential) zoning district.

In addition, the applicant has also requested a Waiver of Title 19.02 and Variance of Title 19.04 Complete Street development standards; to allow a connectivity ratio of 1.0 where 1.3 is required, to allow no amenity zone where such is required along Dorrell Lane and Decatur Boulevard, to allow a 187-foot external intersection offset where 220 feet is the minimum distance separation required and to allow no streetlights along the interior private street where such are required. 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.

ISSUES

- A Waiver is required to allow no installation of streetlights along the interior private street required by Title 19.02.240 development standards.
- A Waiver is required to allow a 187-foot external intersection offset where 220 feet is the minimum distance separation required by Title 19.02.140 development standards.
- A Variance application is required to allow a connectivity ratio of 1.0 where 1.3 is required by Title 19.04.040 development standards.
- A Variance is required to allow, no amenity zone improvements along Dorrell Lane and Decatur Boulevard, which are required by Title 19.04 development standards.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/12/64	The Board of City Commissioners approved an Annexation (A-0003-64) request of 5,000 acres generally located north of Lone Mountain Road and west of Decatur Boulevard with an effective date of 05/20/64.
01/20/16	The City Council approved a request for a Rezoning (ZON-61791) from R-E (Residence Estates) to R-1 (Single Family Residential) at the northwest corner of Dorrell Lane and Decatur Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
06/21/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related Building Permits or Business Licenses associated with this property

Pre-Application Meeting	
02/23/16	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Waiver, Variance and Tentative Map applications; for a proposed eight-lot residential subdivision.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request nor was one held.

Field Check	
03/03/16	During a routine site inspection staff observed that the subject site was an undeveloped parcel of land with high weeds and shrubs.

Details of Application Request	
Site Area	
Net Acres	1.90

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
North	Single-Family Residential	ML (Medium Low Density Residential)	R-E (Residence Estates)
South	Single-Family Residential	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)
East	Undeveloped	Public – North Las Vegas	O-L (Open Land) – North Las Vegas
West	Undeveloped	ML (Medium Low Density Residential)	R-E (Residence Estates)

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 19.06.070 development standards, the following standards apply:

Existing Zoning	***Permitted Density***	***Units Allowed***	***Units Provided***
R-1 (Single Family Residential)	8.49 du/ac	16	8

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks:			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Rear	15 Feet	15 Feet	Y
• Corner	15 Feet	15 Feet	Y
• 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***
Decatur Boulevard	Parkway Arterial	Master Plan of Streets & Highways	120	N*
Dorrell Lane	Minor Collector	Master Plan of Streets & Highways	60	N*

**See note on Streetscape Standards Table below*

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		1	
Intersection – Internal			0
Cul-de-sac Terminus			1
Intersection – External Street or Stub Terminus			0
Intersection – Stub Terminus w/ Temporary Turn Around Easements			0
Non-Vehicular Path - Unrestricted		0	
Total		1	1
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.00***	

**The applicant has requested a Variance (VAR-63584) to allow a connectivity ratio of 1.0 where 1.3 is required by Title 19.04.040 development standards.*

Pursuant to Title 19.02 and 19.04, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Decatur Boulevard	120-foot wide right-of-way, including amenity zone, sidewalk and streetlights	120-foot wide right-of-way with sidewalk, streetlights and no amenity zone	N*
Dorrell Lane	60-foot wide right-of-way, including amenity zone, sidewalk and streetlights	60-foot wide right-of-way with sidewalk, streetlights and no amenity zone	N*
Shady Chestnut Court (private street)	47-foot wide right-of-way, including amenity zone, sidewalk and streetlights	47-foot wide right-of-way, sidewalk, amenity zone and no streetlights	N*

**The applicant has a requested a Variance (VAR-63584) and Waiver (WVR-63585) to waive Title 19.02 improvement requirements and 19.04 complete street development standards to install no amenity zone along Decatur Boulevard and Dorrell Lane; and no streetlights on the proposed private drive Shady Chestnut Court 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	8 du	2 spaces per du	16				
TOTAL SPACES REQUIRED			16		16		Y
Regular and Handicap Spaces Required			16	0	16	0	Y

ANALYSIS

The applicant has proposed to develop the subject site into a 10-lot single-family residential subdivision located on the northwest corner of Dorrell Lane and Decatur Boulevard, within an R-1 (Single Family Residential) zoning district. The subject site is 1.90-acres and is currently undeveloped.

In addition, the applicant has also requested a Waiver (WVR-63585) of Title 19.02 and Variance (VAR-63584) of Title 19.04 Complete Street development standards; to allow a connectivity ratio of 1.0 where 1.3 is required, to allow no amenity zone where such is required along Dorrell Lane and Decatur Boulevard, to allow a 187-foot external intersection offset where 220 feet is the minimum distance separation required and to allow no streetlights along the proposed interior private street where such are required.

The existing General Plan land use designation ML (Medium Low Density Residential) has an allowable density of 8.49 dwelling units per gross acre, which is compatible with the eight dwellings which are proposed. The proposed lots range in size from 7,088 square feet to 9,252 square feet and exceed the 60-foot minimum lot width required by code. Site access is proposed from Shady Chestnut Court by way of a 47-foot private street that will serve this site. The applicant has indicated on the submitted plan that six-foot perimeter screening walls and interior screening walls will be provided between the proposed lots and surrounding the site, which will be designed in accordance with Title 19.06.060 development standards. The submitted north/south and east/west cross section depicts maximum natural grade less than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than 2%, is allowed a maximum 4-foot retaining wall. No retaining walls are shown in the cross sections.

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.

FINDINGS (VAR-63584)

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-63585)

No substantial evidence has been presented to warrant the requested Waiver of Title 19.02 to allow no streetlights along the proposed interior private street and to allow a 187-foot external intersection offset where 220 feet is the minimum distance separation allowed, staff recommends denial of the request with conditions.

FINDINGS (TMP-63586)

The proposed Tentative Map conforms to Nevada Revised Statute, however the applicant has requested a Waiver (WVR-63584) of Title 19.02.240 and Variance (VAR-63585) of Title 19.04.220 Complete Street development standards to allow a connectivity ratio of 1.0 where 1.3 is required, to allow no amenity zone where such is required along Dorrell Lane and Decatur Boulevard, to allow a 187-foot external intersection offset where 220 feet is the minimum distance separation required and to allow no streetlights along the proposed interior private street where such are required. Therefore, staff recommends denial with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 274 - VAR-63584 and WVR-63585
274 - TMP-63586

APPROVALS 0 - VAR-63584 and WVR-63585
0 - TMP-63586

PROTESTS 1 - VAR-63584 and WVR-63585
1 - TMP-63586

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-63584 APN: 125-24-503-020

Name of Property Owner: Charles & Virginia Ghormley

Name of Applicant: DR Horton, Inc

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: X Charles Ghormley X Virginia Ghormley

Print Name: Charles Ghormley Virginia Ghormley

Subscribed and sworn before me

This 18th day of February, 2016

Nancy J. Wilson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY J. WILSON
Appt. No. 13-10908-1
My Appt. Expires April 25, 2017

Revised 11-14-06

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

PRJ-63482
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: WAIVER

Project Address (Location) NW corner of N. Decatur Blvd. & W. Dorrell Lane

Project Name Decatur & Donald II **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-503-020 **Ward #** 6

General Plan: existing O proposed ____ **Zoning:** existing R-1 proposed ____

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

Gross Acres 1.89 **Lots/Units** 8 **Density** ____

Additional Information To develop a 8 lot residential development

PROPERTY OWNER Charles & Virginia Ghormley **Contact** Charles & Virginia Ghormley

Address P.O. Box 26335 **Phone:** ____ **Fax:** ____

City Las Vegas **State** NV **Zip** 89126

E-mail Address ____

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste 141 **Phone:** 635-3500 **Fax:** ____

City Henderson **State** NV **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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* X Charles Ghormley X Virginia Ghormley

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

Print Name Charles Ghormley, Virginia Ghormley

Subscribed and sworn before me

This 18th day of February, 2016.

Nancy J. Wilson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY J. WILSON
Appt. No. 13-10908-1
My Appt. Expires April 25, 2017

Revised 10/27/08

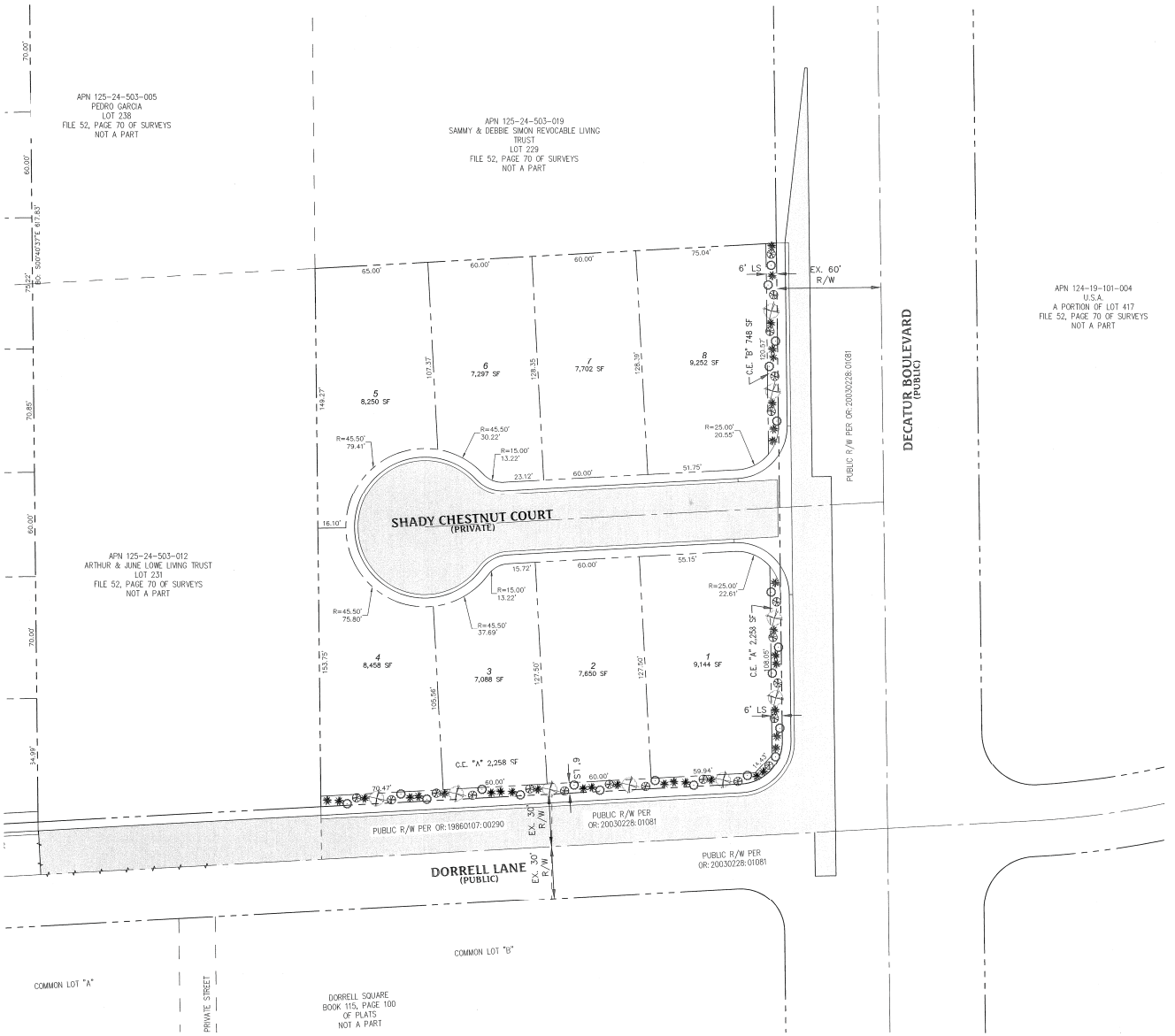
FOR DEPARTMENT USE ONLY

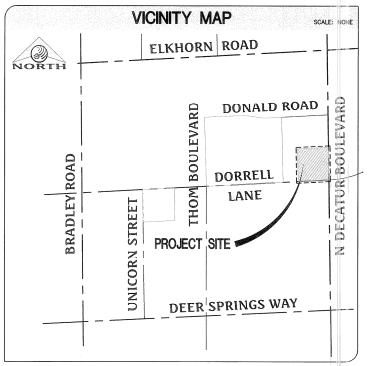
Case #	VAR-63584
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*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-63482
02/25/16





DECATUR & DONALD II LANDSCAPE PLAN

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

LEGEND

RIGHT-OF-WAY
PROPOSED AC PAVING
1 LOT NUMBER
LANDSCAPE AREA

ASSESSOR'S PARCEL NUMBER

125-24-503-020

DEVELOPER

DR HORTON
1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NEVADA 89014
PHONE: (702) 635-9000

ENGINEER

TRITON ENGINEERING
6757 WEST CHARLESTON BOULEVARD, SUITE B
LAS VEGAS, NV 89146
OFFICE: (702) 254-1480
FAX: (702) 254-3062

PRO-63482
02/25/16

NO. | DESCRIPTION | DATE | APP'D

DATE: 02/25/16
PM: J. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
ASE CHECKED
JOB NO.: 007.107
SCALE: 1" = 30'

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
DECATUR & DONALD II
LANDSCAPE PLAN

SHEET
1
OF 1

Q:\Triton Drawings\007.107 Decatur Donald\Drawings\Exhibits\007.107 DecaturDonald II-LS.dwg dhore Thu, 25 Feb 2016 - 1:29pm

VAR-63584, WVR-63585 and TMP-63586

DECATUR & DONALD II
TENTATIVE MAP
A RESIDENTIAL SUBDIVISION

LEGAL DESCRIPTION

125-24-503-020:

THAT PORTION OF THE NORTH HALF (N 1/2) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOT 230 DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS ON FILE IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK, AND RECORDED OCTOBER 26, 1989 IN BOOK 891028 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LAND USE TABULATION

LAND USE DESIGNATION	
EXISTING CLV ZONING	R-1
PROPOSED CLV ZONING	R-1
MINIMUM LOT SIZE (SF)	7,088 SF

SITE SUMMARY	
TOTAL UNITS	8 UNITS
GROSS ACREAGE	1.9 ACRES
GROSS DENSITY	4.2 UNITS/ACRE
OPEN SPACE REQUIRED	NONE
OPEN SPACE PROVIDED	
COMMON LOT A	2,258 SF
COMMON LOT B	748 SF
TOTAL	3,006 SF

PARKING ANALYSIS

TOTAL LOTS:	8
REQUIRED SPACES: (2 PER HOUSE)	16
PROVIDED SPACES: (2 PER HOUSE)	16

EST. SEWAGE CONTRIBUTION

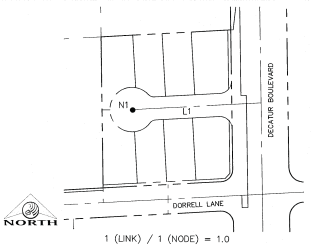
AVERAGE FLOW = 0.002 MILLION GALLONS PER DAY
PEAK FLOW = 0.007 MILLION GALLONS PER DAY
WET PEAK FLOW = 0.008 MILLION GALLONS PER DAY

ALTERNATE STREET NAMES

CINDER CHESTNUT COURT

CONNECTIVITY RATIO

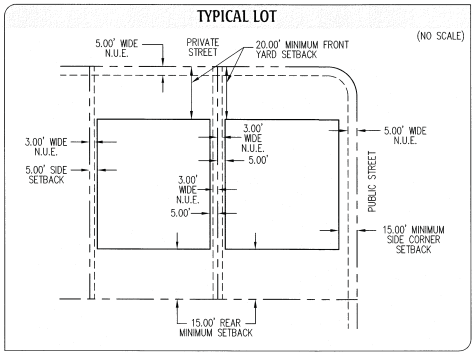
SCALE: NONE



1 (LINK) / 1 (NODE) = 1.0

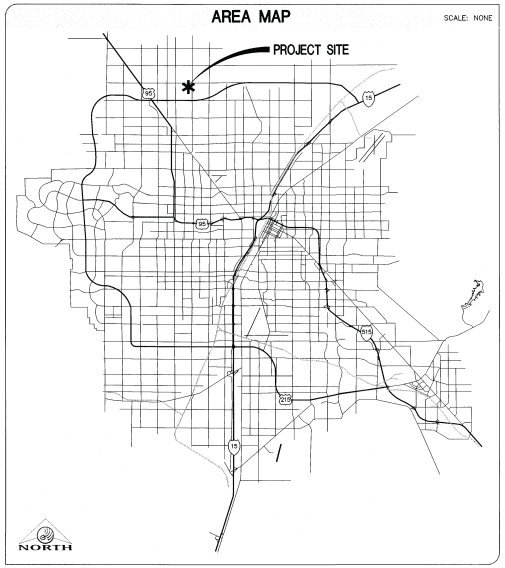
TYPICAL LOT

(NO SCALE)



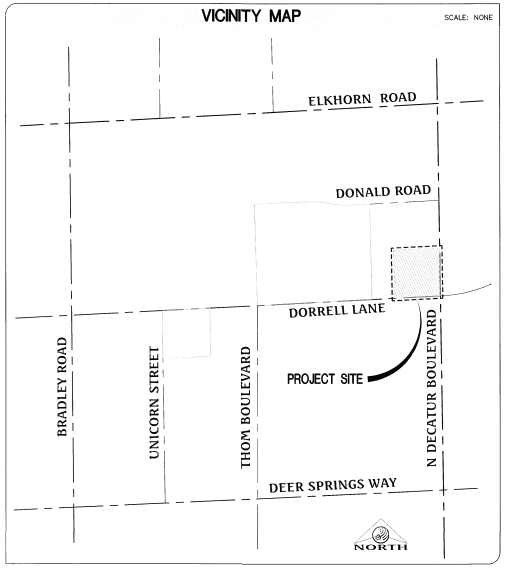
AREA MAP

SCALE: NONE



VICINITY MAP

SCALE: NONE



GENERAL LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 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
- RETAINING WALL
- PROPOSED AC PAVING
- SAWCUT LINE
- EXISTING FENCE
- EX. GAS — EXISTING GAS
- EX. 10"S — EXISTING SEWER MAIN
- 8"S — PROPOSED SEWER MAIN
- PROPOSED SEWER LATERAL
- EX. 36"SD — EXISTING STORM DRAIN
- 36"SD — PROPOSED STORM DRAIN
- EX. 8"W — EXISTING WATER MAIN
- 8"W — PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- 23 — LOT NUMBER
- PROPOSED STREETLIGHT
- PROPOSED STREETLIGHT
- EXISTING STREETLIGHT

ASSESSOR'S PARCEL NUMBER

125-24-503-020

OWNER

RMH TRUST & GHORMLEY CHARLES & VIRGINIA TRS
P.O. BOX 26335
LAS VEGAS, NEVADA 89126

DEVELOPER

DR HORTON
1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NEVADA 89014
PHONE: (702) 635-3600

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
6755 W. CHARLESTON BLVD STE A
LAS VEGAS, NV 89146
OFFICE: (702) 524-4085

NOTES

1. ALL EXTERIOR STREETS ARE PUBLIC. ALL INTERIOR STREETS ARE PRIVATE WITH SIDEWALK ON BOTH SIDES OF THE STREET.
2. UTILITY SERVICES TO BE PROVIDED BY:
   CITY OF LAS VEGAS SEWER
   LAS VEGAS VALLEY WATER DISTRICT
   CENTURYLINK TELEPHONE
   REPUBLIC SERVICES
   SOUTHWEST GAS COMPANY
   NV ENERGY
3. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED, (AND WILL MAINTAIN LANDSCAPING AND PRIVATE STREETS), THEREFORE, CC&R'S WILL BE REQUIRED.
4. THERE ARE NO OBSERVABLE FAULTS OR FISSURES LOCATED ON THIS SITE.
5. AS PROPOSED, DEVELOPMENT IS CONSIDERED FEASIBLE FROM A GEOTECHNICAL STANDPOINT.
6. GROUNDWATER WAS NOT OBSERVED DURING EXCAVATIONS AND IS NOT SHOWN ON MAPS OF KNOWN GROUNDWATER ELEVATIONS IN THE AREA TO BE WITHIN 20 FEET OF THE KNOWN GROUND ELEVATION.
7. THIS SITE IS LOCATED IN ZONE X PER FEMA MAP #32003C1765F. ZONE X IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
8. SOILS REPORT PREPARED BY:
   GEOTEK RESIDENTIAL, LLC
   PROJECT No. 12763-LVR
   DATED: JANUARY 18, 2016
9. WATER AND SEWER EXIST ADJACENT TO THE SITE.

BASIS OF BEARING

NORTH 00°47'07" EAST, BEING THE BEARING OF THE CENTERLINE OF DECATUR BOULEVARD BETWEEN ELKHORN ROAD AND DORRELL LANE LYING WITHIN SECTION 19, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 106, PAGE 81 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION: 5LV90 24NEE6

RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF DECATUR BOULEVARD AND DORRELL LANE.

ELEVATION = 702.412 Meters (NAVD'88 2008 ADJUSTMENT)
ELEVATION = 2304.51 US Survey Feet (NAVD'88 2008 ADJUSTMENT)

DEVIATIONS NOTE

1. OFFSET INTERSECTIONS ARE LESS THAN REQUIRED, (WAIVER).
2. CONNECTIVITY RATIO 1.0 WHERE 1.3 IS REQUIRED, (VARIANCE).
3. NO STREETLIGHTS ON PRIVATE STREETS ONLY (WAIVER).
4. NO AMENITY ZONE FOR DECATUR BOULEVARD AND DORRELL LANE (VARIANCE).

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	TENTATIVE MAP
3	DETAILS AND SECTIONS

FOR

DR HORTON

1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NV 89014
PHONE: (702) 635-3600

BY

Triton Engineering
6757 W. Charleston Boulevard
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

NO.	DESCRIPTION	DATE	APP'D

DATE: 02/16/16
DRAWN BY: J. PEARCE
DESIGNED BY:
CHECKED BY:
ADA CHECKED:
JOB NO.: 007.107
SCALE: NONE

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DR HORTON
DECATUR & DONALD II
COVER SHEET

PROFESSIONAL ENGINEER STATE OF NEVADA
KELLY J. WITTWER
Exp. 6-30-16
CIVIL
No. 19635

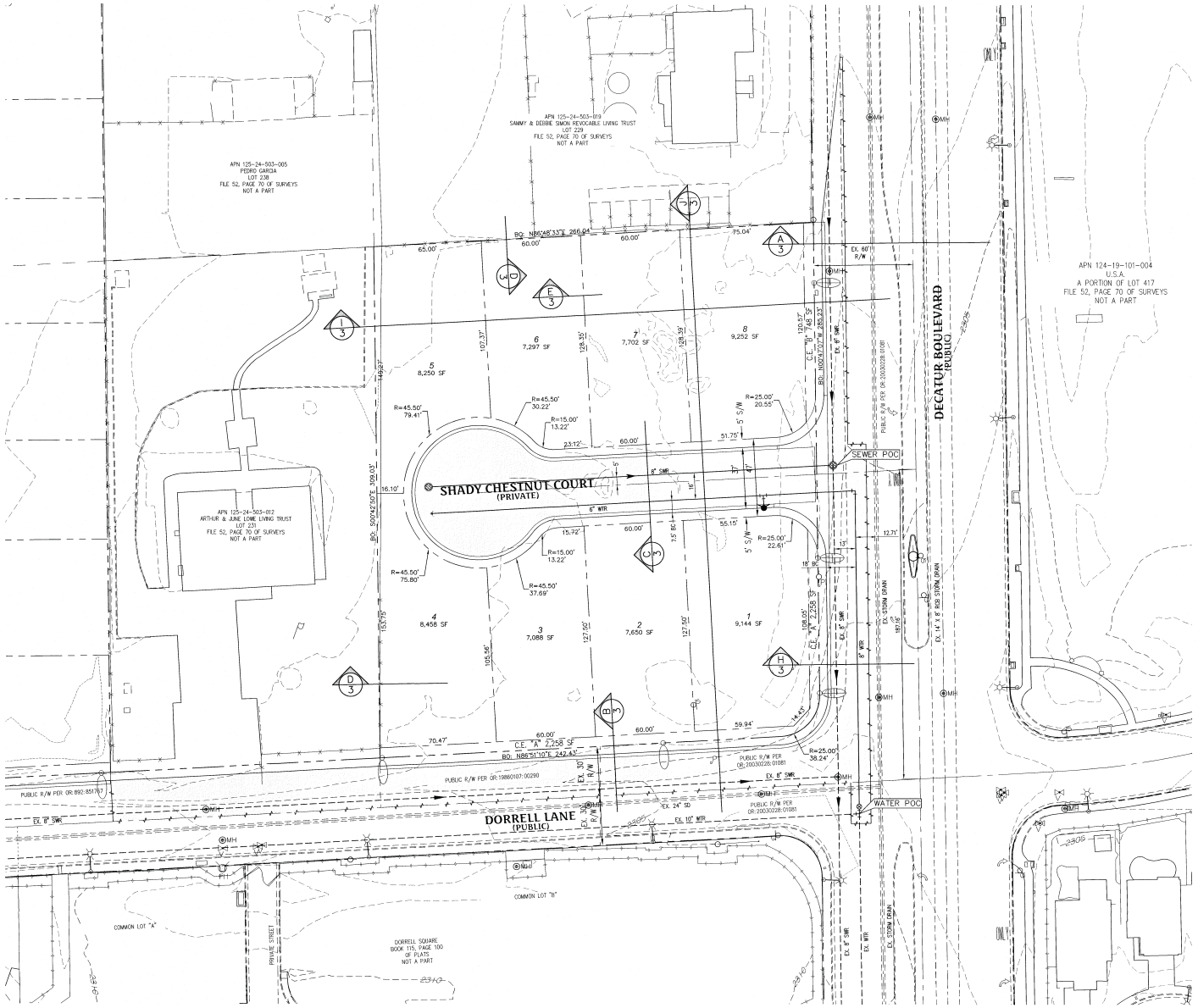
02/25/16

SHEET 1 OF 3
C.L.V. DWG.#

PR-63482
02/25/16

VAR-63584, WVR-63585 and TMP-63586

G:\Triton Drawings\007.107 Decatur Donald\Drawings\Exhibits\007.107 DecaturDonald II - TM.dwg, chore Thu, 25 Feb 2016 - 3:37pm



PRJ-63482
02/25/16

DR HORTON
DECATUR & DONALD II
TENTATIVE MAP

Triton Engineering
6757 W. Charleston Blvd.
Suite 110
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-1496
www.tritoneng.com

DATE: 02/16/16
PM: J. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
AEA CHECKED:
JOB NO.: 007.107
SCALE: 1" = 30'

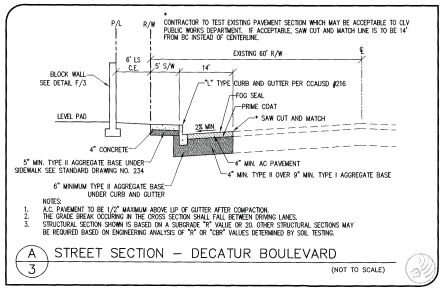
NO. DESCRIPTION DATE APP'D

PROFESSIONAL ENGINEER - STATE OF NEVADA
KELLY J. WITTWER
Exp. 6-30-16
CIVIL
No. 10525

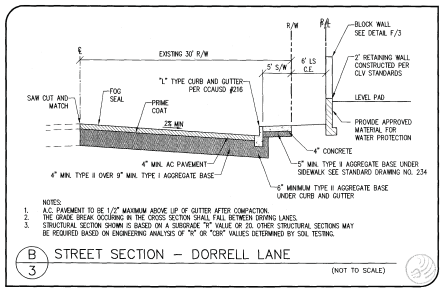
SHEET 2 OF 3
C.L.V. DWG.#

D:\Triton Drawings\007.107 Decatur Donald\Drawings\Exhibits\007.107 DecaturDonald II-TM.dwg, xbore, Thu, 25 Feb 2016 - 3:37pm

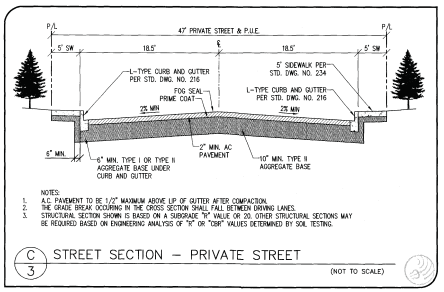
VAR-63584, WVR-63585 and TMP-63586



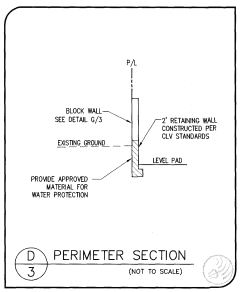
A/3 STREET SECTION – DECATUR BOULEVARD (NOT TO SCALE)



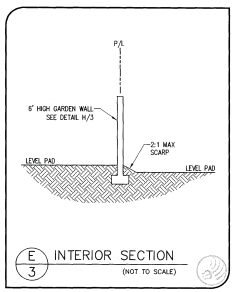
B/3 STREET SECTION – DORRELL LANE (NOT TO SCALE)



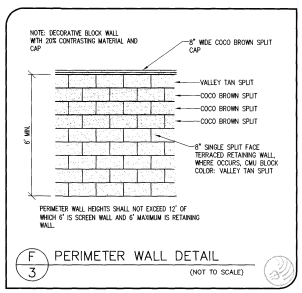
C/3 STREET SECTION – PRIVATE STREET (NOT TO SCALE)



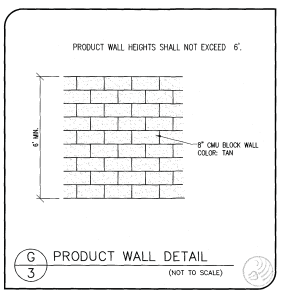
D/3 PERIMETER SECTION (NOT TO SCALE)



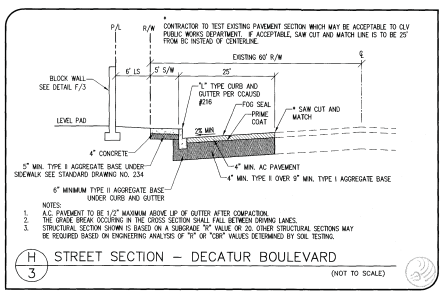
E/3 INTERIOR SECTION (NOT TO SCALE)



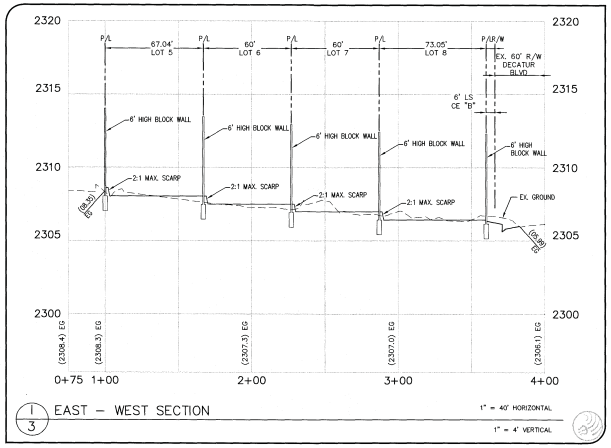
F/3 PERIMETER WALL DETAIL (NOT TO SCALE)



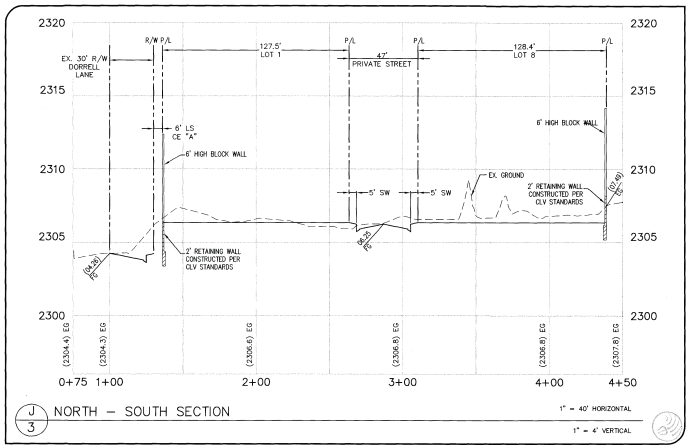
G/3 PRODUCT WALL DETAIL (NOT TO SCALE)



H/3 STREET SECTION – DECATUR BOULEVARD (NOT TO SCALE)



I/3 EAST – WEST SECTION 1" = 40' HORIZONTAL 1" = 4' VERTICAL



J/3 NORTH – SOUTH SECTION 1" = 40' HORIZONTAL 1" = 4' VERTICAL

NO.	DESCRIPTION	DATE	APP'D

DATE: 02/16/16
PM: J. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
ADA CHECKED:
JOB NO.: 007-107
SCALE: AS NOTED

Triton Engineering
6757 W. Charleston Blvd. Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DR HORTON
DECATUR & DONALD II
DETAILS AND SECTIONS

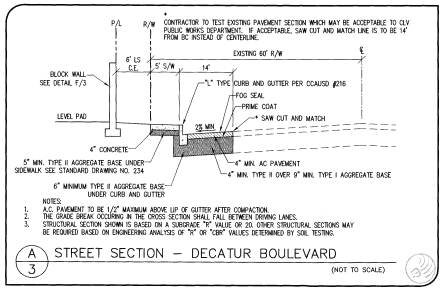
PROFESSIONAL ENGINEER – STATE OF NEVADA
KELLY J. WITTWER
Exp. 6-30-16
CIVIL
No. 10625
02/25/16

SHEET 3 OF 3
C.L.V. DWG.#

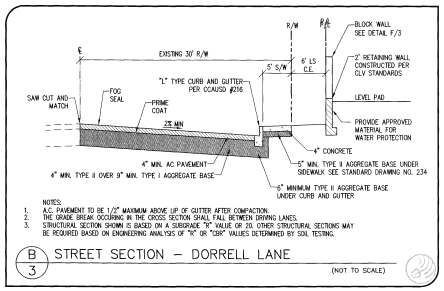
PRJ-63482
02/25/16

G:\Triton Drawings\007-107 Decatur Donald\Drawings\Exhibits\007-107 DecaturDonald II_TW dwg, shore Thu, 25 Feb 2016 - 3:37pm

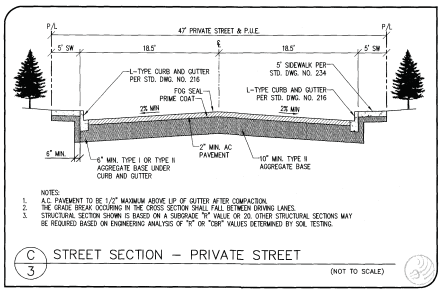
VAR-63584, WVR-63585 and TMP-63586



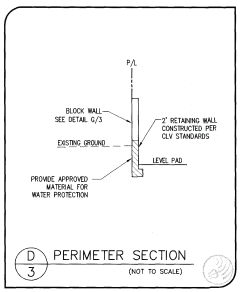
A/3 STREET SECTION – DECATUR BOULEVARD (NOT TO SCALE)



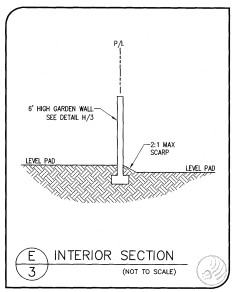
B/3 STREET SECTION – DORRELL LANE (NOT TO SCALE)



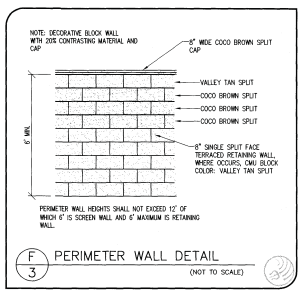
C/3 STREET SECTION – PRIVATE STREET (NOT TO SCALE)



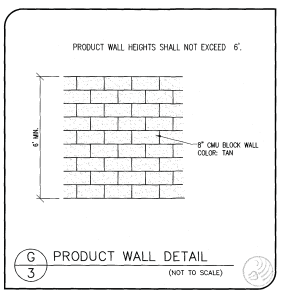
D/3 PERIMETER SECTION (NOT TO SCALE)



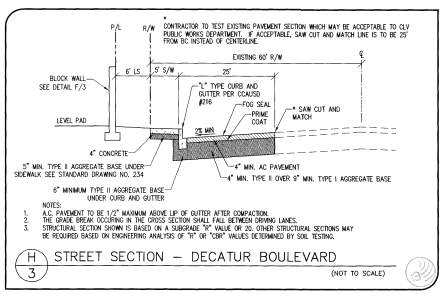
E/3 INTERIOR SECTION (NOT TO SCALE)



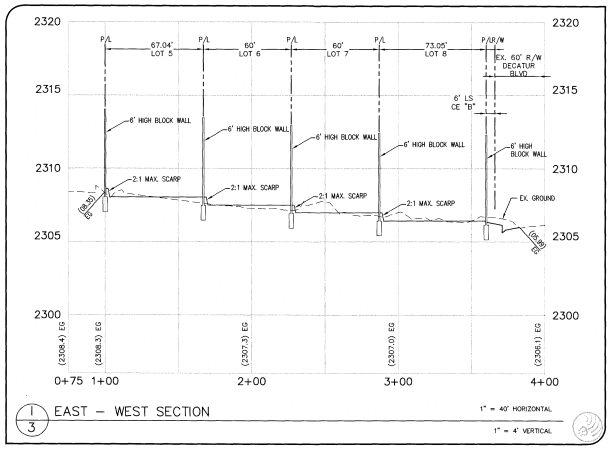
F/3 PERIMETER WALL DETAIL (NOT TO SCALE)



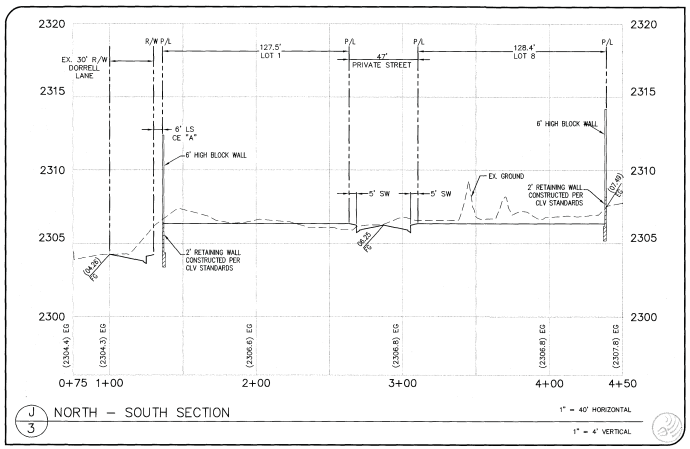
G/3 PRODUCT WALL DETAIL (NOT TO SCALE)



H/3 STREET SECTION – DECATUR BOULEVARD (NOT TO SCALE)



I/3 EAST – WEST SECTION 1" = 40' HORIZONTAL 1" = 4' VERTICAL



J/3 NORTH – SOUTH SECTION 1" = 40' HORIZONTAL 1" = 4' VERTICAL

NO.	DESCRIPTION	DATE	APP'D

DATE: 02/16/16
PM: J. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
ADA CHECKED:
JOB NO.: 007-107
SCALE: AS NOTED

Triton Engineering
6757 W. Charleston Blvd. Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritonnvg.com

DR HORTON
DECATUR & DONALD II
DETAILS AND SECTIONS

PROFESSIONAL ENGINEER – STATE OF NEVADA
KELLY J. WITTWER
Exp. 6-30-16
CIVIL
No. 10625
02/25/16

SHEET 3 OF 3
C.L.V. DWG.#

PRJ-63482
02/25/16

G:\Triton Drawings\007-107 Decatur Donald\Drawings\Exhibits\007-107 DecaturDonald II_TM.dwg, shore Thu, 25 Feb 2016 - 3:37pm

VAR-63584, WVR-63585 and TMP-63586



VAR-63584 [PRJ-63482] - VARIANCE RELATED TO WVR-63585 AND TMP-63586 - APPLICANT: DR HORTON - OWNER: R M H TRUST
NORTHWEST CORNER OF DORRELL LANE AND DECATUR BOULEVARD

03/03/16



VAR-63584 [PRJ-63482] - VARIANCE RELATED TO WVR-63585 AND TMP-63586 - APPLICANT: DR HORTON - OWNER: R M H TRUST
NORTHWEST CORNER OF DORRELL LANE AND DECATUR BOULEVARD

03/03/16



VAR-63584 [PRJ-63482] - VARIANCE RELATED TO WVR-63585 AND TMP-63586 - APPLICANT: DR HORTON - OWNER: R M H TRUST
NORTHWEST CORNER OF DORRELL LANE AND DECATUR BOULEVARD

03/03/16

Triton
Engineering

February 25, 2016

City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Subject: Justification letter for a Pre-Application Meeting for a Tentative Map, Variance and Waiver
Decatur & Donald II
Parcel #125-24-503-020

As representatives of DR HORTON the applicant is requesting for a Tentative Map, Variance and Waiver on the above mentioned parcel. The subject property is located within City of Las Vegas.

The applicant is proposing an 8 lot, single-family detached residential development on approximately 1.9 acres with a density of 4.2 units per acre. The minimum lot size is 7,088 SF and conforms to the R-1 zoning.

Along with this tentative map we would like to request the following Variances & Waivers:

1. Request for a variance to allow a 1.0 connectivity ratio where the minimum is 1.3.
2. Request for a variance for the no amenity zone for street sections for Dorrell Lane and Decatur Blvd. due to the project being an infill piece and the existing road improvements that we are matching into do not conform to 19.04.200.
3. Request for a waiver per Title 19.02 to allow a reduced street separation distance between external intersections 187 feet where 220 feet is required.
4. Request a waiver of no streetlights on the proposed private streets only. Streetlights will be added to all public streets as to conform to the City Standards.

If you should have any questions concerning this, please contact me at Triton Engineering. We thank you in advance for your consideration and approval.

Sincerely,

Aimee English
Project Coordinator

VAR-63584, WVR-63585 and TMP-63586

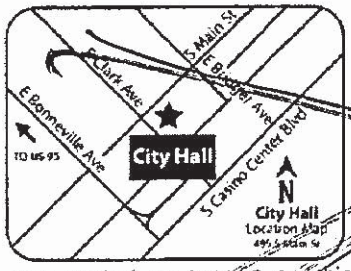
PRJ-63482
02/25/16

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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



RECEIVED
APR 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: VAR-63577
12524512007
CARLETON RONALD R & CATHIE L
4932 WAYFARING TREE AVE
LAS VEGAS NV 89131-2762

☐ I SUPPORT this Request ☒ I OPPOSE this Request WE MAINLY OPPOSE THE VARIANCE TO AVOID INSTALLING STREET LIGHTS WHERE THEY ARE REQUIRED.

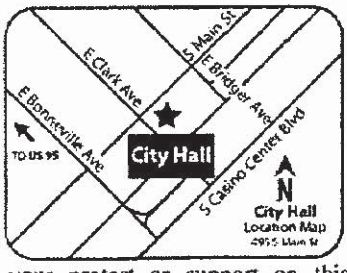
Please use available blank space on card for your comments.
VAR-63577 & WVR-63579 [PRJ-63479]
Planning Commission Meeting of 4/12/2016

97 BRDGNF1 89131

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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



RECEIVED
APR 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: VAR-63584
12524512007
CARLETON RONALD R & CATHIE L
4932 WAYFARING TREE AVE
LAS VEGAS NV 89131-2762

☐ I SUPPORT this Request ☒ I OPPOSE this Request WE MAINLY OPPOSE THE VARIANCE TO AVOID INSTALLING STREET LIGHTS WHERE THEY ARE REQUIRED.

Please use available blank space on card for your comments.
VAR-63584 & WVR-63585 [PRJ-63482]
Planning Commission Meeting of 4/12/2016

60-61P

97 BRDGNF1 89131

City of Las Vegas Agenda Item No.: **61.**

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

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

SUBJECT:
WVR-63585 - WAIVER RELATED TO VAR-63584 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: R M H TRUST - For possible action on a request for a Waiver TO ALLOW A 187-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED AND TO ALLOW NO INTERIOR STREETLIGHTS WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 1.90 acres at the northwest corner of Dorrell Lane and Decatur Boulevard (APN 125-24-503-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63482]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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 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-63585 APN: 125-24-503-020

Name of Property Owner: Charles & Virginia Ghormley

Name of Applicant: DR Horton, Inc

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: X Charles Ghormley X Virginia Ghormley

Print Name: Charles Ghormley Virginia Ghormley

Subscribed and sworn before me

This 18th day of February, 2016

Nancy J. Wilson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY J. WILSON
Appt. No. 13-10908-1
My Appt. Expires April 25, 2017

Revised 11-14-06

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

PRJ-63482
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: WAIVER

Project Address (Location) NW corner of N. Decatur Blvd. & W. Dorrell Lane

Project Name Decatur & Donald II **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-503-020 **Ward #** 6

General Plan: existing O proposed ____ **Zoning:** existing R-1 proposed ____

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

Gross Acres 1.89 **Lots/Units** 8 **Density** ____

Additional Information To develop a 8 lot residential development

PROPERTY OWNER Charles & Virginia Ghormley **Contact** Charles & Virginia Ghormley

Address P.O. Box 26335 **Phone:** ____ **Fax:** ____

City Las Vegas **State** NV **Zip** 89126

E-mail Address ____

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste 141 **Phone:** 635-3500 **Fax:** ____

City Henderson **State** NV **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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* X Charles Ghormley X Virginia Ghormley

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

Print Name Charles Ghormley, Virginia Ghormley

Subscribed and sworn before me

This 18th day of February, 2016.

Nancy J. Wilson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY J. WILSON
Appt. No. 13-10908-1
My Appt. Expires April 25, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	WVR-63585
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-63482
02/25/16

City of Las Vegas Agenda Item No.: **62.**

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

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

SUBJECT:
TMP-63586 - TENTATIVE MAP RELATED TO VAR-63584 AND WVR-63585 - DECATUR & DONALD II - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: R M H TRUST - For possible action on a request for a Tentative Map FOR AN EIGHT-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 1.90 acres at the northwest corner of Dorrell Lane and Decatur Boulevard (APN 125-24-503-020), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63482]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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 DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest Postcard

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-63586 APN: 125-24-503-020

Name of Property Owner: Charles & Virginia Ghormley

Name of Applicant: DR Horton, Inc

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: X Charles Ghormley X Virginia Ghormley

Print Name: Charles Ghormley Virginia Ghormley

Subscribed and sworn before me

This 18th day of February, 2016

Nancy J. Wilson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY J. WILSON
Appt. No. 13-10908-1
My Appt. Expires April 25, 2017

Revised 11-14-06

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

PRJ-63482
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) NW corner of N. Decatur Blvd. & W. Dorrell Lane

Project Name Decatur & Donald II **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-503-020 **Ward #** 6

General Plan: existing O proposed ____ **Zoning:** existing R-1 proposed ____

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

Gross Acres 1.89 **Lots/Units** 8 **Density** ____

Additional Information To develop a 8 lot residential development

PROPERTY OWNER Charles & Virginia Ghormley **Contact** Charles & Virginia Ghormley

Address P.O. Box 26335 **Phone:** ____ **Fax:** ____

City Las Vegas **State** NV **Zip** 89126

E-mail Address ____

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste 141 **Phone:** 635-3500 **Fax:** ____

City Henderson **State** NV **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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* Charles Ghormley, Virginia Ghormley

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

Print Name Charles Ghormley, Virginia Ghormley

Subscribed and sworn before me

This 18th day of February, 2016.

Nancy J. Wilson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY J. WILSON
Appt. No. 13-10908-1
My Appt. Expires April 25, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-63586
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-63482
02/25/16

DECATUR & DONALD II
TENTATIVE MAP
A RESIDENTIAL SUBDIVISION

LEGAL DESCRIPTION

125-24-503-020:

THAT PORTION OF THE NORTH HALF (N 1/2) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOT 230 DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS ON FILE IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK, AND RECORDED OCTOBER 26, 1989 IN BOOK 891028 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LAND USE TABULATION

LAND USE DESIGNATION	
EXISTING CLV ZONING	R-1
PROPOSED CLV ZONING	R-1
MINIMUM LOT SIZE (SF)	7,088 SF

SITE SUMMARY	
TOTAL UNITS	8 UNITS
GROSS ACREAGE	1.9 ACRES
GROSS DENSITY	4.2 UNITS/ACRE
OPEN SPACE REQUIRED	NONE
OPEN SPACE PROVIDED	
COMMON LOT A	2,258 SF
COMMON LOT B	748 SF
TOTAL	3,006 SF

PARKING ANALYSIS

TOTAL LOTS:	8
REQUIRED SPACES: (2 PER HOUSE)	16
PROVIDED SPACES: (2 PER HOUSE)	16

EST. SEWAGE CONTRIBUTION

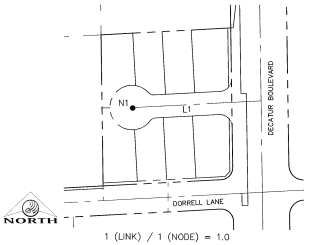
AVERAGE FLOW = 0.002 MILLION GALLONS PER DAY
PEAK FLOW = 0.007 MILLION GALLONS PER DAY
WET PEAK FLOW = 0.008 MILLION GALLONS PER DAY

ALTERNATE STREET NAMES

CINDER CHESTNUT COURT

CONNECTIVITY RATIO

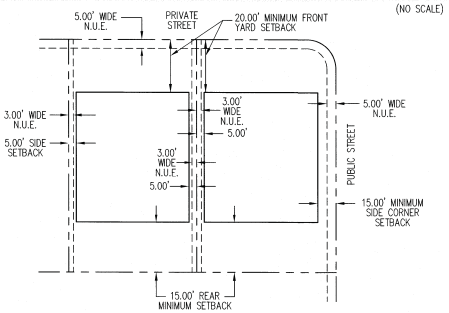
SCALE: NONE



1 (LINK) / 1 (NODE) = 1.0

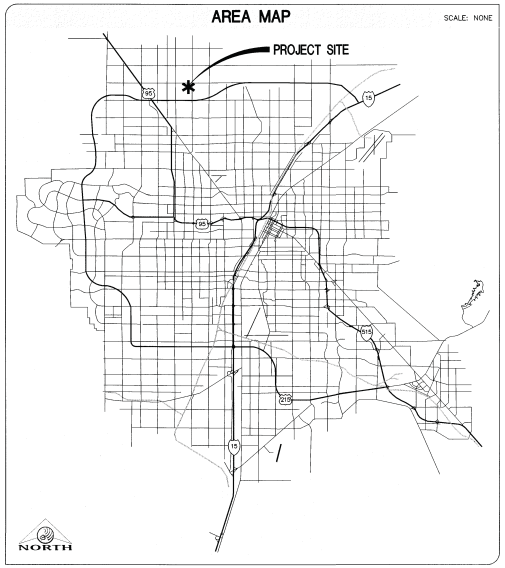
TYPICAL LOT

(NO SCALE)



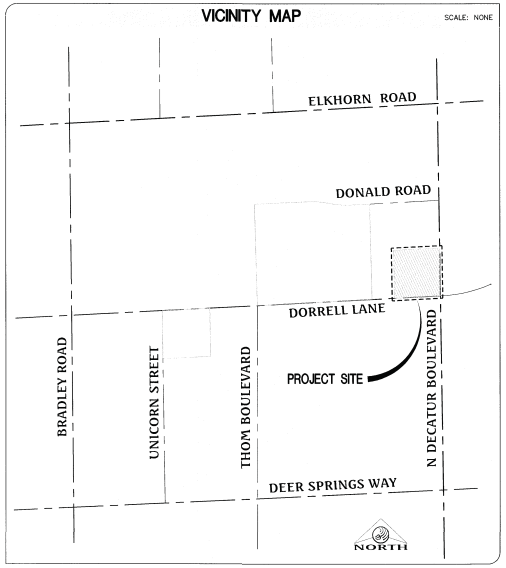
AREA MAP

SCALE: NONE



VICINITY MAP

SCALE: NONE



GENERAL LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 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
- RETAINING WALL
- PROPOSED AC PAVING
- SAWCUT LINE
- EXISTING FENCE
- EX. GAS — EXISTING GAS
- EX. 10"S — EXISTING SEWER MAIN
- 8"S — PROPOSED SEWER MAIN
- PROPOSED SEWER LATERAL
- EX. 36"SD — EXISTING STORM DRAIN
- 36"SD — PROPOSED STORM DRAIN
- EX. 8"W — EXISTING WATER MAIN
- 8"W — PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- 23 — LOT NUMBER
- PROPOSED STREETLIGHT
- PROPOSED STREETLIGHT
- EXISTING STREETLIGHT

ASSESSOR'S PARCEL NUMBER

125-24-503-020

OWNER

RMH TRUST & GHORMLEY CHARLES & VIRGINIA TRS
P.O. BOX 26335
LAS VEGAS, NEVADA 89126

DEVELOPER

DR HORTON
1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NEVADA 89014
PHONE: (702) 635-3600

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
6755 W. CHARLESTON BLVD STE A
LAS VEGAS, NV 89146
OFFICE: (702) 524-4085

NOTES

1. ALL EXTERIOR STREETS ARE PUBLIC. ALL INTERIOR STREETS ARE PRIVATE WITH SIDEWALK ON BOTH SIDES OF THE STREET.
2. UTILITY SERVICES TO BE PROVIDED BY:
   CITY OF LAS VEGAS SEWER
   LAS VEGAS VALLEY WATER DISTRICT
   CENTURYLINK TELEPHONE
   REPUBLIC SERVICES
   SOUTHWEST GAS COMPANY
   NV ENERGY
3. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED, (AND WILL MAINTAIN LANDSCAPING AND PRIVATE STREETS), THEREFORE, CC&R'S WILL BE REQUIRED.
4. THERE ARE NO OBSERVABLE FAULTS OR FISSURES LOCATED ON THIS SITE.
5. AS PROPOSED, DEVELOPMENT IS CONSIDERED FEASIBLE FROM A GEOTECHNICAL STANDPOINT.
6. GROUNDWATER WAS NOT OBSERVED DURING EXCAVATIONS AND IS NOT SHOWN ON MAPS OF KNOWN GROUNDWATER ELEVATIONS IN THE AREA TO BE WITHIN 20 FEET OF THE KNOWN GROUND ELEVATION.
7. THIS SITE IS LOCATED IN ZONE X PER FEMA MAP #32003C1765F. ZONE X IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
8. SOILS REPORT PREPARED BY:
   GEOTEK RESIDENTIAL, LLC
   PROJECT No. 12763-LVR
   DATED: JANUARY 18, 2016
9. WATER AND SEWER EXIST ADJACENT TO THE SITE.

BASIS OF BEARING

NORTH 00°47'07" EAST, BEING THE BEARING OF THE CENTERLINE OF DECATUR BOULEVARD BETWEEN ELKHORN ROAD AND DORRELL LANE LYING WITHIN SECTION 19, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 106, PAGE 81 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION: 5LV90 24NEE6

RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF DECATUR BOULEVARD AND DORRELL LANE.

ELEVATION = 702.412 Meters (NAVD'88 2008 ADJUSTMENT)
ELEVATION = 2304.51 US Survey Feet (NAVD'88 2008 ADJUSTMENT)

DEVIATIONS NOTE

1. OFFSET INTERSECTIONS ARE LESS THAN REQUIRED, (WAIVER).
2. CONNECTIVITY RATIO 1.0 WHERE 1.3 IS REQUIRED, (VARIANCE).
3. NO STREETLIGHTS ON PRIVATE STREETS ONLY (WAIVER).
4. NO AMENITY ZONE FOR DECATUR BOULEVARD AND DORRELL LANE (VARIANCE).

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	TENTATIVE MAP
3	DETAILS AND SECTIONS

FOR

DR HORTON

1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NV 89014
PHONE: (702) 635-3600

BY

Triton Engineering
6757 W. Charleston Boulevard
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

PR-163482
02/25/16

NO.	DESCRIPTION	DATE	APP'D

DATE: 02/16/16
DRAWN BY: J. PEARCE
DESIGNED BY:
CHECKED BY:
ADA CHECKED:
JOB NO.: 007.107
SCALE: NONE

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DR HORTON
DECATUR & DONALD II
COVER SHEET

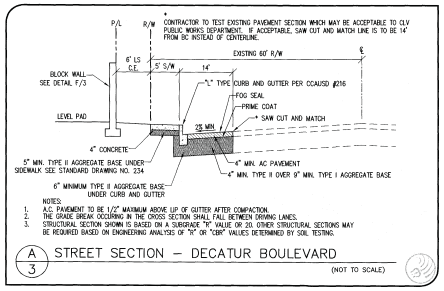
PROFESSIONAL ENGINEER STATE OF NEVADA
KELLY J. WITTWER
Exp. 6-30-16
CIVIL
No. 19635

02/25/16

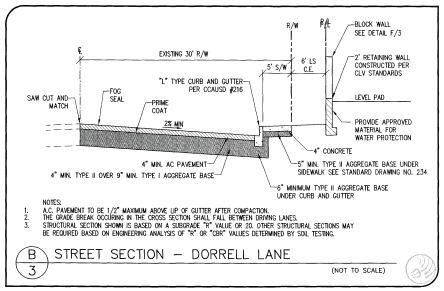
SHEET 1 OF 3
C.L.V. DWG.#

TMP-63586

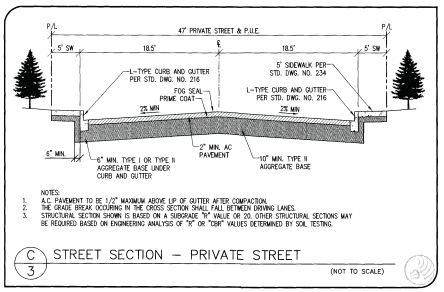
G:\Triton Drawings\007.107 Decatur Donald\Drawings\Exhibits\007.107 DecaturDonald II - TM.dwg, chore Thu, 25 Feb 2016 - 3:37pm



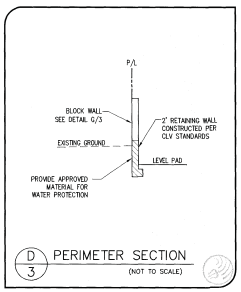
A/3 STREET SECTION – DECATUR BOULEVARD (NOT TO SCALE)



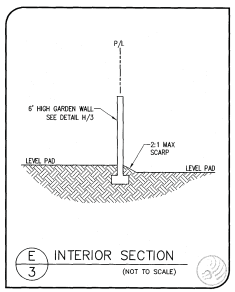
B/3 STREET SECTION – DORRELL LANE (NOT TO SCALE)



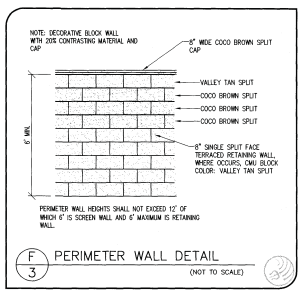
C/3 STREET SECTION – PRIVATE STREET (NOT TO SCALE)



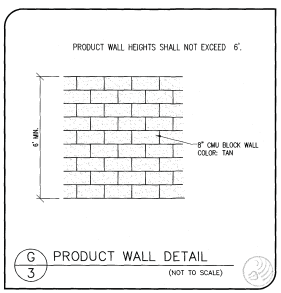
D/3 PERIMETER SECTION (NOT TO SCALE)



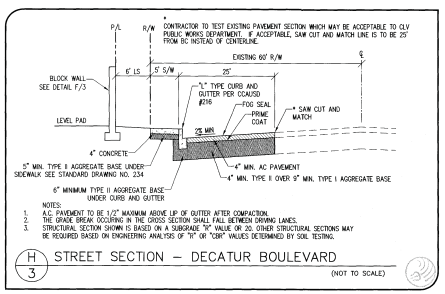
E/3 INTERIOR SECTION (NOT TO SCALE)



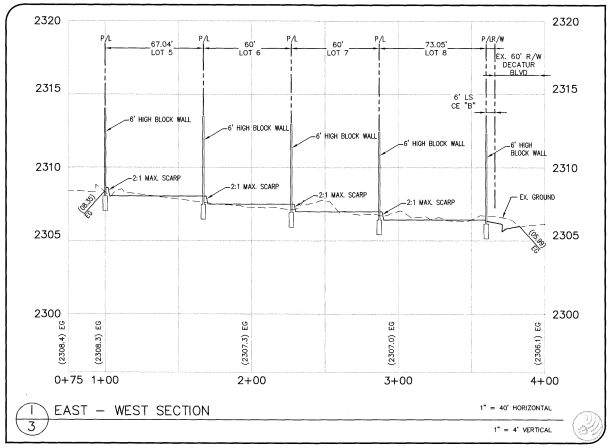
F/3 PERIMETER WALL DETAIL (NOT TO SCALE)



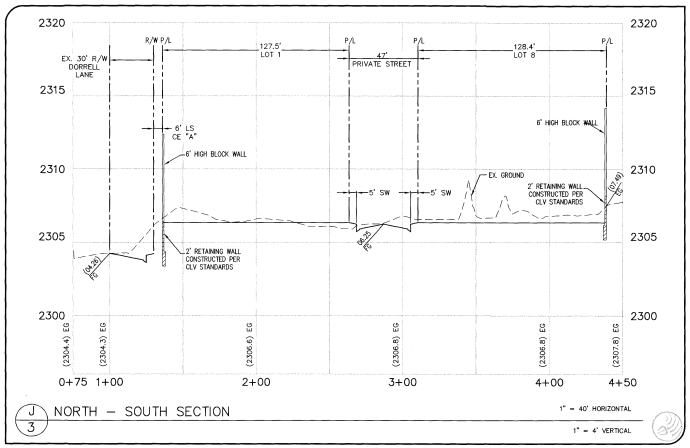
G/3 PRODUCT WALL DETAIL (NOT TO SCALE)



H/3 STREET SECTION – DECATUR BOULEVARD (NOT TO SCALE)



I/3 EAST – WEST SECTION 1" = 40' HORIZONTAL 1" = 4' VERTICAL



J/3 NORTH – SOUTH SECTION 1" = 40' HORIZONTAL 1" = 4' VERTICAL

NO.	DESCRIPTION	DATE	APP'D

DATE: 02/16/16
PM: J. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
ADA CHECKED:
JOB NO.: 007-107
SCALE: AS NOTED

Triton Engineering
6757 W. Charleston Blvd. Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritonnv.com

DR HORTON
DECATUR & DONALD II
DETAILS AND SECTIONS

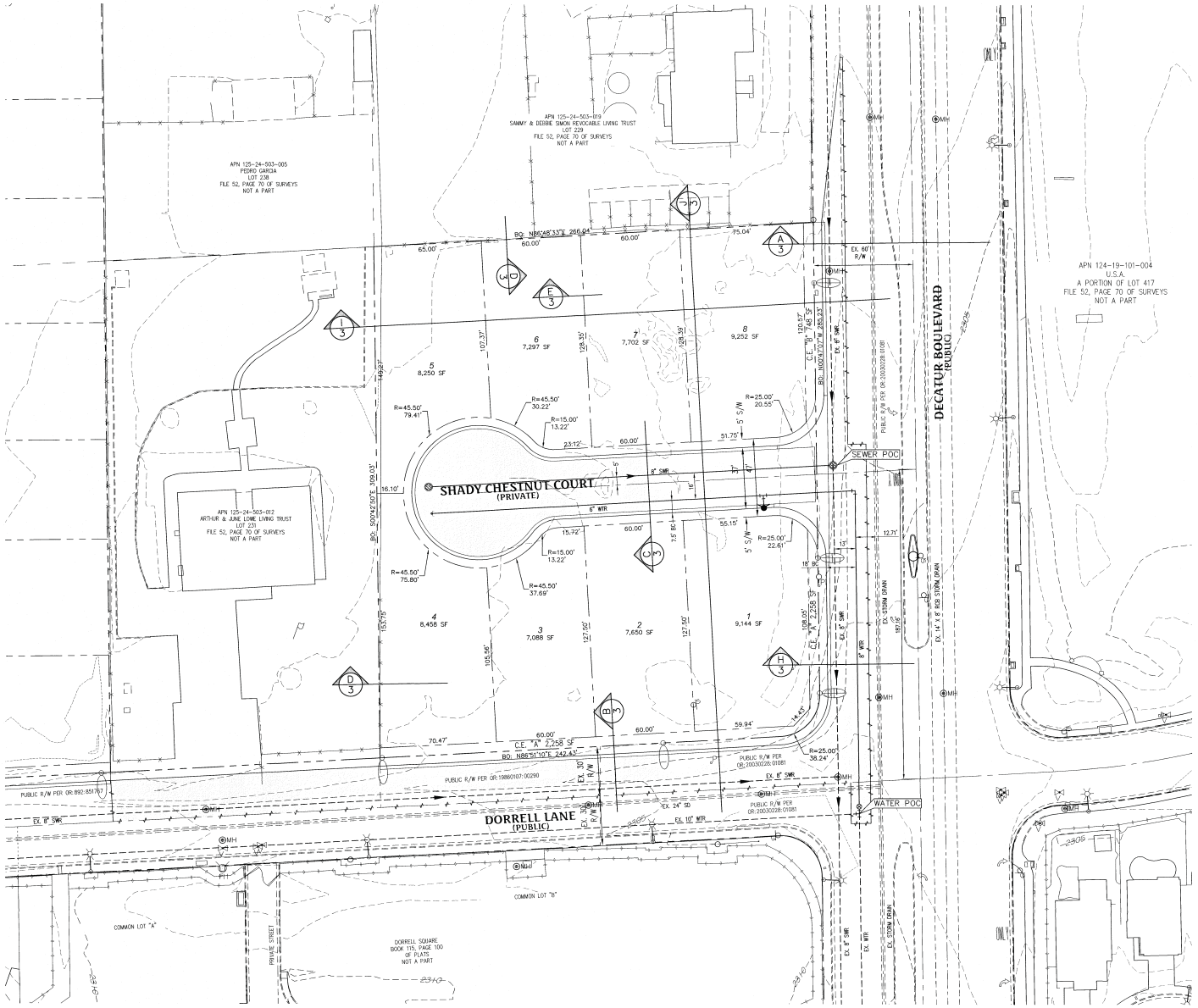
PROFESSIONAL ENGINEER - STATE OF NEVADA
KELLY J. WITTWER
Exp. 6-30-16
CIVIL
No. 10625
02/25/16

SHEET 3 OF 3
C.L.V. DWG.#

PRJ-63482
02/25/16

TMP-63586

G:\Triton Drawings\007-107 Decatur Donald\Drawings\Exhibits\007-107 DecaturDonald II_TW dwg, shore Thu, 25 Feb 2016 - 3:37pm



NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

PRJ-63482
02/25/16

NO.	DESCRIPTION	DATE	APP'D

DATE : 02/16/16
PM : J. PEARCE
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.107
SCALE : 1" = 30'

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

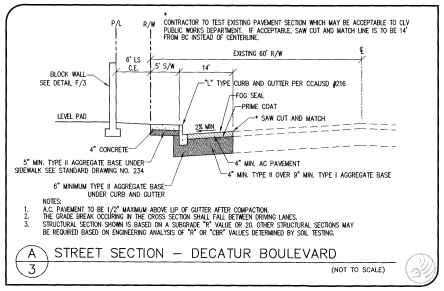
DR HORTON
DECATUR & DONALD II
TENTATIVE MAP

PROFESSIONAL ENGINEER - STATE OF NEVADA
KELLY J. WITTWER
Exp. 6-30-16
CIVIL
No. 10625
2/25/16

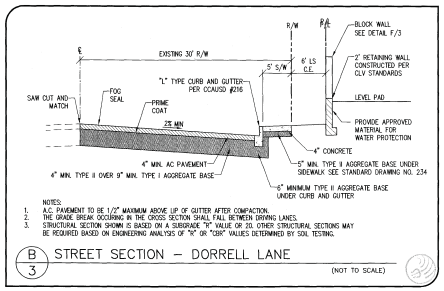
SHEET 2 OF 3
C.L.V. DWG.#

Q:\Triton Drawings\007.107 Decatur Donald\Drawings\Exhibits\007.107 DecaturDonald II-TM.dwg chare Thu, 25 Feb 2016 - 3:37pm

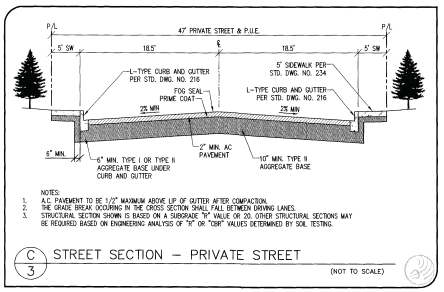
TMP-63586



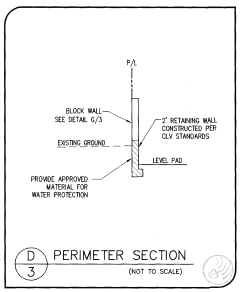
A/3 STREET SECTION – DECATUR BOULEVARD (NOT TO SCALE)



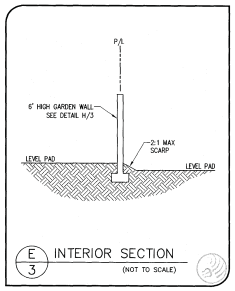
B/3 STREET SECTION – DORRELL LANE (NOT TO SCALE)



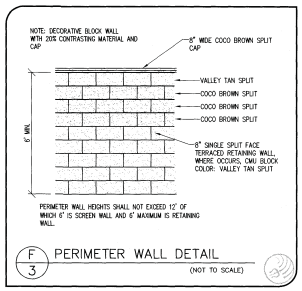
C/3 STREET SECTION – PRIVATE STREET (NOT TO SCALE)



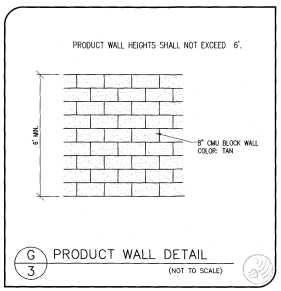
D/3 PERIMETER SECTION (NOT TO SCALE)



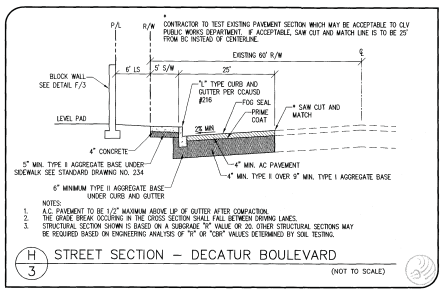
E/3 INTERIOR SECTION (NOT TO SCALE)



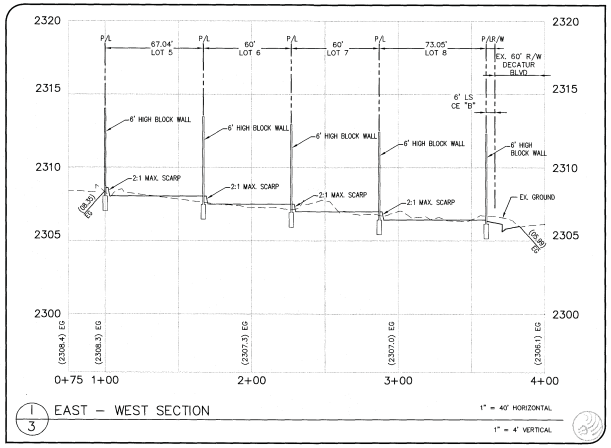
F/3 PERIMETER WALL DETAIL (NOT TO SCALE)



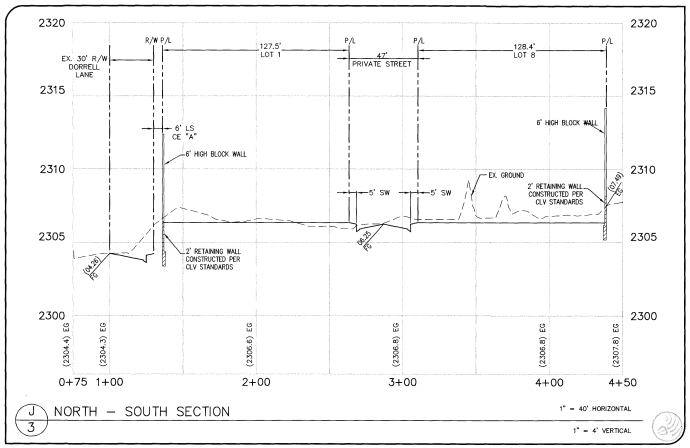
G/3 PRODUCT WALL DETAIL (NOT TO SCALE)



H/3 STREET SECTION – DECATUR BOULEVARD (NOT TO SCALE)



I/3 EAST – WEST SECTION 1" = 40' HORIZONTAL 1" = 4' VERTICAL



J/3 NORTH – SOUTH SECTION 1" = 40' HORIZONTAL 1" = 4' VERTICAL

NO.	DESCRIPTION	DATE	APP'D

DATE: 02/16/16
PM: J. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
ADA CHECKED:
JOB NO.: 007-107
SCALE: AS NOTED

Triton Engineering
6757 W. Charleston Blvd. Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DR HORTON
DECATUR & DONALD II
DETAILS AND SECTIONS

PROFESSIONAL ENGINEER - STATE OF NEVADA
KELLY J. WITTWER
Exp. 6-30-16
CIVIL
No. 10625
02/25/16

SHEET 3 OF 3
C.L.V. DWG.#

PRJ-63482
02/25/16

TMP-63586

G:\Triton Drawings\007-107 Decatur Donald\Drawings\Exhibits\007-107 DecaturDonald II_TW dwg, shore Thu, 25 Feb 2016 - 3:37pm

DEPARTMENT OF PLANNING

DATE: 2/25/16

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

RE: **PROJECT NAME** Decatur & Donald II
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 Mark Jones at (702)-672-1939. Thank you.

Sincerely,

X Charles Ghormley X Virginia Ghormley
(Signature)

Charles Ghormley Virginia Ghormley
(Print)

Subscribed and sworn before me

This 18th day of February, 2016.

Nancy J. Wilson
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY J. WILSON
Appt. No. 13-10808-1
My Appt. Expires April 25, 2017

TMP-63586

PRJ-63482
02/25/16

Decatur & Donald II

DEPARTMENT OF PLANNING

TENTATIVE MAP SUBMITTAL REQUIREMENTS

A Tentative Map submittal is subject to the requirements of Title 19.16.050.

PRE-APPLICATION CONFERENCE: A pre-application conference with a representative from the Department of Planning is required before submitting an application. This is to ensure that the proper type of application is being made and that various concerns will be addressed by the time of submittal. It is the responsibility of the applicant to schedule the pre-application conference by calling submitting a completed Pre-Application Conference Request form. See Planning Commission Meeting Schedule for pre-application conference and submittal closings dates.

PRE-APPLICATION SUBMITTAL CHECKLIST: A Submittal Checklist with an **original signature** by the planner conducting the Pre-Application Conference is required.

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Tentative Map is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Tentative Map application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Tentative Map.

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible.

FEES:

Administrative or Non-public Hearing	$750
Public Hearing	$750 plus $500 for notification and advertising costs

TENTATIVE MAP CHECKLIST: All items on the Checklist must be addressed on the Tentative Map. The Checklist must be signed by a Public Works Representative before submittal of the application.

DINA (SB 191) and/or PROJECT OF REGIONAL SIGNIFICANCE: If applicable, an Environmental Impact Assessment statement will be required.

TENTATIVE MAP: (21 folded and 1 rolled) Please refer to the Tentative Map Checklist for additional requirements. The tentative map must be stamped with a validated land surveyor's OR engineer's seal on every page. The seal must be signed, dated and include the expiration date of the seal. All site area must be on one sheet or page.

PERIMETER WALL DETAIL and ELEVATION: Provide existing and proposed perimeter wall details including the height of retaining and screen walls and step-backs. Provide elevations that indicate overall height, color, material, and texture of the walls.

CROSS SECTION DRAWING: Seven (7) copies of a Cross Section Drawing that meets the requirements of Title 19.16.050(J).

LASER PRINT: A reduced, black & white 8.5x11 (high resolution) copy of the Tentative Map and Cross Section Drawing are required.

STATEMENT OF FINANCIAL INTEREST: A completed Statement of Financial Interest is required.

PRJ-63482
02/25/16

TMP-63586

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.
- [ ] 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

PRJ-63482
02/25/16 Updated 7/26/2012

TMP-63586

☒ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

☒ 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.

☒ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

☒ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

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

☒ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).

☒ 3. Any proposed deviations from City standards (refer to the pre-application checklist).

☐ 4. A copy of the deed for the property (refer to the pre-application checklist).

☒ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: Roger Bailey

Date: 2/23/16

TMP-63586

PRJ-63482
02/25/16 Updated 7/26/2012

Public Works Tentative Map (TMP) pre-application evaluation

Based on what was presented at the pre-application meeting, Public Works expects to recommend to the Planning Commission that the applicant complete the items marked below. These items **do not** have to be completed prior to public hearing. This evaluation sheet **does not** constitute a complete review of this application, it is only a very preliminary review; as such, no statement of staff support shall be construed from this evaluation form. Staff support cannot be determined until a full review of the final, complete application has been performed.

(Y/-)	Intersection: NWC Dorrell/Decatur APN# 125-24-503-020 PREAPP2016 – 004779
	Wastewater Collection Systems Planning
Y	Connection to Public sewer (14.04.110) -The existing sewer in Decatur Blvd is 15-inch, not 8-inch. When connecting to this sewer, match elevations of pipe crowns, and use a 72-inch manhole with corrosion protection and dual lids.
Y	Provide sewer easements on private property (19.02.080.A) -Private Streets must be Public Sewer Easements
	Extension of public sewer to the edge(s) of the site
	Potential for sewer oversizing agreement
	Flood Control
N	Engineer will need to meet with the Flood Control section regarding grading of this site
N	Submit an update to an approved drainage study on file with the Flood Control Section
Y	Submit a drainage study (20.80.440)
	Concurrence of the drainage study with the following outside agencies:
N	Clark County Public Works
N	North Las Vegas
N	Clark County Regional Flood Control District (CCRFD)
N	Nevada Department of Transportation (NDOT)
N	In a 100-year flood zone and will be required to submit to Federal Emergency Management Agency (FEMA)
N	Army Corp of Engineers submittal
	Traffic Engineering
Y	Show Site Visibility Restriction Zones (SVRZs) (19.02.190)
-	Engineer will need to meet with the Traffic Engineering Section regarding driveways and onsite circulation
-	Existing "pan" style driveway(s) to remain
-	Upgrade the existing driveway to a radius style driveway
-	Possible construction of bus turnout, medians, right/left turn lanes
-	Traffic Study Required
	Coordination required with the following outside agencies:
-	Clark County Public Works
Y	North Las Vegas
-	Nevada Department of Transportation (NDOT)
	Land Development
Y	Civil plan submittal required
Y	Construction and bonding of off-site improvements
?	Encroachment agreement(Yes if there are private improvements proposed within the ROW)
	Approval of deviations
Y	Geotechnical report required for roadway sections
	Right-of-Way
?	Require Dedication of rights-of-way or granting of easements (19.02.130.A.1) DOES TRAFFIC HAVE ANY CONCERNS? MW
	Survey
Y	Mapping may be required

PRJ-63482
02/25/16

TMP-63586

TMP 63586
DR Horton

NWC Dorrell Lane & Decatur Boulevard

Proposed 8 single family unit residential development.

Proposed Use

Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	8	9.57	77
AM Peak Hour			0.75	6
PM Peak Hour			1.01	8

Existing traffic on nearby streets:

Decatur Boulevard	
Average Daily Traffic (ADT)	18,067
PM Peak Hour (heaviest 60 minutes)	1,445

Elkhorn Road	
Average Daily Traffic (ADT)	7,077
PM Peak Hour (heaviest 60 minutes)	566

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Decatur Boulevard	34,500
Elkhorn Road	34,500

This project will add approximately 77 trips per day on Donald Rd., Dorrell Ln., Decatur Blvd. and Elkhorn Rd. Decatur is currently at about 52 percent of capacity and Elkhorn is at about 21 percent of capacity. After this project, Decatur is expected to be at about 53 percent of capacity and Elkhorn unchanged. Counts are not available in this area for Donald or Dorrell, but they are believed to be under capacity.

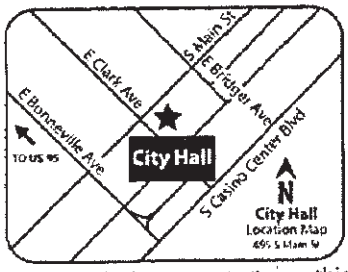
Based on Peak Hour use, this development will add into the area roughly 8 additional cars, or about two every fifteen minutes.

Note that this report assumes all traffic from this development uses all named streets.

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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



RECEIVED
APR 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: TMP-63586
12524512007
CARLETON RONALD R & CATHIE L
4932 WAYFARING TREE AVE
LAS VEGAS NV 89131-2762

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-63586 [PRJ-63482]

Planning Commission Meeting of 4/12/2016

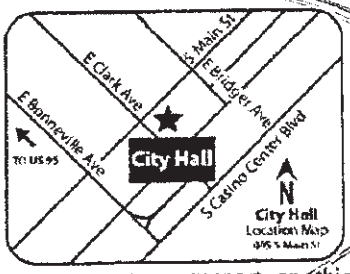
97 BRDCNP1 89131

C02P

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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



RECEIVED
APR 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: TMP-63580
12524512007
CARLETON RONALD R & CATHIE L
4932 WAYFARING TREE AVE
LAS VEGAS NV 89131-2762

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-63580 [PRJ-63479]

Planning Commission Meeting of 4/12/2016

97 BRDCNP1 89131

City of Las Vegas Agenda Item No.: **63.**

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

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

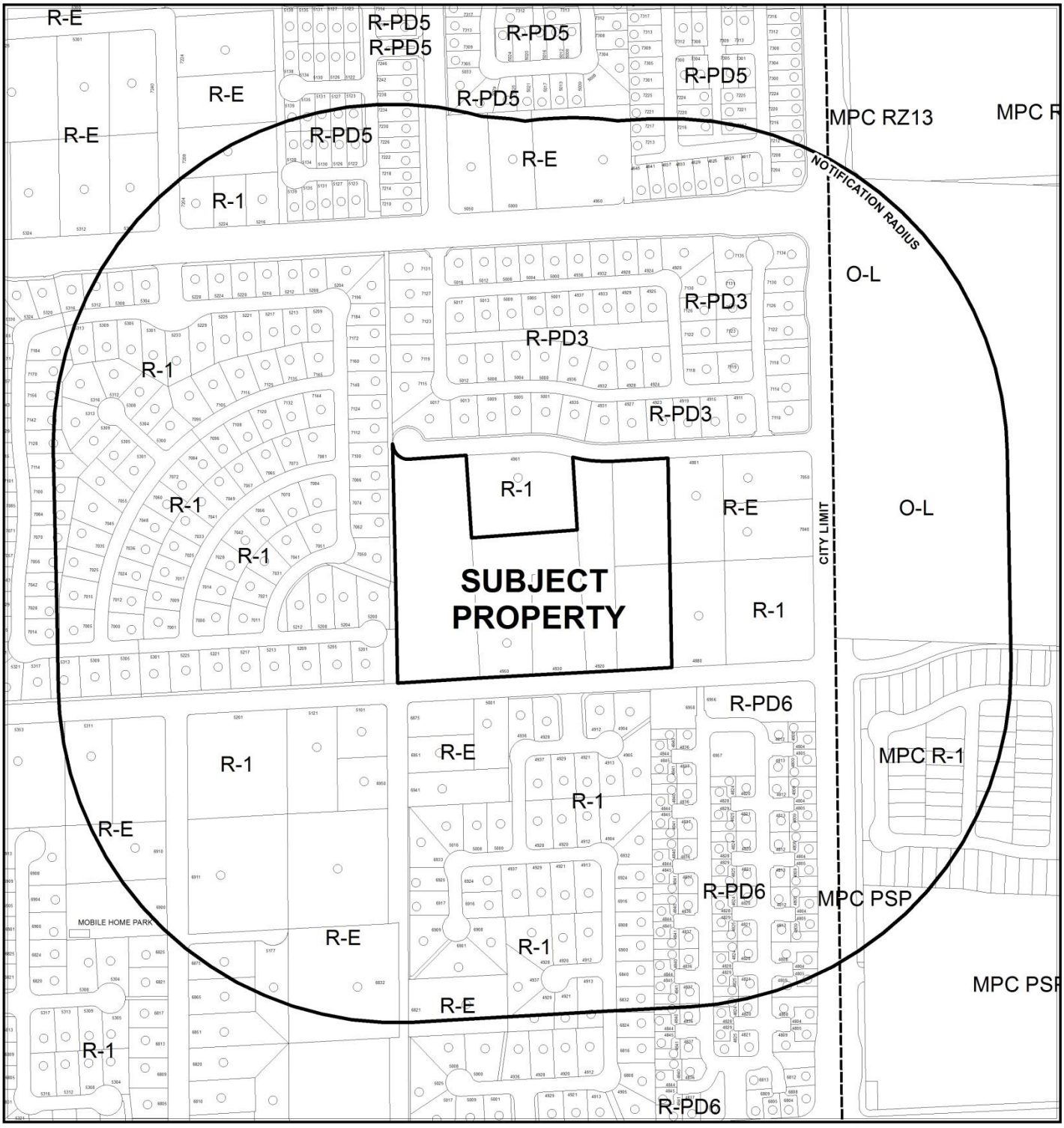
SUBJECT:
VAR-63577 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: LEXINGTON PARTNERS LLC, ET AL - For possible action on a request for a Variance TO ALLOW NO AMENITY ZONE WHERE SUCH IS REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 11.86 acres adjacent to the north side of Dorrell Lane, approximately 425 feet west of Decatur Boulevard (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63479]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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 DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-63577, WVR-63579 and TMP-63589 [PRJ-63483]
2. Conditions and Staff Report - VAR-63577, WVR-63579 and TMP-63589 [PRJ-63483]
3. Supporting Documentation - VAR-63577, WVR-63579 and TMP-63589 [PRJ-63483]
4. Photo(s) - VAR-63577, WVR-63579 and TMP-63589 [PRJ-63483]
5. Justification Letter - VAR-63577, WVR-63579 and TMP-63589 [PRJ-63483]
6. Protest Postcard - VAR-63577 and WVR-63579 [PRJ-63483]



CASE: **VAR-63577, WVR-63579 AND TMP-63580 (PRJ-63479)**

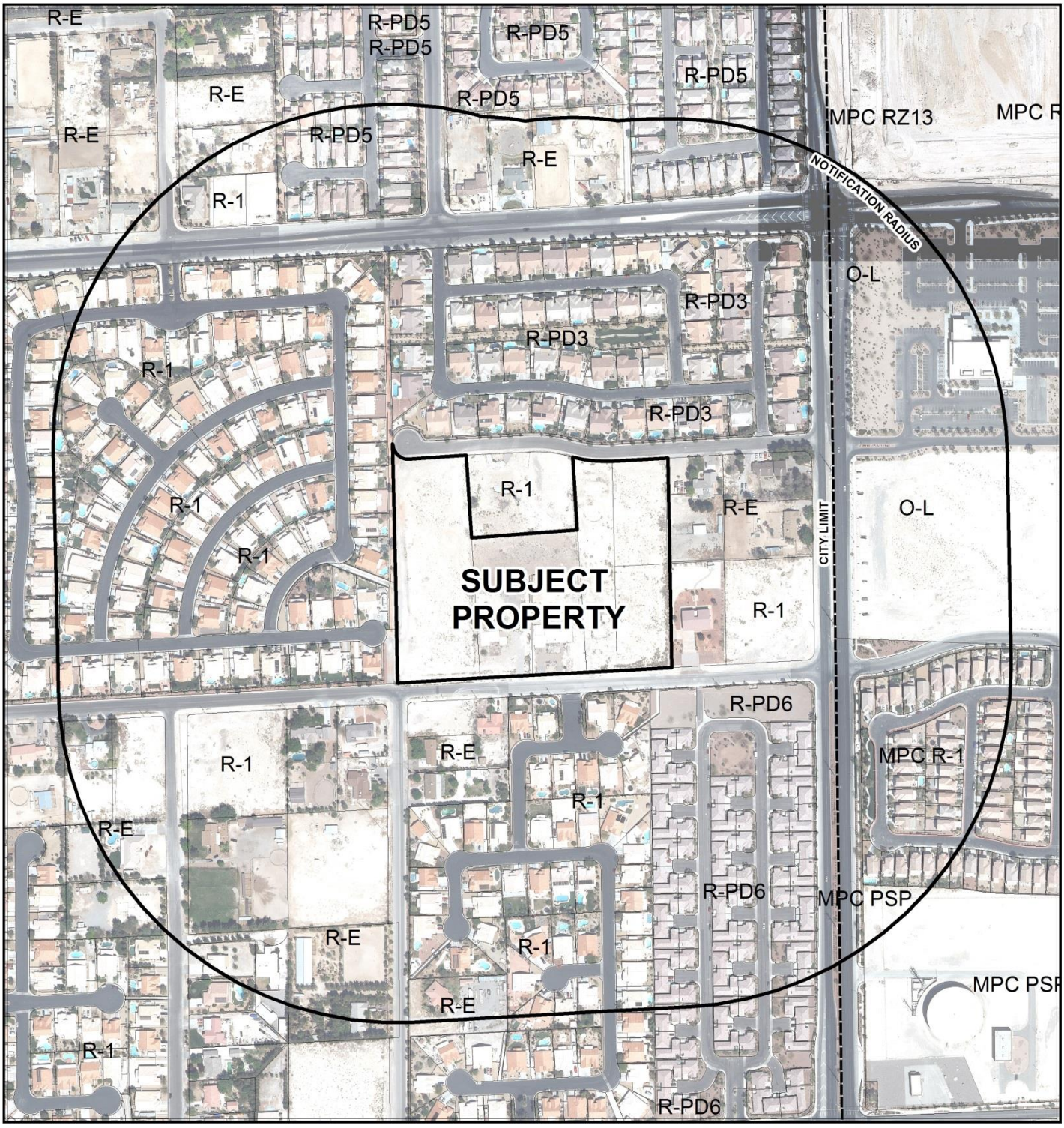
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

0 300 600

Feet

N



CASE: **VAR-63577, WVR-63579 AND TMP-63580 (PRJ-63479)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

0 300 600

Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON - OWNER: LEXINGTON PARTNERS LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-63577	Staff recommends DENIAL, if approved subject to conditions:	
WVR-63579	Staff recommends DENIAL, if approved subject to conditions:	VAR-63577
TMP-63580	Staff recommends DENIAL, if approved subject to conditions:	VAR-63577 WVR-63579

** CONDITIONS **

VAR-63577 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-63585 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 along proposed interior private streets where such is required is approved.

4. A Waiver from of Title 19.02.140 to allow a 154-foot external intersection offset where 220 feet is the minimum distance separation required is approved.

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.

TMP-63586 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-63577) and Waiver (WVR-63579) 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. Construct half-street improvements on Dorrell Lane and all incomplete half-street improvements on Donald Road adjacent to 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. The sidewalks along Dorrell Lane shall meet current American with Disabilities Act (ADA) requirements. Additionally, coordinate the construction of widened pavement adjacent to Assessor Parcel Number #125-24-503-012 between this site and the Donald & Decatur II site (TMP-63586).

8. The private streets for this site must be granted as a "Public Utility Easement, Public Sewer Easement, and Public Drainage Easement with private surface maintenance by the Homeowner's Association" on the Final Map for this site.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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

This is a request for a Tentative Map for a proposed 57-lot single-family residential subdivision, comprised of 57 residential lots and five common lots on 11.86-acres undeveloped site located on the north side of Dorrell Lane, approximately 425 feet west of Decatur Boulevard, within a R-1 (Single Family Residential) zoning district.

In addition, the applicant has also requested a Waiver of Title 19.02 and Variance of Title 19.04 Complete Street development standards to allow no amenity zone where such is required along Dorrell Lane and Donald Road, to allow a 154-foot external intersection offset where 220 feet is the minimum distance separation required and to allow no streetlights along the proposed interior private streets where such are required. 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.

ISSUES

- A Waiver is required to allow no installation of streetlights along the proposed interior private streets by Title 19.02.240 development standards.
- A Waiver is required to allow a 154-foot external intersection offset where 220 feet is the minimum distance separation required by Title 19.02.140 development standards.
- A Variance is required to allow no amenity zone improvements and sidewalk along Dorrell Lane and Donald Road, which are required by Title 19.04 development standards.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/16/03	The City Council approved a request for a Rezoning (ZON-2312) from R-E (Residence Estates) to R-PD3 (Residential Planned Development - 3 Units Per Acre) on 3.36 acres adjacent to the north side of Dorrelll Lane, approximately 1,040 feet west of Decatur Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-2313) for a proposed 10-lot Single Family Development on 3.36 acres adjacent to the north side of Dorrell Lane, approximately 1,040 feet west of Decatur Boulevard. The Planning Commission and staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/17/05	The Planning Commission withdrew without prejudice a request for a Variance (VAR-9585) to allow 31,162 square feet of open space where 51,750 feet is the minimum amount of open space required for a proposed residential planned development on 12.90 acres on the north side of Dorrell Lane, approximately 630 feet west of Decatur Boulevard.
02/15/06	The City Council denied a request for a Rezoning (ZON-9367) from R-E (Residence Estates) and R-E (Residence Estates) under resolution of intent to R-PD3 (Residential Planned Development - 3 Units per Acre) to: R-PD5 (Residential Planned Development - 5 Units per Acre) on 12.90 acres on the north side of Dorrell Lane, approximately 630 feet west of Decatur Boulevard. The Planning Commission recommended approval and staff recommended denial of the request.
	The City Council denied a request for a Site Development Plan Review (SDR-9587) for a proposed 72-lot single family residential development on 12.90 acres on the north side of Dorrell Lane, approximately 630 feet west of Decatur Boulevard. The Planning Commission recommended approval and staff recommended denial of the request.
03/09/06	The Planning Commission pulled a request for a Tentative Map (TMP-11019) for a 67-lot single family residential subdivision on 12.9 acres on the north side of Dorrell Lane, approximately 630 feet west of Decatur Boulevard. The parent Site Development Plan Review (SDR-9587) was denied at City Council on 02/15/06.
06/07/06	The City Council approved a request for a General Plan Amendment (GPA-12234) to change the land use designation from ML (Medium Low Density Residential) to L (Low Density Residential) on 12.9 acres adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-12235) from R-E (Residence Estates) and R-E under Resolution of Intent to R-PD3 (Residential Planned Development – 3 Units per Acre) to R-1 (Single Family Residential) on 12.9 acres adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-12705) for Private Streets in conjunction with a proposed 64-lot single family residential development adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard. The Planning Commission and staff recommended approval.
07/27/06	The Planning Commission approved a request for a Tentative Map (TMP-14244) for a 64-lot single family residential subdivision on 12.90 acres adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard. Staff recommended approval. The map expired 07/27/08.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/04/08	The City Council approved approved a request for an Extension of Time (EOT-27873) for the for the previously approved Special Use Permit (SUP-12705) for private streets in conjunction with a proposed 64-lot single family residential development adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard. Staff recommended approval of the request.
	The City Council approved approved a request for an Extension of Time (EOT-27874) for the previously approved Rezoning (ZON-12235) from R-E (Residence Estates) to R-1 (Single Family Residential) on 12.9 acres adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard. Staff recommended approval of the request.
06/26/08	The Planning Commission approved a request for a Tentative Map (TMP-28062) for a proposed 64-lot single-family residential subdivision on 12.90 acres adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard. Staff recommended approval of the request.
03/12/13	The Planning Commission approved a request for a Tentative Map (TMP-48166) for a 31-lot single family residential subdivision on 7.40 acres adjacent to the north side of Dorrell Lane, approximately 420 feet west of Decatur Boulevard. Staff recommended denial of the request.
	The Planning Commission struck from the agenda a request for a Variance (VAR-48169) to allow a minimum lot width of 60 feet where 65 feet is required, to allow a 10-foot front yard setback on lots 1, 10 and 11 where 20 feet is required and to allow a 10-foot corner side yard setback on lots 1, 24, 25 and 31 where 15 feet is required on 7.40 acres adjacent to the north side of Dorrell Lane, approximately 420 feet west of Decatur Boulevard. Staff recommended denial of the request.

Most Recent Change of Ownership	
07/19/13	A deed was recorded for a change in ownership. (APN 125-24-503-004)
10/30/14	A deed was recorded for a change in ownership. (APN 125-24-503-011)
	A deed was recorded for a change in ownership. (APN 125-24-503-017)
11/03/14	A deed was recorded for a change in ownership. (APN's 125-24-503-008 & -009)
03/10/16	A deed was recorded for a change in ownership. (APN's 125-24-503-001 & -002)

Related Building Permits/Business Licenses	
09/28/06	Code Enforcement processed a case (#46694) involving a complaint about weeds, trash, garbage, debris and dangerous structures on undeveloped property at 4920 West Dorrell Lane. The case was resolved 10/18/06.

Pre-Application Meeting	
02/23/16	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Waiver, Variance and Tentative Map applications; for a proposed 57-lot residential subdivision.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request nor was one held.

Field Check	
03/03/16	During a routine site inspection staff observed that the subject site was an undeveloped parcel of land with high weeds and shrubs. Also, there were existing concrete building pads remaining from structures that were previously located on the site.

Details of Application Request	
Site Area	
Net Acres	11.86

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-1 (Single Family Residential)
North	Single-Family Residential	ML (Medium Low Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
South	Single-Family Residential	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
	Undeveloped / Single-Family Residential	ML (Medium Low Density Residential)	R-E (Residence Estates)
	Single-Family Residential	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)
East	Single-Family Residential	ML (Medium Low Density Residential)	R-E (Residence Estates)
West	Single-Family Residential	ML (Medium 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***
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 19.06.070 development standards, the following standards apply:

Existing Zoning	***Permitted Density***	***Units Allowed***	***Units Provided***
R-1 (Single Family Residential)	5.49 du/ac	65	57

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks:			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Rear	15 Feet	15 Feet	Y
• Corner	15 Feet	15 Feet	Y
• 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***
Donald Road	Minor Collector	Master Plan of Streets & Highways	60	N*
Dorrell Lane	Minor Collector	Master Plan of Streets & Highways	60	N*

**See note on Streetscape Standards Table below*

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		4	
Intersection – Internal			3
Cul-de-sac Terminus			0
Intersection – External Street or Stub Terminus			0
Intersection – Stub Terminus w/ Temporary Turn Around Easements			0
Non-Vehicular Path - Unrestricted		0	
Total		4	3
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.33**	

Pursuant to Title 19.02 and 19.04, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Donald Road	60-foot wide right-of-way, including amenity zone, sidewalk and streetlights	60-foot wide right-of-way with sidewalk, streetlights and no amenity zone	N*
Dorrell Lane	60-foot wide right-of-way, including amenity zone, sidewalk and streetlights	60-foot wide right-of-way with sidewalk, streetlights and no amenity zone	N*
Cinder Horse Street (private street)	47-foot wide right-of-way, including amenity zone, sidewalk and streetlights	47-foot wide right-of-way, sidewalk, amenity zone and no streetlights	N*
Amber Robin Street (private street)	47-foot wide right-of-way, including amenity zone, sidewalk and streetlights	47-foot wide right-of-way, sidewalk, amenity zone and no streetlights	N*
Shady Palms Street (private street)	47-foot wide right-of-way, including amenity zone, sidewalk and streetlights	47-foot wide right-of-way, sidewalk, amenity zone and no streetlights	N*

**The applicant has a requested a Variance (VAR-63577) and Waiver (WVR-63579) to waive Title 19.02 improvement requirements and 19.04 complete street development standards to install no amenity zone along Dorrell Lane and Donald Road; and no streetlights on the three proposed private drives Cinder Horse Street, Amber Robin Street and Shady Palms Street 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	57 du	2 spaces per du	114				
TOTAL SPACES REQUIRED			114		114		Y
Regular and Handicap Spaces Required			114	0	114	0	Y

ANALYSIS

The applicant has proposed to develop the subject site into a 57-lot single-family residential subdivision located on the north side of Dorrell Lane, approximately 425 feet west of Decatur Boulevard, within an R-1 (Single Family Residential) zoning district. The subject site is 11.86-acres and is currently undeveloped.

In addition, the applicant has also requested a Waiver (WVR-63579) of Title 19.02 and Variance (VAR-63577) of Title 19.04 Complete Street development standards; to allow no amenity zone where such is required along Dorrell Lane and Donald Road, to allow a 154-foot external intersection offset where 220 feet is the minimum distance separation required and to allow no streetlights along the proposed interior private streets where such are required.

The existing General Plan land use designation L (Low Density Residential) has an allowable density of 5.49 dwelling units per gross acre, which is compatible with the 57 dwellings which are proposed. The proposed lots range in size from 6,538 square feet to 14,139 square feet and exceed the 60-foot minimum lot width required by code. Site access is proposed from Cinder Horse Street, Amber Robin Street and Shady Palms Street by way of 47-foot private streets that will serve this site. The applicant has indicated on the submitted plan that six-foot perimeter screening walls and interior screening walls will be provided between the proposed lots and surrounding the site, which will be designed in accordance with Title 19.06.060 development standards. The submitted north/south and east/west cross section depicts maximum natural grade less than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than 2%, is allowed a maximum 4-foot retaining wall. No retaining walls are shown in the cross sections.

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.

FINDINGS (VAR-63577)

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-63579)

No substantial evidence has been presented to warrant the requested Waiver of Title 19.02 to allow no streetlights along the proposed interior private streets and to allow a 154-foot external intersection offset where 220 feet is the minimum distance separation allowed, staff recommends denial of the request with conditions.

FINDINGS (TMP-63580)

The proposed Tentative Map conforms to Nevada Revised Statute, however the applicant has requested a Waiver (WVR-63579) of Title 19.02 and Variance (VAR-63577) of Title 19.04 Complete Street development standards to allow no amenity zone where such is required along Dorrell Lane and Donald Road, to allow a 154-foot external intersection offset where 220 feet is the minimum distance separation required and to allow no streetlights along the proposed interior private streets where such are required. Therefore, staff recommends denial with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 414 - VAR-63577 and WVR-63579
414 - TMP-63580

APPROVALS 0 - VAR-63577 and WVR-63579
0 - TMP-63580

PROTESTS 1 - VAR-63577 and WVR-63579
1 - TMP-63580

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-63577 APN: 125-24-503-008 & 009

Name of Property Owner: USCA DEVELOPMENT 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: LEVI PARKER

Subscribed and sworn before me

This 18th day of February, 2016

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

Revised 11-14-06

PRJ-63479
02/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-63577 APN: 125-24-503-001, 002, 011 & 017

Name of Property Owner: Precedent Properties 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: LEVI PARKER

Subscribed and sworn before me

This 18th day of February, 2016

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

PRJ-63479
02/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-63577 APN: 125-24-503-004, 011 & 017

Name of Property Owner: Verlaine 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: Cheng Wei

Print Name: CHENG WEI

Subscribed and sworn before me

This 18th day of February, 2016

5/5/20

Notary Public in and for said County and State

New Jersey Morris

JAMES BROOMES
Notary Public
State of New Jersey
My Commission Expires May 5, 2020
I.D.# 2452511

Revised 11-11-06

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

PRJ-63479
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) NW corner of Thom Blvd. & W. Dorrell Lane

Project Name Decatur & Donald I **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-503-004 **Ward #** 6

General Plan: existing O **proposed** _____ **Zoning: existing** R-1 **proposed** _____

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

Gross Acres 1.17 **Lots/Units** 57 **Density** _____

Additional Information To develop a 57 lot residential development, with APN#'s 125-24-503-001, 002, 008,009, 011 & 017

PROPERTY OWNER Verlaine LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Parkway #130 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste#141 **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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 XIAOHUA ZHANG

Subscribed and sworn before me

This 18th day of February, 20 16.

_____ 5/5/20

Notary Public in and for said County and State New Jersey Morris

JAMES BROOMES
Notary Public
State of New Jersey
My Commission Expires May 5, 2020
I.D.# 2452511

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-63577
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.

I deposit Application Packet Attachment Form.pdf

PRJ-63479
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) NW corner of Thom Blvd. & W. Dorrell Lane

Project Name Decatur & Donald I **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-503-011 & 017 **Ward #** 6

General Plan: existing O proposed _____ **Zoning:** existing R-1 proposed _____

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

Gross Acres 2.61 **Lots/Units** 57 **Density** _____

Additional Information To develop a 57 lot residential development, with APN#'s 125-24-503-001, 002, 004, 008 & 009

PROPERTY OWNER Precedent Properties LLC **Contact** & Verlaine LLC

Address 3425 Cliff Shadows Parkway #130 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste#141 **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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 LEVI PARKER

Subscribed and sworn before me

This 18th day of February, 20 16.

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	**VAR-63577**
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 compliance with applicable sections of the Zoning Ordinance.

PRJ-63479
02/25/16

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 4930 & 4950 W. Dorrell Lane Las Vegas, NV 89131

Project Name Decatur & Donald I **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-503-008 & 009 **Ward #** 6

General Plan: existing O proposed _____ **Zoning:** existing R-1 proposed _____

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

Gross Acres 3.04 **Lots/Units** 57 **Density** _____

Additional Information To develop a 57 lot residential development, with APN#'s 125-24-503-001, 002, 004, 011 & 017

PROPERTY OWNER USCA Development LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Parkway #130 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste#141 **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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 USCA Development LLC / Levi Parker, manager

Subscribed and sworn before me

This 18th day of February, 20 16.

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-63577
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-63479
02/25/16

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 4901 Donald Road Las Vegas, NV 89131

Project Name Decatur & Donald I **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-503-001 & 002 **Ward #** 6

General Plan: existing O proposed _____ **Zoning:** existing R-1 proposed _____

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

Gross Acres 5.04 **Lots/Units** 57 **Density** _____

Additional Information To develop a 57 lot residential development, with APN#'s 125-24-503-004, 008, 009, 011 & 017

PROPERTY OWNER Precedent Properties, LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Pkwy. #130 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste#141 **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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 LEVI PARKER

Subscribed and sworn before me

This 18th day of February, 20 16.

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	**VAR-63577**
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 and found to be in conformance with applicable sections of the Zoning Ordinance.

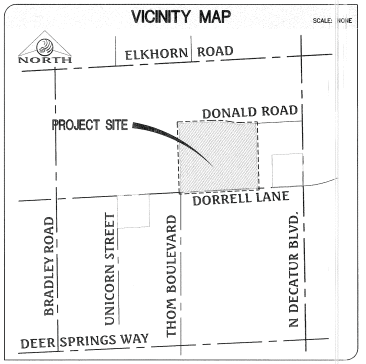
PRJ-63479
02/25/16

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



VICINITY MAP

SCALE: NONE



DECATUR & DONALD I LANDSCAPE PLAN

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

- RIGHT-OF-WAY
- PROPOSED AC PAVING
- 1 LOT NUMBER
- WIDTH PER PLANS 5' SW LANDSCAPE AREA

ASSESSOR'S PARCEL NUMBERS

125-24-503-001
125-24-503-002
125-24-503-008
125-24-503-009
125-24-503-017
125-24-503-004
125-24-503-011

DEVELOPER

DR HORTON
1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NEVADA 89014
PHONE: (702) 635-3600

ENGINEER

TRITON ENGINEERING
6757 WEST CHARLESTON BOULEVARD, SUITE B
LAS VEGAS, NV 89146
OFFICE: (702) 254-1480
FAX: (702) 254-3062

PRJ-63479
02/25/16

NO.	DESCRIPTION	DATE	APP'D

DATE: 02/25/16
PM: J. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
ADA CHECKED:
JOB NO.: 007.107
SCALE: 1" = 40'

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
DECATUR & DONALD I
LANDSCAPE PLAN

SHEET 1 OF 1

G:\Triton Drawings\007.107 Decatur Donald\Drawings\Exhibits\007.107 DecaturDonald I-LS.dwg chore Thu, 25 Feb 2016 - 3:30pm

VAR-63577, WVR-63588 and TMP-63580

DECATUR & DONALD I
TENTATIVE MAP
A RESIDENTIAL SUBDIVISION

LEGAL DESCRIPTION
SEE PARCEL EXHIBIT "C" ON SHEET 5

LAND USE TABULATION

LAND USE DESIGNATION

EXISTING CLV ZONING	R-1
PROPOSED CLV ZONING	R-1
MINIMUM LOT SIZE (SF)	6,538 SF

SITE SUMMARY

TOTAL UNITS	57 UNITS
GROSS ACREAGE	11.9 ACRES
GROSS DENSITY	4.8 UNITS/ACRE
OPEN SPACE REQUIRED	NONE
OPEN SPACE PROVIDED	
COMMON LOT A	1,164 SF
COMMON LOT B	1,367 SF
COMMON LOT C	1,301 SF
COMMON LOT D	686 SF
COMMON LOT E	680 SF
TOTAL	5,298 SF

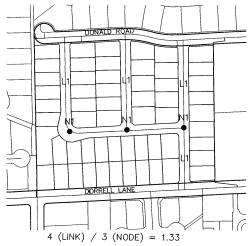
PARKING ANALYSIS

TOTAL LOTS:	57
REQUIRED SPACES: (2 PER HOUSE)	114
PROVIDED SPACES: (2 PER HOUSE)	114

EST. SEWAGE CONTRIBUTION
AVERAGE FLOW = 0.0142 MILLION GALLONS PER DAY
PEAK FLOW = 0.0498 MILLION GALLONS PER DAY
WET PEAK FLOW = 0.0623 MILLION GALLONS PER DAY

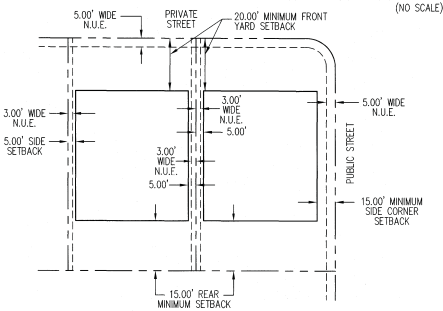
ALTERNATE STREET NAMES
SHADY BIRCH STREET
SILENT PALM AVENUE
SHADY CABIN AVENUE

CONNECTIVITY RATIO
SCALE: NONE

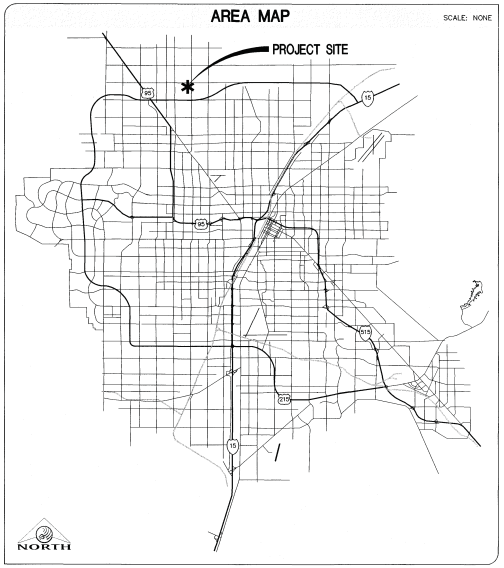


4 (LINK) / 3 (NODE) = 1.33

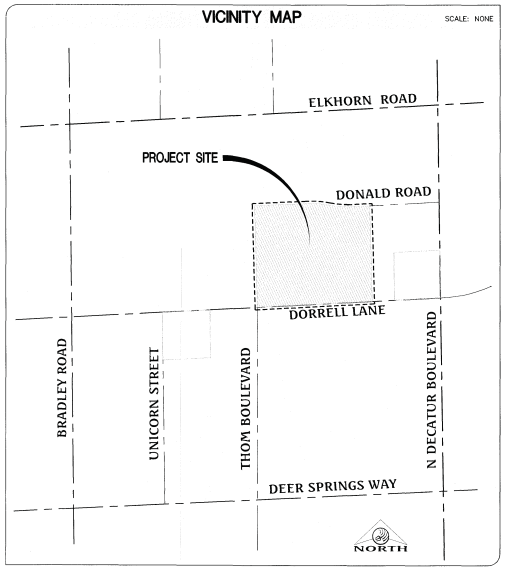
TYPICAL LOT
(NO SCALE)



AREA MAP
SCALE: NONE



VICINITY MAP
SCALE: NONE



GENERAL LEGEND

(2465')	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	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
	RETAINING WALL
	PROPOSED AC PAVING
	SAWCUT LINE
	EXISTING FENCE
EX. GAS	EXISTING GAS
EX. 10"S	EXISTING SEWER MAIN
8"S	PROPOSED SEWER MAIN
	PROPOSED SEWER LATERAL
EX. 36"SD / 36"SD	EXISTING STORM DRAIN / PROPOSED STORM DRAIN
EX. 8"W / 8"W	EXISTING WATER MAIN / PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT
23	LOT NUMBER
	PROPOSED STREETLIGHT
	EXISTING STREETLIGHT

ASSESSOR'S PARCEL NUMBER
125-24-503-001
125-24-503-002
125-24-503-008
125-24-503-009
125-24-503-017
125-24-503-004
125-24-503-011

OWNER
SEE PARCEL EXHIBIT "C" ON SHEET 4

DEVELOPER
DR HORTON
1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NEVADA 89014
PHONE: (702) 635-3600

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
6755 W. CHARLESTON BLVD STE A
LAS VEGAS, NV 89146
OFFICE: (702) 524-4085

NOTES
1. ALL EXTERIOR STREETS ARE PUBLIC. ALL INTERIOR STREETS ARE PRIVATE WITH SIDEWALK ON BOTH SIDES OF THE STREET.
2. UTILITY SERVICES TO BE PROVIDED BY:
CITY OF LAS VEGAS SEWER
LAS VEGAS VALLEY WATER DISTRICT
CENTURYLINK TELEPHONE
REPUBLIC SERVICES
SOUTHWEST GAS COMPANY
NV ENERGY
3. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED, (AND WILL MAINTAIN LANDSCAPING AND PRIVATE STREETS), THEREFORE, CC&R'S WILL BE REQUIRED.
4. THERE ARE NO OBSERVABLE FAULTS OR FISSURES LOCATED ON THIS SITE.
5. AS PROPOSED, DEVELOPMENT IS CONSIDERED FEASIBLE FROM A GEOTECHNICAL STANDPOINT.
6. GROUNDWATER WAS NOT OBSERVED DURING EXCAVATIONS AND IS NOT SHOWN ON MAPS OF KNOWN GROUNDWATER ELEVATIONS IN THE AREA TO BE WITHIN 20 FEET OF THE KNOWN GROUND ELEVATION.
7. THIS SITE IS LOCATED IN ZONE X PER FEMA MAP #32003C1765F. ZONE X IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
8. SOILS REPORT PREPARED BY:
GEOTEK RESIDENTIAL, LLC
PROJECT No. 12763-LVR
DATED: JANUARY 18, 2016
9. WATER AND SEWER EXIST ADJACENT TO THE SITE.

BASIS OF BEARING
NORTH 00°47'07" EAST, BEING THE BEARING OF THE CENTERLINE OF DECATUR BOULEVARD BETWEEN ELKHORN ROAD AND DORRELL LANE LYING WITHIN SECTION 19, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 106, PAGE 81 OF SURVEYS.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK STATION: DLV90 24NE66

RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF DECATUR BOULEVARD AND DORRELL LANE.

ELEVATION = 702.412 Meters (NAVD'88 2008 ADJUSTMENT)
ELEVATION = 2304.51 US Survey Feet (NAVD'88 2008 ADJUSTMENT)

DEVIATIONS NOTE
1. OFFSET INTERSECTIONS ARE LESS THAN REQUIRED, (WAIVER).
2. NO STREETLIGHTS ON PRIVATE STREETS ONLY (WAIVER).
3. NO AMENITY ZONE FOR DONALD ROAD AND DORRELL LANE (VARIANCE).

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	TENTATIVE MAP
3	DETAILS
4	SECTIONS
5	PARCEL EXHIBIT

FOR

DR HORTON
1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NV 89014
PHONE: (702) 635-3600

BY

Triton Engineering
6757 W. Charleston Boulevard
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

PRJ-63479
02/25/16

DR HORTON
DECATUR & DONALD I
COVER SHEET

SHEET 1 OF 5
C.L.V. DWG.#

VAR-63577, WVR-63579 and TMP-63580



VAR-63577, WVR-63579 and TMP-63580

PARCEL ONE (1):
THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:
LOT TWO HUNDRED THIRTY-FIVE (235) DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS ON FILE IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK, AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.
TOGETHER WITH THAT PORTION OF VACATED AREA BY THAT CERTAIN ORDER OF VACATION RECORDED MARCH 5, 2001 IN BOOK 20010305 AS DOCUMENT NO. 01195, OF OFFICIAL RECORDS.

PARCEL TWO (2):
THE NORTH 294 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.
EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD PURPOSES BY DEED RECORDED MAY 26, 1969 AS DOCUMENT NO. 765249, OF OFFICIAL RECORDS.
ALSO KNOWN AS: LOT TWO HUNDRED THIRTY-SIX (236) OF PLAT OF SURVEY ENTITLED "DECATUR ALIGNMENT" AS SHOWN BY MAP THEREOF IN FILE 52, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

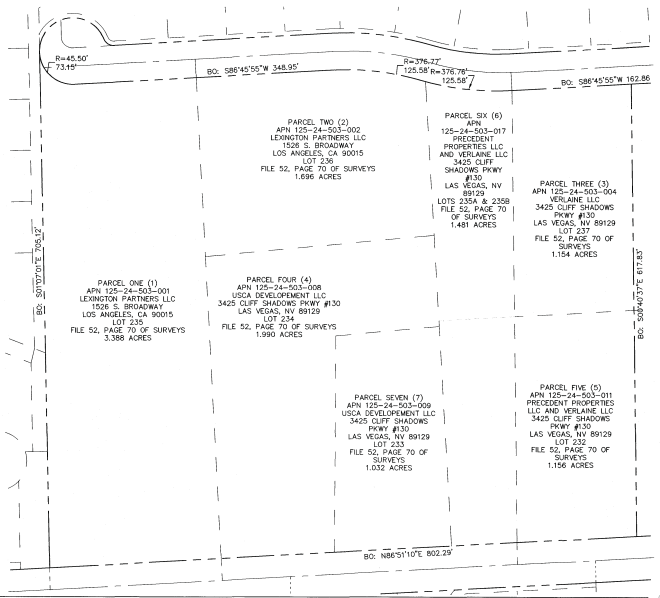
PARCEL THREE (3):
THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.
LOT TWO HUNDRED THIRTY-SEVEN (237) ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517.
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.
DESCRIBED AS LOT ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 29 OF PARCEL MAPS, PAGE 80, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL FOUR (4):
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:
LOT TWO HUNDRED THIRTY-FOUR (234) AS DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS ON FILE IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK, AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.
FORMERLY KNOWN AS PARCEL ONE (1) AS SHOWN BY MAP THEREOF IN FILE 56 OF PARCEL MAPS, PAGE 90 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL FIVE (5):
THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:
LOT TWO HUNDRED THIRTY-TWO (232) ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS ON FILE IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK, AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL SIX (6):
ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:
THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:
LOTS TWO HUNDRED THIRTY-FIVE A (235A) AND TWO HUNDRED THIRTY-FIVE B (235B) OF PLAT OF SURVEY ENTITLED "DECATUR ALIGNMENT", AS SHOWN BY MAP THEREOF IN FILE 52 OF SURVEYS, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD PURPOSES BY DEED RECORDED MAY 26, 1969 AS DOCUMENT NO. 765249, OF OFFICIAL RECORDS.

PARCEL SEVEN (7):
THAT PORTION OF THE NORTH HALF (N 1/2) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:
LOT 233 DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS ON FILE IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK, AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.
FORMERLY KNOWN AS PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 49 OF PARCEL MAPS, PAGE 58 AND AMENDED BY MAP SHOWN IN FILE 56 OF PARCEL MAPS, PAGE 90, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.



C/4 PARCEL EXHIBIT

NO.	DESCRIPTION	DATE	APP'D

DATE: 02/24/16
PM: J. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
AZA CHECKED:
JOB NO: 007.107
SCALE: 1" = 80'

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3962
www.tritoneng.com

DR HORTON
DECATUR & DONALD I
PARCEL EXHIBIT

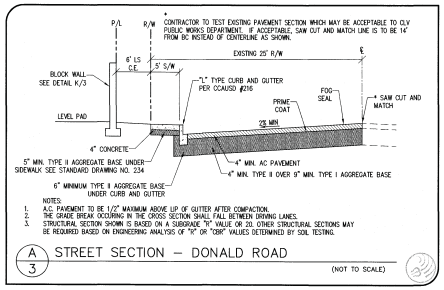
PROFESSIONAL ENGINEER
STATE OF NEVADA
KELLY WITTWER
Exp. 6-30-16
CIVIL
No. 10616

SHEET 5 OF 5
C.L.V. DWG.#

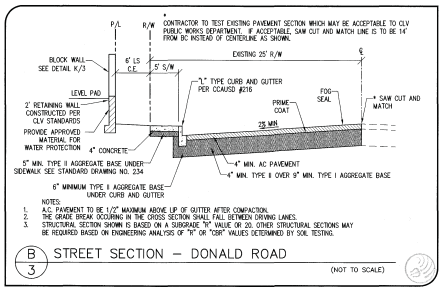
PRJ-63479
02/25/16

G:\Triton Drawings\007.107 Decatur Donald\Drawings\Exhibits\007.107 DecaturDonald I-TM.dwg dhare Thu, 25 Feb 2016 - 3:36pm

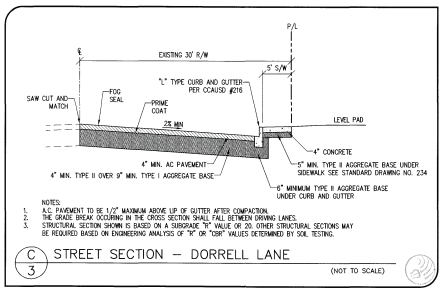
VAR-63577, WVR-63579 and TMP-63580



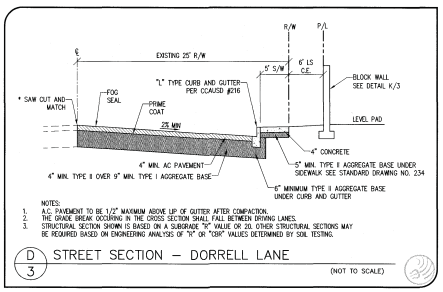
A/3 STREET SECTION – DONALD ROAD (NOT TO SCALE)



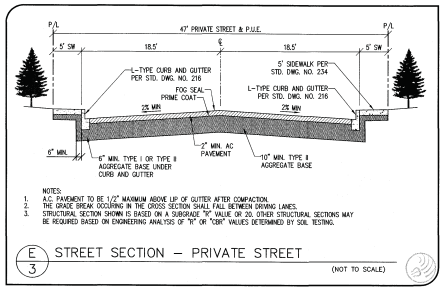
B/3 STREET SECTION – DONALD ROAD (NOT TO SCALE)



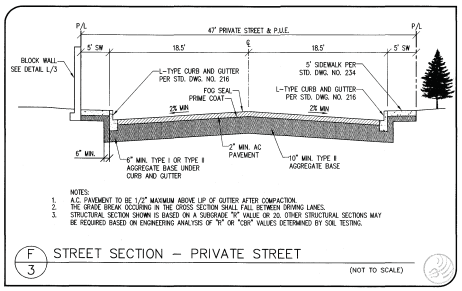
C/3 STREET SECTION – DORRELL LANE (NOT TO SCALE)



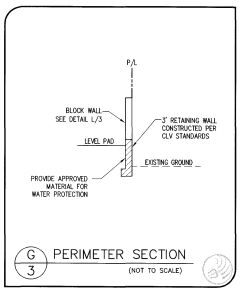
D/3 STREET SECTION – DORRELL LANE (NOT TO SCALE)



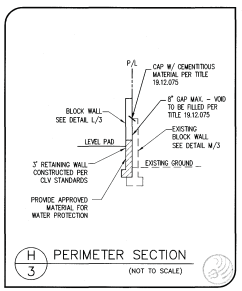
E/3 STREET SECTION – PRIVATE STREET (NOT TO SCALE)



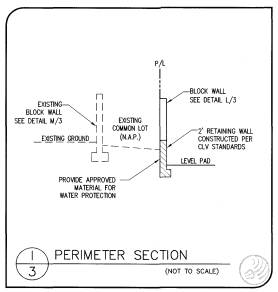
F/3 STREET SECTION – PRIVATE STREET (NOT TO SCALE)



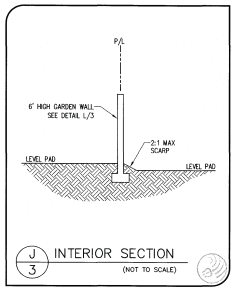
G/3 PERIMETER SECTION (NOT TO SCALE)



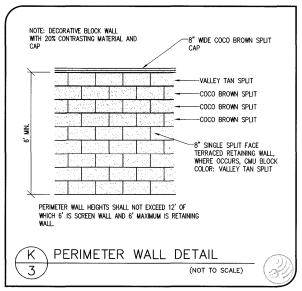
H/3 PERIMETER SECTION (NOT TO SCALE)



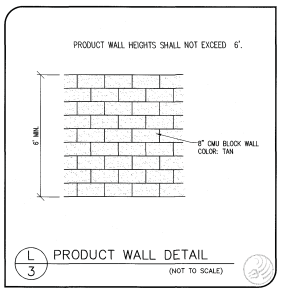
I/3 PERIMETER SECTION (NOT TO SCALE)



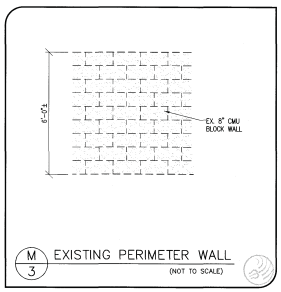
J/3 INTERIOR SECTION (NOT TO SCALE)



K/3 PERIMETER WALL DETAIL (NOT TO SCALE)



L/3 PRODUCT WALL DETAIL (NOT TO SCALE)



M/3 EXISTING PERIMETER WALL (NOT TO SCALE)

NO	DESCRIPTION	DATE	APP'D

DATE : 02/16/16
PM : J. PEARCE
DRAWN BY : -
DESIGNED BY : -
CHECKED BY : -
AGA CHECKED : -
JOB NO. : 007.107
SCALE : NONE

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada, 89146
Office: (702) 254-1480
Fax: (702) 254-3962
www.tritoneng.com

DR HORTON
DECATUR & DONALD I
DETAILS

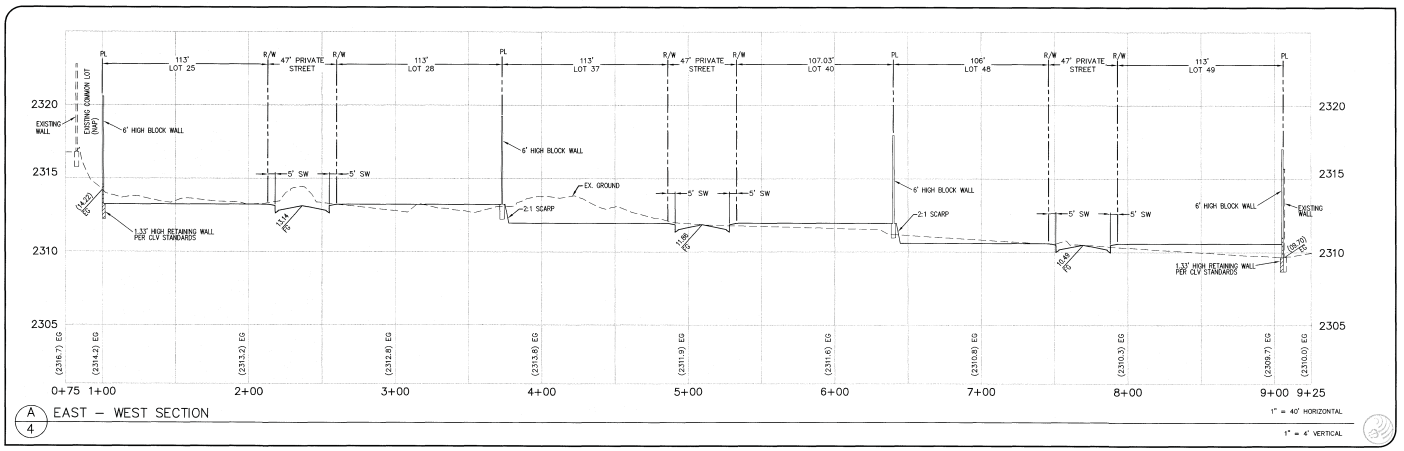
PROFESSIONAL ENGINEER STATE OF NEVADA
KELLY J. WITTWER
Exp. 6-30-16
CIVIL
No. 10625

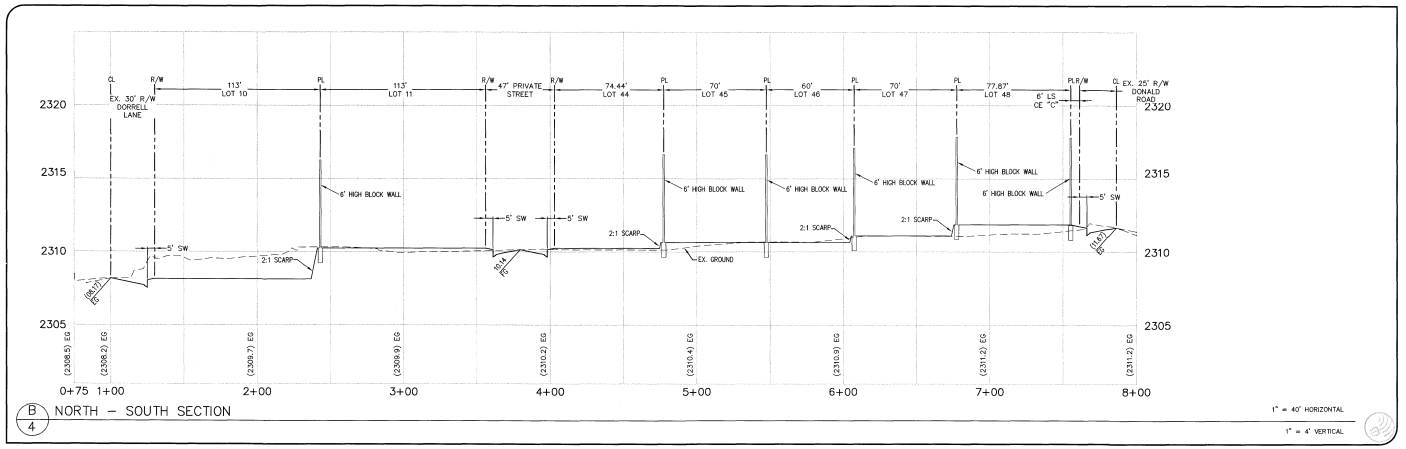
PRJ-63479
02/25/16

SHEET 3 OF 5
C.L.V. DWG.#

G:\Triton Drawings\007.107 Decatur Donald\Drawings\Exhibits\007.107 DecaturDonald I-TM.dwg, cbone, Thu, 25 Feb 2016 - 3:36pm

VAR-63577, WVR-63579 and TMP-63580





PRJ-63479
02/25/16

NO.	DESCRIPTION	DATE	APP'D

DATE : 02/14/16
PM : J. PEARCE
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.107
SCALE : 1" = 40'

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DR HORTON
DECATUR & DONALD I
SECTIONS

PROFESSIONAL ENGINEER - STATE OF NEVADA
KELLY J. WITTWER
Exp. 6-30-16
CIVIL
No. 10625
2/25/16

SHEET 4 OF 5
C.L.V. DWG.#

Q:\Triton Drawings\007.107 Decatur Donald\Drawings\Exhibits\007.107 DecaturDonald I-TM.dwg chare Thu, 25 Feb 2016 - 3:36pm

VAR-63577, WVR-63579 and TMP-63580



VAR-63577 [PRJ-63479] - VARIANCE RELATED TO WVR-63579 AND TMP-63580 - APPLICANT: DR HORTON - OWNER: LEXINGTON PARTNERS LLC, ET AL
NORTH SIDE OF DORRELL LANE, WEST OF DECATUR BOULEVARD

03/03/16



VAR-63577 [PRJ-63479] - VARIANCE RELATED TO WVR-63579 AND TMP-63580 - APPLICANT: DR HORTON - OWNER: LEXINGTON PARTNERS LLC, ET AL
NORTH SIDE OF DORRELL LANE, WEST OF DECATUR BOULEVARD

03/03/16



VAR-63577 [PRJ-63479] - VARIANCE RELATED TO WVR-63579 AND TMP-63580 - APPLICANT: DR HORTON - OWNER: LEXINGTON PARTNERS LLC, ET AL
NORTH SIDE OF DORRELL LANE, WEST OF DECATUR BOULEVARD

03/03/16



VAR-63577 [PRJ-63479] - VARIANCE RELATED TO WVR-63579 AND TMP-63580 - APPLICANT: DR HORTON - OWNER: LEXINGTON PARTNERS LLC, ET AL
NORTH SIDE OF DORRELL LANE, WEST OF DECATUR BOULEVARD

03/03/16



VAR-63577 [PRJ-63479] - VARIANCE RELATED TO WVR-63579 AND TMP-63580 - APPLICANT: DR HORTON - OWNER: LEXINGTON PARTNERS LLC, ET AL
NORTH SIDE OF DORRELL LANE, WEST OF DECATUR BOULEVARD

03/03/16

Triton
Engineering

February 25, 2016

City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Subject: Justification letter for a Pre-Application Meeting for a Tentative Map, Variance and Waiver
Decatur & Donald I
Parcel #125-24-503-001, 002, 004, 008, 009, 011 & 017

As representatives of DR HORTON the applicant is requesting for a Tentative Map, Variance and Waiver on the above mentioned parcels. The subject property is located within City of Las Vegas.

The applicant is proposing a 57 lot, single-family detached residential development on approximately 11.9 acres with a density of 4.8 units per acre. The minimum lot size for this R-1 zoned project is 6,538 SF.

Along with this tentative map we would like to request the following Variance & Waivers:

1. Request for a variance for the no amenity zone for street sections for Dorrell Lane and Donald Road due to the project being an infill piece and the existing road improvements that we are matching into do not conform to 19.04.200.
2. Request for a waiver per Title 19.02 to allow a reduced street separation distance between external intersections 154 feet where 220 feet is required at the project entrance at Dorrell Lane.
3. Request a waiver of no streetlights on the proposed private streets only. Streetlights will be added to all public streets as to conform to the City Standards.

If you should have any questions concerning this, please contact me at Triton Engineering. We thank you in advance for your consideration and approval.

Sincerely,

Aimee English
Project Coordinator

VAR-63577, WVR-63579 and TMP-63580

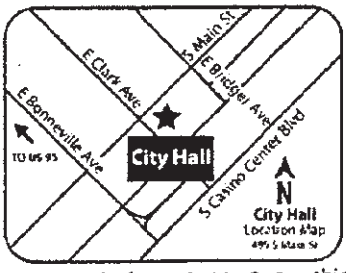
PRJ-63479
02/25/16

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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



RECEIVED
APR 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: VAR-63577
12524512007
CARLETON RONALD R & CATHIE L
4932 WAYFARING TREE AVE
LAS VEGAS NV 89131-2762

☐ I SUPPORT this Request ☒ I OPPOSE this Request WE MAINLY OPPOSE THE VARIANCE TO AVOID INSTALLING STREET LIGHTS WHERE THEY ARE REQUIRED.

Please use available blank space on card for your comments.
VAR-63577 & WVR-63579 [PRJ-63479]
Planning Commission Meeting of 4/12/2016

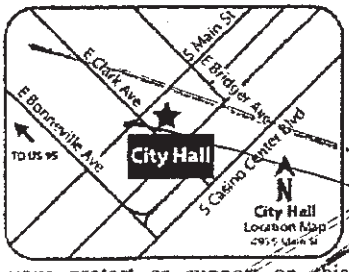
63-64P

89131

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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



RECEIVED
APR 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: VAR-63584
12524512007
CARLETON RONALD R & CATHIE L
4932 WAYFARING TREE AVE
LAS VEGAS NV 89131-2762

☐ I SUPPORT this Request ☒ I OPPOSE this Request WE MAINLY OPPOSE THE VARIANCE TO AVOID INSTALLING STREET LIGHTS WHERE THEY ARE REQUIRED.

Please use available blank space on card for your comments.
VAR-63584 & WVR-63585 [PRJ-63482]
Planning Commission Meeting of 4/12/2016

89131

City of Las Vegas Agenda Item No.: **64.**

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

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

SUBJECT:
WVR-63579 - WAIVER RELATED TO VAR-63577 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: LEXINGTON PARTNERS LLC, ET AL - For possible action on a request for a Waiver TO ALLOW A 154-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED AND TO ALLOW NO INTERIOR STREETLIGHTS WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 11.86 acres adjacent to the north side of Dorrell Lane, approximately 425 feet west of Decatur Boulevard (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63479]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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 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-63579 APN: 125-24-503-008 & 009

Name of Property Owner: USCA DEVELOPMENT 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: LEVI PARKER

Subscribed and sworn before me

This 18th day of February, 2016

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

Revised 11-14-06

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-63579 APN: 125-24-503-001, 002, 011 & 017

Name of Property Owner: Precedent Properties 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: LEVI PARKER

Subscribed and sworn before me

This 18th day of February, 2016

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

PRJ-63479
02/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-63579 APN: 125-24-503-004, 011 & 017

Name of Property Owner: Verlaine 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: Cheng Wei

Print Name: CHENG WEI

Subscribed and sworn before me

This 18th day of February, 2016

5/5/20

Notary Public in and for said County and State

New Jersey Morris

JAMES BROOMES
Notary Public
State of New Jersey
My Commission Expires May 5, 2020
I.D.# 2452511

Revised 11-11-06

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

PRJ-63479
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: WAIVER

Project Address (Location) NW corner of Thom Blvd. & W. Dorrell Lane

Project Name Decatur & Donald I **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-503-004 **Ward #** 6

General Plan: existing O proposed _____ **Zoning:** existing R-1 proposed _____

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

Gross Acres 1.17 **Lots/Units** 57 **Density** _____

Additional Information To develop a 57 lot residential development, with APN#'s 125-24-503-001, 002, 008,009, 011 & 017

PROPERTY OWNER Verlaine LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Parkway #130 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste#141 **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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* Cheng Wei

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

Print Name CHENG WEI

Subscribed and sworn before me

This 18th day of February, 20 16.

Notary Public in and for said County and State

JAMES BROOMES
Notary Public
State of New Jersey
My Commission Expires May 5, 2020
I.D.# 2452511

FOR DEPARTMENT USE ONLY

Case #	WVR-63579
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

PRJ-63479
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver

Project Address (Location) 4930 & 4950 W. Dorrell Lane Las Vegas, NV 89131

Project Name Decatur & Donald I **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-503-008 & 009 **Ward #** 6

General Plan: existing O proposed _____ **Zoning:** existing R-1 proposed _____

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

Gross Acres 3.04 **Lots/Units** 57 **Density** _____

Additional Information To develop a 57 lot residential development, with APN#'s 125-24-503-001, 002, 004, 011 & 017

PROPERTY OWNER USCA Development LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Parkway #130 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste#141 **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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 LEVI PARKER

Subscribed and sworn before me

This 18th day of February, 20 16.

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	WVR-63579
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 conformity with applicable sections of the Zoning Ordinance.

PRJ-63479
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver

Project Address (Location) 4901 Donald Road Las Vegas, NV 89131

Project Name Decatur & Donald I **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-503-001 & 002 **Ward #** 6

General Plan: existing O proposed _____ **Zoning:** existing R-1 proposed _____

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

Gross Acres 5.04 **Lots/Units** 57 **Density** _____

Additional Information To develop a 57 lot residential development, with APN#'s 125-24-503-004, 008, 009, 011 & 017

PROPERTY OWNER Precedent Properties, LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Pkwy. 130 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste#141 **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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 LEVI PARKER

Subscribed and sworn before me

This 18th day of February, 20 16.

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 02-90710-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	WVR-63579
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 conformity with applicable sections of the Zoning Ordinance.

PRJ-63479
02/25/16

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver

Project Address (Location) NW corner of Thom Blvd. & W. Dorrell Lane

Project Name Decatur & Donald I **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-503-011 & 017 **Ward #** 6

General Plan: existing O proposed _____ **Zoning:** existing R-1 proposed _____

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

Gross Acres 2.61 **Lots/Units** 57 **Density** _____

Additional Information To develop a 57 lot residential development, with APN#'s 125-24-503-001, 002, 004, 008 & 009

PROPERTY OWNER Precedent Properties LLC **Contact** & Verlaine LLC

Address 3425 Cliff Shadows Parkway #130 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste#141 **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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 LEVI PARKER

Subscribed and sworn before me

This 18th day of February, 20 16.

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	WVR-63579
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 and found to comply with applicable sections of the Zoning Ordinance.

PRJ-63479
02/25/16

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

City of Las Vegas Agenda Item No.: **65.**

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

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

SUBJECT:
TMP-63580 - TENTATIVE MAP RELATED TO VAR-63577 AND WVR-63579 - DECATUR & DONALD I - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: LEXINGTON PARTNERS LLC, ET AL - For possible action on a request for a Tentative Map FOR A 57-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 11.86 acres adjacent to the north side of Dorrell Lane, approximately 425 feet west of Decatur Boulevard (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63479]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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 DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest Postcard

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-63580 APN: 125-24-503-008 & 009

Name of Property Owner: USCA DEVELOPMENT 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: LEVI PARKER

Subscribed and sworn before me

This 18th day of February, 2016

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

Revised 11-14-06

PRJ-63479
02/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-63580 APN: 125-24-503-001, 002, 011 & 017

Name of Property Owner: Precedent Properties 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: LEVI PARKER

Subscribed and sworn before me

This 18th day of February, 2016

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

PRJ-63479
02/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-63580 APN: 125-24-503-004, 011 & 017

Name of Property Owner: Verlaine 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: Cheng Wei

Print Name: CHENG WEI

Subscribed and sworn before me

This 18th day of February, 2016

5/5/20

Notary Public in and for said County and State

New Jersey Morris

JAMES BROOMES
Notary Public
State of New Jersey
My Commission Expires May 5, 2020
I.D.# 2452511

Revised 11-11-06

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

PRJ-63479
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) 4901 Donald Road Las Vegas, NV 89131

Project Name Decatur & Donald I **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-503-001 & 002 **Ward #** 6

General Plan: existing O proposed _____ **Zoning:** existing R-1 proposed _____

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

Gross Acres 5.04 **Lots/Units** 57 **Density** _____

Additional Information To develop a 57 lot residential development, with APN#'s 125-24-503-004, 008, 009, 011 & 017

PROPERTY OWNER Precedent Properties, LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Pkwy. #130 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste#141 **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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 LEVI PARKER

Subscribed and sworn before me

This 18th day of February, 20 16.

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-63580
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 compliance with applicable sections of the Zoning Ordinance.

PRJ-63479
02/25/16

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) NW corner of Thom Blvd. & W. Dorrell Lane

Project Name Decatur & Donald I **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-503-011 & 017 **Ward #** 6

General Plan: existing O proposed _____ **Zoning:** existing R-1 proposed _____

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

Gross Acres 2.61 **Lots/Units** 57 **Density** _____

Additional Information To develop a 57 lot residential development, with APN#'s 125-24-503-001, 002, 004, 008 & 009

PROPERTY OWNER Precedent Properties LLC **Contact** & Verlaine LLC

Address 3425 Cliff Shadows Parkway #130 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste#141 **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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 LEVI PARKER MANAGER

Subscribed and sworn before me

This 18th day of February, 2016.

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-63580
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-63479
02/25/16

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) 4930 & 4950 W. Dorrell Lane Las Vegas, NV 89131

Project Name Decatur & Donald I **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-503-008 & 009 **Ward #** 6

General Plan: existing O proposed **Zoning:** existing R-1 proposed

Commercial Square Footage **Floor Area Ratio**

Gross Acres 3.04 **Lots/Units** 57 **Density**

Additional Information To develop a 57 lot residential development, with APN#'s 125-24-503-001, 002, 004, 011 & 017

PROPERTY OWNER USCA Development LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Parkway #130 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste#141 **Phone:** (702) 635-3600 **Fax:**

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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 USCA Development LLC / Levi Parker, manager

Subscribed and sworn before me

This 18th day of February, 20 16.

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	**TMP-63580**
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 compliance with applicable sections of the Zoning Ordinance.

PRJ-63479
02/25/16

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) NW corner of Thom Blvd. & W. Dorrell Lane

Project Name Decatur & Donald I **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-503-004 **Ward #** 6

General Plan: existing O proposed ____ **Zoning:** existing R-1 proposed ____

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

Gross Acres 1.17 **Lots/Units** 57 **Density** ____

Additional Information To develop a 57 lot residential development, with APN#'s 125-24-503-001, 002, 008,009, 011 & 017

PROPERTY OWNER Verlaine LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Parkway #130 **Phone:** ____ **Fax:** ____

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste#141 **Phone:** (702) 635-3600 **Fax:** ____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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* Cheng Wei

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

Print Name CHENG WEI

Subscribed and sworn before me

This 18th day of February, 20 16.

Jack 5/5/20

Notary Public in and for said County and State

JAMES BROOMES
Notary Public
State of New Jersey
My Commission Expires May 5, 2020
I.D.# 2452511

FOR DEPARTMENT USE ONLY

Case #	TMP-63580
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 Code. [illegible] Application Packet\Application Form.pdf

PRJ-63479
02/25/16

Revised 10/27/08

DECATUR & DONALD I
TENTATIVE MAP
A RESIDENTIAL SUBDIVISION

LEGAL DESCRIPTION
SEE PARCEL EXHIBIT "C" ON SHEET 5

LAND USE TABULATION

LAND USE DESIGNATION

EXISTING CLV ZONING	R-1
PROPOSED CLV ZONING	R-1
MINIMUM LOT SIZE (SF)	6,538 SF

SITE SUMMARY

TOTAL UNITS	57 UNITS
GROSS ACREAGE	11.9 ACRES
GROSS DENSITY	4.8 UNITS/ACRE
OPEN SPACE REQUIRED	NONE
OPEN SPACE PROVIDED	
COMMON LOT A	1,164 SF
COMMON LOT B	1,367 SF
COMMON LOT C	1,301 SF
COMMON LOT D	686 SF
COMMON LOT E	680 SF
TOTAL	5,298 SF

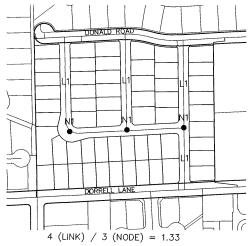
PARKING ANALYSIS

TOTAL LOTS:	57
REQUIRED SPACES: (2 PER HOUSE)	114
PROVIDED SPACES: (2 PER HOUSE)	114

EST. SEWAGE CONTRIBUTION
AVERAGE FLOW = 0.0142 MILLION GALLONS PER DAY
PEAK FLOW = 0.0498 MILLION GALLONS PER DAY
WET PEAK FLOW = 0.0623 MILLION GALLONS PER DAY

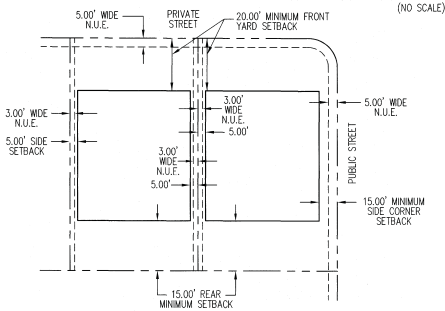
ALTERNATE STREET NAMES
SHADY BIRCH STREET
SILENT PALM AVENUE
SHADY CABIN AVENUE

CONNECTIVITY RATIO
SCALE: NONE

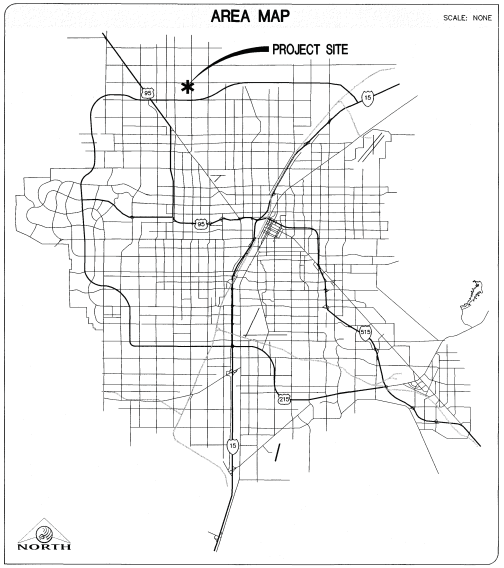


4 (LINK) / 3 (NODE) = 1.33

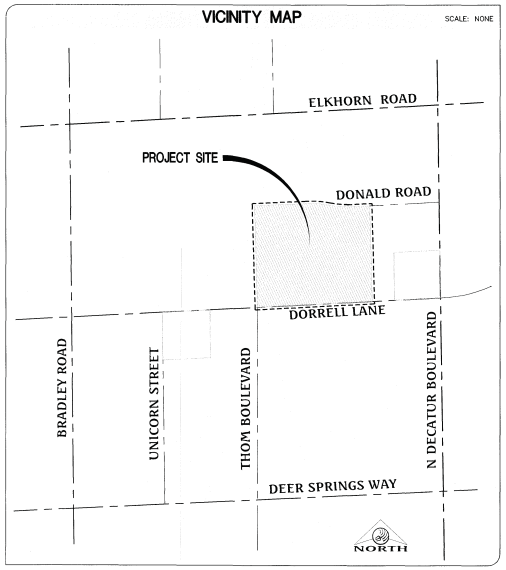
TYPICAL LOT
(NO SCALE)



AREA MAP
SCALE: NONE



VICINITY MAP
SCALE: NONE



GENERAL LEGEND

(2465')	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	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
	RETAINING WALL
	PROPOSED AC PAVING
	SAWCUT LINE
	EXISTING FENCE
EX. GAS	EXISTING GAS
EX. 10"S	EXISTING SEWER MAIN
8"S	PROPOSED SEWER MAIN
	PROPOSED SEWER LATERAL
EX. 36"SD / 36"SD	EXISTING STORM DRAIN / PROPOSED STORM DRAIN
EX. 8"W / 8"W	EXISTING WATER MAIN / PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT
23	LOT NUMBER
	PROPOSED STREETLIGHT
	EXISTING STREETLIGHT

ASSESSOR'S PARCEL NUMBER
125-24-503-001
125-24-503-002
125-24-503-008
125-24-503-009
125-24-503-017
125-24-503-004
125-24-503-011

OWNER
SEE PARCEL EXHIBIT "C" ON SHEET 4

DEVELOPER
DR HORTON
1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NEVADA 89014
PHONE: (702) 635-3600

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
6755 W. CHARLESTON BLVD STE A
LAS VEGAS, NV 89146
OFFICE: (702) 524-4085

DEVIATIONS NOTE
1. OFFSET INTERSECTIONS ARE LESS THAN REQUIRED, (WAIVER).
2. NO STREETLIGHTS ON PRIVATE STREETS ONLY (WAIVER).
3. NO AMENITY ZONE FOR DONALD ROAD AND DORRELL LANE (VARIANCE).

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	TENTATIVE MAP
3	DETAILS
4	SECTIONS
5	PARCEL EXHIBIT

NOTES
1. ALL EXTERIOR STREETS ARE PUBLIC. ALL INTERIOR STREETS ARE PRIVATE WITH SIDEWALK ON BOTH SIDES OF THE STREET.
2. UTILITY SERVICES TO BE PROVIDED BY:
CITY OF LAS VEGAS SEWER
LAS VEGAS VALLEY WATER DISTRICT
CENTURYLINK TELEPHONE
REPUBLIC SERVICES
SOUTHWEST GAS COMPANY
NV ENERGY
3. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED, (AND WILL MAINTAIN LANDSCAPING AND PRIVATE STREETS), THEREFORE, CC&R'S WILL BE REQUIRED.
4. THERE ARE NO OBSERVABLE FAULTS OR FISSURES LOCATED ON THIS SITE.
5. AS PROPOSED, DEVELOPMENT IS CONSIDERED FEASIBLE FROM A GEOTECHNICAL STANDPOINT.
6. GROUNDWATER WAS NOT OBSERVED DURING EXCAVATIONS AND IS NOT SHOWN ON MAPS OF KNOWN GROUNDWATER ELEVATIONS IN THE AREA TO BE WITHIN 20 FEET OF THE KNOWN GROUND ELEVATION.
7. THIS SITE IS LOCATED IN ZONE X PER FEMA MAP #32003C1765F. ZONE X IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
8. SOILS REPORT PREPARED BY:
GEOTEK RESIDENTIAL, LLC
PROJECT No. 12763-LVR
DATED: JANUARY 18, 2016
9. WATER AND SEWER EXIST ADJACENT TO THE SITE.

BASIS OF BEARING
NORTH 00°47'07" EAST, BEING THE BEARING OF THE CENTERLINE OF DECATUR BOULEVARD BETWEEN ELKHORN ROAD AND DORRELL LANE LYING WITHIN SECTION 19, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 106, PAGE 81 OF SURVEYS.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK STATION: DLV90 24NE66

RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF DECATUR BOULEVARD AND DORRELL LANE.

ELEVATION = 702.412 Meters (NAVD'88 2008 ADJUSTMENT)
ELEVATION = 2304.51 US Survey Feet (NAVD'88 2008 ADJUSTMENT)

FOR

DR HORTON
1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NV 89014
PHONE: (702) 635-3600

BY

Triton Engineering
6757 W. Charleston Boulevard
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

NO.	DESCRIPTION	DATE	APP'D

DATE : 02/24/16
PM : J. PEARCE
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.107
SCALE : NONE

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DR HORTON
DECATUR & DONALD I
COVER SHEET

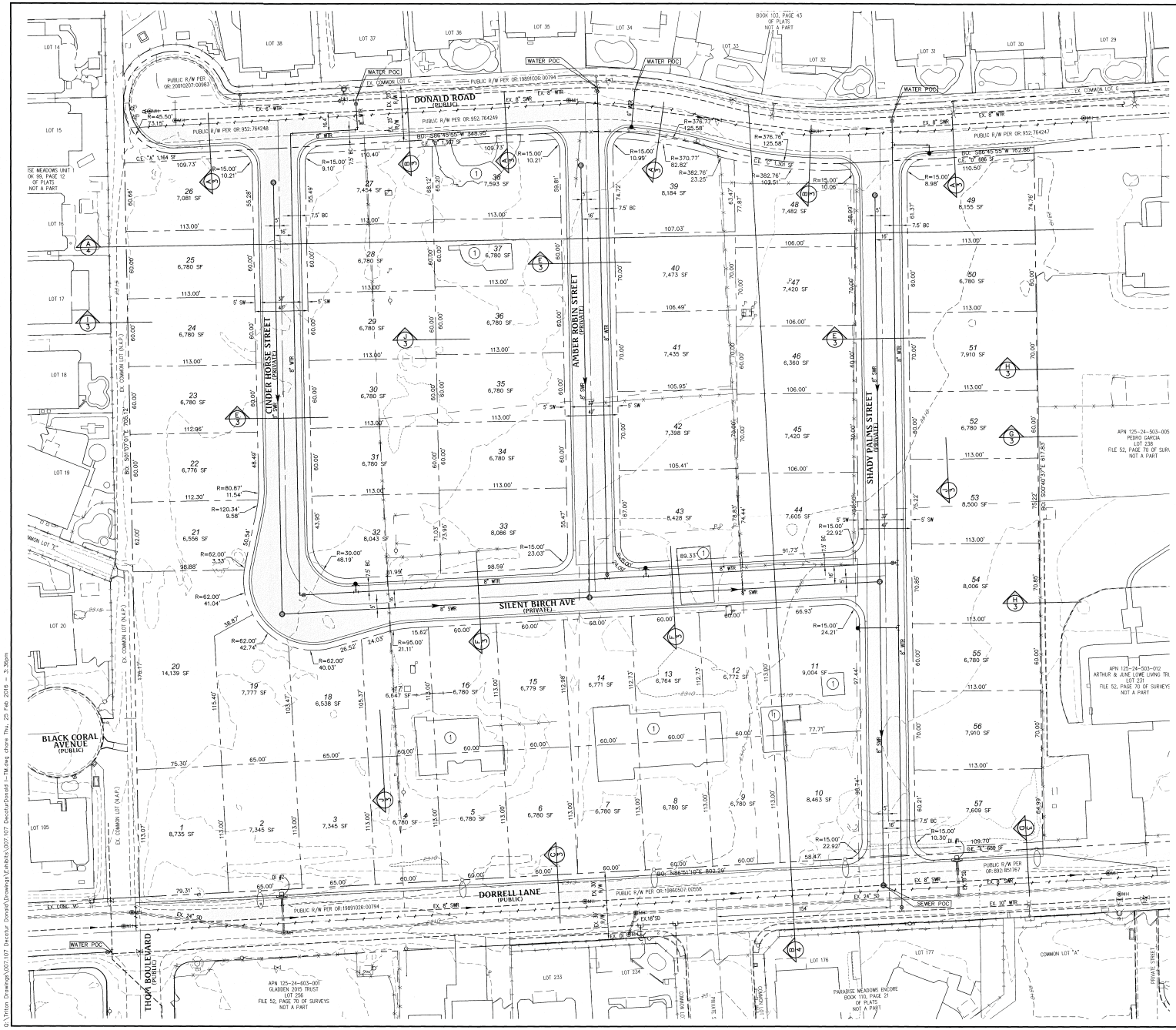
PROFESSIONAL ENGINEER STATE OF NEVADA
KELLY J. WITTWER
Exp. 6-30-16
No. 10625
CIVIL
2/25/16

PRJ-63479
02/25/16

SHEET 1 OF 5
C.L.V. DWG.#

TMP-63580

Q:\Triton Drawings\007.107 Decatur Donald\Drawings\Exhibits\007.107 DecaturDonald I-TM.dwg shore Thu, 25 Feb 2016 - 3:36pm



CONSTRUCTION NOTES

1 EXISTING CONCRETE SLAB TO REMAIN

PRJ-63479
02/25/16

NO.	DESCRIPTION	DATE	APP'D

DATE: 09/4/15
DN: A. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
ADA CHECKED:
JOB NO.: 007.107
SCALE: 1" = 40'

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3963
www.tritoneng.com

DR HORTON
DECATUR & DONALD I
TENTATIVE MAP

PROFESSIONAL ENGINEER - STATE OF NEVADA
KELLY J. WITTWER
CIVIL
Exp. 6-30-16
No. 10625

SHEET 2 OF 5
C.L.V. DWG.#

TMP-63580

Q:\Triton Drawings\007.107 Decatur Donald Drawings\Exhibits\007.107 DecaturDonald I - TM.dwg, share Thu, 25 Feb 2016 - 3:36pm

PARCEL ONE (1):
THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:
LOT TWO HUNDRED THIRTY-FIVE (235) DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS ON FILE IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK, AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.
TOGETHER WITH THAT PORTION OF VACATED AREA BY THAT CERTAIN ORDER OF VACATION RECORDED MARCH 5, 2001 IN BOOK 20010305 AS DOCUMENT NO. 01195, OF OFFICIAL RECORDS.

PARCEL TWO (2):
THE NORTH 294 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.
EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD PURPOSES BY DEED RECORDED MAY 26, 1969 AS DOCUMENT NO. 765249, OF OFFICIAL RECORDS.
ALSO KNOWN AS: LOT TWO HUNDRED THIRTY-SIX (236) OF PLAT OF SURVEY ENTITLED "DECATUR ALIGNMENT" AS SHOWN BY MAP THEREOF IN FILE 52, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

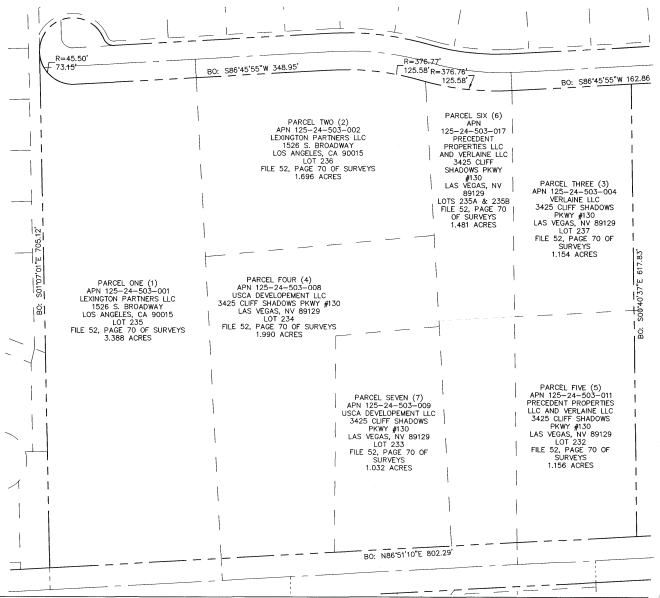
PARCEL THREE (3):
THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.
LOT TWO HUNDRED THIRTY-SEVEN (237) ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517.
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.
DESCRIBED AS LOT ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 29 OF PARCEL MAPS, PAGE 80, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL FOUR (4):
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:
LOT TWO HUNDRED THIRTY-FOUR (234) AS DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS ON FILE IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK, AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.
FORMERLY KNOWN AS PARCEL ONE (1) AS SHOWN BY MAP THEREOF IN FILE 56 OF PARCEL MAPS, PAGE 90 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL FIVE (5):
THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:
LOT TWO HUNDRED THIRTY-TWO (232) ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS ON FILE IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK, AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL SIX (6):
ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:
THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:
LOTS TWO HUNDRED THIRTY-FIVE A (235A) AND TWO HUNDRED THIRTY-FIVE B (235B) OF PLAT OF SURVEY ENTITLED "DECATUR ALIGNMENT", AS SHOWN BY MAP THEREOF IN FILE 52 OF SURVEYS, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD PURPOSES BY DEED RECORDED MAY 26, 1969 AS DOCUMENT NO. 765249, OF OFFICIAL RECORDS.

PARCEL SEVEN (7):
THAT PORTION OF THE NORTH HALF (N 1/2) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:
LOT 233 DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS ON FILE IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK, AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.
FORMERLY KNOWN AS PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 49 OF PARCEL MAPS, PAGE 58 AND AMENDED BY MAP SHOWN IN FILE 56 OF PARCEL MAPS, PAGE 90, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.



C/4 PARCEL EXHIBIT

(SCALE: 1" = 80')

NO.	DESCRIPTION	DATE	APP'D

DATE: 02/24/16
PM: J. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
ACA CHECKED:
JOB NO: 007.107
SCALE: 1" = 80'

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3962
www.tritoneng.com

DR HORTON
DECATUR & DONALD I
PARCEL EXHIBIT

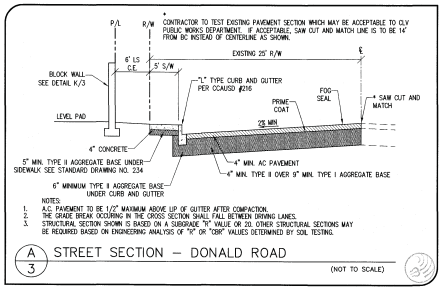
PROFESSIONAL ENGINEER STATE OF NEVADA
KELLY J. WITTWER
Exp. 6-30-15
CIVIL
No. 10616

SHEET 5 OF 5
C.L.V. DWG.#

PRJ-63479
02/25/16

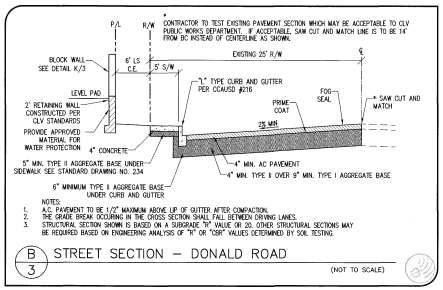
TMP-63580

G:\Triton Drawings\007.107 Decatur Donald\Drawings\Exhibits\007.107 DecaturDonald I-TM.dwg dhare Thu, 25 Feb 2016 - 3:36pm



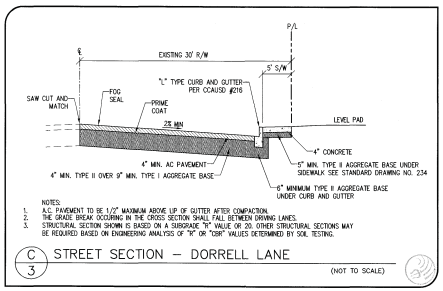
A/3 STREET SECTION – DONALD ROAD

(NOT TO SCALE)



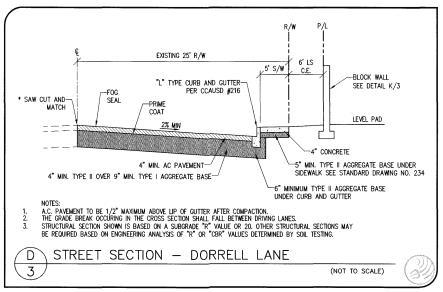
B/3 STREET SECTION – DONALD ROAD

(NOT TO SCALE)



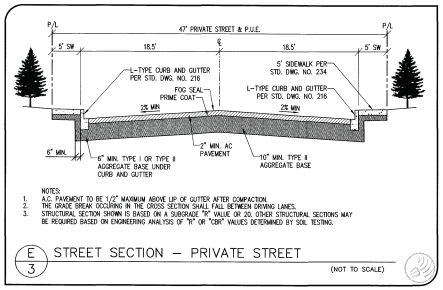
C/3 STREET SECTION – DORRELL LANE

(NOT TO SCALE)



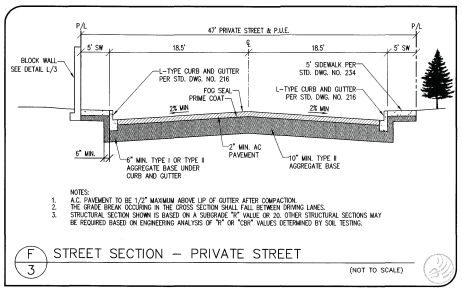
D/3 STREET SECTION – DORRELL LANE

(NOT TO SCALE)



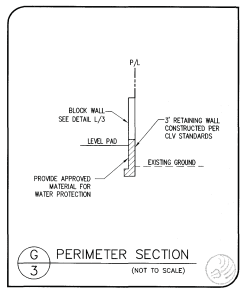
E/3 STREET SECTION – PRIVATE STREET

(NOT TO SCALE)



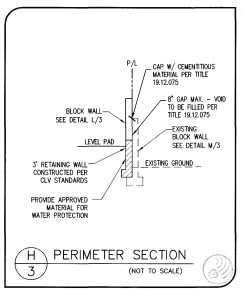
F/3 STREET SECTION – PRIVATE STREET

(NOT TO SCALE)



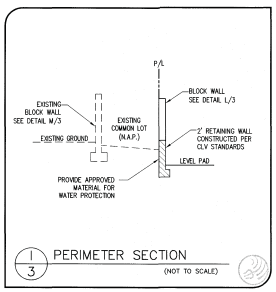
G/3 PERIMETER SECTION

(NOT TO SCALE)



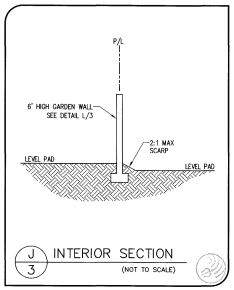
H/3 PERIMETER SECTION

(NOT TO SCALE)



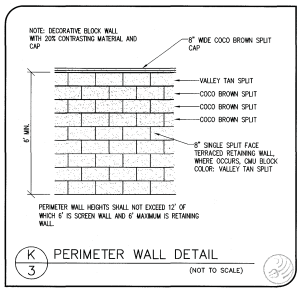
I/3 PERIMETER SECTION

(NOT TO SCALE)



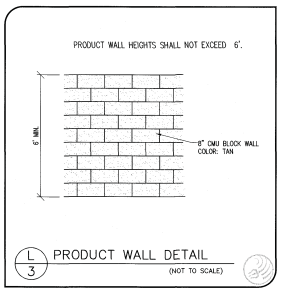
J/3 INTERIOR SECTION

(NOT TO SCALE)



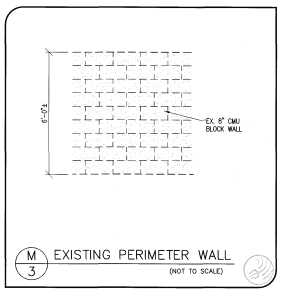
K/3 PERIMETER WALL DETAIL

(NOT TO SCALE)



L/3 PRODUCT WALL DETAIL

(NOT TO SCALE)



M/3 EXISTING PERIMETER WALL

(NOT TO SCALE)

PRJ-63479
02/25/16

NO	DESCRIPTION	DATE	APP'D

DATE : 02/16/16
PM : J. PEARCE
DRAWN BY : -
DESIGNED BY : -
CHECKED BY : -
AS-A CHECKED : -
JOB NO : 007.107
SCALE : NONE

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada, 89146
Office: (702) 254-1480
Fax: (702) 254-1962
www.tritoneng.com

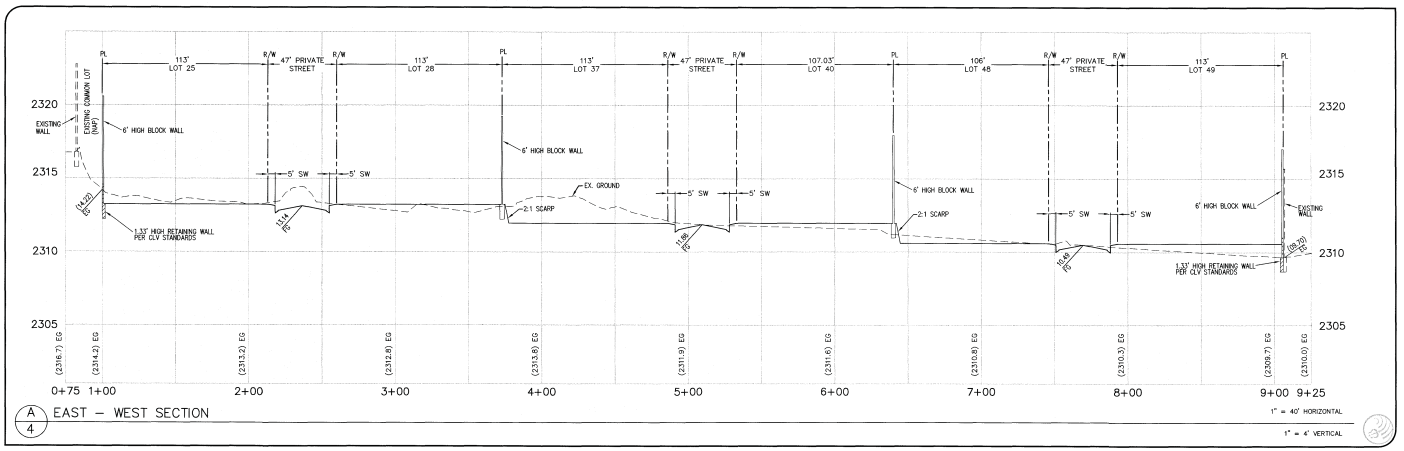
DR HORTON
DECATUR & DONALD I
DETAILS

PROFESSIONAL ENGINEER STATE OF NEVADA
KELLY J. WITTWER
Exp. 6-30-16
CIVIL
No. 10625

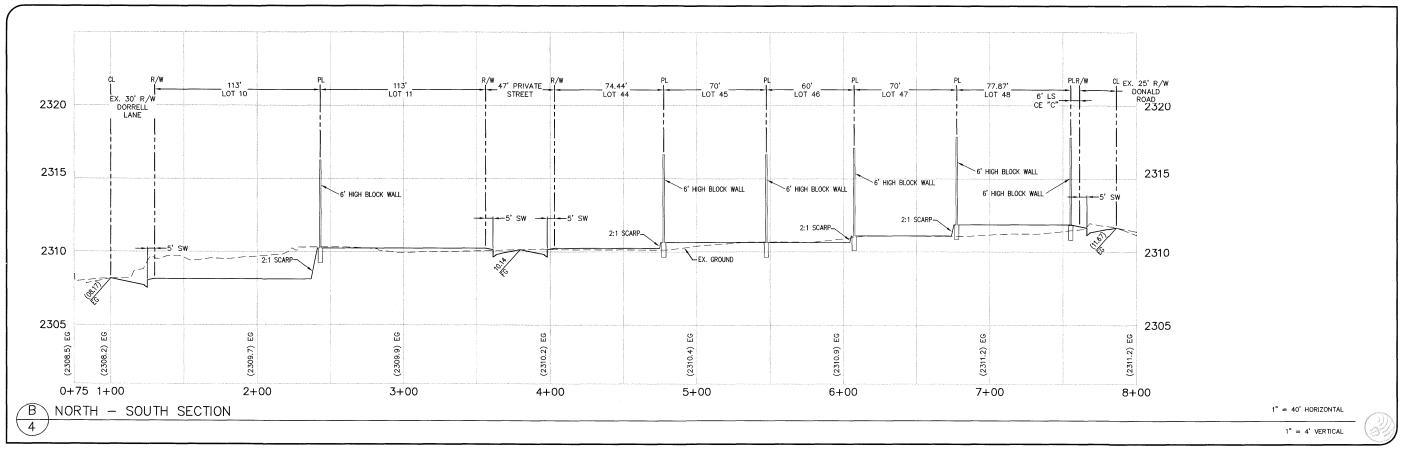
SHEET 3 OF 5
C.L.V. DWG.#

G:\Triton Drawings\007.107 Decatur Donald\Drawings\Exhibits\007.107 DecaturDonald I-TM.dwg, cbrave, Thu, 25 Feb 2016 - 3:36pm

TMP-63580



A 4 EAST – WEST SECTION



B 4 NORTH – SOUTH SECTION

PRJ-63479
02/25/16

NO.	DESCRIPTION	DATE	APP'D

DATE : 02/14/16
PM : J. PEARCE
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.107
SCALE : 1" = 40'

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DR HORTON
DECATUR & DONALD I
SECTIONS

PROFESSIONAL ENGINEER - STATE OF NEVADA
KELLY J. WITTWER
Exp. 6-30-16
CIVIL
No. 10625
2/25/16

SHEET 4 OF 5
C.L.V. DWG.#

Q:\Triton Drawings\007.107 Decatur Donald\Drawings\Exhibits\007.107 DecaturDonald I-TM.dwg chare Thu, 25 Feb 2016 - 3:36pm

TMP-63580

DEPARTMENT OF PLANNING

DATE:

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

RE: **PROJECT NAME** Decatur & Donald I
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 Mark Jones at (702)-672-1939. Thank you.

Sincerely,

(Signature)

LEVI PARKER
(Print)

Subscribed and sworn before me

This 18th day of February, 2016.

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

PRJ-63479
02/25/16

TMP-63580

Decatur/Donald 1

DEPARTMENT OF PLANNING

TENTATIVE MAP SUBMITTAL REQUIREMENTS

A Tentative Map submittal is subject to the requirements of Title 19.16.050.

PRE-APPLICATION CONFERENCE: A pre-application conference with a representative from the Department of Planning is required before submitting an application. This is to ensure that the proper type of application is being made and that various concerns will be addressed by the time of submittal. It is the responsibility of the applicant to schedule the pre-application conference by calling submitting a completed Pre-Application Conference Request form. See Planning Commission Meeting Schedule for pre-application conference and submittal closings dates.

PRE-APPLICATION SUBMITTAL CHECKLIST: A Submittal Checklist with an **original signature** by the planner conducting the Pre-Application Conference is required.

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Tentative Map is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Tentative Map application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Tentative Map.

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible.

FEES:

Administrative or Non-public Hearing	$750
Public Hearing	$750 plus $500 for notification and advertising costs

TENTATIVE MAP CHECKLIST: All items on the Checklist must be addressed on the Tentative Map. The Checklist must be signed by a Public Works Representative before submittal of the application.

DINA (SB 191) and/or PROJECT OF REGIONAL SIGNIFICANCE: If applicable, an Environmental Impact Assessment statement will be required.

TENTATIVE MAP: (21 folded and 1 rolled) Please refer to the Tentative Map Checklist for additional requirements. The tentative map must be stamped with a validated land surveyor's OR engineer's seal on every page. The seal must be signed, dated and include the expiration date of the seal. All site area must be on one sheet or page.

PERIMETER WALL DETAIL and ELEVATION: Provide existing and proposed perimeter wall details including the height of retaining and screen walls and step-backs. Provide elevations that indicate overall height, color, material, and texture of the walls.

CROSS SECTION DRAWING: Seven (7) copies of a Cross Section Drawing that meets the requirements of Title 19.16.050(J).

LASER PRINT: A reduced, black & white 8.5x11 (high resolution) copy of the Tentative Map and Cross Section Drawing are required.

STATEMENT OF FINANCIAL INTEREST: A completed Statement of Financial Interest is required.

PRJ-63479
02/25/16

TMP-63580

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.
- [ ] 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-63479
02/25/16

TMP-63580

☒ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

☐ 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.

☒ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

☒ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

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

☒ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).

☒ 3. Any proposed deviations from City standards (refer to the pre-application checklist).

☐ 4. A copy of the deed for the property (refer to the pre-application checklist).

☒ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: Roger Bailey

Date: 2/23/16

PRJ-63479
02/25/16

Updated 7/26/2012

TMP-63580

TMP 63580
DR Horton

N side of Dorrell Lane, W of Decatur Boulevard

Proposed 57 single family unit residential development.

Proposed Use

Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	57	9.57	545
AM Peak Hour			0.75	43
PM Peak Hour			1.01	58

Existing traffic on nearby streets:

Decatur Boulevard	
Average Daily Traffic (ADT)	18,067
PM Peak Hour (heaviest 60 minutes)	1,445

Elkhorn Road	
Average Daily Traffic (ADT)	7,077
PM Peak Hour (heaviest 60 minutes)	566

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Decatur Boulevard	34,500
Elkhorn Road	34,500

This project will add approximately 545 trips per day on Donald Rd., Dorrell Ln., Decatur Blvd. and Elkhorn Rd. Decatur is currently at about 52 percent of capacity and Elkhorn is at about 21 percent of capacity. After this project, Decatur is expected to be at about 54 percent of capacity and Elkhorn to be at about 22 percent of capacity. Counts are not available in this area for Donald or Dorrell, but they are believed to be under capacity.

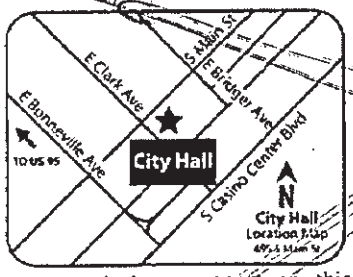
Based on Peak Hour use, this development will add into the area roughly 58 additional cars, or about one every minute.

Note that this report assumes all traffic from this development uses all named streets.

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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



RECEIVED
APR 5 2016
City of Las Vegas
Dept. of Planning

Case: TMP-63586
12524512007
CARLETON RONALD R & CATHIE L
4932 WAYFARING TREE AVE
LAS VEGAS NV 89131-2762

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.

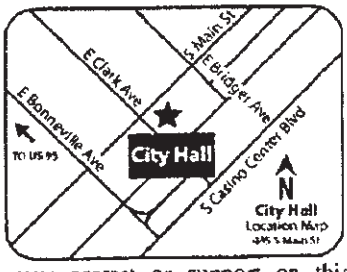
TMP-63586 [PRJ-63482]
Planning Commission Meeting of 4/12/2016

97 BRDCNP1 89131

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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



RECEIVED
APR 5 2016
City of Las Vegas
Dept. of Planning

Case: TMP-63580
12524512007
CARLETON RONALD R & CATHIE L
4932 WAYFARING TREE AVE
LAS VEGAS NV 89131-2762

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.

TMP-63580 [PRJ-63479]
Planning Commission Meeting of 4/12/2016

97 BRDCNP1 89131

65P

City of Las Vegas Agenda Item No.: **66.**

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

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

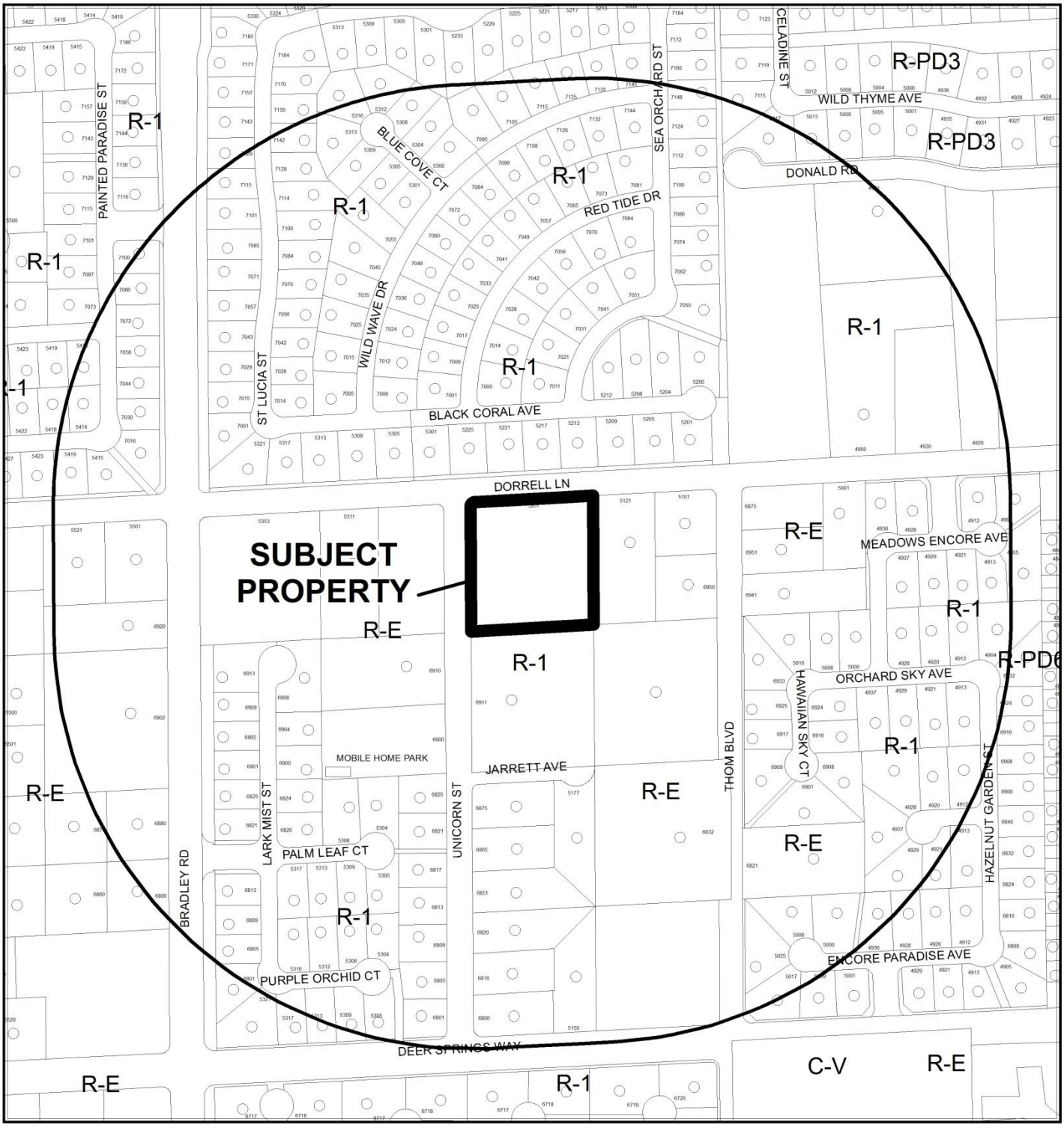
SUBJECT:
VAR-63587 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: PRECEDENT PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW A CONNECTIVITY RATIO OF 1.0 WHERE 1.3 IS REQUIRED AND TO ALLOW NO AMENITY ZONE WHERE SUCH IS REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 2.10 acres at the southeast corner of Dorrell Lane and Unicorn Street (APN 125-24-602-001), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63483]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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-63587, WVR-63588 and TMP-63589 [PRJ-63483]
2. Conditions and Staff Report - VAR-63587, WVR-63588 and TMP-63589 [PRJ-63483]
3. Supporting Documentation - VAR-63587, WVR-63588 and TMP-63589 [PRJ-63483]
4. Photo(s) - VAR-63587, WVR-63588 and TMP-63589 [PRJ-63483]
5. Justification Letter - VAR-63587, WVR-63588 and TMP-63589 [PRJ-63483]



CASE: **VAR-63587, WVR-63588 AND TMP-63589 (PRJ-63483)**

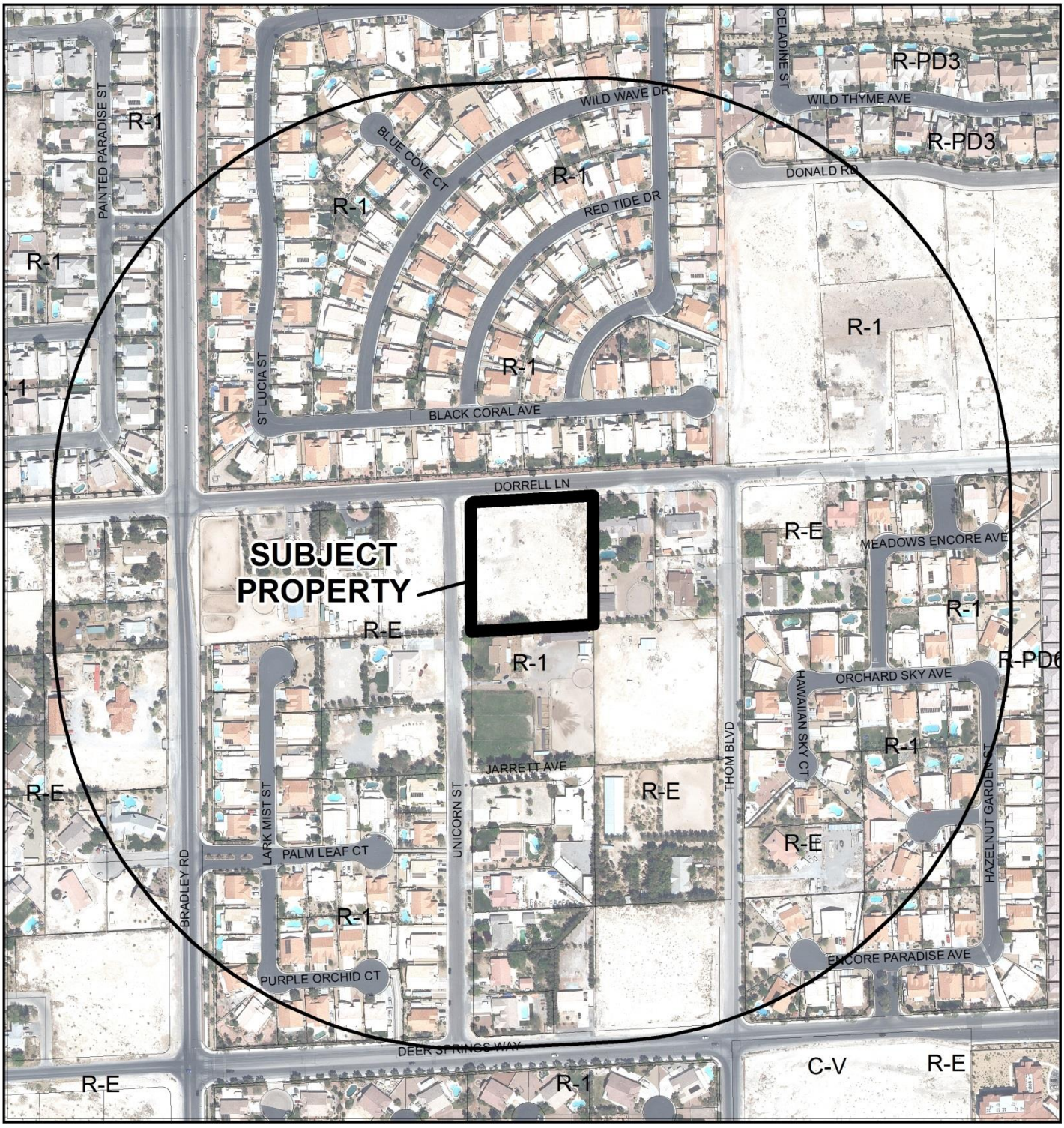
RADIUS: 1000 FEET

300 600

Feet

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



CASE: **VAR-63587, WVR-63588 AND TMP-63589 (PRJ-63483)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

300 600

Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON - OWNER: PRECEDENT PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-63584	Staff recommends DENIAL, if approved subject to conditions:	
WVR-63585	Staff recommends DENIAL, if approved subject to conditions:	VAR-63584
TMP-63586	Staff recommends DENIAL, if approved subject to conditions:	VAR-63584 WVR-63585

** CONDITIONS **

VAR-63587 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-63588 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 along the proposed interior private street where such is required is approved.

4. A Waiver from of Title 19.02.140 to allow a 183-foot external intersection offset where 220 feet is the minimum distance separation required is approved.

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.

TMP-63589 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-63587) and Waiver (WVR-63588) 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. Dedicate an additional 5-feet of right-of-way for a total radius of 15-feet on the southeast corner of Dorrell Lane and Unicorn Street on the Final Map for this site.

8. Construct all half-street improvements on Dorrell Lane and Unicorn Street adjacent to 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.

9. The private street for this site must be granted as a "Public Utility Easement, Public Sewer Easement, and Public Drainage Easement with private surface maintenance by the Homeowner's Association" on the Final Map for this site.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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

This is a request for a Tentative Map for a proposed eight-lot single-family residential subdivision, comprised of eight residential lots and two common lots on a 2.10-acre undeveloped site located on the southeast corner of Dorrell Lane and Unicorn Street, within a R-1 (Single Family Residential) zoning district.

In addition, the applicant has also requested a Waiver of Title 19.02 and Variance of Title 19.04 Complete Street development standards; to allow a connectivity ratio of 1.0 where 1.3 is required, to allow no amenity zone where such is required along Dorrell Lane and Unicorn Street, to allow a 183-foot external intersection offset where 220 feet is the minimum distance separation required and to allow no streetlights along the proposed interior private street where such are required. 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.

ISSUES

- A Waiver is required to allow no installation of streetlights along the proposed interior private street required by Title 19.02.240 development standards.
- A Waiver is required to allow a 183-foot external intersection offset where 220 feet is the minimum distance separation required by Title 19.02.140 development standards.
- A Variance application is required to allow a connectivity ratio of 1.0 where 1.3 is required by Title 19.04.040 development standards.
- A Variance is required to allow, no amenity zone improvements and sidewalk along Dorrell Lane and Unicorn Street, which are required by Title 19.04 development standards.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/10/04	The Planning Commission denied a request for a Rezoning (ZON-4215) from R-E (Residence Estates) to R-2 (Medium-Low Density Residential) adjacent to the southeast corner of Dorrell Lane and Unicorn Street. Staff recommended denial of the request.
07/07/04	The City Council approved a request for a Rezoning (ZON-4215) from R-E (Residence Estates) to R-1 (Single Family Residential) adjacent to the southeast corner of Dorrell Lane and Unicorn Street. The Planning Commission and staff recommended denial of the request.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/08/06	The Planning Commission approved a request for a Special Use Permit (SUP-13209) to allow a 40-foot wide private street for a proposed eight-lot single family residential development on the southeast corner of Dorrell Lane and Unicorn Street. Staff recommended denial of the request.
07/12/06	The City Council approved a request for a Special Use Permit (SUP-13209) to allow a 40-foot wide private street for a proposed eight-lot single family residential development on the southeast corner of Dorrell Lane and Unicorn Street. The Planning Commission recommended approval and Staff recommended denial of the request.
07/27/06	The Planning Commission approved a request for a Tentative Map (TMP-13210) for an eight-lot single-family residential subdivision at the southeast corner of Dorrell Lane and Unicorn Street. Staff recommended denial of the request.
02/21/07	The City Council approved a request for a Review of Condition (ROC-19029) Number 8 from an approved Rezoning (ZON-4215) to allow the deferral of street light installation on Unicorn Street and Dorrell Lane where it was previously required for a proposed residential development adjacent to the southeast corner of Dorrell Lane and Unicorn Street. Staff recommended approval of the request.
	The City Council approved a request for a Reinstatement and Extension of Time (EOT-19030) of an approved Rezoning (ZON-4215) from R-E (Residence Estates) to R-1 (Single Family Residential) adjacent to the southeast corner of Dorrell Lane and Unicorn Street. Staff recommended approval of the request.

Most Recent Change of Ownership	
06/21/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/26/06	A Code Enforcement case (#43769) was processed for an abandoned truck on property located at 5201 West Dorrell Lane. The case was resolved on 07/13/06.
10/14/09	A Code Enforcement case (#83083) was processed for an abandoned truck on property located at 5201 West Dorrell Lane. The case was resolved on 10/29/09.

Pre-Application Meeting	
02/23/16	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Waiver, Variance and Tentative Map applications; for a proposed eight-lot residential subdivision.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request nor was one held.

Field Check	
03/03/16	During a routine site inspection staff observed that the subject site was an undeveloped parcel of land with high weeds and shrubs.

Details of Application Request	
Site Area	
Net Acres	2.10

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
North	Single-Family Residential	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
South	Single-Family Residential	ML (Medium Low Density Residential)	R-E (Residence Estates)
East	Single-Family Residential	ML (Medium Low Density Residential)	R-E (Residence Estates)
West	Undeveloped	ML (Medium 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 19.06.070 development standards, the following standards apply:

Existing Zoning	*Permitted Density*	*Units Allowed*	*Units Provided*
R-1 (Single Family Residential)	8.49 du/ac	17	8

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks:			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Rear	15 Feet	15 Feet	Y
• Corner	15 Feet	15 Feet	Y
• 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*
Unicorn Street	Minor Collector	Master Plan of Streets & Highways	60	N*
Dorrell Lane	Minor Collector	Master Plan of Streets & Highways	60	N*

**See note on Streetscape Standards Table below*

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		1	
Intersection – Internal			0
Cul-de-sac Terminus			1
Intersection – External Street or Stub Terminus			0
Intersection – Stub Terminus w/ Temporary Turn Around Easements			0
Non-Vehicular Path - Unrestricted		0	
Total		1	1
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.00***	

**The applicant has requested a Variance (VAR-63587) to allow a connectivity ratio of 1.0 where 1.3 is required by Title 19.04.040 development standards.*

Pursuant to Title 19.02 and 19.04, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Unicorn Street	60-foot wide right-of-way, including amenity zone, sidewalk and streetlights	60-foot wide right-of-way with sidewalk, streetlights and no amenity zone	N*
Dorrell Lane	60-foot wide right-of-way, including amenity zone, sidewalk and streetlights	60-foot wide right-of-way with sidewalk, streetlights and no amenity zone	N*
Cinder Crow Court (private street)	47-foot wide right-of-way, including amenity zone, sidewalk and streetlights	47-foot wide right-of-way, sidewalk, amenity zone and no streetlights	N*

**The applicant has a requested a Variance (VAR-63587) and Waiver (WVR-63588) to waive Title 19.02 improvement requirements and 19.04 complete street development standards to install no amenity zone along Dorrell Lane and Unicorn Street; and no streetlights on the proposed private drive Cinder Crow Court 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	8 du	2 spaces per du	16				
TOTAL SPACES REQUIRED			16		16		Y
Regular and Handicap Spaces Required			16	0	16	0	Y

ANALYSIS

The applicant has proposed to develop the subject site into a 10-lot single-family residential subdivision located on the southeast corner of Dorrell Lane and Unicorn Street, within an R-1 (Single Family Residential) zoning district. The subject site is 2.10-acres and is currently undeveloped.

In addition, the applicant has also requested a Waiver (WVR-63588) of Title 19.02 and Variance (VAR-63587) of Title 19.04 Complete Street development standards; to allow a connectivity ratio of 1.0 where 1.3 is required, to allow no amenity zone where such is required along Dorrell

Lane and Unicorn Street, to allow a 183-foot external intersection offset where 220 feet is the minimum distance separation required and to allow no streetlights along the proposed interior private street where such are required.

The existing General Plan land use designation ML (Medium Low Density Residential) has an allowable density of 8.49 dwelling units per gross acre, which is compatible with the eight dwellings which are proposed. The proposed lots range in size from 8,268 square feet to 10,898 square feet and exceed the 60-foot minimum lot width required by code. Site access is proposed from Cinder Crow Court by way of a 47-foot private street that will serve this site. The applicant has indicated on the submitted plan that six-foot perimeter screening walls and interior screening walls will be provided between the proposed lots and surrounding the site, which will be designed in accordance with Title 19.06.060 development standards. The submitted north/south and east/west cross section depicts maximum natural grade less than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than 2%, is allowed a maximum 4-foot retaining wall. No retaining walls are shown in the cross sections.

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.

FINDINGS (VAR-63587)

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-63588)

No substantial evidence has been presented to warrant the requested Waiver of Title 19.02 to allow no streetlights along the proposed interior private street and to allow a 187-foot external intersection offset where 220 feet is the minimum distance separation allowed, staff recommends denial of the request with conditions.

FINDINGS (TMP-63589)

The proposed Tentative Map conforms to Nevada Revised Statute, however the applicant has requested a Waiver (WVR-63588) of Title 19.02 and Variance (VAR-63587) of Title 19.04 Complete Street development standards to allow a connectivity ratio of 1.0 where 1.3 is required, to allow no amenity zone where such is required along Dorrell Lane and Unicorn Street, to allow a 183-foot external intersection offset where 220 feet is the minimum distance separation required and to allow no streetlights along the proposed interior private street where such are required. Therefore, staff recommends denial with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 235 - VAR-63587 and WVR-63588
235 - TMP-63589

APPROVALS 0

PROTESTS 0

JB

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-63587 APN: 125-24-602-001

Name of Property Owner: PRECEDENT PROPERTIES 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: Precedent Properties, LLC / Levi Parker, Manager

Subscribed and sworn before me

This 18th day of February, 2016

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

PRJ-63483
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) 5201 W. Dorrell Lane

Project Name Decatur & Donald III **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-602-001 **Ward #** 6

General Plan: existing O proposed _____ **Zoning:** existing R-1 proposed _____

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

Gross Acres 2.1 **Lots/Units** 8 **Density** _____

Additional Information To develop a 8 lot residential development

PROPERTY OWNER Precedent Properties LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Parkway #130 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste#141 **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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 Precedent Properties LLC / Levi Parker, manager

Subscribed and sworn before me

This 18th day of February, 20 16.

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

Revised 10/27/08

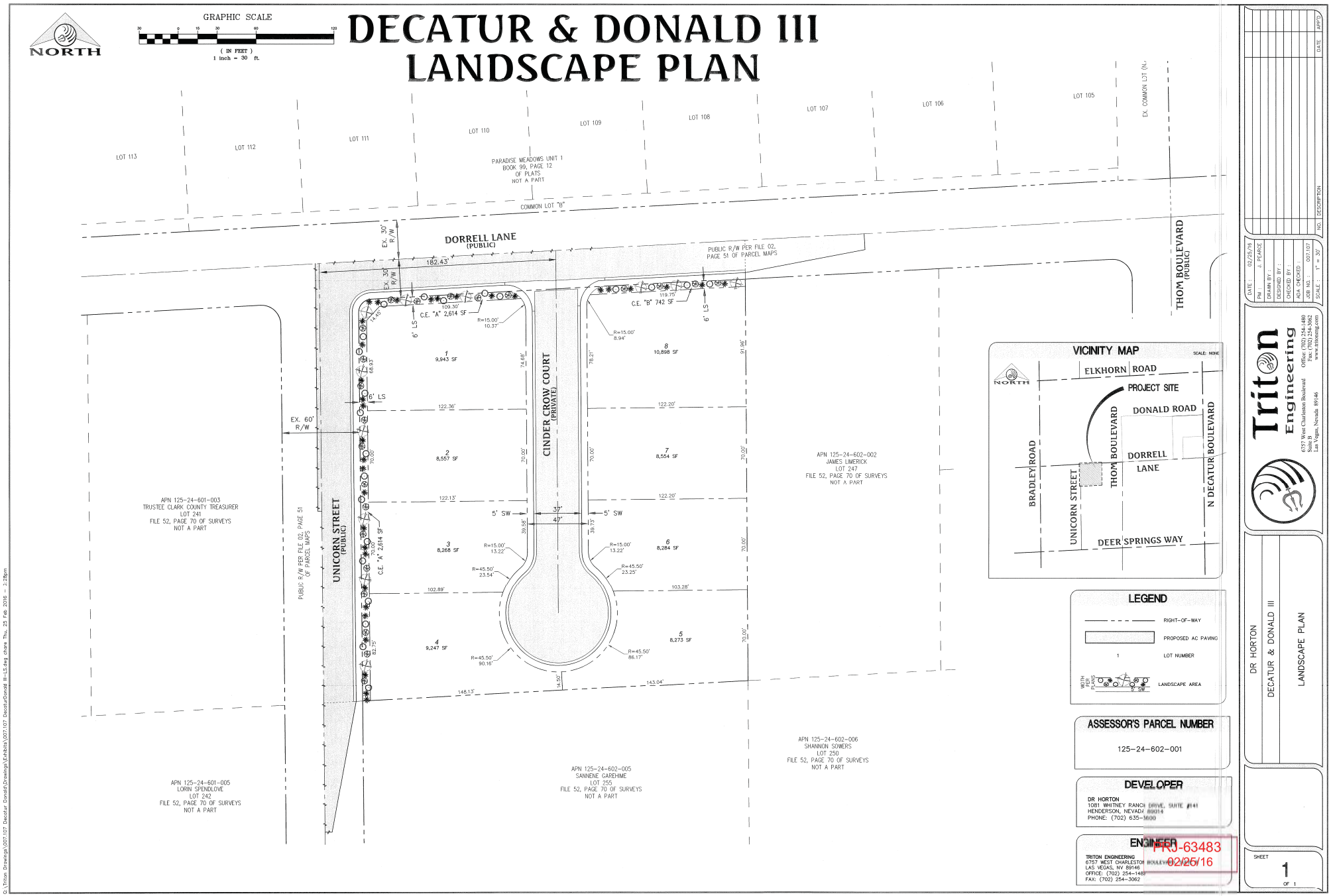
FOR DEPARTMENT USE ONLY

Case #	**VAR-63587**
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 compliance with applicable sections of the Zoning Ordinance.

PRJ-63483
02/25/16

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



VAR-63587, WVR-63588 and TMP-63589

DECATUR & DONALD III

TENTATIVE MAP

A RESIDENTIAL SUBDIVISION

LEGAL DESCRIPTION

APN: 125-24-602-001

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOT TWO HUNDRED FORTY-SIX (246) DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND RECORDED OCTOBER 18, 1989 IN BOOK 891018.AS DOCUMENT NO. 00517, OFFICIAL RECORDS, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS FILED IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF CLARK AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LAND USE TABULATION

LAND USE DESIGNATION	
EXISTING CLV ZONING	R-1
PROPOSED CLV ZONING	R-1
MINIMUM LOT SIZE (SF)	8,268 SF

SITE SUMMARY	
TOTAL UNITS	8 UNITS
GROSS ACREAGE	2.1 ACRES
GROSS DENSITY	3.8 UNITS/ACRE
OPEN SPACE REQUIRED	NONE
OPEN SPACE PROVIDED	
COMMON LOT A	2,614 SF
COMMON LOT B	742 SF
TOTAL	3,356 SF

PARKING ANALYSIS

TOTAL LOTS:	8
REQUIRED SPACES: (2 PER HOUSE)	16
PROVIDED SPACES: (2 PER HOUSE)	16

EST. SEWAGE CONTRIBUTION

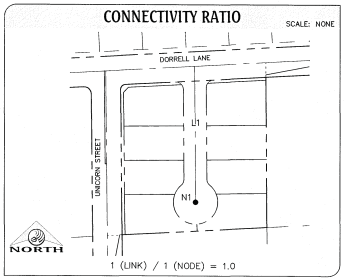
AVERAGE FLOW = 0.002 MILLION GALLONS PER DAY
PEAK FLOW = 0.007 MILLION GALLONS PER DAY
WET PEAK FLOW = 0.008 MILLION GALLONS PER DAY

ALTERNATE STREET NAMES

SHADY CROW COURT

CONNECTIVITY RATIO

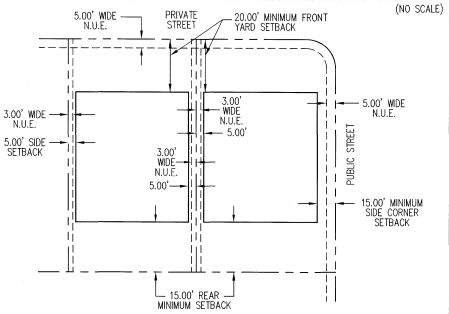
SCALE: NONE



1 (LINK) / 1 (NODE) = 1.0

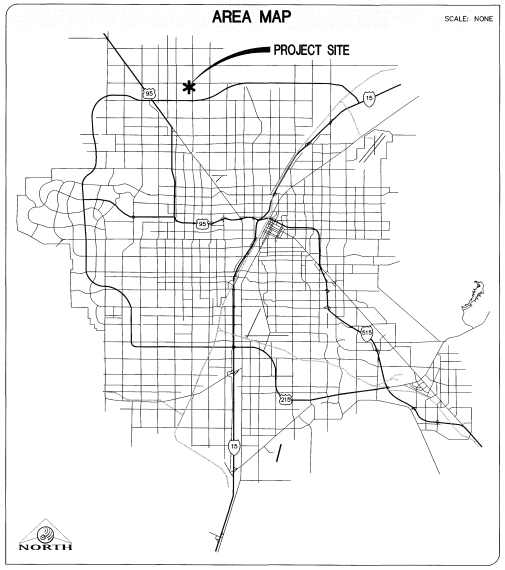
TYPICAL LOT

(NO SCALE)



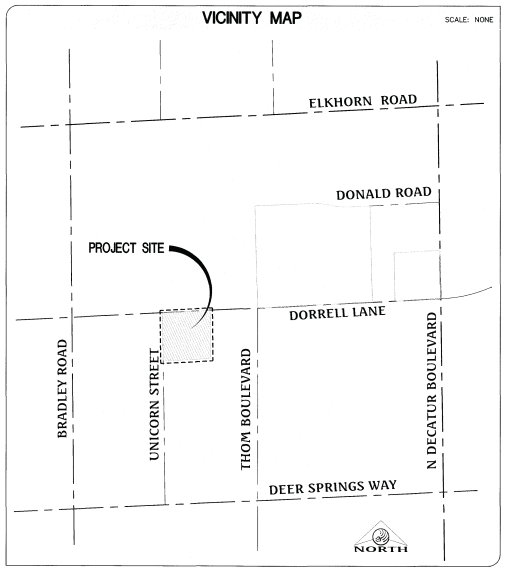
AREA MAP

SCALE: NONE



VICINITY MAP

SCALE: NONE



GENERAL LEGEND

(246')	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	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
	RETAINING WALL
	PROPOSED AC PAVING
	SAWCUT LINE
	EXISTING FENCE
EX. GAS	EXISTING GAS
EX. 10"S	EXISTING SEWER MAIN
8"S	PROPOSED SEWER MAIN
	PROPOSED SEWER LATERAL
EX. 36"SD	EXISTING STORM DRAIN
36"SD	PROPOSED STORM DRAIN
EX. 8"W	EXISTING WATER MAIN
8"W	PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT
23	LOT NUMBER
	PROPOSED STREETLIGHT
	EXISTING STREETLIGHT

ASSESSOR'S PARCEL NUMBER

125-24-602-001

OWNER

PRECEDENT PROPERTIES L L C
3425 CLIFF SHADOWS PKWY #130
LAS VEGAS, NEVADA 89129

DEVELOPER

DR HORTON
1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NEVADA 89014
PHONE: (702) 635-3600

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
6755 W. CHARLESTON BLVD STE A
LAS VEGAS, NV 89146
OFFICE: (702) 524-4085

NOTES

1. ALL EXTERIOR STREETS ARE PUBLIC. ALL INTERIOR STREETS ARE PRIVATE WITH SIDEWALK ON BOTH SIDES OF THE STREET.
2. UTILITY SERVICES TO BE PROVIDED BY:
   CITY OF LAS VEGAS SEWER
   LAS VEGAS VALLEY WATER DISTRICT
   CENTURYLINK TELEPHONE
   REPUBLIC SERVICES
   SOUTHWEST GAS COMPANY
   NV ENERGY
3. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED, (AND WILL MAINTAIN LANDSCAPING AND PRIVATE STREETS). THEREFORE, CC&R'S WILL BE REQUIRED.
4. THERE ARE NO OBSERVABLE FAULTS OR FISSURES LOCATED ON THIS SITE.
5. AS PROPOSED, DEVELOPMENT IS CONSIDERED FEASIBLE FROM A GEOTECHNICAL STANDPOINT.
6. GROUNDWATER WAS NOT OBSERVED DURING EXCAVATIONS AND IS NOT SHOWN ON MAPS OF KNOWN GROUNDWATER ELEVATIONS IN THE AREA TO BE WITHIN 20 FEET OF THE KNOWN GROUND ELEVATION.
7. THIS SITE IS LOCATED IN ZONE X PER FEMA MAP #32003C1765F. ZONE X IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
8. SOILS REPORT PREPARED BY:
   GEOTEK RESIDENTIAL, LLC
   PROJECT No. 12763-LVR
   DATED: JANUARY 18, 2016
9. WATER AND SEWER EXIST ADJACENT TO THE SITE.

BASIS OF BEARING

NORTH 00°47'07" EAST, BEING THE BEARING OF THE CENTERLINE OF DECATUR BOULEVARD BETWEEN ELKHORN ROAD AND DORRELL LANE LYING WITHIN SECTION 19, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 106, PAGE 81 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION: SLV90 24NEE6

RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF DECATUR BOULEVARD AND DORRELL LANE.

ELEVATION = 702.412 Meters (NAVD'88 2008 ADJUSTMENT)
ELEVATION = 2304.51 US Survey Feet (NAVD'88 2008 ADJUSTMENT)

DEVIATIONS NOTE

1. OFFSET INTERSECTIONS ARE LESS THAN REQUIRED, (WAIVER).
2. CONNECTIVITY RATIO 1.0 WHERE 1.3 IS REQUIRED, (VARIANCE).
3. NO STREETLIGHTS ON PRIVATE STREETS ONLY (WAIVER).
4. NO AMENITY ZONE FOR UNICORN STREET AND DORRELL LANE (VARIANCE).

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	TENTATIVE MAP
3	DETAILS
4	SECTIONS

FOR

DR HORTON

1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NV 89014
PHONE: (702) 635-3600

BY

Triton Engineering
6757 W. Charleston Boulevard
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

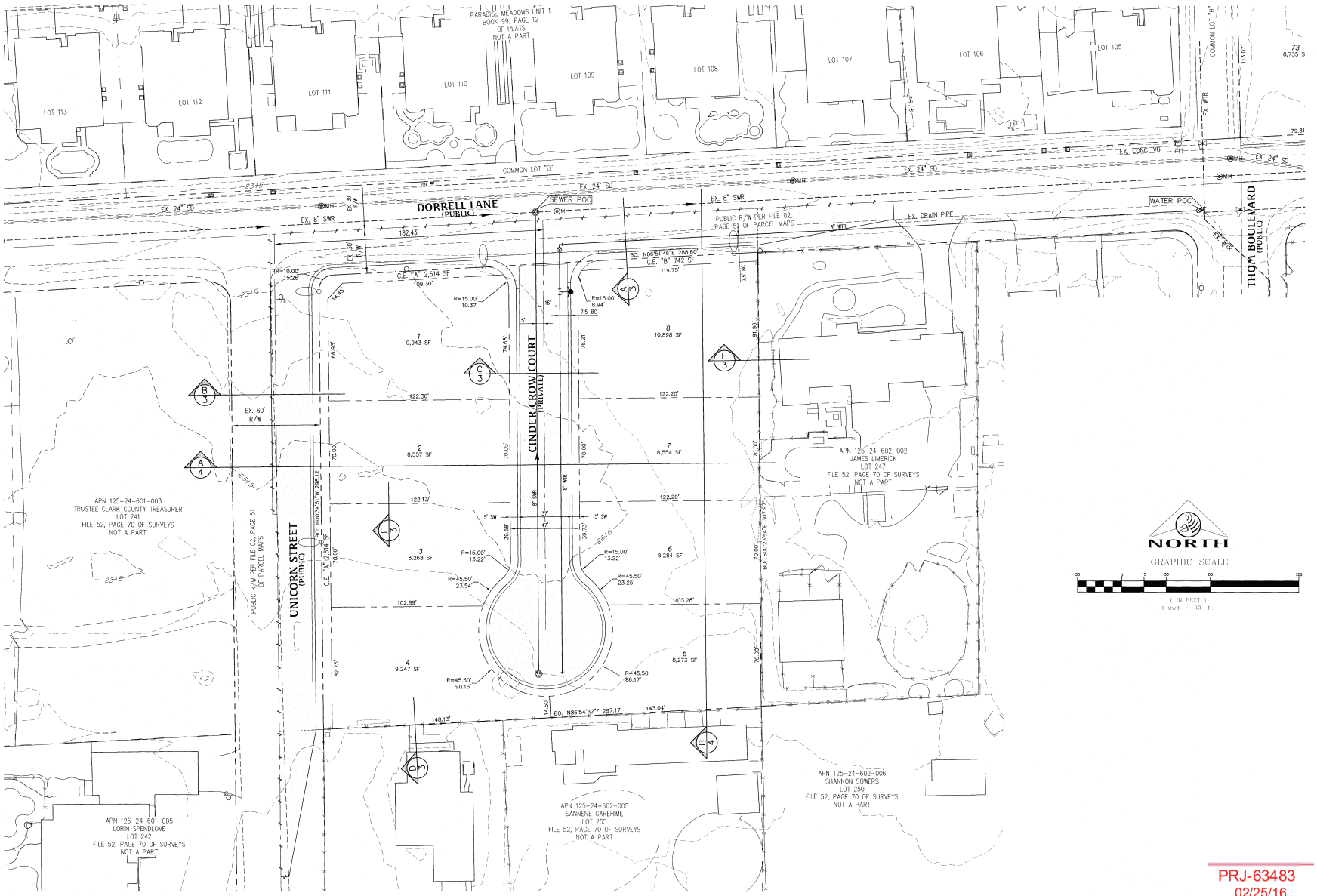
PRJ-63483
02/25/16

KELLY J. WITTWER
Exp. 6-30-16
CIVIL

SHEET 1 OF 4
C.L.V. DWG.#

DR HORTON
DECATUR & DONALD III
COVER SHEET

VAR-63587, WVR-63588 and TMP-63589



PRJ-63483
02/25/16

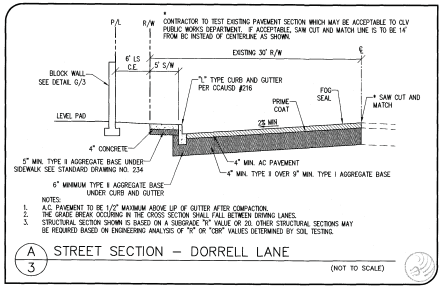
Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-5965
www.tritoneng.com

DR HORTON
DECATUR & DONALD III
TENTATIVE MAP

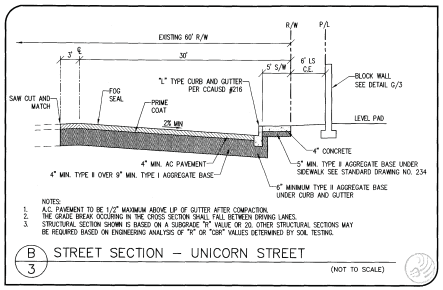
PROFESSIONAL ENGINEER STATE OF NEVADA
KELLY J. WITTWER
Exp. 6-30-16
CIVIL
No. 10625

SHEET 2 OF 4
C.L.V. DWG.#

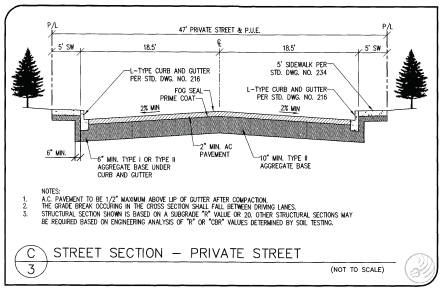
VAR-63587, WVR-63588 and TMP-63589



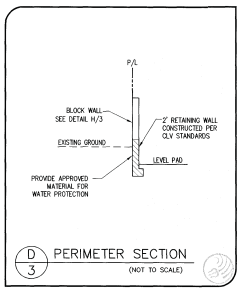
A/3 STREET SECTION – DORRELL LANE (NOT TO SCALE)



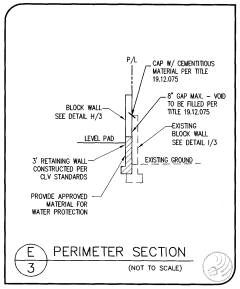
B/3 STREET SECTION – UNICORN STREET (NOT TO SCALE)



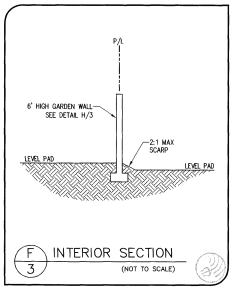
C/3 STREET SECTION – PRIVATE STREET (NOT TO SCALE)



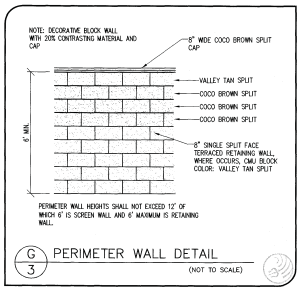
D/3 PERIMETER SECTION (NOT TO SCALE)



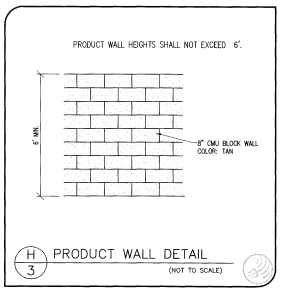
E/3 PERIMETER SECTION (NOT TO SCALE)



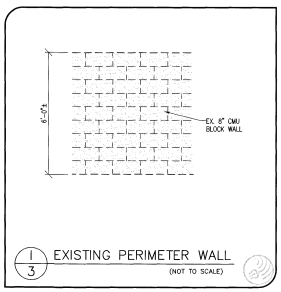
F/3 INTERIOR SECTION (NOT TO SCALE)



G/3 PERIMETER WALL DETAIL (NOT TO SCALE)



H/3 PRODUCT WALL DETAIL (NOT TO SCALE)



I/3 EXISTING PERIMETER WALL (NOT TO SCALE)

PRJ-63483
02/25/16

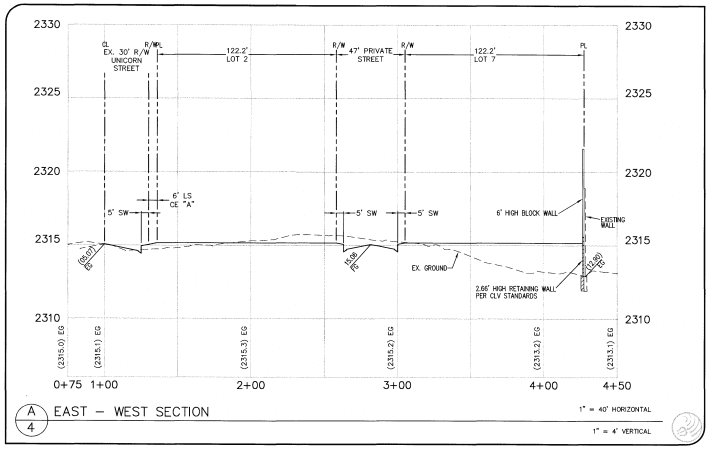
Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-1062
www.tritoneng.com

DR HORTON
DECATUR & DONALD III
DETAILS

KELLY J. WITTWER
Exp. 6-30-16
CIVIL
No. 10625
PROFESSIONAL ENGINEER
STATE OF NEVADA

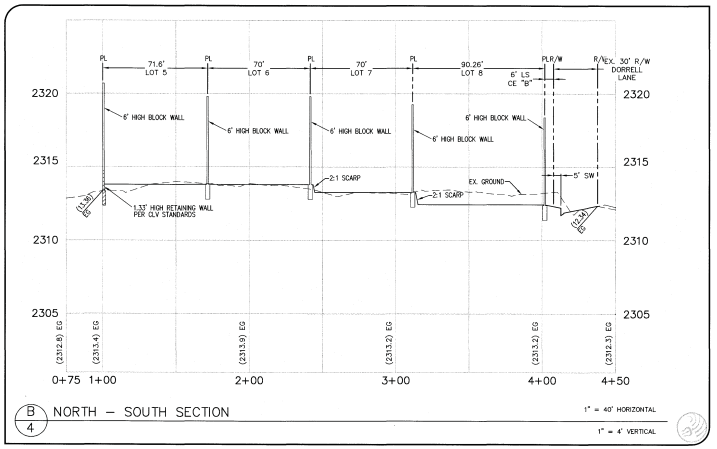
SHEET 3 OF 4
C.L.V. DWG.#

VAR-63587, WVR-63588 and TMP-63589



A/4 EAST – WEST SECTION

1" = 40' HORIZONTAL
1" = 4' VERTICAL



B/4 NORTH – SOUTH SECTION

1" = 40' HORIZONTAL
1" = 4' VERTICAL

NO.	DESCRIPTION	DATE	APP'D

DATE: 02/16/16
PM: J. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
KDA CHECKED:
JOB NO: 007-107
SCALE: 1" = 40'

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-1062
www.tritonnv.com

DR HORTON
DECATUR & DONALD III

SECTIONS

PROFESSIONAL ENGINEER STATE OF NEVADA
KELLY A. WITTWER
Exp. 6-30-16
CIVIL
No. 10625

SHEET 4 OF 4
C.L.V. DWG.#

PRJ-63483
02/25/16

G:\Triton Drawings\007-107 Decatur Donald\Drawings\Exhibits\007-107 DecaturDonald III-TM.dwg xhare Thu, 25 Feb 2016 - 3:37pm

VAR-63587, WVR-63588 and TMP-63589



VAR-63587 [PRJ-63483] - VARIANCE RELATED TO WVR-63588 AND TMP-63589 - APPLICANT: DR HORTON - OWNER: PRECEDENT PROPERTIES, LLC
SOUTHEAST CORNER OF DORRELL LANE AND UNICORN STREET

03/03/16



VAR-63587 [PRJ-63483] - VARIANCE RELATED TO WVR-63588 AND TMP-63589 - APPLICANT: DR HORTON - OWNER: PRECEDENT PROPERTIES, LLC
SOUTHEAST CORNER OF DORRELL LANE AND UNICORN STREET

03/03/16



VAR-63587 [PRJ-63483] - VARIANCE RELATED TO WVR-63588 AND TMP-63589 - APPLICANT: DR HORTON - OWNER: PRECEDENT PROPERTIES, LLC
SOUTHEAST CORNER OF DORRELL LANE AND UNICORN STREET

03/03/16

Triton
Engineering

February 25, 2016

City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Subject: Justification letter for a Pre-Application Meeting for a Tentative Map, Variance and Waiver
Decatur & Donald III
Parcel #125-24-602-001

As representatives of DR HORTON the applicant is requesting for a Tentative Map, Variance and Waiver on the above mentioned parcel. The subject property is located within City of Las Vegas.

The applicant is proposing an 8 lot, single-family detached residential development on approximately 2.1 acres with a density of 3.8 units per acre. The minimum lot size is 8,268 SF and conforms to the R-1 zoning.

Along with this tentative map we would like to request the following Variances & Waivers:

1. Request for a variance to allow a 1.0 connectivity ratio where the minimum is 1.3.
2. Request for a variance for the no amenity zone for street sections for Dorrell Lane and Unicorn Street due to the project being an infill piece and the existing road improvements that we are matching into do not conform to 19.04.200.
3. Request a waiver of no streetlights on the proposed private streets only. Streetlights will be added to all public streets as to conform to the City Standards.
4. Request for a waiver per Title 19.02 to allow a reduced street separation distance between external intersections 177 feet where 220 feet is required.

If you should have any questions concerning this, please contact me at Triton Engineering. We thank you in advance for your consideration and approval.

Sincerely,

Aimee English
Project Coordinator

VAR-63587, WVR-63588 and TMP-63589

PRJ-63483
02/25/16

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: APRIL 12, 2016

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

SUBJECT:
WVR-63588 - WAIVER RELATED TO VAR-63587 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: PRECEDENT PROPERTIES, LLC - For possible action on a request for a Waiver TO ALLOW A 183-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED AND TO ALLOW NO INTERIOR STREETLIGHTS WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 2.10 acres at the southeast corner of Dorrell Lane and Unicorn Street (APN 125-24-602-001), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63483]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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: WVR-63588 APN: 125-24-602-001

Name of Property Owner: PRECEDENT PROPERTIES 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: Precedent Properties, LLC / Levi Parker, Manager

Subscribed and sworn before me

This 18th day of February, 2016

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

PRJ-63483
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: WAIVER

Project Address (Location) 5201 W. Dorrell Lane

Project Name Decatur & Donald III **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-602-001 **Ward #** 6

General Plan: existing O proposed ____ **Zoning:** existing R-1 proposed ____

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

Gross Acres 2.1 **Lots/Units** 8 **Density** ____

Additional Information To develop a 8 lot residential development

PROPERTY OWNER Precedent Properties LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Parkway #130 **Phone:** ____ **Fax:** ____

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste#141 **Phone:** (702) 635-3600 **Fax:** ____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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 LEVI PARKER, MANAGER

Subscribed and sworn before me

This 18th day of February, 20 16.

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	WVR-63588
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 compliance with applicable sections of the Zoning Ordinance.

PRJ-63483
02/25/16

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

City of Las Vegas Agenda Item No.: **68.**

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

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

SUBJECT:
TMP-63589 - TENTATIVE MAP RELATED TO VAR-63587 AND WVR-63588 - DECATUR & DONALD III - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: PRECEDENT PROPERTIES, LLC - For possible action on a request for a Tentative Map FOR AN EIGHT-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.10 acres at the southeast corner of Dorrell Lane and Unicorn Street (APN 125-24-602-001), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-63483]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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: TMP-63589 APN: 125-24-602-001

Name of Property Owner: PRECEDENT PROPERTIES 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: Precedent Properties, LLC / Levi Parker, Manager

Subscribed and sworn before me

This 18th day of February, 2016

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

PRJ-63483
02/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: TENTATIVE MAP

Project Address (Location) 5201 W. Dorrell Lane

Project Name Decatur & Donald III **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-24-602-001 **Ward #** 6

General Plan: existing O proposed _____ **Zoning:** existing R-1 proposed _____

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

Gross Acres 2.1 **Lots/Units** 8 **Density** _____

Additional Information To develop a 8 lot residential development

PROPERTY OWNER Precedent Properties LLC **Contact** Levi Parker

Address 3425 Cliff Shadows Parkway #130 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address levi@investintolv.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste#141 **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE English

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@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 Precedent Properties LLC / Levi Parker, Manager

Subscribed and sworn before me

This 18 day of February, 2016.

_____

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No: 03-80746-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-63589
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 compliance with applicable sections of the Zoning Ordinance.

PRJ-63483
02/25/16

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

DECATUR & DONALD III
TENTATIVE MAP
A RESIDENTIAL SUBDIVISION

LEGAL DESCRIPTION

APN: 125-24-602-001

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOT TWO HUNDRED FORTY-SIX (246) DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND RECORDED OCTOBER 18, 1989 IN BOOK 891018.AS DOCUMENT NO. 00517, OFFICIAL RECORDS, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS FILED IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF CLARK AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LAND USE TABULATION

LAND USE DESIGNATION

EXISTING CLV ZONING	R-1
PROPOSED CLV ZONING	R-1
MINIMUM LOT SIZE (SF)	8,268 SF

SITE SUMMARY

TOTAL UNITS	8 UNITS
GROSS ACREAGE	2.1 ACRES
GROSS DENSITY	3.8 UNITS/ACRE
OPEN SPACE REQUIRED	NONE
OPEN SPACE PROVIDED	
COMMON LOT A	2,614 SF
COMMON LOT B	742 SF
TOTAL	3,356 SF

PARKING ANALYSIS

TOTAL LOTS:	8
REQUIRED SPACES: (2 PER HOUSE)	16
PROVIDED SPACES: (2 PER HOUSE)	16

EST. SEWAGE CONTRIBUTION

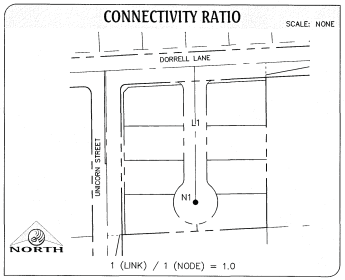
AVERAGE FLOW = 0.002 MILLION GALLONS PER DAY
PEAK FLOW = 0.007 MILLION GALLONS PER DAY
WET PEAK FLOW = 0.008 MILLION GALLONS PER DAY

ALTERNATE STREET NAMES

SHADY CROW COURT

CONNECTIVITY RATIO

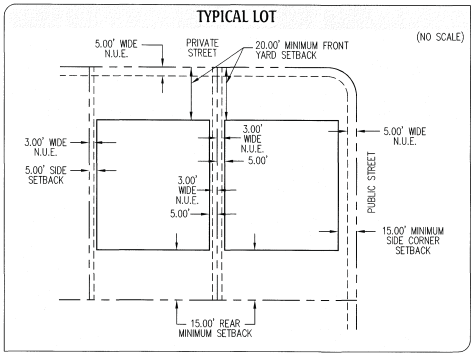
SCALE: NONE



1 (LINK) / 1 (NODE) = 1.0

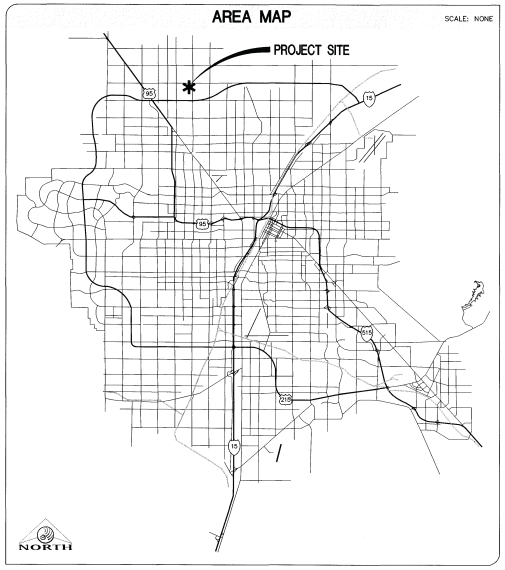
TYPICAL LOT

(NO SCALE)



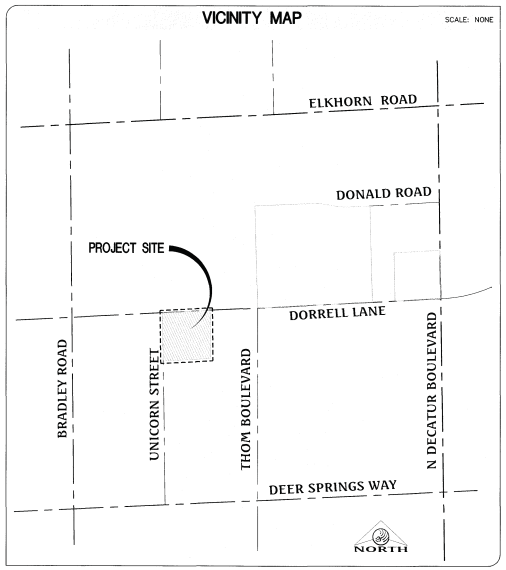
AREA MAP

SCALE: NONE



VICINITY MAP

SCALE: NONE



GENERAL LEGEND

(246')	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	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
	RETAINING WALL
	PROPOSED AC PAVING
	SAWCUT LINE
	EXISTING FENCE
EX. GAS	EXISTING GAS
EX. 10"S	EXISTING SEWER MAIN
8"S	PROPOSED SEWER MAIN
	PROPOSED SEWER LATERAL
EX. 36"SD	EXISTING STORM DRAIN
36"SD	PROPOSED STORM DRAIN
EX. 8"W	EXISTING WATER MAIN
8"W	PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT
23	LOT NUMBER
	PROPOSED STREETLIGHT
	EXISTING STREETLIGHT

ASSESSOR'S PARCEL NUMBER

125-24-602-001

OWNER

PRECEDENT PROPERTIES L L C
3425 CLIFF SHADOWS PKWY #130
LAS VEGAS, NEVADA 89129

DEVELOPER

DR HORTON
1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NEVADA 89014
PHONE: (702) 635-3600

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
6755 W. CHARLESTON BLVD STE A
LAS VEGAS, NV 89146
OFFICE: (702) 524-4085

NOTES

1. ALL EXTERIOR STREETS ARE PUBLIC. ALL INTERIOR STREETS ARE PRIVATE WITH SIDEWALK ON BOTH SIDES OF THE STREET.
2. UTILITY SERVICES TO BE PROVIDED BY:
   CITY OF LAS VEGAS SEWER
   LAS VEGAS VALLEY WATER DISTRICT
   CENTURYLINK TELEPHONE
   REPUBLIC SERVICES
   SOUTHWEST GAS COMPANY
   NV ENERGY
3. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED, (AND WILL MAINTAIN LANDSCAPING AND PRIVATE STREETS). THEREFORE, CC&R'S WILL BE REQUIRED.
4. THERE ARE NO OBSERVABLE FAULTS OR FISSURES LOCATED ON THIS SITE.
5. AS PROPOSED, DEVELOPMENT IS CONSIDERED FEASIBLE FROM A GEOTECHNICAL STANDPOINT.
6. GROUNDWATER WAS NOT OBSERVED DURING EXCAVATIONS AND IS NOT SHOWN ON MAPS OF KNOWN GROUNDWATER ELEVATIONS IN THE AREA TO BE WITHIN 20 FEET OF THE KNOWN GROUND ELEVATION.
7. THIS SITE IS LOCATED IN ZONE X PER FEMA MAP #32003C1765F. ZONE X IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
8. SOILS REPORT PREPARED BY:
   GEOTEK RESIDENTIAL, LLC
   PROJECT No. 12763-LVR
   DATED: JANUARY 18, 2016
9. WATER AND SEWER EXIST ADJACENT TO THE SITE.

BASIS OF BEARING

NORTH 00°47'07" EAST, BEING THE BEARING OF THE CENTERLINE OF DECATUR BOULEVARD BETWEEN ELKHORN ROAD AND DORRELL LANE LYING WITHIN SECTION 19, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 106, PAGE 81 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK STATION: SLV90 24NEE6

RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF DECATUR BOULEVARD AND DORRELL LANE.

ELEVATION = 702.412 Meters (NAVD'88 2008 ADJUSTMENT)
ELEVATION = 2304.51 US Survey Feet (NAVD'88 2008 ADJUSTMENT)

DEVIATIONS NOTE

1. OFFSET INTERSECTIONS ARE LESS THAN REQUIRED, (WAIVER).
2. CONNECTIVITY RATIO 1.0 WHERE 1.3 IS REQUIRED, (VARIANCE).
3. NO STREETLIGHTS ON PRIVATE STREETS ONLY (WAIVER).
4. NO AMENITY ZONE FOR UNICORN STREET AND DORRELL LANE (VARIANCE).

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	TENTATIVE MAP
3	DETAILS
4	SECTIONS

FOR

DR HORTON

1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NV 89014
PHONE: (702) 635-3600

BY

Triton Engineering
6757 W. Charleston Boulevard
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

NO.	DESCRIPTION	DATE	APP'D

DATE : 02/16/16
PM : J. PEARCE
DRAWN BY :
DESIGNED BY :
CHECKED BY :
AOA CHECKED :
JOB NO. : 007.107
SCALE : NONE

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

DR HORTON
DECATUR & DONALD III
COVER SHEET

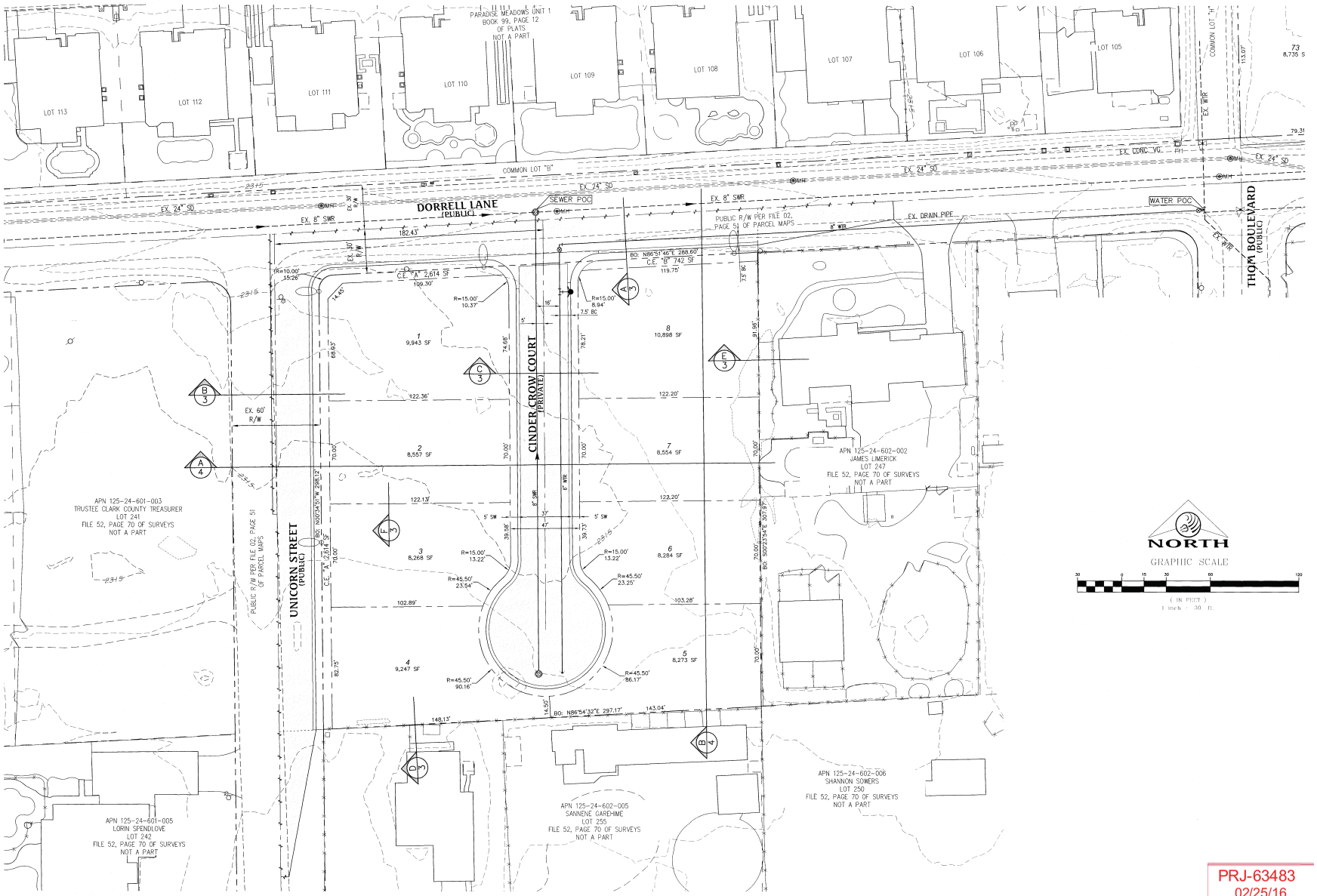
PROFESSIONAL ENGINEER STATE OF NEVADA
KELLY J. WITTWER
No. 10825
Exp. 6-30-16
CIVIL

PRJ-63483
02/25/16

SHEET 1 OF 4
C.L.V. DWG.#

TMP-63589

G:\Triton Drawings\007.107 Decatur Donald\Drawings\Exhibits\007.107 DecaturDonald III-TM.dwg xhare Thu, 25 Feb 2016 - 3:37pm



PRJ-63483
02/25/16

TMP-63589

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-5965
www.tritoneng.com

DR HORTON
DECATUR & DONALD III
TENTATIVE MAP

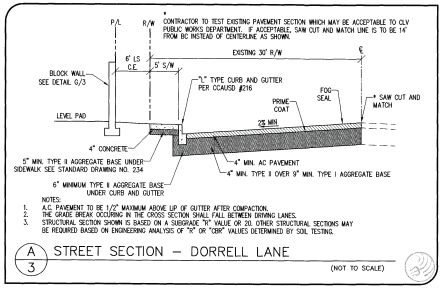
PROFESSIONAL ENGINEER STATE OF NEVADA
KELLY J. WITTWER
Exp. 6-30-16
CIVIL
No. 10625

SHEET 2 OF 4
C.L.V. DWG.#

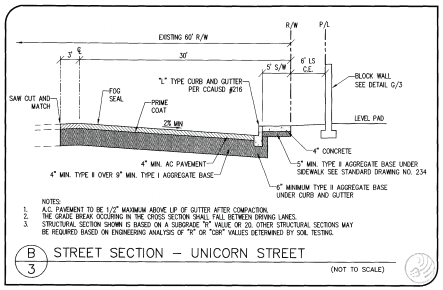
DATE: 02/16/16
DRAWN BY: J. PEARCE
DESIGNED BY:
CHECKED BY:
AUTH. CHECKED:
JOB NO.: 007107
SCALE: 1" = 30'

NO. DESCRIPTION DATE APP'D

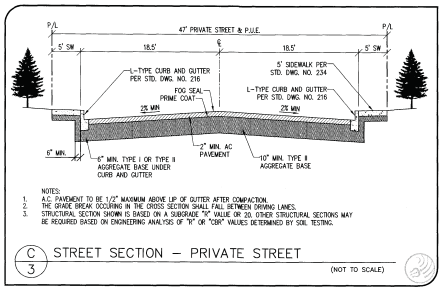
G:\Triton Drawings\007107 Decatur Donald\Drawings\Exhibits\007107 DecaturDonald III-TM.dwg, dwire, Thu, 25 Feb 2016 - 3:37pm



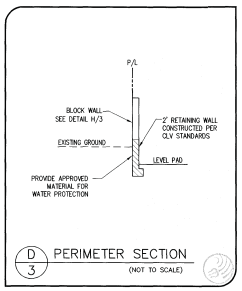
A/3 STREET SECTION – DORRELL LANE (NOT TO SCALE)



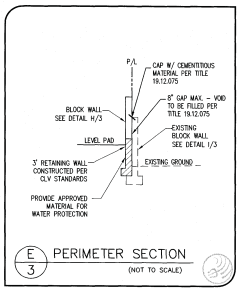
B/3 STREET SECTION – UNICORN STREET (NOT TO SCALE)



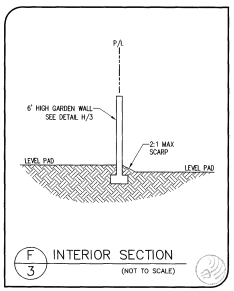
C/3 STREET SECTION – PRIVATE STREET (NOT TO SCALE)



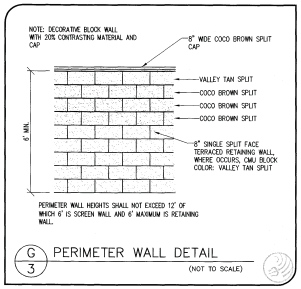
D/3 PERIMETER SECTION (NOT TO SCALE)



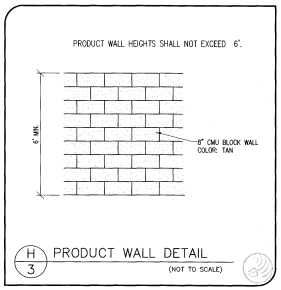
E/3 PERIMETER SECTION (NOT TO SCALE)



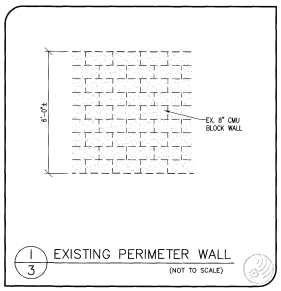
F/3 INTERIOR SECTION (NOT TO SCALE)



G/3 PERIMETER WALL DETAIL (NOT TO SCALE)



H/3 PRODUCT WALL DETAIL (NOT TO SCALE)



I/3 EXISTING PERIMETER WALL (NOT TO SCALE)

PRJ-63483
02/25/16

TMP-63589

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-1062
www.tritoneng.com

DR HORTON
DECATUR & DONALD III
DETAILS

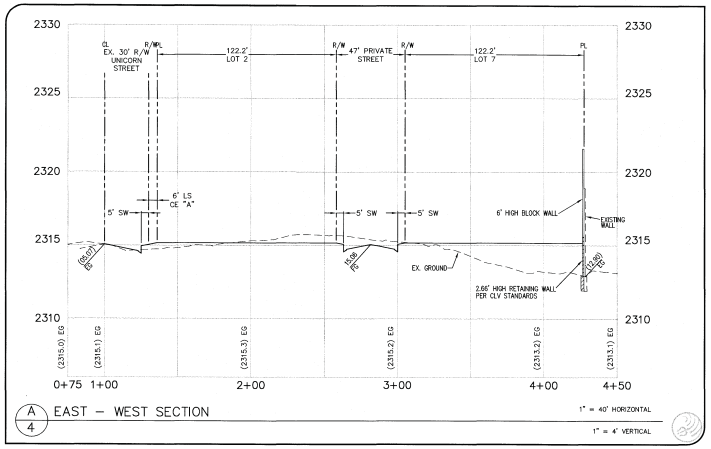
KELLY J. WITTWER
Exp. 6-30-16
CIVIL
No. 10625
PROFESSIONAL ENGINEER
STATE OF NEVADA

SHEET 3 OF 4
C.L.V. DWG.#

DATE: 01/16/16
DRAWN BY: A. PEARCE
DESIGNED BY:
CHECKED BY:
AUA CHECKED:
JOB NO.: 007.107
SCALE: NONE

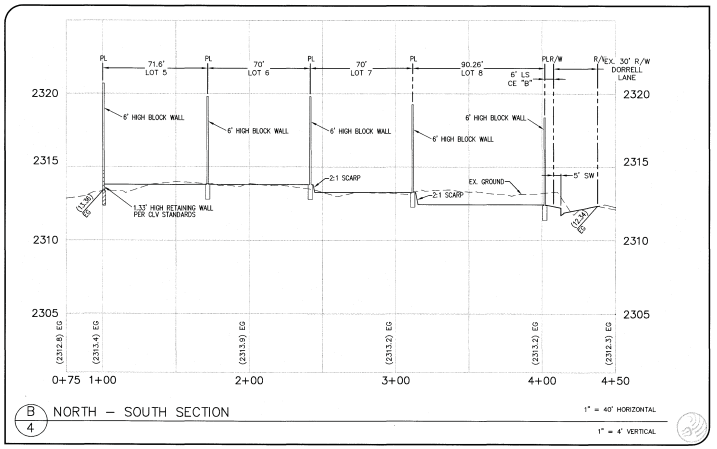
NO. DESCRIPTION DATE APP'D

G:\Triton Drawings\007-107 Decatur Donald\Drawings\Exhibits\007-107 DecaturDonald III-TM.dwg shore Thu, 25 Feb 2016 - 3:37pm



A/4 EAST – WEST SECTION

1" = 40' HORIZONTAL
1" = 4' VERTICAL



B/4 NORTH – SOUTH SECTION

1" = 40' HORIZONTAL
1" = 4' VERTICAL

NO.	DESCRIPTION	DATE	APP'D

DATE: 02/16/16
PM: J. PEARCE
DRAWN BY:
DESIGNED BY:
CHECKED BY:
KDA CHECKED:
JOB NO: 007-107
SCALE: 1" = 40'

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-1062
www.tritoneng.com

DR HORTON
DECATUR & DONALD III

SECTIONS

PROFESSIONAL ENGINEER STATE OF NEVADA
KELLY A. WITTWER
Exp. 6-30-16
CIVIL
No. 10625

SHEET 4 OF 4
C.L.V. DWG.#

PRJ-63483
02/25/16

TMP-63589

G:\Triton Drawings\007-107 Decatur Donald\Drawings\Exhibits\007-107 DecaturDonald III-TM.dwg share Thu, 25 Feb 2016 - 3:37pm

DEPARTMENT OF PLANNING

DATE: 2/25/16

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

RE: **PROJECT NAME** Decatur & Donald III
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 Mark Jones at (702)-672-1939. Thank you.

Sincerely,

(Signature)

LEVI PARKER
(Print)

Subscribed and sworn before me

This 18th day of February, 20 16.

Notary Public in and for said County and State

NORMA URRABAZO
NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
My Commission Expires 02-16-19
Certificate No. 03-80746-1

PRJ-63483
02/25/16

TMP-63589

Decatur & Donald III

DEPARTMENT OF PLANNING

TENTATIVE MAP SUBMITTAL REQUIREMENTS

A Tentative Map submittal is subject to the requirements of Title 19.16.050.

PRE-APPLICATION CONFERENCE: A pre-application conference with a representative from the Department of Planning is required before submitting an application. This is to ensure that the proper type of application is being made and that various concerns will be addressed by the time of submittal. It is the responsibility of the applicant to schedule the pre-application conference by calling submitting a completed Pre-Application Conference Request form. See Planning Commission Meeting Schedule for pre-application conference and submittal closings dates.

PRE-APPLICATION SUBMITTAL CHECKLIST: A Submittal Checklist with an **original signature** by the planner conducting the Pre-Application Conference is required.

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Tentative Map is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Tentative Map application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Tentative Map.

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible.

FEES:

Administrative or Non-public Hearing	$750
Public Hearing	$750 plus $500 for notification and advertising costs

TENTATIVE MAP CHECKLIST: All items on the Checklist must be addressed on the Tentative Map. The Checklist must be signed by a Public Works Representative before submittal of the application.

DINA (SB 191) and/or PROJECT OF REGIONAL SIGNIFICANCE: If applicable, an Environmental Impact Assessment statement will be required.

TENTATIVE MAP: (21 folded and 1 rolled) Please refer to the Tentative Map Checklist for additional requirements. The tentative map must be stamped with a validated land surveyor's OR engineer's seal on every page. The seal must be signed, dated and include the expiration date of the seal. All site area must be on one sheet or page.

PERIMETER WALL DETAIL and ELEVATION: Provide existing and proposed perimeter wall details including the height of retaining and screen walls and step-backs. Provide elevations that indicate overall height, color, material, and texture of the walls.

CROSS SECTION DRAWING: Seven (7) copies of a Cross Section Drawing that meets the requirements of Title 19.16.050(J).

LASER PRINT: A reduced, black & white 8.5x11 (high resolution) copy of the Tentative Map and Cross Section Drawing are required.

STATEMENT OF FINANCIAL INTEREST: A completed Statement of Financial Interest is required.

PRJ-63483
02/25/16

TMP-63589

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

PRJ-63483
02/25/16

Updated 7/26/2012

TMP-63589

☒ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

☒ 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.

☒ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

☒ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

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

☒ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).

☒ 3. Any proposed deviations from City standards (refer to the pre-application checklist).

☐ 4. A copy of the deed for the property (refer to the pre-application checklist).

☒ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: Roger Bailey

Date: 2/23/16

PRJ-63483 Updated 7/26/2012
02/25/16

TMP-63589

TMP 63483
DR Horton

SEC Dorrell Lane & Unicorn Street

Proposed 8 single family unit residential development.

Proposed Use

Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	8	9.57	77
AM Peak Hour			0.75	6
PM Peak Hour			1.01	8

Existing traffic on nearby streets:

Bradley Road	
Average Daily Traffic (ADT)	5,438
PM Peak Hour (heaviest 60 minutes)	435

Deer Springs Way	
Average Daily Traffic (ADT)	2,719
PM Peak Hour (heaviest 60 minutes)	218

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Bradley Road	16,300
Deer Springs Way	34,500

This project will add approximately 77 trips per day on Dorrell Ln., Unicorn St., Bradley Rd. and Deer Springs Way. Bradley is currently at about 33 percent of capacity and Deer Springs is at about 8 percent of capacity. After this project, Bradley is expected to be at about 34 percent of capacity and Deer Springs unchanged. Counts are not available in this area for Dorrell or Unicorn, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 8 additional cars, or about two every fifteen minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas Agenda Item No.: **69.**

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

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

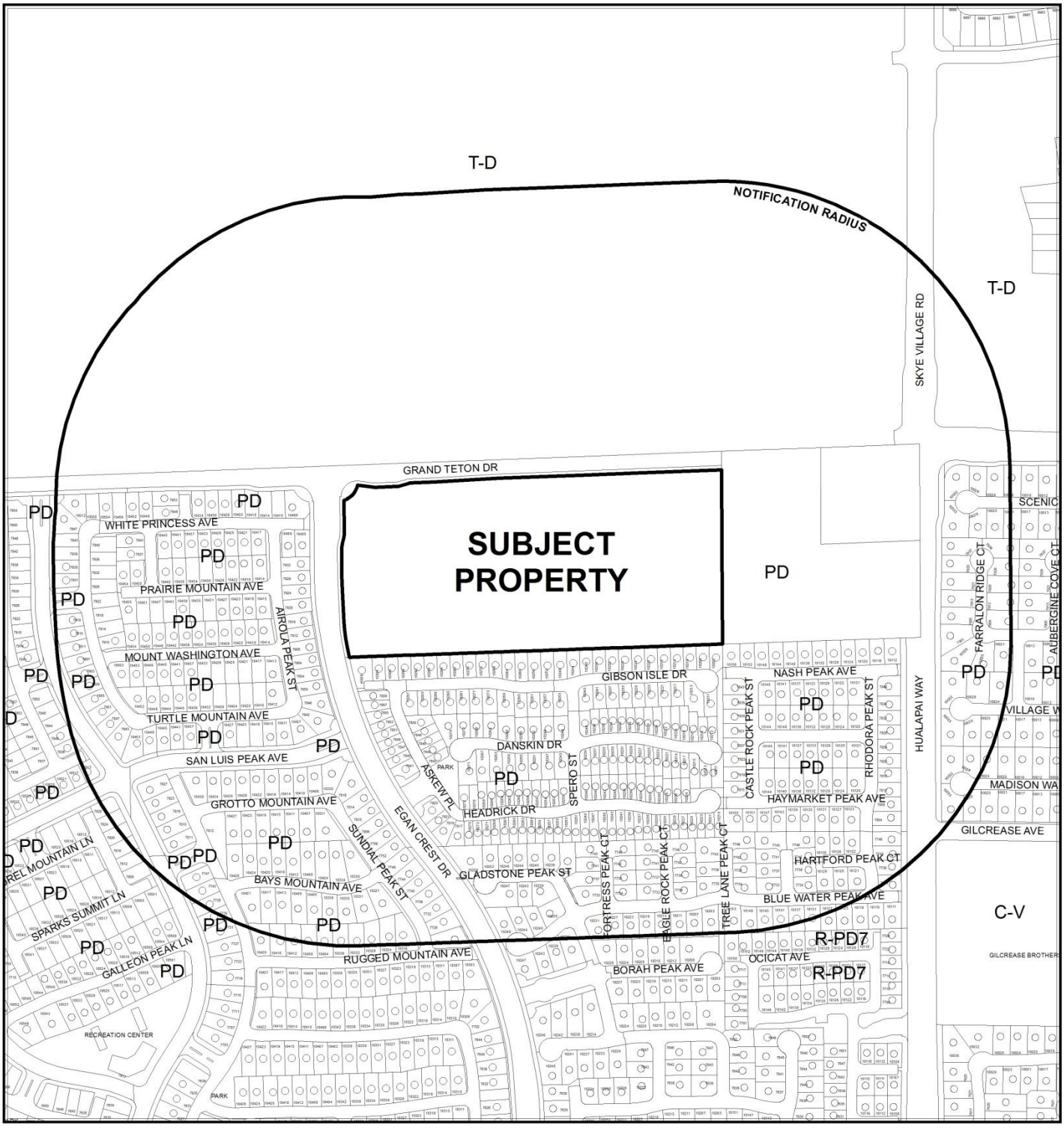
SUBJECT:
WVR-63581 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC. - For possible action on a request for a Waiver TO ALLOW A 102-FOOT INTERNAL INTERSECTION OFFSET WHERE 125 FEET IS REQUIRED on 18.02 acres at the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-501-022), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-63164]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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 - WVR-63581, WVR-63582 and TMP-63583 [PRJ-63164]
2. Conditions and Staff Report - WVR-63581, WVR-63582 and TMP-63583 [PRJ-63164]
3. Supporting Documentation - WVR-63581, WVR-63582 and TMP-63583 [PRJ-63164]
4. Photo(s) - WVR-63581, WVR-63582 and TMP-63583 [PRJ-63164]
5. Justification Letter - WVR-63581, WVR-63582 and TMP-63583 [PRJ-63164]



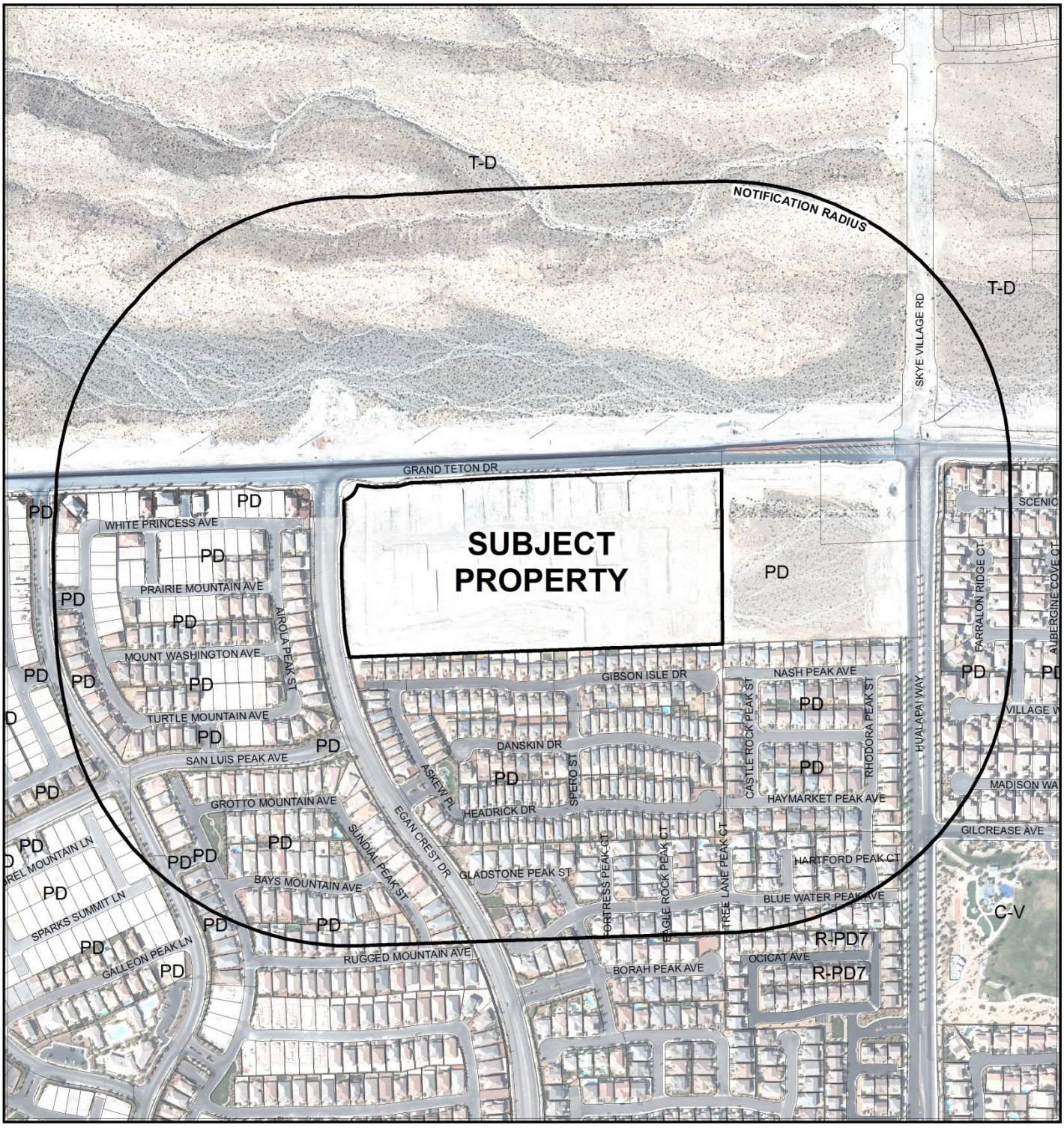
CASE: **WVR-63581, WVR-63582 AND TMP-63583 (PRJ-63164)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) [M (MEDIUM RESIDENTIAL) Cliff's Edge Special Land Use Designation]

0 400 800 Feet

N



CASE: **WVR-63581, WVR-63582 AND TMP-63583 (PRJ-63164)**

RADIUS: 1000 FEET

0 400 800 Feet

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) [M (MEDIUM RESIDENTIAL) Cliff's Edge Special Land Use Designation]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: KB HOME NEVADA, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
WVR-63581	Staff recommends DENIAL, if approved subject to conditions:	
WVR-63582	Staff recommends DENIAL, if approved subject to conditions:	
TMP-63583	Staff recommends DENIAL, if approved subject to conditions:	VAR-63581 WVR-63582

** CONDITIONS **

WVR-63581 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for a Waiver (WVR-63582) and Tentative Map (TMP-63583) 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-63582 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for a Waiver (WVR-63581) and Tentative Map (TMP-63583) 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.

TMP-63583 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for a Waiver of Title 19.02 (WVR-63581) and a Waiver of the Cliff's Edge Design Guidelines (WVR-63582) 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. All development shall conform to the Cliff's Edge Development Agreement, Cliff's Edge Master Development Plan and Design Guidelines and as approved by the Cliff's Edge (Providence) Design Review Committee.

4. Street names must be provided in accordance with the City's Street Naming Regulations.

5. 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.

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

7. 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.

8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. Correct all Americans 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.

10. The private streets for this site must be granted as Public Utility Easements, Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.

11. 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 Title 19.02.130.D.

12. 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.

13. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (702-229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.

14. 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.

15. 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.

16. 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 tentative map for a 158-lot single family detached residential subdivision on the site, which is designated as Pod 103 of the Cliff's Edge (Providence) Master Plan. The site has had a number of land use approvals that have expired; however, approval of a new tentative map would expunge the last active entitlement (TMP-7332). The site contains some existing curb cuts and improvements along the south side of Grand Teton Drive, including a Multi-Use Non-Equestrian Trail. The proposed tentative map was designed to accommodate these existing improvements. A Waiver of Title 19.02.140 will be required to allow an internal intersection offset of approximately 100 feet where at least 125 feet is required. An additional waiver is needed to allow a reduction in common open space as required by the Cliff's Edge Design Guidelines for properties with the M (Medium Density Residential) special land use designation.

Open space is an integral part of the implementing the vision for development of the Providence master planned area. Staff supports the requirements of the Cliff's Edge Master Development Plan and Design Standards, and therefore recommends denial of the waiver of open space. As a result, staff recommends denial of the associated intersection offset waiver and tentative map. If denied, a new subdivision design in conformance with the Cliff's Edge Standards must be submitted for review. If approved, the requests will be subject to conditions.

ISSUES

- A Waiver of Title 19.02.140 is required to allow a 102-foot internal intersection offset where 125 feet is required. Public Works has no objection to this request; however, staff does not support the related waiver of open space, and therefore cannot support this waiver or accompanying tentative map.
- A Waiver of the Cliff's Edge Design Guidelines is required to allow 5,823 square feet of common open space where a minimum of 15,800 square feet is required.
- The development is subject to standards of the M (Medium Density Residential) Special Land Use Designation within the Cliff's Edge Master Development Plan and Design Guidelines, including streetscaping, entryway design, product placement and design. Further review will be necessary during plan check and civil improvement plan review.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
03/19/03	The City Council approved the Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area around the subject site. The Planning Commission and staff recommended approval.
03/17/04	The City Council adopted the Cliff's Edge Development Agreement.
11/04/04	The Planning Commission approved a Site Development Plan Review (SDR-5309) for a proposed 224-unit residential condominium development on 20.96 acres at the southeast corner of Grand Teton Drive and Egan Crest Drive. Staff recommended approval. The approval expired 11/04/06.
12/16/04	The Planning Commission approved a Tentative Map (TMP-5577) for a 224-unit residential condominium subdivision on 20.96 acres at the southeast corner of Grand Teton Drive and Egan Crest Drive. Staff recommended approval. The approval expired 12/16/04.
08/03/05	The City Council approved a Waiver (WVR-7115) to allow a 165-foot private drive where 150 feet is allowed and to allow a private street width of 35 feet where 39 feet is required on 20.96 acres at the southeast corner of Grand Teton Drive and Egan Crest Drive. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Site Development Plan Review (SDR-6728) for a proposed 323-lot single family attached residential development with a waiver to allow a two-foot minimum setback from a private street to the living area on 20.96 acres at the southeast corner of Grand Teton Drive and Egan Crest Drive. The Planning Commission and staff recommended approval.
08/11/05	The Planning Commission approved a Tentative Map (TMP-7332) for a 323-lot single family attached residential subdivision on 20.96 acres at the southeast corner of Grand Teton Drive and Egan Crest Drive. Staff recommended approval.
05/01/06	A Final Map (FMP-10159) for a six-lot single family attached residential subdivision on 1.20 acres on the south side of Grand Teton Drive, approximately 900 feet east of Egan Crest Drive, was recorded.
10/20/06	A Final Map (FMP-16194) for a 109-lot single family attached residential subdivision on 5.49 acres on the south side of Grand Teton Drive, approximately 700 feet west of Hualapai Way, was recorded.
07/11/07	The City Council approved a Site Development Plan Review (SDR-21091) for a proposed 492-unit multi-family residential development on 20.90 acres at the southeast corner of Grand Teton Drive and Egan Crest Drive. The Planning Commission and staff recommended approval. The approval expired 08/21/14.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/09/07	A Reversionary Final Map (FMP-22851) to revert 115 single family residential lots to 18.02 unsubdivided acres on the south side of Grand Teton Drive, approximately 700 feet west of Hualapai Way, was recorded.

Most Recent Change of Ownership	
01/05/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/21/06	Civil Improvement Plans (9283) for Oxford Commons Unit 1 were approved and a permit was issued for offsite improvements for a 6-lot single family attached development. The project was abandoned 11/06/07.
04/04/06	A building permit (62881) was issued for rough grading on 1.17 acres at 10259 Grand Teton Drive.
06/06/06	Civil Improvement Plans (10218) for Oxford Commons Unit 2 were approved and a permit was issued for offsite improvements for a 109-lot single family attached development. The project was abandoned 11/06/07.
06/21/06	Civil Improvement Plans (14597) for Oxford Commons Unit 3 were submitted for offsite improvements for a 123-lot single family attached development. A permit was not issued. The project was abandoned 09/05/07.
06/22/06	Civil Improvement Plans (14621) for Oxford Commons Unit 4 were submitted for offsite improvements for an 85-lot single family attached development. A permit was not issued. The project was abandoned 10/30/07.
08/13/07	Final approval was granted for the abandonment of and inspections for the improvements completed on Oxford Commons Unit 1 (22681) on 18.02 acres. The existing sewer was abandoned and removed.
08/22/07	A building permit (96493) was issued for demolition of land improvements and a townhouse building at 10259 Grand Teton Drive. A final inspection was completed on 10/23/07.

Pre-Application Meeting	
01/26/16	Submittal requirements for a Tentative Map application were discussed. Staff and the applicant discussed the difference between net and gross area as it related to this project, given that street improvements were completed and dedicated to the City through the previous site development. A Waiver of internal street intersection offset would be needed. It was later determined that a Waiver of the Providence common open space requirement for the M (Medium Density Residential) Special Land Use Designation would also be necessary. As a result of these waivers, the tentative map would be a public hearing.

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

Field Check	
03/03/16	The site is vacant, but offsite improvements along Grand Teton Drive and Egan Crest Drive are partially completed. Curb cuts for access to the subdivision are existing. The multi-use transportation trail is complete.

Details of Application Request	
Site Area	
Gross Acres	18.02
Net Acres	18.02

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	M (Medium Density Residential – Cliff's Edge)	PD (Planned Development)
North	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South	Single Family, Detached	RSL (Residential Small Lot – Cliff's Edge)	PD (Planned Development)
East	Undeveloped	PF (Public Facilities – Cliff's Edge)	PD (Planned Development)
West	Single Family, Detached	L (Low Density Residential – Cliff's Edge)	PD (Planned Development)

Master Plan Areas	***Compliance***
Cliff's Edge	N
Special Purpose and Overlay Districts	***Compliance***
PD (Planned Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Multi-Use Non-Equestrian Trail – south side of Grand Teton Drive)	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 the Cliff's Edge Master Development Plan and Design Standards, the following standards apply:

Standard	*Provided*	*Compliance*
Min. Lot Size	2,951 SF	N/A
Min. Lot Width	34 Feet	N/A

Development standards for residential projects within the M (Medium Density Residential) Special Land Use Designation are contained in the Cliff's Edge Design Guidelines. As no housing products were submitted for review (and none were required), conformance to these standards will be determined at the time of permitting for the single family homes. The Cliff's Edge Design Guidelines de-emphasize the visual presence of garages along the street and emphasize the aesthetics of development along the edges of the development where impacts are highest; therefore, the type of housing product as well as placement are important factors to be considered. Parking was calculated using the most stringent requirement. The actual parking requirement may be less depending on the number of bedrooms in each unit.

Open Space (Cliff's Edge Design Guidelines – M Special Land Use Designation)					
Units	*Required*		*Provided*		*Compliance*
	Ratio	*Area*	*Ratio*	*Area*	
158	100 SF/unit	15,800 SF	36.8 SF/unit	5,823 SF	N

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Grand Teton Drive	Primary Arterial	Master Plan of Streets and Highways	50	N
Egan Crest Drive	Major Collector	Master Plan of Streets and Highways	70-90	Y

19.04.040 Connectivity		
Transportation Network Element	*# Links*	*# Nodes*
Internal Street	15	
Intersection – Internal		7
Cul-de-sac Terminus		6
Intersection – External Street or Stub Terminus	---	---

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Intersection – Stub Terminus w/ Temporary Turn Around Easements		---	---
Non-Vehicular Path - Unrestricted		1.5	
Total		16.5	13
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**N/A**	**1.27**	

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 (3 or more bedrooms)	158 units	2 spaces per unit	316				
Visitor Parking	158 units	0.2 space per unit	32				
TOTAL SPACES REQUIRED			348		474		Y
Regular and Handicap Spaces Required			348	0	474	0	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
LVMC 19.02.140: Intersections of streets internal to a subdivision shall be offset a minimum of 125 feet (centerline to centerline)	To allow a 102-foot internal intersection offset	Denial
Cliff's Edge DG: Common open space shall be provided at the rate of 100 SF per unit with a minimum width of 20 feet *15,800 SF open space required*	To allow 5,823 SF of common open space in the M (Medium Density Residential) Special Land Use Designation	Denial

ANALYSIS

Development within this site is subject to the Cliff's Edge Development Agreement with the City and the Providence Development Standards and Design Guidelines. The site is not subject to Title 19 standards that were adopted after recordation of the Cliff's Edge Development Agreement.

Single family detached lots in the proposed subdivision range in size from 2,951 square feet to 7,368 square feet, with the typical lot size being 3,500 square feet and the typical width being 35 feet. Access is provided from Grand Teton Drive only by way two non-gated entry streets. Emergency access is provided from a cul-de-sac bulb to Egan Crest Drive through a 30-foot wide public utility easement. Connectivity as prescribed in Title 19.04 is not required in Providence. The connectivity score (links to nodes) for this subdivision is 1.27, which nearly meets the Title 19.04 standard.

As residential land use designations are cumulative, developments with less density are allowed in the higher density categories. This applies in this instance, as the M (Medium Density Residential) Special Land Use Designation allows up to 25 dwelling units per acre even though this development has a net density of 8.77 dwelling units per acre. However, the development must also conform with the Cliff's Edge Master Development Plan and Design Guidelines pertaining to the M (Medium Density Residential) District. According to the Cliff's Edge Master Development Plan, product types in this land use category include, but are not limited to, a higher density variety of multi-family units such as condominiums, townhomes and apartment projects.

The developer of the pod is responsible for construction of internal open space areas. Miniparks are required in each pod development. The Cliff's Edge Design Guidelines contain turf restrictions and amenity requirements for these open space areas. As the proposed number of lots is 158, a total of 15,800 square feet of open space is required. The applicant has requested a Waiver of this standard, claiming that the standards are designed for a much higher density product that would contain little to no private yard space, whereas adequate open space is provided for each resident through this development. This leaves common areas at the entrances, the main east-west street and pedestrian connections to Grand Teton Drive as the only open space areas. These are typically narrow landscape strips that cannot be used for recreation.

The intersections of the entry street (Lyons Street) and Dawn Street with Bernard Avenue as shown on the tentative map are offset approximately 102 feet, which is an 18 percent deviation from the Title 19.02 standard of 125 feet. However, traffic counts at these intersections are expected to be low and conflicts would be minimal. The proposed alignment of the streets will allow the entrance to the subdivision to align with the curb cut and driveway already constructed on the south side of Grand Teton Drive. Staff has no objection to the requested waiver; however, as staff supports implementation of the M (Medium Density Residential) Cliff's Edge standards for this property, it recommends denial of the open space waiver, and therefore by association the intersection offset waiver and tentative map.

Community walls are located along Grand Teton Drive and Egan Crest Drive and will have a proposed combined height of no taller than seven feet three inches as viewed from the street side of the wall. The Department of Public Works notes that the north-south cross sections show a three-foot high maximum retaining wall on the south side of this site and a five-foot retaining wall along the north side (Grand Teton Drive). All wall heights are governed by and in conformance with the Cliff's Edge Design Guidelines. It is also noted that in the east-west cross section, several retaining walls ranging in height from two feet to seven feet are indicated internal to the site. Additionally, the Egan Crest Drive cross section shows existing landscaping where such does not currently exist. 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.

FINDINGS (WVR-63581)

The Department of Public Works does not object to a 102-foot separation distance between intersections interior to the site. However, staff does not support the related open space waiver, and therefore by association does not support the requested intersection offset waiver or tentative map.

FINDINGS (WVR-63582)

Open space is an integral part of the implementing the vision for development of the Providence master planned area. Staff supports the requirements of the Cliff's Edge Master Development Plan and Design Standards, and therefore recommends denial of the waiver of open space.

FINDINGS (TMP-63583)

The proposed map meets state requirements for tentative maps. The subdivision was designed to accommodate the existing offsite improvements along Grand Teton Drive and Egan Crest Drive. However, the M (Medium Density Residential) standards could be met with a different lot configuration that integrates a centralized park and meets open space requirements. Staff recommends denial of the associated open space waiver; therefore, by association, staff also recommends denial of the tentative map.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 526 - WVR-63581 and WVR-63582
526 - TMP-63583

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-63581 APN: 126-13-501-022

Name of Property Owner: KB Home Nevada Inc.

Name of Applicant: KB Home

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: BRIAN KUNEC

Subscribed and sworn before me

This 28 day of January, 2016

Iris L. Wall

Notary Public in and for said County and State

IRIS L. WALL
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 93-1344-1
MY APPT EXPIRES SEPTEMBER 14, 2017

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver

Project Address (Location) Northeast corner of Egan Crest Drive and Gradn Teton Drive

Project Name Oxford Commons **Proposed Use** Residential

Assessor's Parcel #(s) 126-13-501-022 **Ward #** 6

General Plan: existing M proposed ____ **Zoning:** existing PD proposed ____

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

Gross Acres 18.7 **Lots/Units** 158 **Density** 8.45

Additional Information ____

PROPERTY OWNER KB Home Nevada Inc. **Contact** Michael Gray

Address 5795 W. Badura Ave. Ste#180 **Phone:** (702) 266-8556 **Fax:** ____

City Las Vegas **State** NV **Zip** 89118

E-mail Address msgray@kbhome.com

APPLICANT KB Home Nevada Inc. **Contact** Michael Gray

Address 5795 W. Badura Ave. Ste#180 **Phone:** (702) 266-8556 **Fax:** ____

City Las Vegas **State** NV **Zip** ____

E-mail Address msgray@kbhome.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 BRIAN KUNEC

Subscribed and sworn before me

This 28 day of January, 20 16.

Iris L. Wall

Notary Public in and for said County and State

IRIS L. WALL
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 93-1344-1
MY APPT EXPIRES SEPTEMBER 14, 2017

FOR DEPARTMENT USE ONLY

Case #	WVR-63581
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.

OXFORD COMMONS II
TENTATIVE MAP
A RESIDENTIAL SUBDIVISION

LEGAL DESCRIPTION

LOT ONE HUNDRED THREE (103) IN BLOCK THREE (3) OF CLIFF EDGE PARENT AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118 OF PLATS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

LAND USE TABULATION

LAND USE DESIGNATION

EXISTING CLV ZONING	PD
PROPOSED CLV ZONING	MEDIUM
MAXIMUM DENSITY	25 UNITS/ACRE

SITE SUMMARY

TOTAL UNITS	158 UNITS
ACREAGE (GROSS)	18.02 ACRES
DENSITY (BASED ON GROSS ACREAGE)	8.77 UNITS/ACRE
OPEN SPACE REQUIRED	12,900 SF
OPEN SPACE PROVIDED	5,823 SF
ACREAGE (NET)	18.02 ACRES

PARKING ANALYSIS

TOTAL LOTS: 158

REQUIRED SPACES: 348
(2 PER HOUSE PLUS 1 ADDITIONAL FOR EVERY 5 HOUSES)

PROVIDED SPACES: 474
(3 SPACES PER LOT: 2-CAR GARAGE AND 20' DRIVEWAY)

EST. SEWAGE CONTRIBUTION

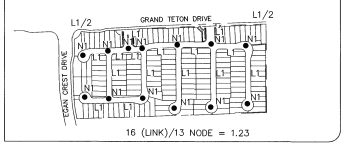
AVERAGE FLOW = 0.0395 MILLION GALLONS PER DAY
PEAK FLOW = 0.1383 MILLION GALLONS PER DAY
WET PEAK FLOW = 0.1728 MILLION GALLONS PER DAY

ALTERNATIVE STREET NAMES

HUBBLES DRIVE
NORMAN LANE
LITTLE STREET
CLEAR COURT

CONNECTIVITY RATIO

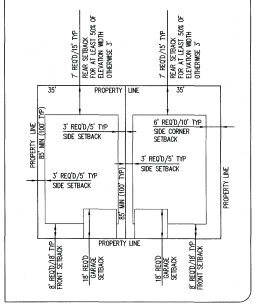
SCALE: 1" = 400'



16 (LINK)/13 NODE = 1.23

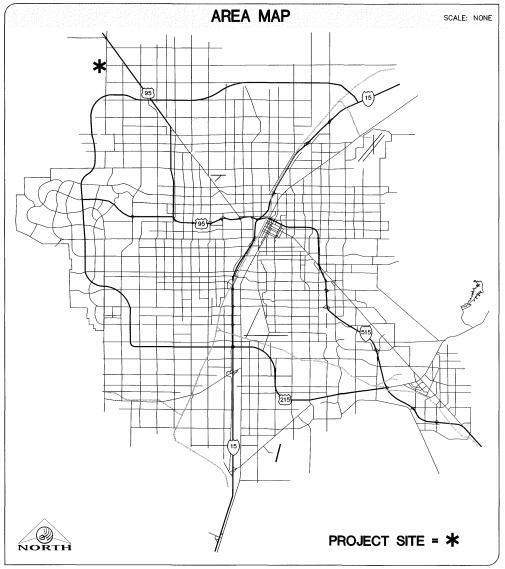
TYPICAL LOT DIMENSIONS AND SETBACKS

NOT TO SCALE



AREA MAP

SCALE: NONE



VICINITY MAP

SCALE: NONE



GENERAL LEGEND

(2465')	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	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
	RETAINING WALL
	PROPOSED AC PAVING
	SAWCUT LINE
	EXISTING FENCE
EX. GAS	EXISTING GAS
EX. 10"S	EXISTING SEWER MAIN
8"S	PROPOSED SEWER MAIN
	PROPOSED SEWER LATERAL
EX. 36"SD	EXISTING STORM DRAIN
36"SD	PROPOSED STORM DRAIN
EX. 8"W	EXISTING WATER MAIN
8"W	PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT
23	LOT NUMBER
	EXISTING STREETLIGHT

ASSESSOR'S PARCEL NUMBER

126-13-501-022

OWNER

K B HOME
5795 WEST BADURA AVENUE, SUITE 180
LAS VEGAS, NEVADA 89118
OFFICE: (702) 266-8400

DEVELOPER

K B HOME
5795 WEST BADURA AVENUE, SUITE 180
LAS VEGAS, NEVADA 89118
OFFICE: (702) 266-8400

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
6755 W. CHARLESTON BLVD STE A
LAS VEGAS, NV 89146
OFFICE: (702) 524-4085

DEVEATIONS NOTE

1. CONNECTIVITY RATIO OF 1.23 WHERE 1.3 IS REQUIRED.
2. 5,823 SF OPEN SPACE PROVIDED WHERE 12,900 SF IS REQUIRED.

NOTES

1. ALL EXTERIOR STREETS ARE PUBLIC. ALL INTERIOR STREETS ARE PRIVATE WITHOUT SIDEWALK.
2. UTILITY SERVICES TO BE PROVIDED BY:
   CITY OF LAS VEGAS SEWER
   LAS VEGAS VALLEY WATER DISTRICT
   CENTURYLINK TELEPHONE
   REPUBLIC SERVICES
   SOUTHWEST GAS COMPANY
   NV ENERGY
3. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED, (AND WILL MAINTAIN LANDSCAPING AND PRIVATE STREETS), THEREFORE, CC&R'S WILL BE REQUIRED.
4. THERE ARE NO OBSERVABLE FAULTS OR FISSURES LOCATED ON THIS SITE.
5. AS PROPOSED, DEVELOPMENT IS CONSIDERED FEASIBLE FROM A GEOTECHNICAL STANDPOINT.
6. GROUNDWATER WAS NOT OBSERVED DURING EXCAVATIONS AND IS NOT SHOWN ON MAPS OF KNOWN GROUNDWATER ELEVATIONS IN THE AREA TO BE WITHIN 20 FEET OF THE KNOWN GROUND ELEVATION.
7. THIS SITE IS LOCATED IN ZONE X PER FEMA MAP #32003C1750E. ZONE X IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
8. SOILS REPORT
   PREPARED BY: WRIGHT ENGINEERS
   PROJECT No.: 152531
   DATED: JANUARY 6, 2016
9. WATER AND SEWER EXIST ADJACENT TO THE SITE.

BASIS OF BEARING

NORTH 00°08'16" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF 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 PAGE 32.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK BL99:13SES
BEING A RIVET AND PLATE IN CONCRETE CYLINDER NW CORNER OF HUALAPAI AND ELKHORN.

ELEVATION: 2853.03 (FEET)
869.606 (METERS)

BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	TENTATIVE MAP
3	SECTIONS AND DETAILS 1
4	SECTIONS AND DETAILS 2
5	SECTIONS AND DETAILS 3

FOR

DR HORTON

1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NV 89014
PHONE: (702) 635-3600

BY

Triton Engineering
6757 W. Charleston Boulevard
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

NO.	DESCRIPTION	DATE	APP'D

DATE: 2/17/2016
PM: J. PEARCE
DRAWN BY: D.I.
DESIGNED BY: J.P.
CHECKED BY:
ADA CHECKED:
JOB NO.: 075.035
SCALE: NONE

Triton Engineering
Office (702) 254-1480
Fax (702) 254-3062
www.tritoneng.com
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146

KB HOME
OXFORD COMMONS II
COVER SHEET

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-
CIVIL
No. 8552

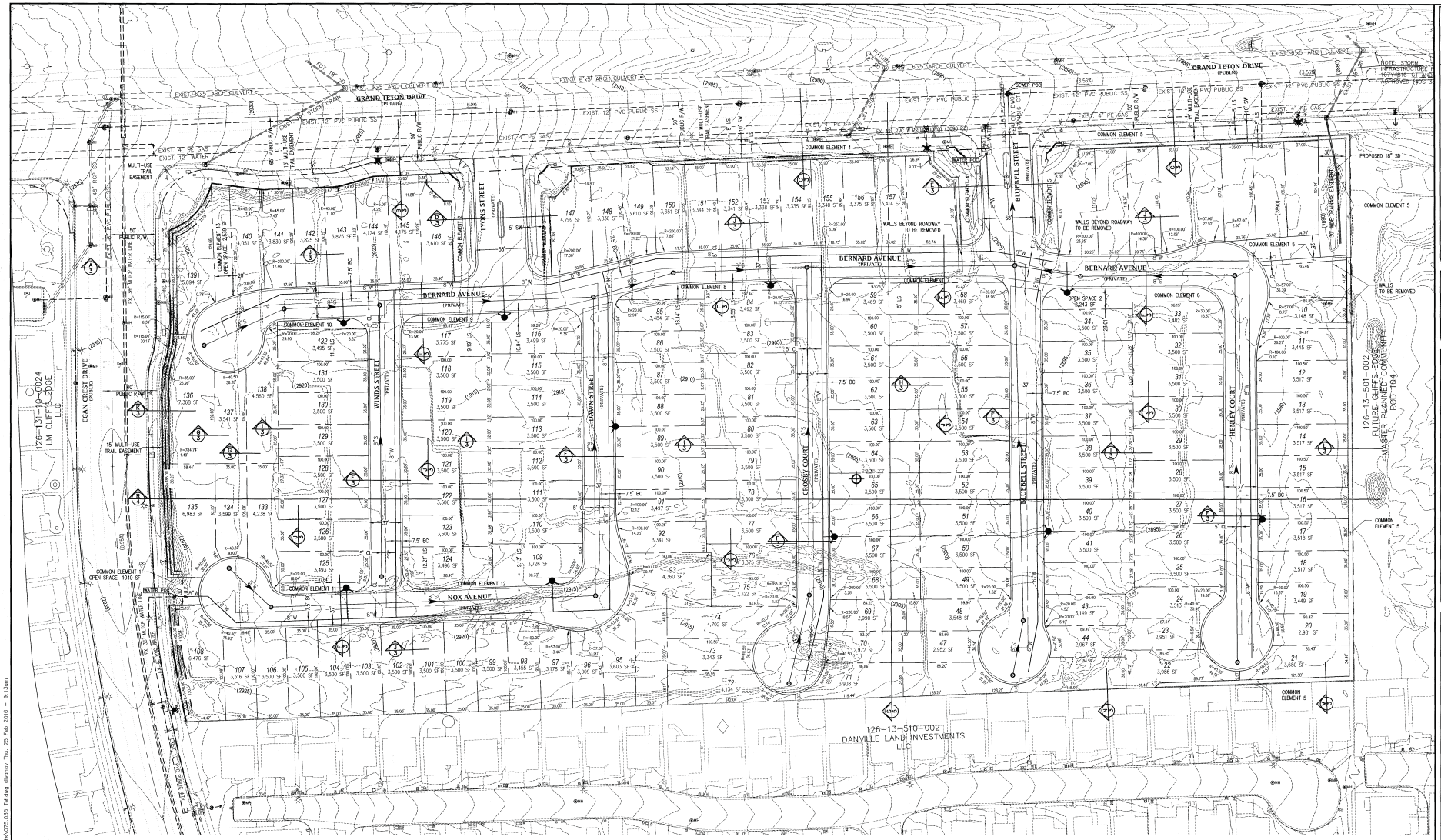
2-25-16

PRJ-63164
02/25/16

SHEET 1 OF 5

WVR-63581, WR-63582 and TMP-63583

Q:\Triton Drawings\075.035 Egan Crest\Grand Teton\Drawings\Exhibits\075.035 TM.dwg drsnov Thu, 25 Feb 2016 - 10:16am



NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

	AREA (SF)	OPEN SPACE (SF)
COMMON ELEMENT 1	1,040	1,040
COMMON ELEMENT 2	3,501	–
COMMON ELEMENT 3	3,603	–
COMMON ELEMENT 4	5,300	–
COMMON ELEMENT 5	15,443	–
COMMON ELEMENT 6	3,597	2,243
COMMON ELEMENT 7	891	–
COMMON ELEMENT 8	2,092	–
COMMON ELEMENT 9	1,917	–
COMMON ELEMENT 10	1,008	–
COMMON ELEMENT 11	1,066	–
COMMON ELEMENT 12	1,797	–
COMMON ELEMENT 13	2,540	2,540
TOTAL	43,796	5,823

PRJ-63164
02/25/16

NO.	DESCRIPTION	DATE	APP'D

DATE : 2/11/2016
PM : J. PEARCE
DRAWN BY : D.I.
DESIGNED BY : J.P.
CHECKED BY :
ADA CHECKED :
JOB NO. : 075.035
SCALE : 1" = 50'

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-5062
www.tritoneng.com

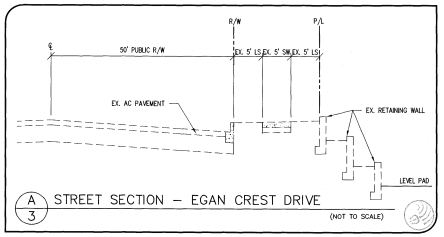
KB HOME
OXFORD COMMONS II
TENTATIVE MAP

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552
2-25-16

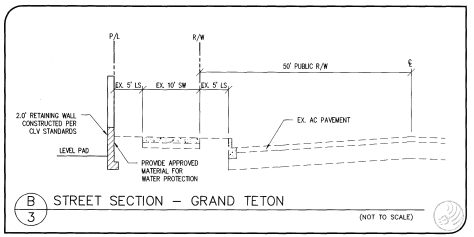
SHEET 2 OF 5

Q:\triton drawings\075.035 egan crestgrand teton\Drawings\Exhibits\075.035 TM.dwg diaznov Thu, 25 Feb 2016 - 9:13am

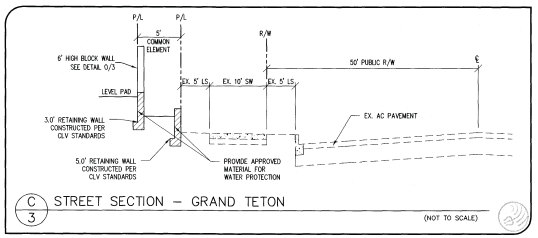
WVR-63581, WR-63582 and TMP-63583



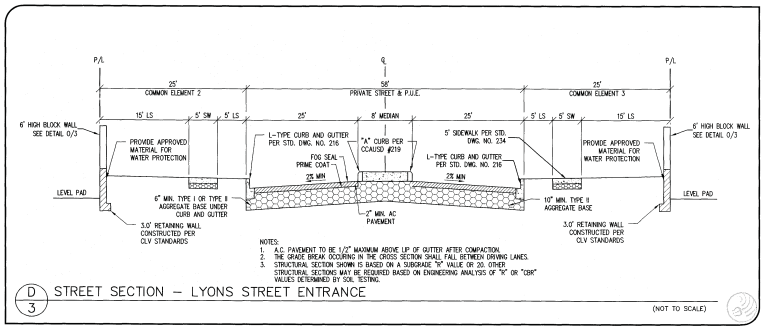
A/3 STREET SECTION – EGAN CREST DRIVE (NOT TO SCALE)



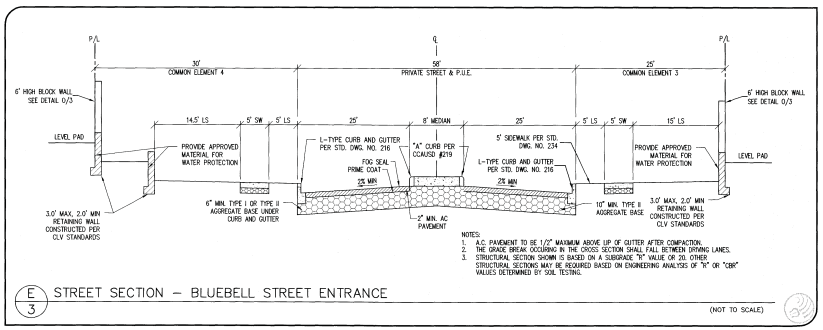
B/3 STREET SECTION – GRAND TETON (NOT TO SCALE)



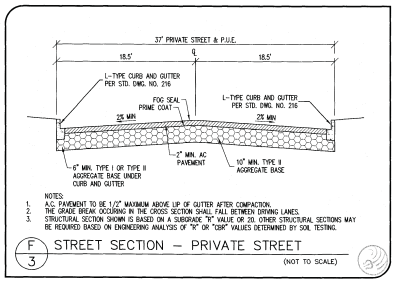
C/3 STREET SECTION – GRAND TETON (NOT TO SCALE)



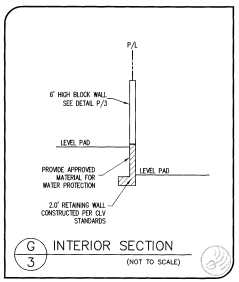
D/3 STREET SECTION – LYONS STREET ENTRANCE (NOT TO SCALE)



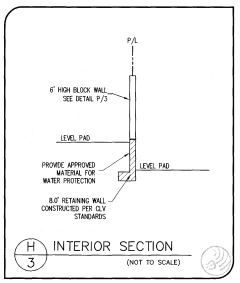
E/3 STREET SECTION – BLUEBELL STREET ENTRANCE (NOT TO SCALE)



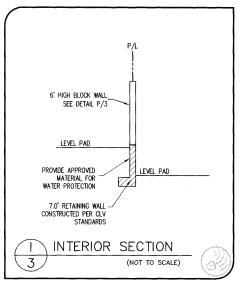
F/3 STREET SECTION – PRIVATE STREET (NOT TO SCALE)



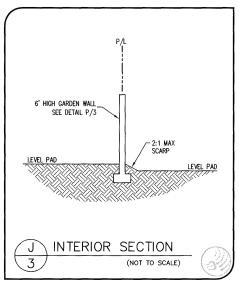
G/3 INTERIOR SECTION (NOT TO SCALE)



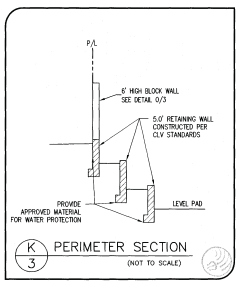
H/3 INTERIOR SECTION (NOT TO SCALE)



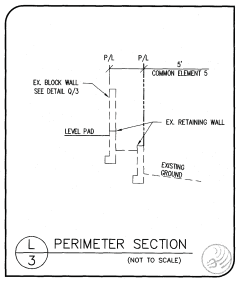
I/3 INTERIOR SECTION (NOT TO SCALE)



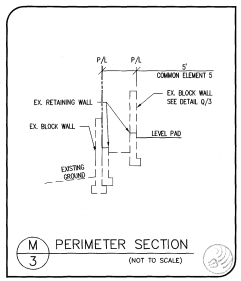
J/3 INTERIOR SECTION (NOT TO SCALE)



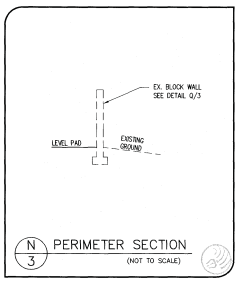
K/3 PERIMETER SECTION (NOT TO SCALE)



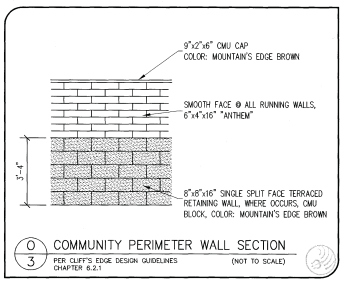
L/3 PERIMETER SECTION (NOT TO SCALE)



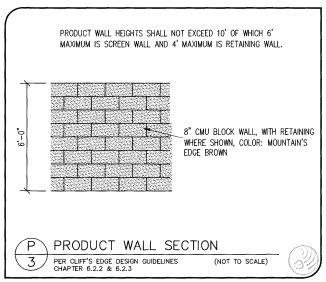
M/3 PERIMETER SECTION (NOT TO SCALE)



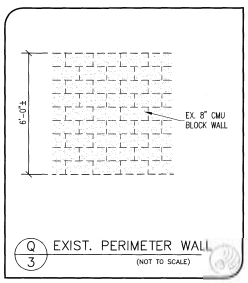
N/3 PERIMETER SECTION (NOT TO SCALE)



O/3 COMMUNITY PERIMETER WALL SECTION
PER CLIFF'S EDGE DESIGN GUIDELINES CHAPTER 6.2.1 (NOT TO SCALE)



P/3 PRODUCT WALL SECTION
PER CLIFF'S EDGE DESIGN GUIDELINES CHAPTER 6.2.2 & 6.2.3 (NOT TO SCALE)



Q/3 EXIST. PERIMETER WALL (NOT TO SCALE)

PRJ-63164
02/25/16

KB HOME
OXFORD COMMONS II
SECTION AND DETAILS 1

Triton Engineering
6757 W. Charleston Blvd. Suite B Las Vegas, Nevada 89146
Office: (702) 254-1480 Fax: (702) 254-1962 www.tritoneng.com

DATE: 2/11/2016
PM: J. PEARCE
DRAWN BY: D.I.
DESIGNED BY: J.P.
CHECKED BY:
AGA CHECKED
JOB NO.: 075.035
SCALE: NONE

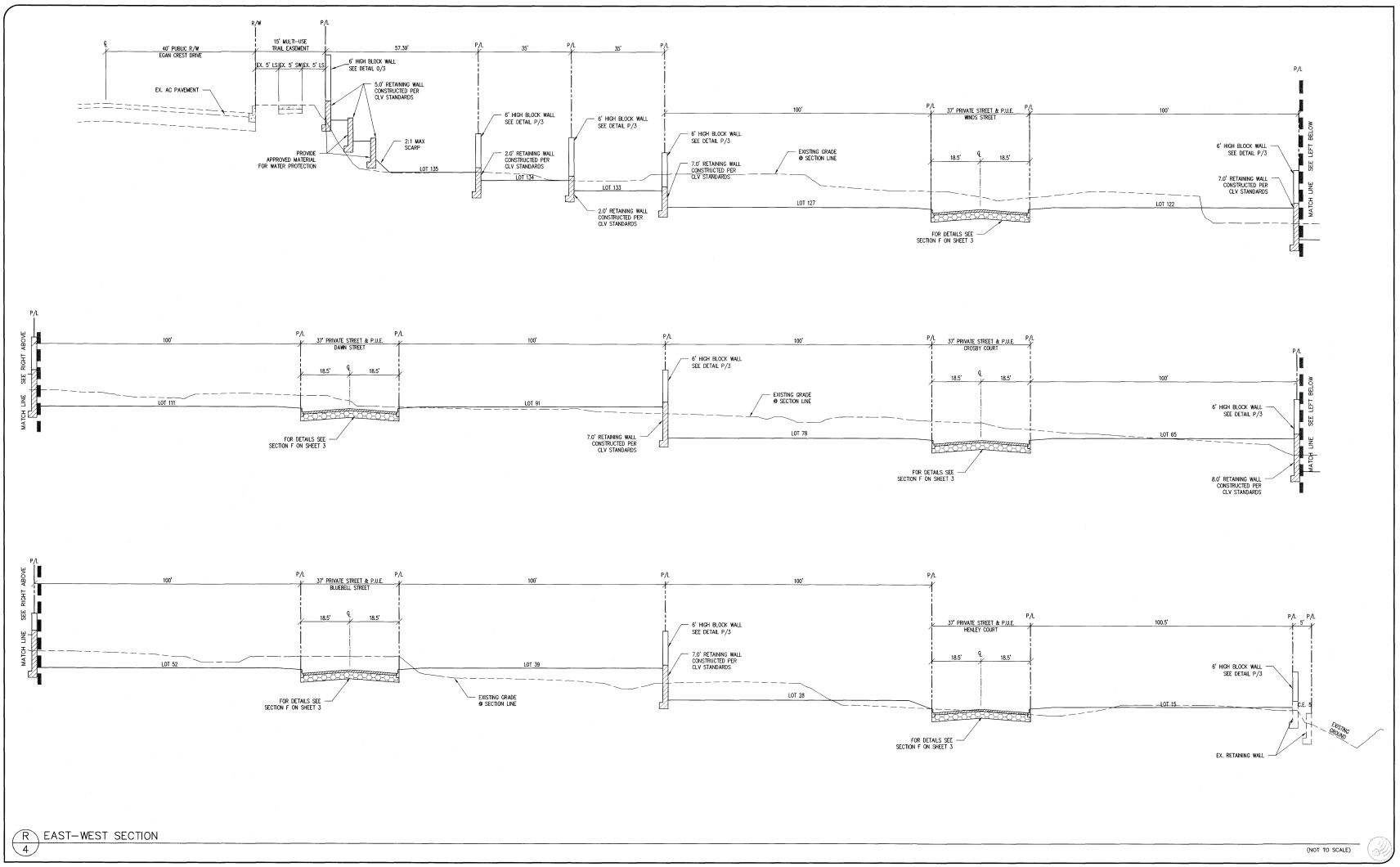
NO. DESCRIPTION DATE APP'D

JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9555
STATE OF NEVADA
PROFESSIONAL ENGINEER
2-25-16

SHEET 3 OF 5

O:\Triton drawings\075.035 egan creekground teton\Drawings\Exhibits\075.035 TM.dwg dvonov Thu, 25 Feb 2016 - 9:13am

WVR-63581, WR-63582 and TMP-63583



R/4 EAST–WEST SECTION

(NOT TO SCALE)

PRJ-63164
02/25/16

NO.	DESCRIPTION	DATE	APPD.

DATE : 2/11/2016
PM : J. PEARCE
DRAWN BY : D.I.
DESIGNED BY : J.P.
CHECKED BY :
AZA CHECKED :
JOB NO. : 075.035
SCALE : NONE

Tríton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-1666
www.tritoneng.com

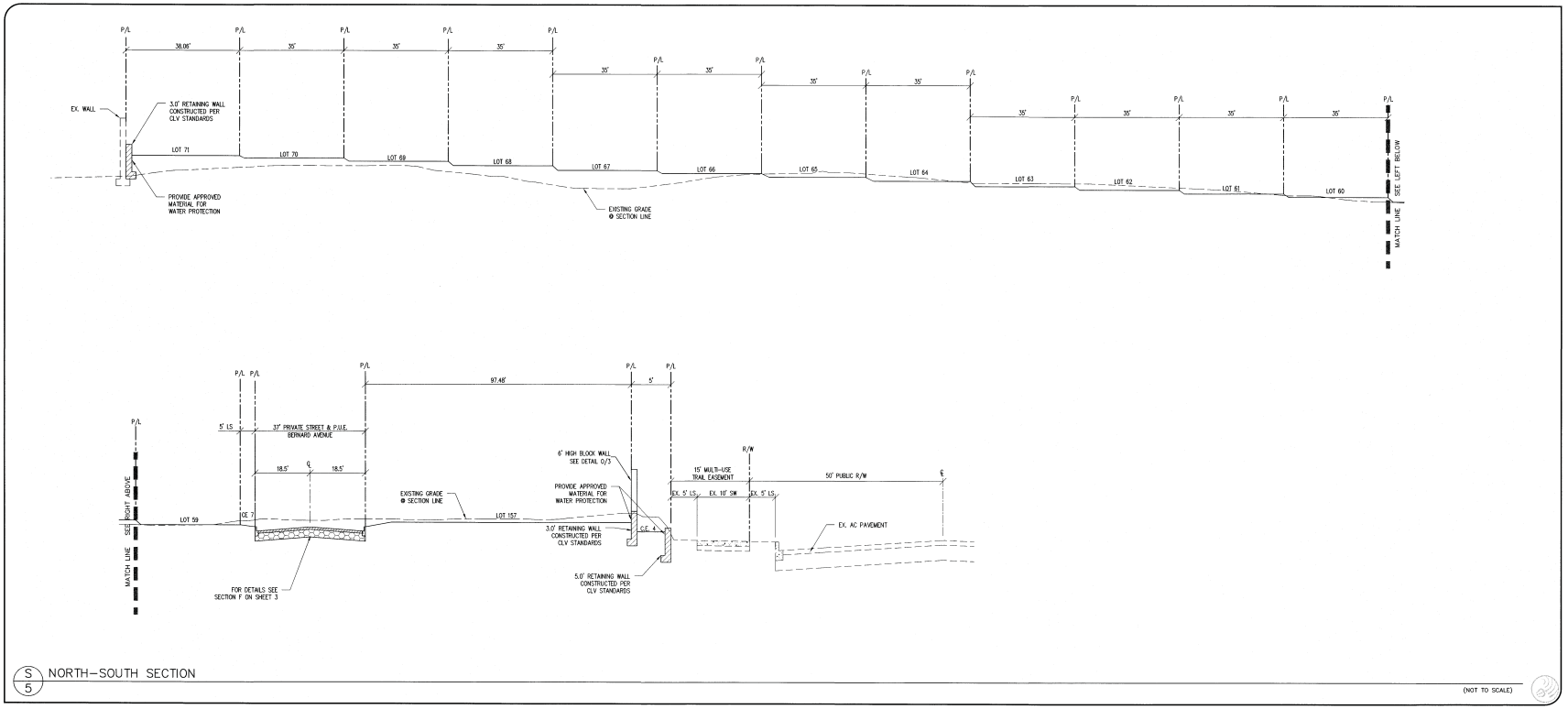
KB HOME
OXFORD COMMONS II
SECTION AND DETAILS 2

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 8552
2-25-16

SHEET 4 OF 5

Q:\triton drawings\075.035 egan crestpond teton\Drawings\Exhibits\075.035 TM.dwg division: Thu, 25 Feb 2016 – 9:13am

WVR-63581, WR-63582 and TMP-63583



S/5 NORTH–SOUTH SECTION

(NOT TO SCALE)

NO.	DESCRIPTION	DATE	APP'D

DATE : 2/11/2016
PM : J. PEARCE
DRAWN BY : D.I.
DESIGNED BY : J.P.
CHECKED BY :
ADA CHECKED :
JOB NO. : 075.035
SCALE : NONE

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritonengr.com

KB HOME

OXFORD COMMONS II

SECTION AND DETAILS 3

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-/
CIVIL
No. 9552
02/25/16

SHEET 5 OF 5

PRJ-63164
02/25/16

D:\triton drawings\075.035 again crestgrand triton\Drawings\Exhibits\075.035 TM.dwg dvanov Thu, 25 Feb 2016 - 9:13am

WVR-63581, WR-63582 and TMP-63583



WVR-63581 [PRJ-63164] - WAIVER RELATED TO WVR-63582 AND TMP-63583 - APPLICANT/OWNER: KB HOME NEVADA, INC.
SOUTHEAST CORNER OF GRAND TETON DRIVE AND EGAN CREST DRIVE

03/04/16



WVR-63581 [PRJ-63164] - WAIVER RELATED TO WVR-63582 AND TMP-63583 - APPLICANT/OWNER: KB HOME NEVADA, INC.
SOUTHEAST CORNER OF GRAND TETON DRIVE AND EGAN CREST DRIVE

03/04/16



WVR-63581 [PRJ-63164] - WAIVER RELATED TO WVR-63582 AND TMP-63583 - APPLICANT/OWNER: KB HOME NEVADA, INC.
SOUTHEAST CORNER OF GRAND TETON DRIVE AND EGAN CREST DRIVE

03/04/16



WVR-63581 [PRJ-63164] - WAIVER RELATED TO WVR-63582 AND TMP-63583 - APPLICANT/OWNER: KB HOME NEVADA, INC.
SOUTHEAST CORNER OF GRAND TETON DRIVE AND EGAN CREST DRIVE

03/04/16



WVR-63581 [PRJ-63164] - WAIVER RELATED TO WVR-63582 AND TMP-63583 - APPLICANT/OWNER: KB HOME NEVADA, INC.
SOUTHEAST CORNER OF GRAND TETON DRIVE AND EGAN CREST DRIVE

03/04/16



WVR-63581 [PRJ-63164] - WAIVER RELATED TO WVR-63582 AND TMP-63583 - APPLICANT/OWNER: KB HOME NEVADA, INC.
SOUTHEAST CORNER OF GRAND TETON DRIVE AND EGAN CREST DRIVE

03/04/16

Triton
Engineering

February 25, 2016

City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

RE: Justification Letter for Tentative Map and Waiver
KB Home – OXFORD COMMONS II (Parcel #126-13-501-022 on 20.9 acres)

On behalf of KB Home, we respectfully submit this request for a Tentative Map and Waiver for the above referenced parcel.

The parcel consists of approximately 18.02 acres and is located at the southeast corner of Grand Teton Drive and Egan Crest Drive located within POD 103 of the Cliff's Edge (Providence) Master Plan. It is currently zoned PD within a current Land Use designation of Medium (M). The applicant is proposing a 158 lot single family detached residential subdivision which provides a density of 8.77 units per acre, which is consistent with the Cliff's Edge Master Plan.

Along with this Tentative Map we would like request a Waiver of Title 19.02140 to allow an internal intersection offset of approximately 100 feet where at least 125 feet is required from Bernard Avenue and Dawn Street.

We are also requesting a waiver from the required open space per the Cliff's Edge Design Guidelines, Sec 3.2.1. The Tentative Map includes 5,823 square feet of open space where 15,800 SF is required (100 sf/unit x 158 lots). The Medium Density Residential standards are designed for a much higher density product that wouldn't typically have any private yard space for the units. This project is designed with single family detached homes providing approximately 700 sf of private back yard space per typical lot (minimum of 525 sf on cul-de-sac lots), which is significantly higher per unit than what would be offered in a community open space for a plan with no private yards.

If you should have any questions concerning this, please contact me at (702) 254-1480. We thank you in advance for your consideration and approval.

Sincerely,

Aimee English
Project Coordinator

WVR-63581, WR-63582 and TMP-63583

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.: **70.**

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

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

SUBJECT:
WVR-63582 - WAIVER RELATED TO WVR-63581 - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC. - For possible action on a request for a Waiver of the Cliff's Edge Design Guidelines TO ALLOW 5,823 SQUARE FEET OF COMMON OPEN SPACE WHERE 15,800 SQUARE FEET IS REQUIRED on 18.02 acres at the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-501-022), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-63164]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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: WVR-63582 APN: 126-13-501-022

Name of Property Owner: KB Home Nevada Inc.

Name of Applicant: KB Home

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: BRIAN KUNEC

Subscribed and sworn before me

This 28 day of January, 2016

Iris L. Wall

Notary Public in and for said County and State

IRIS L. WALL
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 93-1344-1
MY APPT EXPIRES SEPTEMBER 14, 2017

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver

Project Address (Location) Northeast corner of Egan Crest Drive and Gradn Teton Drive

Project Name Oxford Commons **Proposed Use** Residential

Assessor's Parcel #(s) 126-13-501-022 **Ward #** 6

General Plan: existing M proposed ____ **Zoning:** existing PD proposed ____

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

Gross Acres 18.7 **Lots/Units** 158 **Density** 8.45

Additional Information ____

PROPERTY OWNER KB Home Nevada Inc. **Contact** Michael Gray

Address 5795 W. Badura Ave. Ste#180 **Phone:** (702) 266-8556 **Fax:** ____

City Las Vegas **State** NV **Zip** 89118

E-mail Address msgray@kbhome.com

APPLICANT KB Home Nevada Inc. **Contact** Michael Gray

Address 5795 W. Badura Ave. Ste#180 **Phone:** (702) 266-8556 **Fax:** ____

City Las Vegas **State** NV **Zip** ____

E-mail Address msgray@kbhome.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 BRIAN KUNEC

Subscribed and sworn before me

This 28 day of January, 20 16.

Iris L. Wall

Notary Public in and for said County and State

IRIS L. WALL
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 93-1344-1
MY APPT EXPIRES SEPTEMBER 14, 2017

FOR DEPARTMENT USE ONLY

Case #	WVR-63582
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.

City of Las Vegas Agenda Item No.: **71.**

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

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

SUBJECT:
TMP-63583 - TENTATIVE MAP RELATED TO WVR-63581 AND WVR-63582 - OXFORD COMMONS II - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC. - For possible action on a request for a Tentative Map FOR A 158-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 18.02 acres at the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-501-022), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-63164]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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: TMP-63583 APN: 126-13-501-022

Name of Property Owner: KB Home Nevada Inc.

Name of Applicant: KB Home

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: BRIAN KUNEC

Subscribed and sworn before me

This 28 day of January, 2016

Iris L. Wall

Notary Public in and for said County and State

IRIS L. WALL
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 93-1344-1
MY APPT EXPIRES SEPTEMBER 14, 2017

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Northeast corner of Egan Crest Drive and Gradn Teton Drive

Project Name Oxford Commons **Proposed Use** Residential

Assessor's Parcel #(s) 126-13-501-022 **Ward #** 6

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

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

Gross Acres 18.7 **Lots/Units** 158 **Density** 8.45

Additional Information _____

PROPERTY OWNER KB Home Nevada Inc. **Contact** Michael Gray

Address 5795 W. Badura Ave. Ste#180 **Phone:** (702) 266-8556 **Fax:** _____

City Las Vegas **State** NV **Zip** 89118

E-mail Address msgray@kbhome.com

APPLICANT KB Home Nevada Inc. **Contact** Michael Gray

Address 5795 W. Badura Ave. Ste#180 **Phone:** (702) 266-8556 **Fax:** _____

City Las Vegas **State** NV **Zip** _____

E-mail Address msgray@kbhome.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 BRIAN KUNEC

Subscribed and sworn before me

This 28 day of January, 20 16.

_____

Notary Public in and for said County and State

IRIS L. WALL
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 93-1344-1
MY APPT EXPIRES SEPTEMBER 14, 2017

FOR DEPARTMENT USE ONLY

Case #	TMP-63583
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.

OXFORD COMMONS II

TENTATIVE MAP

A RESIDENTIAL SUBDIVISION

LEGAL DESCRIPTION

LOT ONE HUNDRED THREE (103) IN BLOCK THREE (3) OF CLIFF EDGE PARENT AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118 OF PLATS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

LAND USE TABULATION

LAND USE DESIGNATION

EXISTING CLV ZONING	PD
PROPOSED CLV ZONING	MEDIUM
MAXIMUM DENSITY	25 UNITS/ACRE

SITE SUMMARY

TOTAL UNITS	158 UNITS
ACREAGE (GROSS)	18.02 ACRES
DENSITY (BASED ON GROSS ACREAGE)	8.77 UNITS/ACRE
OPEN SPACE REQUIRED	12,900 SF
OPEN SPACE PROVIDED	5,823 SF
ACREAGE (NET)	18.02 ACRES

PARKING ANALYSIS

TOTAL LOTS: 158

REQUIRED SPACES: 348
(2 PER HOUSE PLUS 1 ADDITIONAL FOR EVERY 5 HOUSES)

PROVIDED SPACES: 474
(3 SPACES PER LOT: 2-CAR GARAGE AND 20' DRIVEWAY)

EST. SEWAGE CONTRIBUTION

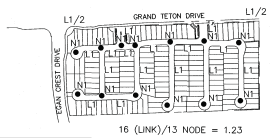
AVERAGE FLOW = 0.0395 MILLION GALLONS PER DAY
PEAK FLOW = 0.1383 MILLION GALLONS PER DAY
WET PEAK FLOW = 0.1728 MILLION GALLONS PER DAY

ALTERNATIVE STREET NAMES

HUBBLES DRIVE
NORMAN LANE
LITTLE STREET
CLEAR COURT

CONNECTIVITY RATIO

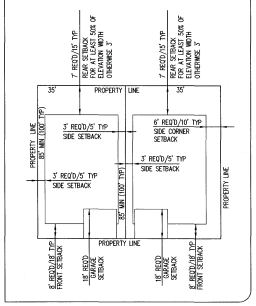
SCALE: 1" = 400'



16 (LINK)/13 NODE = 1.23

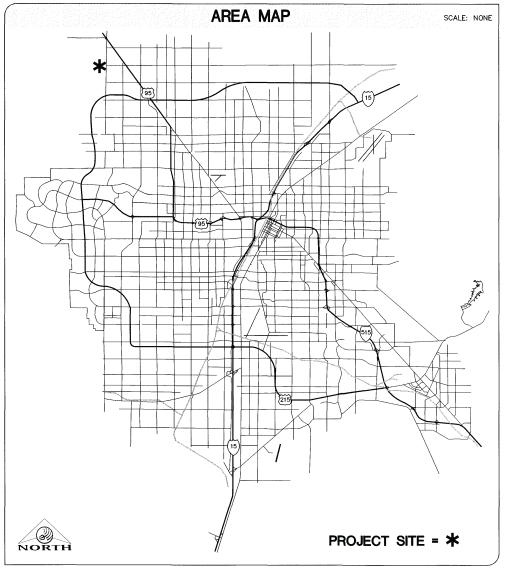
TYPICAL LOT DIMENSIONS AND SETBACKS

NOT TO SCALE



AREA MAP

SCALE: NONE



VICINITY MAP

SCALE: NONE



GENERAL LEGEND

(2465')	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	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
	RETAINING WALL
	PROPOSED AC PAVING
	SAWCUT LINE
	EXISTING FENCE
EX. GAS	EXISTING GAS
EX. 10"S	EXISTING SEWER MAIN
8"S	PROPOSED SEWER MAIN
	PROPOSED SEWER LATERAL
EX. 36"SD	EXISTING STORM DRAIN
36"SD	PROPOSED STORM DRAIN
EX. 8"W	EXISTING WATER MAIN
8"W	PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT
23	LOT NUMBER
	EXISTING STREETLIGHT

ASSESSOR'S PARCEL NUMBER

126-13-501-022

OWNER

K B HOME
5795 WEST BADURA AVENUE, SUITE 180
LAS VEGAS, NEVADA 89118
OFFICE: (702) 266-8400

DEVELOPER

K B HOME
5795 WEST BADURA AVENUE, SUITE 180
LAS VEGAS, NEVADA 89118
OFFICE: (702) 266-8400

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
6755 W. CHARLESTON BLVD STE A
LAS VEGAS, NV 89146
OFFICE: (702) 524-4085

NOTES

1. ALL EXTERIOR STREETS ARE PUBLIC. ALL INTERIOR STREETS ARE PRIVATE WITHOUT SIDEWALK.
2. UTILITY SERVICES TO BE PROVIDED BY:
   CITY OF LAS VEGAS SEWER
   LAS VEGAS VALLEY WATER DISTRICT
   CENTURYLINK TELEPHONE
   REPUBLIC SERVICES
   SOUTHWEST GAS COMPANY
   NV ENERGY
3. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED, (AND WILL MAINTAIN LANDSCAPING AND PRIVATE STREETS), THEREFORE, CC&R'S WILL BE REQUIRED.
4. THERE ARE NO OBSERVABLE FAULTS OR FISSURES LOCATED ON THIS SITE.
5. AS PROPOSED, DEVELOPMENT IS CONSIDERED FEASIBLE FROM A GEOTECHNICAL STANDPOINT.
6. GROUNDWATER WAS NOT OBSERVED DURING EXCAVATIONS AND IS NOT SHOWN ON MAPS OF KNOWN GROUNDWATER ELEVATIONS IN THE AREA TO BE WITHIN 20 FEET OF THE KNOWN GROUND ELEVATION.
7. THIS SITE IS LOCATED IN ZONE X PER FEMA MAP #32003C1750E. ZONE X IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
8. SOILS REPORT
   PREPARED BY: WRIGHT ENGINEERS
   PROJECT No.: 152531
   DATED: JANUARY 6, 2016
9. WATER AND SEWER EXIST ADJACENT TO THE SITE.

BASIS OF BEARING

NORTH 00°08'16" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF 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 PAGE 32.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK BL99:13SES
BEING A RIVET AND PLATE IN CONCRETE CYLINDER NW CORNER OF HUALAPAI AND ELKHORN.

ELEVATION: 2853.03 (FEET)
869.606 (METERS)

BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

DEVEATIONS NOTE

1. CONNECTIVITY RATIO OF 1.23 WHERE 1.3 IS REQUIRED.
2. 5,823 SF OPEN SPACE PROVIDED WHERE 12,900 SF IS REQUIRED.

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	TENTATIVE MAP
3	SECTIONS AND DETAILS 1
4	SECTIONS AND DETAILS 2
5	SECTIONS AND DETAILS 3

FOR

DR HORTON

1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NV 89014
PHONE: (702) 635-3600

BY

Triton Engineering
6757 W. Charleston Boulevard
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

NO.	DESCRIPTION	DATE	APP'D

DATE: 2/17/2016
PM: J. PEARCE
DRAWN BY: D.I.
DESIGNED BY: J.P.
CHECKED BY:
ADA CHECKED:
JOB NO.: 075.035
SCALE: NONE

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

KB HOME
OXFORD COMMONS II
COVER SHEET

PROFESSIONAL ENGINEER
JAMES M. PEARCE
Exp. 12-31-
CIVIL
STATE OF NEVADA
No. 8552

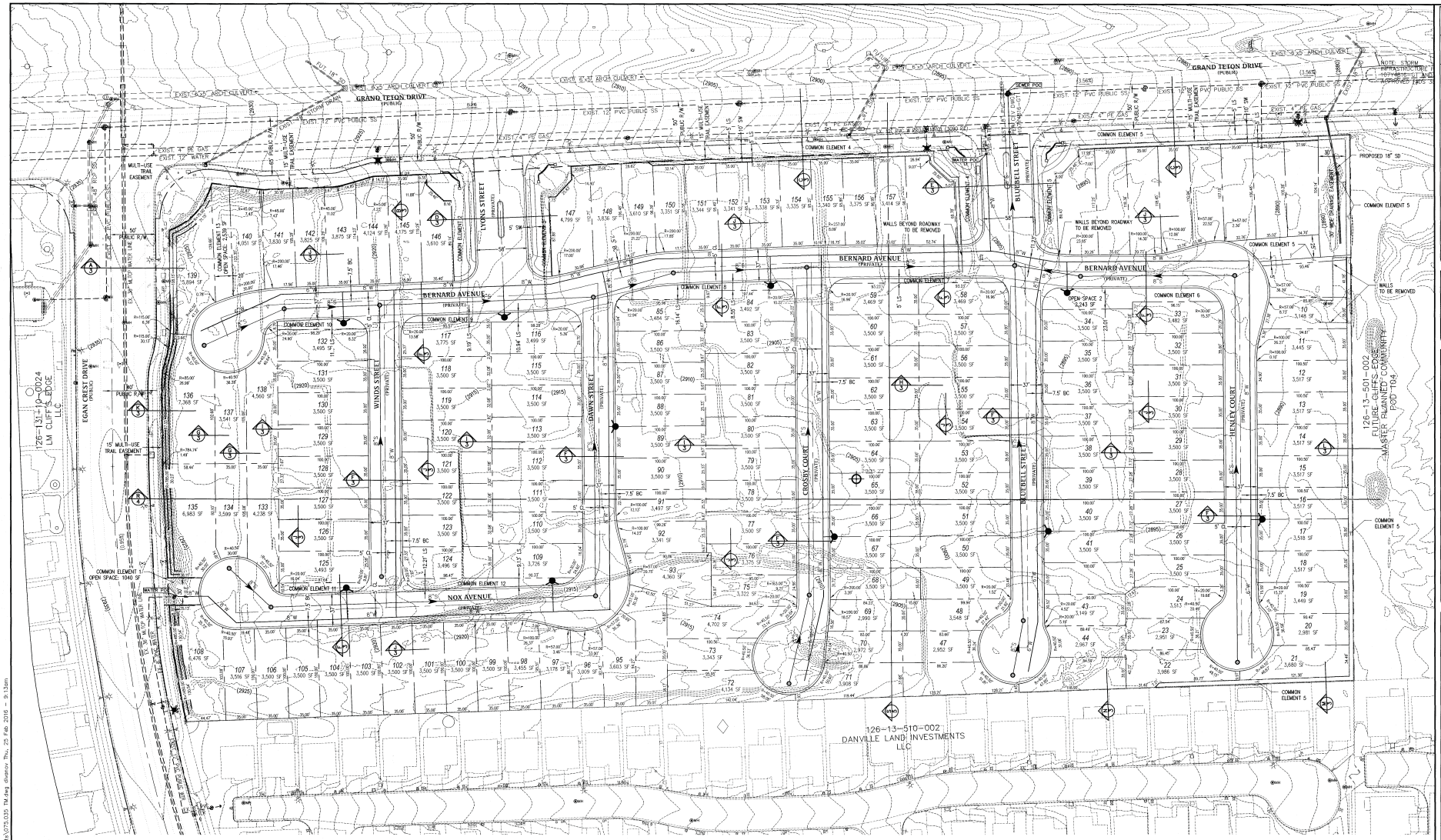
2-25-16

SHEET 1 OF 5

PRJ-63164
02/25/16

TMP-63583

Q:\Triton Drawings\075.035 Egan Crest\Grand Teton\Drawings\Exhibits\075.035 TM.dwg drsnov Thu, 25 Feb 2016 - 10:16am



NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

	AREA (SF)	OPEN SPACE (SF)
COMMON ELEMENT 1	1,040	1,040
COMMON ELEMENT 2	3,501	–
COMMON ELEMENT 3	3,603	–
COMMON ELEMENT 4	5,300	–
COMMON ELEMENT 5	15,443	–
COMMON ELEMENT 6	3,597	2,243
COMMON ELEMENT 7	891	–
COMMON ELEMENT 8	2,092	–
COMMON ELEMENT 9	1,917	–
COMMON ELEMENT 10	1,008	–
COMMON ELEMENT 11	1,066	–
COMMON ELEMENT 12	1,797	–
COMMON ELEMENT 13	2,540	2,540
TOTAL	43,796	5,823

PRJ-63164
02/25/16

NO.	DESCRIPTION	DATE	APP'D

DATE : 2/11/2016
PM : J. PEARCE
DRAWN BY : D.I.
DESIGNED BY : J.P.
CHECKED BY :
ADA CHECKED :
JOB NO. : 075.035
SCALE : 1" = 50'

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-5062
www.tritoneng.com

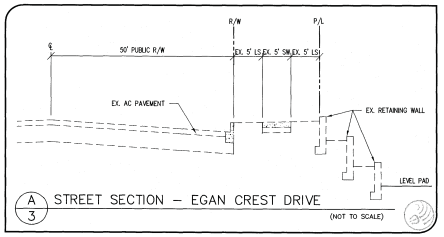
KB HOME
OXFORD COMMONS II
TENTATIVE MAP

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552
2-25-16

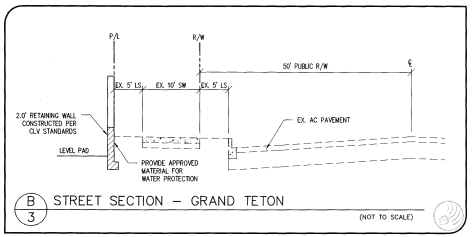
SHEET 2 OF 5

Q:\triton drawings\075.035 egan crestgrand teton\Drawings\Exhibits\075.035 TM.dwg diaznov Thu, 25 Feb 2016 - 9:13am

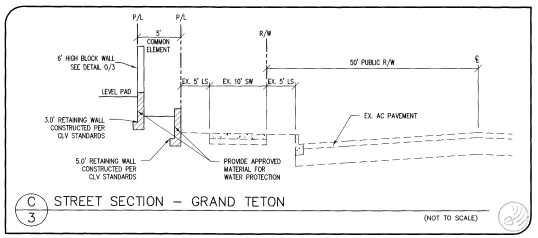
TMP-63583



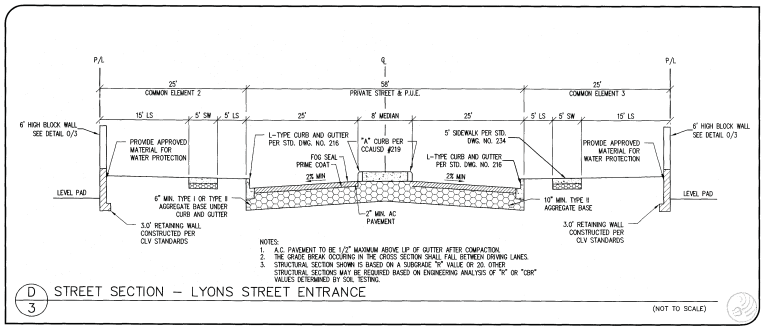
A/3 STREET SECTION – EGAN CREST DRIVE (NOT TO SCALE)



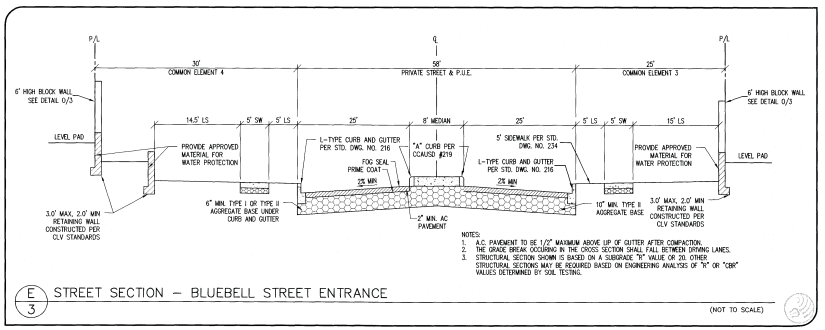
B/3 STREET SECTION – GRAND TETON (NOT TO SCALE)



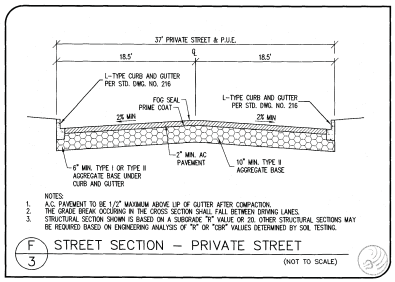
C/3 STREET SECTION – GRAND TETON (NOT TO SCALE)



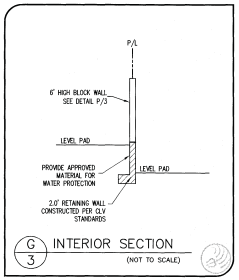
D/3 STREET SECTION – LYONS STREET ENTRANCE (NOT TO SCALE)



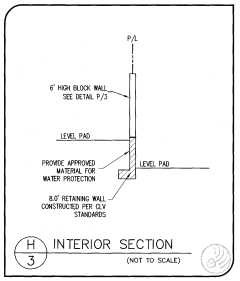
E/3 STREET SECTION – BLUEBELL STREET ENTRANCE (NOT TO SCALE)



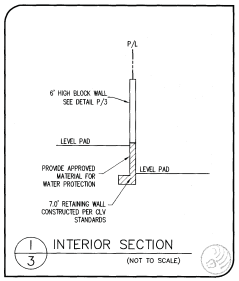
F/3 STREET SECTION – PRIVATE STREET (NOT TO SCALE)



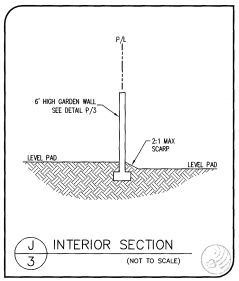
G/3 INTERIOR SECTION (NOT TO SCALE)



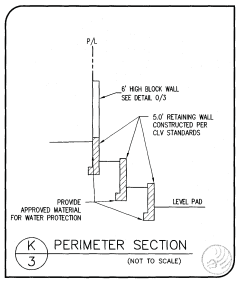
H/3 INTERIOR SECTION (NOT TO SCALE)



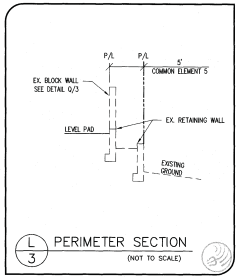
I/3 INTERIOR SECTION (NOT TO SCALE)



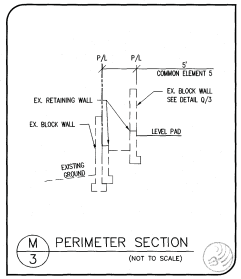
J/3 INTERIOR SECTION (NOT TO SCALE)



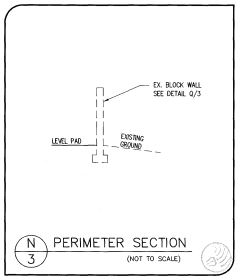
K/3 PERIMETER SECTION (NOT TO SCALE)



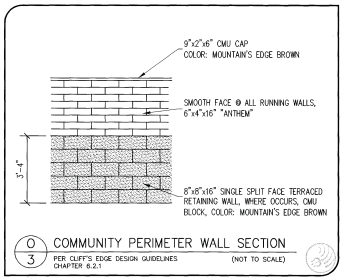
L/3 PERIMETER SECTION (NOT TO SCALE)



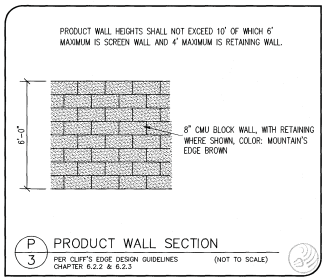
M/3 PERIMETER SECTION (NOT TO SCALE)



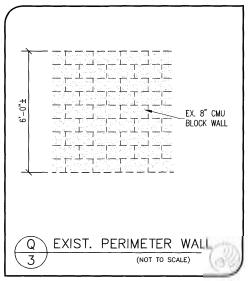
N/3 PERIMETER SECTION (NOT TO SCALE)



O/3 COMMUNITY PERIMETER WALL SECTION
PER CLIFF'S EDGE DESIGN GUIDELINES CHAPTER 6.2.1 (NOT TO SCALE)



P/3 PRODUCT WALL SECTION
PER CLIFF'S EDGE DESIGN GUIDELINES CHAPTER 6.2.2 & 6.2.3 (NOT TO SCALE)



Q/3 EXIST. PERIMETER WALL (NOT TO SCALE)

PRJ-63164
02/25/16

TMP-63583

NO.	DESCRIPTION	DATE	APP'D

DATE: 2/11/2016
PM: J. PEARCE
DRAWN BY: D.I.
DESIGNED BY: J.P.
CHECKED BY:
AGA CHECKED
JOB NO.: 075.035
SCALE: NONE

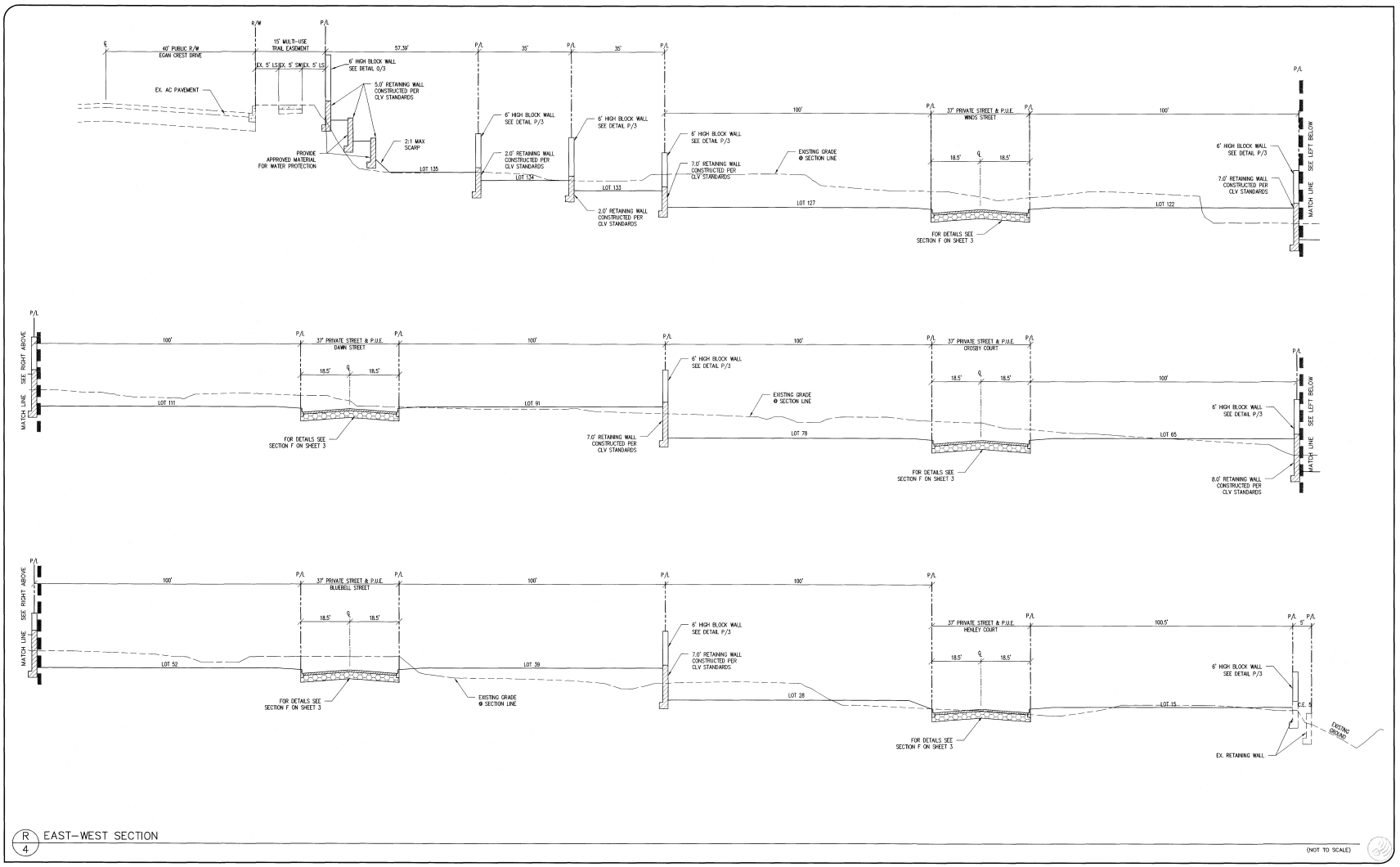
Triton Engineering
6757 W. Charleston Blvd. Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-1962
www.tritoneng.com

KB HOME
OXFORD COMMONS II
SECTION AND DETAILS 1

JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9555
STATE OF NEVADA
2-25-16

SHEET 3 OF 5

O:\Triton drawings\075.035 egan creekground teton\Drawings\Exhibits\075.035 TM.dwg dvonov Thu, 25 Feb 2016 - 9:13am



R/4 EAST–WEST SECTION

(NOT TO SCALE)

PRJ-63164
02/25/16

NO.	DESCRIPTION	DATE	APP'D

DATE : 2/11/2016
PM : J. PEARCE
DRAWN BY : D.I.
DESIGNED BY : J.P.
CHECKED BY :
ADA CHECKED :
JOB NO. : 075.035
SCALE : NONE

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

KB HOME
OXFORD COMMONS II
SECTION AND DETAILS 2

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES M. PEARCE
Exp. 12-31-17
CIVIL
No. 9552
2-25-16

SHEET 4 OF 5

Q:\triton drawings\075.035 egan crestgrand teton\Drawings\Exhibits\075.035 TM.dwg divanov Thu, 25 Feb 2016 - 9:13am

TMP-63583

DEPARTMENT OF PLANNING

DATE: 2/25/16

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

RE: PROJECT NAME Oxford Commons II
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

KB Home (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 Michael Gray at (702)-266-8556. Thank you.

Sincerely,

(Signature)

BRIAN KUNEC
(Print)

Subscribed and sworn before me

This 28 day of January, 2016.

Iris L. Wall
Notary Public in and for said County and State

TMP-63583

IRIS L. WALL
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 93-1344-1
MY APPT EXPIRES SEPTEMBER 14, 2017

Cliffs Edge, LLC

3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
Telephone: (702) 242-4949
Facsimile: (702) 216-2067

February 11, 2016

Michael S. Gray
Forward Planner
KB Home
5795 W. Badura Ave., Suite 180
Las Vegas, NV 89118
Office: (702) 266-8451
msgray@kbhome.com

Re: Oxford Commons II Tentative Map - Pod 103

Michael,

The Cliffs Edge Design Review Committee has reviewed and approved the tentative map for Oxford Commons II, Pod 103.

Thank You,

John Resly
Cliffs Design Review Committee
Focus Property Group
jresly@fcglv.com
702-242-4949

TMP-63583

TMP 63583
KB Home Nevada, Inc.

SEC Grand Teton Drive & Egan Crest Drive

Proposed 158 single family unit residential development.

Proposed Use

Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	158	9.57	1,512
AM Peak Hour			0.75	119
PM Peak Hour			1.01	160

Existing traffic on nearby streets:

Grand Teton Drive	
Average Daily Traffic (ADT)	999
PM Peak Hour (heaviest 60 minutes)	80

Egan Crest Drive	
Average Daily Traffic (ADT)	3,755
PM Peak Hour (heaviest 60 minutes)	300

Hualapai Way	
Average Daily Traffic (ADT)	11,924
PM Peak Hour (heaviest 60 minutes)	954

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Grand Teton Drive	16,300
Egan Crest Drive	34,500
Hualapai Way	34,500

This project will add approximately 1,512 trips per day on Grand Teton Dr., Egan Crest Dr. and Hualapai Way. Grand Teton is currently at about 6 percent of capacity, Egan Crest is at about 11 percent of capacity and Hualapai is at about 35 percent of capacity. After this project, Grand Teton is expected to be at about 15 percent of capacity, Egan Crest at about 15 percent of capacity and Hualapai at about 39 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 160 additional cars, or about five every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas Agenda Item No.: **72.**

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

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

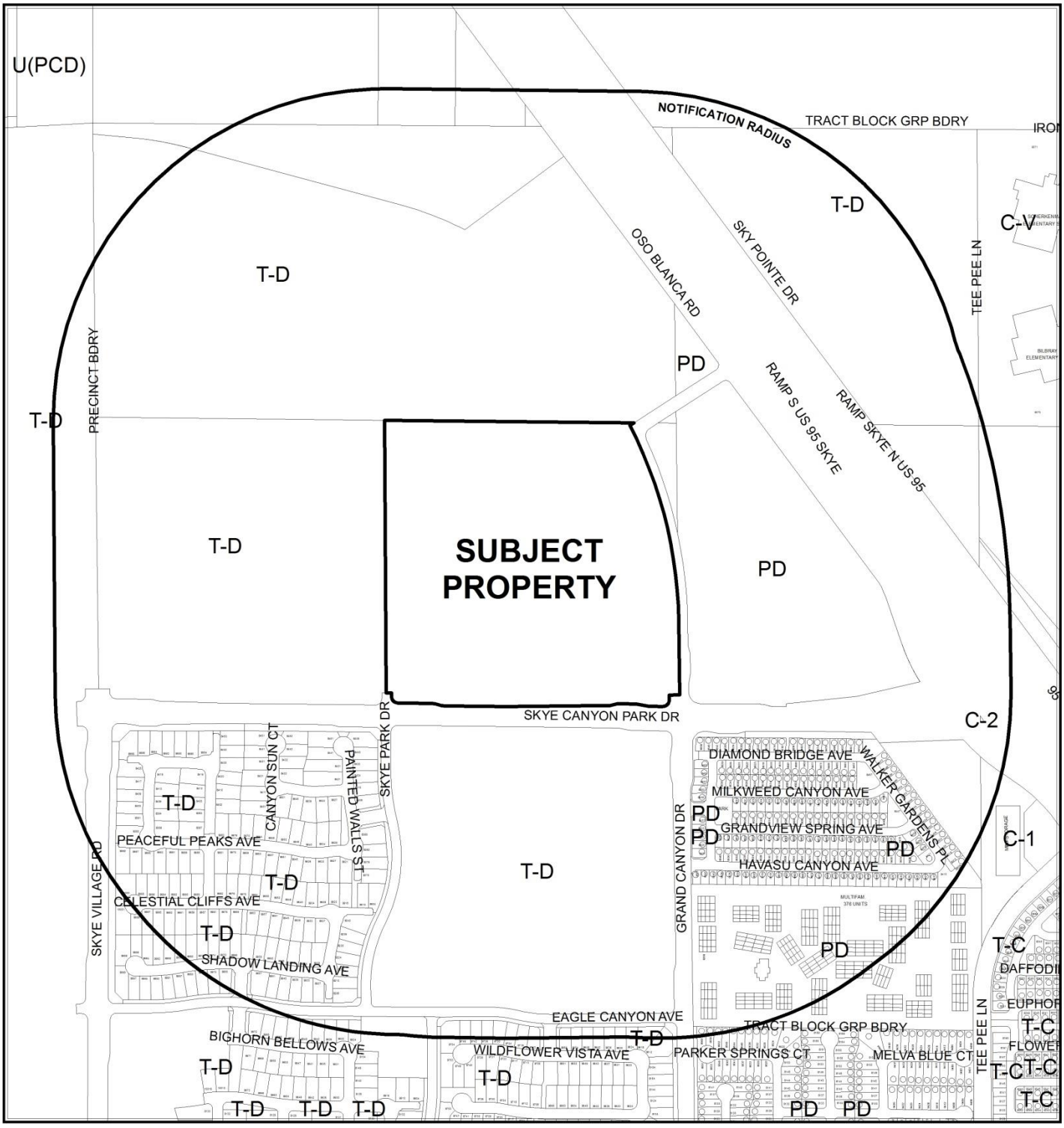
SUBJECT:
SUP-63594 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES, LLC - OWNER: MF LAND, LLC - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN A PROPOSED 124,943 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at the northeast corner of Skye Park Drive and West Skye Canyon Park Drive (APN 125-07-201-003), T-D (Traditional Development) Zone [BL (Blended Use) Skye Canyon Land Use Designation], Ward 6 (Ross) [PRJ-63503]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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 - SUP-63594, SUP-63597 and SDR-63598 [PRJ-63503]
2. Special Map
3. Conditions and Staff Report - SUP-63594, SUP-63597 and SDR-63598 [PRJ-63503]
4. Supporting Documentation - SUP-63594, SUP-63597 and SDR-63598 [PRJ-63503]
5. Photo(s) - SUP-63594, SUP-63597 and SDR-63598 [PRJ-63503]
6. Justification Letter - SUP-63594, SUP-63597 and SDR-63598 [PRJ-63503]
7. Support Postcard



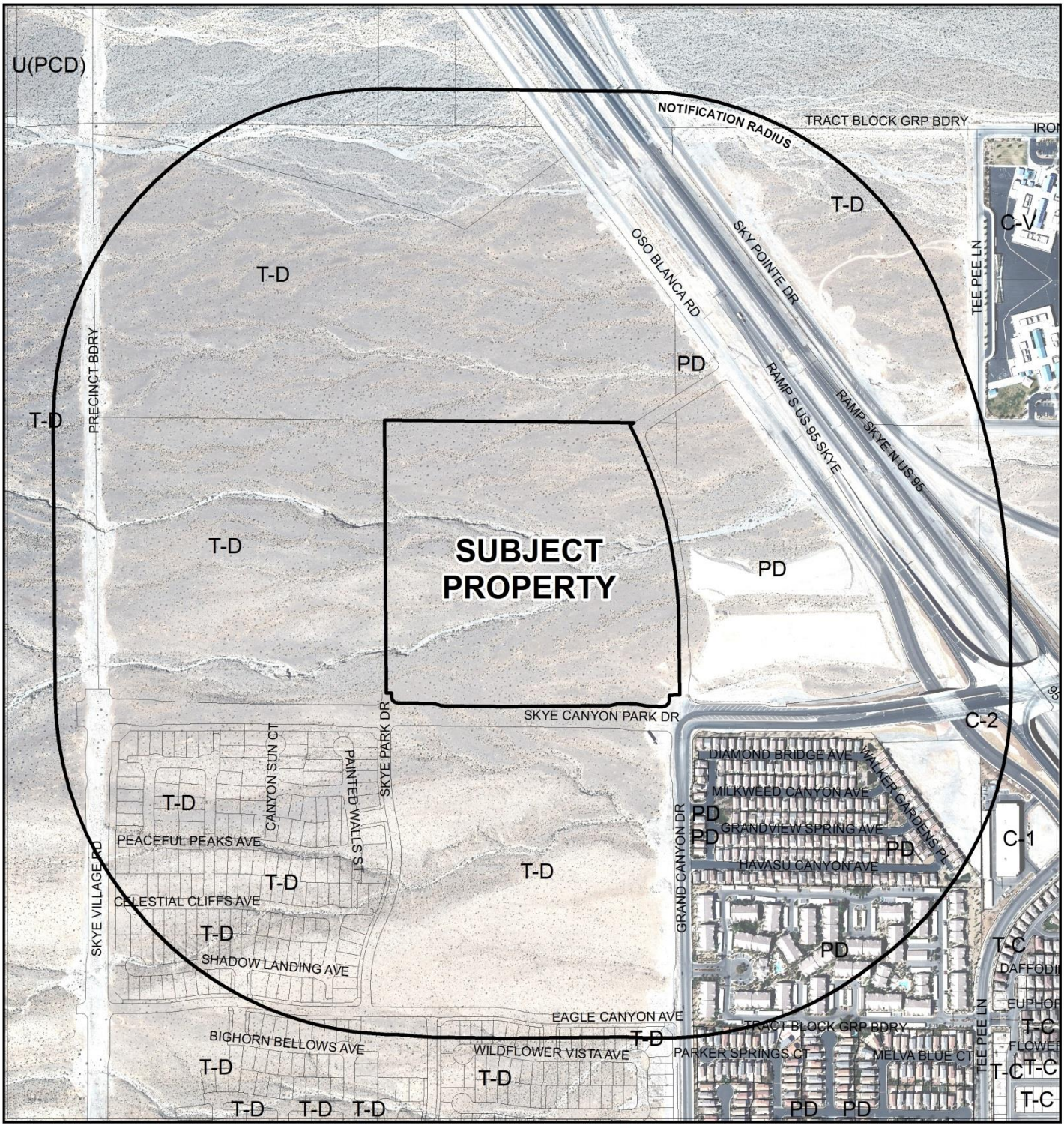
CASE: **SUP-63594, SUP-63597 AND SDR-63598 (PRJ-63503)**

RADIUS: 1000 FEET

0 500 1,000 Feet

ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTAIL – RESTRICTED)
T-D (TRADITIONAL DEVELOPMENT)

N



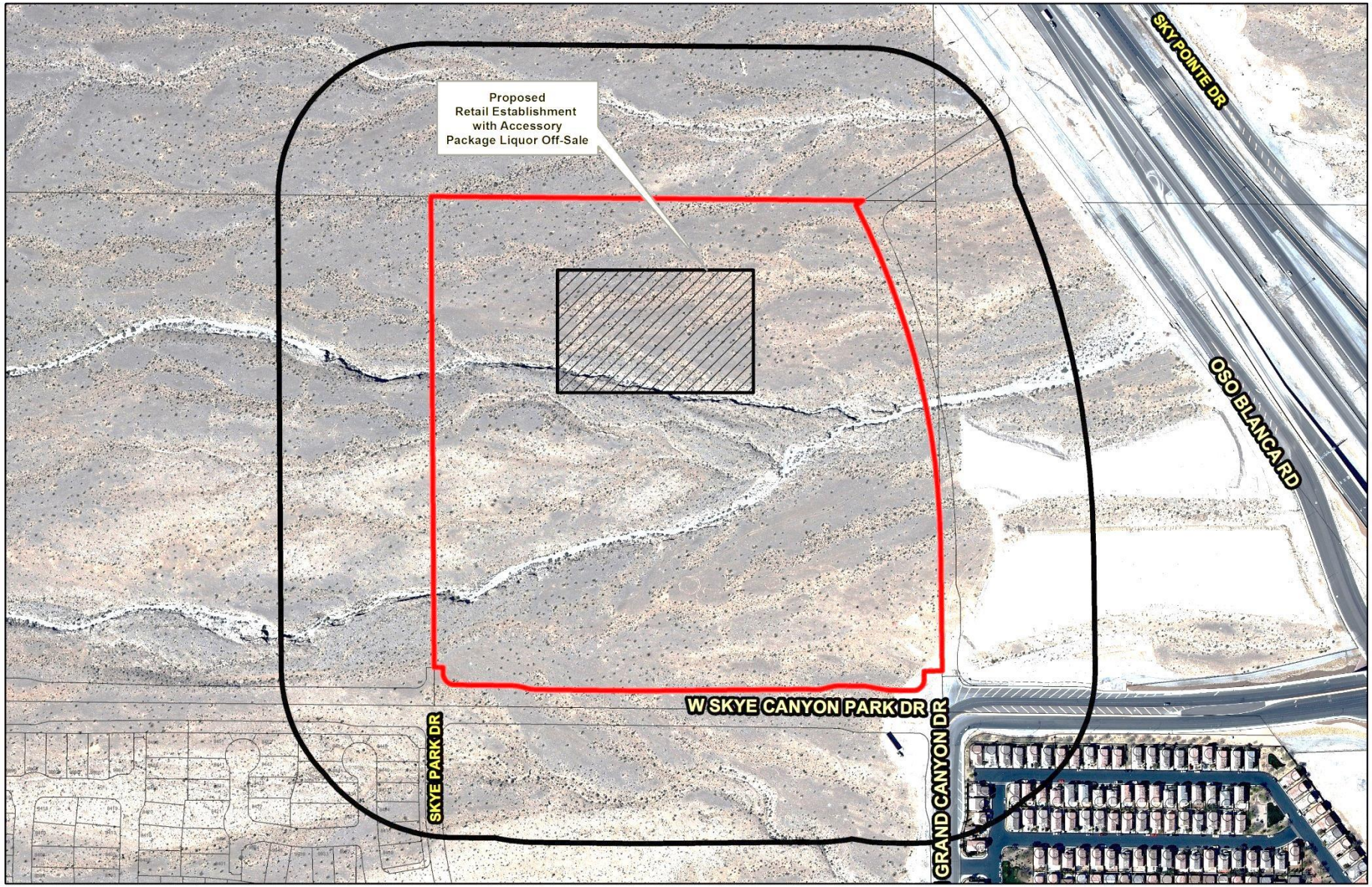
CASE: **SUP-63594, SUP-63597 AND SDR-63598 (PRJ-63503)**

RADIUS: 1000 FEET

0 500 1,000 Feet

ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTAIL – RESTRICTED)
T-D (TRADITIONAL DEVELOPMENT)

N



SUP-63594 (PRJ-63503)

Package Liquor Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Package Liquor Off-Sale
- Accessory Package Liquor Off-Sale
- Tavern - Limited
- Tavern
- Urban Lounge

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: Wednesday, March 16, 2016

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: OLYMPIA COMPANIES, LLC - OWNER: MF LAND, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-63594	.Staff recommends APPROVAL, subject to conditions:	
SUP-63597	Staff recommends APPROVAL, subject to conditions:	
SDR-63598	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-63594 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Retail Establishment with Accessory Package Liquor 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. 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.

SUP-63597 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, as well as submitted as part of any business license application.

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

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

SDR-63598 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 landscape plan date stamped 03/22/16 and building elevation date stamped 02/25/16 except as amended by conditions herein.

3. An Exception from Title 19.08.110 is hereby approved to allow one-gallon shrubs within parking lot landscape diamonds instead of required five-gallon shrubs.

4. Along Skye Park Drive, which is classified as a Skye Canyon Minor Collector, a 17-foot common lot consisting of 6 feet of landscaping, a six-foot sidewalk and five feet of landscaping back of curb is required (Cross section Detail K – 2nd DA amendment). Street trees shall be spaced a minimum of 20 feet on center.

5. Along West Skye Canyon Park Drive, which is classified as a Skye Canyon Arterial, a 32-foot common lot consisting of 19 feet of landscaping, an 8-foot sidewalk and 5 feet of landscaping back of curb is required (Cross section Detail A – 2nd DA amendment). Street trees shall be spaced a minimum of 20 feet on center.

6. Along Grand Canyon Drive, which is classified as a Skye Canyon Major Collector, a 25-foot common lot consisting of 12 feet of landscaping, an eight-foot sidewalk and five feet of landscaping back of curb is required (Cross section Detail G1 – 2nd DA amendment). Street trees shall be spaced a minimum of 20 feet on center.

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. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

9. All proposed trash enclosures shall be roofed and enclosed.

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

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. The technical landscape plan shall include the following changes from the conceptual landscape plan:

- Additional parking lot landscaping islands are required for every six parking spaces along the west side of the "Anchor A" building, adjacent to the east side of the "Anchor B" building, on the west side of "Retail D" parking area, and along the north perimeter of the site.

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. 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. Prior to the issuance of off-site construction permits, dedicate all rights-of-way adjacent to this site in accordance with the Skye Canyon Village Development Agreement.

16. Prior to the issuance of on-site building permits, the adjacent half street improvements with appropriate overpaving for all public Village Streets must be constructed or guaranteed in accordance with the Skye Canyon Village Development Agreement.

17. Prior to the issuance of on-site building permits, construct or guarantee the public sewer in the public rights-of-way adjacent to this site in accordance with the approved Skye Canyon Wastewater Collection System Master Study.

18. The proposed driveway locations and improvements on Grand Canyon Drive must meet the approval of the City Traffic Engineer for proper traffic circulation with respect to the driveways currently shown on the east side of Grand Canyon Drive as per the approved site plan for SDR-60370. Comply with the recommendations of the City Traffic Engineer.

19. Egress movements for driveways on West Skye Canyon Park Drive shall be restricted to right turns only. The Developer shall modify the existing median opening appropriately concurrent with on-site development activities.

20. Coordinate the construction of an "S" median on West Skye Canyon Park Drive to restrict left out turn movements from Skye Park Drive. This median shall be installed concurrent the development of this site. Alternatively, the developer may elect to mitigate the intersection by constructing at the developer's sole expense a traffic signal. If the traffic signal option is selected, the developer must submit and obtain approval of a separate improvement plan set for this signal that includes the associated right-of-way dedications. Additionally, a bond for the construction of the signal must be posted and the signal must be constructed within 1 year of written notice from the City Traffic Engineer.

21. 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.

22. An update to the previously approved Master 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.

23. 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.

23. Site development to comply with all applicable conditions of approval for The Skye Canyon Tentative Map (TMP-53058), The Skye Canyon II Tentative Map (TMP-58560) and all other applicable site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The request is for a 264,445 square-foot phased shopping center at the northwest corner of Grand Canyon Drive and West Skye Canyon Park Drive within the Skye Canyon Master Planned Community. The initial phase will consist of a 124,943 square-foot "Major" anchor retail building and companion fuel station, with associated parking, landscaping and off-site improvements. Special Use Permits have been requested to allow a Retail Establishment with Accessory Package Liquor and a Gaming Establishment, General Business Related for an anticipated grocer that will occupy the proposed anchor building. The remainder of the pad sites, including a possible 19,200 square-foot expansion to the "Major" retail building, will be constructed in future phases as dictated by market conditions.

ISSUES

- The subject site is governed by the Kyle Canyon Development Standards and the 2011 version of the Unified Development Code (UDC).
- This project utilizes updated Blended Use District development standards approved by the City Council on 03/16/16.
- A Gaming Establishment, General Business Related Special Use Permit has been requested.
- A Retail Establishment with Accessory Package Liquor Special Use Permit, which is listed under the 2011 UDC, has been requested.
- An exception to Title 19.08 has been requested to provide relief from parking lot landscaping standards.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/01/04	The City Council approved a Resolution (R-176-2004) adopting guidelines for development within the Kyle Canyon Gateway area
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/16/07	The City Council approved a Development Agreement (DIR-21605) between Kyle Acquisition Group, LLC and the city of Las Vegas on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road for the development of the Kyle Canyon Master Plan. The Planning Commission and staff recommended approval. In a related item, the City Council voted to approve a Parks Agreement between Kyle Acquisition Group, LLC and the city of Las Vegas. Staff recommended approval.
05/16/07	The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval.
08/15/07	The City Council approved a parent Tentative Map (TMP-22586) for a 213- lot mixed use subdivision on the Community property. The Planning Commission and staff recommended approval. This map was expunged by TMP-25492.
09/23/08	Wachovia Bank, National Association, acting as the managing creditor of 41 creditors, foreclosed on the Kyle Canyon property. A new entity called KAG Property, LLC was formed to assume ownership of the Kyle Canyon property
11/16/11	The City Council approved a request regarding the amending of the Development Agreement (DIR-42266) for the Kyle Canyon Development on approximately 1,662 acres at the southwest corner of Fort Apache Road and Moccasin Road. Planning Commission and staff recommended approval. The Development Agreement (Doc. #201206260000001) was recorded on 06/26/12.
04/08/14	The Planning Commission approved a Tentative Map (TMP-53058) for a 45-lot subdivision (Parent Tentative Map) on 1,661.8 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road. Staff recommended approval.
01/21/15	The City Council approved a Variance (VAR-55892) to allow deviations from the Street Naming Guidelines and Street Naming Configurations sections of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 209 Edition on Horse Drive between Us 95 and Iron Mountain Road, Fort Apache Road between the US 95 and Moccasin Road, as well and on Hualapai Way from Grand Teton Drive to Moccasin Road, respectively. The Planning Commission and Staff recommend approval.
01/21/15	The City Council approved a Street Name Change (SNC-55060) request to change the following street names: from Horse Drive to West Skye Canyon Park Drive between US 95 and Iron Mountain Road; from Fort Apache Road to North Skye Canyon Park Drive between US 95 and Moccasin Road; and from Hualapai Way to Sky Village Road between grand Teton Drive and Moccasin Road. The Planning Commission and Staff recommend approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/15/15	The City Council approved a request regarding the amending of the Development Agreement (DIR-59826) for the Kyle Canyon Development on approximately 1,662 acres at the southwest corner of Fort Apache Road and Moccasin Road. Planning Commission and staff recommended approval.
03/16/16	The City Council approved a Major Modification (MOD-62679) request for a Major Modification of the Kyle Canyon Blended Use Development Standards. Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
11/07/13	A deed was recorded for a change in ownership for multiple parcels

Pre-Application Meeting	
02/27/16	During the pre-application meeting, the following issues were discussed: • General site plan items such as the need for setback and property line dimensions. • The need for conformance to the Skye Canyon streetscape and Title 19 landscape standards • The need for SUPs for the gaming and liquor portion of the application due to the static 2011 UDC being used with the development standards. • The need for street dedications and encroachments for any landscaping within the ROW. • The need for updates to the Skye Canyon master sewer and flood studies. • City's concurrence for the internal circulation and driveway locations. • Miscellaneous street discussion including medians, signal lights, etc.

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

Field Check	
03/01/16	The subject property is undeveloped.

Details of Application Request	
Site Area	
Gross Acres	30.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	Kyle BLU (Blended Land Use)	T-D (Traditional Development)
North	Undeveloped	Kyle GED (Gaming)	T-D (Traditional Development)
South	Undeveloped	Kyle L (Residential Low)	T-D (Traditional Development)
East	Undeveloped	Kyle ML-A (Residential Medium Low – Attached) PCD (Planned Community Development)	T-D (Traditional Development) PD (Planned Development)
West	Undeveloped	Kyle ML (Residential Medium Low) Kyle ML-A (Residential Medium Low – Attached)	T-D (Traditional Development)

Master Plan Areas	***Compliance***
Kyle Canyon Master Plan	Y
Special Purpose and Overlay Districts	***Compliance***
T-D (Traditional Development) 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

The subject site is zoned T-D (Traditional Development) and is located within the Skye Canyon Master Plan area. The subject site is in substantial compliance with the provisions of the Skye Canyon Master Plan and the T-D (Traditional Development) zoning district.

DEVELOPMENT STANDARDS

Pursuant to the Kyle Blended Use development standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks • Front • Side • Corner • Rear	 15 Feet 0 Feet 0 Feet 0 Feet	 38 Feet 45 Feet 38 Feet 71 Feet	 Y Y Y Y
Min. Distance Between Buildings	0 or 10 Feet	>10 Feet	Y
Max. Lot Coverage	75 %	20 %	Y
Max. Building Height	5 Stories or 60 Feet	40 Feet max	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

The subject site meets or exceeds the Kyle Blended Use development standards.

Pursuant to Title 19.08 and the Kyle Blended Use development standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees: • North	1 24" box tree per 30 ft.	23	43 Trees	Y
TOTAL PERIMETER TREES		23 Trees	43 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	133 Trees	151 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 0 Feet 15 Feet 15 Feet 15 Feet		 20 Feet 20 Feet 60 Feet 20 Feet	 Y Y Y Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	N/A

The subject site exceeds applicable perimeter landscape standards along the north property line. The remainder of the site perimeter is governed by the Skye Canyon streetscape standards as all of the streetscape landscaping is located within an on-site common lot.

The site exceeds the number of overall parking lot trees; however, there are locations that do not have the required tree every six spaces. A condition of approval has been included to ensure that landscape islands are installed every six spaces along the west side of the "Anchor A" building, adjacent to the east side of the "Anchor B" building, on the west side of the "Retail D" parking area, and along the north property line.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Skye Park Drive	Skye Canyon Minor Collector	Skye Canyon Development Standards Manual	40 feet	Y
W. Skye Canyon Park Drive	Skye Canyon Arterial Street	Skye Canyon Development Standards Manual	91 feet	Y
Grand Canyon Drive	Primary Arterial/Skye Canyon Major Collector	Planned Streets and Highways Map / Skye Canyon Development Standards Manual	65 feet	Y

Pursuant to the Skye Canyon Development Standards, the following streetscape standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Sky Park Drive	17-foot common lot consisting of 6 feet of landscaping, an 6-foot sidewalk and 5feet of landscaping back of curb	17-foot common lot consisting of 6 feet of landscaping, an 6-foot sidewalk and 5feet of landscaping back of curb	Y
W. Skye Canyon Park Drive	32-foot common lot consisting of 19 feet of landscaping, an 8-foot sidewalk and 5feet of landscaping back of curb	32-foot common lot consisting of 19 feet of landscaping, an 8-foot sidewalk and 5feet of landscaping back of curb	Y

Streetscape Standards	Required	Provided	Compliance
Grand Canyon Drive	25-foot common lot with 12 feet of landscaping, an 8-foot sidewalk, and 5 feet of landscaping back of curb	25-foot common lot with 12 feet of landscaping, an 8-foot sidewalk, and 5 feet of landscaping back of curb	Y

The site and landscape plan depict the proper streetscape for the three street frontages and a condition of approval has been included to ensure compliance with this requirement.

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	264,445	1 space per 250 sq. ft. of building area	1,058				
TOTAL SPACES REQUIRED			1,058		1,315		Y
Regular and Handicap Spaces Required			1,037	21	45		Y
Loading Spaces			6		8		Y

The Skye Canyon Development Standards defer to Title 19.08 and 19.12 for parking requirements, and the subject site exceeds the minimum amount of required spaces.

Exceptions		
Requirement	***Request***	***Staff Recommendation***
4 five-gallon shrubs per parking lot landscape diamond	4 one-gallon shrubs per parking lot landscape diamond as required	Approval

An exception from Title 19.08.110 has been requested to allow four one-gallon shrubs instead of four five-gallon shrubs within parking lot landscape islands. The exception is recommended as the shade component of the parking lot landscaping has been provided and the size of the proposed diamonds does not provide optimal growth parameters for both five-gallon shrubs and a 24-inch box tree.

ANALYSIS

The subject parcel is located within the Skye Canyon master planned community and is designated as Kyle Blended Land Use (BLU), which was established to encourage the creation of dynamic neighborhoods that allow for a mix of residential and non-residential uses on the same site while emphasizing a strong pedestrian realm, strong connectivity, and public spaces such as plazas and courtyards.

While the Blended Land Use category encourages a mix of uses within the same parcel or building, the mixing of uses is not a requirement. The development standards specifically permit property owners to develop a site within the Blended Land Use district with a single land use. The types of uses that may be developed within the district include those compatible with the C-1 (Limited Commercial), C-2 (General Commercial), P-O (Professional Office), and O (Office) zoning districts. The proposed shopping center is consistent with a use that would typically be found in a C-1 (Limited Commercial) zoning district.

In January of 2016, the Master Developer requested a modification to the Blended Use section of the Skye Canyon development standards after a review of the existing market conditions in the area. While a shopping center is a permitted use within the Blended Use district, some of the required design standards in the Blended Use section did not allow for the flexibility needed by the Master Developer to develop the parcel to the expected anchor tenant's specifications. On March 16, 2016, the City Council approved a major modification to the Blended Use design standards to revise design language within the section.

The request is for a 264,445 square-foot phased shopping center at the northwest corner of Grand Canyon Drive and West Skye Canyon Park Drive within the Skye Canyon Master Planned Community. The initial phase includes a 124,943 square foot anchor "Major" retail building and fueling station with associated parking, landscaping and offsite improvements. A future second phase would possibly consist of a 19,200 square-foot building expansion and its construction would be dependent on the existing market conditions. The expansion, if constructed, would result in a total floor area of 144,143 square feet.

The site plan depicts 12 inline and standalone pad sites generally located along the perimeter of the parcel. Two of the 12 retail buildings are currently labeled as "anchor" retail sites, while the remainder are labeled as "future retail." The perimeter landscaping and streetscape treatments will be included with the first phase with the exception of the standalone future pad site at the northwest portion of the property. The shopping center will be developed in phases as market conditions dictate, and as additional pad sites are contemplated, the approval of a Site Development Plan Review will be required for each.

Access is provided via two drives each from Skye Park Drive and West Skye Canyon Park Drive, and three drives from Grand Canyon Drive. There will also be access from a private drive

located near the northwestern portion of the site. There are 1,315 proposed parking spaces, which exceeds the 1,058 spaces that are required by Title 19.12. The eight provided loading spaces also exceed the minimum required by Title 19.12.

The site exceeds the number of overall parking lot trees; however, there are locations that do not have the required landscape island with a tree every six spaces. A condition of approval has been included to ensure that landscape islands are installed every six spaces along the west side of the "Anchor A" building, adjacent to the east side of the "Anchor B" building, on the west side of the "Retail D" parking area, and along the north property line.

The parking lot landscaping utilizes an alternative diamond island design, which is consistent with the provisions of Title 19.08. While the landscape plan generally depicts landscape diamond every six spaces as required, the required four 5-gallon shrubs per diamond is not shown on the landscape plan. Instead, one gallon shrubs have been provided within some of the landscape diamonds, and an exception to Title 19.08 has been requested to provide relief from this requirement. The exception is recommended as the shade component of the parking lot landscaping has been substantially provided and the size of the landscape diamonds do not provide optimal growth parameters for both five-gallon shrubs and a 24-inch box tree.

The parking lot landscaping primary consists of 24-inch Pink Crepe Myrtles, Bradford Flowering Pears and Chilean Mesquites. Ground cover within the landscape islands consists of five-gallon Red Yuccas and one-gallon Pink Muhly and Prostrate Germanders.

The subject site is located on three different street frontages and is subject to various Skye Canyon streetscape standards. As all the improvements are located within an on-site common lot as opposed to right-of-way, the streetscape installation replaces any perimeter landscaping that would normally be required. Along Skye Park Drive, which is classified as a Skye Canyon Minor Collector, a 17-foot common lot consisting of six feet of landscaping, a six-foot sidewalk and five feet of landscaping back of curb is required. The provided landscape plan depicts primarily 24-inch box Pink Dawn Chitalpa and Japanese Blueberry Trees spaced alternatively spaced 20 feet on center with various one and five-gallon shrubs used as ground cover along this portion of the site.

Along West Skye Canyon Park Drive, which is classified as a Skye Canyon Arterial, a 32-foot common lot consisting of 19 feet of landscaping, an eight-foot sidewalk and five feet of landscaping back of curb is required. The provided landscape plan depicts primarily 24-inch box Fan-Tex Ash and Japanese Blueberry Trees spaced alternatively spaced 20 feet on center with various one and five-gallon shrubs used as ground cover along this portion of the site.

Along Grand Canyon Drive, which is classified as a Skye Canyon Major Collector, a 25-foot common lot consisting of 12 feet of landscaping, an eight-foot sidewalk and five feet of landscaping back of curb is required. The provided landscape plan depicts primarily 24-inch box

Arizona Ash and Japanese Blueberry Trees spaced alternatively spaced 20 feet on center with various one and five-gallon shrubs used as ground cover along this portion of the site.

The site plan depicts three landscaped plaza areas that create pedestrian environments and link areas between the adjacent retail buildings. The two larger plaza areas are located at the southeast and southwest corners of the site, while a smaller plaza is located near the northwest portion of the site.

Building elevations were provided for the "Major" retail building and associated fuel station only. The building elevations are generally consistent with the revised Blended Use District standards. The provided building elevation depicts a 26-foot high building with a generally flat roof. Above the two main entrances, a portion of the roof is pitched and rises to a height of 40 feet. The exterior consists of decorative split and smooth CMU block with architectural embellishments such as stone veneer and painted steel canopies to add visual interest. The fuel station elevations depict a fuel center kiosk and canopy that is designed to match the characteristics of the primary building. Elevations for the remaining inline and pad retail sites will be provided with future Site Development Plan Review applications.

Floorplans were provided for the "Major" retail building only and are typical for this type of retail establishment. The floor plan depicts areas for food and product sales, back of house storage, and customer service areas.

The applicant has requested a Special Use Permit for a Retail Establishment with Accessory Package Liquor. As a part of the Kyle Canyon (Skye Canyon) development agreement, one of the negotiated points was to utilize a 2011 static version of the Unified Development Code in perpetuity. In February of 2016, the zoning code was amended (Ordinance #6505) to remove the Retail Establishment with Accessory Package Liquor category and replace it with the Grocery Store with Alcohol category, which is a Conditional Use. Within the 2011 code, the category to allow for alcohol within a grocery store is the Retail Establishment with Accessory Package Liquor, which requires a Special Use Permit application. The request for the Retail Establishment with Accessory Package Liquor is recommended for approval as it meets all Special Use Permit requirements outlined in the 2011 version of Title 19.12.

A second Special Use Permit has been requested for Gaming Establishment, General Business Related, which is permitted within a building or structure which is primarily used for some business other than gaming but in which restricted gaming is permitted pursuant to Title 6. There are no additional requirements other than compliance with licensing requirements and therefore staff recommends the approval of this Special Use Permit.

FINDINGS (SUP-63594)

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 Retail Establishment with Accessory Package Liquor 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**.**

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

   The proposed grocery store is physically suitable for the type and intensity of land use proposed.

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 street facilities are adequate in size to meet the requirements 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.**

   The approval of the SUP is not inconsistent with, or compromises the public health, safety, and welfare or the overall objectives of the General Plan.

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

   The proposal meets all applicable conditions of Title 19.12

FINDINGS (SUP-63597)

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 Gaming Establishment, General Business Related 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**.**

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

   The proposed grocery store is physically suitable for the type and intensity of land use proposed.

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 street facilities are adequate in size to meet the requirements 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.**

   The approval of the SUP is not inconsistent with or compromises the public health, safety, and welfare or the overall objectives of the General Plan.

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

   The proposal meets all applicable conditions of Title 19.12

FINDINGS (SDR-63598)

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 shopping center is generally consistent with all applicable Skye Canyon and Title 19 Development Standards, and the development will be compatible with 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 the requested exceptions, the development will be consistent with the General Plan, the Skye Canyon Development Standards and applicable Title 19 requirements.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The site access and circulation does not negatively impact adjacent roadways or neighborhood traffic.

4. Building and landscape materials are appropriate for the area and for the City;

Building and landscape materials are appropriate for the area and the City, and are generally consistent with the Blended Use category development standards.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The building elevations are not are not unsightly, undesirable, or obnoxious 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.

Appropriate measures have been taken to secure and protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 555 - SUP63594
555 - SUP-63597 and SDR-63598

APPROVALS 1 - SUP63594
0 - SUP-63597 and SDR-63598

PROTESTS 0 - SUP63594
1 - SUP-63597 and SDR-63598

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-63594 APN: 125-07-201-003

Name of Property Owner: MF Land LLC

Name of Applicant: Ninety Five Management LLC

Name of Representative: Chris Armstrong

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: Chris Armstrong

Subscribed and sworn before me

This 25 day of February, 2016

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LISA MORRISON
Appt. No. 15-1908-1
My Appt. Expires May 18, 2019

PRJ-63503
03/02/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-63594 APN: 125-07-201-003

Name of Property Owner: MF Land LLC

Name of Applicant: Ninety Five Management LLC

Name of Representative: Chris Armstrong

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: Chris Armstrong

Subscribed and sworn before me

This 25 day of February, 2016

Amanda McDaniel

Notary Public in and for said County and State

PUBLIC
STATE OF NEVADA
County of Clark
AMANDA MCDANIEL
Appt. No. 15-1910-1
My Appt Expires May 20, 2019

PRJ-63503
03/02/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Gaming

Project Address (Location) Skye Canyon

Project Name Skye Canyon **Proposed Use** Comm Shopping

Assessor's Parcel #(s) 125-07-201-003 **Ward #** 6

General Plan: existing TND proposed NC **Zoning:** existing T-D proposed NC

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

Gross Acres 37.51 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER MF Land LLC **Contact** Chris Armstrong

Address 11411 Southern Highlands Pkwy #300 **Phone:** 7022206565 **Fax:** 7022206566

City Las Vegas **State** NV **Zip** 89141

E-mail Address carmstrong@olympiacompanies.com

APPLICANT Ninety Five Management LLC **Contact** Chris Armstrong

Address 11411 Southern Highlands Pkwy #300 **Phone:** 7022206565 **Fax:** 7022206566

City Las Vegas **State** NV **Zip** 89141

E-mail Address carmstrong@olympiacompanies.com

REPRESENTATIVE Same as Applicant **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 Chris Armstrong

Subscribed and sworn before me

This 25 day of February, 20 16.

Amanda McDaniel

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA MCDANIEL
Appt. No. 15-1910-1
My Appt Expires May 20, 2019

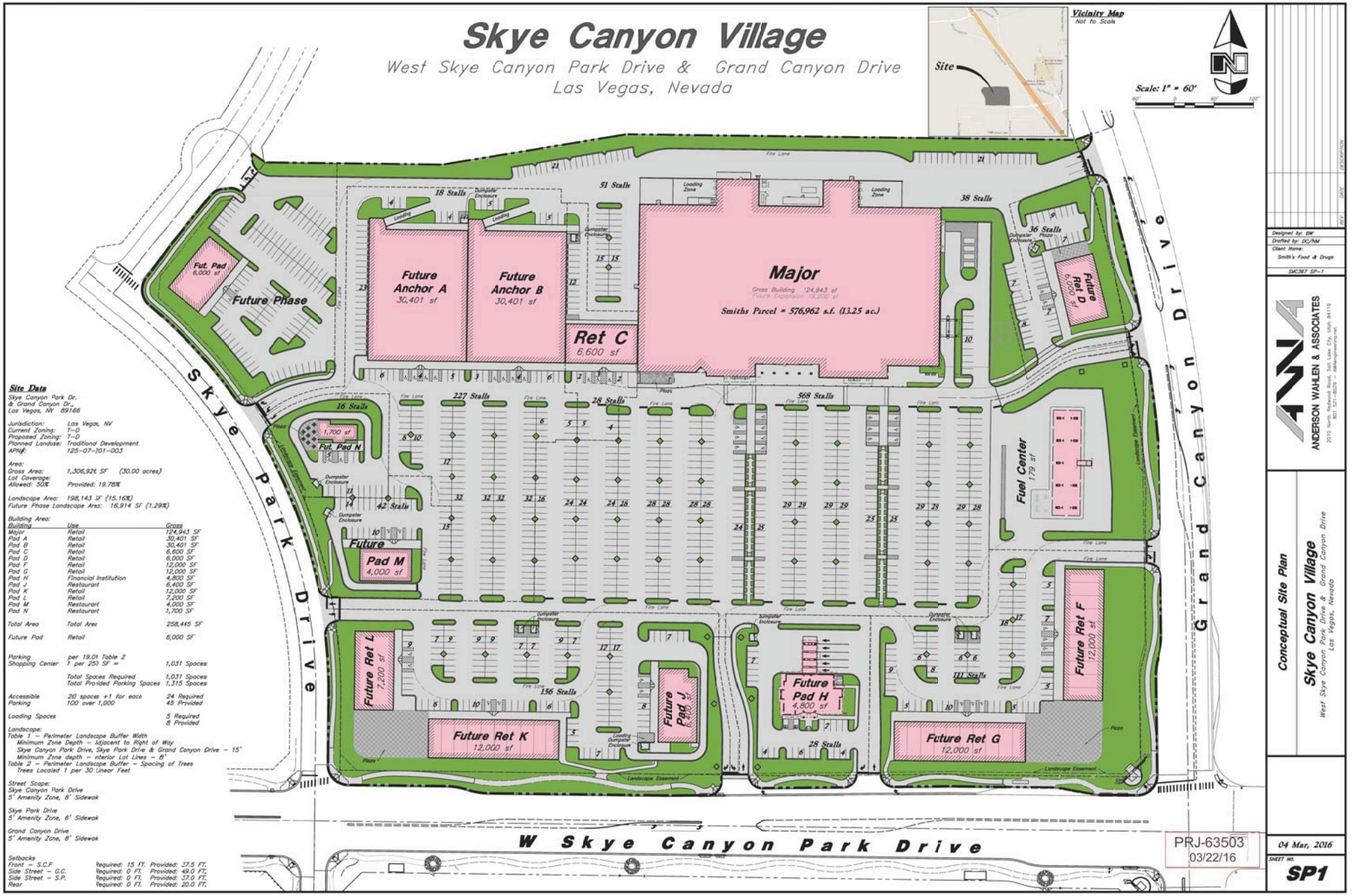
Revised 10/27/08

FOR DEPARTMENT USE ONLY

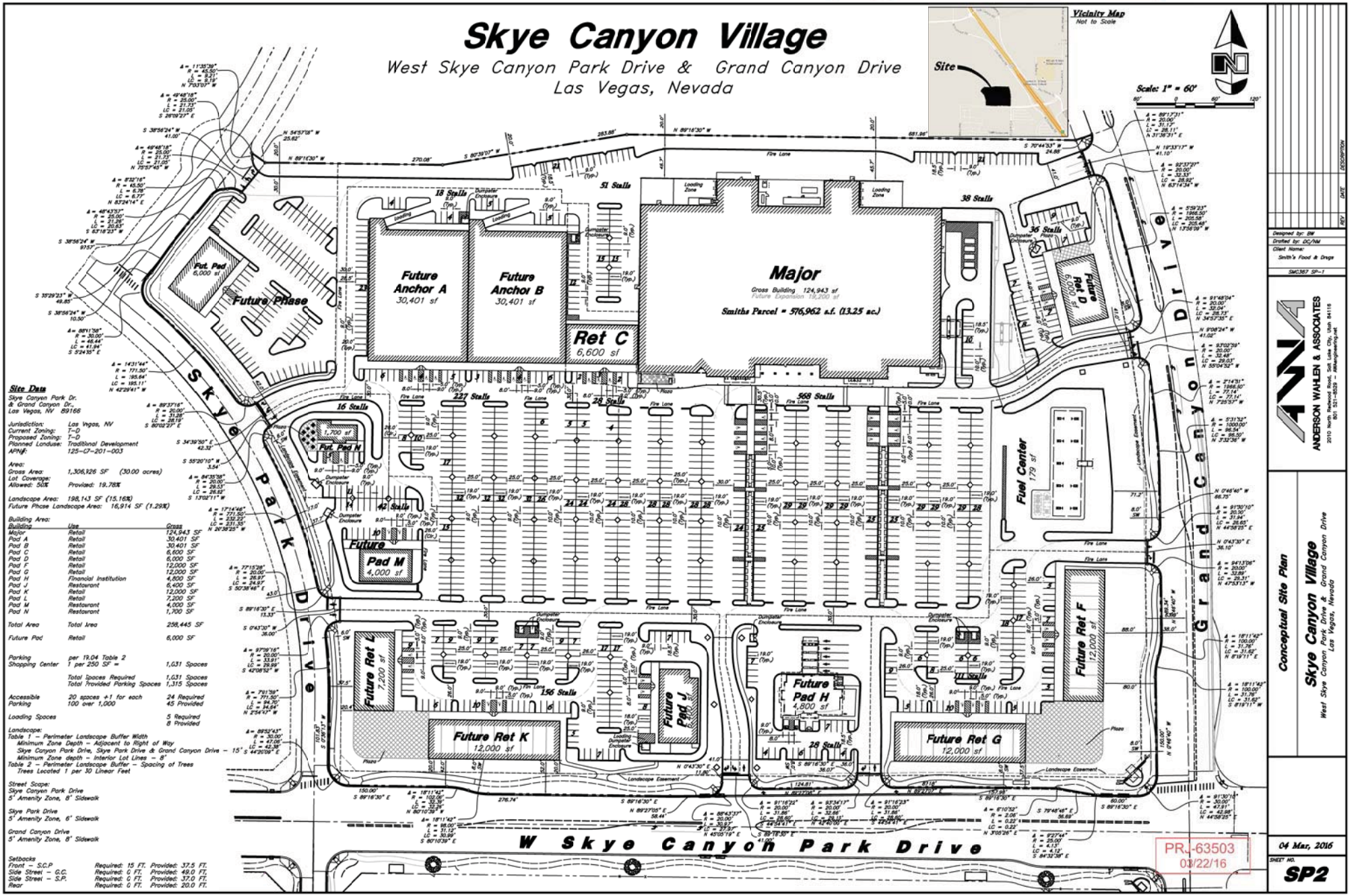
Case #	SUP-63594
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-63503
03/02/16

*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.



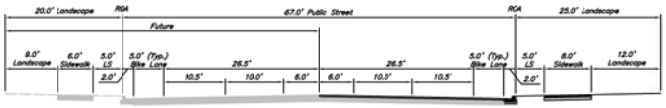
SUP-63594, SUP-63597 and SDR-63598 - REVISED



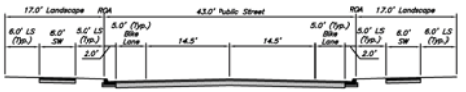
SUP-63594, SUP-63597 and SDR-63598 - REVISED



1 Skye Canyon Park Drive
Scale: 1"=10'



2 Grand Canyon Drive
Scale: 1"=5'



3 Skye Park Drive
Scale: 1"=5'

PRJ-63503
03/22/16

NO.	DATE	DESCRIPTION

Designed by: BW
Drafted by: DC/NM
Client Name:
Smith's Food & Drugs
SMC367 – Streetscape Sections

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWengineering.net

Streetscape Sections

Skye Canyon Village
West Skye Canyon Park Drive & Grand Canyon Drive
Las Vegas, Nevada

25 Feb, 2016

SHEET NO.
SP3

SUP-63594, SUP-63597 and SDR-63598 - REVISED

Skye Canyon Village

West Skye Canyon Park Drive & Grand Canyon Drive
Las Vegas, Nevada



Plant Schedule

Trees

Symbol	Qty.	Botanical Name	Common Name	Plant Size/Spacing
	16	Chitalpa t. 'Pink Dawn'	Pink Dawn Chitalpa	24" Box; Multi-Trunk
	58	Elaeocarpus decipiens	Japanese Blueberry Tree	24" Box; 2" Cal.
	7	Washingtonia filifera	California Fan Palm	10' Ht.; Skinned Trunk
	63	Fraxinus v. 'Rio Grande'	Fan-Tex Ash	24" Box; 2" Cal.
	79	Prosopis chilensis	Chilean Mesquite	24" Box; Multi-Trunk
	67	Lagerstroemia i. 'Pink'	Pink Crepe Myrtle	24" Box; Multi-Trunk
	21	Pinus eldarica	Mondel Pine	24" Box; 8' Ht.
	14	Phoenix d. 'Degiet Noor'	Degiet Noor Date Palm	10' Broom Trunk Ht.
	29	Vitex agnus-castus	Chaste Tree	24" Box; Multi-Trunk
	63	Quercus v. 'Heritage'	Heritage Oak	24" Box; 2" Cal.
	30	Fraxinus velutin	Arizonia Ash	24" Box; 2" Cal.
	50	Pyrus c. 'Bradford'	Bradford Flowering Pear	24" Box; 2" Cal.

Shrubs

	290	Rhaphiolepis i. 'Clara'	White Indian Hawthorn	5 Gal. Cont., 15–18" Ht.
	356	Rosemarinus o. 'Tuscan Blue'	Tuscan Blue Rosemary	5 Gal. Cont., 12–15" Ht.
	336	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal. Cont., 15–18" Ht.
	317	Ilex c. 'Carissa'	Carissa Holly	5 Gal. Cont., 15–18" Ht.
	336	Leucophyllum c 'Silver Cloud'	Silver Cloud Texas Ranger	5 Gal. Cont., 15–18" Ht.
	265	Leucophyllum c. 'Heavenly Cloud'	Heavenly Cloud Texas Ranger	5 Gal. Cont., 15–18" Ht.
	314	Myrtus c. 'Compacta'	Dwarf Classic Myrtle	5 Gal. Cont., 12–15" Ht.
	161	Rhaphiolepis i. 'Pink Lady'	Pink Lady Hawthorn	5 Gal. Cont., 15–18" Ht.
	350	Photina x. 'Fraseri'	Red Tipped Photinia	5 Gal. Cont., 15–18" Ht.
	340	Nerium o. 'Little Red'	Little Red Oleander	5 Gal. Cont., 15–18" Ht.
	280	Lantana x 'New Gold'	New Gold Lantana	1 Gal. Cont.; 8–10" Ht.
	231	Salvia dorrii dorii	Purple Sage	1 Gal. Cont.; 8–10" Ht.
	148	Lantana montevidensis	Purple Trailing Lantana	1 Gal. Cont.; 8–10" Ht.
	376	Rosmarinus o. 'Nunington Carpet'	Huntington Carpet Rosemary	5 Gal. Cont.; 8–10" Ht.
	334	Myoporum parvifolium	Prostrate Myoporum	5 Gal. Cont.; 8–10" Ht.
	90	Dalea greggii	Gregg's Dalea	1 Gal. Cont.; 8–10" Ht.
	68	Pennisetum s. 'Rubrum'	Red Fountain Grass	1 Gal. Cont.; 8–10" Ht.
	215	Muhlenbergia rigens	Deer Grass	1 Gal. Cont.; 8–10" Ht.
	106	Rosa x. 'Noare'	Flower Carpet Red Rose	5 Gal. Cont.; 12–15" Ht.
	18	Rosa x. 'Iceberg'	White Iceberg Rose	5 Gal. Cont.; 12–15" Ht.
	146	Tetraneuris acaulis	Angelita Daisy	5 Gal. Cont.; 12–15" Ht.
	118	Panicum v. 'Shenandoah'	Switch Grass	5 Gal. Cont.; 12–15" Ht.
	44	Dasylirion wheeleri	Desert Spoon	5 Gal. Cont.; 15–18" Ht.
	189	Guara l. 'Siskiyou Pink'	Pink Guara	1 Gal. Cont.; 8–10" Ht.
	199	Penstemon parry	Parry's Pestemon	1 Gal. Cont.; 8–10" Ht.
	199	Teucrium chamaedrys	Prostrate Germander	1 Gal. Cont.; 6–8" Ht.
	296	Muhlenbergia c. 'Regal Mist'	Pink Muhly	1 Gal. Cont.; 12–15" Ht.
	237	Hesperaloe parviflora 'Red'	Red Yucca	5 Gal. Cont.; 12–15" Ht.
	99	Rosa x. 'Noascense'	Flower Carpet White Rose	1 Gal. Cont.; 10–12" Ht.

Upon Completion of Planting, all Planting Areas to Receive a 2" Depth of Decorative Crushed Stone Surfacing w/ an Application of Pre-Emergent Herbicide; Decorative Stone Surfacing shall Consist of Two Colors & Sizes: 1–2" Dia Apache Brown & 2–4" Dia. Valentine Red or Equal. Stone shall be Intermixed & be Used in Specified Areas; 3/16" x 4" Back Steel Edging shall be Used to Separate Different Color Stone Surfacing; All Stone Surfacing shall be Washed & Cleaned Upon Completion; 3–5" Dia. Decorative Landscape Boulders shall be Dispersed Throughout the Site; Boulders shall be Angular & Match Apache Brown Colored Stone

Designed by: BW
Drafted by: DC/NM
Client Name:
Smith's Food & Drugs
SMC367 LS-1

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8290 - Fax 801.521.8291 - Landscape Architecture

Conceptual Landscape Plan

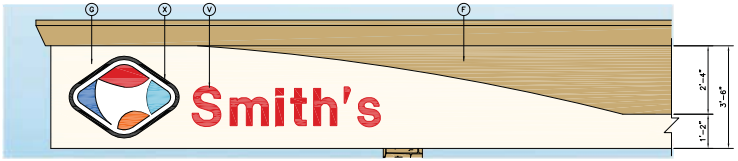
Skye Canyon Village
West Skye Canyon Park Drive & Grand Canyon Drive
Las Vegas, Nevada

PRJ63503
02/23/16

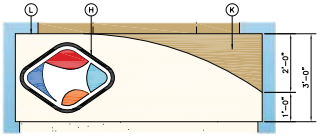
04 Mar, 2016

SHEET NO.
LS1

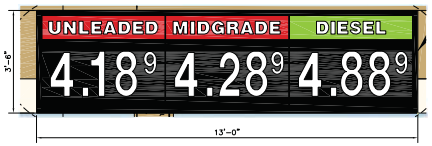
SUP-63594, SUP-63597 and SDR-63598 - REVISED



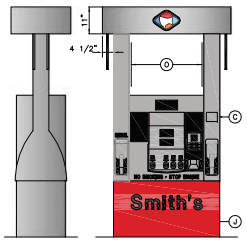
1 CANOPY GRAPHICS
SCALE: 1/2"=1'-0"



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



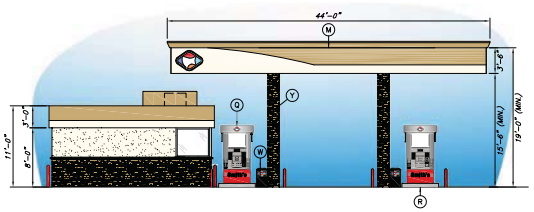
8 CANOPY PRICE SIGN GRAPHICS
SCALE: 1/2"=1'-0"



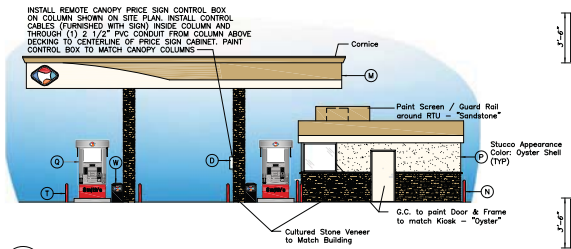
3 DISPENSER ELEVATION
SCALE: 1/2"=1'-0"

EQUIPMENT SCHEDULE

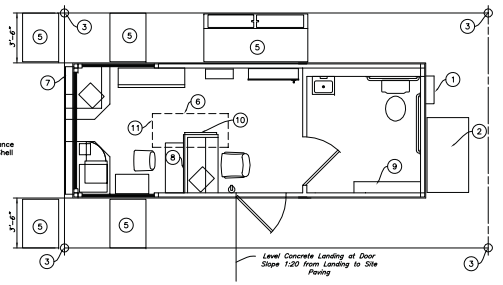
ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	INTERNALLY ILLUMINATED IDENTIFICATION SIGN		DUALITE		OWNER	SIGN INSTALLER
B	INTERNALLY ILLUMINATED REMOTE CONTROL PRICE SIGN		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
C	STATIC WARNING DECAL		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
D	REMOTE PRICE SIGN CONTROL BOX		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
E	SIGN POLE – G.C. TO PAINT	BLACK	DUALITE		OWNER	SIGN INSTALLER
F	CANOPY FASCIA	SANDSTONE			CANOPY FABRICATOR	CANOPY FABRICATOR
G	CANOPY FASCIA	OYSTER SHELL			CANOPY FABRICATOR	CANOPY FABRICATOR
H	LOGO – NON-ILLUMINATED (28" H x 37 1/2" W)		DUALITE		OWNER	GENERAL CONTRACTOR
I	PRE-CUT BLACK VINYL ADDRESS DECALS PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
K	KIOSK FASCIA	SANDSTONE			OWNER	GENERAL CONTRACTOR
L	KIOSK FASCIA	OYSTER SHELL			OWNER	GENERAL CONTRACTOR
M	CANOPY				CANOPY FABRICATOR	CANOPY FABRICATOR
N	6" DIAMETER BOLLARD – G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
O	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
P	KIOSK	OYSTER SHELL			GENERAL CONTRACTOR	GENERAL CONTRACTOR
Q	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
R	ISLAND FORMS – G.C. TO PAINT	GRAPHITE SW4017	OPW		OWNER	GENERAL CONTRACTOR
S	CANOPY COLUMNS – G.C. INSTALL CULTURED STONE	MATCH BUILDING			CANOPY FABRICATOR	CANOPY FABRICATOR
T	U-SHAPED BOLLARD – G.C. TO PAINT	SAFETY RED	RIVERSIDE		OWNER	GENERAL CONTRACTOR
U	PRICE SIGN, SEE DETAIL 8, THIS SHEET		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
V	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	SIGN INSTALLER
W	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
X	ILLUMINATED LOGO SIGN		DUALITE		OWNER	SIGN INSTALLER
Y	PUMP NUMBER FLAG				CANOPY FABRICATOR	GENERAL CONTRACTOR



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

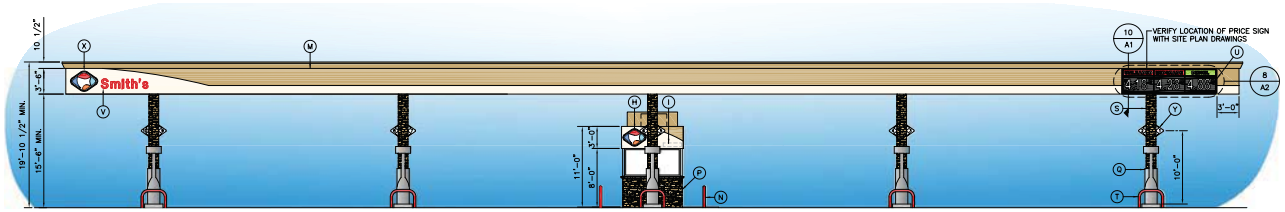


5 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

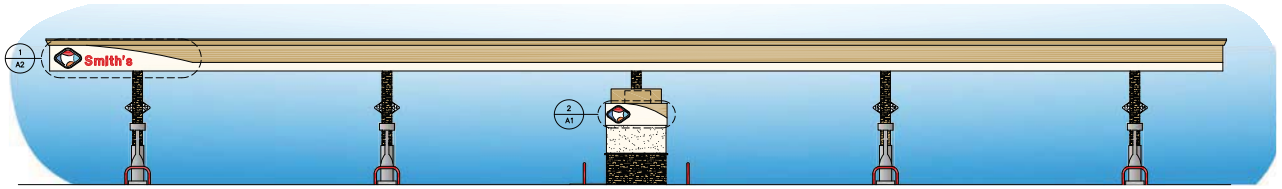


1. Appropriate Location for Power Meter and or Disconnect Switch
2. Shed – Contractor to Construct and Install per Detail
3. 6" PIPE BOLLARD–BY G.C. (TYP. 4)
5. VENDOR SUPPLIED MERCHANDISER
6. HVAC UNIT IS TRANE M4ATCC 3018, WITH AN APPROXIMATE WEIGHT OF 359 LBS. DUCTWORK, GRILLS, THERMOSTAT, AND CURBING IS A PART OF KIOSK. CONTRACTOR TO BOLT HVAC UNIT IN PLACE AND MAKE THE FINAL CONNECTION FOR THE CONTROLS AND THE POWER.
7. EMERGENCY FUEL SHUT OFF, BUTTON & SIGN
8. SLOT WALL SUPPLIED AND INSTALLED BY G.C. (FLOOR TO CEILING) COLOR: WHITE
9. SHELF TO BE PROVIDED BY OWNER, INSTALLED BY G.C.
10. BULLETIN BOARD; G.C. TO MOUNT ON WALL
11. HVAC SCREEN ENCLOSURE PROVIDED BY KIOSK MANUFACTURER, INSTALLED BY G.C.

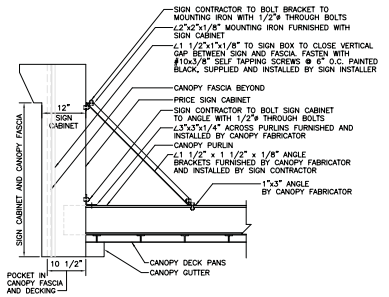
9 FUEL CENTER KIOSK FLOOR PLAN
NOT TO SCALE



6 FRONT ELEVATION
SCALE: 1/8"=1'-0"



7 REAR ELEVATION
SCALE: 1/8"=1'-0"



10 SECTION AT CANOPY SIGN
NOT TO SCALE

THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF THE KROGER COMPANY REPRODUCTION OR ALTERATION OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE KROGER COMPANY IS PROHIBITED. (NOT PUBLISHED: ALL RIGHTS RESERVED)

NOTE TO CONTRACTOR:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNERS/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.

Smith's

The Kroger Co.
1014 Vine Street
Cincinnati, Ohio 45202
Phone: (513) 762-4000
Fax: (513) 762-1917
Phone: (513) 762-5917
Fax: (513) 762-5965

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – Andersonwahlen.com

REVISIONS

No.	DESCRIPTION	DRAWN BY	DATE

Project #:	SMC367
Designed By:	
Drawn By:	DC
Checked By:	
Date:	February 2016
Scale:	1/8"=1'-0"
Disk File:	367 GAS Elev.dwg
Model:	9 (GD) Rock

Address: Grand Canyon Drive & West Skye Canyon Park Dr Las Vegas, Nevada

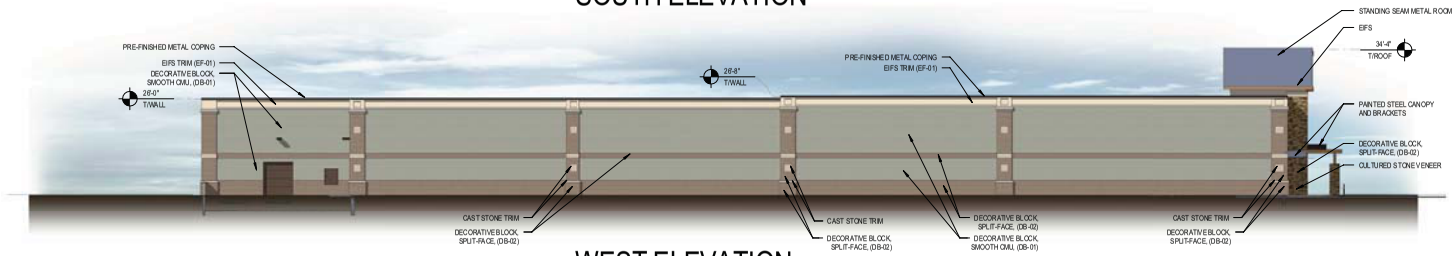
EXTERIOR ELEVATIONS AND SIGNAGE

Drawing No.: A1

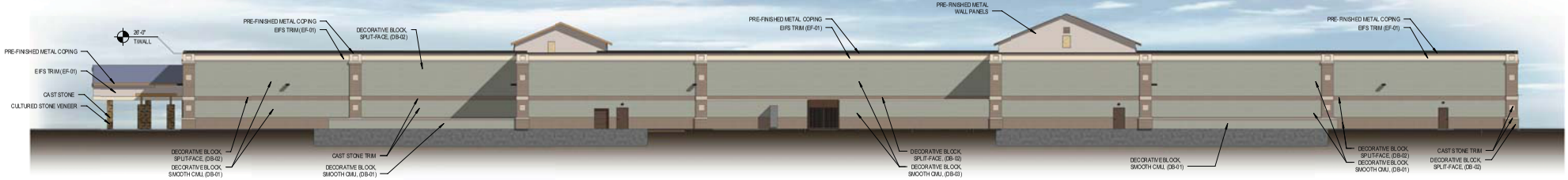
SUP-63594, SUP-63597 and SDR-63598



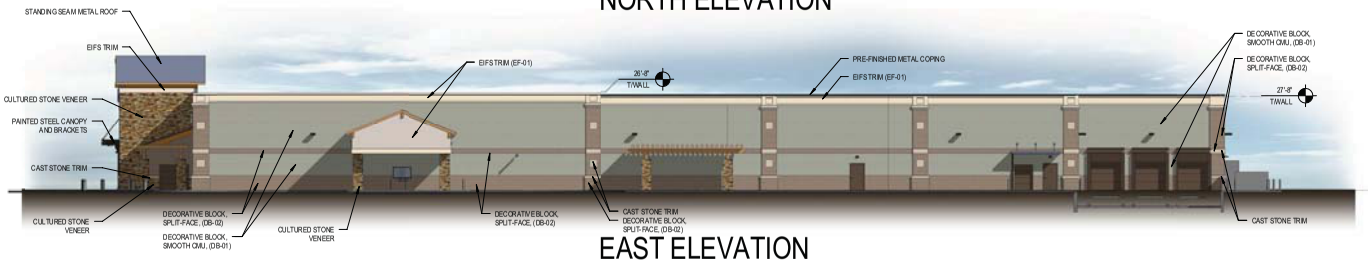
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Smith's FOOD & DRUG STORES

SMITH'S SM367

February 12, 2016

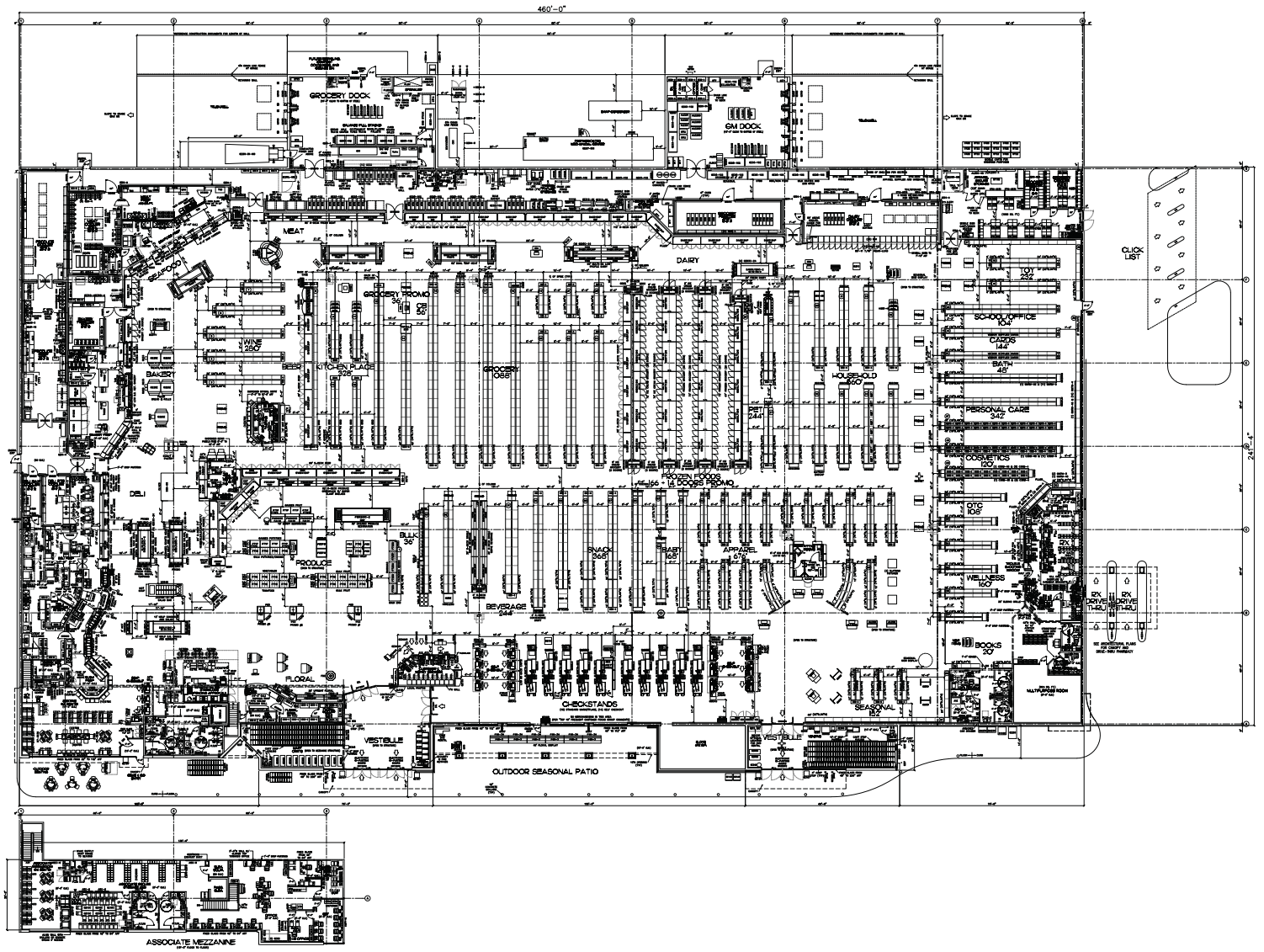
Las Vegas, NV
K515415

architecture + design

PRJ-63594
02-25-16

SUP-63594, SUP-63597 and SDR-63598





FINAL PLAN

SUP-63594, SUP-63597 and SDR-63598

BANNER

GENERAL NOTES :

Smith's FOOD & DRUG STORES
1550 SOUTH REDWOOD ROAD
SALT LAKE CITY, UT
PHONE: (801) 974-1503
FAX (801) 974-1628

Kroger
GENERAL OFFICE
FACILITY ENGINEERING

NEW STORE
SM-367
HORSE BRANCH + I-95
LAS VEGAS,NV

CURRENT PLAN DATE: 2/18/2016
GENERAL PLAN DATE: 2/18/2016
DRAWN: B. COUGHLIN
CHECKED: E. ZION

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

BUILDING STATS

TOTAL SHELVING	5,570 LF
SALES AREA	90,494 SF
% OF GROSS BUILDING	72 %
BASE STORE	115,754 SF
MEZZANINE	4,480 SF
DOCK / UTILITY	4,916 SF

GROSS BUILDING
125,150 SF

FINAL
FIXTURE PLAN

PACKAGE #: Not Applicable

SM-367

SHEET: PRJ-63503
02/25/16

CAD FILE: SM367FIXTURE.DWG



SUP-63594 [PRJ-63503] - SPECIAL USE PERMIT RELATED TO SUP-63597 AND SDR-63598 - APPLICANT: OLYMPIA COMPANIES, LLC - OWNER: MF LAND, LLC
NORTHEAST CORNER OF SKYE PARK DRIVE AND WEST SKYE CANYON PARK DRIVE

03/03/16



SUP-63594 [PRJ-63503] - SPECIAL USE PERMIT RELATED TO SUP-63597 AND SDR-63598 - APPLICANT: OLYMPIA COMPANIES, LLC - OWNER: MF LAND, LLC
NORTHEAST CORNER OF SKYE PARK DRIVE AND WEST SKYE CANYON PARK DRIVE

03/03/16

February 15, 2016

Peter Lowenstein
City of Las Vegas
Development Services Center
333 N. Rancho Drive
Las Vegas, NV 89106

RE: SDR & SUP – Smiths Shopping Center @ Skye Canyon APN: 125-07-201-003

Peter,

Please find accompanying material to support our application for a proposed Smith's Grocery Store anchored shopping center on a portion of 37.51 acre generally location on the NW corner of Skye Canyon Park Drive and W. Skye Canyon Park Drive within the Skye Canyon Master Planned Community. The application is for a Site Development Review and Use Permits for off-premise liquor sales, and gaming.

The proposed project is on approximately 27 acres of a 37.51 acre parcel designated as Blended Use. The new parcel will be created with a commercial subdivision. The site is designed with the 124,000 +/- sf Smiths store at the northern portion of the site. This is the first proposed "MarketPlace" concept store Smiths will develop in the Las Vegas Valley. The store will provide grocery, home goods, clothing, in-store café, banking, on-line shopping that allows for grocery pick-up, as well as other services. The concept also includes a fuel center with gasoline sales, and pharmacy with drive-thru located along the Grand Canyon Drive frontage. The store will also include a gaming component for slot machines, liquor sales for off-premises consumption. The store will be open 24 hours, and will provide approximately 250 jobs.

The fueling station will consist of 18 fueling pumps covered by an overhead canopy. There is a kiosk for the employee and will sell small conveniences such as candy, ice, oil etc.

We are requesting a Use Permit for the gaming area, which will be enclosed in approximately 700 square feet that has a single access, and is located near the front of the store. Smith's contracts with a local gaming company to provide gaming and security services.

We are requesting a Use Permit for the liquor sales for off-premise consumption. It is a component of all Smiths grocery stores, and typical for this type of use at this type of location.

11411 Southern Highlands Parkway, Suite 300, Las Vegas, Nevada 89141
Phone (702) 220-6565 Facsimile (702) 220-6566

PR0-63503
03/23/16

SUP-63594, SUP-63597 and SDR-63598

In addition, Smiths is committed to reducing their impact on the environment by using many energy efficient components including a white roof, natural lighting through skylights, reduce energy usage with the use of LED lighting. The store will be certified to Energy Star standards, and will provide a electric vehicle charging station.

To the east of Smiths is a Pad building with exposure to Grand Canyon Dr., while to the west is inline retail and junior anchor tenant spaces. There are numerous pad site located throughout the site, some with drive-thrus, and others (such as F-G, and K-L, which provide outdoor courtyard space that will provide outdoor dining and interaction opportunities. The shopping center at buildout is proposed to be approximately 277,000 square feet, with 1,352 parking spaces. There are two primary east-west, and north-south entrances and access points which facilitate traffic access.

The elevations reveal buildings up to 40' in height and are reflective of the theming of the Skye Canyon Master Planned Community. There are two primary entrances facing south with a standing seam metal Hip roof supported by massive stone veneer columns. There is also a hierarchy of architectural elements to add interest and appeal to the building. There is a mix of decorative stone veneer, standing seam metal roof, cast stone trim, decorative block, Steel canopies, clay tile roof, numerous outdoor trellises etc that are all consistent with the rustic contemporary theme established with the Skye Center community buildings. The remaining buildings within the center will be consistent in materials and design. The non-primary elevations also have features that create a visual interest through a mix of EIFS trim, pre-finished metal coping, decorative split-face block, cast stone trim, columns, and color banding.

Thanks in advance for your assistance, and we are available to provide additional information as needed. Please let me know if you would like to further discuss.

Chris Armstrong
Vice President

11411 Southern Highlands Parkway, Suite 300, Las Vegas, Nevada 89141
Phone (702) 220-6565 Facsimile (702) 220-6566

PRJ-63503
03/23/16

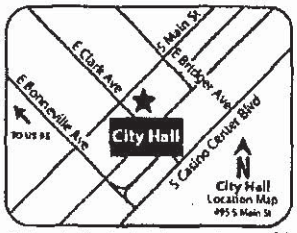
SUP-63594, SUP-63597 and SDR-63598

Apr 05 16 08:48a Melonas Companies 702 8759169 p.1

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

PRSRT
FIRST CLASS MAIL
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-63594 [PRJ-63503]

Planning Commission Meeting of 4/12/2016

93 BRDGNP1 89129

RECEIVED

APR 5 2016

City of Las Vegas
Dept. of Planning

Case: SUP-63594

12507715319
FORTY SIX L L C
9112 GRANITE KNOLL CT
LAS VEGAS NV 89129

72A

City of Las Vegas Agenda Item No.: **73.**

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

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

SUBJECT:
SUP-63597 - SPECIAL USE PERMIT RELATED TO SUP-63594 - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES, LLC - OWNER: MF LAND, LLC - For possible action on a request for a Special Use Permit FOR A GAMING ESTABLISHMENT, GENERAL BUSINESS RELATED WITHIN A PROPOSED 124,943 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at the northeast corner of Skye Park Drive and West Skye Canyon Park Drive (APN 125-07-201-003), T-D (Traditional Development) Zone [BL (Blended Use) Skye Canyon Land Use Designation], Ward 6 (Ross) [PRJ-63503]. Staff recommends APPROVAL.

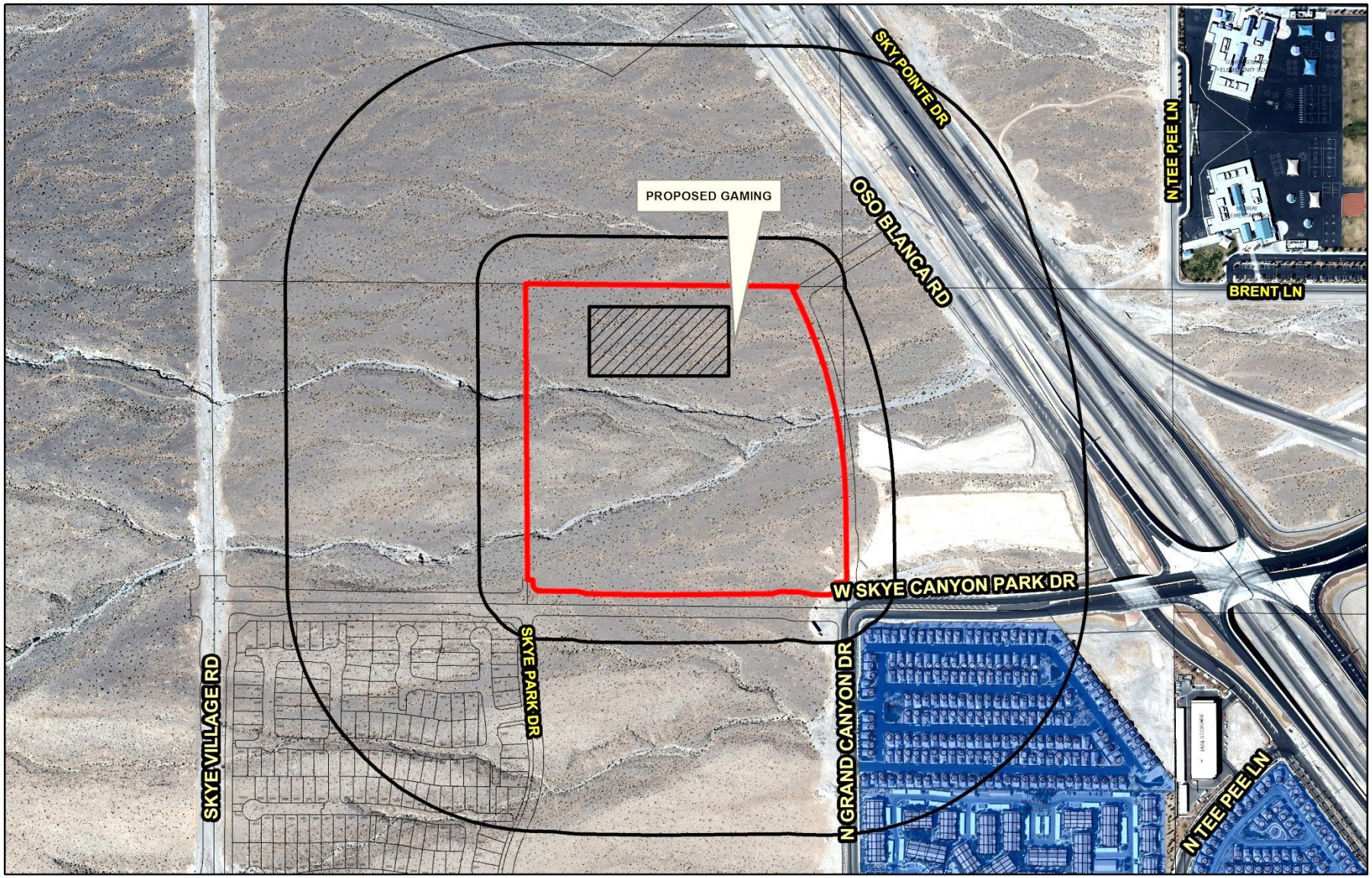
MAY GO TO CITY COUNCIL ON 5/18/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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. Consolidated Backup
2. Special Map
3. Supporting Documentation
4. Protest Postcard - SUP-63597 and SDR-63598 [PRJ-63503]

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-63597 (PRJ-63503) **Business Licenses**

Gaming Restricted

Gaming Restricted

Protected Uses

Residential Property

Subject Property

200ft & 1000ft Buffer

N

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

Date: Tuesday, March 08, 2016

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-63597 APN: 125-07-201-003

Name of Property Owner: MF Land LLC

Name of Applicant: Ninety Five Management LLC

Name of Representative: Chris Armstrong

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: Chris Armstrong

Subscribed and sworn before me

This 25 day of February, 2016

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LISA MORRISON
Appt. No. 15-1908-1
My Appt. Expires May 18, 2019

PRJ-63503
03/02/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-63597 APN: 125-07-201-003

Name of Property Owner: MF Land LLC

Name of Applicant: Ninety Five Management LLC

Name of Representative: Chris Armstrong

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: Chris Armstrong

Subscribed and sworn before me

This 25 day of February, 2016

Amanda McDaniel

Notary Public in and for said County and State

PUBLIC
STATE OF NEVADA
County of Clark
AMANDA MCDANIEL
Appt. No. 15-1910-1
My Appt Expires May 20, 2019

PRJ-63503
03/02/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Gaming

Project Address (Location) Skye Canyon

Project Name Skye Canyon **Proposed Use** Comm Shopping

Assessor's Parcel #(s) 125-07-201-003 **Ward #** 6

General Plan: existing TND proposed NC **Zoning:** existing T-D proposed NC

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

Gross Acres 37.51 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER MF Land LLC **Contact** Chris Armstrong

Address 11411 Southern Highlands Pkwy #300 **Phone:** 7022206565 **Fax:** 7022206566

City Las Vegas **State** NV **Zip** 89141

E-mail Address carmstrong@olympiacompanies.com

APPLICANT Ninety Five Management LLC **Contact** Chris Armstrong

Address 11411 Southern Highlands Pkwy #300 **Phone:** 7022206565 **Fax:** 7022206566

City Las Vegas **State** NV **Zip** 89141

E-mail Address carmstrong@olympiacompanies.com

REPRESENTATIVE Same as Applicant **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 Chris Armstrong

Subscribed and sworn before me

This 25 day of February, 20 16.

Amanda McDaniel

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA MCDANIEL
Appt. No. 15-1910-1
My Appt Expires May 20, 2019

FOR DEPARTMENT USE ONLY

Case #	SUP-63597
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-63503
03/02/16

*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

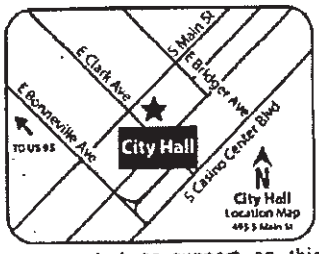
Apr 05 16 08:47a Melonas Companies 702 8759169 p.1

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
APR 5 2016
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-63597 & SDR-63598 [PRJ-63503]
Planning Commission Meeting of 4/12/2016

Case: SUP-63597
12507715319
FORTY SIX L L C
9112 GRANITE KNOLL CT
LAS VEGAS NV 89129

93 BRDGNP1 89129

73-74P

City of Las Vegas Agenda Item No.: **74.**

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

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

SUBJECT:
SDR-63598 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-63594 AND SUP-63597 - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES, LLC - OWNER: MF LAND, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 264,445 SQUARE-FOOT SHOPPING CENTER on 30 acres at the northeast corner of Skye Park Drive and West Skye Canyon Park Drive (APN 125-07-201-003), T-D (Traditional Development) Zone [BL (Blended Use) Skye Canyon Land Use Designation], Ward 6 (Ross) [PRJ-63503]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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. 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-63598 APN: 125-07-201-003

Name of Property Owner: MF Land LLC

Name of Applicant: Ninety Five Management LLC

Name of Representative: Chris Armstrong

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: Chris Armstrong

Subscribed and sworn before me

This 25 day of February, 2016

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LISA MORRISON
Appt. No. 15-1908-1
My Appt. Expires May 18, 2019

PRJ-63503
03/02/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-63598 APN: 125-07-201-003

Name of Property Owner: MF Land LLC

Name of Applicant: Ninety Five Management LLC

Name of Representative: Chris Armstrong

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: Chris Armstrong

Subscribed and sworn before me

This 25 day of February, 2016

Amanda McDaniel

Notary Public in and for said County and State

PUBLIC
STATE OF NEVADA
County of Clark
AMANDA MCDANIEL
Appt. No. 15-1910-1
My Appt. Expires May 20, 2019

PRJ-63503
03/02/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Skye Canyon

Project Name Skye Canyon **Proposed Use** _____

Assessor's Parcel #(s) 125-07-201-003 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER MF Land LLC **Contact** Chris Armstrong

Address 11411 Southern Highlands Pkwy, #300 **Phone:** 7022206565 **Fax:** 7022206566

City Las Vegas **State** NV **Zip** 89141

E-mail Address carmstrong@olympiacompanies.com

APPLICANT Ninety Five Management LLC **Contact** Chris Armstrong

Address 11411 Southern Highlands Pkwy #300 **Phone:** 7022206565 **Fax:** 7022206566

City Las Vegas **State** NV **Zip** 89141

E-mail Address _____

REPRESENTATIVE Same as Applicant **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 Chris Armstrong

Subscribed and sworn before me

This 25th day of February, 20 16.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LISA MORRISON
Appt. No. 15-1908-1
My Appt Expires May 18, 2019

FOR DEPARTMENT USE ONLY

Case #	SDR-63598
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-63503
03/02/16

Revised 10/27/08

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

SDR 63598
Olympia Companies, LLC

NEC Skye Park Drive & Skye Canyon Park Drive

Proposed 258.445 thousand square foot shopping center.

First Use

Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	241.545	42.94	10,372
AM Peak Hour			1.00	242
PM Peak Hour			3.73	901

Second Use

Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	6.4	127.15	814
AM Peak Hour			11.52	74
PM Peak Hour			11.15	71

Third Use

Average Daily Traffic (ADT)	FAST-FOOD WITH DRIVE-THRU [1000 SF]	5.7	496.12	2,828
AM Peak Hour			49.35	281
PM Peak Hour			33.84	193

Fourth Use

Average Daily Traffic (ADT)	DRIVE-IN BANK [1000 SF]	4.8	148.15	711
AM Peak Hour			12.35	59
PM Peak Hour			25.82	124

Total

Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	258.445	42.94	14,725
AM Peak Hour			1.00	656
PM Peak Hour			3.73	1,289

Existing traffic on all nearby streets:

Grand Canyon Dr.	
Average Daily Traffic (ADT)	5,980
PM Peak Hour (heaviest 60 minutes)	478

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Grand Canyon Dr.	34,500

This project will add approximately 14,725 trips per day on Grand Canyon Dr., Skye Park Dr. and Skye Canyon Park Dr. Grand Canyon is currently at about 17 percent of capacity. After this project, it is expected to be at about 60 percent of capacity. Counts are not available for Skye Park Dr. and Skye Canyon Park Dr., but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 1,289 additional cars, or forty-three every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas Agenda Item No.: **75.**

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

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

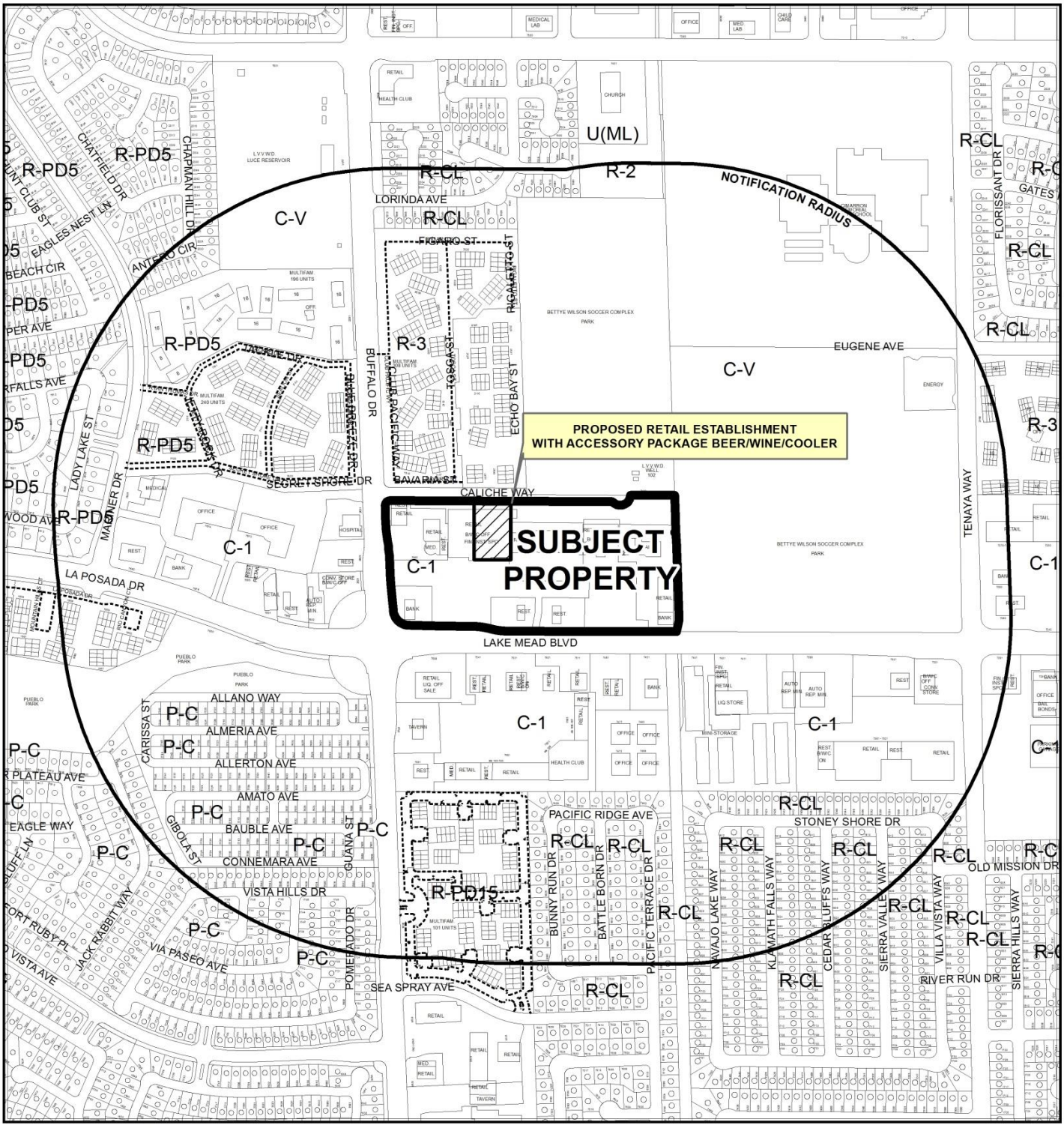
SUBJECT:
SUP-63514 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SPROUTS FARMERS MARKET - OWNER: HAGGEN PROPERTY SOUTH, LLC - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 34,833 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED AND A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 7530 West Lake Mead Boulevard, Suite #120 (APN 138-22-211-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-63439]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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:

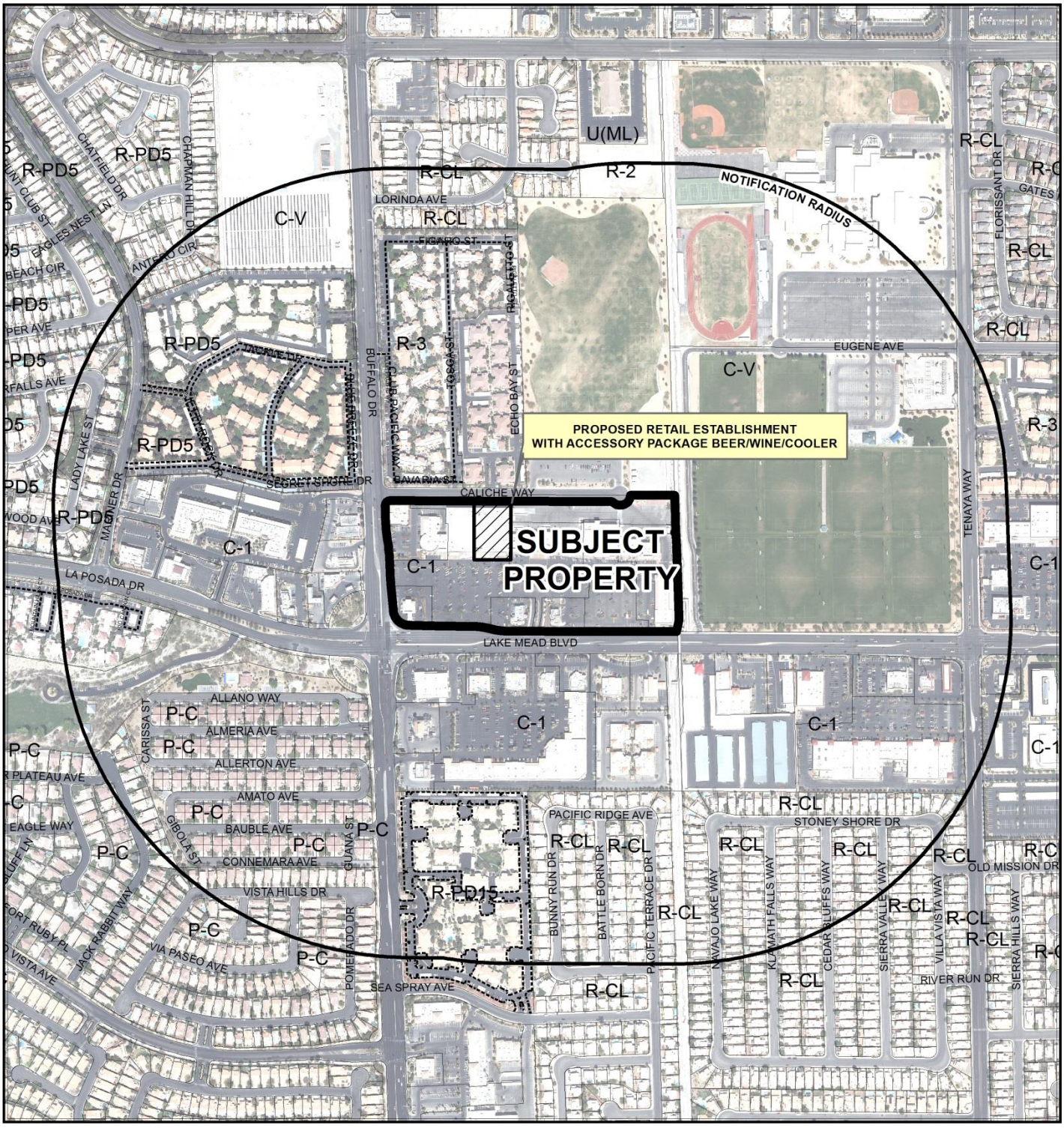
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest Postcards



CASE: **SUP-63514 (PRJ-63439)**

RADIUS: 1500 FEET

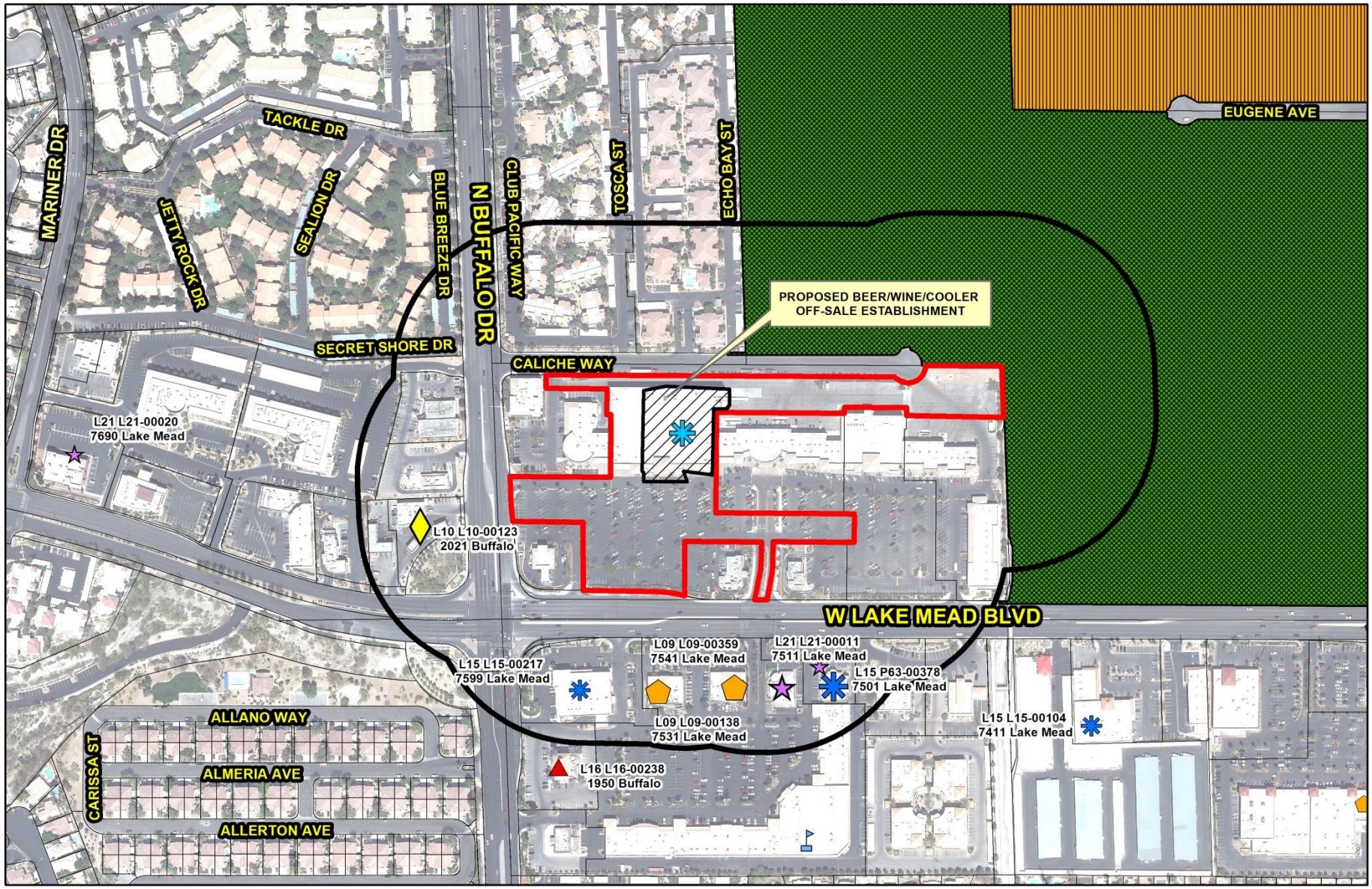
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-63514 (PRJ-63439)**

RADIUS: 1500 FEET

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



SUP-63514 (PRJ-63439)

Beer/Wine/Cooler Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Package Liquor Off-Sale
- Accessory Package Liquor Off-Sale
- Tavern - Limited
- Tavern
- Brew/Pub Tavern
- Urban Lounge

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, March 10, 2016

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SPROUTS FARMERS MARKET - OWNER: HAGGEN PROPERTY SOUTH, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-63514	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-63514 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler Off-Sale Establishment 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 zero-foot distance separation from a City Park where 400 feet is required.

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 an application for a Special Use Permit for a proposed Beer/Wine/Cooler Off-Sale Establishment use within a proposed 34,833 square-foot General Retail Store, Other than Listed located at 7530 West Lake Mead Boulevard, Suite #120. The existing building is currently undergoing a tenant improvement process. This application includes a waiver of the distance separation from the City Park. The request is to allow a zero-foot distance separation where 400 feet is required. Staff recommends approval with conditions. If this request is denied, the sale of alcoholic beverage will not be permitted on this site.

ISSUES

- The Beer/Wine/Cooler Off-Sale Establishment use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- Request for a waiver for a zero-foot distance separation from City Park where 400 feet is required, staff finds that the configuration of the shopping center provides sufficient justification to warrant a waiver. Staff notes that the customer entrance to the store is located on the south side of the building. A customer would have to go around the building to access the park from the south. Additionally, there is a concrete drainage facility along the west edge of the park which provides an adequate buffer between alcohol sales and the park.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/28/96	The Planning Commission recommended approval of a request for reclassification of property (Z-0030-96) located on the northeast corner of Buffalo Drive and Lake Mead Boulevard, from: N-U (Non-Urban) to: C-1 (Limited Commercial). Staff recommended approval.
04/17/96	The City Council approved a request for reclassification of property (Z-0030-96) located on the northeast corner of Buffalo Drive and Lake Mead Boulevard, from: N-U (Non-Urban) to: C-1 (Limited Commercial) proposed use 144,441 Square Feet of Single Story Retail Shops. The Planning Commission and Staff recommended approval.
02/26/98	The Planning Commission recommended approval of a request for a Special Use Permit (U-0014-98) on property located on the northeast corner of Lake Mead Boulevard and Buffalo Drive For a Liquor Establishment (Off-Premise Consumption – Package Liquor) in conjunction with an approved 56,525 square-foot Grocery Store (Vons), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial). Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/09/98	The City Council approved a request for a Special Use Permit (U-0014-98) on property located on the northeast corner of Lake Mead Boulevard and Buffalo Drive For a Liquor Establishment (Off-Premise Consumption – Package Liquor) in conjunction with an approved 56,525 square-foot Grocery Store (Vons), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial). The Planning Commission and Staff recommended approval.

Most Recent Change of Ownership	
06/10/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/16/97	A building permit (#97012211) was issued for General Retail Store at 7530 West Lake Mead Boulevard. The permit was finalized on 02/20/98.
03/13/98	A business license (L15-00093) was issued for Package Liquor at 7530 West Lake Mead Boulevard. The license was marked out of business on 10/01/15.
06/11/15	A business license (P63-00218) was issued for a Package Liquor at 7530 West Lake Mead Boulevard. The license was marked out of business on 12/29/15.
03/08/16	A building permit (#308011) was issued for a Tenant Improvement for a General Retail Store at 7530 West Lake Mead Boulevard, Suite #120. The tenant improvement is currently undergoing in preparation of this report.

Pre-Application Meeting	
02/18/16	A pre-application meeting was conducted with the applicant and discussed the application submittal and a waiver of the distance separation from a nearby City Park.

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

Field Check	
03/03/16	Staff conducted a field check at the subject building. The suite is currently undergoing interior renovation.

Details of Application Request	
Site Area	
Net Acres	7.14

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	M (Medium Density Residential)	R-3 (Medium Density Residential)
	City Park	PR-OS (Parks/Recreation/Open Space)	C (Civic)
		PF (Public Facility)	
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	City Park	PR-OS (Parks/Recreation/Open Space)	C (Civic)
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 (175 feet NLV airport)	N/A

Pursuant to Z-0030-96, 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	144,441 SF	1/250 SF	578				
TOTAL SPACES REQUIRED			578		926		Y
Regular and Handicap Spaces Required			566	12	907	19	Y

ANALYSIS

The site is an existing Shopping Center and is located within the Airport Overlay District. The overlay will not affected by the proposed Beer/Wine/Cooler Off-Sale Establishment use. Pursuant to Title 19.12, no additional parking required beyond that which is required for the principal use on the site. The subject site is within the leasehold parcel within the Shopping Center. The parcel contains a building designated as Major B under Site Development Plan Review [Z-003-96 (1)] with 56,525 square-foot building that was previously used as a General Retail Store, other than Listed. The building served as a single tenant (super market). The building is currently vacant and undergoing tenant improvement process with a building permit issued 03/08/16 related to the proposed use. The tenant improvement resulted in a multi-tenant space, with the subject site will contain only 34,833 square-foot of retail space. The building is situated in a parcel that shares the property line with the City Park (Bettye Wilson Soccer Complex Park). The applicant has requested a waiver to allow a zero-foot distance separation where 400 feet is required. Staff finds that the configuration of the shopping center provides sufficient justification to warrant the waiver. Staff notes that the customer entrance to the store is located on the south side of the building. A customer would have to go around the building to access the park from the south. Additionally, there is a concrete drainage facility along the west edge of the park which provides an adequate buffer between alcohol sales and the park.

The Beer/Wine/Cooler Off-Sale Establishment use is defined as "An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where business is conducted, and is operated in connection with a grocery store, drug store, convenience store, restaurant or general retail store." The proposed use meets the definition as the proposed establishment will be coincided with a General Retail Store.

The Minimum Special Use Permit Requirements for this use include:

> *1. Except as otherwise provided, no beer/wine/cooler off-sale establishment (hereinafter "establishment") 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 does not meet this requirement due to a zero-foot distance separation from a City park, a waiver request is part of this application for a special use permit. However, staff finds there is adequate buffering between the uses and recommends approval.*
>
> *2. Except as otherwise provided in Requirement 3 below, the 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 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 Requirement 1.

The proposed use does not meet this requirement due to a zero-foot distance separation from a City park, a waiver request is part of this application for a special use permit. However, staff finds there is adequate buffering between the uses and recommends approval.

*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 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 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.

The requirement is not applicable because the shopping center is less than 80 acres in size.

4. When considering a Special Use Permit application for an establishment 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 proposed use is located in a shopping center and the distance separation measurement is based on the leasehold parcel. The General Retail Store contains 34,832 square-foot of retail space and will sell Beer and Wine within an area no greater than 10 percent of the retail space.

5. 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.

This requirement does not apply.

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

The proposed use if licensed will be subject to compliance review for inspections.

7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:

a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;

b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS- TC (Main Street Mixed Use) in the Town Center Land Use Plan;

c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or

d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

The proposed use meets subsection (c) of this requirement as the proposed General Retail Store floor space contains 34,833 square feet and no more than 10 percent of the retail floor space is devoted to the display or merchandising of alcoholic beverage. Staff finds there is adequate justification for the waiver request of the distance separation.

8. Except for a grocery store or drugstore as defined by LVMC 6.50.020 that contains not less than twelve thousand square feet of gross internal floor area, no establishment shall be permitted on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

This requirement does not apply as the site is not adjacent to the Pedestrian Mall.

The proposed use will be located within the existing Shopping Center. The proposed use will utilize the 34,833 square-foot General Retail Store at 7530 West Lake Mead Boulevard, Suite #120. The applicant requests a waiver of the distance separation to allow zero-foot distance separation from the City park. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding uses as the property is situated within a Shopping Center and the General Retail Store contains 34,833 square feet of retail space. There is no direct access between the store and the park. Therefore, staff recommends approval with conditions.

FINDINGS (SUP-63514)

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 Off-Sale Establishment is a use typically found in Shopping Centers and can be conducted in a manner that is harmonious and compatible with existing surrounding land uses

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

   The subject site is an existing Shopping Center and the proposed use is physically suitable for this site.

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 Shopping Center can be accessed from Lake Mead Boulevard and Buffalo Drive both Primary Arterial per the Master Streets and Highways, are adequate in size to meet the requirements 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.**

   The General Retail Store currently has a building permit for Tenant Improvement and will subject to final inspection prior to securing a Certificate of Occupancy from Building and Safety Department.

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

The proposed Beer/Wine/Cooler Off-Sale Establishment use meets all of the applicable conditions with waivers of the distance separation. Staff finds that there is adequate justification to support the waiver, as there is no direct access between the market and the park.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 1181

APPROVALS 0

PROTESTS 2

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-63514 APN: 138-22-211-003

Name of Property Owner: Haggen Property South, LLC

Name of Applicant: SFM, LLC

Name of Representative: Jonathan J. Winn, Esq.

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: MAN

Print Name: MICHAEL NIEGSICH

Subscribed and sworn before me

This 15 day of January, 2016

Sheila Ahik

Notary Public in and for said County and State Palm Beach Co, FL

SHEILA A AHIK
MY COMMISSION #FF084803
EXPIRES January 21, 2018
(407) 398-0153 FloridaNotaryService.com

Revised 11-14-06

f:\depot\Application Packet\State[illegible]rest.pdf

PRJ-63439
02/24/16

WRITTEN CONSENT OF THE SOLE MEMBER
OF
HAGGEN PROPERTY SOUTH, LLC

January 27, 2016

The undersigned being the sole member ("Member") of **HAGGEN PROPERTY SOUTH, LLC**, a Delaware limited liability company (the "Company"), does hereby consent to the following actions:

WHEREAS, Michael Niegsch is an authorized signatory ("Authorized Signatory") of the Company and has been granted the authority to act in the name of the Company with such authority as may be delegated from time to time to him by the Member.

NOW THEREFORE BE IT RESOLVED, that the Authorized Signatory is hereby authorized to take, or cause to be taken, such action, and to execute and deliver, or cause to be delivered, for and in the name and on behalf of the Company, all such forms, letters and similar documentation as may be reasonably requested by tenants of properties owned or leased by the Company, including but not limited to any documentation requested or required to be submitted in connection with SFM, LLC's application for a Special Use Permit in the City of Las Vegas or any other licenses or permits, his signature thereon to conclusively evidence that such request was reasonable;

FURTHER RESOLVED, that, in addition to and without limiting the foregoing, the Authorized Signatory is hereby authorized to take, or cause to be taken, such further action, and to execute and deliver, or cause to be delivered, for and in the name and on behalf of the Company, all such instruments and documents as the Authorized Signatory may deem appropriate in order to effectuate the purpose or intent of the foregoing resolutions (as conclusively evidenced by the taking of such action or the execution and delivery of such instruments, as the case may be) and all actions taken by the Authorized Signatory prior to the date hereof be, and hereby are, approved, ratified and confirmed in all respects as the act and deed of the Company; and

FURTHER RESOLVED, that any party receiving an executed copy, a facsimile or an electronic transmission by e-mail, or similar medium in a PDF or comparable format which contains an electronic image of the document and requisite signatures, of these resolutions may rely thereon.

SUP-63514

PRJ-63439
02/24/16

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

HAGGEN PROPERTY HOLDINGS, LLC, a Delaware limited liability company

By: Haggen Holdings, LLC, a Delaware limited liability company, its member

By: _____
Name: John Caple
Title: Authorized Person

SUP-63514

PRJ-63439
02/24/16

CLV Planning - Application Form

Application Number:	PRJ-63439
Application/Petition For:	Sprouts Farmers Market - Beer/Wine/Cooler Off-Sale
ProjectAddress (Location):	7530 W. LAKE MEAD BLVD, SUITE #120
Project Name	SPROUTS FARMERS MARKET
Assessors Parcel #(s):	13822211003
Ward #:	WARD 4 (STAVROS S. ANTHONY)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	TINA
Applicant Last Name:	REDFERN
Applicant Address:	5455 E HIGH ST., SUITE 111
Applicant City:	PHOENIX
Applicant State:	AZ
Applicant Zip:	85054
Applicant Phone:	480-814-8016
Applicant Fax:	
Applicant Email:	LICENSING@SPROUTS.COM
Rep First Name:	JONATHAN
Rep Last Name:	WINN, ESQ.
Rep Address:	400 S RAMPART BLVD STE 400
Rep City:	LAS VEGAS
Rep State:	NV
Rep Zip:	89145
Rep Phone:	702-362-7800
Rep Fax:	702-362-9472
Rep Email:	JWINN@KLNEVADA.COM

SUP-63514

PRJ-63439
02/24/16

CLV Planning - Application Form

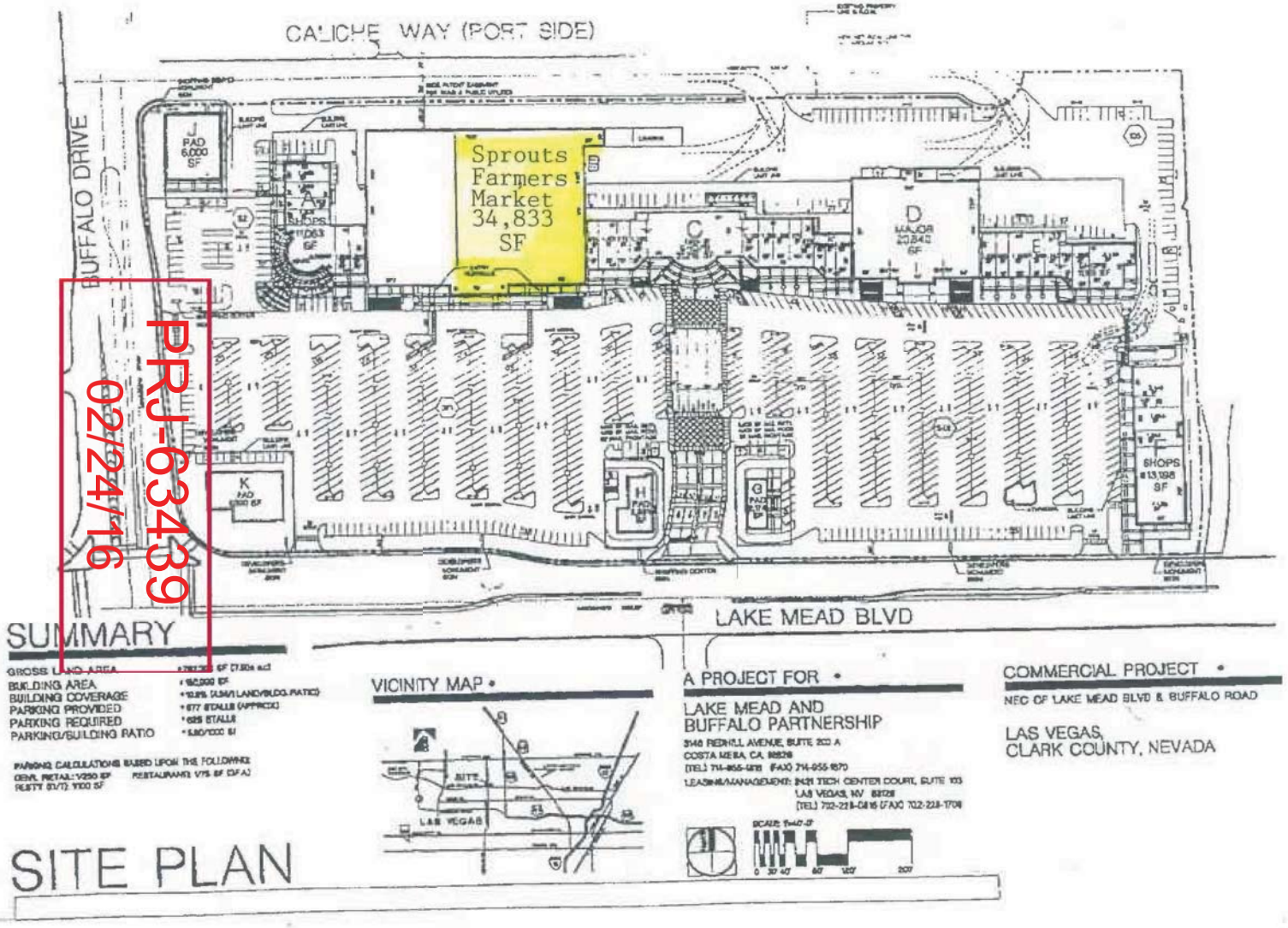
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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
HAGGEN PROPERTY SOUTH L L C	2211 RIMLAND DR #300	BELLINGHAM, WA 98226

CLVEPLAN Applicant	Company	Title	Email
Jonathan Winn, Esq.	Kolesar & Leatham	Attorney at Law	jwinn@klnevada.com

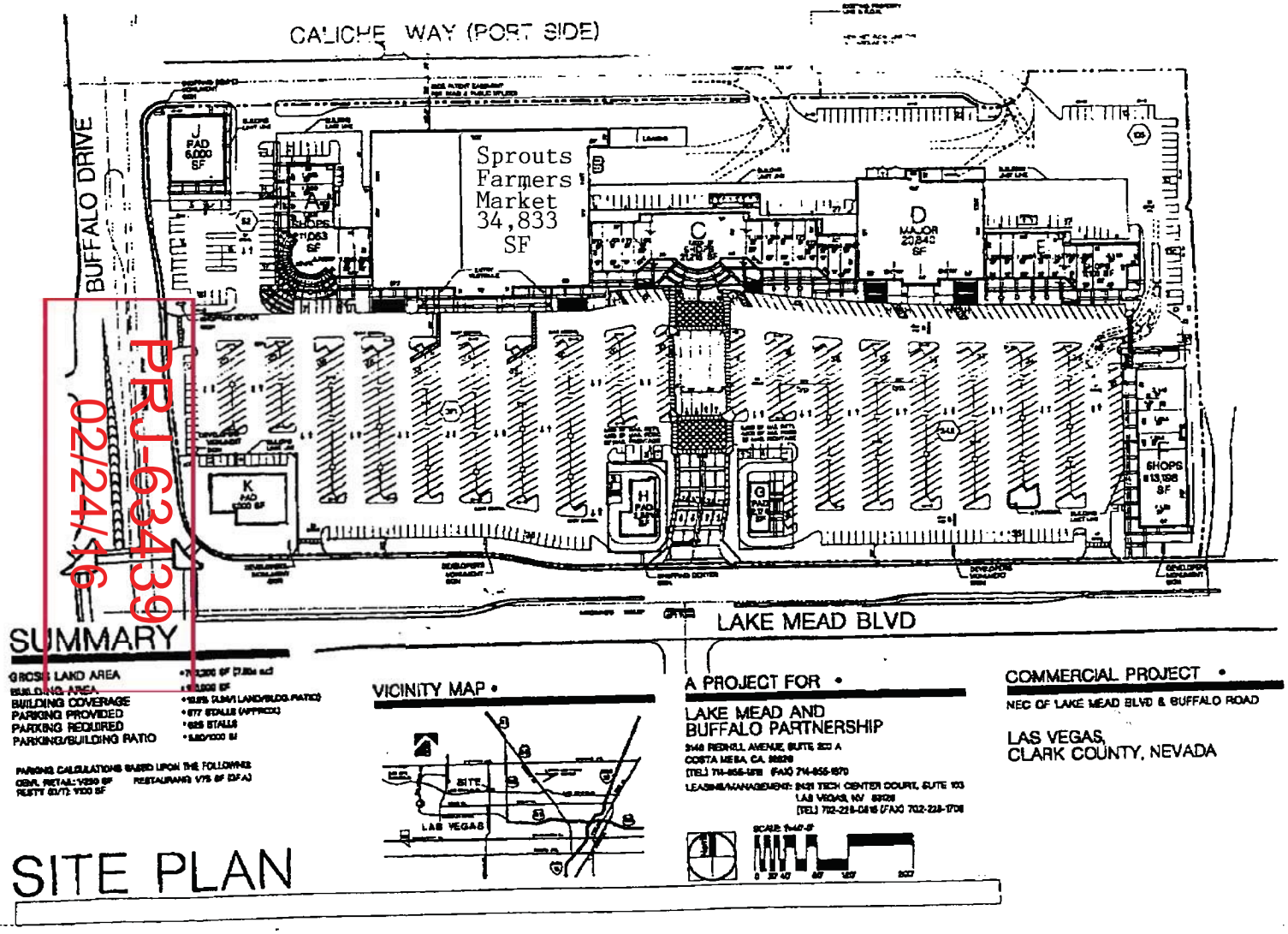
SUP-63514

PRJ-63439
02/24/16



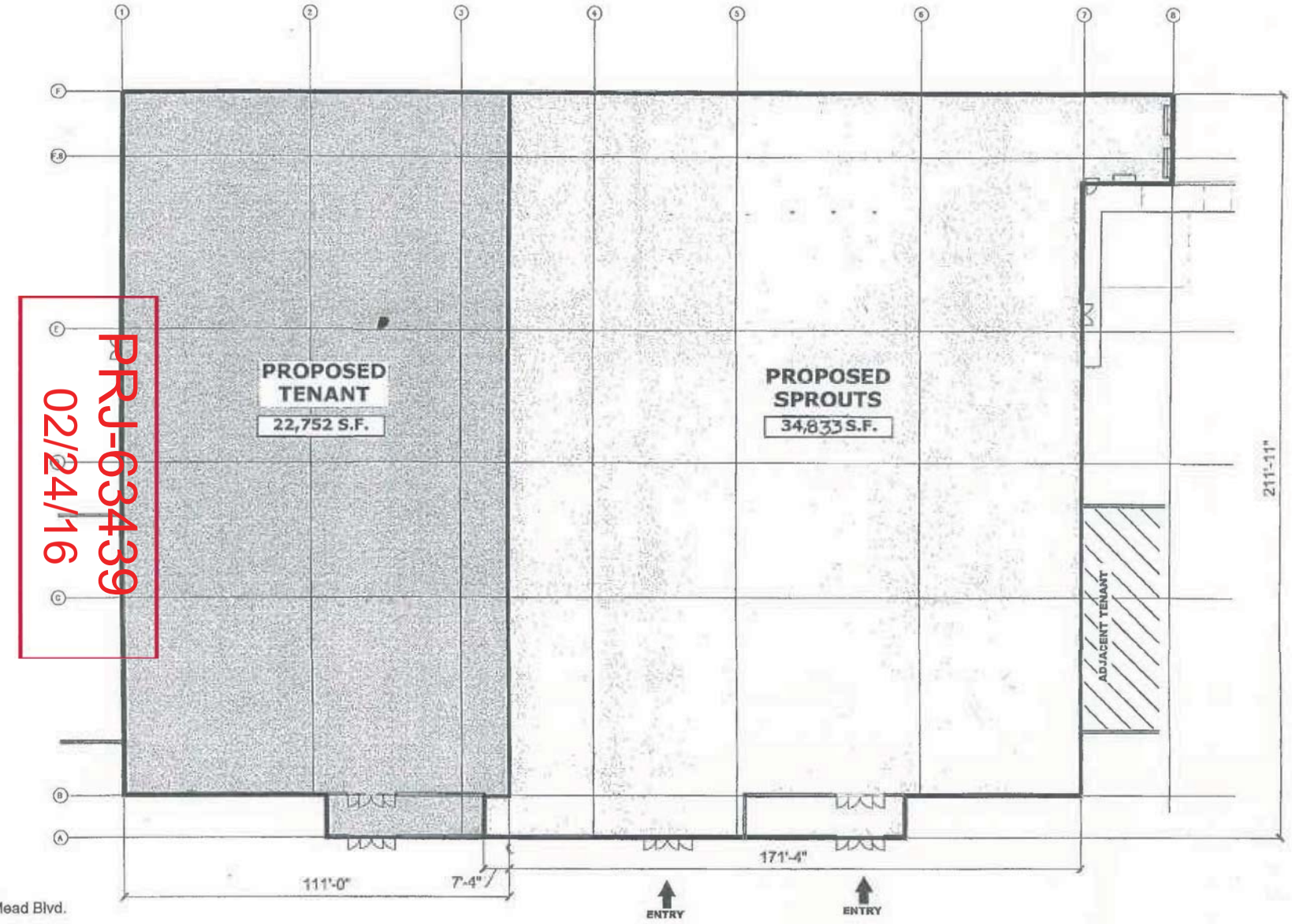
SPROUTS FARMERS MARKET @ 7530 W. LAKE MEAD BLVD., LAS VEGAS NV

SUP-63514



SPROUTS FARMERS MARKET @ 7530 W. LAKE MEAD BLVD., LAS VEGAS NV

SUP-63514

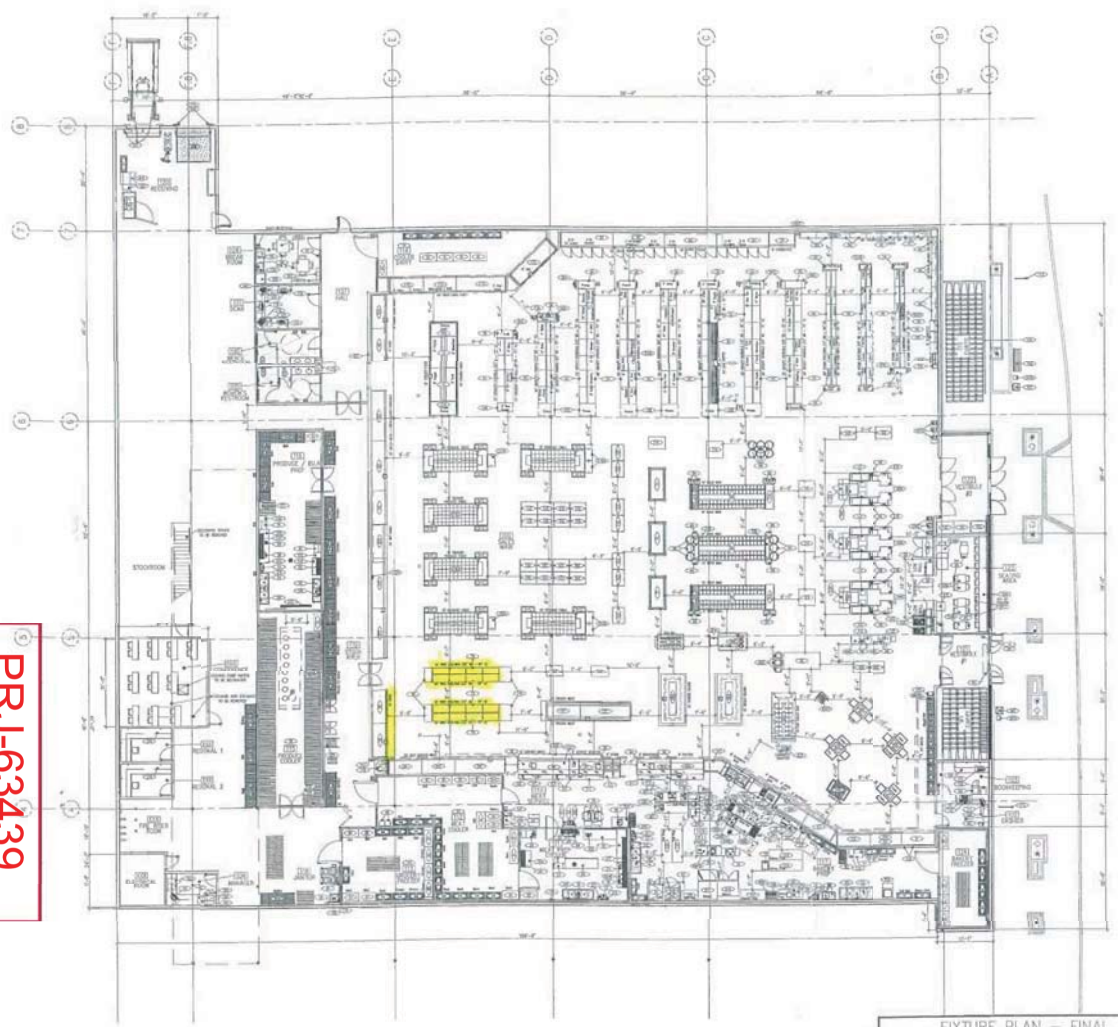


PRJ-63439
02/24/16

Sprouts
Las Vegas, NV
7530 W. Lake Mead Blvd.

December 2, 2015

SUP-63514



FIXTURE PLAN – FINAL

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

PROJECT DATA

GROSS BLDG. S.F.	34,533 SQ. FT.	
SALES AREA SQ FT.	17,973 SQ. FT.	
	PROTO LINEALS	ACTUAL LINEALS
GROCERY		
GROCERY SHELVING	388 L.F.	388 L.F.
GROCERY SHELVING END CAP	36 L.F.	36 L.F.
TOTAL L.F.	424 L.F.	424 L.F.
VITAMIN		
VITAMIN SHELVING LOW	160 L.F.	160 L.F.
VITAMIN SHELVING HIGH	52 L.F.	52 L.F.
VITAMIN END CAPS	18 L.F.	18 L.F.
COSMETICS SHELVING	8 L.F.	8 L.F.
PROBIOTICS COOLER	6 L.F.	6 L.F.
TOTAL L.F.	244 L.F.	244 L.F.

FROZEN FOOD		
REACH-IN DOOR CASES	20 DRS.	20 DRS.
BUNKER	32 L.F.	32 L.F.
BUNKER END CAPS	6 L.F.	6 L.F.
DAIRY		
MULTI-DECK CASE REAR FILL	40 L.F.	40 L.F.
MULTI-DECK CASE FRONT FILL	16 L.F.	16 L.F.
COLD BEVERAGES	8 L.F.	8 L.F.
TOTAL L.F.	64 L.F.	64 L.F.
BULK		
BULK BINS	96 L.F.	96 L.F.
COFFEE	20 L.F.	20 L.F.
PRODUCE		
PRODUCE WET RACK	32 L.F.	32 L.F.
PRODUCE PACKAGED	32 L.F.	32 L.F.
TOTAL L.F.	64 L.F.	64 L.F.

MEAT		
SERVICE MEAT CASE	12 L.F.	12 L.F.
FROZEN MEAT BUNKER	40 L.F.	40 L.F.
SELF SERVICE MEAT CASE	28 L.F.	28 L.F.
TOTAL L.F.	80 L.F.	80 L.F.
SEAFOOD		
SERVICE SEAFOOD CASE	8 L.F.	8 L.F.
SUSHI CASE	4 L.F.	4 L.F.
TOTAL L.F.	12 L.F.	12 L.F.
DELI		
SERVICE CASE "BOARSHEAD"	8 L.F.	8 L.F.
SERVICE CASE "PROTEIN"	8 L.F.	8 L.F.
SANDWICH BAR SERVICE CASE	8 L.F.	8 L.F.
INLINE JUICE BAR SERVICE CASE	3 L.F.	3 L.F.
INLINE COFFEE BAR SERVICE CASE	4 L.F.	4 L.F.
SELF SERVICE DELI CASE HIGH	28 L.F.	28 L.F.
SALAD BAR ISLAND CASE	22 L.F.	22 L.F.
CHEESE ISLAND CASE	24 L.F.	24 L.F.
MEALS ISLAND CASE	24 L.F.	24 L.F.
TOTAL L.F.	129 L.F.	129 L.F.

BAKERY		
BAKERY TABLES	4 TABLES	4 TABLES
REFRIGERATED BREAD	8 L.F.	8 L.F.
BAKERY SHELVING	24 L.F.	24 L.F.
TOTAL L.F.	32 L.F.	32 L.F.
BEER / WINE		
WINE SHELVING	64 L.F.	64 L.F.
COLD WINE	4 L.F.	4 L.F.
COLD BEER	12 L.F.	12 L.F.
TOTAL L.F.	80 L.F.	80 L.F.
REFRIGERATION		
PRODUCE COOLER	749 S.F.	723 S.F.
BULK/PRODUCE PREP	659 S.F.	659 S.F.
MEAT/DELI COOLER	723 S.F.	723 S.F.
GROCERY FREEZER	388 S.F.	388 S.F.
BAKERY FREEZER	188 S.F.	206 S.F.
TOTAL S.F.	2,705 S.F.	2,757 S.F.

EQUIPMENT LIST

EQUIPMENT NUMBER	EQUIPMENT NAME	EQUIPMENT NUMBER	EQUIPMENT NAME	EQUIPMENT NUMBER	EQUIPMENT NAME
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

62930704

COPYRIGHT NOTICE: These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under Sec. 102 of the copyright act, 17 U.S.C. As amended January 2003. The protection includes without limitation, the overall form, arrangement and composition of spaces, and elements of the design. Under such protection, unauthorized use of these drawings and specifications may result in cessation of construction, building values, and/or monetary liability.

SPROUTS FARMERS MARKET
507 - 7530 LAKE MEAD BLVD.
LAS VEGAS, NV 89128

FINAL – 12/22/2015

B|R|R architecture

NEC N BUFFALO DR AND W. LAKE MEAD BLVD (507)
7530 LAKE MEAD BLVD.
LAS VEGAS, NV 89128
FIXTURE PLAN
FINAL
12-22-2015

DRAWN BY: KMS
PROJECT NUMBER: 62930704
SHEET: F1.0

PRJ-63439
02/24/16

SUP-63514



SUP-63514 [PRJ-63439] - SPECIAL USE PERMIT - APPLICANT: SPROUTS FARMERS MARKET - OWNER: HAGGEN PROPERTY SOUTH, LLC
7530 WEST LAKE MEAD BOULEVARD, SUITE #120

03/03/16



SUP-63514 [PRJ-63439] - SPECIAL USE PERMIT - APPLICANT: SPROUTS FARMERS MARKET - OWNER: HAGGEN PROPERTY SOUTH, LLC
7530 WEST LAKE MEAD BOULEVARD, SUITE #120

03/03/16

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800

klnevada.com

February 24, 2016

Via Hand Delivery

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

Re: Application for Special Use Permit and Request for Waiver of Distance Separation Requirements

Applicant:	**SFM, LLC (registered in Nevada as SF Markets, LLC)**
Proposed Use:	**Retail Establishment with Accessory Package Beer/Wine/Cooler**
Project Name:	**Sprouts Farmers Market**
Project Address:	**7530 W. Lake Mead Blvd., Suite 120, Las Vegas, NV 89128**
APN:	**138-22-211-003**

Dear Sir/Madam:

This firm represents SFM, LLC (registered in Nevada as SF Markets, LLC) dba Sprouts Farmers Market (the "Applicant") with respect to business and liquor licensing matters at the above-referenced business location (the "Premises"). The Applicant is applying for a Special Use Permit to allow the grocery store business (the "Business") to sell alcoholic beverages limited to beer, wine and coolers for off-premises consumption.

The City of Las Vegas Planning Department previously issued a Special Use Permit for full packaged liquor sales at the Premises. Such business activities were previously conducted by the Vons and Haggen grocery store chains. The Applicant recently acquired the Business from the Haggen bankruptcy estate and is proposing to re-open the Business in approximately 8 months. Because of the duration of time prior to re-opening the Business as a Sprouts store, we are requesting that a new Special Use Permit application be issued.

The Premises consists of approximately 34,833 gross square feet of tenant space, of which approximately 17,973 square feet will be designated as retail sales floor area. Among the grocery products to be sold, the Applicant desires to engage in the sale of package beer, wine and coolers as permitted with a Beer/Wine/Cooler Off-sale Alcoholic Beverage License pursuant to Las Vegas Municipal Code 6.50.040.

The proposed use of alcoholic beverage sales at the Applicant's Business will demonstrate a uniform presence for Sprouts stores in the community by providing similar goods that are already offered

PRJ-63439
02/24/16

SUP-63514

at other Sprouts locations in the Las Vegas valley. The Applicant has enclosed a Floor Plan which includes an outline of the initial areas dedicated for the display of alcoholic beverages. The Applicant plans to devote no more than 10% of the square feet of retail floor space for the display of alcoholic beverages at the Business.

In addition, the Applicant is requesting a waiver of the distance separation requirements for proximity to a City Park. As noted above, the Business is between 20,000 and 50,000 square feet and will have no more than 10% of the retail floor space dedicated to the display or merchandising of alcoholic beverages. Moreover, the alcohol use at the Premises has been a permitted use both before and after construction of the Park and we are unaware of any issues related to vagrancy or underage consumption of alcohol.

The Business is committed to ensuring compliance with all local and State laws regarding the sale of alcoholic beverage products for off-premises consumption. The Business has implemented and will adhere to strict internal policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are not consumed on the premises of the Business or in the parking area.

The Business provides a benefit to the community and neighboring businesses in the Summerlin Gateway Shopping Center and the surrounding area. As an anchor tenant and well-known retail grocery brand, the Business draws vital customer traffic to the neighboring businesses in the community. The proposed beer/wine/cooler off-sale use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business.

The site provides adequate pedestrian and vehicle ingress/egress to and from the Summerlin Gateway Shopping Center in which the Business will be located, from West Lake Mead and North Buffalo Drive. Please note that it is anticipated that the Business will operate every day between the hours of 7:00 a.m. and 10:00 p.m. and will employ approximately 100 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you for your assistance in this matter.

Very truly yours,
KOLESAR & LEATHAM

Jonathan J. Winn, Esq.

JJW
Enclosures – as stated
cc: Tina Redfern (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)

PRJ-63439
02/24/16

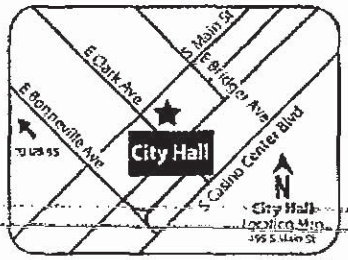
SUP-63514

04/02/2016 17:50 7028766297

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 4 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.

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-63514 [PRJ-63439]
Planning Commission Meeting of 4/12/2016

Case: SUP-63514
13822314010
LAKIS MARK & KITTY TRUST
LAKIS MARK G & KITTY M CO-TRS
6320 DARBY AVE
LAS VEGAS NV 89146-6608

71 BRDGNP1 89146

LAKIS POOL SERVICE

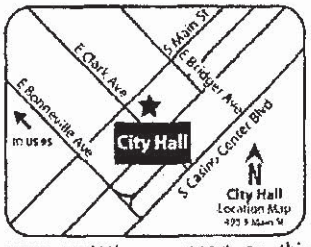
75P

Apr 05 16 08:49a Melonas Companies 702 8759169 p.1

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

PRSRT
FIRST CLASS MAIL
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-63514 [PRJ-63439]
Planning Commission Meeting of 4/12/2016

89 BRDGNP1 89129

RECEIVED

APR 5 2016

City of Las Vegas
Dept. of Planning

Case: SUP-63514

13821712064
FORTY SIX L L C
9112 GRANITE KNOLL CT
LAS VEGAS NV 89129

75P

City of Las Vegas Agenda Item No.: **76.**

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

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

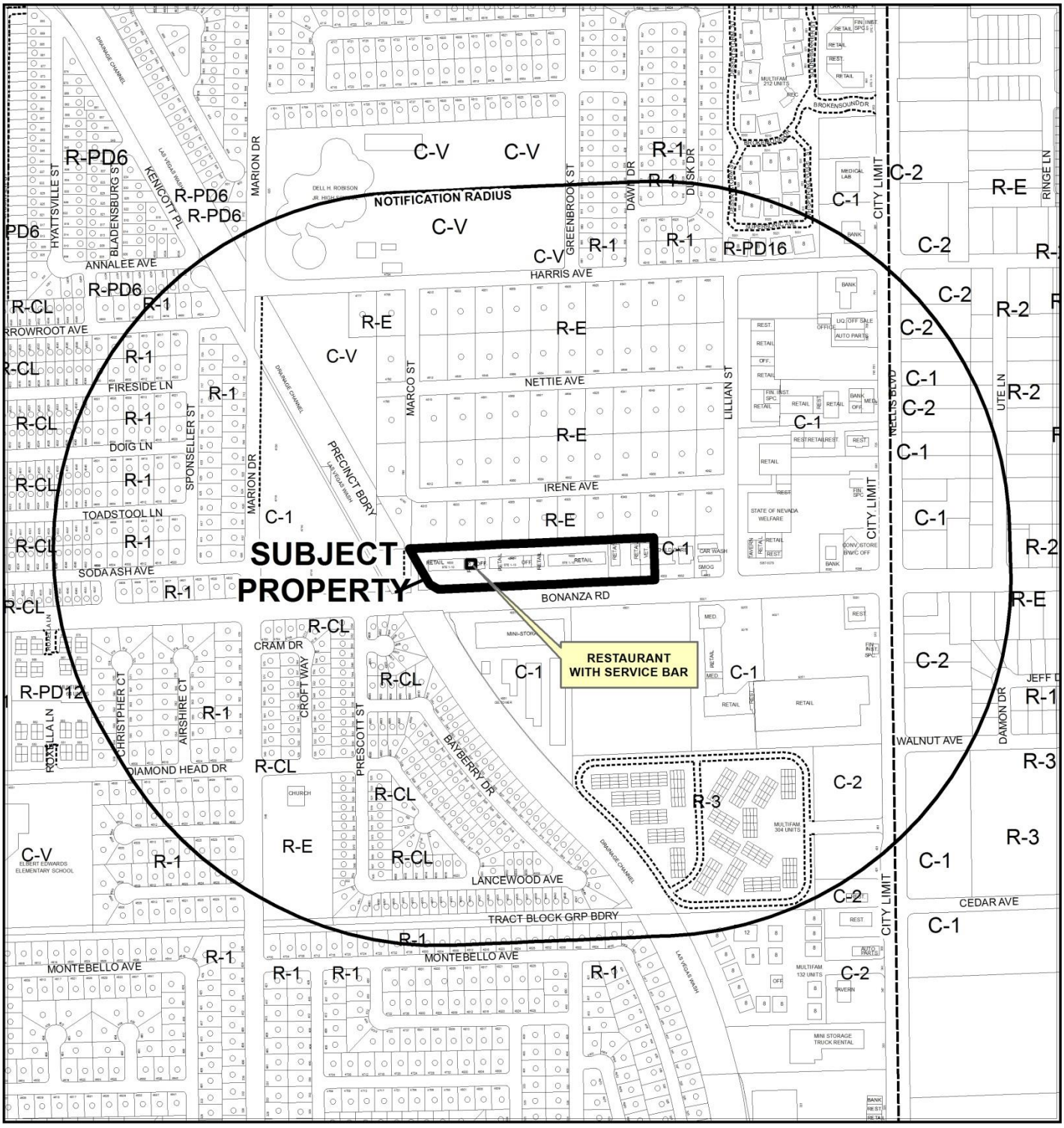
SUBJECT:
SUP-63555 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARICARMEN SORIA - OWNER: BONANZA SUNRISE, LLC - For possible action on a request for a Special Use Permit FOR A 2,500 SQUARE-FOOT EXPANSION OF AN EXISTING 1,460 SQUARE-FOOT RESTAURANT FOR A RESTAURANT WITH SERVICE BAR TO BE LOCATED 180 FEET FROM A CHILD CARE FACILITY WHERE 400 FEET IS THE MINIMUM REQUIRED at 4800 East Bonanza Road, Suite #8 (APN 140-29-801-011), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-63554]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



CASE: **SUP-63555 (PRJ-63554)**

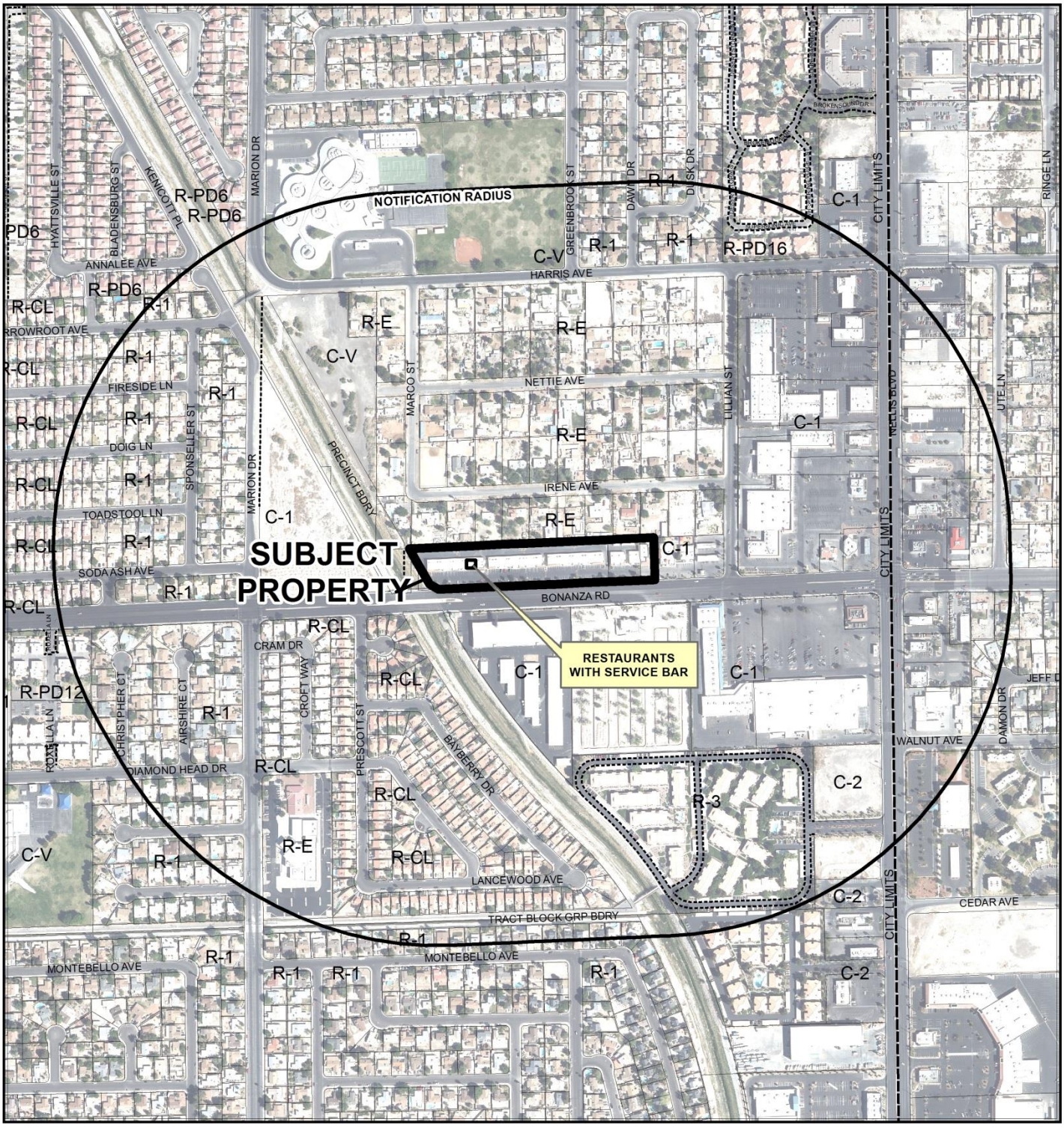
RADIUS: 1500 FEET

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

0 400 800

Feet

N



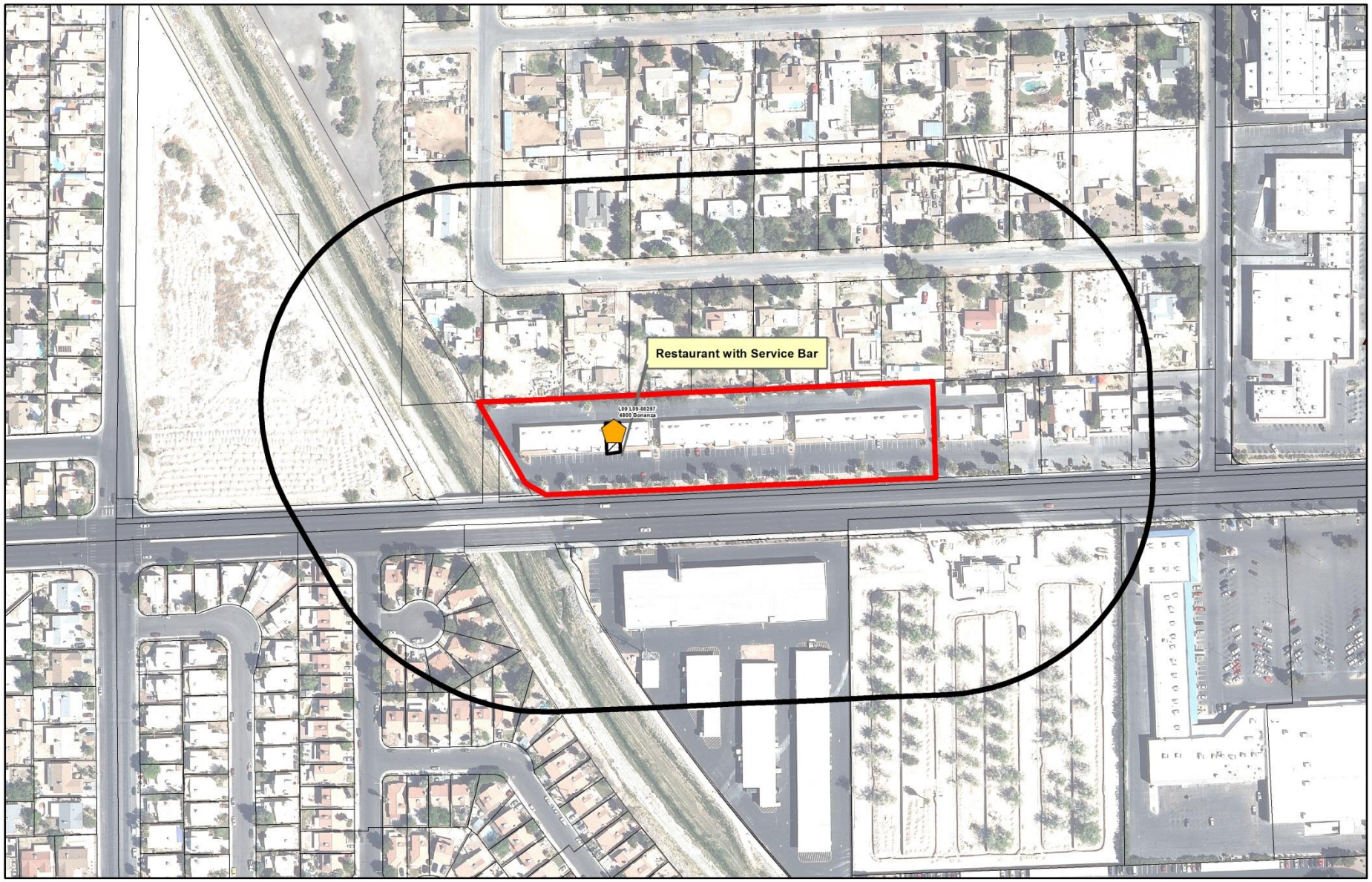
CASE: **SUP-63555 (PRJ-63554)**

RADIUS: 1500 FEET

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

0 400 800 Feet

N



SUP-63555 (PRJ-63554)

Restaurant With Service Bar

Business Licenses

- Tavern
- Brew/Pub 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, March 10, 2016

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: - APPLICANT: MARICARMEN SORIA - OWNER: BONANZA SUNRISE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-63555	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-63555 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. A Waiver from Title 19.12 is hereby approved, to allow a 180-foot distance separation from a Child Care Facility where 400 feet is the minimum required.

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 separate from the bar 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 Restaurant with Service Bar at 4800 East Bonanza Road, Suite #8. Currently, the Restaurant is 1,460 square-feet with an active Beer/Wine/Cooler On-Sale Establishment license. The applicant is expanding the restaurant by 2,500 square feet to the adjacent suite to the west, and is requesting the approval of a Special Use Permit for a Restaurant with Service Bar Establishment for the entire 3,960 square-foot establishment.

If denied, the applicant will continue operating with the current Beer/Wine/Cooler On-Sale Establishment license; however, alcohol will not be able to be served in the newly expanded area of the restaurant.

ISSUES

- The subject site was unable to meet Condition Number 1 for a Restaurant with Service Bar in the C-1 (Limited Commercial) zone, thus requiring an approved Special Use Permit to Waive the distance separation requirement specified in Condition Number 1.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/11/99	The City Council approved a request for Rezoning (Z-82-98) from R-E (Residence Estates) to C-1 (Limited Commercial) on property located on the north side of Bonanza Road approximately 800 feet east of Marion Drive.
02/11/99	The Planning Commission approved a request for a Site Development Plan Review [Z-82-98(1)] for a 31,144 square-foot Commercial Center located on the north side of Bonanza Road approximately 800 feet east of Marion Drive.
04/21/10	The City Council approved a request for a Special Use Permit (SUP-36564) for a Beer/Wine/Cooler On-Sale Establishment at 4800 East Bonanza Road, Suite 8. The Planning Commission recommended approval, staff recommended denial.
08/08/13	Staff administratively approved a Required Review (RQR-48891) of an approved Special Use Permit (SUP-36564) for a Beer/Wine/Cooler On-Sale Establishment at 4800 East Bonanza Road, Suite 8.

Most Recent Change of Ownership	
11/18/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/27/99	A building permit (#99010273) was issued for grading at 4800 East Bonanza Road. The permit expired on 06/17/00.
07/19/99	A building permit (#99014004) was issued for on-sites at 4800 East Bonanza Road. The permit received its final inspection on 12/30/99.
07/19/99	A building permit (#99014001) was issued for a new office/retail building at 4800 East Bonanza Road. The permit received its final inspection on 12/30/99.
07/20/99	A building permit (#99014103) was issued for a new office/retail building at 4800 East Bonanza Road. The permit expired on 06/17/00.
07/27/99	A building permit (#99014853) was issued for on-site sewer, water, and fire at 4800 East Bonanza Road. The permit expired on 06/17/00.
07/27/99	A building permit (#99014885) was issued for a shell building at 4800 East Bonanza Road. The permit expired on 06/17/00.
07/28/99	A building permit (#99014936) was issued for a temporary power pole at 4800 East Bonanza Road. The permit received its final inspection on 07/31/99.
03/23/00	A building permit (#5380) was issued for a tenant improvement at 4800 East Bonanza Road. The permit received its final inspection on 06/07/00.
05/09/00	A building permit (#8842) was issued for a kitchen hood at 4800 East Bonanza Road. The permit received its final inspection on 12/09/00.
06/17/10	A business license (R09-01569) was issued for a Restaurant at 4800 East Bonanza Road, Suite 9. The license went inactive on 03/04/14.
06/17/10	A business license (L09-00297) was issued for a Beer/Wine/Cooler On-Sale establishment at 4800 East Bonanza Road, Suite 9. The license is active.
10/28/14	A business license (G62-08380) was issued for a Restaurant at 4800 East Bonanza Road, Suite 9. The license is active.

Pre-Application Meeting	
02/25/16	Staff conducted a pre-application meeting where the submittal requirements for a Special Use Permit were discussed.

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

Field Check	
03/10/16	Staff conducted a routine field check where an existing restaurant in a well maintained commercial center was observed.

Details of Application Request	
Site Area	
Net Acres	3.17

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	Detached Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
South	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
		M (Medium Density Residential)	R-3 (Medium Density Residential)
East	General Retail Store, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
West	Las Vegas Wash	PF (Public Facilities)	

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 – Multi-Use Non-Equestrian Trail	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***
Bonanza Road	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	
*Commercial Center	31,144 SF	*Per [Z-82-98(1)]	*168				
TOTAL SPACES REQUIRED			*168		*228		*Y
Regular and Handicap Spaces Required			162	6	221	7	Y

**Per Site Development Plan Review [Z-82-98(1)] the subject Commercial Center was required to provide 168 parking spaces, and provided a total of 228.*

Waivers		
Requirement	***Request***	***Staff Recommendation***
Any restaurant with service bar 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.	To be located 180 feet from a Child Care Facility.	Approval

ANALYSIS

The applicant currently operates an existing 1,460 square-foot Restaurant with an ancillary Beer/Wine/Cooler On-Sale Establishment license at 4800 East Bonanza Road, Suite #9. When the adjacent 2,500 square-foot suite to the west (suite number eight) became available in August 2015, the applicant decided to expand her current restaurant. The applicant is requesting a Special Use Permit for the entire 3,960 square-foot establishment for a Restaurant with Service Bar. The Restaurant with Service Bar license will allow for the applicant to serve alcoholic beverages in conjunction with a meal. Customers will not be able to purchase the alcoholic beverages from a bar.

The existing restaurant is currently located in suite number nine, and is expanding to the west into suite number eight. Once the expansion is complete, the primary entrance to the restaurant will be through suite number eight. The applicant is aware the address on the restaurant and alcohol license will need to be updated to reflect suite number eight.

The subject shopping center is approximately 180 feet from an existing Child Care Facility to the east. Condition Number 1 of the Conditional Use Regulations for a Restaurant with Service Bar requires the subject site to be located 400 feet from a protected use such as a Child Care Facility.

The applicant is requesting a Waiver from this distance separation requirement. In addition, on September 8, 2015, the 5.54 acre parcel to the west of the subject site received approval from the Planning Commission for a Site Development Plan Review (SDR-60350), entitling the site for a Private School, Primary Use. The proposed Private School, Primary Use is approximately 200 feet away from the subject site, but since building permits have not been issued for the proposed Private School, Primary Use, a distance separation Waiver is not required at this time.

The subject site is located in a 31,144 square-foot shopping center in the C-1 (Limited Commercial) district. Located on the periphery of a residential neighborhood, the C-1 (Limited Commercial) district is intended to provide most retail shopping and personal services to area residents, including a Restaurant with Service Bar. Staff finds the proposed Restaurant with Service Bar can be conducted in a harmonious and compatible manner with the existing and future surrounding land uses and recommends approval of this request.

If this application is denied, the applicant will continue operating with the current Beer/Wine/Cooler On-Sale Establishment license; however, alcohol will not be able to be served in the newly expanded area of the restaurant.

Conditional Use Regulations:

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."

1. Any restaurant with service bar 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 subject site is located 180 feet from a Child Care Facility requiring a Special Use Permit to Waive the requirement. Staff is recommending approval of this Waiver request.

2. Except as otherwise provided in Regulation 3 below, the minimum distances 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 line of the proposed restaurant 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 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 Regulation 1.

Condition Number 2 is the applicable measurement method used for the subject site.

3. In the case of 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 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 restaurant with service bar will be located, without regard to intervening obstacles; or
    b. In the case of a proposed restaurant with service bar which will be located within a shopping center or other multiple tenant structure, from the nearest property line of a leasehold or occupancy parcel in which the restaurant with service bar will be located, without regard to intervening obstacles.

    This condition is not applicable to the subject site.

4. The minimum distance requirement in Regulation 1 does not apply to a restaurant with service bar 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.

    This condition is not applicable to the subject site.

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 LVMC Chapter 6.50.

FINDINGS (SUP-63555)

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 suite has been operating as a Restaurant with ancillary Beer/Wine/Cooler On-Sale use since 2010. Staff finds the proposed Restaurant with Service Bar can be conducted in a harmonious and compatible manner with the existing and future surrounding land uses.

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

The subject site is a 31,144 square-foot shopping center located in the C-1 (Limited Commercial) zoning district designed to accommodate a variety of neighborhood services such as retail, personal services, and restaurants. The subject site is physically suitable for a Restaurant with Service Bar.

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 Bonanza Road, 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 Restaurant with Service Bar.

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 subject site does not meet Condition Number 1 set forth by Title 19.12 and requires an approved Special Use Permit to Waive the required distance separation of 400 feet from a Child Care facility, where only 180 feet is provided. Staff finds the subject site is suitable for the proposed use and can be conducted in a harmonious and compatible manner with the existing and future surrounding land uses.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 598

APPROVALS 0

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-63555 APN: 140-29-801-011

Name of Property Owner: Bonanza Sunrise, LLC

Name of Applicant: _____

Name of Representative: _____

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Gary C. Hedge

Print Name: Gary W. Hedge

Subscribed and sworn before me

This 26th day of February, 2016

_____

Notary Public in and for said County and State

JENI WARD
Commission # 2120115
Notary Public - California
Orange County
My Comm. Expires Jul 19, 2019

Revised 11-14-06

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

PRJ-63554
03/03/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Liquor License

Project Address (Location) 4800 E Bonanza Rd #9,8,7

Project Name Casa Tiaque pago **Proposed Use**

Assessor's Parcel #(s) 140-29-801-001 **Ward #** 3

General Plan: existing SC proposed **Zoning:** existing C1 proposed

Commercial Square Footage 30,901 **Floor Area Ratio** Casa will have 2,623 or .0848

Gross Acres 3.14 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Bonanza Sunrise, LLC **Contact** Nancy Regal AGENT FOR owner

Address 400 N. Stephanie #210 **Phone:** 702 938-6488 **Fax:** 938-4388

City Henderson **State** NV **Zip** 89014

E-mail Address n.regal@optimumsolutions.com

APPLICANT Maricarmen Song **Contact**

Address 4800 E Bonanza #9,8,7 **Phone:** 702/5811197 **Fax:**

City Las Vegas **State** N,V **Zip** 89110

E-mail Address wendolyn7722@yahoo.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* Nancy Regal

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

Print Name NANCY Regal AGENT FOR Bonanza Sunrise, LLC

Subscribed and sworn before me

This 29 day of Feb, 20 16.

Notary Public in and for said County and State

ZENAIDA ARTHUR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-28-2018
Certificate No: 10-3150-1

FOR DEPARTMENT USE ONLY

Case #	SUP-63555
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-63554
03/03/16

Revised 10/27/08

Casa Tlaquepaque

Rest Rooms Remodel

4800 E Bonanza Rd #7, 8&9
Las Vegas, NV 89110
APN.140-29-801-011

DATE CODE

1. ALL CONSTRUCTION SHALL COMPLY WITH, BUT SHALL NOT BE LIMITED TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ORDINANCES OF WITH LOCAL GOVERN AMENDMENTS

2012 INTERNATIONAL BUILDING CODE (IBC)
2011 NEC / NEVADA AMENDMENTS
2012 UMC / NEVADA AMENDMENTS
2012 UPC / NEVADA AMENDMENTS
2009 IECC

INDEX OF DRAWINGS:

SHEET NO.	DESCRIPTIONS
C-1	COVER SHEET & DEMO PLAN
A-1	DETAILS
A-1.1	DETAILS
A-2	FLOOR PLAN
A-3	EXISTING REFLECTED CEILING
E-1	ELECTRICAL NOTES
E-2	ELECTRICAL POWER PLAN
E-3	EXISTING LIGHT PLAN & IECC
P-1	PLUMBING PLANS & ISOMETRIC & DETAILS

DESIGN DATA:

ZONING: C-2
TOTAL AREA INTERIOR REMO: 3460 SF
OCCUPANCY: B
NUMBER OF STORY: 1
TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLERS: YES EXISTING
ALLOWABLE AREA
BASIC ALLOWABLE AREA: 6,000
200% INCREASE IN ALLOWABLE AREA / FLOOR PER ASP
6,000 x 3 = 12,000 SF
ACTUAL AREA INTERIOR: 3460 SF
EXIT REQUIRED: 1 PROVIDED: 5

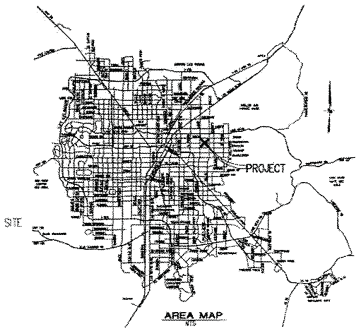
TOTAL OCCUPANCY
EXISTING KITCHEN REST ROOMS,
COMMON AREAS: 1425 SF / 100 = 15 OCC
DINING AREAS: 1885 SF / 15 = 133 OCC
TOTAL OCCUPANCY = 148 OCC

NUMBER OF CHELATION PLUMBING 146 TOTAL OCCUPANCY
WATER CLOSES:
MALE / FEMALE

REQUIRED:
73 / 75 = 0.97 = 1
PROVIDED: = 3 EXISTING
EXISTING 1 URINAL

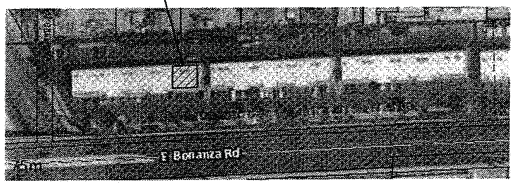
LAVATORIES:
MALE/FEMALE
REQUIRED:
73 / 200 = 0.37

PROVIDED: = 2



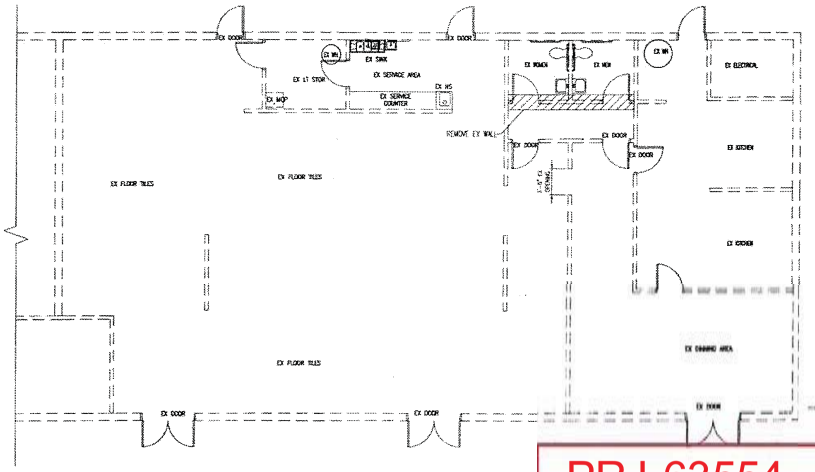
AREA MAP

LOCATION



DO NOT MODIFY PARKING

SITE PLAN
NONE



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

PRJ-63554
03/03/16

SPIKE CONSTRUCTION INC

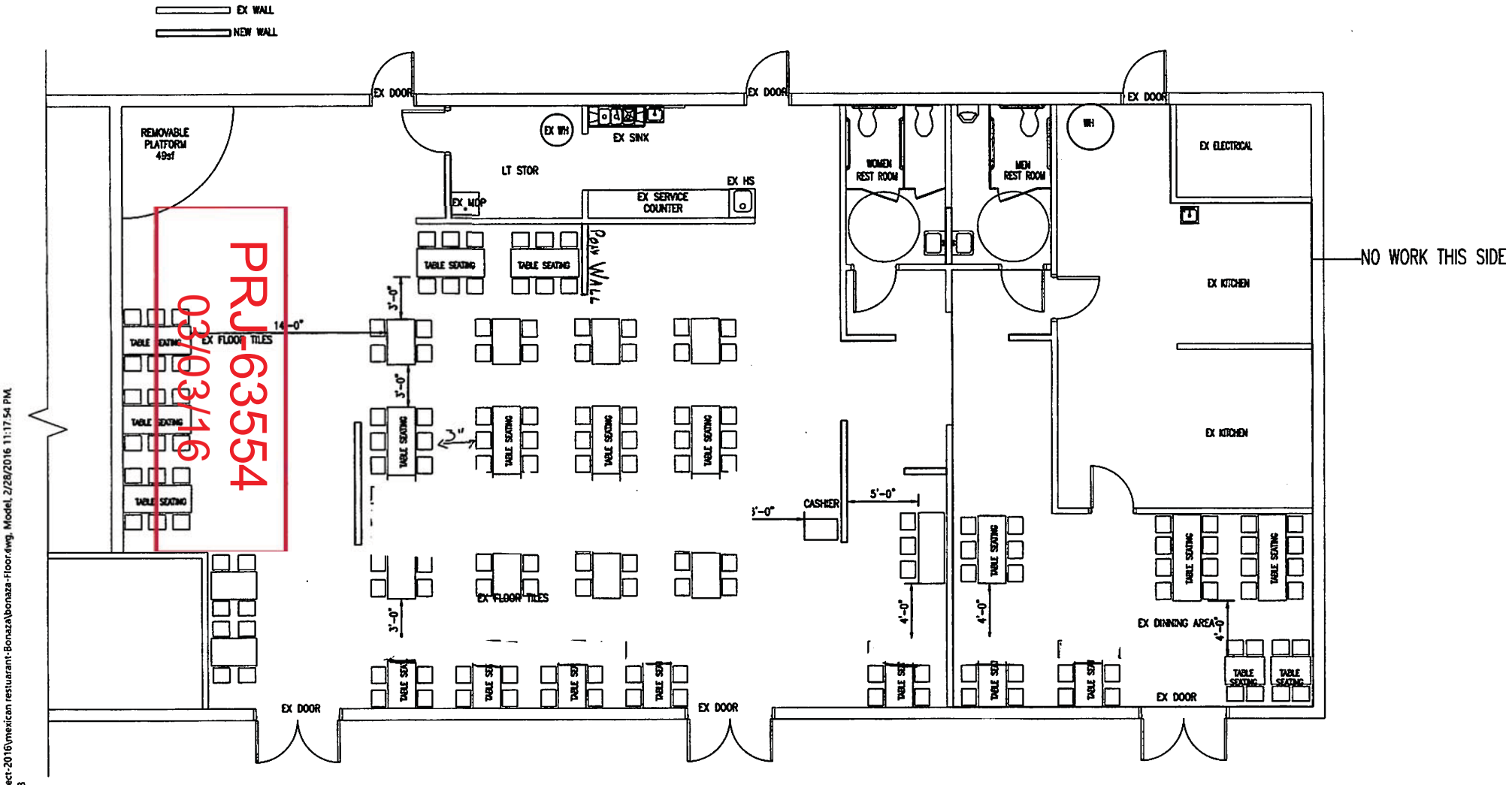
Casa Tlaquepaque
4800 E Bonanza Rd #7, 8&9
Las Vegas, NV 89110
APN.140-29-801-011

Rev	Date	By	Description

Drawn By: -
Checked By: -
Date: 1-15-16
Project Number: -
Sheet Title: COVER SHEET
Sheet Number: C-1

SUP-63555

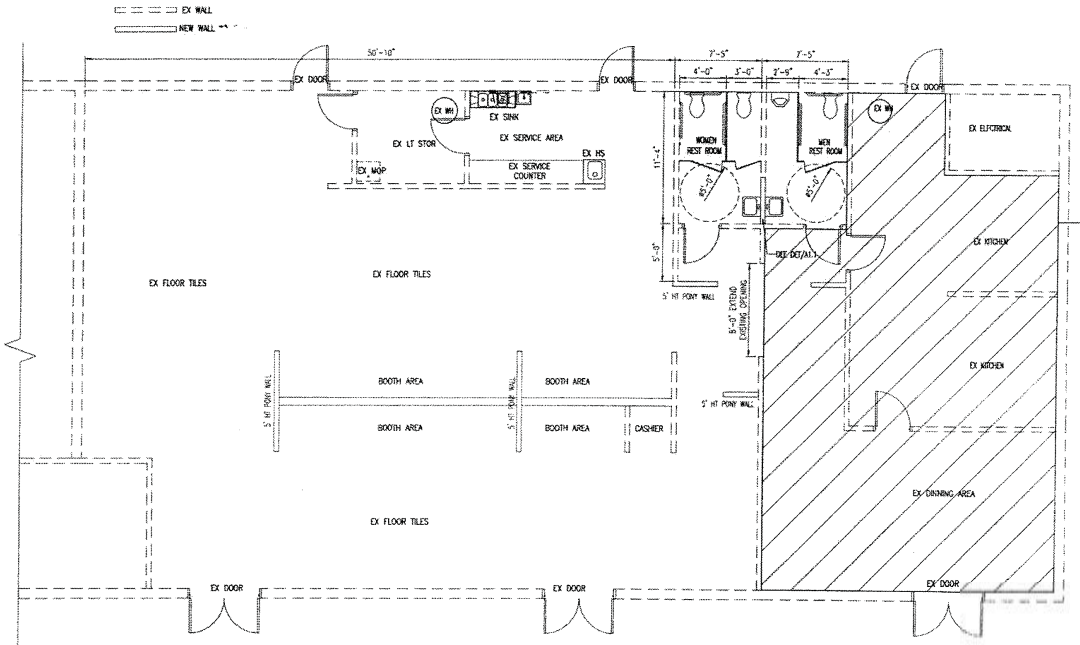
CASA TLAQUEPAQUE



PRJ-63554
03/03/16

SUP-63555

L:\drawings\Project-2016\mexican restuarant-Bonaza\bonaza-floor.dwg, Model, 2/28/2016 11:17:54 PM, DWG To PDF.pc3



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

PRJ-63554
03/03/16

Casa Tlaquepaque
4800 E Bonanza Rd #7, 8&9
Las Vegas, NV 89110
APN.140-29-801-011

Rev	Date	By	Description

Drawn By: -
Checked By: -
Date: 1-15-16
Project Number: -
Sheet Title: FLOOR PLAN
Sheet Number: A-2

SUP-63555



SUP-63555 [PRJ-63554] - SPECIAL USE PERMIT - APPLICANT: MARICARMEN SORIA - OWNER: BONANZA SUNRISE, LLC
4800 EAST BONANZA ROAD, SUITE #8

03/03/16



SUP-63555 [PRJ-63554] - SPECIAL USE PERMIT - APPLICANT: MARICARMEN SORIA - OWNER: BONANZA SUNRISE, LLC
4800 EAST BONANZA ROAD, SUITE #8

03/03/16

Maricarmen Soria
(702) 581-1197
Wendolyn7722@yahoo.com

City of Las Vegas
Department of Planning

To whom it may concern;

I, Maricarmen Soria; owner of "Casa Tlaquepaque" located on 4800 E Bonanza Rd #9 Las Vegas, NV 89110, am writing this letter to request a petition for "Special use permit for a Restaurant-Service-Bar License," in order to expand my current functioning establishment.

After being on this business for a little more than nine years, serving the community with high quality food and following all the established rules and guidelines of our state; I have taken the necessary steps and decisions to expand my business due to high demands from my customers. The reason why is because I can no longer fit customers in my establishment; which is causing anger and discontent among them to the point where some of them have decided to never return. Also, my front of the house, as well as my back of the house, staff is having issues working in such clustered space.

In order to provide a better service to all current and new clients to come; as well as a safe, spacious and comfortable workplace for my employees: I am requesting an additional **2,500 square foots** for the reasons mentioned above.

Sincerely;

Maricarmen Soria

SUP-63555

PRJ-63554
03/03/16

City of Las Vegas Agenda Item No.: **77.**

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

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

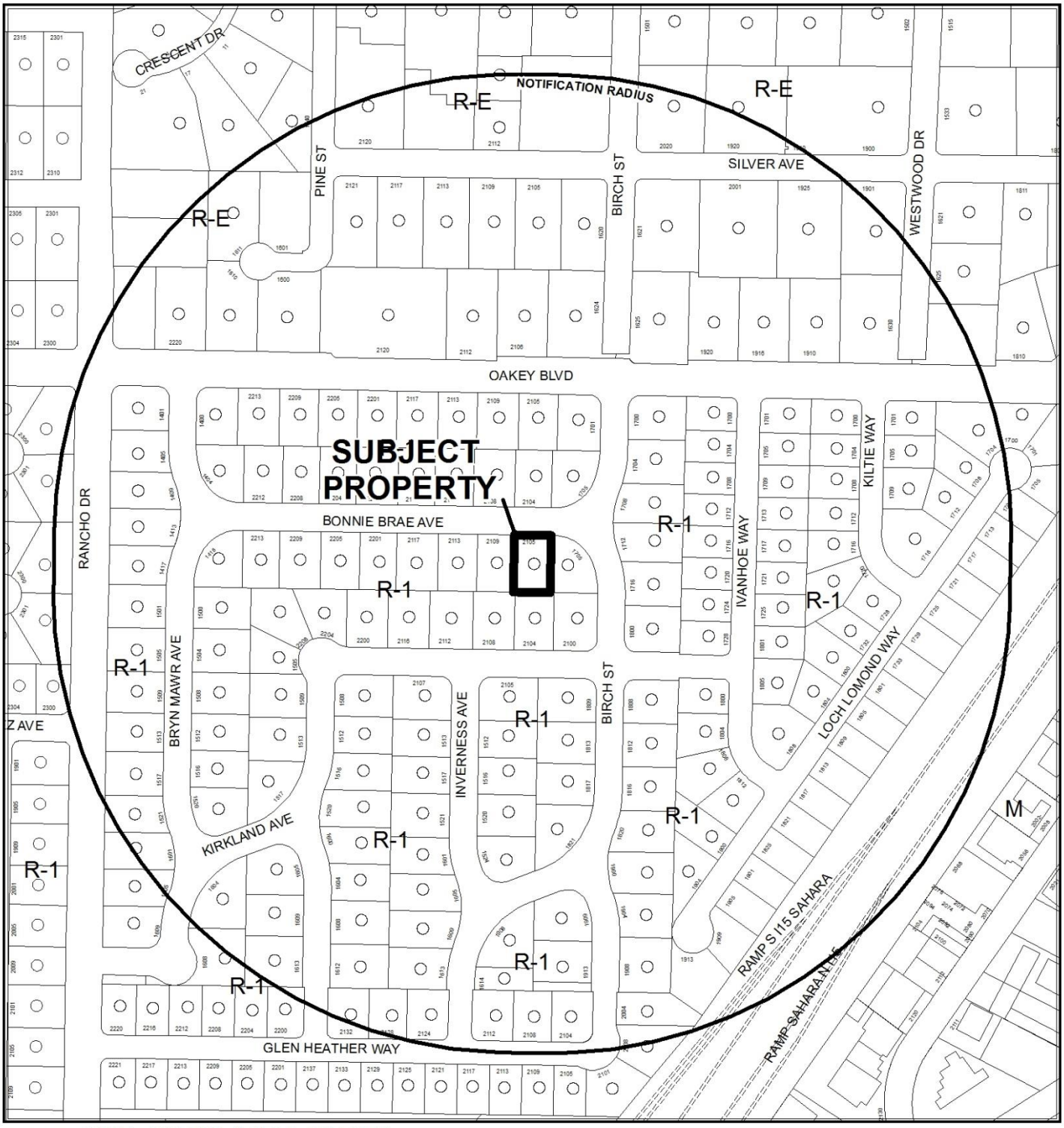
SUBJECT:
SUP-63568 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: MEI LING CHEN PAN - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 492-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 2105 Bonnie Brae Avenue (APN 162-04-310-018), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-63524]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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 DENIAL, if approved, subject to conditions:

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



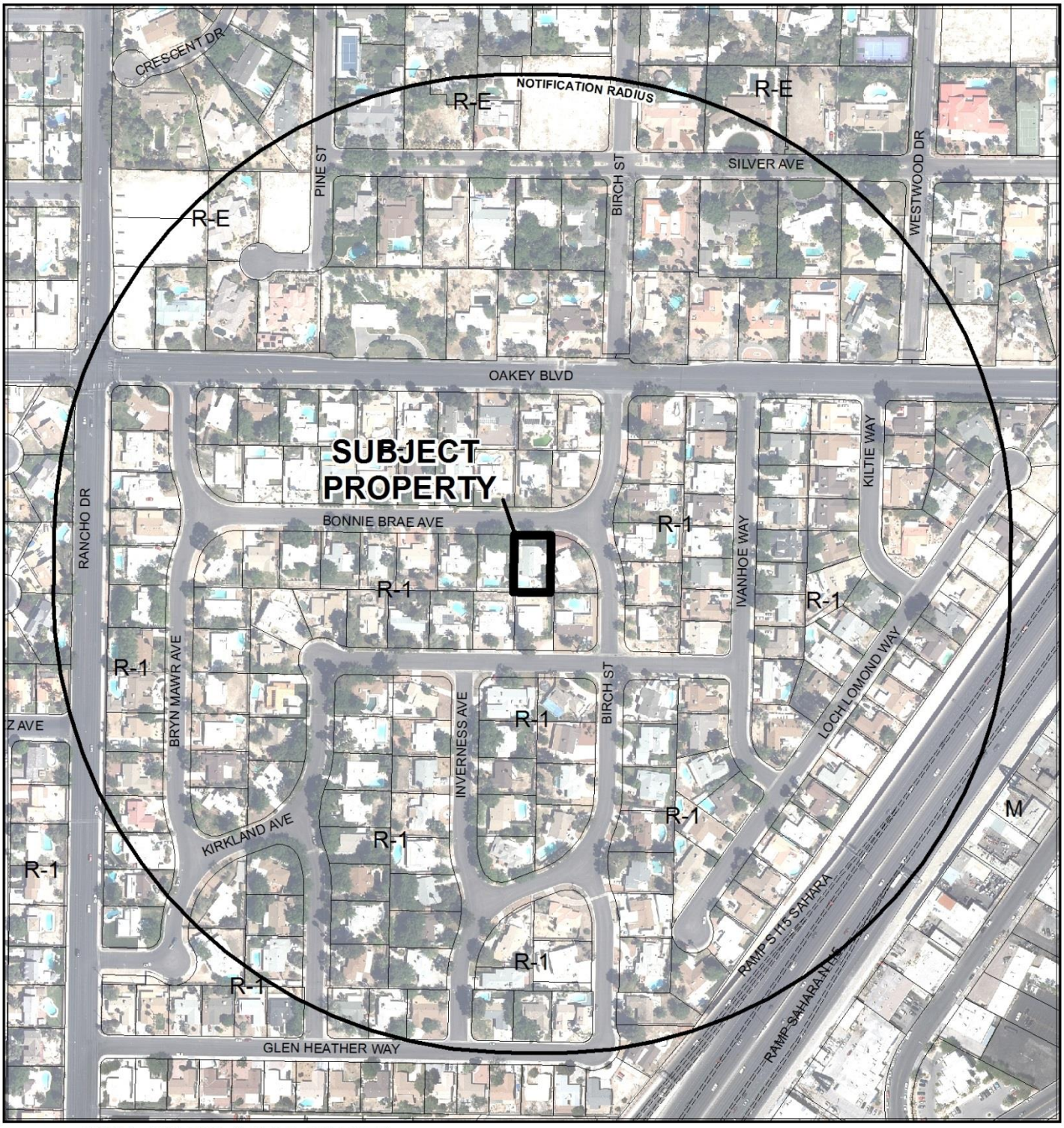
CASE: **SUP-63568 (PRJ-63524)**

RADIUS: 1000 FEET

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



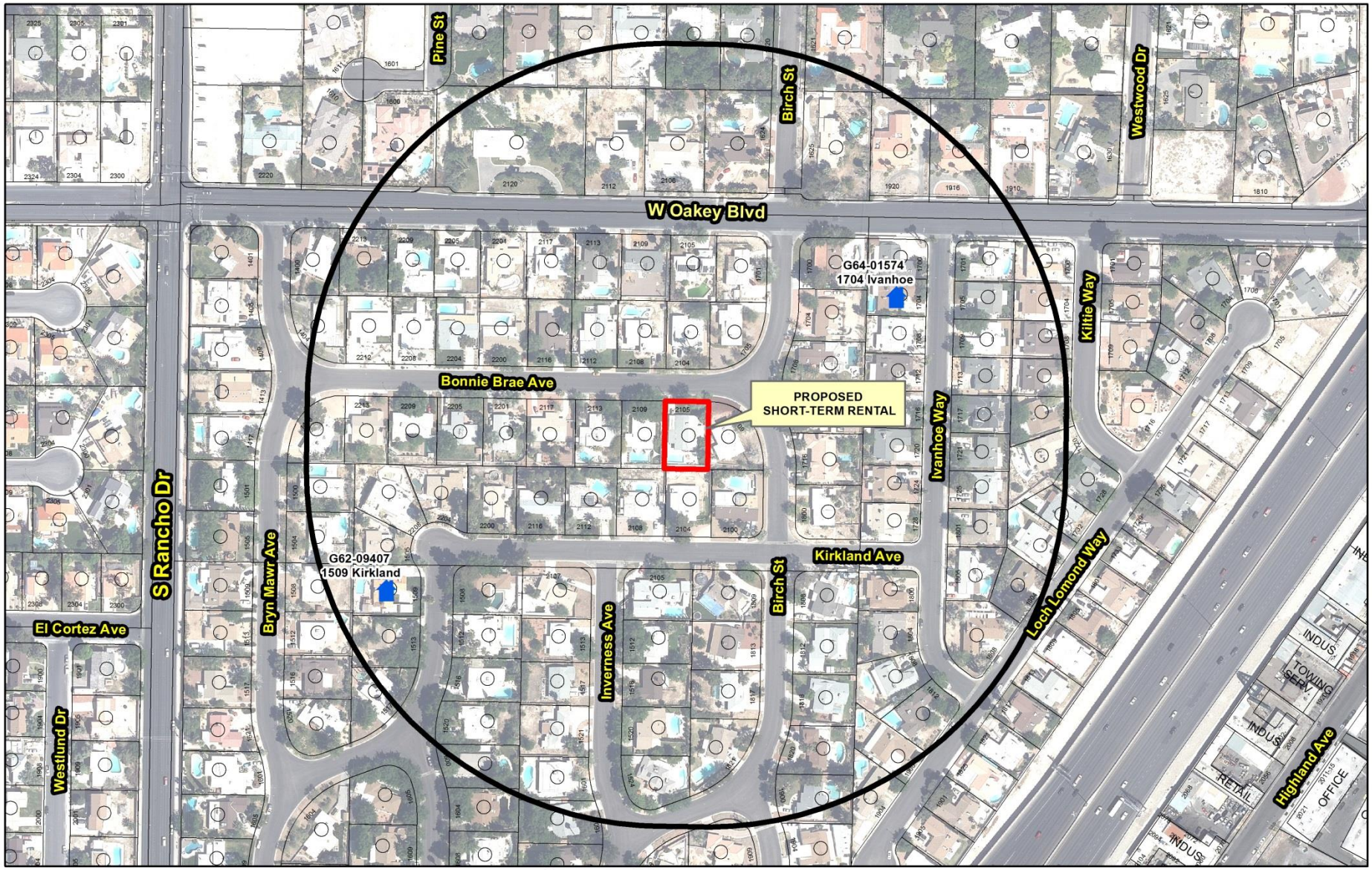
CASE: **SUP-63568 (PRJ-63524)**

RADIUS: 1000 FEET

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



SUP-63568 (PRJ-63524)

Short-Term Rental

Protected Uses

Short-Term Rental

Subject Property

660 foot buffer

N

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

Geographic Information System

Planning & Development Dept.
702-229-6301

Date: Monday, March 28, 2016

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/ OWNER: MEI LING CHEN PAN

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-63568	Staff recommends DENIAL, if approved subject to conditions:	N/A

** CONDITIONS **

SUP-63568 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. A Waiver from Title 19.12 is hereby approved, to allow a 492-foot distance separation from another Short-Term Residential Rental use.

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. 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 to allow a Short-Term Residential Rental use at 2105 Bonnie Brae Avenue. The applicant is requesting a waiver of distance separation to allow the proposed use to be within 492 feet from a similar use through the Special Use Permit application. Minimum Special Use Permit requirements specify 660-foot distance separation from similar use; therefore, staff recommends denial. If this Special Use Permit is approved, it is subject to conditions.

ISSUES

- A Short-Term Residential Rental use is permitted in R-1 (Single Family Residential) zoning district as Condition of Approval. Due to a similar use located within 660 feet of the subject property, a request for a waiver can be through the approval of a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc
There is no relevant history of City actions or entitlements for this property.

Most Recent Change of Ownership	
06/30/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1955	The existing single family dwelling at 2105 Bonnie Brae Avenue was constructed.
11/30/15	A business license (G63-08916) was applied for a General License review for a Short-Term Residential Rental at 2105 Bonnie Brae Avenue. The Planning Review on 12/7/15 and 2/2/16 were denied requiring a Special Use Permit whereas a similar use is within 660 feet.

Pre-Application Meeting	
02/24/16	A pre-application meeting was conducted with the applicant to discuss the Special Use Permit submittal requirements and the waivers of the 660-foot distance separation from another Short Term Residential Rental Use.

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

Field Check	
03/03/16	Staff conducted field check of the subject property and observed that the property is well maintained.

Details of Application Request	
Site Area	
Net Acres	0.22

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-1 (Single Family Residential)
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	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
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)	N/A

ANALYSIS

The subject property contains a single family dwelling and the applicant is proposing a Short-Term Residential Rental use at 2105 Bonnie Brae Avenue. The property is in the airport overlay and the proposed use will not affect the overlay. Currently another Short-Term Residential Rental use is located at 1509 Kirkland Avenue and it is 492 feet from the subject property. Business License review was conducted on December 7, 2015 and the subsequent review on February 2, 2016. Both reviews were denied based to the distance separation requirements not

being met. A waiver request through the special use permit application would allow the proposed use be within 660 feet. If approved it will set precedents that would allow other Short-Term Residential Rental use to proliferate and change the character of the neighborhood; therefore, staff recommends denial.

The Short-Term Residential Rental use is defined as "The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the unit for a period of less than 31 consecutive calendar days. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18."

The proposed use meets the definition the applicant is proposing the use of the existing dwelling for commercial use for dwelling, lodging or sleeping purposes. The guest will rent the unit for less than 31 consecutive calendar days.

The Minimum Special Use Permit Requirements for this use include:

1. The operator must obtain a business license to operate the use.

   If this Special Use Permit is approved, the applicant will be required to obtain a business license.

2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.

   If a business license is issued for the Short-Term Residential Rental will be subject to license renewal and annual compliance review to ensure that all regulatory requirements are being met.

3. The use must comply with the City's noise regulations as they apply to residential uses.

   If this use violates the City's noise regulations, neighbors or members of the public can file a complaint to the Code Enforcement Division, which would result in a fine.

4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.

If the parking regulations are violated or any traffic obstruction to other properties, the public can either call the Las Vegas Metropolitan Police Department or the Business License Division for non-compliance of business license requirements.

5. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Minimum Special Use Permit Requirement or other condition of approval associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

   This application if approved will be subject to annual review for compliance of the special use permit by the Department of Planning.

6. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).

   The license review was denied on November 30, 2015, because that the subject property is within 492 feet from another Short-Term Residential Rental use.

7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in LVMC 6.75.090.

   Business License will conduct compliance inspections once a business license is approved for compliance review.

The proposed Short-Term Residential Rental use will not be compatible within the surrounding uses due to the existing similar use that is currently license within 492 feet from the proposed subject property. The minimum special use permit requirements specify that the distance to similar uses shall be at 660 feet. Staff recommends denial, if this application is approved, it is subject to conditions.

FINDINGS (SUP-63568)

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 land use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding land uses due to the waiver request of 492-foot distance separation from similar uses. If approved it will set precedents that would allow other Short-Term Residential Rental use to proliferate and change the character of the neighborhood.

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

   The subject is not physically suitable for the type and intensity of land use proposed due to the similar uses within 492 feet.

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 facility can be accessed from Bonnie Brae Avenue, a local street.

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 approval of the Special Use Permit on this subject property will be subject to condition of approval and business license approval and compliance.

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

   The proposed use does not meet all of the applicable conditions of Title 19.12. The use may not be closer than 660 feet from any other Short-Term Residential Rental use. The applicant is requesting a waiver to allow 492-foot distance separation.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 204

APPROVALS 0

PROTESTS 1

DocuSign Envelope ID: 1364FCD7-7CE0-4A2C-9953-1DD6B892C850

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-63568

Case Number: PRJ-63524 APN: 162-04-310-018

Name of Property Owner: Mei Ling, chu Pan

Name of Applicant: Mei Ling, chu Pan

Name of Representative: Miranda Chu

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: Miranda Chu - for Mei Ling Chu Pan

STATE OF NEVADA: COUNTY OF CLARK
Subscribed and sworn before me

This 24 day of FEBRUARY, 2016
BY: MIRANDA CHEN

_____
Notary Public in and for said County and State

SEAN NEWMARK
Notary Public State of Nevada
No. 13-10124-1
My Appt. Exp. Feb. 1, 2017

PRJ-63524
02/25/16

DocuSign Envelope ID: 1364FCD7-7CE0-4A2C-9953-1DD6B892C850

Envelope ID: E4EFC172-127B-4E94-A7B3-52A8BA45AB82

APN: 162-04-310-018
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

Mei-Ling, Chen Pan

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That **Mei-Ling, Chen Pan**, the undersigned jointly and severally hereby make, constitute and appoint **Miranda Chen**, as my true and lawful Attorney-in-Fact for me and in my name, place and stead and for my use and benefit:

TO EXERCISE any or all of the following powers as to the hereinafter described real property, any interest therein and/or building thereon:

TO CONTRACT FOR, purchase, receive and take possession thereof and of evidence of title thereto; to lease the same for any term or purpose, including leases for business, residence, and oil and/or mineral development; to sell, exchange, grant or convey the same with or without warranty; and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure the payment of a negotiable or nonnegotiable note or performance of any obligation of agreement.

THIS POWER OF ATTORNEY COVERS ONLY THE FOLLOWING REAL PROPERTY, located in the County of Clark , State of Nevada:

Commonly known as: **2105 Bonnie Brae Ave Las Vegas Nevada 89102**

GIVING AND GRANTING unto my said Attorney-in-Fact full power and authority to do and perform all and every act and thing whatsoever requisite, necessary or appropriate to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present, hereby ratifying all that my said Attorney-in-Fact shall lawfully do or cause to be done by virtue of these presents. My said Attorney-in-Fact is empowered hereby to determine in his sole discretion the time when, purpose for and manner in which any power herein conferred upon him shall be exercised, and the conditions, provisions, and covenants of any instrument or document which may be executed by him pursuant hereto; and in the acquisition or disposition of real property, my said Attorney-in-Fact shall have

PRJ-63524
02/25/16

SUP-63568

DocuSign Envelope ID: 1364FCD7-7CE0-4A2C-9953-1DD6B892C850

nvelope ID: E4EFC172-127B-4E94-A7B3-52A8BA45AB82

exclusive power to fix the terms thereof for cash, credit and/or property, and if on credit with or without security.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) AND SEAL THIS __ day of __, __.

Mei-Ling, chen Pan _____

Mei-Ling, Chen Pan

COUNTRY OF Taiwan / City of Taipei / American Institute in Taiwan, Taipei Office } SS

)ss:

Taipei, Taiwan

On 31 DEC 2015, ~~before me, an US Embassy Notary Public in and for said County and State~~, personally appeared CHEN PAN, MEI-LING,

Known to me to be the person who acknowledged that he executed the above instrument.

WITNESS my hand and official seal.

US ~~EMBASSY~~ NOTARY PUBLIC ~~in and for said County and State~~.

Matthew S. Ferry
Special Notary (PL96-8)
Duly appointed and qualified
My commission expires: May 26, 2017

PRJ-63524
02/25/16

SUP-63568

CLV Planning - Application Form

Application Number:	PRJ-63524
Application/Petition For:	SUP
ProjectAddress (Location):	2105 BONNIE BRAE
Project Name	SHORT TERM VACATION RENTAL
Assessors Parcel #(s):	16204310018
Ward #:	WARD 1 (LOIS TARKANIAN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Mei Ling
Applicant Last Name:	Chen Pan
Applicant Address:	3255 El Camino Rd
Applicant City:	Las Vegas
Applicant State:	Nevada
Applicant Zip:	89146
Applicant Phone:	7025212220
Applicant Fax:	
Applicant Email:	mchenvegas@hotmail.com
Rep First Name:	Miranda
Rep Last Name:	Chen
Rep Address:	3255 El Camino Rd
Rep City:	Las Vegas
Rep State:	Nevada
Rep Zip:	89146
Rep Phone:	7025212220
Rep Fax:	
Rep Email:	mchenvegas@hotmail.com

SUP-63568

CLV Planning - Application Form

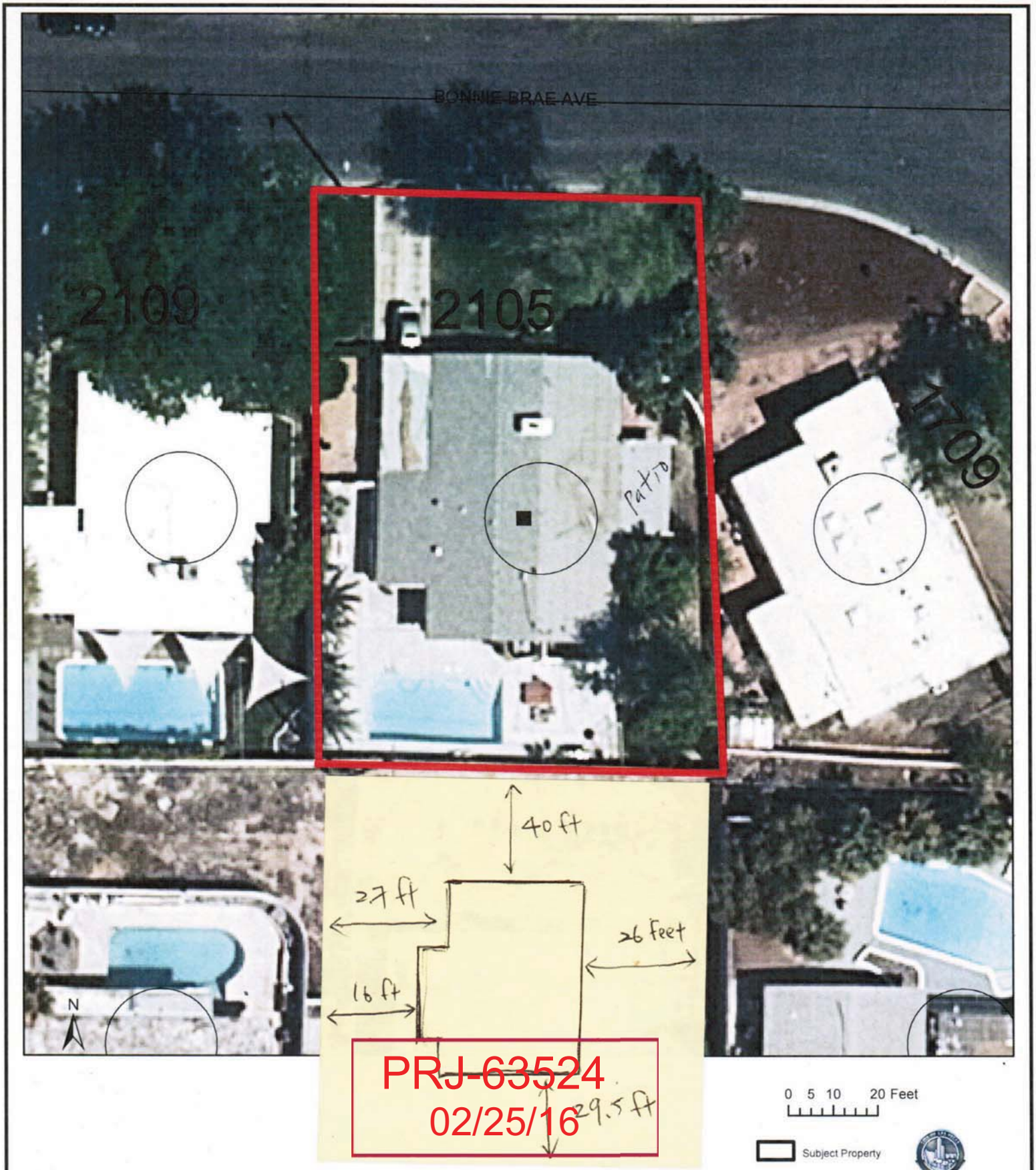
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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
PAN MEI LING CHEN	2105 BONNIE BRAE AVE	LAS VEGAS, NV 89102

CLVEPLAN Applicant	Company	Title	Email
Mei Ling Chen Pan	Posh Real Estate Investment LLC	Owner	mchenvegas@hotmail.com

SUP-63568

2105 Bonnie Brae



0 5 10 20 Feet

Subject Property

City Limits

All in feet

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

Date: Wednesday, February 17, 2016

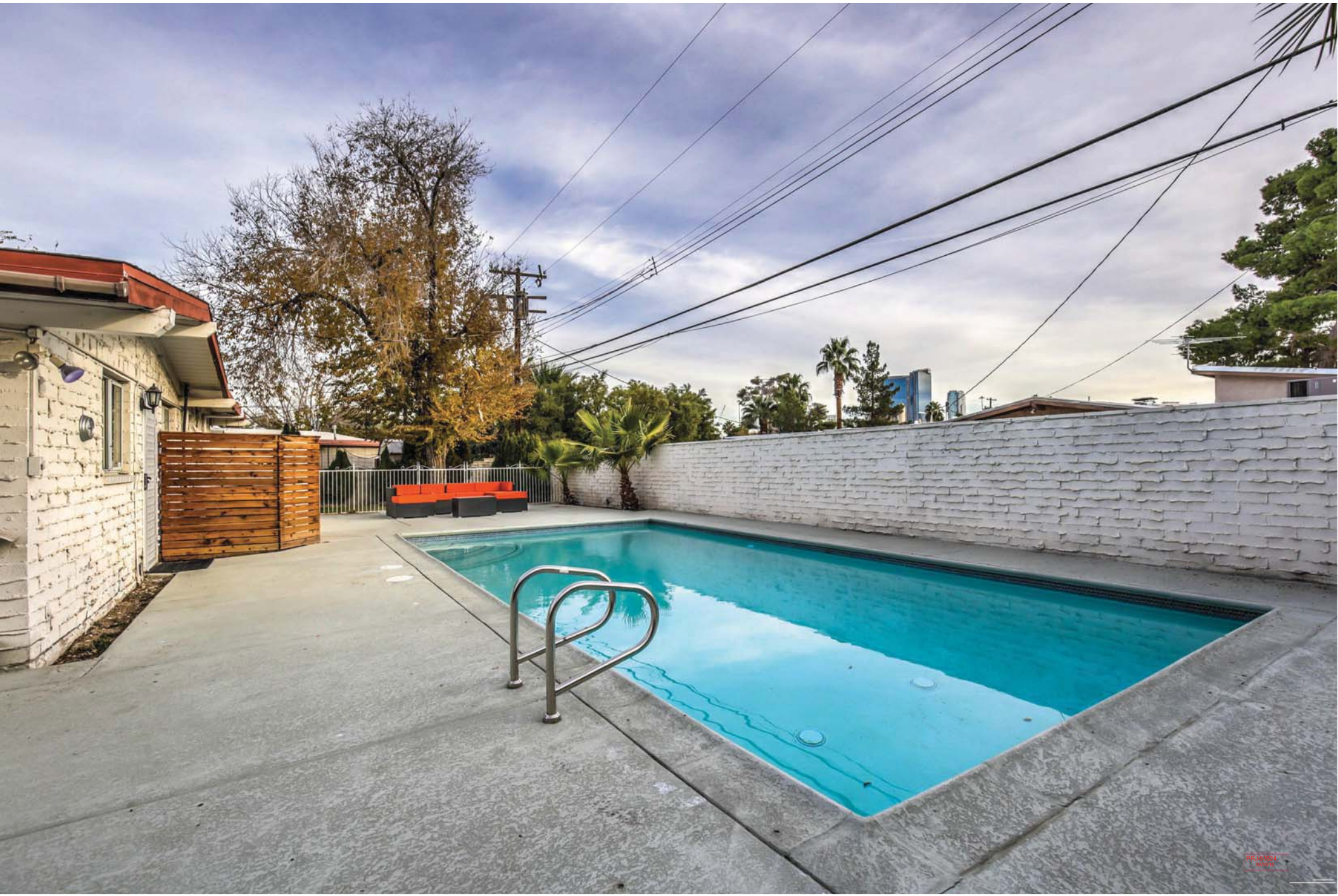
SUP-63568



SUP-63568



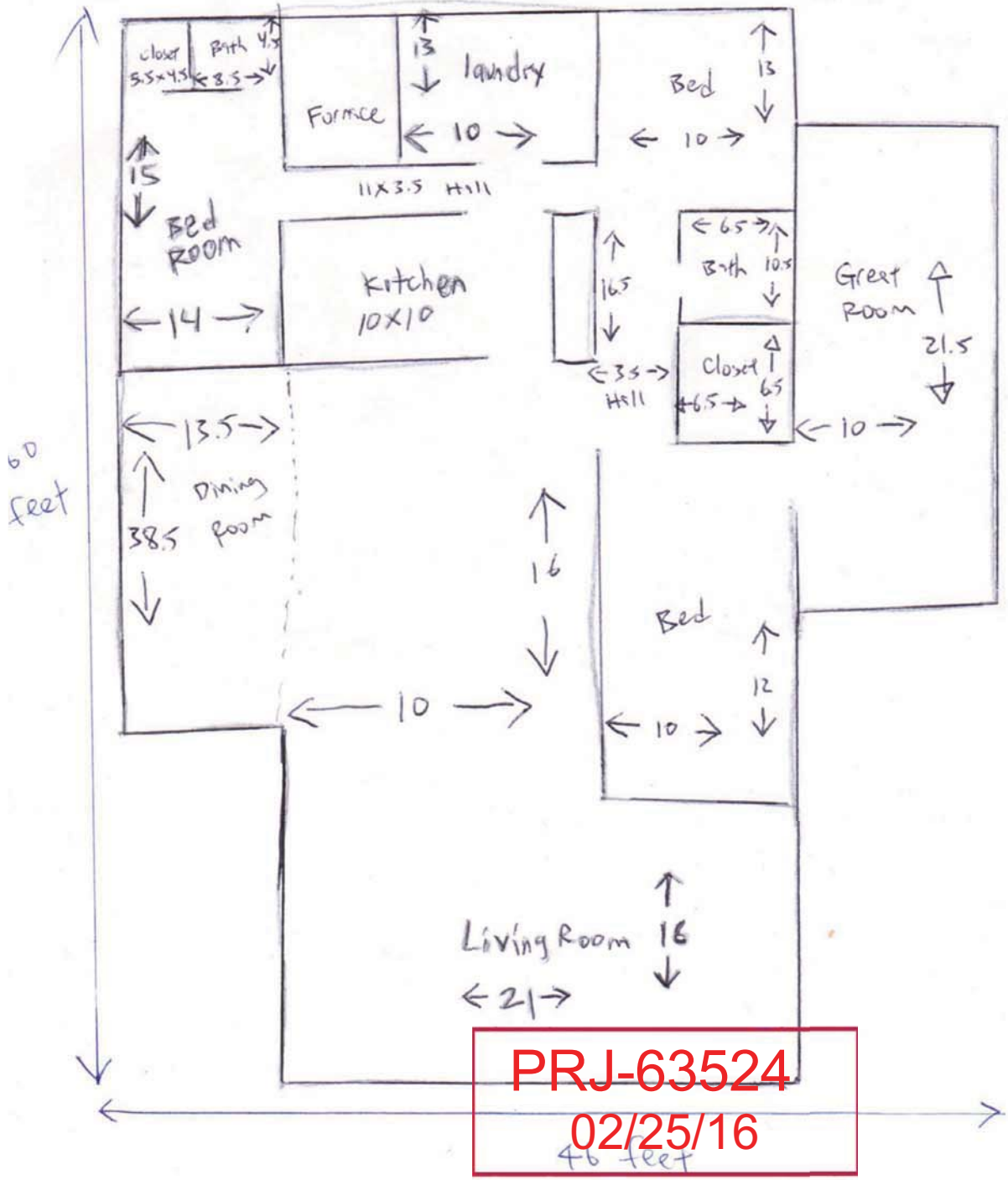
SUP-63568



SUP-63568

2105 Bonnie Brae Las Vegas NV 89102

APN: 162-04-310-018



PRJ-63524
02/25/16

SUP-63568



SUP-63568 [PRJ-63524] - SPECIAL USE PERMIT - APPLICANT/ OWNER: MEI LING CHEN PAN
2105 BONNIE BRAE AVENUE

03/03/16

DocuSign Envelope ID: A823E76B-2346-4D77-8D0A-BF32C85FBCAF

To Whom It May Concern:

We are striving to receive a waiver for a special use permit for short term rentals at our home located at 2105 Bonnie Brae Ave Las Vegas 89102. We started communicating with city Las Vegas on Feb 21, 2015 regards to short term business license process and verified zoning for few other properties we were interested to purchase. We received a one page checklist from the city on Feb 23, 2015. On May 17th, 2015 upon purchasing our property, we contacted the city of Las Vegas again to verify the address is located within the legal zoning for short term vacation rental; we moved forward with purchase and closed on June 30 2015. During the 5 months back and forth email communicating, never there we informed that no other permit was needed. On Nov, 2015 City & fire department came by the property and have informed us we have "passed" the inspections. We were under the impression that we have completed our "checklist" and due diligent, now we are waiting for business license to mail out to us.

In Process

After a few months of waiting, recently we just found out that we are indeed a "special use permit" because there is another vacation rental property within 660 feet from our home. This property is about two streets over on the opposite side of our street and is approximately 570 feet from property line to property line. It would exceed 660 feet if compared from drive way to drive way. We love our home and our new neighbors, which is why we have greeted all our adjacent neighbors and explained to them our intentions. They were genuinely offered to be our watch while we are away which we are truly appreciated.

PRJ-63524
02/25/16

SUP-63568

DocuSign Envelope ID: A823E76B-2346-4D77-8D0A-BF32C85FBCAF

We are not looking to create any nuisance; our goal is to provide a quiet, smoke-free, family-oriented & pet's friendly environment for family & business travelers which can not be offered inside the casino. We have followed the guideline and posted noise regulations by the entrance inside our home for guest to review; we screen our guests very strictly as we are not looking for any party group to damage our home nor disturb the neighbors. We have also handed out our emergency contact information to our neighbors, along with joining the neighborhood community watch via Facebook to stay close communication with everyone in the community.

In Process

We are familiar with the burdens of traveling with pets and little ones, and want to provide other options in a place to stay. We hope that our due diligence in finding a right property, following the city regulations, screening our guest and communicating with our neighbors is sufficient effort to allow us to obtain this special use permit/waiver until we will be able to live in this lovely neighborhood in the near future.

2/25/2016

DocuSigned by:
Mei Ling Chen Pan
73CD30DD14904A3...

PRJ-63524
02/25/16

SUP-63568

Sent: Monday, February 23, 2015 12:54 PM
To: Business License
Subject: Business License - Short Term Rental business

Required information
for business license
Feb 21-23, 2015

Hi there,

I'm wondering what are the requirements to have a vacation home rental business license? I'm going to purchase a home in Las Vegas city where I know I can legally operate a short term vacation rental business but have no idea how to get a license or any requirements i need to know before purchasing a house based on it.

Please kindly advise, thank you for your helps!

Mia

From: ADavis@ClarkCountyNV.gov
To: mchenvegas@hotmail.com
CC: BLInternetEmailAccount@ClarkCountyNV.gov
Subject: FW: Business License - Short Term Rental business
Date: Mon, 23 Feb 2015 20:27:13 +0000

In Process

Hello Mia,

For licensing requirements for the City of Las Vegas, please contact their office at (702) 229-6281.

Sincerely,

Clark County Department of Business License

500 S. Grand Central Parkway, 3rd Floor

Las Vegas, NV 89106

phone: (702) 455-0174

fax: (702) 386-2168

Please do not respond directly to this email.

This electronic transmission is for the sole use of the intended recipient(s) and may contain confidential and/or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original.

PRJ-63524
02/25/16

SUP-63568

fax: (702) 386-2168

Please do not respond directly to this email.

This electronic transmission is for the sole use of the intended recipient(s) and may contain confidential and/or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original.

From: Miranda Chen [mailto:mchenvegas@hotmail.com]
Sent: Saturday, February 21, 2015 9:16 AM
To: BL Internet Email Account
Subject: Business License - Short Term Rental business

In Process

Inquire information
for short term
vacation rental

Hi Chap,

I'm wondering what are the requirements to have a vacation home rental business license? I'm going to purchase a home in Las Vegas city (not Clark county) where I know I can legally operate a short term vacation rental business but have no idea how to get a license or any requirements i need to know before purchasing a house based on it.

Please kindly advise, thank you for your helps!

Mia

Copyright © 2003-2016. All rights reserved.

PRJ-63524
02/25/16

SUP-63568

Hi Nina,

Would you please verify address 2912 Gilmary Ave 89102 is eligible to do short term vacation rental? it shows in Las Vegas city I just want to double check.

Thank you for your helps!

Mia

From: BusLicense@LasVegasNevada.GOV
To: mchenvegas@hotmail.com
Subject: RE: Business License - Short Term Rental business
Date: Wed, 4 Mar 2015 20:12:34 +0000

Good afternoon,

That address is in our jurisdiction.

Thank you,

In Process

Nina Robison

Customer Service Representative

Business Licensing Division

333 North Rancho Drive, 6th Floor

Las Vegas, Nevada 89106

(702) 229-6281

www.lasvegasnevada.gov

This e-mail transmission, and any documents, files, or previous e-mail messages attached to it may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please immediately notify us by reply e-mail, by forwarding this to sender, or by telephone at (702) 229-6281, and destroy the original transmission and its attachments without reading or saving them in any manner. Thank you.

From: Miranda Chen [mailto:mchenvegas@hotmail.com]
Sent: Wednesday, March 04, 2015 11:34 AM
To: Business License
Subject: RE: Business License - Short Term Rental business

Good morning Nina,

SUP-63568

PRJ-63524
02/25/16

Hi Nina,

Thanks for the info.

If we will like to operate business by ourselves without a property manager, then we only need 1,4, 5 & 8 from the checklist, correct?

for checklist#1 - is this just to obtain a business license with the State?

Thank you!

Mia

From: BusLicense@LasVegasNevada.GOV
To: mchenvegas@hotmail.com
Subject: RE: Business License - Short Term Rental business
Date: Mon, 23 Feb 2015 21:12:04 +0000

Received checklist
for applying short
term vacation rental
business license
Feb 23, 2015

Good afternoon,

In Process

Please see the attached checklist.

Thank you,

Nina Robison

Customer Service Representative

Business Licensing Division

333 North Rancho Drive, 6th Floor

Las Vegas, Nevada 89106

(702) 229-6281

www.lasvegasnevada.gov

This e-mail transmission, and any documents, files, or previous e-mail messages attached to it may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please immediately notify us by reply e-mail, by forwarding this to sender, or by telephone at (702) 229-6281, and destroy the original transmission and its attachments without reading or saving them in any manner. Thank you.

SUP-63568

PRJ-63524
02/25/16

From: Miranda Chen [mailto:mchenvegas@hotmail.com]

DocuSign Envelope ID: A823E76B-2346-4D77-8D0A-BF32C85FBCAF

Subject: RE: Business License - Short Term Rental business
Date: Thu, 12 Mar 2015 19:44:55 +0000

Good afternoon,

Unfortunately I do not. You can call and ask for one.

Thank you,

Nina Robison

Customer Service Representative

Business Licensing Division

333 North Rancho Drive, 6th Floor

Las Vegas, Nevada 89106

(702) 229-6281

(702) 229-6932

nmrobison@lasvegasnevada.gov

www.lasvegasnevada.gov

In Process

Tell us how we're doing! Please click here to take a short online survey to help us improve our service.

This e-mail transmission, and any documents, files, or previous e-mail messages attached to it may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please immediately notify us by reply e-mail, by forwarding this to sender, or by telephone at (702) 229-6281, and destroy the original transmission and its attachments without reading or saving them in any manner. Thank you.

From: Miranda Chen [mailto:mchenvegas@hotmail.com]
Sent: Thursday, March 12, 2015 11:38 AM
To: Business License
Subject: RE: Business License - Short Term Rental business

Hi Nina,

Do you have anyone's email in the planning department? I would like to have in writing.

Thank you,

PRJ-63524
02/25/16

SUP-63568

Subject: RE: Business License - Short Term Rental business
Date: Thu, 12 Mar 2015 20:22:27 +0000

Good afternoon,

I can only verify that your address is in our jurisdiction. Planning can verify if the zoning of your property is eligible to do that type of work.

Thank you,

Nina Robison

Technician Specialist

Business Licensing Division

333 North Rancho Drive, 6th Floor

Las Vegas, Nevada 89106

(702) 229-6281

www.lasvegasnevada.gov

In Process

This e-mail transmission, and any documents, files, or previous e-mail messages attached to it may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please immediately notify us by reply e-mail, by forwarding this to sender, or by telephone at (702) 229-6281, and destroy the original transmission and its attachments without reading or saving them in any manner. Thank you.

From: Miranda Chen [mailto:mchenvegas@hotmail.com]
Sent: Thursday, March 12, 2015 12:53 PM
To: Business License
Subject: RE: Business License - Short Term Rental business

Hi Nina,

Thanks, left a voicemail to the planning department. Last time you helped me to check an address (1517 FRANDOSA LN 89117) is under your jurisdiction. I just want to check the same thing for address 2912 Gilmary Ave 89102, why is it has to be planning now?

I already talked to county recording office they said as long as its in Las Vegas city, we are good to perform short term rental business with a license and wants me to check with business license department and that's y we emailed to double check.

Please kindly advise, thank you.

Mia

From: BusLicense@LasVegasNevada.GOV
To: mchenvegas@hotmail.com

PRJ-63524
02/25/16

SUP-63568

DocuSign Envelope ID: A823E76B-2346-4D77-8D0A-BF32C85FBCAF

Cynthia Reyes

Customer Service Representative I Business Licensing

333 North Rancho Drive, 6th Floor I Las Vegas, Nevada 89106

(702) 229-6281 I Mon-Thurs 7:00am-5:30pm (Closed Fridays)

license@lasvegasnevada.gov

Tell us how we're doing! Please click here to take a short online survey to help us improve our service.

This e-mail transmission, and any documents, files, or previous e-mail messages attached to it may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please immediately notify us by reply e-mail, by forwarding this to sender and destroy the original transmission and its attachments without reading or saving them in any manner. Thank you.

In Process

From: Miranda Chen [mailto:mchenvegas@hotmail.com]
Sent: Sunday, May 17, 2015 12:08 PM
To: Business License
Subject: Business License - Short Term Rental business

Verified the address is under city jurisdiction - Ok to do short term rental

Move forward with purchase and closed escrow on June 30,2015

Hi Nina,

Would you please check this address if is under jurisdiction for short term vacation rental? thank you!

2105 BONNIE BRAE AV 89102

From: mchenvegas@hotmail.com
To: buslicense@lasvegasnevada.gov
Subject: RE: Business License - Short Term Rental business
Date: Thu, 12 Mar 2015 13:23:20 -0700

Thank you for being helpful!

.

From: BusLicense@LasVegasNevada.GOV
To: mchenvegas@hotmail.com

PRJ-63524
02/25/16

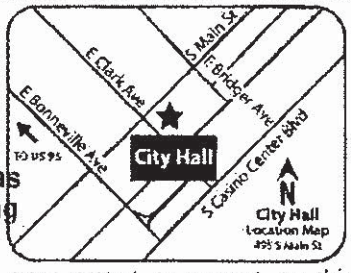
SUP-63568

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning



I live in a R-1 zoned neighborhood. These uses are contradictory to not only the zoning but to a safe residential atmosphere. There should not be "motels" or "event facilities" within this zoning. I already live across the street from one of these types of houses and it is not desirable. I oppose these uses and support measures to limit them. They are a nuisance to the residents nearby.

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-63568 [PRJ-63524]
Planning Commission Meeting of 4/12/2016

Case: SUP-63568
16204312022
SCOTT MARK C II & ELLEN P
1508 KIRKLAND AVE
LAS VEGAS NV 89102-4432

45 BRDGNP1 89102

77P

City of Las Vegas Agenda Item No.: **78.**

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

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

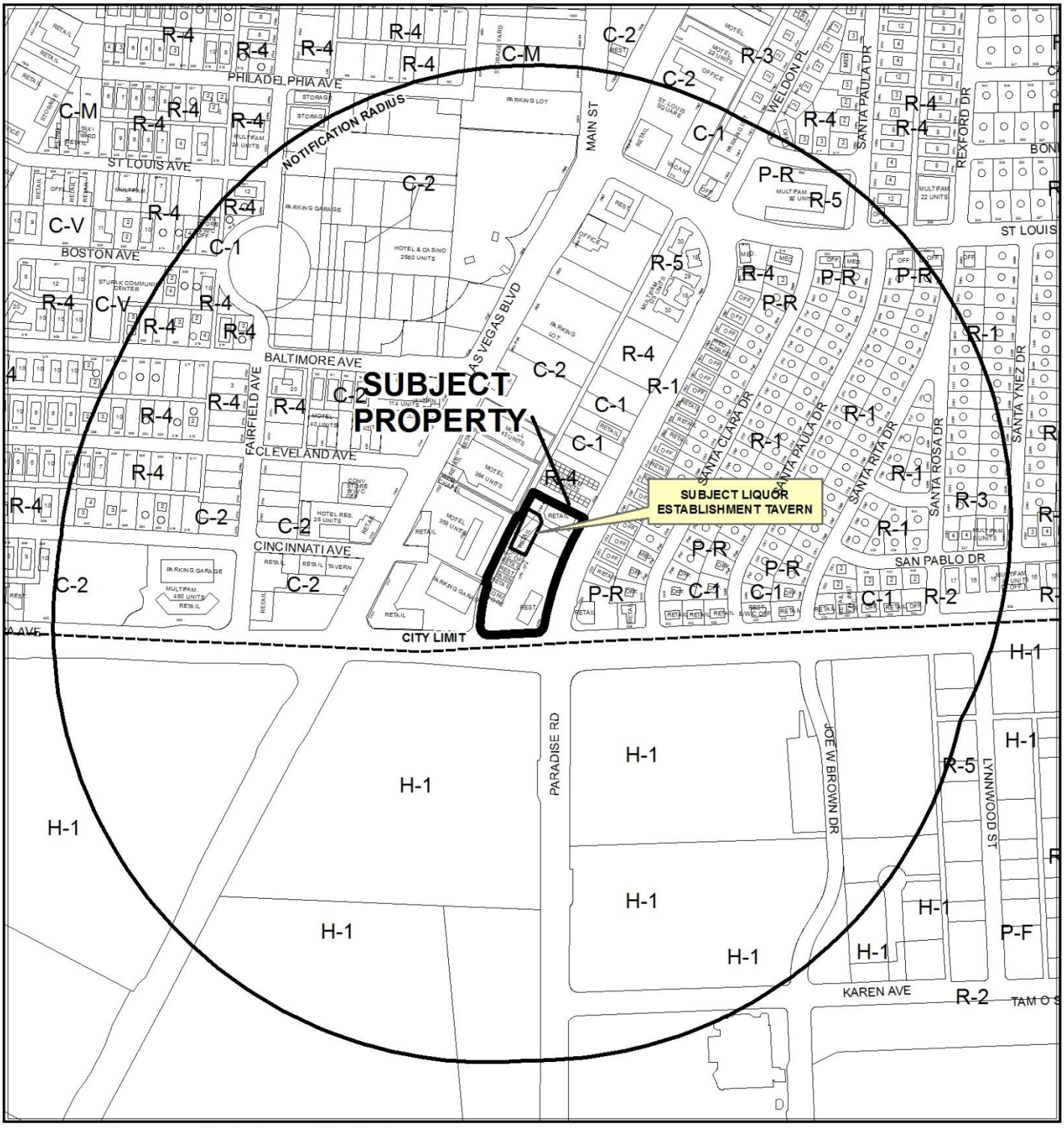
SUBJECT:
SUP-63592 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CHETAK DEVELOPMENT CORPORATION - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM SIMILAR USES WHERE 1,500 FEET IS REQUIRED at 2210 Paradise Road (APNs 162-03-411-009 through 011), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-62588]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



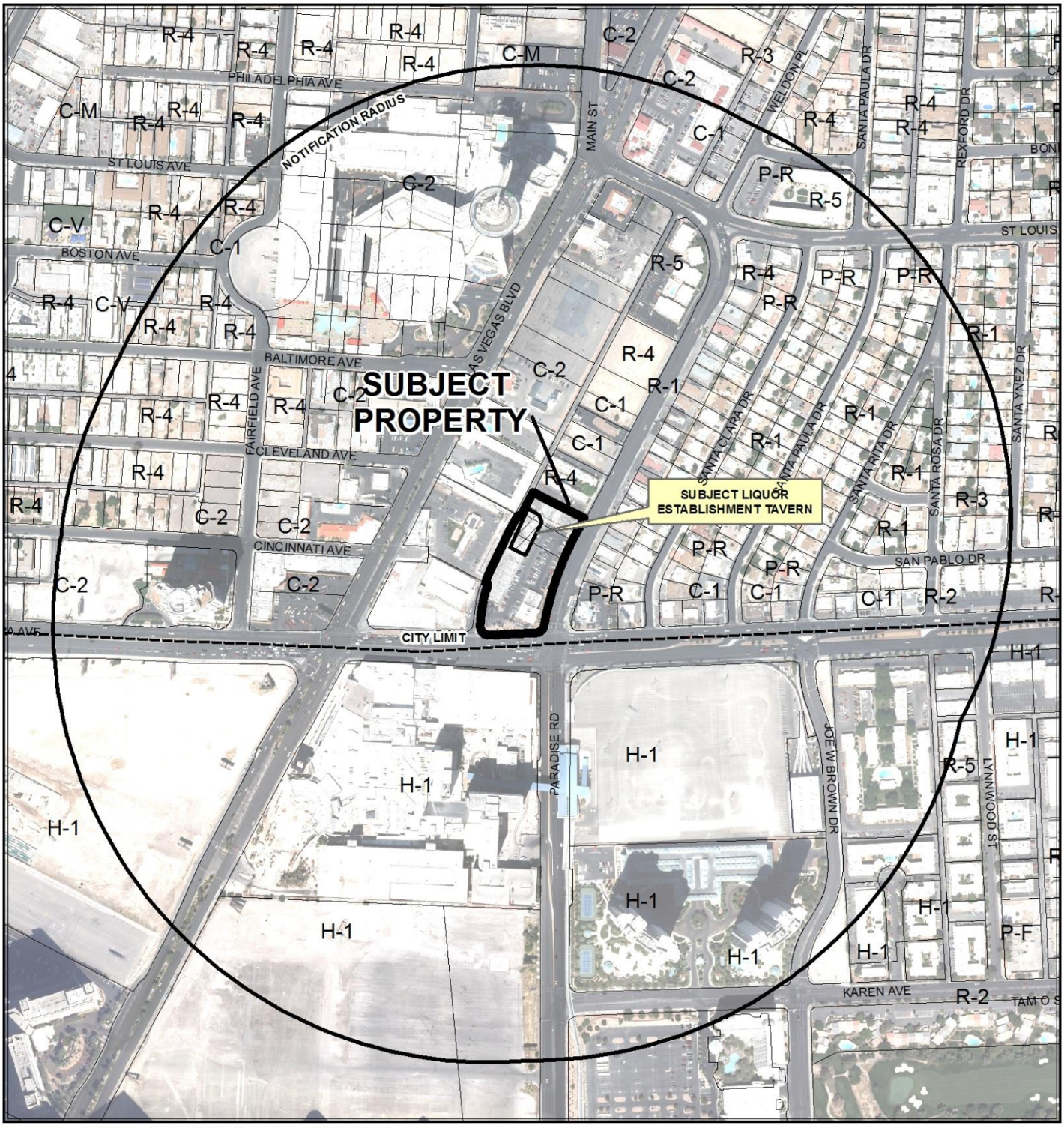
CASE: **SUP-63592 (PRJ-62588)**

RADIUS: 1500 FEET

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

0 400 800 Feet

N



CASE: **SUP-63592 (PRJ-62588)**

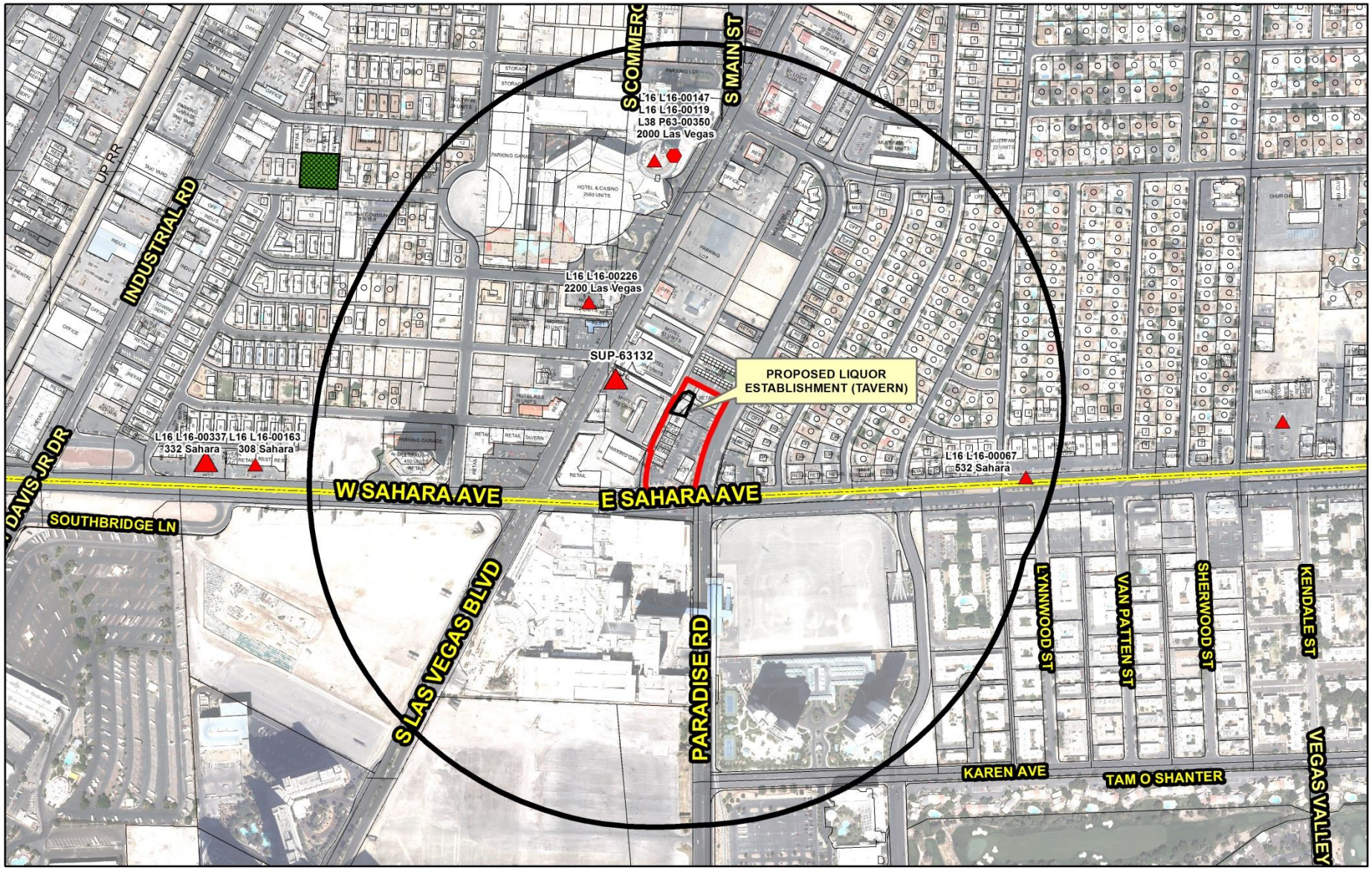
RADIUS: 1500 FEET

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

0 400 800

Feet

N



SUP-63592 (PRJ-62588)

Liquor Establishment (Tavern)

Business Licenses

- Tavern
- Tavern - Limited
- Urban Lounge

Protected Uses

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

- Subject Property
- 1500 foot buffer

N

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

Date: Wednesday, March 16, 2016

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CHETAK DEVELOPMENT CORPORATION

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-63592	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-63592 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) 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 zero-foot distance separation where 1,500 feet from similar uses is required.

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 proposed Liquor Establishment (Tavern) use within an existing Shopping Center at 2210 Paradise Road. The proposed Tavern is 6,000 square feet in size with seating for 248 people. The proposed Liquor Establishment (Tavern) use requires a Waiver to allow a distance separation of zero feet from a similar use. Staff has determined that the proposed use can be conducted in a compatible and harmonious manner within the existing Shopping Center and surrounding land uses; therefore, staff recommends approval of this application. If denied, the Liquor Establishment (Tavern) use will not be allowed at this location.

ISSUES

- The proposed Liquor Establishment (Tavern) use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- The applicant is allowed to request a Waiver to allow a distance separation of zero feet from a similar use, where 1,500 feet is required, because the subject site is located within the Gaming Enterprise Overlay District.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/06/64	The Board of City Commissioners approved a request for a Rezoning (Z-0014-64) from R-4 (Apartment Residence) to C-1 (Limited Commercial) of property generally located on the west side of Paradise Road between Sahara Avenue and St. Louis Avenue. The Planning Commission recommended approval of the request.
05/18/77	The Board of City Commissioners approved a Rezoning (Z-0020-77) request form R-4 (Apartment Residence) to C-1 (Limited Commercial) of the property generally located at the northwest corner of East Sahara Avenue and Paradise Road. The Planning Commission recommended approval of the request.
09/15/86	The City Council approved a request for a Plot Plan Review (Z-0020-77) for a retail center with Restaurants on the property generally located at the northwest corner of East Sahara Avenue and Paradise Road. The Planning Commission recommended approval of the request.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/19/87	The City Council approved an appeal of a Variance (V-0065-87) request to allow 155 parking where 188 parking spaces where required at 2200 Paradise Road.
08/17/88	The City Council approved a request for a Required Review (V-0065-87) of an approved Variance to allow 155 parking spaces in the existing Sahara Paradise Plaza Shopping Center where the proposed uses require 188 parking spaces on property located at 2200 Paradise Road.
08/02/89	The City Council approved a request for a Required Review (V-0065-87) of an approved Variance to allow 155 parking spaces in the existing Sahara Paradise Plaza Shopping Center where the proposed uses require 188 parking spaces on property located at 2200 Paradise Road.
08/15/90	The City Council approved a request for a Required Review (V-0065-87) of an approved Variance to allow 155 parking spaces in the existing Sahara Paradise Plaza Shopping Center where the proposed uses require 188 parking spaces on property located at 2200 Paradise Road.
01/22/92	The City Council approved a request for a Required Review (V-0147-90) of an approved Variance to allow 155 parking spaces in the existing Sahara Paradise Plaza Shopping Center where the existing and proposed uses require 205 parking spaces on property located at 2200 Paradise Road. The Board of Zoning Adjustment recommended approval of the request.
01/12/98	The City Council denied an appeal request for a Variance (V-0099-97) to allow 123 parking spaces where 217 are required. The Board of Zoning Adjustments denied the request.
04/13/98	The City Council approved a request for a Site Development Plan Review [Z-0020-77(1)] for a proposed 3,087 square-foot fast food restaurant located on the northwest corner of Sahara Avenue and Paradise Road. The Planning Commission recommended approval of the request.
04/21/99	The Planning Department administratively approved a request for a Site Development Plan Review [Z-0020-77(2)] for a proposed 3,432 square-foot fast food restaurant located on the northwest corner of Sahara Avenue and Paradise Road.
07/21/10	The City Council adopted Ordinance 6099 creating the Shopping Center use for developments that have a minimum combined gross floor area of 25,000 square feet on a single parcel of land or upon contiguous parcels of land and have a common vehicular access and parking facilities.
10/03/01	The City Council denied a request for a Rezoning (Z-0060-01) from C-1 (Limited Commercial) to C-2 (General Commercial) on approximately 2.36 acres of property generally located on the northwest corner of the intersection of Sahara Avenue and Paradise Road. The Planning Commission recommended denial of the request.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/04/02	The City Council approved a request for a Vacation (VAC-0070-02) of a public alley generally located north of Sahara Avenue, west of Paradise Road. The Planning Commission recommended approval of the request.
05/21/14	The City Council approved a Rezoning (ZON-53065) from C-1 (Limited Commercial) to C-2 (General Commercial) on 2.4 acres located at 2202-2252 Paradise Road. The Planning Commission and staff recommended approval.
09/18/15	The Planning Commission approved a Variance (VAR-60333) to allow a three foot side yard setback, where five feet is required; and a Site Development Plan Review (SDR-60334) for a 513 square-foot expansion to an existing 33,617 square-foot Shopping Center at 2246 Paradise Road. Staff recommended approval.

Most Recent Change of Ownership	
11/1/00	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1986	The shopping center was constructed
12/06/95	A building permit (95883825) was issued for a Non-Work Certificate of Occupancy for Restaurant at 2210 Paradise Road.

Pre-Application Meeting	
12/14/15	A pre-application meeting was conducted with the applicant and discussed the submittal requirements for Special Use Permit. Discussed that the distance separation is waivable due to the site's location within the Gaming Enterprise Overlay area.

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

Field Check	
03/03/16	Staff conducted a field check at the subject property and the suite of the proposed use to be located is well maintained.

Details of Application Request	
Site Area	
Net Acres	2.43 acres

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	C (Commercial)	C-2 (General Commercial)
North	Multi-Family Residential	C (Commercial)	R-4 (High Density Residential)
South	Gaming Establishment, Non-Restricted	CT (Commercial Tourist) Clark County	H-1 (Limited Resort and Apartment)– Clark County
East	Restaurant	C (Commercial)	C-1 (Limited Commercial)
	Office, Other than Listed		
	Restaurant		
West	Hotel, Motel or Hotel Suites	C (Commercial)	C-2 (General Commercial)

Master Plan Areas	***Compliance***
Beverly Green / Southridge Neighborhood	Y
Special Purpose and Overlay Districts	***Compliance***
G-O (Gaming Enterprise Overlay) District	Y
A-O (Airport Overlay) District (175 feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sahara Avenue	Primary Arterial	Planned Streets and Highways Map	100	Y
Paradise Road				

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	34,130 SF	1:250	137				
TOTAL SPACES REQUIRED			137		140		Y
Regular and Handicap Spaces Required			132	5	133	7	Y

*Three handicapped parking spaces do not meet Title 19 requirements: however, they are constructed per approved building plans, meet Federal Standards and are not proposed to be altered.

ANALYSIS

The applicant is proposing to establish a 6,000 square-foot Liquor Establishment (Tavern) use at 2210 Paradise Road. The submitted floor plan indicates that this Tavern will provide seating for 248 people. The subject site is located in the Airport Overlay District and the proposed use will not affect the overlay. However, the subject property is located within the Gaming Enterprise Overlay District, within a C-2 (General Commercial) zoning district, which allows the Liquor Establishment (Tavern) use with an approved Special Use Permit.

The subject site is located in a 2.43 acre Shopping Center which contains various retail shops and restaurants. The Shopping Center provides shared access and parking throughout the subject site. The proposed use conforms to all minimum parking requirements.

The subject property is located within 500 feet of City boundary; therefore, the request is deemed a Project of Regional Significance. The required documents have been completed and distributed to the appropriate agency; however, no comments were returned.

The Liquor Establishment (Tavern) use is defined as "A facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold."

Minimum Special Use Permit Requirements:

*1. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between liquor

establishments (tavern), and a minimum separation between a liquor establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided below, no liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), church/house of worship, school, individual care center licensed for more than 12 children, or City park.

The proposed Liquor Establishment (Tavern) use requires a Waiver to allow a distance separation of zero feet from a similar use where 1,500 feet is required. On March 8, 2016 the Planning Commission approved Special Use Permit (SUP-63132) for Liquor Establishment (Tavern) located at 2305 South Las Vegas Boulevard. Staff supports the requested Waiver of distance separation requirements because the subject property is located within the Gaming Enterprise Overlay District.

*2. The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment (tavern) 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 liquor establishment (tavern). The distance shall be measured in a straight line without regard to intervening obstacles.

All applicable distance separations have been measured from property line to property line without regard to intervening obstacles.

*3. For the purpose of Requirement 2, and for that purpose only:

a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and

b. The "property line" of a liquor establishment (tavern) refers to:

i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or

ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:

A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;

B. The proposed liquor establishment (tavern) will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located;

C. All parking spaces required by this Subchapter 19.12.070 for the liquor establishment (tavern) use will be located on the same parcel as the use; and
D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

All applicable distance separations have been measured from property line to property line without regard to intervening obstacles.

4. The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted 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.

Not applicable, the subject site is not located within an existing hotel having 200 or more guest rooms with non-restricted gaming licenses.

5. The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of LVMC 19.12.050(C), but only in connection with a proposed liquor establishment (tavern) that:

a. Will be located on a parcel within the C-V District, the Parkway Center District within the Downtown Centennial Plan, the Gaming Enterprise Overlay District, or the Downtown Casino Overlay District;

b. Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or landmark;

c. Will be located within a regional mall; or

d. Will be located within a mixed-use development

i. That has been approved by means of Special Use Permit pursuant to LVMC Chapters 19.12 and 19.16;

ii. That has a minimum net site area of 15 acres; and

iii. Whose gross floor area of nonresidential space is a minimum of 250,000 square feet; or

e. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet.

The subject property is located within the Gaming Enterprise Overlay, which allows the distance separation requirements listed in Condition #1 to be waived.

*6. The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.

The proposed use will subject to conformance review by business license annual inspections.

According to the submitted floor plan, the proposed use meets the definition outlined above. The proposed Liquor Establishment (Tavern) use requires a Waiver to allow a distance separation of zero feet from similar use where 1,500 feet is required. The proposed use can be conducted in a compatible and harmonious manner within the Shopping Center; staff recommends approval of this application. If denied, the Liquor Establishment (Tavern) will not be allowed to be conducted at this location.

FINDINGS (SUP-63592)

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 property is located in Gaming Enterprise Overlay District and is located in an existing 2.43 acre Shopping Center. The proposed use can be conducted in a harmonious and compatible manner with the existing and future development within the surrounding area.

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

   The subject site is located within an existing 2.43 acre 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.**

   Access to the site will be from Sahara Avenue and Paradise Road, both 100-foot Primary Arterial, as classified 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 the Liquor Establishment (Tavern) use per Title 19.12; with the exception of the requested Waiver to allow a zero-foot distance separation where 1,500 feet is required. The Planning Commission approved Special Use Permit (SUP-63132) on the adjacent property located to the west of the subject property. Staff supports the requested Waiver of the distance separation requirements because the subject property is located within the Gaming Enterprise Overlay District.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 1027

APPROVALS 4

PROTESTS 3

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-63592** APN: 162-03-411-009; -010; -011

Name of Property Owner: Chetak Development

Name of Applicant: Chetak Development

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): Will Kemp _____

APN: 162-03-411-009; -010; -011

Signature of Property Owner: Will Kemp, Chetak Development

Print Name: Will Kemp, Chetak Development

Subscribed and sworn before me

This 24th day of November, 20 15

Notary Public in and for said County and State

MONICA JACOBS
Notary Public State of Nevada
No. 08-6784-1
My appt. exp. Apr. 25, 2016

Revised 11-14-06

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

PRJ-62588
02/25/16

PRJ-62588 SF001

CLV Planning - Application Form

Application Number:	PRJ-62588
Application/Petition For:	SUP for Tavern
ProjectAddress (Location):	2210 PARADISE ROAD
Project Name	PROPOSED TAVERN
Assessors Parcel #(s):	16203411009, 16203411010, 16203411011
Ward #:	WARD 3 (BOB COFFIN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	C-2 - General Commercial
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Richard
Applicant Last Name:	Truesdell
Applicant Address:	
Applicant City:	
Applicant State:	
Applicant Zip:	
Applicant Phone:	(702) 383-3033
Applicant Fax:	(702) 383-8576
Applicant Email:	Karen@Cornerstonecre.com
Rep First Name:	Richard
Rep Last Name:	Truesdell
Rep Address:	
Rep City:	
Rep State:	
Rep Zip:	
Rep Phone:	(702) 383-3033
Rep Fax:	(702) 383-8576
Rep Email:	Karen@Cornerstonecre.com

SUP-63592

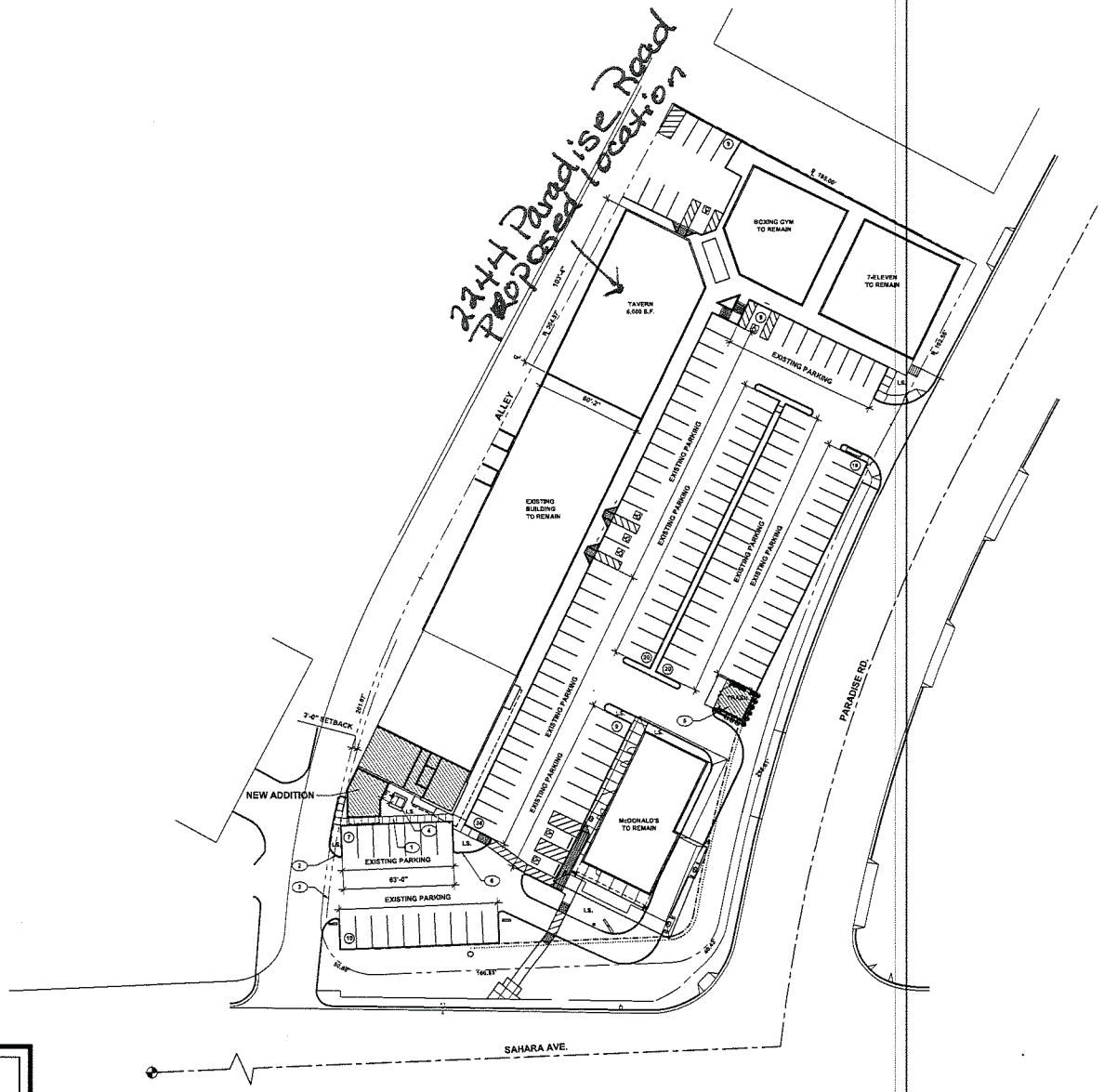
CLV Planning - Application Form

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
CHETAK DEVELOPMENT CORPORATION	820 RANCHO LN #85	LAS VEGAS, NV 89106

CLVEPLAN Applicant	Company	Title	Email
Richard Truesdell	Cornerstone Company	President	Karen@cornerstonecre.com

SUP-63592



1 SITE PLAN
SCALE: 1:30

PLAN NORTH

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING ON SITE CONDITIONS IN FIELD PRIOR TO CONSTRUCTION, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
2. IN NO CASE SHALL DRAWINGS BE SCALED FOR DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. THE ARCHITECT SHALL BE NOTIFIED FOR ANY DISCREPANCIES FOR CLARIFICATION.
3. GENERAL CONTRACTOR SHALL COORDINATE SITE PLUMBING, DRAINAGE, ELECTRICAL, TELEPHONE AND EXISTING UTILITIES TO PROVIDE COMPLETE OPERATING SYSTEM.

KEY NOTES

1. NEW CONCRETE SIDEWALK TO MATCH EXISTING SIDEWALK FINISH
2. EXISTING CONCRETE PAVING
3. SETBACK LINE
4. EXISTING TRANSFORMER TO REMAIN
5. NEW TRASH ENCLOSURE SEE 1/ AS1.10
6. EXISTING CURB

LEGEND

PROPERTY LINE
FIRE HYDRANT

OCCUPANT LOAD

TOTAL OCCUPANT LOAD — OCCUPANTS SEE SHEET A1.01

PARKING ANALYSIS

PARKING REQUIRED:
(TABLE 30.60 - CLARK COUNTY CODE)

EXISTING RETAIL SPACE — 30,810 S.F. @ 1:1000 = 124 SPACES
ADDITIONAL RETAIL SPACE — 500 S.F. @ 1:1000 = 2 SPACES
ACCESSIBLE PARKING REQUIRED: 5 SPACES
TOTAL PARKING SPACES REQUIRED : 131 SPACES

PARKING PROVIDED
STANDARD SPACES = 131 SPACES
ACCESSIBLE SPACES = 7 SPACES
TOTAL PROVIDED: 138 SPACES

NO CHANGES TO PARKING REQUIREMENTS

PRJ62588
02/25/16

This document, including the ideas and designs it contains, is an instrument of professional service rendered by the WESTAR Architectural Group/Nevada, Inc. / Engineer. This document may not be used or copied in whole, or in part, for any purpose other than the specific project without the expressed written consent of Westar Architectural Group/Nevada, Inc.

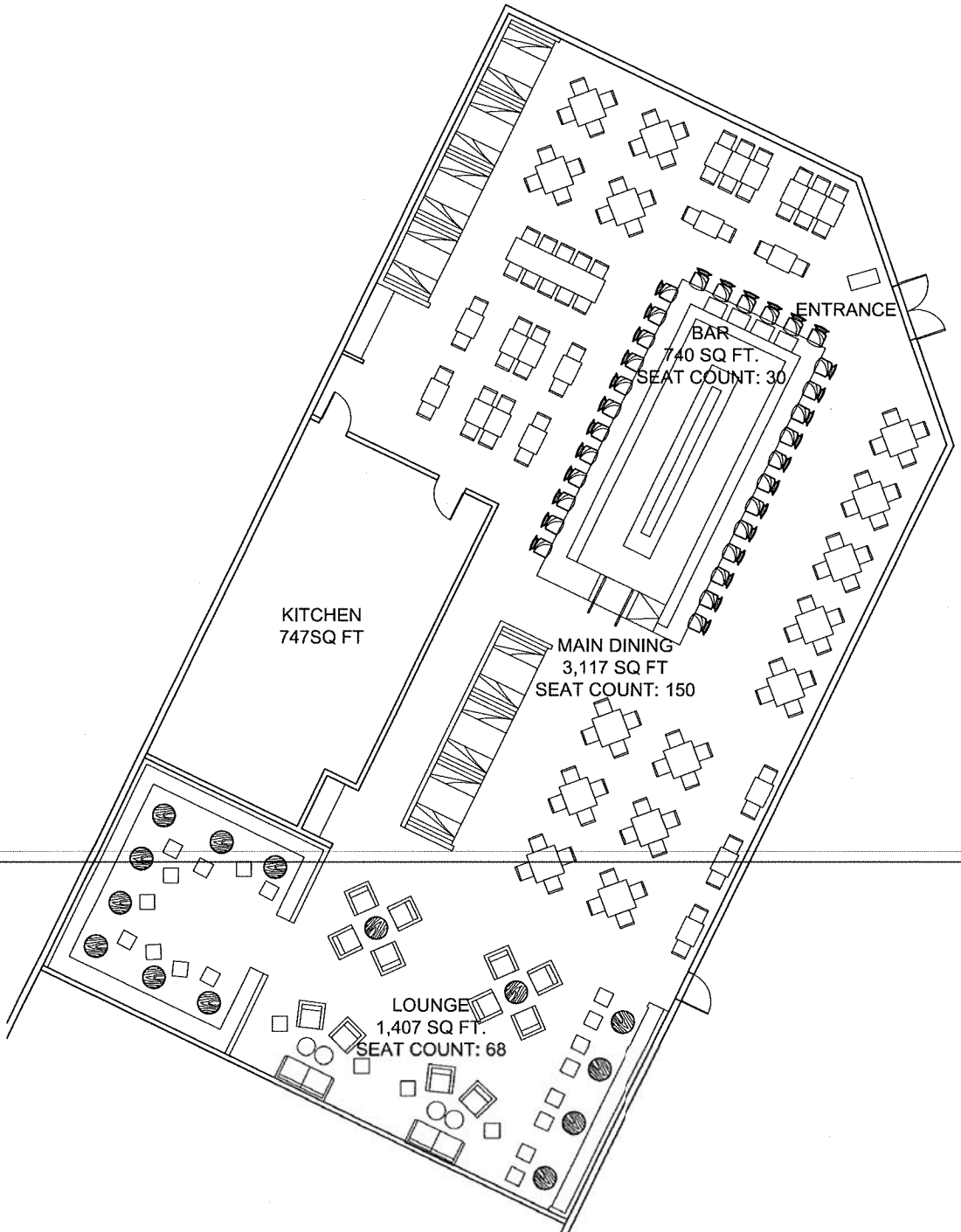
WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

12-15-15

SUP-63592

PRJ62588-SP001

SUP-63592



PRJ-62588
02/25/16

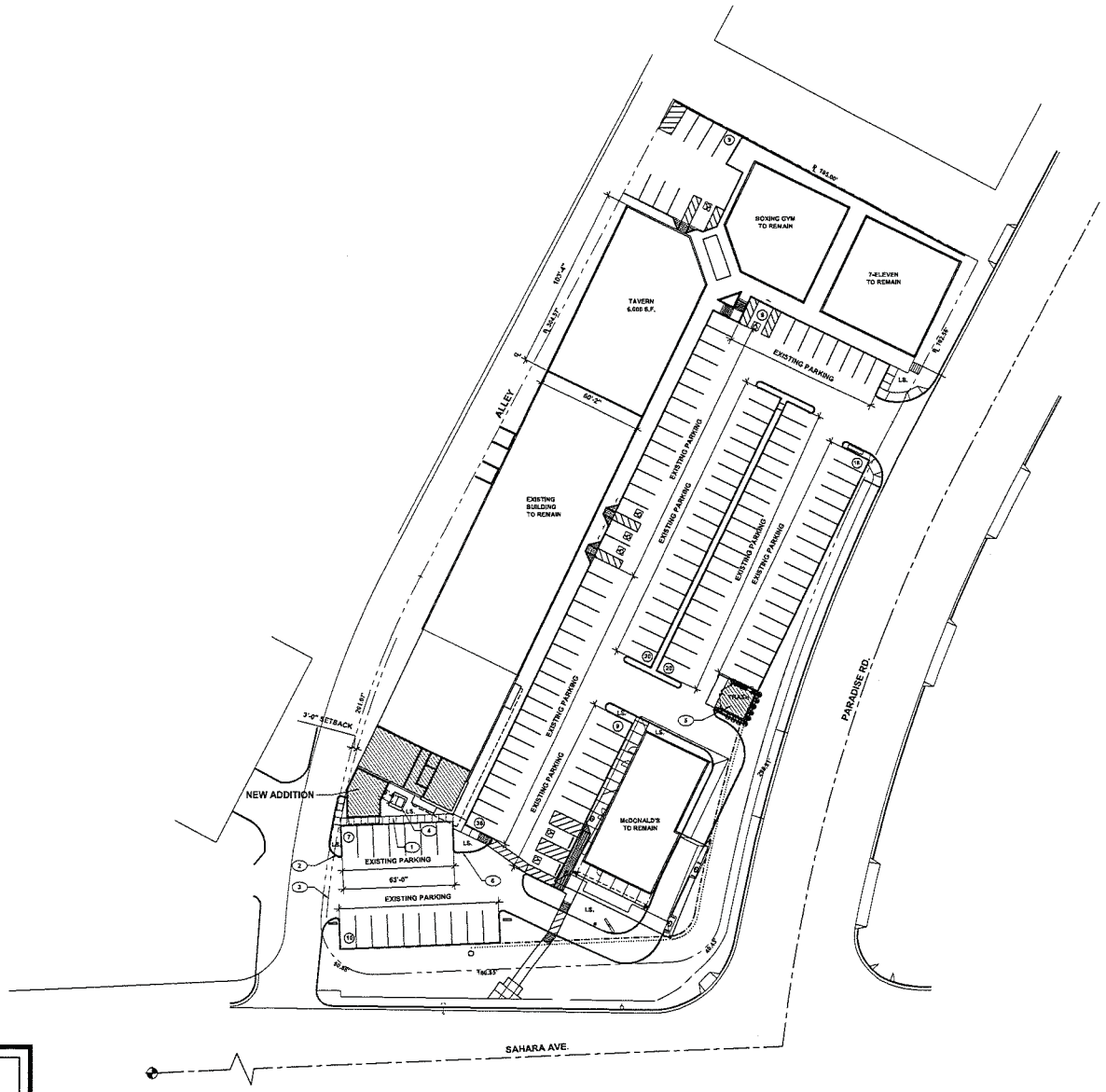
TOTAL SQ FT: 6,115
TOTAL SEAT: 248

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

PRELIMINARY LAYOUT

SAHARA & PARADISE BAR ADDITION

PRJ62588-FP001



1 SITE PLAN

SCALE: 1:30

PLAN NORTH

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING ON SITE CONDITIONS IN FIELD PRIOR TO CONSTRUCTION, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
2. IN NO CASE SHALL DRAWINGS BE SCALED FOR DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. THE ARCHITECT SHALL BE NOTIFIED FOR ANY DISCREPANCIES FOR CLARIFICATION.
3. GENERAL CONTRACTOR SHALL COORDINATE SITE PLUMBING, DRAINAGE, ELECTRICAL, TELEPHONE AND EXISTING UTILITIES TO PROVIDE COMPLETE OPERATING SYSTEM.

KEY NOTES

1. NEW CONCRETE SIDEWALK TO MATCH EXISTING SIDEWALK FINISH
2. EXISTING CONCRETE PAVING
3. SETBACK LINE
4. EXISTING TRANSFORMER TO REMAIN
5. NEW TRASH ENCLOSURE SEE 1/ AS1.10
6. EXISTING CURB

LEGEND

PROPERTY LINE

FH FIRE HYDRANT

OCCUPANT LOAD

TOTAL OCCUPANT LOAD OCCUPANTS SEE SHEET A1.01

PARKING ANALYSIS

PARKING REQUIRED:
(TABLE 30.60-1 CLARK COUNTY CODE)

EXISTING RETAIL SPACE 30,010 S.F. @ 4:1000 = 124 SPACES

ADDITIONAL RETAIL SPACE 500 S.F. @ 4:1000 = 2 SPACES

ACCESSIBLE PARKING REQUIRED: 5 SPACES

TOTAL PARKING SPACES REQUIRED: 131 SPACES

PARKING PROVIDED

STANDARD SPACES = 131 SPACES

ACCESSIBLE SPACES = 7 SPACES

TOTAL PROVIDED: 138 SPACES

NO CHANGES TO PARKING REQUIREMENTS

PRJ-62588
02/25/16

WESTAR
WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

12-15-15

SUP-63592

PRJ-62588-EX001

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the WESTAR Architectural Group/Nevada, Inc. / Engineer. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Westar Architectural Group/Nevada, Inc.



SUP-63592 [PRJ-62-588] - SPECIAL USE PERMIT - APPLICANT/OWNER: CHETAK DEVELOPMENT CORPORATION
2210 PARADISE ROAD

03/03/16

CORNERSTONE
COMMERCIAL REAL ESTATE SERVICES

820 Rancho Lane, Suite 85, Las Vegas, NV 89106
p: 702.383.3033 f: 702.383.8576 w: cornerstonecre.com

February 25, 2016

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

RE: Proposed Tavern Use
2244 Paradise Road Las Vegas, NV 89104

Dear Sir,

Cornerstone Company represents the current owner of the above referenced property. On behalf of the owner, we request that the above referenced use be approved based on the following reasons:

- We are requesting a Special Use Permit for a proposed Liquor Establishment (Tavern) with (a) waiver of the distance separation of 1500 feet and (b) waiver of the parking requirement for the subject property, and (c) waiver of 1500 feet distance separation from a daycare facility located at Stupac Center. The use was previously opened in the center with the waiver. We are proposing to operate a facility for the sale of alcoholic beverages for consumption on premises.

- We feel this site is an appropriate use because the business is geared towards pedestrian traffic tourists.

Thank you for your consideration in this matter on behalf of the Owner of the property.

Sincerely,

Richard Truesdell
President / Broker
Agent of Owner

SUP-63592

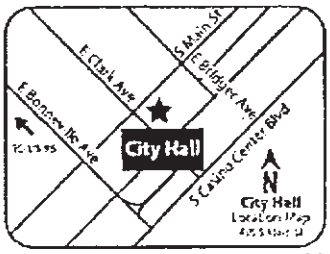
PRJ-62588
02/25/16

p.1
702-893-2201
Stephen A. Gordon
Apr 01 16 12:13p

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

PRSRT
FIRST CLASS MAIL
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-63592 [PRJ-62588]

Planning Commission Meeting of 4/12/2016

Are You Serious?

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

Case: SUP-63592

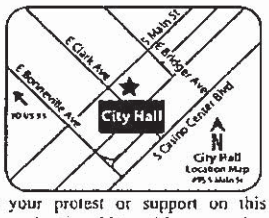
16210114441
GORDON STEPHEN A & GAIL M FAM TR
GORDON STEPHEN A TRS
P O BOX 11028
LAS VEGAS NV 89111-1028

78P

fax 1232 >> City of Las Vegas 2016-04-04 15:30 P 1/1

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.

SUP-63592 [PRJ-62588]

Planning Commission Meeting of 4/12/2016

2 BRDGNP1 11556

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Case: SUP-63592

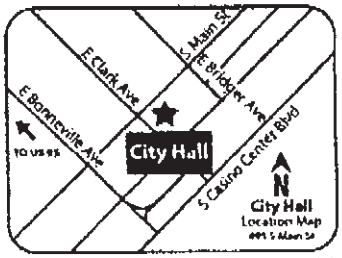
16210114147
YERUSHALMI RAPHAEL
345 HILLSIDE AVE
WILLISTON PARK NY 11596

78P

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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-63592 [PRJ-62588]

Planning Commission Meeting of 4/12/2016

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

Case: SUP-63592
16210114500
FELIKIAN GREGORY & GINA M
CABRALOFF AL & DIANE F
P O BOX 5159
PASADENA CA 91117

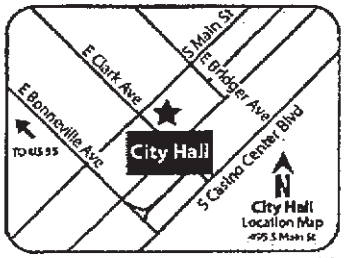
78P

0002/0002

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

PRSRT
FIRST CLASS MAIL
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-63592 [PRJ-62588]
Planning Commission Meeting of 4/12/2016

E BRDGNP1 07052

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

Case: SUP-63592
16204815149
ANTHONY DENNIS J & ANTONIETTA S
21 RUTGERS ST
WEST ORANGE NJ 07052

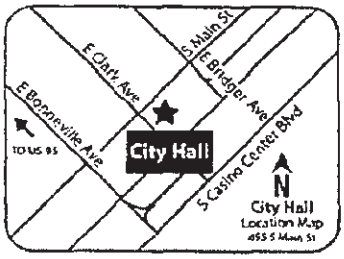
04/04/2016 3:27PM FAX 9737310773 Anthony

78A

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

PRSRT
FIRST CLASS MAIL
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-63592 [PRJ-62588]

Planning Commission Meeting of 4/12/2016

45 BRDGHP1 89102

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

Case: SUP-63592

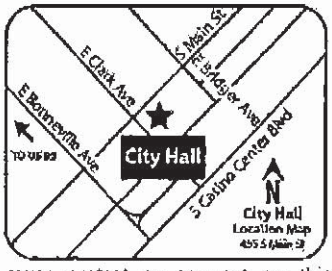
16204815002
CHENNAREDDY VENKAREDDY & S
200 W SAHARA AVE #202
LAS VEGAS NV 89102-5074

78 A

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

PRSRT
FIRST CLASS MAIL
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.

4/2/16
☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-63592 [PRJ-62588]
Planning Commission Meeting of 4/12/2016

45 BRDGNP1 89102

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

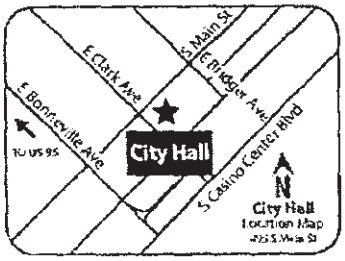
Case: SUP-63592
16204815036
FAIR PATRICIA L REVOCABLE LIVING
FAIR PATRICIA L TRS
200 W SAHARA AVE #601
LAS VEGAS NV 89102-5098

7BA

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

PRSRT
FIRST CLASS MAIL
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-63592 [PRJ-62588]
Planning Commission Meeting of 4/12/2016

RECEIVED
APR 4 2016
City of Las Vegas
Dept. of Planning

Case: SUP-63592
16204813001
PARK CIRCLE APARTMENTS L L C
6337 VISTA VERDE NORTH
LAS VEGAS NV 89146-1109

71 BRDGNP1 89146

78A

City of Las Vegas Agenda Item No.: **79.**

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

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

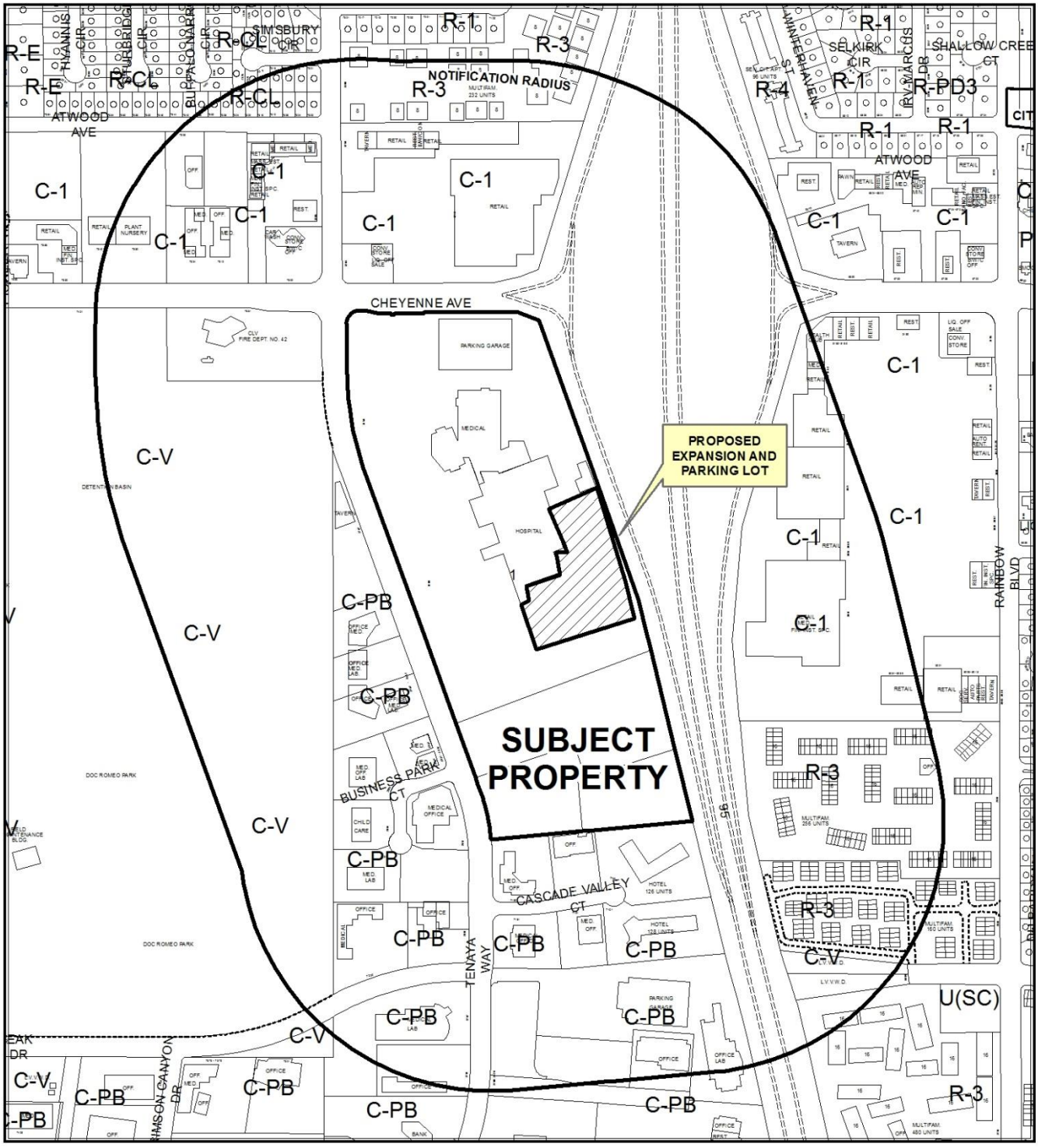
SUBJECT:
SDR-63543 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC. - For possible action on a request for a Major Amendment to a previously approved Plot Plan Review [Z-0068-85(15)] FOR A PROPOSED 71,027 SQUARE-FOOT, 64-BED EXPANSION AND PARKING LOT RECONFIGURATION TO AN EXISTING HOSPITAL on 38.06 acres at 3100 North Tenaya Way (APN 138-15-510-005), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-63425]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
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



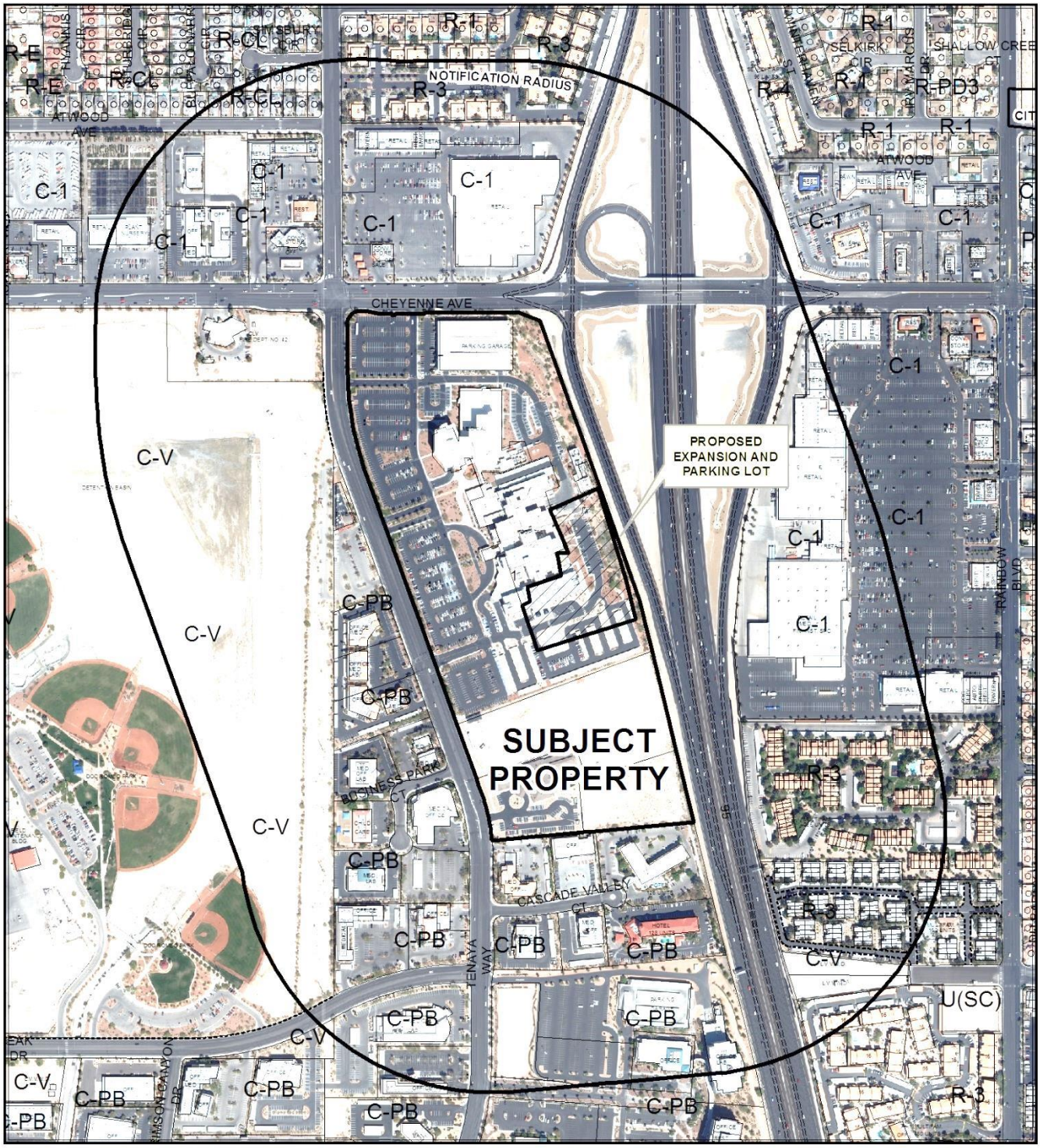
0 300 600 Feet

CASE: **SDR-63543 (PRJ-63425)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SDR-63543 (PRJ-63425)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-63543	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-63543 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Plot Plan Review [Z-0068-85(15)].

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 building elevations date stamped, site plan, landscape plan, date stamped 03/15/16, 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 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. 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 submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

9. Site development to comply with all applicable conditions of approval for Site Development Plan Review Z-0068-85(15) and all other applicable site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

This Site Development Plan Review request is for a proposed 71,027 square-foot expansion to the south tower of an existing 343,380 square-foot Hospital. This development is located at 3100 North Tenaya Way on 38.06 acres within the Las Vegas Technology Center Phase I. Included with this expansion is minor rearrangement of the parking lot area on the southern perimeter of the existing hospital and an expansion to the existing Helipad that is used in conjunction with the proposed Emergency Room and Intensive Care Unit. The proposed development is consistent in appearance and massing with the existing Hospital and has mitigated the impact of the Helipad use with a suitable location at the south end of the site. Staff recommends approval of the requested Site Development Plan Review for the proposed addition. If denied, the proposed expansion and Helipad use will not be allowed.

ISSUES

- The 71,027 square-foot, three-story expansion will provide 64 additional beds on the 4th and 5th floor of the existing Hospital.
- The applicant has received approval by the Las Vegas Technology Center Architectural Review Committee for the proposed expansion to the existing Hospital facility.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/20/85	The City Council approved a Rezoning to C-PB (Planned Business Park) zoning for this site as part of a larger request (Z-0068-85). The Planning Commission recommended approval.
08/03/94	The City Council approved a request for a Plot Plan and Building Elevation Review [Z-68-85(13)] of a proposed six-story medical office building on property located on the southeast corner of Cheyenne Avenue and Tenaya Way.
10/19/94	The City Council approved a Plot Plan and Building Elevation Review [Z-0068-85(15)] for a proposed hospital located on the southeast corner of Tenaya Way and Cheyenne Avenue. The Planning Commission recommended approval.

11/22/94	The Board of Zoning Adjustment denied a request for a Variance (V-0155-94) to allow a Heliport in conjunction with a proposed hospital located on the southeast corner of Tenaya Way and Cheyenne Avenue, where such use is not allowed.
11/26/96	The Board of Zoning Adjustment approved a request for a Variance (V-0138-96) to allow a second monument sign where only one sign is allowed per street frontage at 3100 North Tenaya Way.
03/22/99	The City Council approved a request for a Site Development Plan Review [Z-68-85(50)] for an 89,301 square foot expansion to an existing 198,615 square foot Hospital on property located at 3100 North Tenaya Way. The Planning Commission recommended approval.
08/21/02	The City Council approved a Site Development Plan Review [Z-0068-85(64)] for a Parking Lot Addition and a reduction in the amount of perimeter and parking lot landscaping for the existing hospital. The Planning Commission recommended approval.
11/20/03	The Planning & Development Department approved a request for a Minor Site Development Plan Review (SDR-3200) to add a 5th floor with 36 beds to an existing Hospital on 28.1 acres at 3100 North Tenaya Way.
01/07/04	The City Council approved a request for a Site Development Plan Review (SDR-3273) for a proposed 220,000 square-foot, four-story Parking Structure at 3100 North Tenaya Way.
03/16/11	The City Council approved a request for a Site Development Plan Review (SDR-40551) for a proposed 33,717 square-foot, 12-bed expansion and Helipad in conjunction with an existing Hospital at 3100 North Tenaya Way. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-40552) for a proposed Helipad at 3100 North Tenaya Way. The Planning Commission recommended approval of the request.
02/14/12	The Planning Commission approved a request for a Site Development Plan Review (SDR-44337) for a proposed 59,555 square-foot, 32-bed expansion to an existing Hospital at 3100 North Tenaya Way. Staff recommended approval of the request.
08/11/15	The Planning Commission approved a request for a Site Development Plan Review (SDR-59940) for a Major Amendment to a previously approved Plot Plan Review [Z-0068-85(15)] for a proposed 80,251 square-foot Medical Office/College at the southeast corner of Tenaya Way and Cheyenne Avenue.

Most Recent Change of Ownership	
05/19/95	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/11/95	A building permit (#95376708) was issued for the onsite improvements for the construction of a Hospital located at 3100 North Tenaya Way. This permit expired on 11/30/96.
09/03/99	A building permit (#99017503) was issued for the expansion of the existing Hospital at 3100 North Tenaya Way. This permit received its final inspection on 08/08/00.
01/24/96	A Business License (#H04-00211) was issued for a Hospital (Mountain View Hospital) at 3100 North Tenaya Way. The license is still active.
04/30/96	A Business License (#R09-00706) was issued for a Restaurant (Sodexo America, LLC) at 3100 North Tenaya Way. The license is still active.
06/05/08	A building permit (#116849) was issued for a tenant improvement to covert a restroom to a break room located at at 3100 North Tenaya Way. The permit was finalized on 04/16/09.
12/03/08	A building permit (#125739) was issued for a tenant improvement to covert adult unit to pediatric unit at an existing Hospital located 3100 North Tenaya Way. The permit was finalized on 02/09/09.
01/15/09	A building permit (#131646) was issued for a tenant improvement for a second floor surgery supply room located at 3100 North Tenaya Way. The permit was finalized on 02/10/09.
06/23/09	A building permit (#137809) was issued for a tenant improvement for surgery room renovations located at 3100 North Tenaya Way. The permit was finalized on 04/22/10.
10/19/09	A building permit (#148005) was issued for a tenant improvement to remodel an existing pharmacy located at 3100 North Tenaya Way. The permit was finalized on 03/08/10.
12/10/09	A Business License (#P55-01430) was issued for a Medical Firm (Pediatrix Medical Group) at 3100 North Tenaya Way. The license was marked inactive on 05/08/14.
10/22/10	A building permit (#171777) was issued for tenant improvements at 3100 North Tenaya Way. The permit was finalized on 01/10/11.
11/30/10	A building permit (#172709) was issued for a tenant improvement to remodel an existing cath lab located at 3100 North Tenaya Way. The permit was finalized on 03/23/11.
03/01/11	A building permit (#178206) was issued to install one electric message unit sign at 3100 North Tenaya Way. The permit was finalized on 07/25/12.
03/17/11	A building permit (#180200) was issued for a tenant improvement for an expansion of an existing operating room located at 3100 North Tenaya Way. The permit was finalized on 05/17/11.
04/14/11	A building permit (#183443) was issued for tenant improvements at 3100 North Tenaya Way. The permit was finalized on 03/21/12.
07/25/11	A building permit (#191750) was issued for tenant improvements to add retail space at 3100 North Tenaya Way. The permit was finalized on 08/30/11.

Related Building Permits/Business Licenses	
12/10/09	A Business License (#P55-01430) was issued for a Medical Firm (Pediatrix Medical Group) at 3100 North Tenaya Way. The license was marked inactive on 05/08/14.
08/23/11	A building permit (#184847) was issued for additions to an existing Hostipal at 3100 North Tenaya Way. The permit was finalized on 12/02/15.
	A building permit (#184848) was issued for on-site improvements to an existing Hospital at 3100 North Tenaya Way. The permit was finalized on 11/06/13.
	A building permit (#184849) was issued for tenant improvements at 3100 North Tenaya Way. The permit was finalized on 08/22/13.
09/29/11	A building permit (#195123) was issued to add a new temporary canopy and 127 carports at 3100 North Tenaya Way. The permit was finalized on 09/13/13.
11/23/11	A building permit (#201089) was issued to install one 43 square-foot wall sign at 3100 North Tenaya Way. The permit has not been finalized.
12/15/11	A building permit (#200760) was issued to add 127 carports at 3100 North Tenaya Way. The permit was finalized on 09/13/13.
03/19/12	A building permit (#201995) was issued a two-story shell addition at 3100 North Tenaya Way. The permit was finalized on 11/06/13.
05/07/12	A building permit (#209689) was issued for a shade structure at 3100 North Tenaya Way. The permit was finalized on 12/03/12.
06/04/12	A building permit (#208580) was issued for tenant improvements at 3100 North Tenaya Way. The permit was finalized on 12/27/12.
08/06/12	A building permit (#211183) was issued for tenant improvements for a two-story build out of an addition at 3100 North Tenaya Way. The permit was finalized on 09/04/13.
11/27/12	A building permit (#223381) was issued various pole and wall signs at 3100 North Tenaya Way. The permit was finalized on 01/31/13.
01/14/13	A Business License (#G50-08758) was issued for General Retail Sales (Lori's Gifts 406) at 3100 North Tenaya Way. The license is still active.
02/11/13	A building permit (#225612) was issued for tenant improvements for a third floor build out of an addition at 3100 North Tenaya Way. The permit was finalized on 06/04/13.
06/04/13	A building permit (#233132) was issued for tenant improvements for a Hospital remodel at 3100 North Tenaya Way. The permit was finalized on 10/22/13.
06/20/13	A Business License (#P02-94668) was issued for a Parking Lot (Las Vegas Parking, Inc.) at 3100 North Tenaya Way. The license was marked inactive on 01/08/15.
09/11/13	A building permit (#244571) was issued for tenant improvements for a Hospital remodel at 3100 North Tenaya Way. The permit was finalized on 11/13/13.

Related Building Permits/Business Licenses	
06/24/14	A building permit (#263487) was issued multiple signs at 3100 North Tenaya Way. The permit was finalized on 12/08/14.
12/23/14	A building permit (#270754) was issued for tenant improvements for a Hospital remodel at 3100 North Tenaya Way. The permit was finalized on 04/07/15.
12/31/14	A building permit (#276275) was issued for tenant improvements for equipment replacement and renovation of existing cath lab at 3100 North Tenaya Way. The permit was finalized on 03/24/15.
02/03/15	A building permit (#255233) was issued for a central plant addition at 3100 North Tenaya Way. The permit was finalized on 05/28/15.
	A building permit (#255238) was issued for on-site hardscapes at 3100 North Tenaya Way. The permit was finalized on 05/04/15.
	A building permit (#276552) was issued for tenant improvements for a building remodel at 3100 North Tenaya Way. The permit was finalized on 05/28/15.
02/01/16	A building permit (#310189) was issued for tenant improvements at 3100 North Tenaya Way. The permit has not been finalized.
	A building permit (#309953) was issued for grading permit for Mountain View Medical Office building at 2880 North Tenaya Way. The permit has not been finalized.

Pre-Application Meeting	
02/17/16	A meeting was held with the applicant to discuss the submittal process and procedures for a Site Development Plan Review for a proposed expansion of an existing Hospital use.

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

Field Check	
03/03/16	Staff visited the site and found a well maintained hospital with no issues noted.

Details of Application Request	
Site Area	
Net Acres	28.02

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hospital	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Medical Office	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
	Hotel	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
East	Right of Way (US-95)	Right of Way (US-95)	Right of Way (US-95)
West	Brew Pub/Tavern	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
	Medical Office	LI/R (Light Industry/Research)	C-PB (Planned Business Park)

Master Plan Areas	***Compliance***
Technology Center	Y
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 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 Las Vegas Technology Center Phase I, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	765 Feet	Y
Min. Setbacks			
• Front	30 Feet	315 Feet	Y
• Side	10 Feet	172 Feet	Y
• Corner	30 Feet	280 Feet	Y
• Rear	15 Feet	950 Feet	Y
Max. Building Height	Six stories or 100 feet	Six stories/ 83 Feet	Y
Mech. Equipment	Screened	Screened	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Tenaya Way	Secondary 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	
Hospital (Existing)	340 Beds	1.5 spaces per patient bed	510				
Hospital (Proposed 4th & 5th Floor Expansion)	64 Beds	1.5 spaces per patient bed	96				
Existing Medical Office	198,064 SF	1:200 SF for first 2,000 SF w/ 1:175 for remaining GFA	1,131				
Office, Medical (Proposed)	22,428 SF	1:200 SF up to 2,000 SF, 1:175 SF for remaining GFA	127				
College (Proposed)	240 Students	1 space per every four students	60				
TOTAL SPACES REQUIRED			1,924		2,554		Y
Regular and Handicap Spaces Required			1,894	30	2,426	128	Y

ANALYSIS

The Mountain View Hospital has proposed to expand its Cheyenne Avenue campus with a 71,027 square-foot expansion to the south tower of an existing six-story, 343,380 square-foot Hospital located at 3100 North Tenaya Way. The proposed development is in Area 1 of the Las Vegas Technology Center, a planned business park, and received approval from the Las Vegas Technology Center Architectural Review Committee on 02/24/16.The proposed expansion to the Hospital will add 64 additional patient beds to the existing 340 bed facility.

The submitted Floor Plans indicate that the proposed expansion will in increase the floor area on the first floor area which is utilized by the existing emergency room by 4,958 square-feet. The fourth floor and fifth floor will each be expanded by 25,608 square feet and will accommodate 32 additional patient bedrooms respectively, which will add 64 additional patient beds to the existing 340 bed facility. The sixth floor will be expanded by 14,853 square feet to accommodate for floor area which will be utilized as a mechanical room. The proposed building addition is 83 feet in height measured to the parapet. The building addition will have a corniced roof line with a light brown and tan stucco finish to match the existing Hospital.

In addition, the applicant has also proposed minor rearrangement of the parking lot area drive aisles adjacent to the ambulance drop-off and emergency patient drop-off adjacent to the existing Helipad for air ambulance services. Also, the applicant has proposed an expansion to the existing Helipad located within the existing southern parking lot that is used in conjunction with the existing Emergency Room and Intensive Care Unit so that it can accommodate a second helicopter. The expansion of the helipad will result in the loss of 30 existing parking spaces. As a result, the subject site will provide 2,554 parking spaces where 1,924 spaces are required with the proposed floor area addition.

Staff has determined the requested renovation and remodel of the subject site is in compliance with the previously approved Plot Plan Review [Z-0068-85(15)]. In addition, this project is compatible with surrounding development in the area; therefore, staff is recommends approval of this project with conditions.

FINDINGS (SDR-63543)

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 71,027 square-foot addition to the existing six-story Hospital and expansion of the existing Helipad are compatible with the existing structures on-site and surrounding development in the area. The applicant has received approval from the Las Vegas Technology Center Architectural Review Committee.

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 and Helipad expansion are consistent with the LI/R (Light Industry/Research) land use, the C-PB (Planned Business Park) zoning district development standards and the Las Vegas Technology Center Design and Development Standards.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Site access is provided from multiple driveways along Tenaya Way and Cheyenne Avenue. The proposed addition will not change the existing site access.

4. Building and landscape materials are appropriate for the area and for the City;

There are no proposed changes to the existing perimeter landscape buffers. The proposed building elevations have been designed with a light brown and tan stucco finish to match the aesthetics of the existing Hospital which are appropriate materials for the desert environment.

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 materials depicted on the submitted elevation plans show a material finish and color scheme that is consistent in appearance with the existing buildings on-site.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The applicant is required to obtain all necessary building permits and inspections for the proposed addition as required by the Department of Building and Safety to ensure the public health, safety and general welfare are secured.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 199

APPROVALS 0

PROTESTS 0

JB

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-63543 APN: _____

Name of Property Owner: Sunrise Mountainview Hospital, Inc.

Name of Applicant: Chris Mowan CEO

Name of Representative: Jack Parker

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: Chris Mowan

Subscribed and sworn before me

This 17th day of February 2016

Chita C. Ugale

Notary Public in and for said County and State

CHITA C. UGALE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 5-20-19
Certificate No: 03-82370-1

PRJ-63425
02/24/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) 3100 Tenaya Way

Project Name Mountainview Hospital **Proposed Use** Hospital

Assessor's Parcel #(s) _____ **Ward #** 1-Tarkanian

General Plan: existing LI/R proposed LI/R **Zoning:** existing C-PB proposed C-PB

Commercial Square Footage 550,939 **Floor Area Ratio** 0.45

Gross Acres 28.02+/- **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Sunrise Mountainview Hospital **Contact** Chris Mowan CEO

Address 3100 N. Tenaya Way **Phone:** (702) 255-5065 **Fax:** (702) 255-5074

City Las Vegas **State** NV **Zip** 89128

E-mail Address Chris.Mowan@hcahealthcare.com

APPLICANT Chris Mowan CEO **Contact** Chris Mowan CEO

Address 3100 N. Tenaya Way **Phone:** (702) 255-5065 **Fax:** (402) 255-5074

City Las Vegas **State** NV **Zip** 89128

E-mail Address Chris.Mowan@hcahealthcare.com

REPRESENTATIVE Littlejohn Engineering Associates **Contact** Jack Parker

Address 1935 Twenty-First Avenue South **Phone:** (615) 385-4144 **Fax:** (615) 385-4020

City Nashville **State** TN **Zip** 37212

E-mail Address jparker@leainc.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 Chris Mowan

Subscribed and sworn before me

This 17th day of February, 20 16.

Chita C. Ugale

Notary Public in and for said County and State

CHITA C. UGALE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 5-20-19
Certificate No: 03-82370-1

FOR DEPARTMENT USE ONLY

Case #	SDR-63543
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-63425
02/24/16

Revised 10/27/08

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

SSA ARCHITECTURE
Small Studio Associates, LLC.
4630 South Arville Street, Suite A
Las Vegas, Nevada 89103-5341
702.8731718 702.8731726 fax
www.smallstudioassociates.com

02/24/2016

Jack Parker, PE
Project Manager
LITTLEJOHN – An S&ME Company
1935 21st Ave. South
Nashville, Tennessee 37212
P: 615-385-4144 D: 615-324-3976 F: 615-385-4020
VIA: jparker@leainc.com

Re: MountainView Hospital Bed Tower Expansion, CT & Bi-Plane Expansion
3100 N Tenaya Way, Las Vegas, NV 89128

Dear Mr. Parker

The Architectural Review Committee of the Las Vegas Technology Center has discussed your proposed addition and remodeling to the existing Mountainview Hospital site. The ARC board voted to support your project. We have attached the correspondence that you provided in order to obtain that support. That information is a part of this support letter. You must include the attached pages with our support letter for the support letter to be valid. If your design changes materially from what is shown on those drawings then you must come back to the board for another review. At this time the board feels that this project, as shown, is in the best interest of the public and the property owners.

Attached are a total of 29 pages including a letter explaining the project dated February 10, 2016 from Littlejohn defining the project.

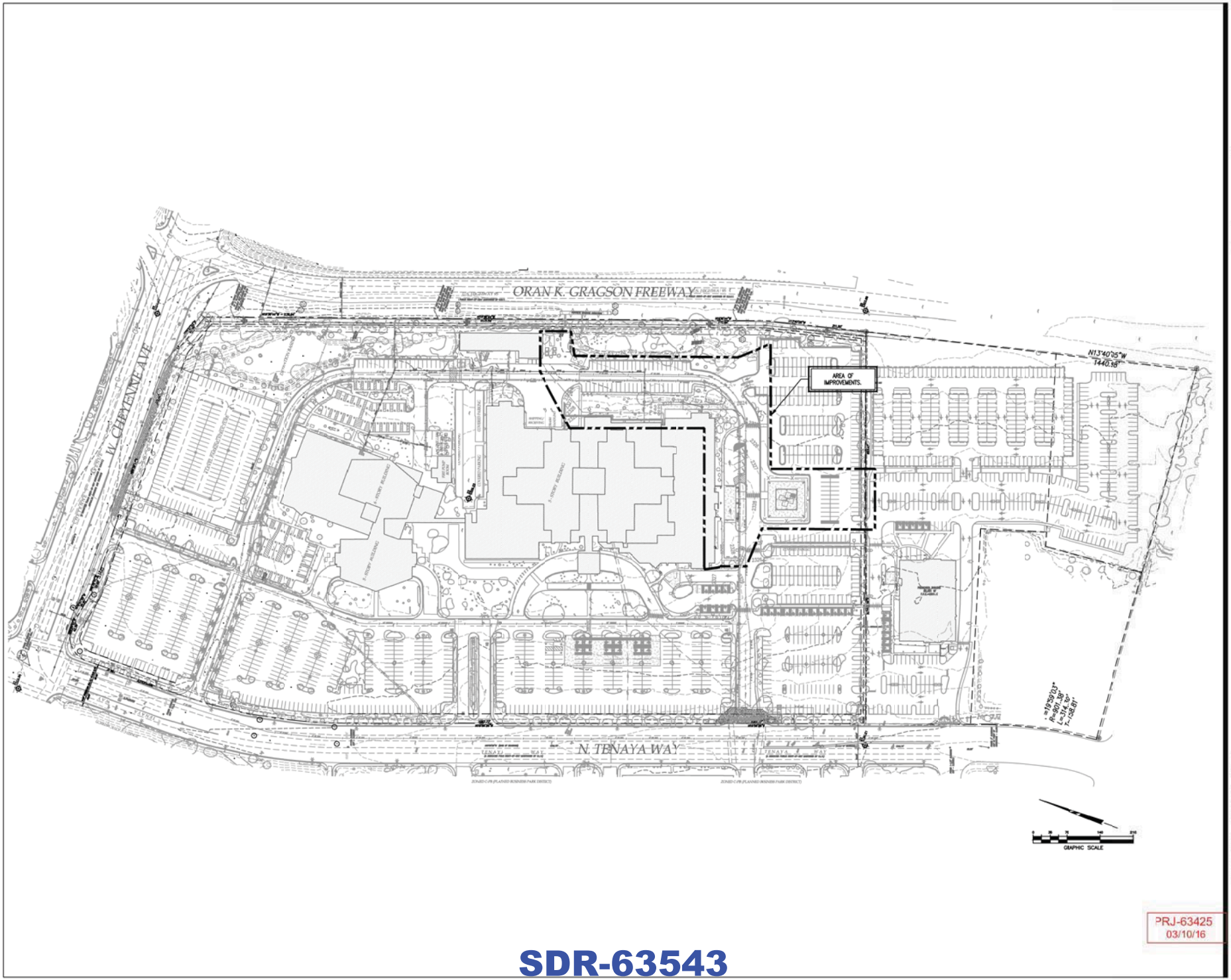
Thank you for your cooperation in this matter.

Representing the Board,

Ken Small AIA
CC: Managers & Board

SDR-63543

PRJ-63425
02/24/16



PRJ-63425
03/10/16

SDR-63543

Littlejohn
ARCHITECTURE & ENGINEERING

Seals

PRELIMINARY
NOT FOR CONSTRUCTION

MOUNTAIN VIEW HOSPITAL
EMERGENCY DEPARTMENT EXPANSION

LAS VEGAS, NEVADA

DOCUMENT CHANGES

Description	Date

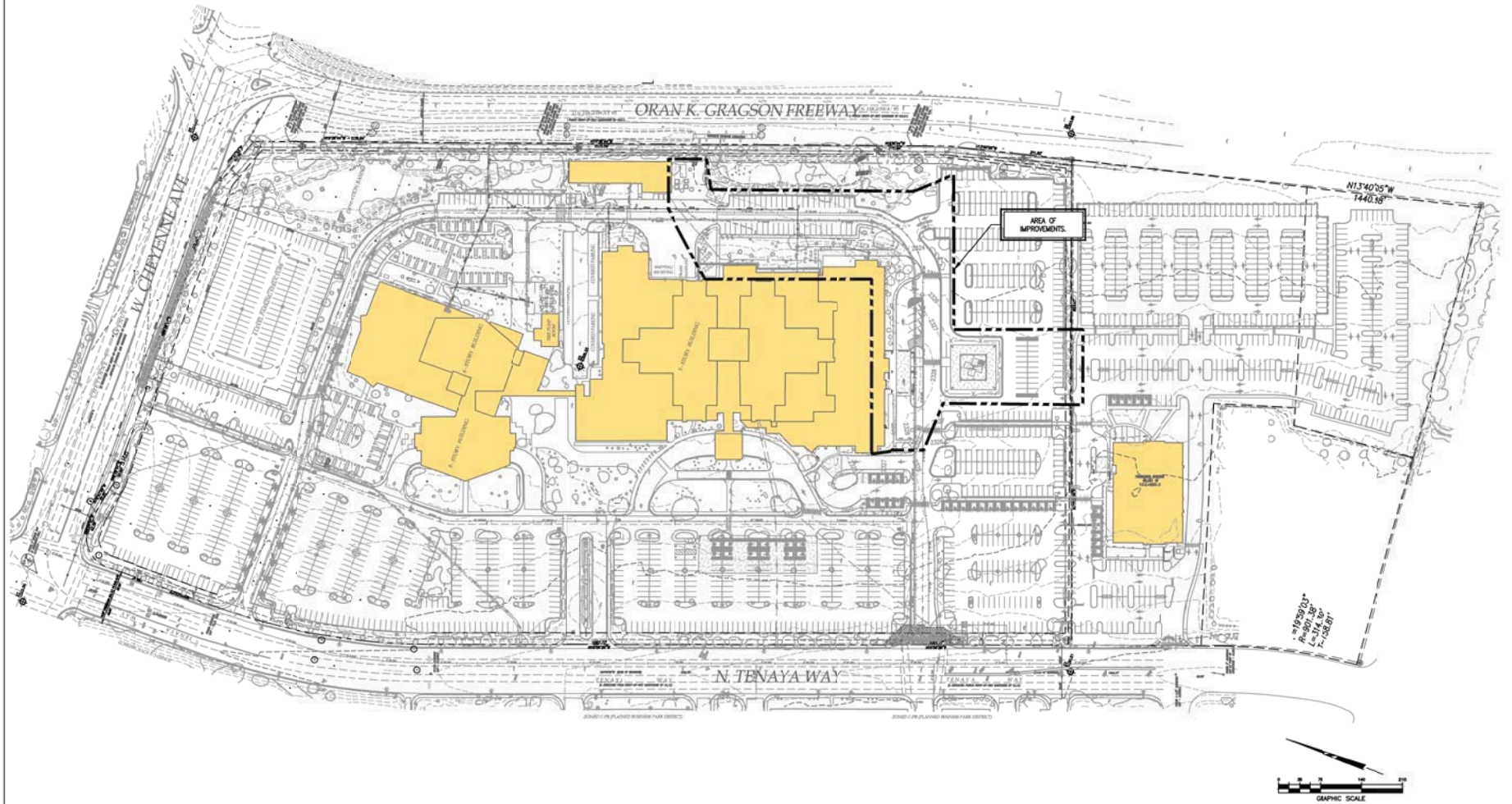
Issue Description	PRELIMINARY NOT FOR CONSTRUCTION
Original Issue Date	12/18/2015
Project No	20140000
Drawn By	BR
Checked By	JP

Drawing Title

EXISTING CONDITIONS

Sheet Number

C1.0



PRJ-63425
03/10/16

SDR-63543

Littlejohn
ARCHITECTURE & PLANNING

PRELIMINARY
NOT FOR CONSTRUCTION

MOUNTAIN VIEW HOSPITAL
EMERGENCY DEPARTMENT EXPANSION

LAS VEGAS, NEVADA

DOCUMENT CHANGES

Description	Date

Issue Description	PRELIMINARY NOT FOR CONSTRUCTION
Original Issue Date	12/18/2015
Project No	20140000
Drawn By	BR
Checked By	JP

Drawing Title

EXISTING CONDITIONS

Sheet Number

C1.0

PARKING REQUIREMENTS:

REQUIRED PARKING

EXISTING CAMPUS	CITY CODE
MEDICAL OFFICE BUILDING (198,064 SF)	1,131 SPACES
HOSPITAL (240 BEDS)	510 SPACES
SUBTOTAL	1,641 SPACES

PROPOSED CAMPUS HOSPITAL	
PROPOSED CAMPUS HOSPITAL (59 BEDS)	89 SPACES
SUBTOTAL	89 SPACES

PROPOSED MEDICAL OFFICE BUILDING (REFER TO PLANS BY OTHERS)	
GRADUATE MEDICAL EDUCATION PROGRAM* (240 STUDENTS)	60 SPACES
MEDICAL OFFICE BUILDING (50,251 SF)	286 SPACES
SUBTOTAL	346 SPACES

TOTAL CAMPUS PARKING REQUIRED: 2,076 SPACES

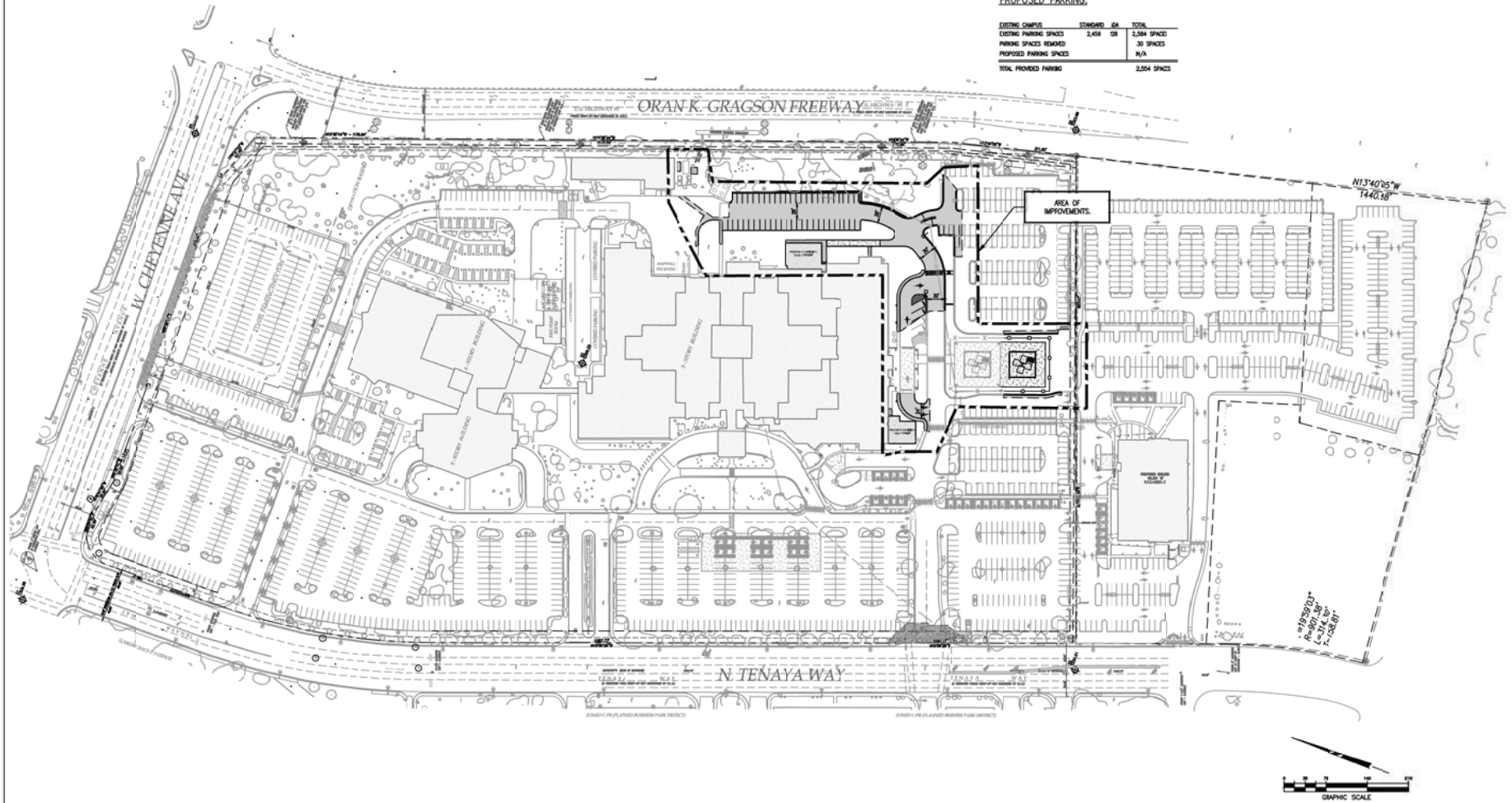
*GRADUATE MEDICAL EDUCATION (GME) PROGRAM ACCOUNTS FOR 30000 SF OF BUILDING SPACE, BUT PARKING REQUIREMENT IS BASED ON NUMBER OF STUDENTS. THE PROPOSED BUILDING TOTALS 80,251 SF.

PROPOSED PARKING:

EXISTING CAMPUS	STANDARD	ADA	TOTAL
EXISTING PARKING SPACES	2,456	128	2,584 SPACES
PARKING SPACES REMOVED			30 SPACES
PROPOSED PARKING SPACES			N/A
TOTAL PROVIDED PARKING			2,554 SPACES

SITE DATA

ASSESSORS PARCEL NUMBER:	138-15-510-005
CITY:	LAS VEGAS
COUNTY:	CLARK
STATE:	NEVADA
PROPERTY ZONING:	PLANNED BUSINESS PARK (C-PB)
ACREAGE OF SITE:	28.02 ACRES
MINIMUM REQUIRED SETBACK LINES:	
FRONT YARD:	20'
SIDE YARD:	10'
REAR YARD:	15'
SITE LOCATION:	3100 TENAYA WAY LAS VEGAS, NV 89128
SITE USE:	MEDICAL
MAXIMUM BUILDING HEIGHT:	FIVE (5) STORIES OR 85 FT WHICHEVER IS LESS
OWNER:	SUNRISE MOUNTAINVIEW HOSPITAL 3100 TENAYA WAY LAS VEGAS, NV 89128
APPLICANT:	LITTLEJOHN ENGINEERING ASSOCIATES, INC. 1935 21st AVENUE SOUTH NASHVILLE, TN 37212 (615) 385-4144 CONTACT: JACK PARKER



PRJ-63425
03/10/16

SDR-63543

Littlejohn
ENGINEERING ASSOCIATES
1935 21st Avenue South, Nashville, TN 37212
P 615.385.4144 F 615.385.4033 www.littlejohn.com

Seals

PRELIMINARY
NOT FOR CONSTRUCTION

MOUNTAIN VIEW HOSPITAL
EMERGENCY DEPARTMENT EXPANSION

LAS VEGAS, NEVADA

DOCUMENT CHANGES

Description	Date

Issue Description	PRELIMINARY NOT FOR CONSTRUCTION
Original Issue Date	12/18/2015
Project No	20140000
Drawn By BR	Checked By JP

Drawing Title

SITE LAYOUT PLAN

Sheet Number

C5.0

C:\Projects\20150\20150197\dwg\Construction\20150197-CS3-C5.0-GR.dwg-CS3-C5.0-GR Mar 10, 2016 - 7:04am jparker

PARKING REQUIREMENTS:

REQUIRED PARKING

EXISTING CAMPUS	CITY CODE
MEDICAL OFFICE BUILDING (198,064 SF)	1,131 SPACES
HOSPITAL (340 BEDS)	510 SPACES
SUBTOTAL	1,641 SPACES

PROPOSED CAMPUS HOSPITAL	
PROPOSED CAMPUS HOSPITAL (59 BEDS)	89 SPACES
SUBTOTAL	89 SPACES

PROPOSED MEDICAL OFFICE BUILDING (REFER TO PLANS BY OTHERS)	
GRADUATE MEDICAL EDUCATION PROGRAM* (240 STUDENTS)	60 SPACES
MEDICAL OFFICE BUILDING (50,251 SF)	286 SPACES
SUBTOTAL	346 SPACES

TOTAL CAMPUS PARKING REQUIRED: 2,076 SPACES

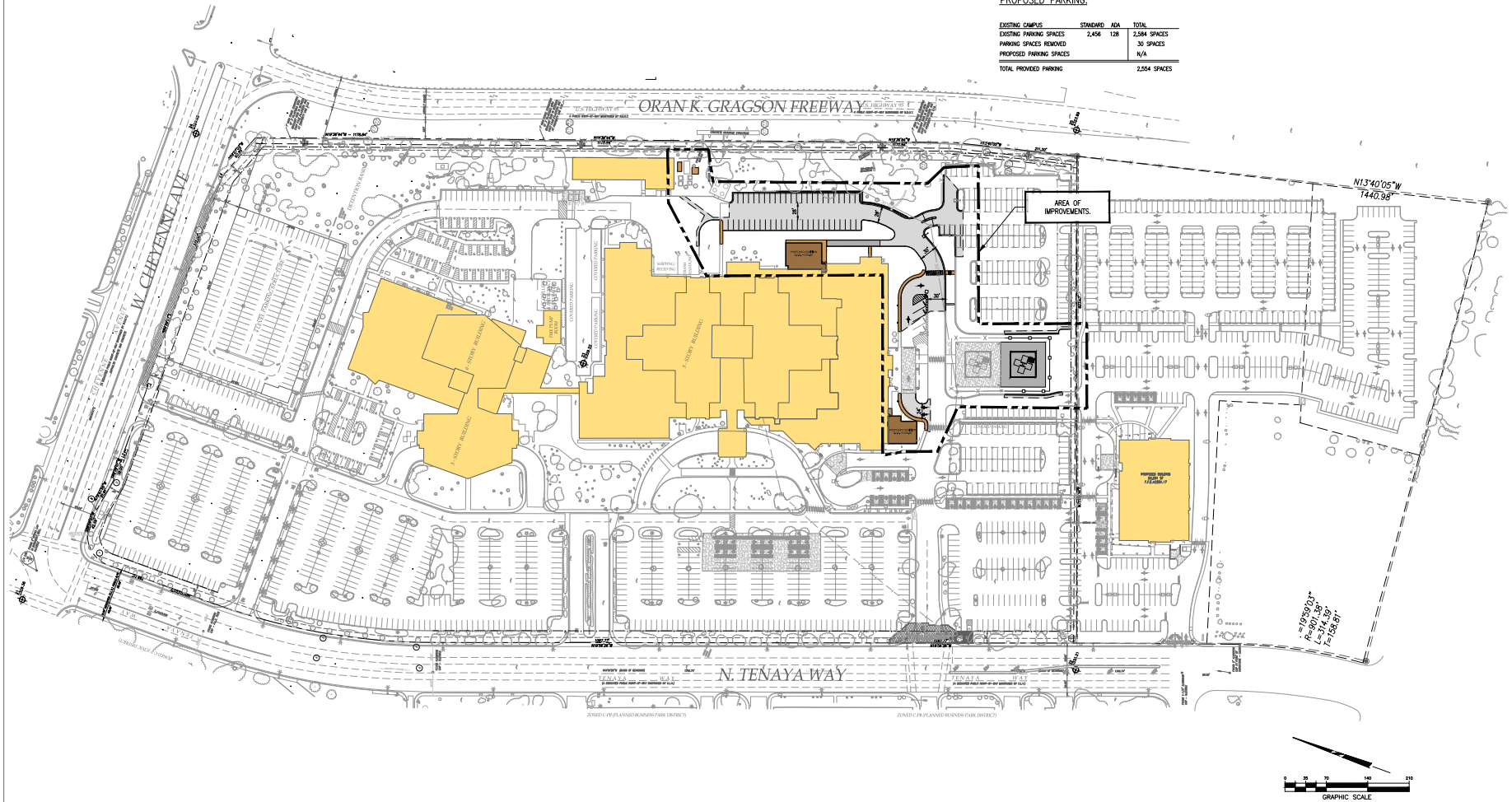
*GRADUATE MEDICAL EDUCATION (GME) PROGRAM ACCOUNTS FOR 30,000 SF OF BUILDING SPACE, BUT PARKING REQUIREMENT IS BASED ON NUMBER OF STUDENTS. THE PROPOSED BUILDING TOTALS 80,251 SF.

PROPOSED PARKING:

EXISTING CAMPUS	STANDARD	ADA	TOTAL
EXISTING PARKING SPACES	2,456	128	2,584 SPACES
PARKING SPACES REMOVED			30 SPACES
PROPOSED PARKING SPACES			N/A
TOTAL PROVIDED PARKING			2,554 SPACES

SITE DATA

ASSESSORS PARCEL NUMBER:	138-15-510-005
CITY:	LAS VEGAS
COUNTY:	CLARK
STATE:	NEVADA
PROPERTY ZONING:	PLANNED BUSINESS PARK (C-PB)
ACREAGE OF SITE:	28.02 ACRES
MINIMUM REQUIRED SETBACK LINES:	
FRONT YARD:	20'
SIDE YARD:	10'
REAR YARD:	15'
SITE LOCATION:	3100 TENAYA WAY LAS VEGAS, NV 89128
SITE USE:	MEDICAL
MAXIMUM BUILDING HEIGHT:	FIVE (5) STORIES OR 85 FT WHICHEVER IS LESS
OWNER:	SUNRISE MOUNTAINVIEW HOSPITAL 3100 TENAYA WAY LAS VEGAS, NV 89128
APPLICANT:	LITTLEJOHN ENGINEERING ASSOCIATES, INC. 1935 21st AVENUE SOUTH NASHVILLE, TN 37212 (615) 385-4144 CONTACT: JACK PARKER



PRJ-63425
03/10/16

SDR-63543

Littlejohn
An SSMB Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4000 www.livenc.com

Seals

PRELIMINARY
NOT FOR CONSTRUCTION

MOUNTAIN VIEW HOSPITAL
EMERGENCY DEPARTMENT EXPANSION

LAS VEGAS, NEVADA

DOCUMENT CHANGES

Description	Date

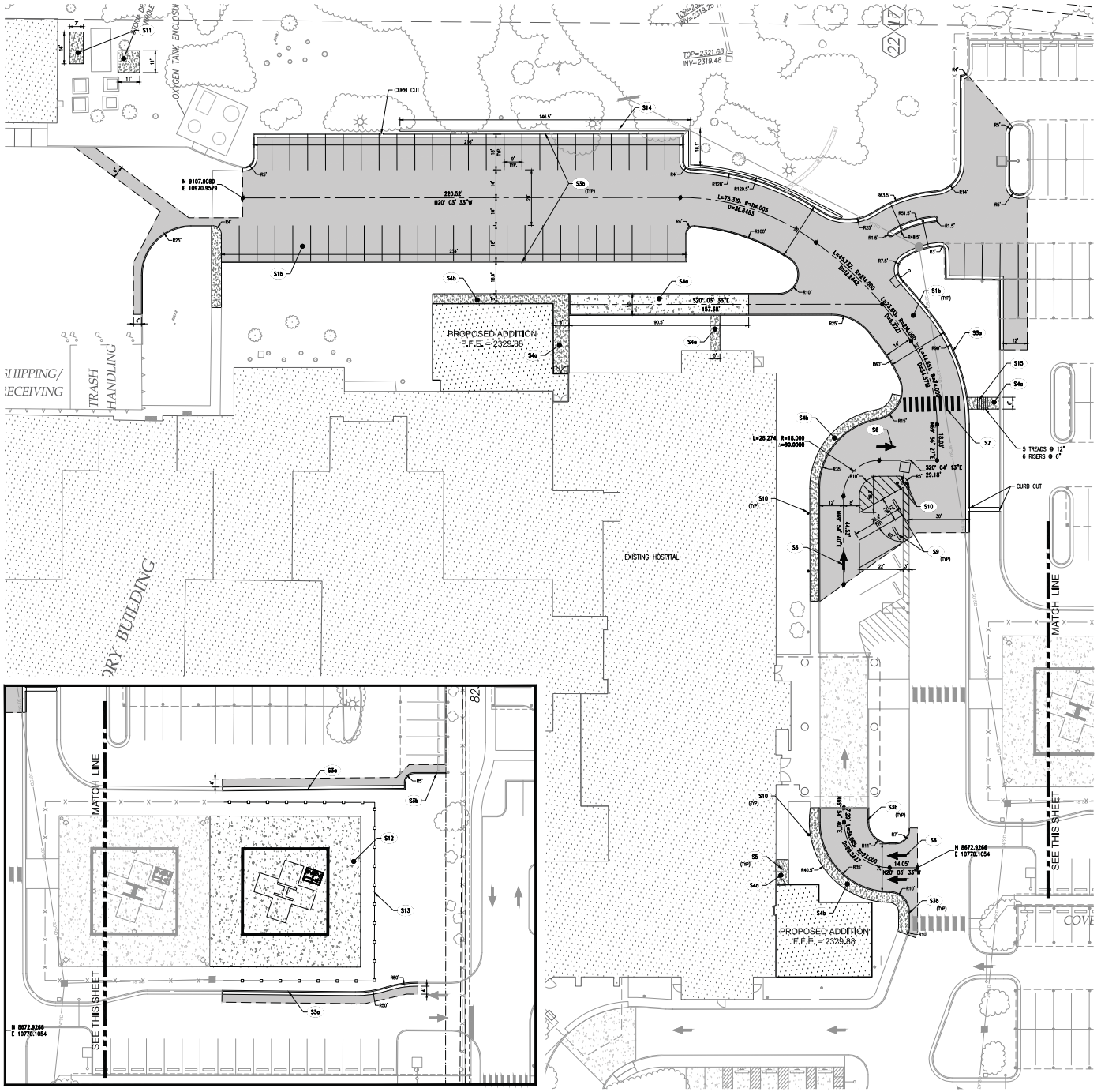
Issue Description	PRELIMINARY NOT FOR CONSTRUCTION
Original Issue Date	12/18/2015
Project No	20140000
Drawn By: BR	Checked By: JP

Drawing Title

SITE LAYOUT PLAN

Sheet Number

C5.0



SITE LAYOUT KEY NOTE

CODE	DESCRIPTION	DTL #-SHT #
S1a	ASPHALT PAVEMENT LIGHT DUTY	1–C7.0
S1b	ASPHALT PAVEMENT HEAVY DUTY	1–C7.0
S2	CONCRETE PAVEMENT	1–C7.0
S3a	CONCRETE CURB AND GUTTER	4–C7.0
S3b	CONCRETE POST CURB	4–C7.0
S4a	CONCRETE SIDEWALK	3–C7.0
S4b	CONCRETE SIDEWALK W/TURN DOWN CURB	3–C7.0
S5	SIDEWALK JOINTS	2–C7.0
S6	DIRECTIONAL ARROW	1–C7.1
S7	PEDESTRIAN CROSSWALK	5–C7.0
S8	ACCESSIBLE RAMP	.
S9	CONCRETE WHEEL STOP	6–C7.0
S10	STEEL BOLLARD	11–C7.0
S11	UTILITY PAD	SEE MEP FOR DETAILS
S12	HELIPAD	.
S13	FENCE – TO MATCH EXISTING	.
S14	CONCRETE RETAINING WALL	4–C7.1
S15	CONCRETE STAIRS	3–C7.1

GENERAL NOTES

1. SEE SHEET C2.0 FOR NOTES.

PROPOSED FEATURES LEGEND:

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SIDEWALK CONCRETE PAVEMENT
- AP — ACCESSIBLE PATH

SITE DATA

ASSESSORS PARCEL NUMBER:	138-15-510-005
CITY:	LAS VEGAS
COUNTY:	CLARK
STATE:	NEVADA
PROPERTY ZONING:	PLANNED BUSINESS PARK (C-PB)
ACREAGE OF SITE:	28.02 ACRES
MINIMUM REQUIRED SETBACK LINES:	
FRONT YARD:	20'
SIDE YARD:	10'
REAR YARD:	15'
SITE LOCATION:	3100 TENAYA WAY LAS VEGAS, NV 89128
SITE USE:	MEDICAL
MAXIMUM BUILDING HEIGHT:	FIVE (5) STORIES OR 85 FT WHICHEVER IS LESS
OWNER:	SUNRISE MOUNTAINVIEW HOSPITAL 3100 TENAYA WAY LAS VEGAS, NV 89128
APPLICANT:	LITTLEJOHN ENGINEERING ASSOCIATES, INC. 1935 21st AVENUE SOUTH NASHVILLE, TN 37212 (615) 385-4144 CONTACT: JACK PARKER

PARKING REQUIREMENTS:

REQUIRED PARKING

EXISTING CAMPUS	CITY CODE
MEDICAL OFFICE BUILDING (196,064 SF)	1,131 SPACES
HOSPITAL (340 BEDS)	510 SPACES
SUBTOTAL	1,641 SPACES
PROPOSED CAMPUS HOSPITAL	
PROPOSED CAMPUS HOSPITAL (59 BEDS)	89 SPACES
SUBTOTAL	89 SPACES
PROPOSED MEDICAL OFFICE BUILDING (REFER TO PLANS BY OTHERS)	
GRADUATE MEDICAL EDUCATION PROGRAM* (240 STUDENTS)	60 SPACES
MEDICAL OFFICE BUILDING (50,251 SF)	286 SPACES
SUBTOTAL	346 SPACES

TOTAL CAMPUS PARKING REQUIRED: 2,076 SPACES

*GRADUATE MEDICAL EDUCATION (GME) PROGRAM ACCOUNTS FOR 30,000 SF OF BUILDING SPACE, BUT PARKING REQUIREMENT IS BASED ON NUMBER OF STUDENTS. THE PROPOSED BUILDING TOTALS 80,251 SF.

PROPOSED PARKING:

EXISTING CAMPUS	STANDARD	ADA	TOTAL
EXISTING PARKING SPACES	2,456	128	2,584 SPACES
PARKING SPACES REMOVED			30 SPACES
PROPOSED PARKING SPACES			N/A
TOTAL PROVIDED PARKING			2,554 SPACES

811 Know what's below. Call before you dig.

GRAPHIC SCALE 0 5 10 15 20 40 60

PRJ-63425
03/10/16

Littlejohn
An HDR Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
615.385.4144 | 615.385.4145 | www.littlejohn.com

Seals

PRELIMINARY
NOT FOR CONSTRUCTION

MOUNTAIN VIEW HOSPITAL
EMERGENCY DEPARTMENT EXPANSION

LAS VEGAS, NEVADA

DOCUMENT CHANGES

Description	Date

Issue Description	PRELIMINARY NOT FOR CONSTRUCTION
Original Issue Date	12/18/2015
Project No	20140000
Drawn By	BR
Checked By	JP

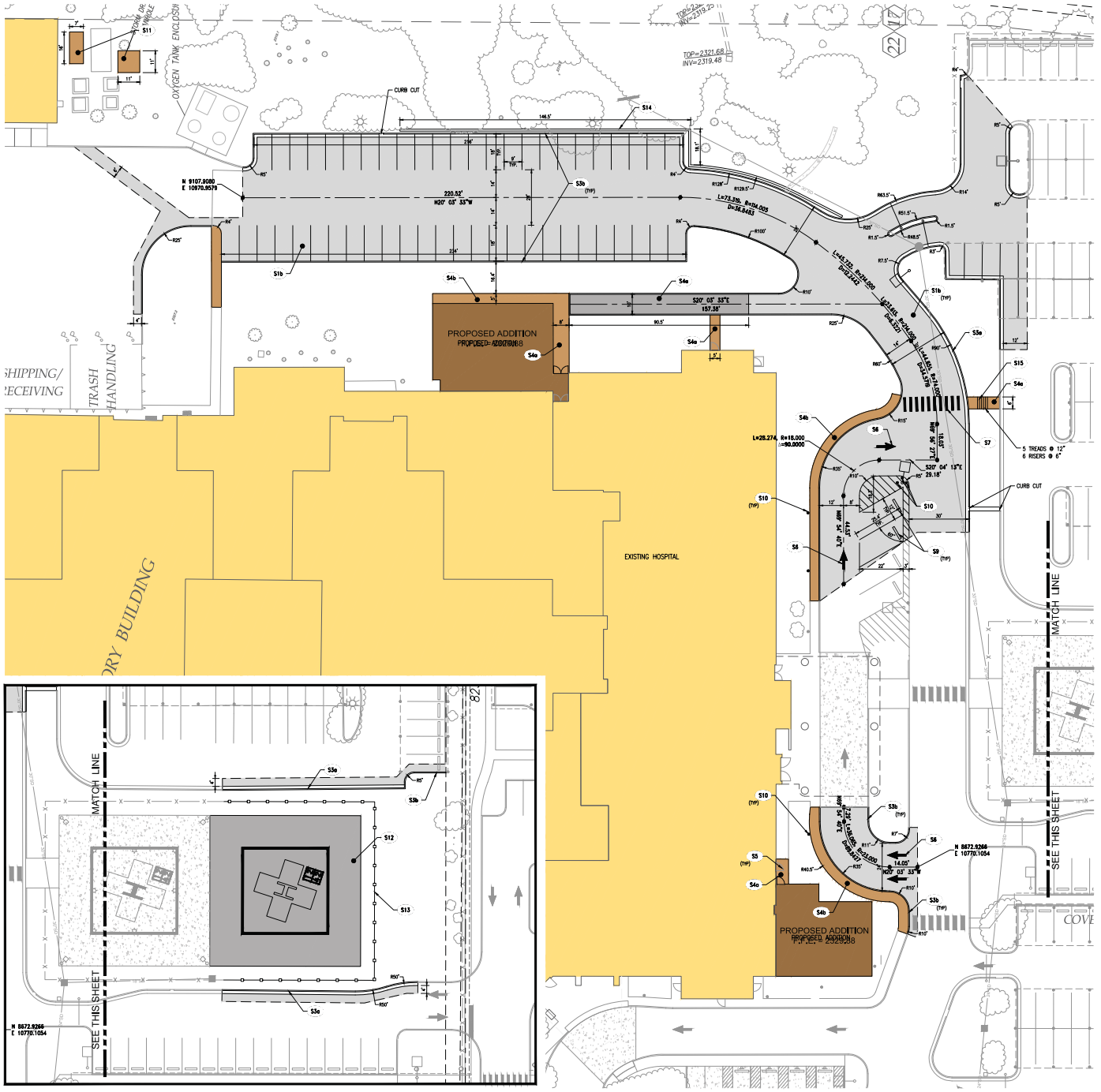
Drawing Title

SITE LAYOUT PLAN

Sheet Number

C5.1

SDR-63543



SITE LAYOUT KEY NOTE

CODE	DESCRIPTION	DTL # - SHT #
S1a	ASPHALT PAVEMENT LIGHT DUTY	1–C7.0
S1b	ASPHALT PAVEMENT HEAVY DUTY	1–C7.0
S2	CONCRETE PAVEMENT	1–C7.0
S3a	CONCRETE CURB AND GUTTER	4–C7.0
S3b	CONCRETE POST CURB	4–C7.0
S4a	CONCRETE SIDEWALK	3–C7.0
S4b	CONCRETE SIDEWALK W/TURN DOWN CURB	3–C7.0
S5	SIDEWALK JOINTS	2–C7.0
S6	DIRECTIONAL ARROW	1–C7.1
S7	PEDESTRIAN CROSSWALK	5–C7.0
S8	ACCESSIBLE RAMP	.
S9	CONCRETE WHEEL STOP	6–C7.0
S10	STEEL BOLLARD	11–C7.0
S11	UTILITY PAD	SEE MEP FOR DETAILS
S12	HELIPAD	.
S13	FENCE – TO MATCH EXISTING	.
S14	CONCRETE RETAINING WALL	4–C7.1
S15	CONCRETE STAIRS	3–C7.1

GENERAL NOTES

1. SEE SHEET C2.0 FOR NOTES.

PROPOSED FEATURES LEGEND:

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SIDEWALK CONCRETE PAVEMENT
- AP — ACCESSIBLE PATH

SITE DATA

ASSESSORS PARCEL NUMBER:	138-15-510-005
CITY:	LAS VEGAS
COUNTY:	CLARK
STATE:	NEVADA
PROPERTY ZONING:	PLANNED BUSINESS PARK (C-PB)
ACREAGE OF SITE:	28.02 ACRES
MINIMUM REQUIRED SETBACK LINES:	
FRONT YARD:	20'
SIDE YARD:	10'
REAR YARD:	15'
SITE LOCATION:	3100 TENAYA WAY LAS VEGAS, NV 89128
SITE USE:	MEDICAL
MAXIMUM BUILDING HEIGHT:	FIVE (5) STORIES OR 85 FT WHICHEVER IS LESS
OWNER:	SUNRISE MOUNTAINVIEW HOSPITAL 3100 TENAYA WAY LAS VEGAS, NV 89128
APPLICANT:	LITTLEJOHN ENGINEERING ASSOCIATES, INC. 1935 21st AVENUE SOUTH NASHVILLE, TN 37212 (615) 385-4144 CONTACT: JACK PARKER

PARKING REQUIREMENTS:

REQUIRED PARKING

EXISTING CAMPUS	CITY CODE
MEDICAL OFFICE BUILDING (196,064 SF)	1,131 SPACES
HOSPITAL (340 BEDS)	510 SPACES
SUBTOTAL	1,641 SPACES
PROPOSED CAMPUS HOSPITAL	
PROPOSED CAMPUS HOSPITAL (59 BEDS)	89 SPACES
SUBTOTAL	89 SPACES
PROPOSED MEDICAL OFFICE BUILDING (REFER TO PLANS BY OTHERS)	
GRADUATE MEDICAL EDUCATION PROGRAM* (240 STUDENTS)	60 SPACES
MEDICAL OFFICE BUILDING (50,251 SF)	286 SPACES
SUBTOTAL	346 SPACES

TOTAL CAMPUS PARKING REQUIRED: 2,076 SPACES

*GRADUATE MEDICAL EDUCATION (GME) PROGRAM ACCOUNTS FOR 30,000 SF OF BUILDING SPACE, BUT PARKING REQUIREMENT IS BASED ON NUMBER OF STUDENTS. THE PROPOSED BUILDING TOTALS 80,251 SF.

PROPOSED PARKING:

EXISTING CAMPUS	STANDARD	ADA	TOTAL
EXISTING PARKING SPACES	2,456	128	2,584 SPACES
PARKING SPACES REMOVED			30 SPACES
PROPOSED PARKING SPACES			N/A
TOTAL PROVIDED PARKING			2,554 SPACES

811 Know what's below. Call before you dig.

GRAPHIC SCALE 0 5 10 15 20 40 60

PRJ-63425 03/10/16

Littlejohn
An MMAS Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
615.385.4144 | 615.385.4145 | www.littlejohn.com

Seals

PRELIMINARY NOT FOR CONSTRUCTION

MOUNTAIN VIEW HOSPITAL EMERGENCY DEPARTMENT EXPANSION

LAS VEGAS, NEVADA

DOCUMENT CHANGES

Description	Date

Issue Description	PRELIMINARY NOT FOR CONSTRUCTION
Original Issue Date	12/18/2015
Project No	20140000
Drawn By	BR
Checked By	JP

Drawing Title

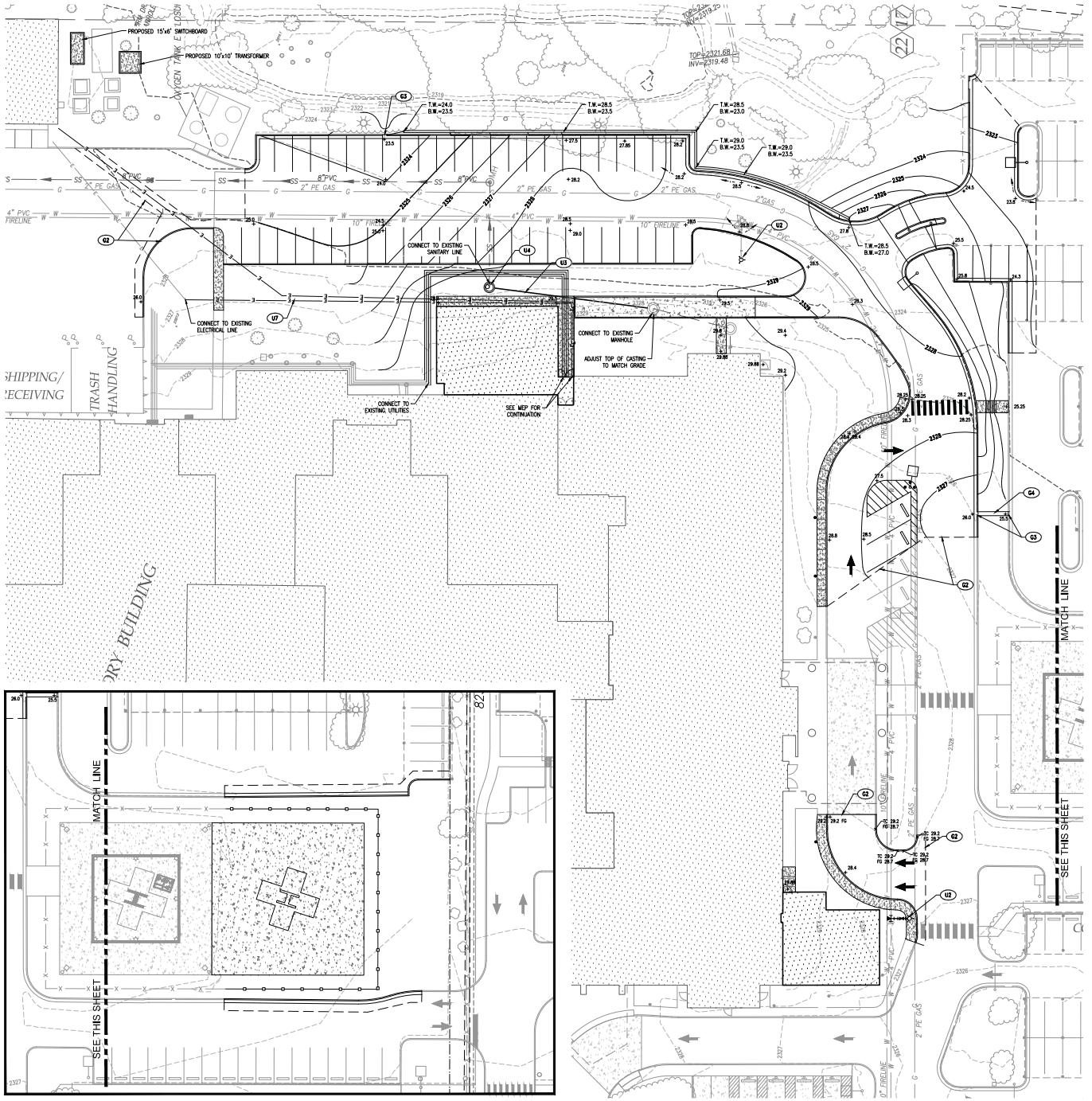
SITE LAYOUT PLAN

Sheet Number

C5.1

C:\Projects\20150\20150197\Survey\Construction\20150197-CS1-1-UP.dwg-CS1-1-UP-COLOR Mar 10, 2016 - 7:06am jparker

SDR-63543



SITE UTILITY KEY NOTE		
CODE	DESCRIPTION	DTL #-SHT #
U1	WATER LINE – SEE PLAN FOR SIZE	1–C7.0
U2	FIRE HYDRANT ASSEMBLY	2–C7.1
U3	SANITARY SEWER SERVICE – SEE PLAN FOR SIZE	.
U4	SANITARY SEWER MANHOLE	9–C7.0
U5	CLEANOUT	12–C7.0
U6	SITE LIGHTING	.
U7	UNDERGROUND ELECTRIC DUCT BANK	.
		.
G1	TRANSITION FROM FLUSH CONDITIONS TO 6" CURB OVER 11 FEET	10–C7.0
G2	MATCH EXISTING GRADE	.
G3	2" CURB CUT	13–C7.0
G4	CONCRETE SWALE	8–C7.0

SITE GRADING NOTES

1. SEE SHEET C2.0 FOR GRADING NOTES.

PROPOSED FEATURES LEGEND:

SANITARY SEWER
SPOT ELEVATION 65.58
PROPOSED CONTOUR 65
DRAINAGE STRUCTURE G1
ELECTRICAL LINE

811 Know what's below. Call before you dig.

GRAPHIC SCALE

PRJ-63425
03/10/16

Littlejohn
An SMRH Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4200 www.ljeng.com

Scale

PRELIMINARY
NOT FOR CONSTRUCTION

MOUNTAIN VIEW HOSPITAL
EMERGENCY DEPARTMENT EXPANSION

LAS VEGAS, NEVADA

DOCUMENT CHANGES

Description	Date

Issue Description	PRELIMINARY NOT FOR CONSTRUCTION
Original Issue Date	12/18/2015
Project No	20140000
Drawn By BR	Checked By JP

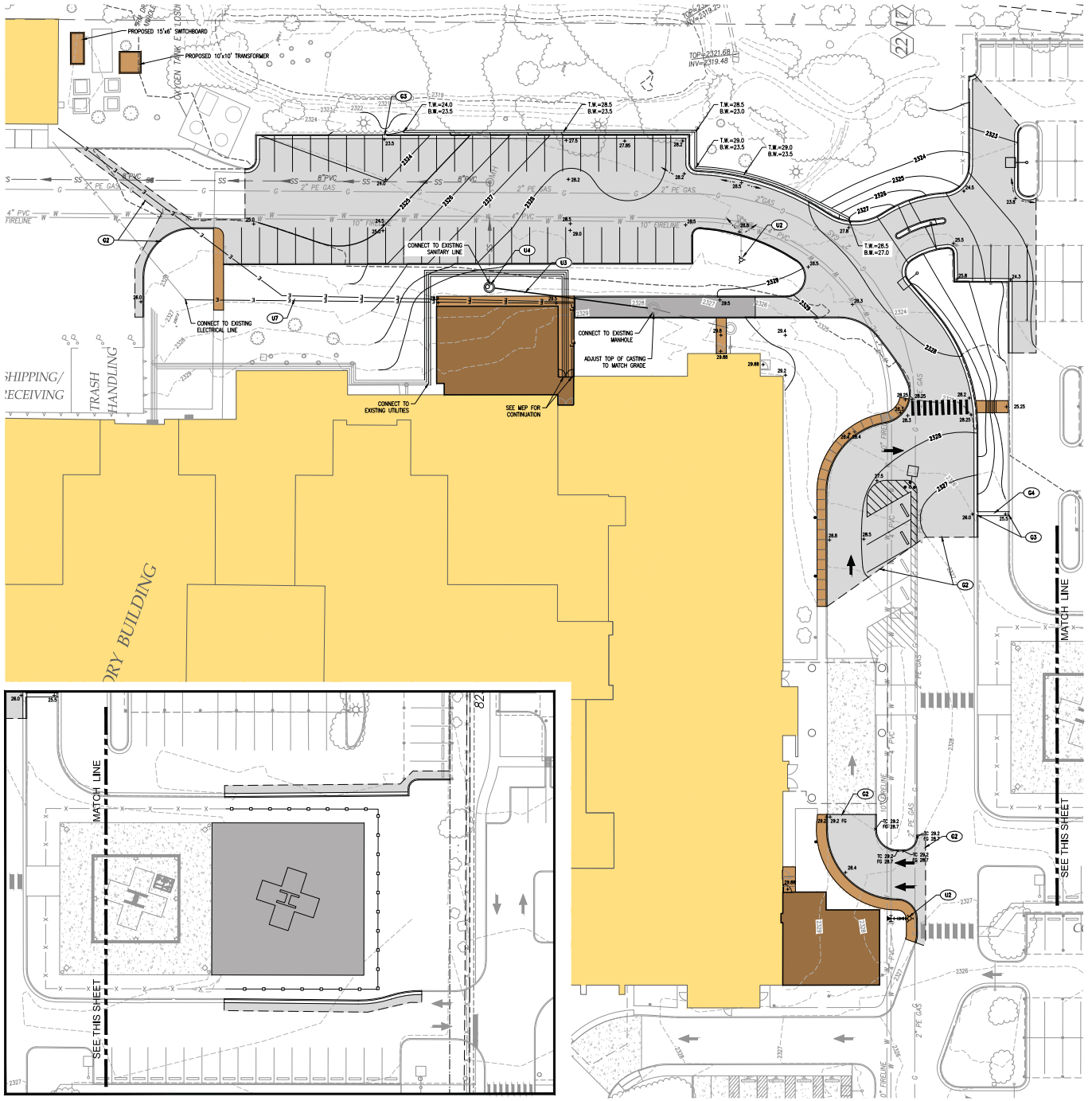
Drawing Title

SITE GRADING, DRAINAGE, & UTILITY PLAN

Sheet Number

C6.0

SDR-63543



SITE UTILITY KEY NOTE		
CODE	DESCRIPTION	DTL #-SHT #
U1	WATER LINE – SEE PLAN FOR SIZE	1–C7.0
U2	FIRE HYDRANT ASSEMBLY	2–C7.1
U3	SANITARY SEWER SERVICE – SEE PLAN FOR SIZE	.
U4	SANITARY SEWER MANHOLE	9–C7.0
U5	CLEANOUT	12–C7.0
U6	SITE LIGHTING	.
U7	UNDERGROUND ELECTRIC DUCT BANK	.
		.
G1	TRANSITION FROM FLUSH CONDITIONS TO 6" CURB OVER 11 FEET	10–C7.0
G2	MATCH EXISTING GRADE	.
G3	2" CURB CUT	13–C7.0
G4	CONCRETE SWALE	8–C7.0

SITE GRADING NOTES

1. SEE SHEET C2.0 FOR GRADING NOTES.

PROPOSED FEATURES LEGEND:

SANITARY SEWER
SPOT ELEVATION 65.58
PROPOSED CONTOUR 65
DRAINAGE STRUCTURE G1
ELECTRICAL LINE

811 Know what's below. Call before you dig.

GRAPHIC SCALE

PRJ-63425
03/10/16

Littlejohn
An SMRH Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4200 www.ljeng.com

Scale

PRELIMINARY
NOT FOR CONSTRUCTION

MOUNTAIN VIEW HOSPITAL
EMERGENCY DEPARTMENT EXPANSION

LAS VEGAS, NEVADA

DOCUMENT CHANGES

Description	Date

Issue Description	PRELIMINARY NOT FOR CONSTRUCTION
Original Issue Date	12/18/2015
Project No	20140000
Drawn By BR	Checked By JP

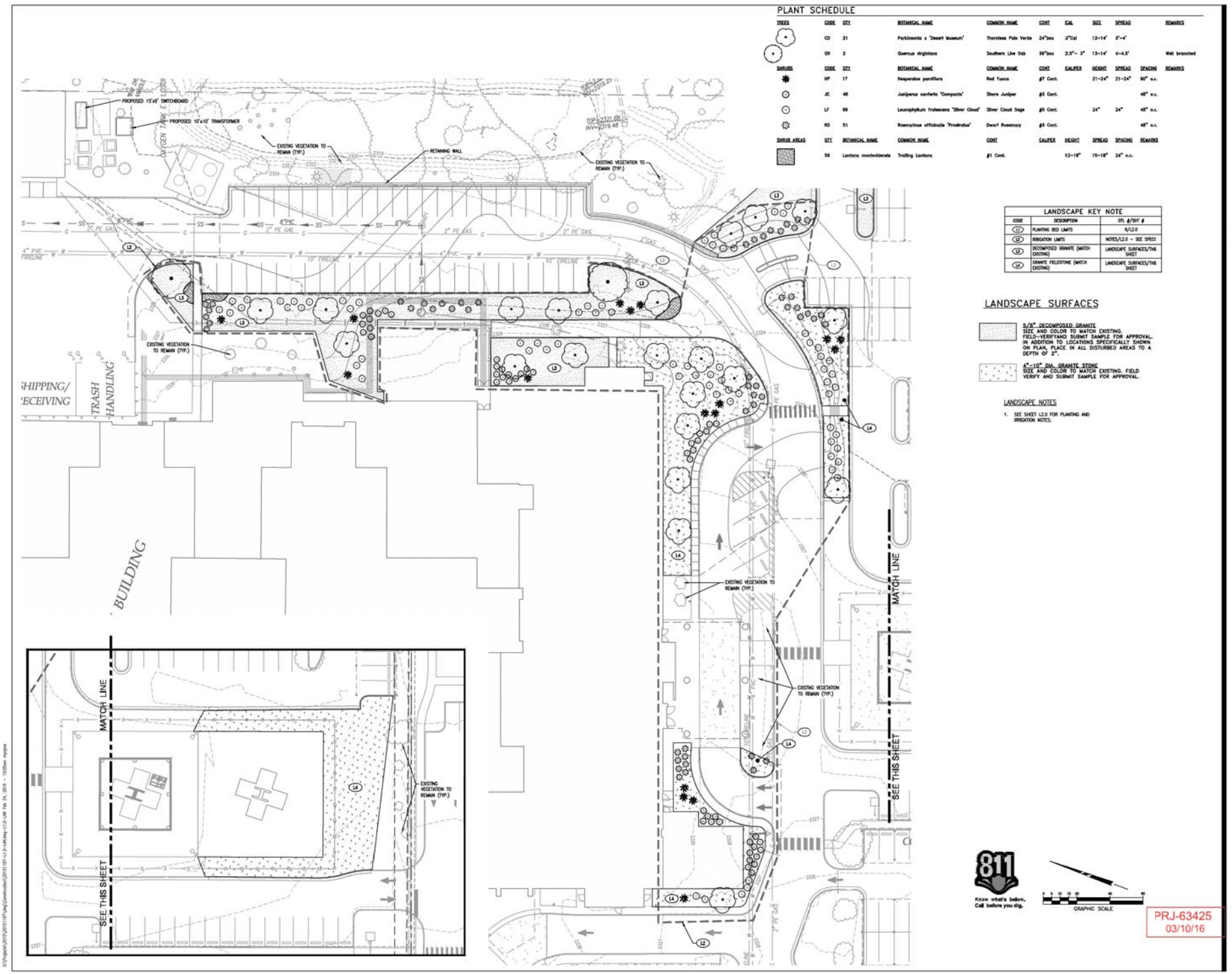
Drawing Title

SITE GRADING, DRAINAGE, & UTILITY PLAN

Sheet Number

C6.0

SDR-63543



Littlejohn An HMME Company

Seals

PRELIMINARY NOT FOR CONSTRUCTION

MOUNTAIN VIEW HOSPITAL
EMERGENCY DEPARTMENT EXPANSION
LAS VEGAS, NEVADA

DOCUMENT CHANGES

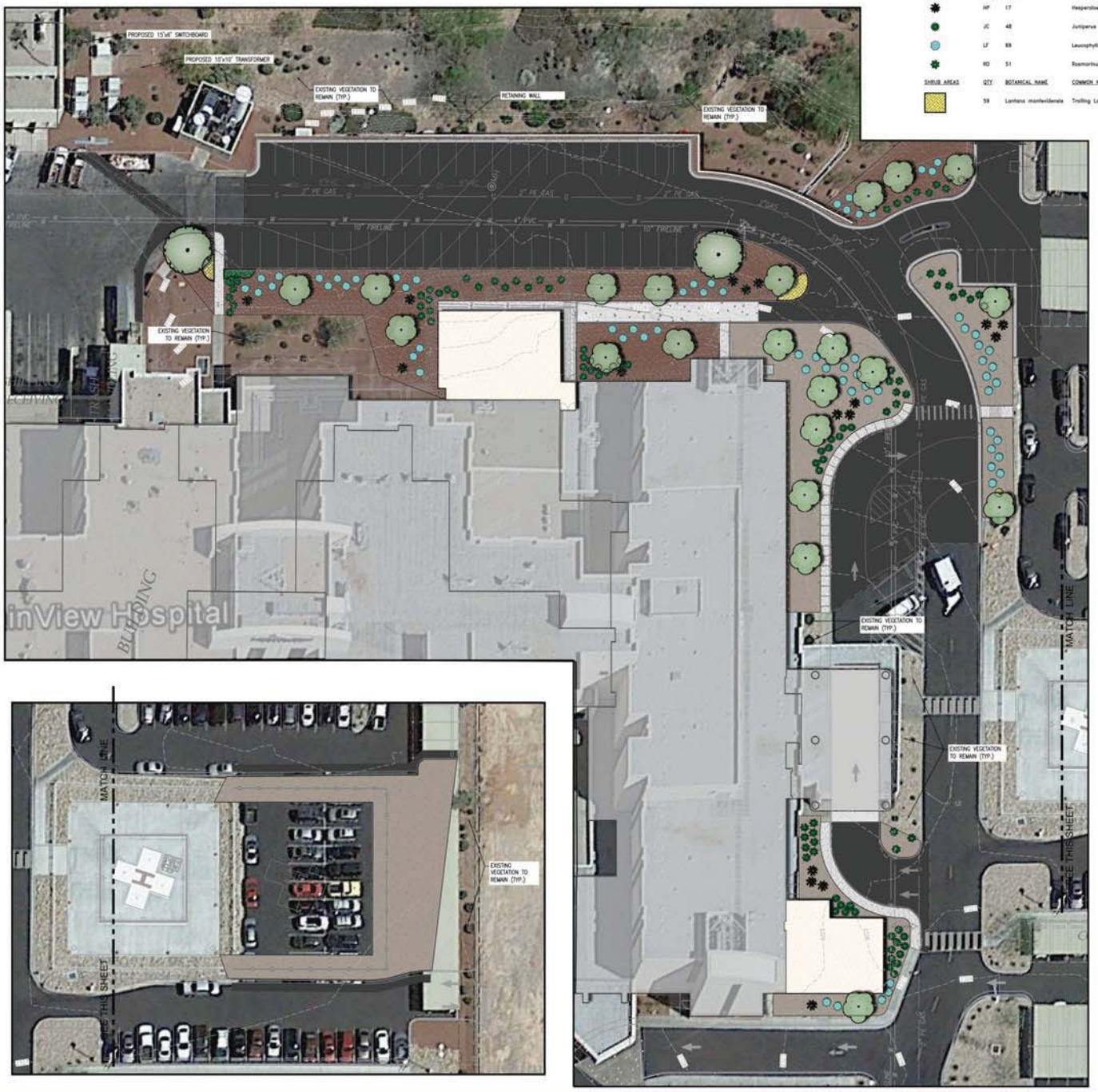
Description	Date

Issue Description: PRELIMINARY NOT FOR CONSTRUCTION
Original Issue Date: 12/18/2015
Project No: 20140000
Drawn By: BR | Checked By: JP
Drawing Title

SITE LANDSCAPE PLAN

Sheet Number
L1.0

SDR-63543



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	REMARKS
	CD	21	Parkinsonia x 'Desert Museum'	Thornless Palo Verde	24"box	3"Cal	12-14'	5'-4'	
	QV	2	Quercus virginiana	Southern Live Oak	36"box	2.5"- 3"	13-14'	4-4.5'	Well branched

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HEIGHT	SPREAD	SPACING	REMARKS
	HP	17	Hesperaloe parviflora	Red Yucca	#7 Cont.		21-24"	21-24"	60" o.c.	
	JC	48	Juniperus conferta 'Compacta'	Shore Juniper	#3 Cont.				48" o.c.	
	LF	89	Leucophyllum frutescens 'Silver Cloud'	Silver Cloud Sage	#5 Cont.		24"	24"	48" o.c.	
	RO	51	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	#3 Cont.				48" o.c.	

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HEIGHT	SPREAD	SPACING	REMARKS
	59	Lantana montevidensis	Trailing Lantana	#1 Cont.		12-18"	15-18"	24" o.c.	

LANDSCAPE SURFACES

5/8" DECOMPOSED GRANITE
SIZE AND COLOR TO MATCH EXISTING. FIELD-VERIFYAND SUBMIT SAMPLE FOR APPROVAL. IN ADDITION TO LOCATIONS SPECIFICALLY SHOWN ON PLAN, PLACE IN ALL DISTURBED AREAS TO A DEPTH OF 2".

4"-10" DIA. GRANITE STONE
SIZE AND COLOR TO MATCH EXISTING. FIELD VERIFY AND SUBMIT SAMPLE FOR APPROVAL.

811
Know what's below.
Call before you dig.

GRAPHIC SCALE

PRJ-63425
03/10/26

Littlejohn
An S&ME Company

Seals

PRELIMINARY
NOT FOR CONSTRUCTION

MOUNTAIN VIEW HOSPITAL
EMERGENCY DEPARTMENT EXPANSION

LAS VEGAS, NEVADA

DOCUMENT CHANGES

Description	Date

Issue Description	PRELIMINARY NOT FOR CONSTRUCTION
Original Issue Date	12/18/2015
Project No	20140000
Drawn By	BR
Checked By	JP

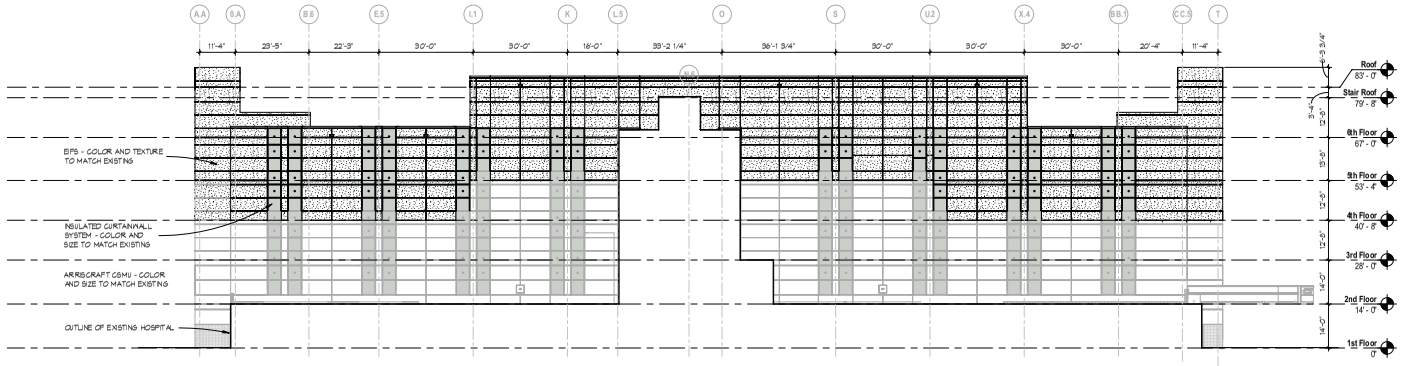
Drawing Title

COLORED LANDSCAPE PLAN

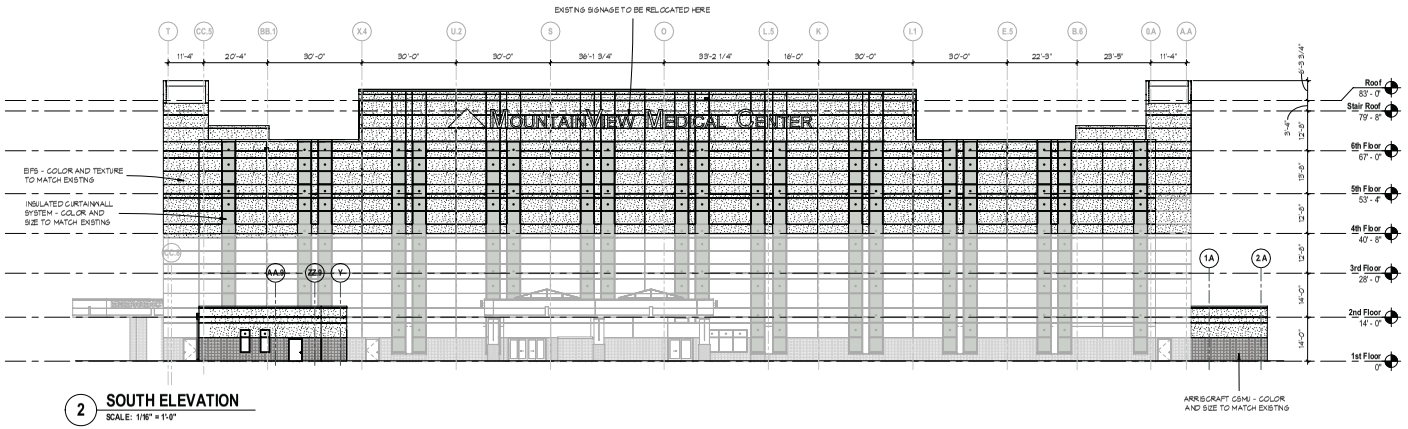
Sheet Number

L1.1

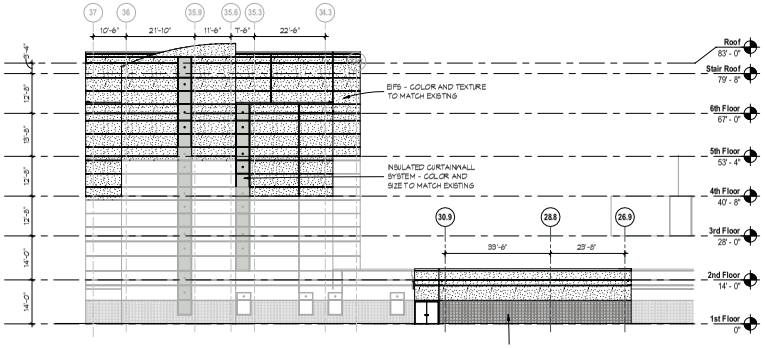
SDR-63543



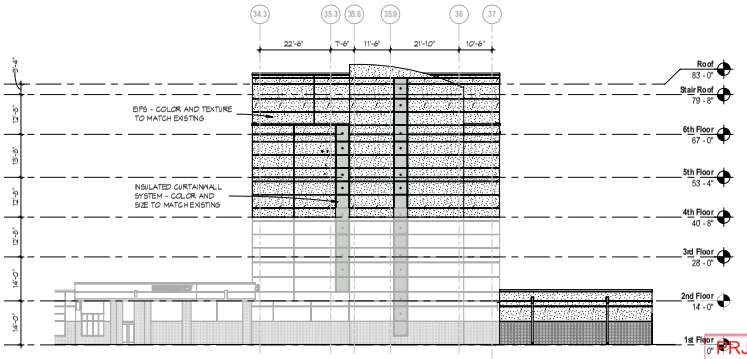
1 **NORTH ELEVATION**
SCALE: 1/16" = 1'-0"



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



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



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

SDR-63543

RJ-63425
03/10/16

ESa
Earl Swensson Associates, Inc.
richard l. miller, architect
1033 Demonbreun Street
Suite 600
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringment will be subject to legal action.
© Earl Swensson Associates, Inc. 2015

Seals

PRELIMINARY
NOT FOR CONSTRUCTION

MOUNTAINVIEW HOSPITAL EXPANSION & RENOVATIONS

LAS VEGAS, NEVADA

DOCUMENT CHANGES

Description	Date

Issue Description	
Original Issue Date	10.01.13
Project No	14063.00
Drawn By	Author
Checked By	Checker

Drawing Title

OVERALL EXTERIOR ELEVATIONS

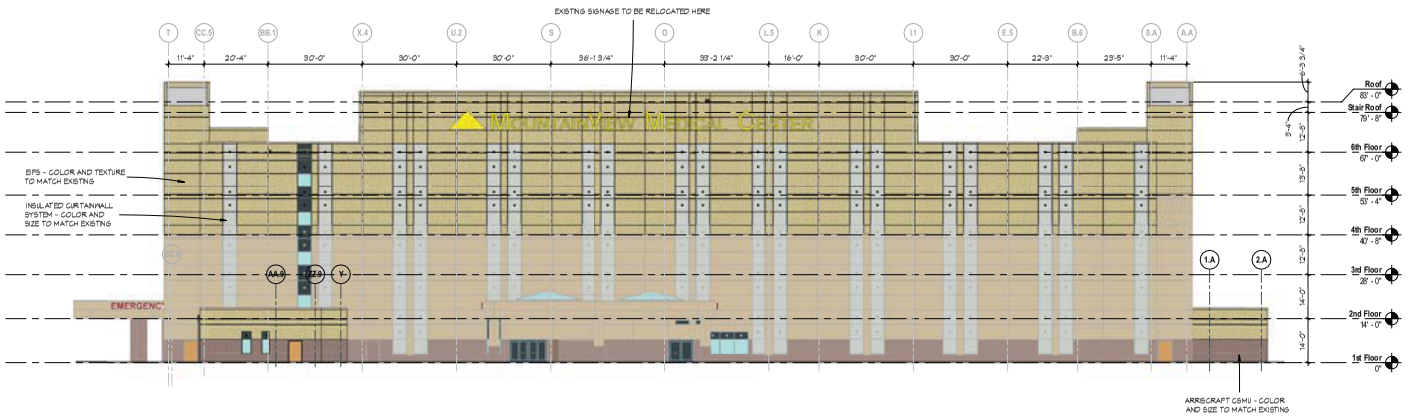
Sheet Number

A2.01

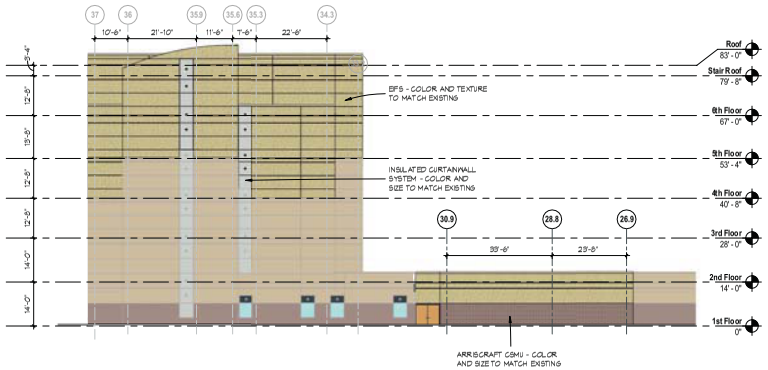
GRAPHIC SCALE: 1/32" = 1'-0" 24"
GRAPHIC SCALE: 1/16" = 1'-0" 12"
GRAPHIC SCALE: 3/32" = 1'-0" 36"
GRAPHIC SCALE: 1/8" = 1'-0" 24"
GRAPHIC SCALE: 3/16" = 1'-0" 12"
GRAPHIC SCALE: 1/4" = 1'-0" 6"
GRAPHIC SCALE: 1/2" = 1'-0" 3"
GRAPHIC SCALE: 3/4" = 1'-0" 2"
GRAPHIC SCALE: 1" = 1'-0" 1"
2/19/2016 9:30:31 AM C:\Revit_Projects\14063\00_Mountainview Expansion & Renovations_ARE_Central_jgawalsky.rvt



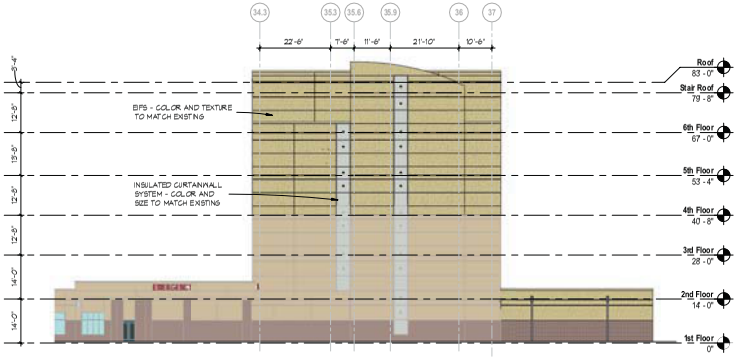
1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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



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



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

PRJ-63425
03/10/16

SDR-63543

ESa
Earl Swensson Associates, Inc.
richard l. miller, architect
1033 Demonbreun Street
Suite 800
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
© Earl Swensson Associates, Inc. 2015

Seals

PRELIMINARY
NOT FOR CONSTRUCTION

MOUNTAINVIEW HOSPITAL EXPANSION & RENOVATIONS

LAS VEGAS, NEVADA

DOCUMENT CHANGES

Description	Date

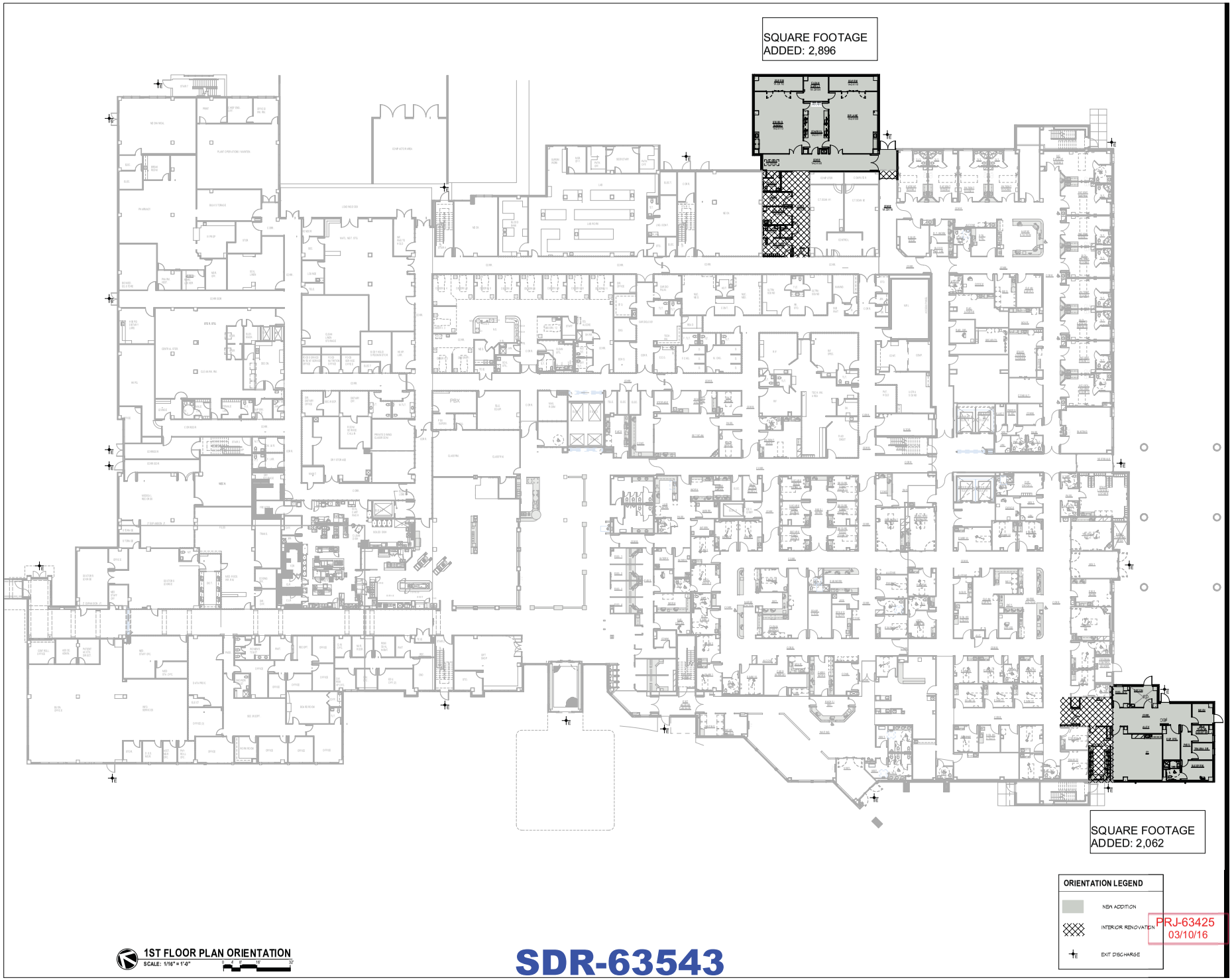
Issue Description	
Original Issue Date	10.01.13
Project No	14063.00
Drawn By Author	Checked By Checker

Drawing Title

COLORED EXTERIOR ELEVATIONS

Sheet Number

A2.02



1ST FLOOR PLAN ORIENTATION
SCALE: 1/16" = 1'-0"

SDR-63543

PRJ-63425
03/10/16

ESa
Earl Swensson Associates, Inc.
richard l. miller, architect
1033 Demonbreun Street
Suite 600
Nashville, Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
© Earl Swensson Associates, Inc. 2015

Seals

PRELIMINARY
NOT FOR CONSTRUCTION

MOUNTAINVIEW HOSPITAL EXPANSION & RENOVATIONS

LAS VEGAS, NEVADA

DOCUMENT CHANGES

Description	Date

Issue Description	
Original Issue Date	10.01.13
Project No	14063.00
Drawn By	GKS
Checked By	JB

Drawing Title

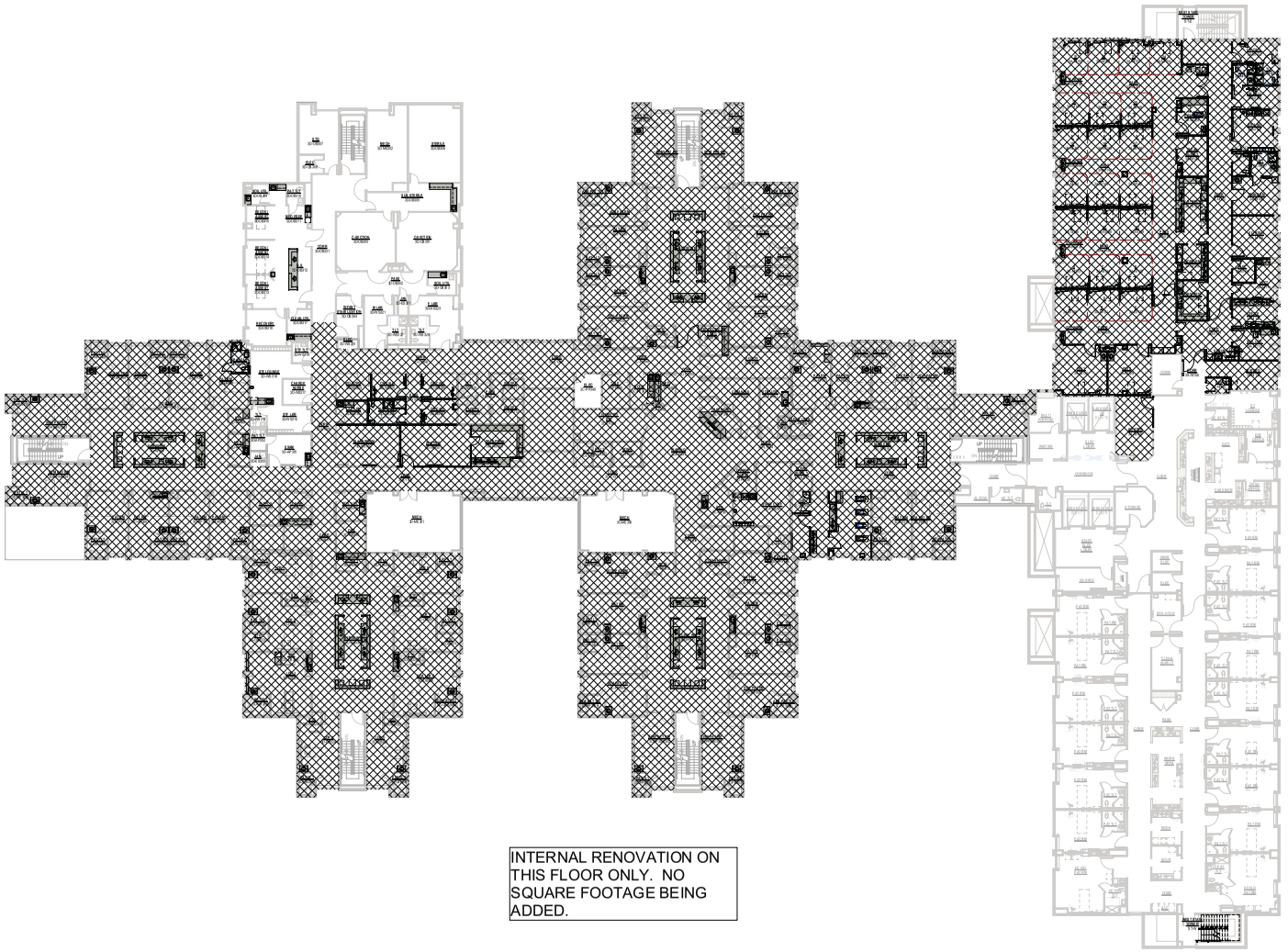
FIRST FLOOR ORIENTATION PLAN

Sheet Number

A1.01

GRAPHIC SCALE: 1/32" = 1'-0"
GRAPHIC SCALE: 1/16" = 1'-0"
GRAPHIC SCALE: 3/32" = 1'-0"
GRAPHIC SCALE: 1/8" = 1'-0"
GRAPHIC SCALE: 3/16" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 1/2" = 1'-0"
GRAPHIC SCALE: 3/4" = 1'-0"
GRAPHIC SCALE: 1" = 1'-0"

2/22/2016 2:57:39 PM C:\Revit_Projects\14063\00_Mountainview Expansion & Renovations_A1E_Central_gjbeasley.rvt



INTERNAL RENOVATION ON THIS FLOOR ONLY. NO SQUARE FOOTAGE BEING ADDED.

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

ORIENTATION LEGEND

- NEW ADDITION
- INTERIOR RENOVATION
- EXIT DISCHARGE

PR-I-63425
03/10/16

SDR-63543

Earl Swensson Associates, Inc.
richard l. miller, architect
1033 Demonbreun Street
Suite 800
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© Earl Swensson Associates, Inc. 2015

Seals

PRELIMINARY
NOT FOR CONSTRUCTION

MOUNTAINVIEW HOSPITAL EXPANSION & RENOVATIONS

LAS VEGAS, NEVADA

DOCUMENT CHANGES

Description	Date

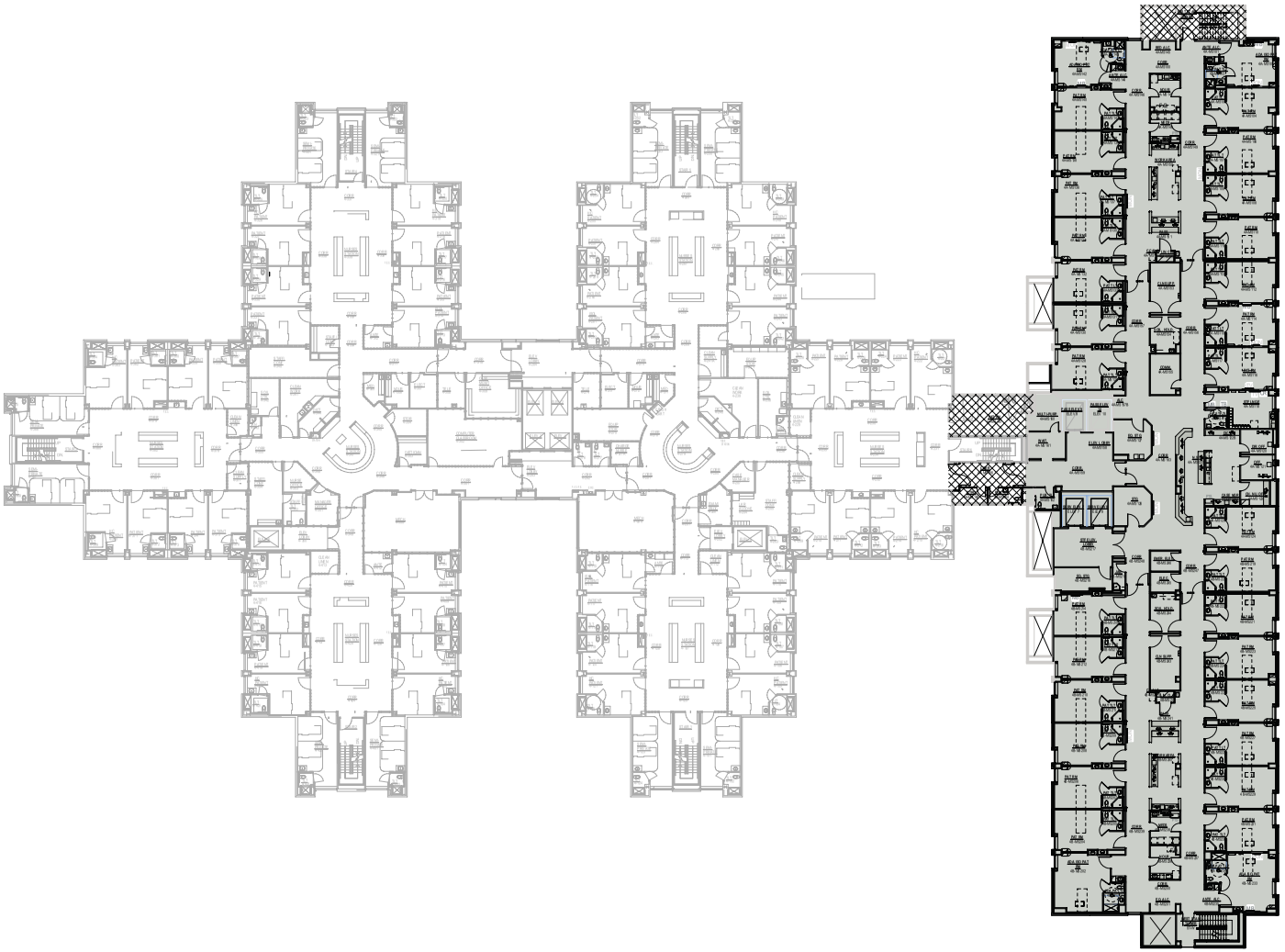
Issue Description	
Original Issue Date	10.01.13
Project No	14063.00
Drawn By Author	Checked By Checker

Drawing Title

THIRD FLOOR ORIENTATION / SOUNDWALL PLAN

Sheet Number

A1.03



SQUARE FOOTAGE
ADDED: 25,608

4TH FLOOR PLAN ORIENTATION

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

0 4' 8' 16' 32'

ORIENTATION LEGEND

- NEW ADDITION
- INTERIOR RENOVATION
- EXT DISCHARGE

PRJ-63425
03/10/16

SDR-63543

Earl Swensson Associates, Inc.

richard l. miller, architect
1033 Demonbreun Street
Suite 800
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© Earl Swensson Associates, Inc. 2015

Seals

PRELIMINARY
NOT FOR CONSTRUCTION

MOUNTAINVIEW HOSPITAL EXPANSION & RENOVATIONS

LAS VEGAS, NEVADA

DOCUMENT CHANGES

Description	Date

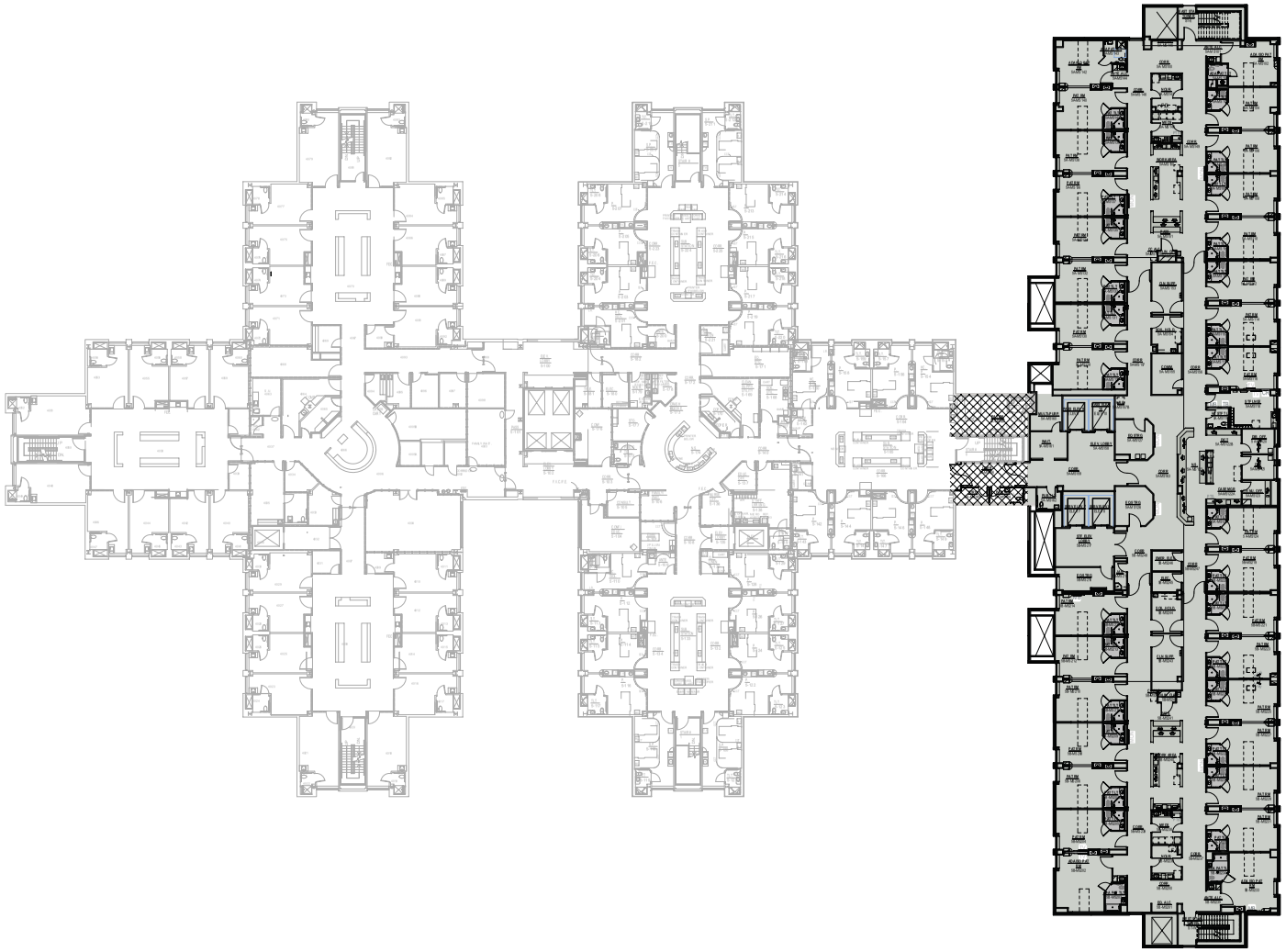
Issue Description	
Original Issue Date	10.01.13
Project No	14063.00
Drawn By GKS	Checked By JB

Drawing Title

FOURTH FLOOR ORIENTATION PLAN

Sheet Number

A1.04



SQUARE FOOTAGE
ADDED: 25,608

5TH FLOOR PLAN ORIENTATION
SCALE: 1/16" = 1'-0"

SDR-63543

ORIENTATION LEGEND

NEW ADDITION

INTERIOR RENOVATION

EXIT DISCHARGE

PRJ-63425
03/10/16

Earl Swensson Associates, Inc.

richard l. miller, architect
1033 Demonbreun Street
Suite 800
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© Earl Swensson Associates, Inc. 2015

Seals

PRELIMINARY
NOT FOR CONSTRUCTION

MOUNTAINVIEW HOSPITAL EXPANSION & RENOVATIONS

LAS VEGAS, NEVADA

DOCUMENT CHANGES

Description	Date

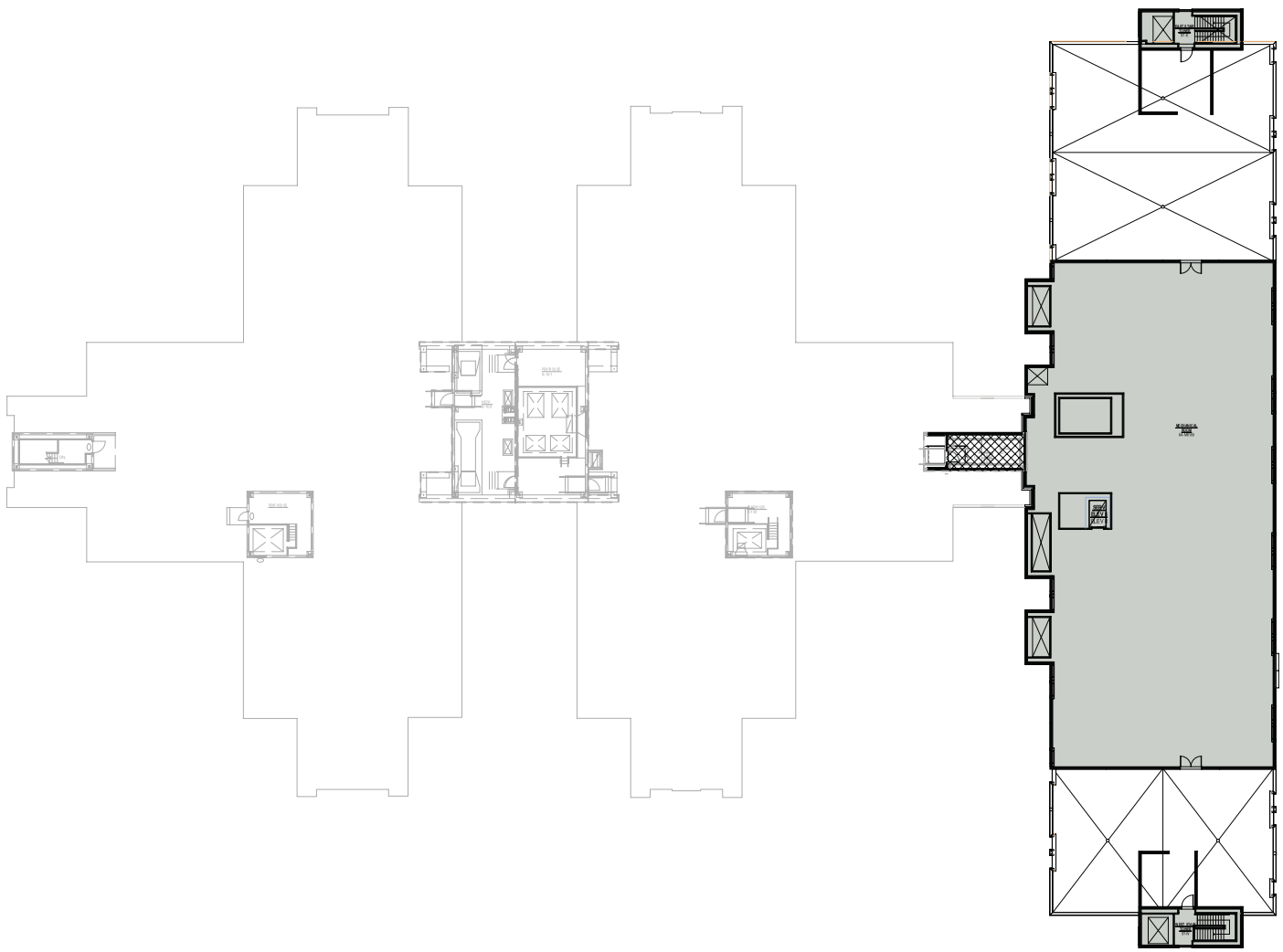
Issue Description	
Original Issue Date	10.01.13
Project No	14063.00
Drawn By GKS	Checked By JB

Drawing Title

FIFTH FLOOR
ORIENTATION PLAN

Sheet Number

A1.05



PENTHOUSE FLOOR PLAN ORIENTATION

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

0 4' 8' 16' 32'

ORIENTATION LEGEND

NEW ADDITION

INTERIOR RENOVATION

EXT. DISCHARGE

PRJ-63425
03/10/16

SDR-63543

Earl Swensson Associates, Inc.
richard l. miller, architect
1033 Demonbreun Street
Suite 800
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© Earl Swensson Associates, Inc. 2015

Seals

PRELIMINARY
NOT FOR CONSTRUCTION

MOUNTAINVIEW HOSPITAL EXPANSION & RENOVATIONS

LAS VEGAS, NEVADA

DOCUMENT CHANGES

Description	Date

Issue Description	
Original Issue Date	10.01.13
Project No	14063.00
Drawn By Author	Checked By Checker

Drawing Title

SIXTH FLOOR ORIENTATION PLAN

Sheet Number

A1.06



SDR-63543

PRJ-63425
03/10/16

ESa
14063.00

MOUNTAINVIEW HOSPITAL EXPANSION & RENOVATIONS

Owner - LAS VEGAS, NEVADA
COLORED RENDERING 10.01.13

SDR 63543
Sunrise Mountainview Hospital, Inc.

3100 N Tenaya Way

Proposed 71.027 square foot addition to an existing hospital.

Proposed Addition

Average Daily Traffic (ADT)	HOSPITAL [1000 SF]	71.027	16.50	1,172
AM Peak Hour			1.12	80
PM Peak Hour			1.14	81

Existing traffic on all nearby streets:

Tenaya Way	
Average Daily Traffic (ADT)	24,554
PM Peak Hour (heaviest 60 minutes)	1,964

Cheyenne Ave.	
Average Daily Traffic (ADT)	43,722
PM Peak Hour (heaviest 60 minutes)	3,498

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Tenaya Way	34,500
Cheyenne Ave.	51,800

This project will add approximately 1,172 trips per day on Tenaya Wy. and Cheyenne Ave. Tenaya is currently at about 71 percent of capacity and Cheyenne is at about 84 percent of capacity. After this project, Tenaya is expected to be at about 75 percent of capacity and Cheyenne at about 87 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 81 additional cars, or three every four minutes.

Note that this report assumes all traffic from this development uses all named streets.



SDR-63543 [PRJ-63425] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC.
3100 NORTH TENAYA WAY

03/03/16



SDR-63543 [PRJ-63425] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC.
3100 NORTH TENAYA WAY

03/03/16



SDR-63543 [PRJ-63425] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC.
3100 NORTH TENAYA WAY

03/03/16



SDR-63543 [PRJ-63425] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC.
3100 NORTH TENAYA WAY

03/03/16

Littlejohn
An S&ME Company

March 10, 2016

Jonathan Boyles
City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

RE: MountainView Hospital – Vertical Expansion
Project Justification Letter
Las Vegas, Nevada

Dear Jonathan:

Please consider this Justification Letter as a formal request for approval of the above referenced project. MountainView Hospital is an existing hospital campus located at 3100 North Tenaya Way in the City of Las Vegas. The proposed project includes the vertical expansion of the south tower, single story additions to the south side of the building, and expansion of the existing helipad with associated revisions to adjacent drives.

The hospital campus currently has parking in excess of city requirements. It will be demonstrated that sufficient parking exists to accommodate the proposed development. Minimum setbacks, open space, and floor area ratios will also be met, as no variances are being sought for the project.

Development Information
The project will include a first floor addition to the building footprint, fourth, fifth and six floor additions (a breakdown of each floor and associated function is identified below).

First Floor (4,958 Total GSF Addition)
ED Expansion = 2,062 SF
Bi-Plane Addition = 2,896 SF

Fourth Floor (25,608Total GSF)
Med/Surg Beds = 25,608 SF

Fifth Floor (25,608Total GSF)
Med/Surg Beds = 25,608 SF

Sixth Floor (14,853Total GSF)
Mechanical Room = 14,853 SF – Note: All space on this floor will be a mechanical room. There is no occupiable space on this floor.

SDR-63543

PRJ-63425
03/10/16

Littlejohn

MountainView Hospital – Vertical Expansion
City of Las Vegas Justification Letter

March 10, 2016

There will be a net total of 29 beds added to the fourth floor and 31 beds added to the fifth floor as part of this project. However, one (1) bed will be lost on the third floor as part of internal renovation. This results in a net addition of 59 beds to the hospital.

The proposed helipad expansion is intended to provide the facility to have an additional parking space for a helicopter in the event that multiple landings are needed in a given timeframe. There is no intent to have a helicopter based at this facility. Therefore, neither fueling operations nor helicopter maintenance will take place.

A pre-application meeting was held with staff on Wednesday February 17, 2016. Staff was generally supportive of the project. We reviewed submittal requirements and a few design elements that should be highlighted in the submitted data. Those items have been addressed in the documents included in this submittal.

Should you have any questions or concerns, please feel free to call (615-385-4144) or e-mail me (jparker@leainc.com).

Sincerely,

LITTLEJOHN ENGINEERING ASSOCIATES, INC.

Jack Parker

Jack Parker, PE
Project Manager

SDR-63543

PRJ-63425
03/10/16

City of Las Vegas Agenda Item No.: **80.**

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

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

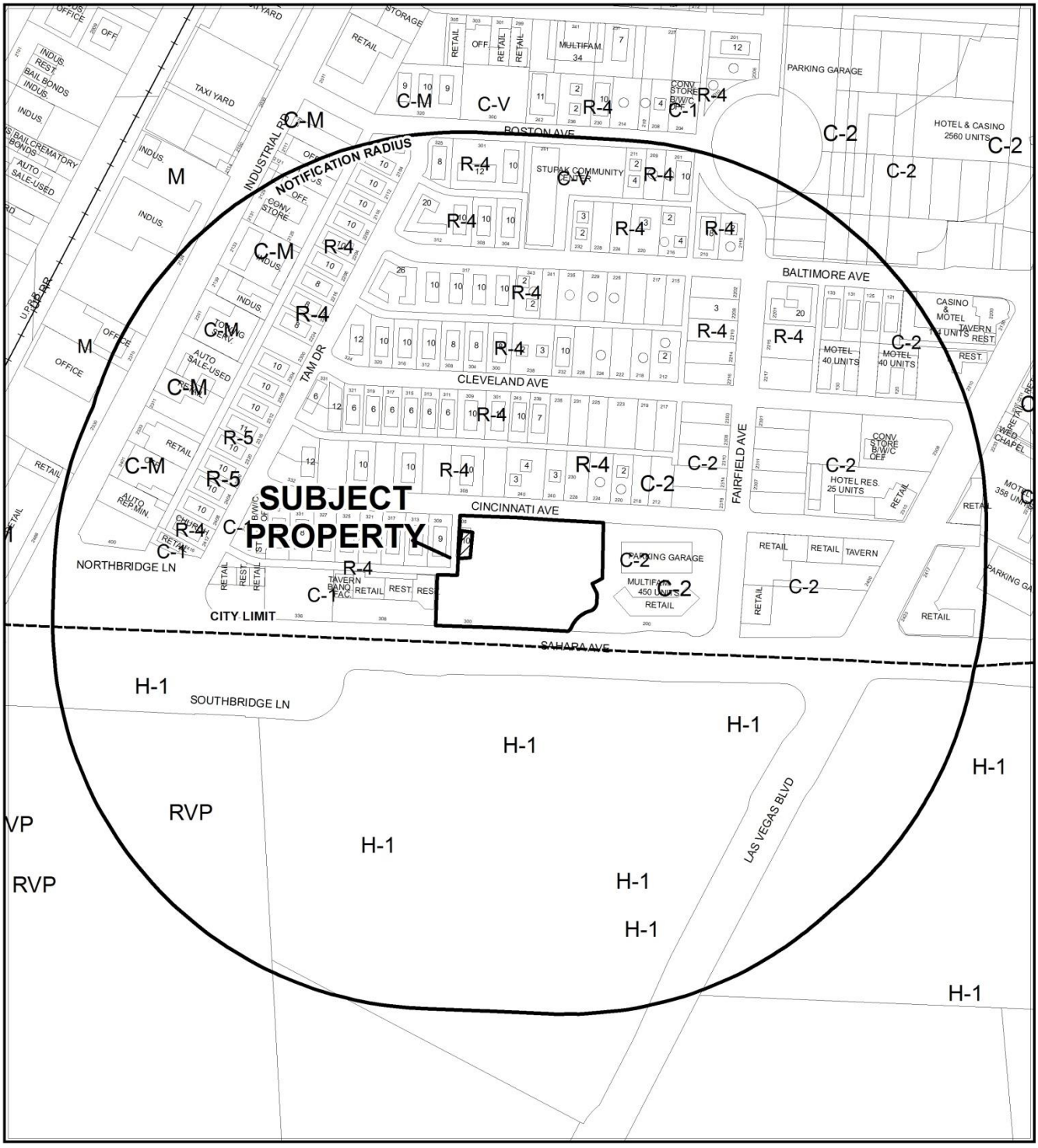
SUBJECT:
SDR-63591 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LUCKY DRAGON, LP - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-43890) FOR REVISED HOTEL BUILDING AND PARKING GARAGE ELEVATIONS AND A WAIVER OF DOWNTOWN CENTENNIAL PLAN PARKING STRUCTURE DESIGN STANDARDS IN CONJUNCTION WITH AN APPROVED 240,199 SQUARE-FOOT HOTEL/CASINO on 2.51 acres on the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue (APN 162-04-816-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-63572]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 5/18/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**6**
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 Postcards and Support E-mail



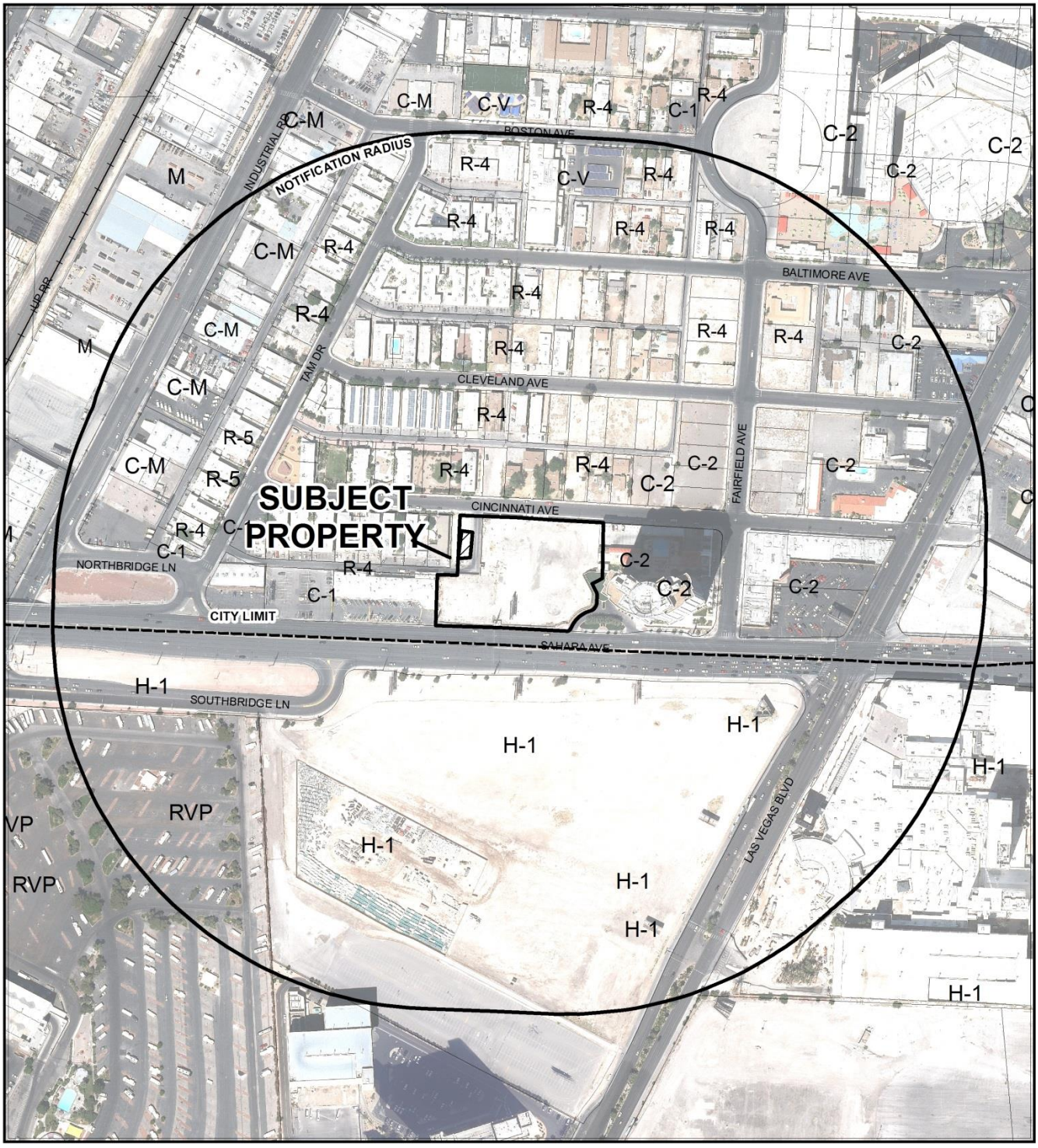
0 300 600 Feet

CASE: **SDR-63591(PRJ-63572)**

RADIUS: 1000 FEET

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

N



0 300 600 Feet

CASE: **SDR-63591(PRJ-63572)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LUCKY DRAGON, LP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-63591	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

SDR-63591 CONDITIONS

Planning

1. Conformance to the approved conditions of approval for Site Development Plan Review (SDR-43890), except as amended herein.

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 02/25/16, except as amended by conditions herein.

   . A Waiver from the Downtown Centennial Plan is hereby approved, to allow the parking garage to contain different materials and finishes than the hotel/casino building where such materials and finishes are required to be incorporated into the garage.

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.

Public Works

8. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-43890 and all other applicable site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to revise the approved elevations for the Lucky Dragon Hotel and Casino to remove colored metal panels from the parking garage that were used as a screening device and to replace the painted metal panels on the casino with a smooth, scored and colored EIFS product that resembles the metal panels. The Downtown Centennial Plan requires uniformity of architectural form, materials, finishes and proportions between parking garages and the primary buildings they serve. With removal of the red colored metal panels, the garage, which faces Cincinnati Avenue, would lack screening of the open areas of the garage, become visually and architecturally disconnected from the hotel/casino and aesthetically incompatible with other properties in the vicinity. Staff therefore recommends denial of the waiver and the associated Site Development Plan Review, with conditions if approved.

ISSUES

- A Waiver of the Downtown Centennial Plan (Northern Strip Gateway District) is required to allow the parking garage to contain different materials and finishes than the hotel/casino building where such are required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
03/22/61	The Board of City Commissioners approved a request for Rezoning (Z-0013-61) from R-3 (Limited Multiple Residence) to C-1 (Limited or Neighborhood Commercial) on property generally located at the northwest corner of San Francisco Avenue and Fairfield Avenue. The Planning Commission recommended approval.
07/26/61	The Board of City Commissioners approved a request for Rezoning (Z-0026-61) from R-3 (Limited Multiple Residence) to C-1 (Limited or Neighborhood Commercial) on property generally located on the north side of San Francisco Avenue between Tam Drive and Fairfield Avenue. The Planning Commission recommended approval.
03/08/99	The City Council approved a Petition to Vacate (VAC-0001-99) alleys generally located on the south side of Cincinnati Avenue, between Tam Drive and Fairfield Avenue. The Planning Commission and staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The City Council approved a request for Rezoning (Z-0002-99) from C-1 (Limited Commercial), C-2 (General Commercial), R-3 (Medium Density Residential) and R-4 (High Density Residential) to C-2 (General Commercial) on 5.00 acres at the northwest corner of Sahara Avenue and Fairfield Avenue. The Planning Commission and staff recommended approval.
06/20/07	The City Council approved a request for a Vacation (VAC-20805) to vacate a 27-foot 4-inch wide section of public right-of-way generally located between Cincinnati Avenue and Sahara Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a Variance (VAR-20806) to allow a 12-foot tall wall along the west and north property lines where eight feet is the maximum height permitted on property located at 300 West Sahara Avenue. The Planning Commission and staff recommended approval.
03/19/08	The City Council approved a request for Rezoning (ZON-25295) from C-1 (Limited Commercial) to C-2 (General Commercial) on 0.47 acres adjacent to the north side of Sahara Avenue, approximately 570 feet west of Fairfield Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-25262) for a 795-foot tall building in the A-O (Airport Overlay) District where the height limitation is 175 feet, located on the north side of Sahara Avenue, approximately 375 feet west of Fairfield Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-25263) for a proposed Mixed-Use Development located on the north side of Sahara Avenue, approximately 375 feet west of Fairfield Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-25264) for a proposed Gaming Establishment, Nonrestricted located on the north side of Sahara Avenue, approximately 375 feet west of Fairfield Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-25261) for a proposed 72-story Mixed-Use Development, including a 1,300-room Hotel, 67,800 square-foot Nonrestricted Gaming Establishment, 254,240 square feet of commercial space and 40 residential condominium units with a waiver of the Downtown Centennial Plan Standards for the build-to line requirement adjacent to the north side of Sahara Avenue, approximately 375 feet west of Fairfield Avenue.
02/15/12	The City Council approved a request for a General Plan Amendment (GPA-43887) from MXU (Mixed Use) to C (Commercial) and a related request for Rezoning (ZON-43888) from R-4 (High Density Residential) to C-2 (General Commercial) on 0.20 acres at 305 West Cincinnati Avenue. The Planning Commission and staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The City Council approved a request for a Special Use Permit (SUP-43889) Gaming Establishment, Non-restricted on the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-43888) from R-4 (High Density Residential) to C-2 (General Commercial) on 0.20 acres at 305 West Cincinnati Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-43890) for a proposed 240,144 square-foot, 201-unit, 10-story Hotel/Casino with a 466-space parking garage and waivers of the Downtown Centennial Plan Standards for streetscape, service area/loading dock, utility location, perimeter wall height and wall treatment at the street level requirements on 2.63 acres along the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue. The Planning Commission recommended approval; staff recommended denial. The entitlement has been exercised.
02/15/12	The City Council approved a request for a Vacation (VAC-43891) to vacate a portion of an existing alley south of Cincinnati Avenue and east of Tam Drive. The Order of Vacation was recorded 10/23/14.
03/13/12	The Planning Commission approved a request for a Tentative Map (TMP-44450) for a one-lot commercial subdivision on 2.63 acres adjacent to the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue. Staff recommended approval.
05/06/13	A code enforcement case (128349) was processed for an open and accessible structure, a hole in a chain link fence, high weeds, overflowing dumpster and graffiti at 305 West Cincinnati Avenue. The case was resolved on 05/21/13.
02/19/14	The City Council approved an Extension of Time (EOT-52466) for a Gaming Establishment, Non-Restricted Use on the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue. Staff recommended approval.
02/20/14	Department of Planning staff administratively approved an Extension of Time (EOT-52467) of an approved Petition to Vacate (VAC-43891) a portion of an existing alley south of Cincinnati Avenue, east of Tam Drive.
12/03/14	Department of Planning staff administratively approved a Site Development Plan Review (SDR-56654) for a Minor Amendment of a previously approved Site Development Plan Review (SDR-43890) to reduce the building height by one story, modify the façade, update the floor plans, revise the landscape plans, revise the ingress/egress drive aisle, remove the garage exit ramp on the east side of the project and align the parking garage with Cincinnati Avenue on 2.63 acres on the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
04/17/15	A Final Map (FMP-54803) for a one-lot commercial subdivision (Lucky Dragon) on 2.52 acres on the north side of Sahara Avenue, approximately 380 feet west of Fairfield Avenue, was recorded.
12/03/16	The City Council approved a Review of Condition (ROC-56669) of an approved Site Development Plan Review (SDR-43890) to amend Condition #6, which allowed (via waiver of the Downtown Centennial Plan) an 8 to 10-foot meandering sidewalk along the Sahara Avenue frontage, to allow a 5 to 10-foot meandering sidewalk. Staff recommended approval.

Most Recent Change of Ownership	
09/16/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
No business licenses have been issued for this location.	
02/12/15	A building permit (279525) was issued for early grading at 300 West Sahara Avenue. A final inspection has not been approved.
03/30/15	A building permit (277260) was issued for a hotel/casino foundation at 300 West Sahara Avenue. A final inspection has not been approved.
07/01/15	A building permit (272364) was issued for a casino and parking garage at 300 West Sahara Avenue. A final inspection has not been approved.
	A building permit (272365) was issued for a hotel tower at 300 West Sahara Avenue. A final inspection has not been approved.
	A building permit (272366) was issued for onsite improvements at 300 West Sahara Avenue. A final inspection has not been approved.
	A building permit (272367) was issued for a pedestrian walkway at 300 West Sahara Avenue. A final inspection has not been approved.
11/30/15	A building permit (272364) was issued for a tenant improvement for restaurant and bar areas at 300 West Sahara Avenue. A final inspection has not been approved.

Pre-Application Meeting	
02/24/16	Submittal requirements for a Site Development Plan Review application were discussed with the applicant. A major amendment of the approved site review would be required because a waiver of the Downtown Centennial Plan would be necessary. The applicant showed staff renderings of the revised elevations.

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

Field Check	
03/03/16	A large hotel building and parking garage are under construction on the site. The south façade of the hotel is unfinished.

Details of Application Request	
Site Area	
Net Acres	2.51

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hotel & Casino	C (Commercial)	C-2 (General Commercial)
North	Single Family, Detached	MXU (Mixed Use)	R-4 (High Density Residential)
	Multi-Family Residential (Apartments)		
South	Commercial Recreation/Amusement (Outdoor)	CT (Commercial Tourist) – Clark County designation	H-1 (Limited Resort and Apartment) – Clark County designation
East	Multi-Family Residential (Condominiums)	C (Commercial)	C-2 (General Commercial)
West	General Retail	C (Commercial)	C-1 (Limited Commercial)
	Multi-Family Residential (Apartments)	MXU (Mixed Use)	R-4 (High Density Residential)

Master Plan Areas	***Compliance***
Downtown Centennial Plan	N
Special Purpose and Overlay Districts	***Compliance***
Downtown Centennial Plan Overlay District (Northern Strip Gateway District)	N
G-O (Gaming Enterprise Overlay) District	Y
A-O (Airport Overlay) District (175 Feet)	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

Section VII.G of the Downtown Centennial Plan contains standards for the Northern Strip Gateway District. Subsection (e) requires the following for parking structures:

Requirement	*Provided*	*Compliance*
• Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.	Open parking garage with no colored screening panels. Would resemble the revised elevations of the casino, which would remove metal panels in favor of a painted EIFS SDR-43890 allowed blank walls along the north elevation through waiver	N

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	120	Y

Waivers		
Requirement	*Request*	*Staff Recommendation*
Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.	To allow painted concrete for the parking garage and a scored, colored EIFS material for the casino exterior.	Denial

ANALYSIS

Development within this site is subject to the requirements of the Northern Strip Gateway District of the Downtown Centennial Plan and Title 19 where other standards are not addressed by the Downtown Centennial Plan.

The approved elevations showed red painted metal panels on the casino's south side as well as the building corners. The parking garage was designed to match this feature by displaying red metal panels over the openings, which also provided visual screening. For economic reasons the applicant is proposing to remove the red painted metal panels from both the casino and the parking garage. However, this removes the screening device from the garage and leaves only the painted concrete facades where the casino will now feature a colored EIFS exterior that is intended to resemble the metal panels. This creates a disconnect between the design of the garage and the casino that is not compatible with the surrounding development. The sites most affected would be the residences to the north of Cincinnati Avenue, which would be facing an aesthetically undesirable façade. While the colors of the garage and casino would match, the metal panels, which would have provided visual interest and screening from noise and odors, would not be present. Staff therefore recommends denial, with conditions.

FINDINGS (SDR-63591)

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 changes to the parking garage and casino would result in facades that match in color but not in materials, which would negatively affect views from the north side of Cincinnati Avenue.

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 revisions would create a non-uniform façade that features painted concrete for the parking garage and colored EIFS for the casino exterior; per the Downtown Centennial Plan the parking garage is required to incorporate the same materials and finishes as the primary building. Staff does not support a waiver of this standard.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access to the property, including the parking garage, is not affected by this request.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Painted concrete exteriors with no additional ornamentation are not appropriate for parking garages in the Downtown Centennial Plan area and do not match the materials proposed for the casino building.

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 proposed revision to the parking garage elevations would have a similar red coloring to match the hotel and casino; however, without the red metal panels that were originally approved the garage would become visually and architecturally disconnected from the hotel/casino and aesthetically incompatible with other properties in the vicinity. Screening of the parking garage provided a continuity of design along the north side of the property that provided a resemblance to the primary building.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   Revisions to the elevations will be subject to building permit review and inspection, thereby protecting the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 412

APPROVALS 6

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PRJ-56455 SDR-63591 APN: 162-04-811-028; 162-04-807-004;

Name of Property Owner: LUCKY DRAGON LP

Name of Applicant: LUCKY DRAGON LP

Name of Representative: EV&A ARCHITECTS

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

State of: Nevada
County of: Clark

Print Name: ANDREW FONFA

Subscribed and sworn before me

This 22nd day of October, 2014

Linda J. Goodell

Notary Public in and for said County and State

Revised 11-14-06

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

PRJ-63572
02/25/16

CLV Planning - Application Form

Application Number:	PRJ-63572
Application/Petition For:	Major Amendment of approved Site Development Plan Review (SDR-43890)
ProjectAddress (Location):	NORTH SIDE OF SAHARA AVE, APPROXIMATELY 410 FEET WEST OF FAIRFIELD AVE
Project Name	LUCKY DRAGON HOTEL AND CASINO REVISED ELEVATIONS
Assessors Parcel #(s):	16204816001
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:	2.63
Lots/Units:	
Additional Information:	
Applicant First Name:	David
Applicant Last Name:	Jacoby
Applicant Address:	200 W. Sahara Ave, Suite 4001
Applicant City:	Las Vegas
Applicant State:	Nevada
Applicant Zip:	89102
Applicant Phone:	702-897-5625
Applicant Fax:	
Applicant Email:	jacobyd@ggamllc.com
Rep First Name:	Matthew
Rep Last Name:	Burns
Rep Address:	900 S. Pavilion Center Dr
Rep City:	Las Vegas
Rep State:	Nevada
Rep Zip:	89144
Rep Phone:	702-946-8195
Rep Fax:	702-946-8195
Rep Email:	mburns@edvanceassociates.com

SDR-63591

PRJ-63572
02/25/16

CLV Planning - Application Form

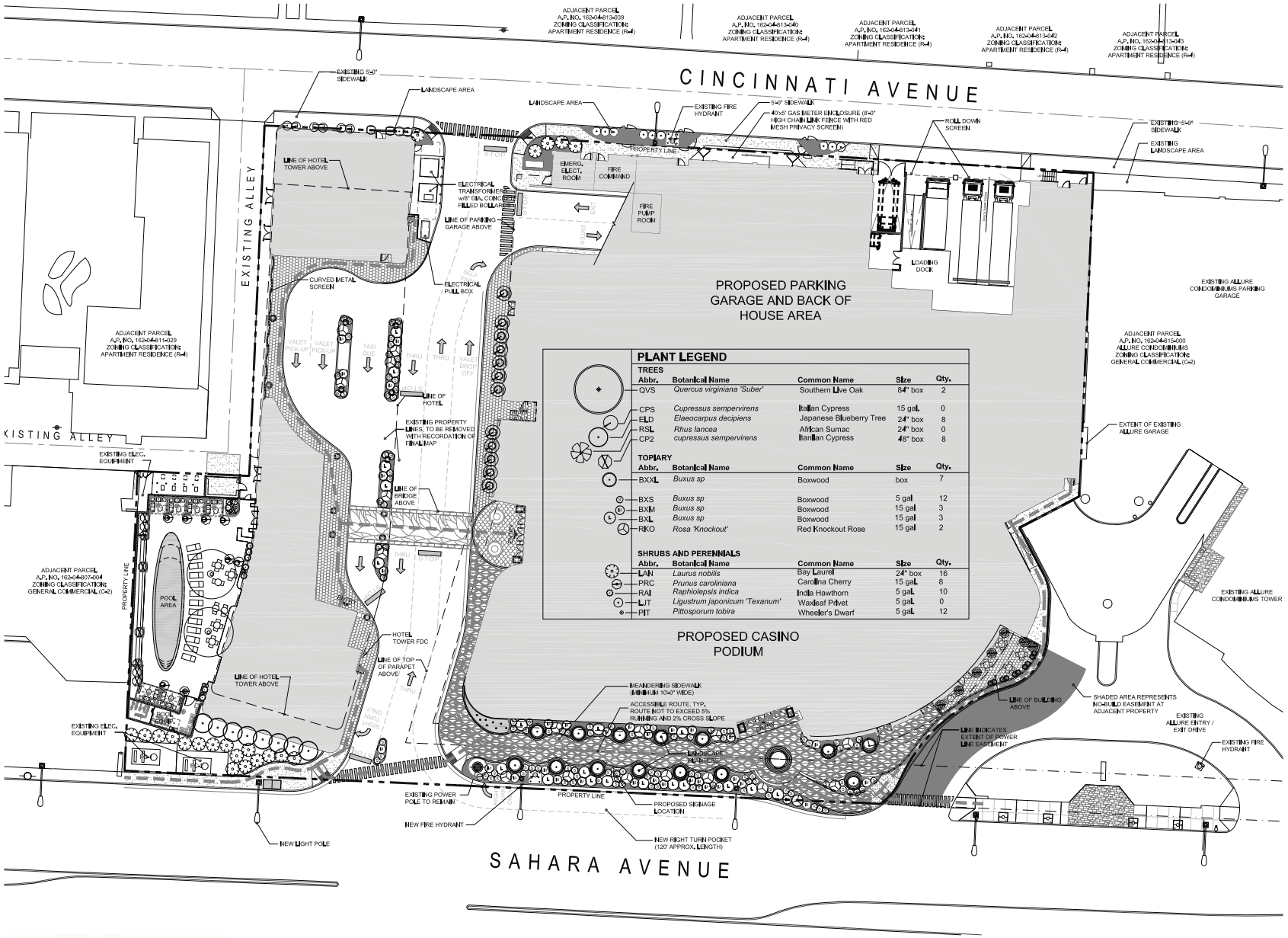
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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
LUCKY DRAGON L P	3575 W POST RD #1	LAS VEGAS, NV 89118

CLVEPLAN Applicant	Company	Title	Email
Matthew Burns	EV&A Architects	Vice President	mburns@edvanceassociates.com

SDR-63591

PRJ-63572
02/25/16



PLANT LEGEND

TREES

Abbr.	Botanical Name	Common Name	Size	Qty.
QVS	*Quercus virginiana 'Suber'*	Southern Live Oak	84" box	2
CPS	*Cupressus sempervirens*	Italian Cypress	15 gal.	0
ELD	*Elaeocarpus decipiens*	Japanese Blueberry Tree	24" box	8
RSL	*Rhus lancea*	African Sumac	24" box	0
CP2	*cupressus sempervirens*	Italian Cypress	48" box	8

TOPIARY

Abbr.	Botanical Name	Common Name	Size	Qty.
BXXL	*Buxus sp*	Boxwood	box	7
BXS	*Buxus sp*	Boxwood	5 gal	12
BXM	*Buxus sp*	Boxwood	15 gal	3
BXL	*Buxus sp*	Boxwood	15 gal	3
RKO	*Rosa 'Knockout'*	Red Knockout Rose	15 gal	2

SHRUBS AND PERENNIALS

Abbr.	Botanical Name	Common Name	Size	Qty.
LAN	*Laurus nobilis*	Bay Laurel	24" box	16
PRC	*Prunus caroliniana*	Carolina Cherry	15 gal.	8
RAI	*Raphiolepsis indica*	India Hawthorn	5 gal.	10
LIT	*Ligustrum japonicum 'Texanum'*	Waxleaf Privet	5 gal.	0
PIT	*Pittosporum tobira*	Wheeler's Dwarf	5 gal.	12

SITE INFORMATION

PARCEL NUMBER 162-04-814-001

JURISDICTION: ..... CITY OF LAS VEGAS

EXISTING ZONING: .... GENERAL COMMERCIAL (C-2)
PROPOSED ZONING: GENERAL COMMERCIAL (C-2)

SIZE: ..... 2.63 ACRES (114,562 SF)

ROOF AREA: ..... 75,300 SF
LOT COVERAGE: 65.73%

BUILDING INFORMATION

HOTEL DATA:
TOTAL HOTEL ROOMS: 203
TOTAL FLOORS: 9
TOTAL AREA: ..... 125,185 SF

CASINO DATA:
GAMING AREA: ..... 18,350 SF
OTHER AREAS: ..... 79,013 SF
TOTAL: ..... 97,363 SF

PARKING GARAGE:
LEVEL 2 (73 STALLS) ..... 28,166 SF
LEVEL 3 (85 STALLS) ..... 29,625 SF
LEVEL 4 (92 STALLS) ..... 29,625 SF
LEVEL 5 (94 STALLS) ..... 29,625 SF
LEVEL 6 (64 STALLS) ..... 21,308 SF
TOTAL: ..... 138,349 SF

TOTAL BUILDING AREA ..... 360,897 SF

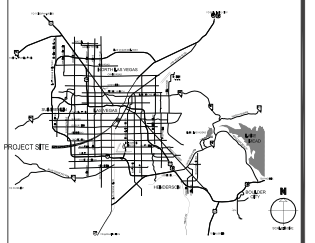
PARKING REQUIREMENTS

PARKING REQUIRED
CASINO: (1 PER 90 SF OF GAMING AREA)
GAMING AREA = 18,350 SF ..... 204 STALLS

HOTEL: (1 PER HOTEL ROOM) ..... 203 STALLS
TOTAL REQUIRED: ..... 407 STALLS

PARKING PROVIDED
STANDARD (9'x18') ..... 311 STALLS
COMPACT (8'x18') ..... 88 STALLS
ACCESSIBLE STALLS (19'x18') ..... 7 STALLS
ACCESSIBLE STALLS (22'x18') ..... 2 STALLS
TOTAL PROVIDED: ..... 408 STALLS

VICINITY MAP



EV&A architects

SITE PLAN

LUCKY DRAGON HOTEL AND CASINO
LAS VEGAS | NEVADA

02-25-2016
2010136

PRJ-63572
02/25/16
SCALE: 1" = 20'-0"

N

Last Saved By: mburns Plot Date: February 25, 2016 Drawings: K:\2010\Projects\2010136 - The Lucky Dragon Hotel and Casino\06 (CD) Contract Documents\02 Resource\web plan (rev2.1)

SDR-63591



PLANT LEGEND

TREES

Abbr.	Botanical Name	Common Name	Size	Qty.
QVS	*Quercus virginiana 'Suber'*	Southern Live Oak	84" box	2
CPS	*Cupressus sempervirens*	Italian Cypress	15 gal.	0
ELD	*Elaeocarpus decipiens*	Japanese Blueberry Tree	24" box	8
RSL	*Rhus lancea*	African Sumac	24" box	0
CP2	*cupressus sempervirens*	Itanlian Cypress	48" box	8

TOPIARY

Abbr.	Botanical Name	Common Name	Size	Qty.
BXXL	*Buxus sp*	Boxwood	box	7
BXS	*Buxus sp*	Boxwood	5 gal	12
BXM	*Buxus sp*	Boxwood	15 gal	3
BXL	*Buxus sp*	Boxwood	15 gal	3
RKO	*Rosa 'Knockout'*	Red Knockout Rose	15 gal	2

SHRUBS AND PERENNIALS

Abbr.	Botanical Name	Common Name	Size	Qty.
LAN	*Laurus nobilis*	Bay Laurel	24" box	16
PRC	*Prunus carolliniana*	Carolina Cherry	15 gal.	8
RAI	*Raphiolepsis indica*	India Hawthorn	5 gal.	10
LJT	*Ligustrum japonicum 'Texanum'*	Waxleaf Privet	5 gal.	0
PIT	*Pittosporum tobira*	Wheeler's Dwarf	5 gal.	12

SITE INFORMATION

PARCEL NUMBER	162-04-814-001
JURISDICTION:	CITY OF LAS VEGAS
EXISTING ZONING:	GENERAL COMMERCIAL (C-2)
PROPOSED ZONING:	GENERAL COMMERCIAL (C-2)
SIZE:	2.63 ACRES (114,562 SF)
ROOF AREA:	75,300 SF
LOT COVERAGE:	65.73%

BUILDING INFORMATION

HOTEL DATA:	
TOTAL HOTEL ROOMS:	203
TOTAL FLOORS:	9
TOTAL AREA:	**125,185 SF**
CASINO DATA:	
GAMING AREA:	18,350 SF
OTHER AREAS:	79,013 SF
TOTAL:	**97,363 SF**
PARKING GARAGE:	
LEVEL 2 (73 STALLS)	28,166 SF
LEVEL 3 (85 STALLS)	29,625 SF
LEVEL 4 (92 STALLS)	29,625 SF
LEVEL 5 (94 STALLS)	29,625 SF
LEVEL 6 (64 STALLS)	21,308 SF
TOTAL:	**138,349 SF**
TOTAL BUILDING AREA	**360,897 SF**

PARKING REQUIREMENTS

PARKING REQUIRED	
CASINO: (1 PER 90 SF OF GAMING AREA)	
GAMING AREA = 18,350 SF	204 STALLS
HOTEL: (1 PER HOTEL ROOM)	203 STALLS
TOTAL REQUIRED:	**407 STALLS**
PARKING PROVIDED	
STANDARD (9'x18')	311 STALLS
COMPACT (8'x18')	88 STALLS
ACCESSIBLE STALLS (19'x18')	7 STALLS
ACCESSIBLE STALLS (22'x18')	2 STALLS
TOTAL PROVIDED:	**408 STALLS**

VICINITY MAP



EVEA architects

SITE PLAN

LUCKY DRAGON HOTEL AND CASINO
LAS VEGAS | NEVADA

02-25-2016
2010136

PRJ-63572
02/25/16

0 10' 20' 40'
SCALE: 1" = 20'-0"

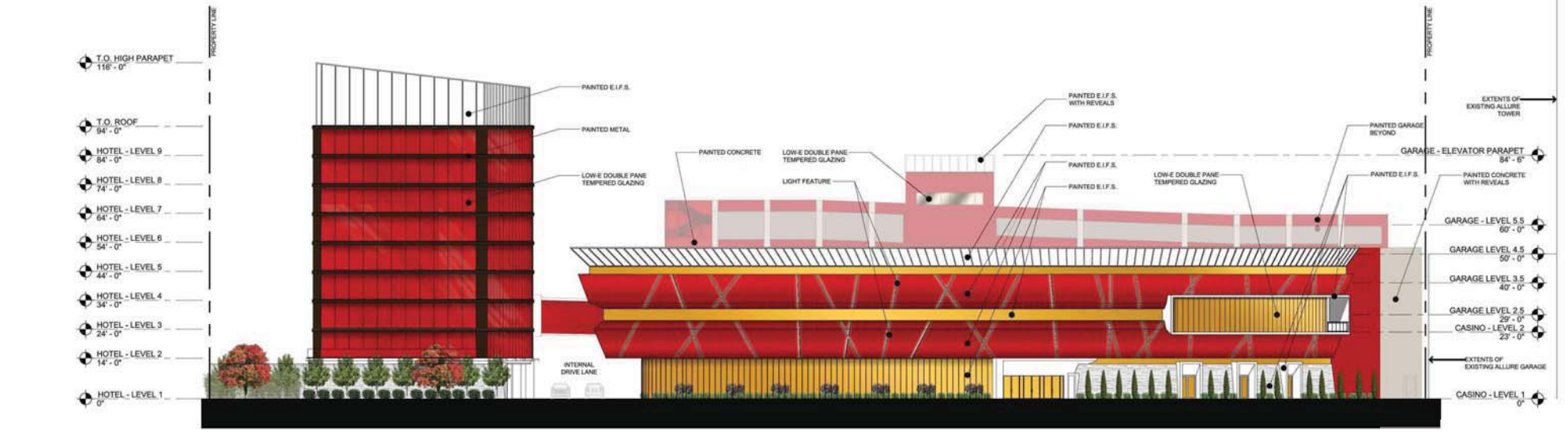
N

Last Saved By: mburns Plot Date: February 25, 2016 Drawing: K:\2010\Projects\2010136 - The Lucky Dragon Hotel and Casino\06 (CD) Contract Documents\02 Resource\x-site plan (rev2.1)

SDR-63591



NORTH ELEVATION



SOUTH ELEVATION

EV&A architects

EXTERIOR ELEVATIONS

LUCKY DRAGON HOTEL AND CASINO
LAS VEGAS | NEVADA

02.25.2016
2010136

PRJ-63572
02/25/16

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

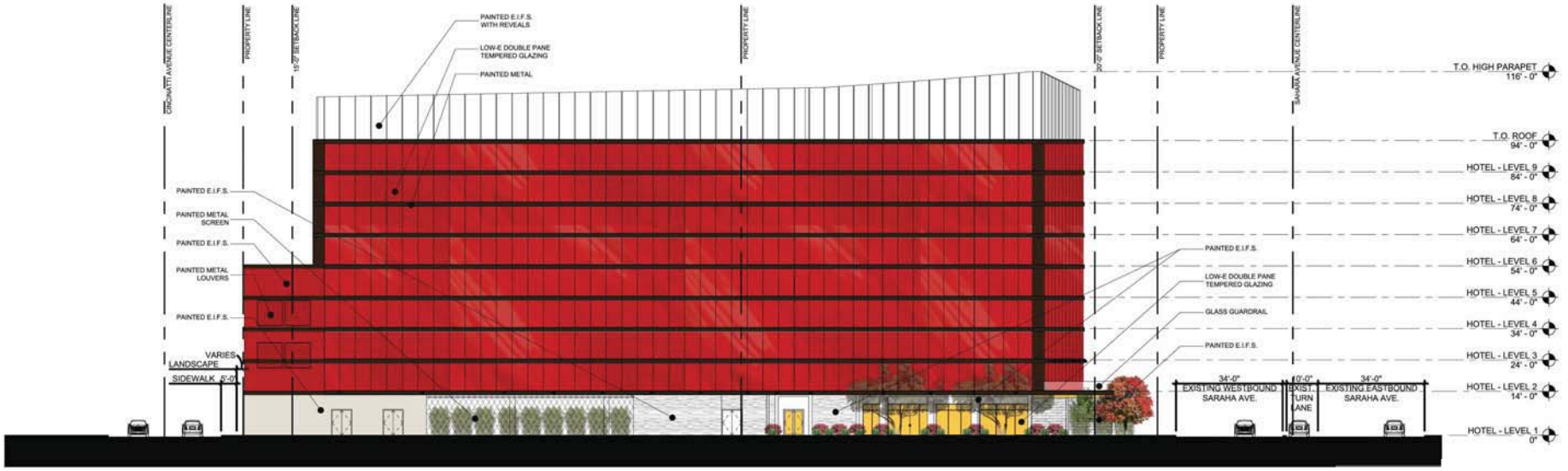
N

Last Saved By: kwelch Plot Date: February 7, 2016 Drawing: K:\2010\Projects\2010136 - The Lucky Dragon Hotel and Casino\02 Entitlement\2016-02-05 Plan Amendment\CAD\PRJ-51991_EV001

SDR-63591



EAST ELEVATION



WEST ELEVATION

EV&A architects

ELEVATIONS

LUCKY DRAGON HOTEL AND CASINO
LAS VEGAS | NEVADA

02.25.2016
2010136

PRJ-63572
02/25/16

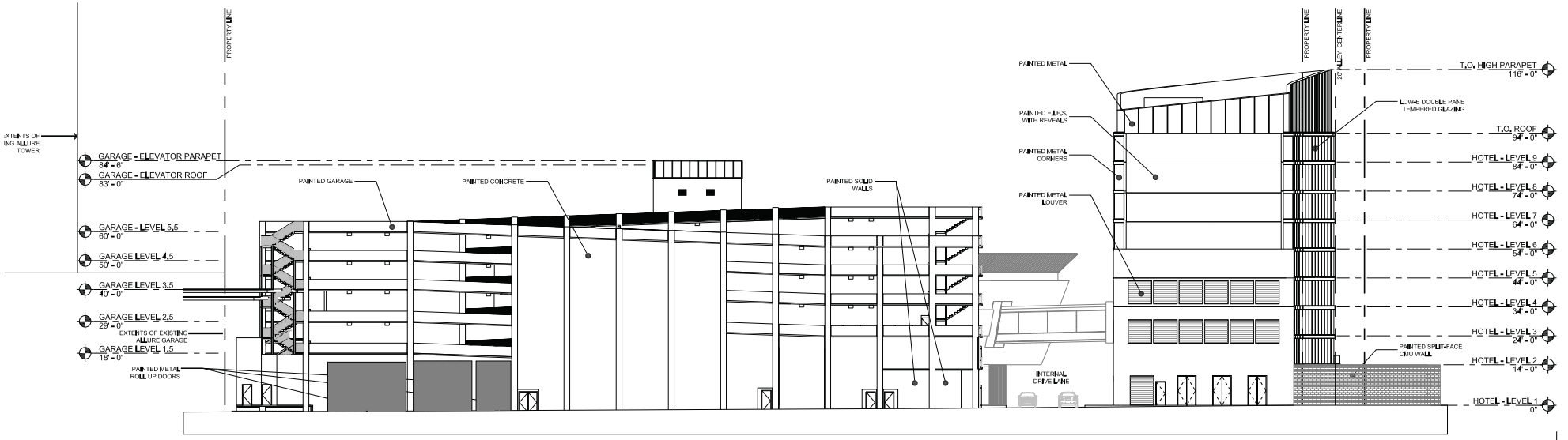
SCALE: 1/16" = 1'-0"

N

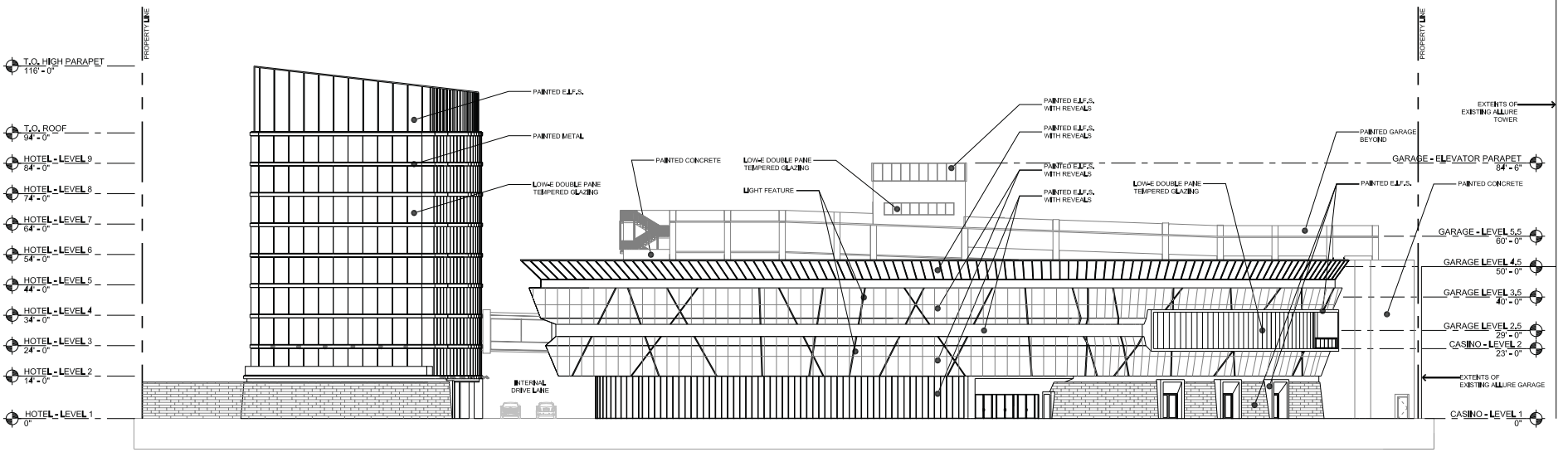
Last Saved By: kwelch Plot Date: February 7, 2016

Drawing: K:\2010\Projects\2010136 - The Lucky Dragon Hotel and Casino\02 Entitlement\2016-02-05 Plan Amendment\CAD\PRJ-51991_EV002

SDR-63591



NORTH ELEVATION



SOUTH ELEVATION

EVEA architects

EXTERIOR ELEVATIONS

LUCKY DRAGON HOTEL AND CASINO
LAS VEGAS | NEVADA

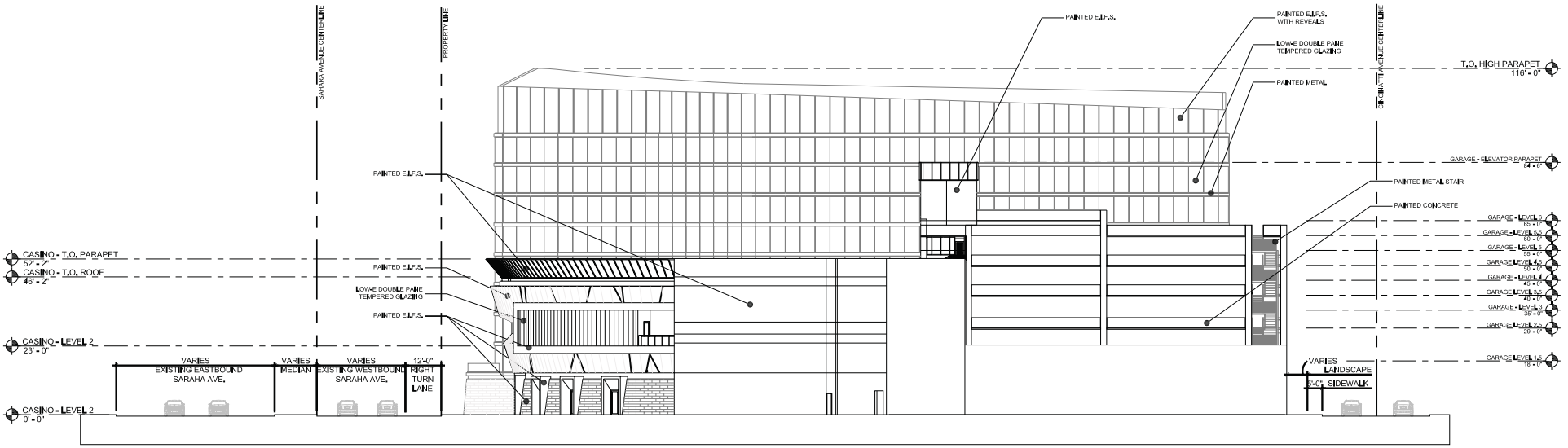
02.25.2016
2010136

PRJ-63572
02/25/16
SCALE: 1/16" = 1'-0"

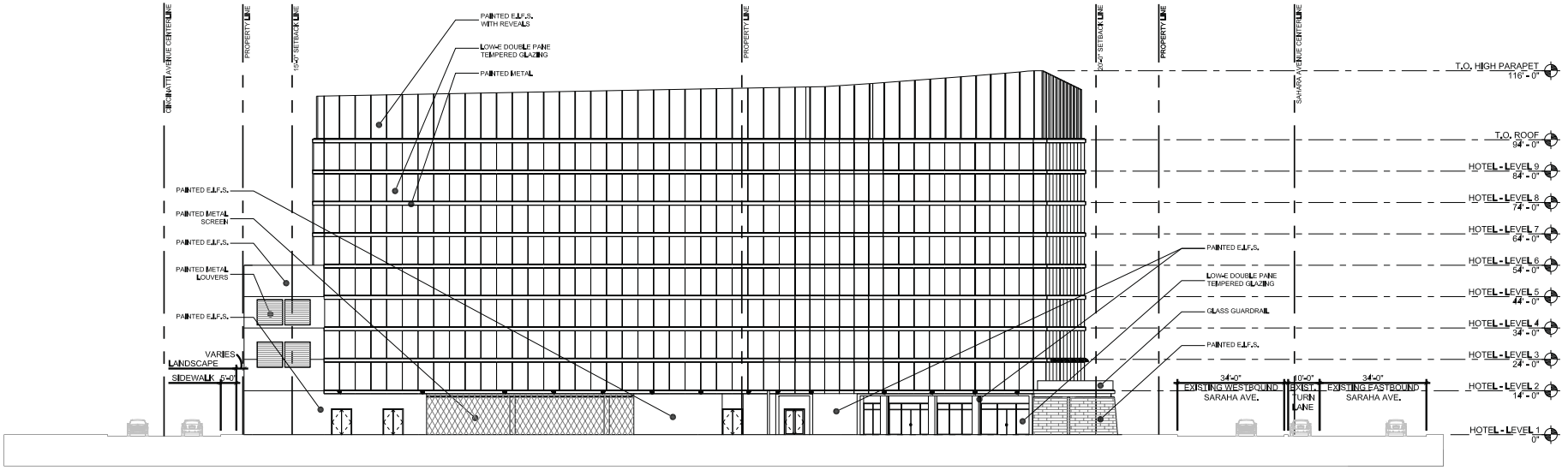
N

Last Saved By: kwelch Plot Date: February 25, 2016 Drawing: K:\2010\Projects\2010136 - The Lucky Dragon Hotel and Casino\02 Entitlement\2016-02-05 PreApp2016-004757\CAD\PRJ-61991_EV001

SDR-63591



EAST ELEVATION



WEST ELEVATION

EV&A architects

ELEVATIONS

LUCKY DRAGON HOTEL AND CASINO
LAS VEGAS | NEVADA

02.25.2016
2010136

PRJ-63572
02/25/16
SCALE: 1/16" = 1'-0"

N

Last Saved By: kwelch Plot Date: February 25, 2016 Drawing: K:\2010\Projects\2010136 - The Lucky Dragon Hotel and Casino\02 Entitlement\2016-02-05 PreApp2016-004757\CAD\PRJ-61991_EV002

SDR-63591



RED GLASS



METALLIC GOLD E.I.F.S.



METALLIC RED E.I.F.S.



RED E.I.F.S.



GRAY E.I.F.S.



WHITE E.I.F.S.



PAINTED METAL



CMU



GOLD GLASS

EV&A architects

ED VANCE AND ASSOCIATES
900 S.PAVILION CENTER DRIVE SUITE 160
LAS VEGAS, NEVADA 89144
P. 702.946.8195 F.702.946.8196
www.edvanceassociates.com

MATERIALS BOARD

LUCKY DRAGON HOTEL + CASINO

02-25-2016

LAS VEGAS, NEVADA

PRJ-63572
02/25/16

SDR-63591



SDR-63591 [PRJ-63572] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: LUCKY DRAGON, LP

NORTH SIDE OF SAHARA AVENUE, WEST OF FAIRFIELD AVENUE

03/04/16



SDR-63591 [PRJ-63572] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: LUCKY DRAGON, LP

NORTH SIDE OF SAHARA AVENUE, WEST OF FAIRFIELD AVENUE

03/04/16



SDR-63591 [PRJ-63572] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: LUCKY DRAGON, LP

NORTH SIDE OF SAHARA AVENUE, WEST OF FAIRFIELD AVENUE

03/21/16



SDR-63591 [PRJ-63572] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: LUCKY DRAGON, LP

NORTH SIDE OF SAHARA AVENUE, WEST OF FAIRFIELD AVENUE

03/21/16



SDR-63591 [PRJ-63572] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: LUCKY DRAGON, LP

NORTH SIDE OF SAHARA AVENUE, WEST OF FAIRFIELD AVENUE

03/21/16

EV&A architects

February 11, 2016

City of Las Vegas
Development Services Center
Planning and Development Department
333 N. Rancho Drive
Las Vegas, Nevada 89101

Attn: Planning Staff

RE: Lucky Dragon Hotel and Casino
CLV #: PREAPP2016-004757
EV&A Job Number 2010136
Justification Letter
APN : 162-04-816-001

Dear Sir or Madam:

On behalf of our client, this amendment is being submitted to our original submitted application (SDR-43890). The original application was approved by the City Council on February 15, 2012. This amendment includes minor modifications to building elevations as a result of reducing cost and collaboration with the design team as the building developed throughout construction.

Approval included a 240,199 sf, 201 unit, 10 story hotel and casino with a 446-space parking garage and waivers of the Downtown Centennial Plan standards for streetscape, service area/loading dock, utility location, perimeter wall height and wall treatment at the street level on 2.63 acres along the north side of Sahara Ave. Below are a list of changes that have been made to the original plans. Please note that the site plan is being provided for reference, no changes are proposed at this time.

EV001 & EV002 – Exterior Elevations

- Revised exterior elevations of the casino change the painted metal panels to a smooth EIFS product that resembles metal panels
- Revised exterior elevations of the parking garage to remove the painted metal screens and provide a painted concrete pattern to match the casino colors.

SP001 – Site Plan

- Approved site plan provided for reference only, not changes are proposed at this time

Please do not hesitate to call our office should you have any questions.

SDR-63591

PRJ-63572
02/25/16

900 South Pavilion Center Drive | Suite 180 | Las Vegas Nevada | 89144
(o) 702-946-8195 | (f) 702-946-8196

Sincerely,



Edward A. Vance, AIA, NCARB
Founder & CEO

cc: Andrew Fonfa – Lucky Dragon, LP
David Jacoby – Lucky Dragon, LP
Sam Nicholson – Grand Canyon Consulting Group
Matthew Burns – EV&A Architects

900 South Pavilion Center Drive | Suite 180 | Las Vegas Nevada | 89144
(o) 702-946-8195 | (f) 702-946-8196

PRJ-63572
02/25/16

0001/0002

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

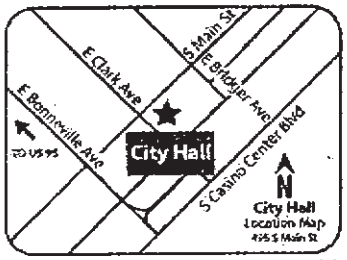
PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

APR 4 2016

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.

Case: SDR-63591

16204815149
ANTHONY DENNIS J & ANTONIETTA S
21 RUTGERS ST
WEST ORANGE NJ 07052

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-63591 [PRJ-63572]
Planning Commission Meeting of 4/12/2016

2 BRDGNP1 07052

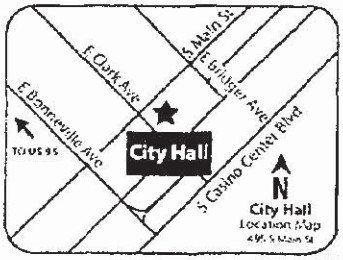
80A

04/04/2016 3:27PM FAX 9737310773 Anthony

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

PRSRT
FIRST CLASS MAIL
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.

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

Please use available blank space on card for your comments.
SDR-63591 [PRJ-63572]
Planning Commission Meeting of 4/12/2016

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

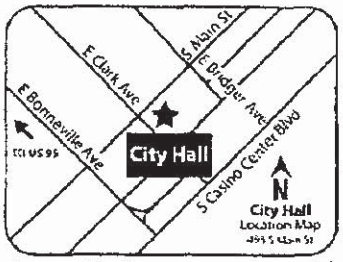
Case: SDR-63591
16204813003
PARK CIRCLE APARTMENTS L L C
6337 VISTA VERDE NORTH
LAS VEGAS NV 89146-1109

80A

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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.

SDR-63591 [PRJ-63572]

Planning Commission Meeting of 4/12/2016

45 BRDCNP1 89102

RECEIVED

APR 4 2016

City of Las Vegas
Dept. of Planning

Case: SDR-63591

16204815002
CHENNAREDDY VENKAREDDY & S
200 W SAHARA AVE #202
LAS VEGAS NV 89102-5074

30A

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

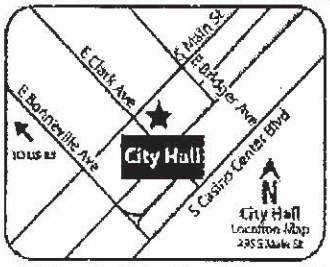
PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

APR 4 2016

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.

4/2/16

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-63591 [PRJ-63572]
Planning Commission Meeting of 4/12/2016

Case: SDR-63591

16204815036
FAIR PATRICIA L REVOCABLE LIVING
FAIR PATRICIA L TRS
200 W SAHARA AVE #601
LAS VEGAS NV 89102-5098

AS BRDCNP1 89102

90A

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

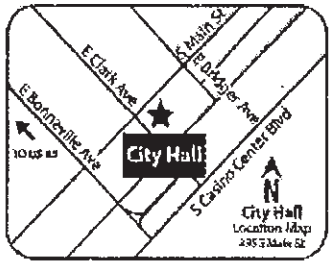
PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

APR 4 2016

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.

4/2/16

☑ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-63591 [PRJ-63572]

Planning Commission Meeting of 4/12/2016

Case: SDR-63591
16204815036
FAIR PATRICIA L REVOCABLE LIVING
FAIR PATRICIA L TRS
200 W SAHARA AVE #601
LAS VEGAS NV 89102-5098

45 SRDCNP1 89102

80A

Nora Lares

From: Chrystal L. Jacobs
Sent: Tuesday, April 05, 2016 12:29 PM
To: Nora Lares
Subject: Support Email - PRJ-63572

RECEIVED
APR 5 2016
City of Las Vegas
Dept. of Planning

From: noreply@formstack.com [mailto:noreply@formstack.com]
Sent: Tuesday, April 05, 2016 12:27 PM
To: Planning Internet Email
Subject: CLV Website Contact Form

Formstack Submission for form Contact The City

Submitted at 04/05/16 12:27 PM

Who to contact?:	Planning
Your name:	Roy Hurlbut
Comments:	I support the amendment for the parking garage for PRJ-63572. Please send me a confirmation e-mail that I have reached the correct department at reh3173@hotmail.com
Phone:	(425) 890-0167
Email:	reh3173@hotmail.com

Terms | Privacy
Copyright © 2016 Formstack, LLC. All rights reserved.
This is a customer service email.
Formstack, LLC
8604 Allisonville Rd.
Suite 300
Indianapolis, IN 46250

BOA

City of Las Vegas Agenda Item No.: **81.**

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

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

SUBJECT:
TXT-63607 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend Title 19.12 and Title 19.18 to delete the Bed & Breakfast Inn use, to amend the Short-Term Residential Rental use, and to provide for other related matters.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Summary
2. Proposed Amendments and Staff Report

TXT-63607. Amendments to Title 19 regarding short term residential rental use

The text amendment extends the requirements of licensing short term rentals to the renting of one or more bedroom and the Special Use Permit requirements to houses renting individual rooms when more than 4 bedrooms are being offered for short-term rent. This amendment also allows short term rentals in mixed use developments located in commercial zones.

- Eliminates the "Bed and Breakfast Inn" use entirely (this use has never been used in the City). Land use – Title 19.
- Allows the short-term residential rental use in commercial zones where mixed use developments are permitted. – Title 19.
- Changes description of short-term residential rental to allow for renting out individual rooms

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-63607	Staff recommends APPROVAL.	

PROPOSED AMENDMENTS

1. Title 6.46 is hereby amended by amending the following entries:

Chapter 6.46 - Hotels~~,~~ and Motels ~~and Roominghouses~~

2. Title 6.46.020 is hereby amended by amending the following entries:

6.46.020 - License—Required.

No person shall engage in the business of operating a hotel, motel, ~~roominghouse, bed and breakfast establishment~~ or other establishment that rents or holds out for rent rooms or other temporary accommodations on a daily basis or for a period of thirty days or less, with or without meals included in the rental rate, without first obtaining and thereafter maintaining a valid unexpired license pursuant to this Chapter.

3. Title 6.75.010 is hereby amended by amending the following entries:

6.75.010 - Definitions.

"Short-term residential rental" means the commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or individual rooms within the unit for a period of less than 31 consecutive calendar days. When more than one dwelling unit exists on a single lot, each unit shall be considered

as a separate use. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18.

4. Title 6.75.020 is hereby amended by amending the following entries:

6.75.020 - License required.

(A) No person shall engage in the business of offering or operating a short-term residential rental without first obtaining and thereafter maintaining a valid unexpired license pursuant to this Chapter for each short-term residential rental unit. Where there are multiple dwelling units on the same property, each unit must be licensed individually.

5. Title 19.12.010 Table 2 (Permitted Uses) is hereby amended by amending the following entries:

	U	R-E	R-D	R-1	R-SL	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-1	C-2	C-PB	C-M	M	Additional Information
~~Bed & Breakfast Inn~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~C~~	~~C~~		~~C~~							~~page 332~~
~~Boarding and Rooming House~~									~~P~~	~~P~~									~~page 336~~
Short-Term Residential Rental	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			page 375

6. Title 19.12.070 is hereby amended by deleting the "Bed & Breakfast Inn" use in its entirety:

~~**Bed & Breakfast Inn**~~

~~**Description:** A facility wherein overnight accommodations and a morning meal are provided in a dwelling unit to tourists for compensation.~~

~~**Conditional Use Regulations:**~~
~~1. The establishment must have a minimum of two and a maximum of five guest bedrooms.~~
~~2. Required on site parking for guest bedrooms shall be screened by a 6-foot fence or by dense landscaping.~~
~~3. Access to the parcel on which the establishment is located must be by means of a paved street with a right of way width of at least 50 feet.~~
~~4. Cooking facilities for guest rooms are not permitted.~~
~~5. The Department of Fire and Rescue must inspect and approve the occupancy of an establishment before it may be used as a bed and breakfast inn.~~

~~6. Individual guest occupancy is limited to no more than one month in any 3-month period.~~
~~7. No sale or display of merchandise or other commodities may occur in connection with the establishment.~~
~~8. Private functions such as weddings, receptions, luncheons, parties and similar activities are not permitted, except to the extent such activities represent personal activities of the owner/ resident.~~
~~9. Not more than one on premise sign shall be permitted. With respect to that sign:~~
~~a. The copy may contain only the name and address of the establishment.~~
~~b. The sign may not exceed 3 square feet in size or 4 feet in height.~~
~~c. The sign may be freestanding or may be located on the dwelling itself or on a fence or wall.~~
~~d. Any sign illumination must be exterior to the sign and must be shielded so as not to produce glare upon an adjacent property or a public right of way.~~
~~e. The design materials and colors of the sign must be compatible with the architectural style of the dwelling.~~

~~**Minimum Special Use Permit Requirements:**~~
~~1. The establishment must have a minimum of two and a maximum of five guest bedrooms.~~
~~2. Required on site parking for guest bedrooms shall be screened by a 6 foot fence or by dense landscaping.~~
~~3. Access to the parcel on which the establishment is located must be by means of a paved street with a right of way width of at least 50 feet.~~
~~4. Cooking facilities for guest rooms are not permitted.~~
~~5. The Department of Fire and Rescue must inspect and approve the occupancy of an establishment before it may be used as a bed and breakfast inn.~~
~~6. Individual guest occupancy is limited to no more than one month in any 3-month period.~~
~~7. No sale or display of merchandise or other commodities may occur in connection with the establishment.~~
~~8. Private functions such as weddings, receptions, luncheons, parties and similar activities are not permitted, except to the extent such activities represent personal activities of the owner/ resident.~~
~~9. Not more than one on premise sign shall be permitted. With respect to that sign:~~
~~a. The copy may contain only the name and address of the establishment.~~
~~b. The sign may not exceed 3 square feet in size or 4 feet in height.~~
~~c. The sign may be freestanding or may be located on the dwelling itself or on a fence or wall.~~
~~d. Any sign illumination must be exterior to the sign and must be shielded so as not to produce glare upon an adjacent property or a public right of way.~~
~~e. The design materials and colors of the sign must be compatible with the architectural style of the dwelling.~~
~~**On-site Parking Requirement:** Two spaces for the primary resident, plus one additional space for each guest room.~~

7. Title 19.12.070 is hereby amended by deleting the "Boarding or Rooming House" use in its entirety:

~~**Boarding or Rooming House**~~

~~**Description:** A building or portion thereof, other than a hotel, with no more than four guest rooms where, for compensation, lodging and meals are provided for no more than four persons who are not members of the immediate family occupying such building.~~

~~**On-site Parking Requirement:** Two spaces for the owner or principal occupant, plus one additional space for each rental unit.~~

8. Title 19.12.070 is hereby amended by amending the description for the "Short-Term Residential Rental" use as follows:

Short-Term Residential Rental

Description: The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or individual rooms within the unit for a period of less than 31 consecutive calendar days. When more than one dwelling unit exists on a single lot, each unit shall be considered as a separate use. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18.

Conditional Use Regulations:

1. The operator must obtain a business license to operate the use.
2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.
3. The use must comply with the City's noise regulations as they apply to residential uses.
4. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).
5. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.
6. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Conditional Use Regulation associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.
7. On any particular parcel, the use is limited to a single residential dwelling unit that has no more than four bedrooms, with a maximum occupancy not to exceed the limits set forth in LVMC 6.75.090. The dwelling unit is presumed to have the

number of bedrooms indicated in the records of the Clark County Assessor's Office that pertain to that unit, but that presumption may be rebutted by inspection or other competent evidence.

Minimum Special Use Permit Requirements:

1. The operator must obtain a business license to operate the use.
2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.
3. The use must comply with the City's noise regulations as they apply to residential uses.
4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.
5. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Minimum Special Use Permit Requirement or other condition of approval associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.
6. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).
7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in LVMC 6.75.090.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use on the site.

9. Title 19.18.020 is hereby amended by deleting the definition of the "Bed & Breakfast Inn" use in its entirety:

~~**Bed & Breakfast Inn.** A facility wherein overnight accommodations and a morning meal are provided in a dwelling unit to tourists for compensation.~~

10. Title 19.18.020 is hereby amended by deleting the definition of the "Boarding or Rooming House" use in its entirety:

~~**Boarding or Rooming House.** A building or portion thereof, other than a hotel, with no more than four guest rooms where, for compensation, lodging and meals are provided for no more than four persons who are not members of the immediate family occupying such building.~~

11. Title 19.18.020 is hereby amended by amending the definition for the "Short-Term Residential Rental" use as follows:

Short-Term Residential Rental. The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or individual rooms within the unit for a period of less than 31 consecutive calendar days. When more than one dwelling unit exists on a single lot, each unit shall be considered as a separate use. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18.

** STAFF REPORT **

PROJECT SUMMARY

This is a request to amend LVMC Title 19.12.010 Table 2, 19.12.070 and 19.18.020 by deleting the Bed & Breakfast Inn use and amending the Short-Term Residential Rental use to allow the use within commercial zoning districts where mixed use developments are permitted, and to allow the rental of individual rooms within a dwelling unit. LVMC Title 6.46 and 6.75 will be amended to remove references to the Bed and Breakfast Inns and Boarding or Rooming House uses, and to make definitions and requirements for the Short-Term Residential Rental use consistent with Title 19.

ANALYSIS

This amendment will accomplish the following:

1. The business licensing sections of LVMC Title 6 are updated to match the definitions and requirements of the Unified Development Code LVMC Title 19. The terms "Bed and Breakfast" and "Boarding and Rooming House" have been eliminated.

2. The Bed & Breakfast Inn use will be deleted in its entirety. This use was created in 1994, but in the years since, there has never been one licensed within the City of Las Vegas. The recent trend is to accommodate these types of stays via a Short-Term Residential Rental, which provides greater flexibility for both the property owner and the prospective guest.

3. The Boarding or Rooming House use will be deleted in its entirety. This use can also be accommodated via the Short-Term Residential Rental use, which provides greater flexibility for both the property owner and the prospective guest.

4. The Short-Term Residential Rental use will be permitted as a conditional use within those commercial zoning districts that allow mixed use developments, including the P-O (Professional Office), O (Office), C-1 (Limited Commercial), C-2 (General Commercial) and C-PB (Planned Business Park) zones. By definition, this use allows the commercial use of a residential dwelling unit for dwelling, lodging or sleeping purposes. It does not provide the ability to establish a new residential dwelling unit in a zoning district where such is not permitted. Within these commercial zoning districts, the residential dwelling units that will be available for this use are those approved as part of a mixed use development, and those that exist as legally nonconforming uses (commonly referred to as "grandfathered" uses). They will be subject to the same Conditional Use Regulations and Special Use Permit Requirements as any other single- or multi-family unit located within a residential zoning

district, including licensing, distance separation and limitations on the number of bedrooms. In addition, nonconforming uses are subject to the provisions of Title 19.14 regarding the continuation, expansion and discontinuation a use.

5. The Short-Term Residential Rental use will be amended to allow the option of renting the entire residential unit or just individual rooms. Currently, the use defines the rental activity as encompassing the entire unit. This change provides greater flexibility for both the property owner and the prospective guest(s), and allows the property owner the option to co-occupy the unit when individual rooms are rented out. It also clarifies that each individual dwelling unit located on a single lot is considered as a separate use.

FINDINGS

The proposed text amendment will achieve the following:

- Ensure that the licensing provisions of LVMC Title 6 and the zoning provisions of LVMC Title 19 are consistent for the Short-Term Residential Rental use.
- Delete the Bed & Breakfast Inns and Boarding or Rooming House uses from both LVMC Titles 6 and 19. These use types can better be accommodated within the Short-Term Residential Rental use, as amended by this same text amendment.
- Allow residential units that exist within commercial zoning districts to be rented out on a short-term basis, subject to the provisions of the Short-Term Residential Rental use.
- Allow the rental of individual rooms within a dwelling unit, and the co-habitation of the unit by the property owner, subject to the provisions of the Short-Term Residential Rental use.
- Provide greater flexibility regarding short-term rentals for both property owners and their guests.

.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED RJ only

APPROVALS 0

PROTESTS 0

SG

City of Las Vegas Agenda Item No.: **82.**

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

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

SUBJECT:
DIR-63603 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Presentation of the proposed Downtown Master Plan Update, All Wards. Staff has NO RECOMMENDATION.

NO ACTION

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

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
None

City of Las Vegas Agenda Item No.: **83.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 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