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 Stavros S. Anthony, (Ward 4)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Bob Coffin, (Ward 3)
Councilman Bob Beers, (Ward 2)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

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

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

February 12, 2013

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.

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.

3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.

4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.

7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

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

5. FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF DECEMBER 11, 2012

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. SUP-47802 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EATS, LLC - OWNER: GREAT WASH PARK, LLC - For possible action on a request for a Special Use Permit FOR A SUPPER CLUB IN CONJUNCTION WITH AN EXISTING 21,239 SQUARE-FOOT RESTAURANT AND BEER/WINE/COOLER ON AND OFF-SALE ESTABLISHMENT WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS THE MINIMUM REQUIRED at 420 South Rampart Boulevard, Suite #150 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

8. SUP-47803 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WILSHIRE PLAZA L L C - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE at 5247 West Charleston Boulevard (APN 163-01-501-007), C-1 (Limited Commercial)Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

9. SUP-47822 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CORPORATION - OWNER: FRED AND JILL VOGEL PROPERTIES I, LLC. - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 17,124 SQUARE-FOOT GENERAL RETAIL STORE at 9300 West Sahara Avenue (APN 163-06-816-007), C-1 (Limited Commercial) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

10. SDR-47812 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING: APPLICANT/OWNER: VOLUNTEERS IN MEDICINE OF SOUTHERN NEVADA - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 12,000 SQUARE-FOOT CLINIC on 1.36 acres on the east side of Martin L. King Boulevard, approximately 60 feet north of Madison Avenue (APNs 139-28-601-001 through 003), C-1 (Limited Commercial), Ward 5 (Barlow). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

11. ABEYANCE - MOD-47016 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: EC-TC (EMPLOYMENT CENTER MIXED USE - TOWN CENTER) TO: ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL - TOWN CENTER) on 36.36 acres at the northeast corner of Gilcrease Avenue and Fort Apache Road (APN 125-17-101-001), Ward 6 (Ross). Staff recommends APPROVAL.

12. ABEYANCE - SDR-47017 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-47016 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 293-LOT RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE TOWN CENTER SINGLE-FAMILY RESIDENTIAL STREET STANDARDS AND AN ASSOCIATED ENCROACHMENT INTO THE PUBLIC RIGHTS-OF-WAY ON 36.36 acres at the northeast corner of Gilcrease Avenue and Fort Apache Road (APN 125-17-101-001), T-C (Town Center) Zone [EC-TC (Employment Center Mixed Use - Town Center) Special Land Use Designation] [PROPOSED: ML-TC (Medium Low Density Residential - Town Center)], Ward 6 (Ross). Staff recommends DENIAL.

13. ABEYANCE - SDR-47200 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC - For possible action on a request for an Amendment to Site Development Plan Review (SDR-5050) FOR A PROPOSED DOUBLE DRIVE-THROUGH LANE AT AN EXISTING RESTAURANT WITH A WAIVER TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE FIFTEEN FEET IS REQUIRED on 20.95 acres at 6595 North Decatur

Boulevard (APN 125-24-811-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends DENIAL.

14. ABEYANCE - GPA-47449 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to adopt an updated Housing Element and revise the 2020 Master Plan; All Wards. Staff recommends APPROVAL.

15. ABEYANCE - GPA-47595 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 1600 SOUTH VALLEY VIEW ROAD HOLDINGS, LLC - For possible action on a request to Amend the 2020 Master Plan Land Use FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 2.32 acres at 3900 West Oakey Boulevard (APN 162-06-603-017), Ward 1 (Tarkanian). Staff recommends APPROVAL.

16. ABEYANCE - ZON-47594 - REZONING RELATED TO GPA-47595 - PUBLIC HEARING - APPLICANT/OWNER: 1600 SOUTH VALLEY VIEW ROAD HOLDINGS, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) on 2.32 acres at 3900 West Oakey Boulevard (APN 162-06-603-017), Ward 1 (Tarkanian). Staff recommends APPROVAL.

17. ABEYANCE - SUP-47592 - SPECIAL USE PERMIT RELATED TO GPA-4759 AND ZON-47594 - PUBLIC HEARING - APPLICANT/OWNER: 1600 SOUTH VALLEY VIEW ROAD HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR THE CONVERSION OF ONE OF THREE EXISTING SENIOR CITIZEN APARTMENT BUILDINGS TO AN ASSISTED LIVING APARTMENT BUILDING on 2.32 acres at 3900 West Oakey Boulevard (APN 162-06-603-017), R-E (Residence Estates) Zone [PROPOSED: R-2 (Medium-Low Density Residential)], Ward 1 (Tarkanian). Staff recommends APPROVAL.

18. ABEYANCE - SUP-47591 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAXI MART - OWNER: TUESDAY 18, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 3,000 SQUARE-FOOT CONVENIENCE STORE at 2212 East Charleston Boulevard (APN 162-01-101-004), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

19. MOD-47606 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Major Modification of the Lone Mountain West Master Development Plan To Amend the Future Land Use Designation FROM: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) AND TO AMEND TABLES 1 THROUGH 4 OF THE MASTER DEVELOPMENT PLAN (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES AND NUMBER OF RESIDENTIAL UNITS on 13.81 acres adjacent to the east side of the Puli Drive alignment, south of Lone Mountain Road (APNs 137-01-101-001 and 009; and 137-01-201-001 and 002), Ward 4 (Anthony). Staff recommends APPROVAL.

20. ZON-47605 - REZONING RELATED TO MOD-47606 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: IOTA TUSCAN, LLC - For possible action on a request for Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 16.40 acres adjacent to the south side of Peaceful Dawn Avenue, approximately 630 feet west of Cliff Shadows Parkway (APNs 137-01-101-010 and 011; and 137-01-201-003), Ward 4 (Anthony). Staff recommends APPROVAL.

21. VAR-47607 - VARIANCE RELATED TO MOD-47606 AND ZON-47605 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC, ET AL - For possible action on a request for a Variance TO ALLOW SIX-FOOT PERIMETER RETAINING WALLS WHERE 3.5 FEET IS THE MAXIMUM ALLOWED on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001, 009, 010 and 011; 137-01-201-001, 002, 003, 011 and 012; and 137-01-301-001 and 002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Anthony). Staff recommends DENIAL.

22. VAR-47609 - VARIANCE RELATED TO MOD-47606, ZON-47605 AND VAR-47607 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC, ET AL - For possible action on a request for a Variance TO ALLOW 40-FOOT WIDE PRIVATE STREETS WITH NO SIDEWALKS WHERE 47-FOOT WIDE STREETS WITH SIDEWALKS AND AMENITY ZONES ON BOTH SIDES ARE REQUIRED on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001, 009, 010 and 011; 137-01-201-001, 002, 003, 011 and 012; and 137-01-301-001 and 002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Anthony). Staff

recommends DENIAL.

23. VAC-47611 - VACATION RELATED TO MOD-47606, ZON-47605, VAR-47607 AND VAR-47609 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC, ET AL - For possible action on a Petition to Vacate public rights-of-way and U.S. Government Patent Easements generally located east of Puli Road, south of Lone Mountain Road, Ward 4 (Anthony). Staff recommends DENIAL.

24. SDR-47610 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-47606, ZON-47605, VAR-47607, VAR-47609 AND VAC-47611 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 328-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001, 009, 010 and 011; 137-01-201-001, 002, 003, 011 and 012; and 137-01-301-001 and 002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Anthony). Staff recommends DENIAL.

25. VAR-47819 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC. - For possible action on a request for a Variance TO ALLOW A 50-FOOT TALL FLAG POLE ON THE ROOF OF AN EXISTING BUILDING WHERE THE MAXIMUM HEIGHT OF THE POLE ALLOWED IS 40 FEET on 10 acres at 2411 West Sahara Avenue (APN 162-08-502-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

26. VAR-47821 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC - For possible action on a request for a Variance TO ALLOW AN SIX-FOOT TALL FENCE IN THE FRONT YARD WHERE A MAXIMUM HEIGHT OF FIVE FEET IS ALLOWED on 2.75 acres at 902 and 916 Fremont Street (APNs 139-34-612-060 and 075), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

27. SDR-47823 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-47821 - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC - For possible action on a request for a Site Development Plan Review FOR A TEMPORARY PARKING LOT AND WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING FENCE DESIGN STANDARDS on 2.75 acres at 902 and 916 Fremont Street (APNs 139-34-612-060 and 075), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

28. VAR-47835 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW AN OFF-PREMISE SIGN TO BE ATTACHED TO A BUILDING WHERE OFF-PREMISE SIGNS ARE REQUIRED TO BE DETACHED AND PERMANENTLY SECURED TO THE GROUND on 8.14 acres at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

29. SUP-47834 - SPECIAL USE PERMIT RELATED TO VAR-47835 - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

30. VAR-47839 - VARIANCE - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL/OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Variance TO ALLOW A MINIMUM LOT SIZE TO BE 15,260 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED AND TO ALLOW A 28-FOOT FRONT YARD SETBACK ON LOTS 1 AND 5 WHERE 30 FEET IS REQUIRED on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.

31. VAR-47840 - VARIANCE RELATED TO VAR-47839 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL/OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Variance TO ALLOW A PRIVATE STREET TO NOT COMPLY WITH MINIMUM STANDARDS FOR A PUBLIC STREET, INCLUDING NO SIDEWALKS OR STREETLIGHTS WHERE SUCH ARE REQUIRED AND A WIDTH OF 40 FEET WHERE A MINIMUM OF 47 FEET IS REQUIRED on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U(Undeveloped) [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.

32. WVR-47976 - WAIVER RELATED TO VAR-47839 AND VAR-47840 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL/OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Waiver TO ALLOW A REDUCED SEPARATION DISTANCE BETWEEN EXTERNAL INTERSECTIONS FROM 220 FEET TO

175 FEET on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.

33. TMP-47838 - TENTATIVE MAP RELATED TO VAR-47839, VAR-47840 AND WVR-47976 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL/OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Tentative Map FOR A FIVE-LOT RESIDENTIAL SUBDIVISION on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.

34. SUP-47837 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JAMES A. LEE - OWNER: MER-CAR CORPORATION - For possible action on a request for a Special Use Permit FOR A PROPOSED MORTUARY OR FUNERAL HOME USE at 21 Marion Drive (APN 140-32-401-010), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

35. ABEYANCE - TXT-46131 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to update the Town Center Development Standards to make various clarifications and update code references related to changes made to LVMC Title 19 with the adoption of the Unified Development Code. Staff recommends APPROVAL.

36. ABEYANCE - TXT-47630 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend Title 19 to establish standards for a Supergraphic Signage. Staff has NO RECOMMENDATION.

37. TXT-47659 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.12 regarding Mixed Use development to allow non-residential development above the ground floor. Staff recommends APPROVAL.

38. TXT-47865 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.12.070 and 19.18.020 regarding the Short-Term Residential Rental use by revising the description, requirements and definition to address community concerns related to the activities allowed under this use and to provide for other related matters. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

39. 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: FEBRUARY 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF FEBRUARY 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF FEBRUARY 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JANUARY 8, 2013

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

SUBJECT:

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

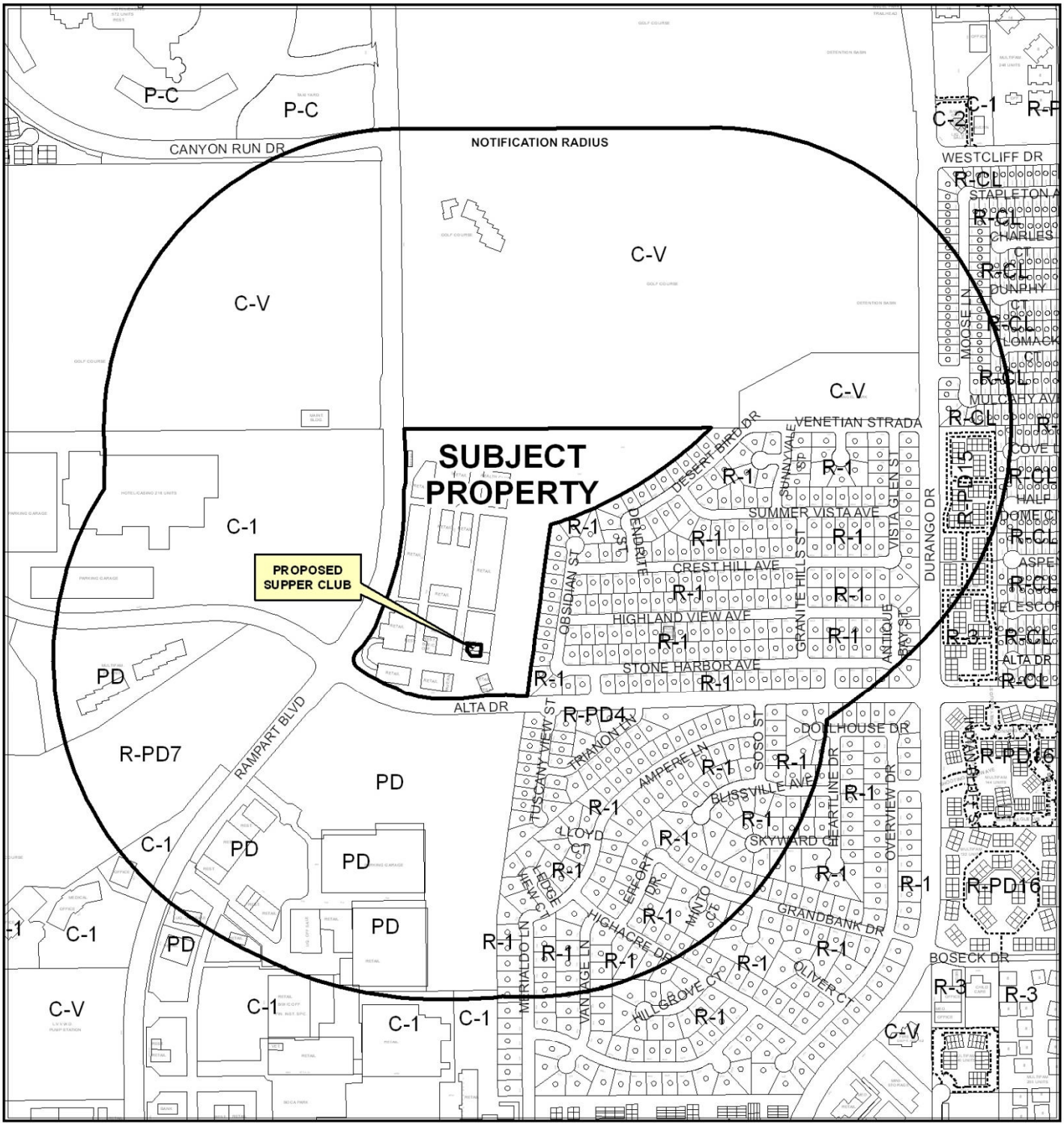
SUBJECT:
SUP-47802 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EATS, LLC - OWNER: GREAT WASH PARK, LLC - For possible action on a request for a Special Use Permit FOR A SUPPER CLUB IN CONJUNCTION WITH AN EXISTING 21,239 SQUARE-FOOT RESTAURANT AND BEER/WINE/COOLER ON AND OFF-SALE ESTABLISHMENT WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS THE MINIMUM REQUIRED at 420 South Rampart Boulevard, Suite #150 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 3/20/2013
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

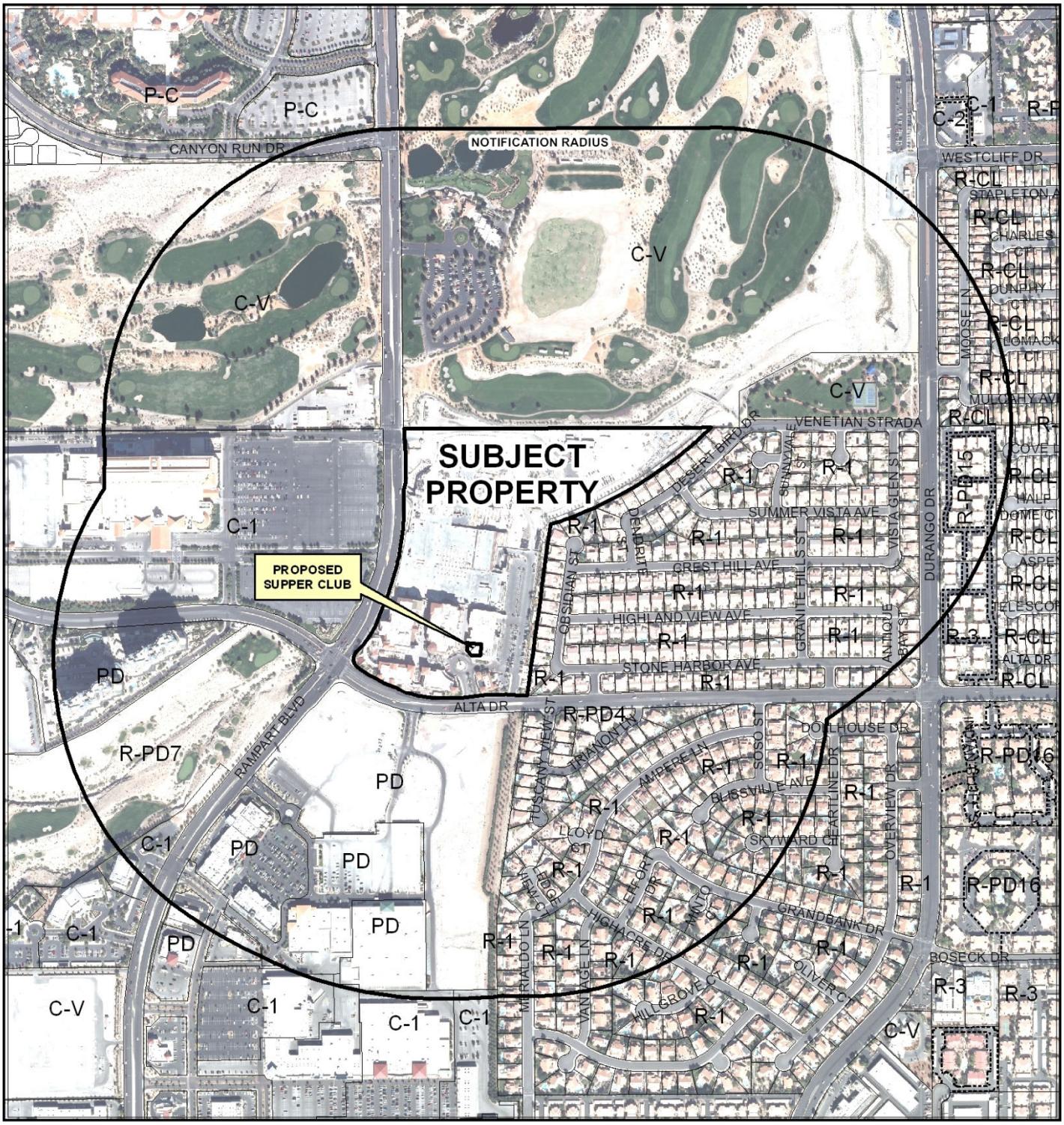
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-47802**

RADIUS: 1500 FEET

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



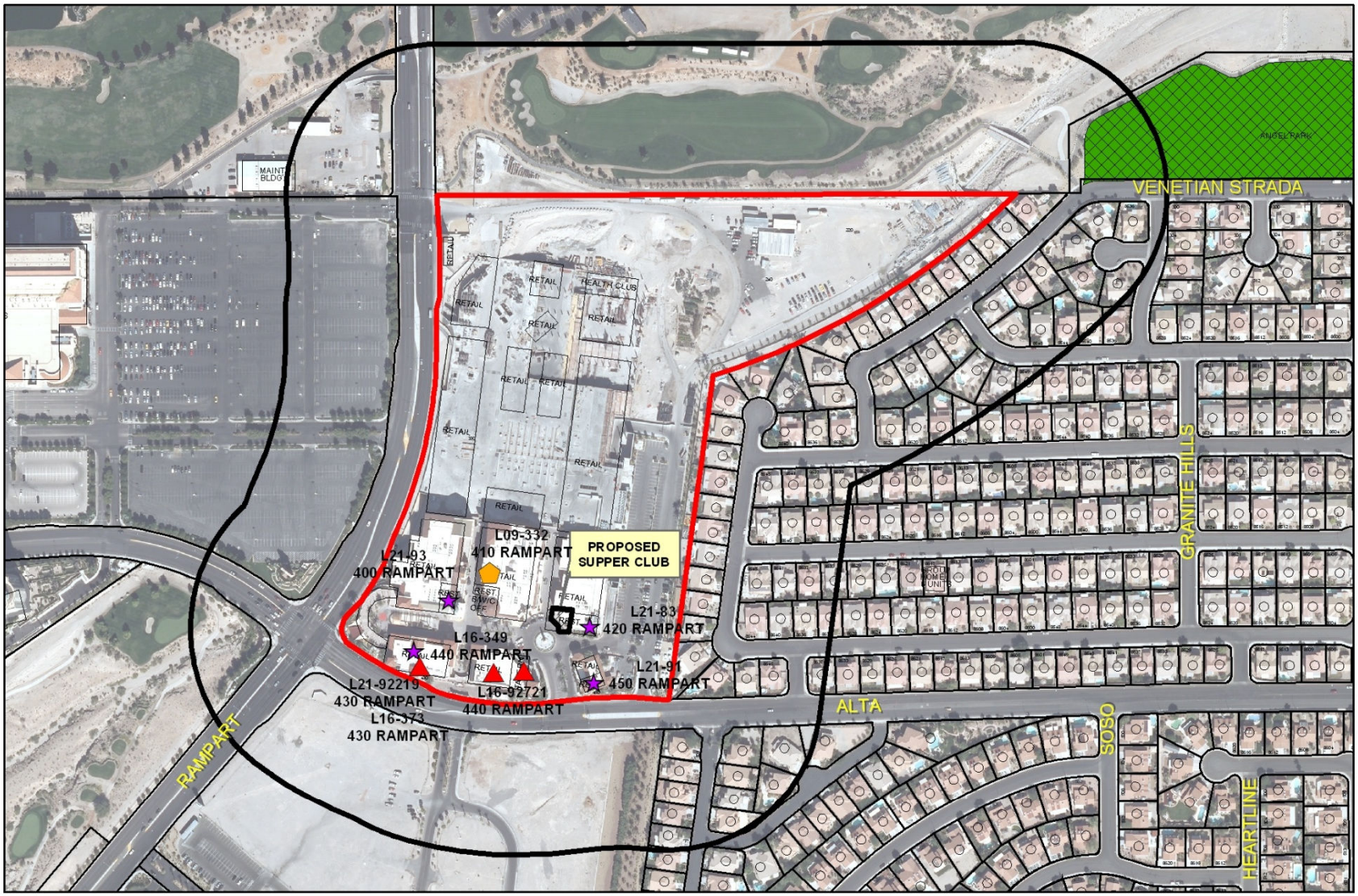
0 600 1,200 Feet

CASE: **SUP-47802**

RADIUS: 1500 FEET

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

N



SUP-47802

Supper Club

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Beer/Wine/Cooler On Sale
- Child Care/ Children Facility
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-47802** APN: 138-32-615-001

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Eats LLC

Name of Representative: Taylor Consulting Group - Nathan Taylor

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: Todd D. Davis, As Authorized representative

Subscribed and sworn before me

This 4th day of DECEMBER, 20 12

Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAR. 22, 2015
No: 07-2542-1

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAR. 22, 2015
No: 07-2542-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special-Use Permit

Project Address (Location) 420 S. Rampart, Suite 150

Project Name View Wine Bar & Kitchen **Proposed Use** Supper Club (C-2)

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

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

Commercial Square Footage 21, 239 **Floor Area Ratio**

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

Additional Information This application is for a Supper Club Special-Use Permit in conjunction with a mixed-use development (Tivoli Village).

PROPERTY OWNER Great Wash Park, LLC **Contact** Cynthia Callegaro

Address 9755 W. Charleston Blvd. **Phone:** 946-6680 **Fax:** 946-6681

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

E-mail Address ccallegaro@tvqr.com

APPLICANT Eats, LLC **Contact** William Feather

Address 1920 Glenview Drive **Phone:** 255-4501 **Fax:**

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

E-mail Address

REPRESENTATIVE Taylor Consulting Group, LLC **Contact** Nathaniel Taylor

Address P.O. Box 750521 **Phone:** 280-6175 **Fax:**

City Las Vegas **State** Nevada **Zip** 89136

E-mail Address info@thetaylorconsultinggroup.com

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

Property Owner Signature* Todd

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

Print Name Todd Davis, As Authorized Representative

Subscribed and sworn before me

This 4th day of December, 20 12.

Cynthia Callegaro

Notary Public in and for said County and State

NOTARY PUBLIC
CYNTHIA CALLEGARO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. MAR. 22, 2015
No: 07-2542-1

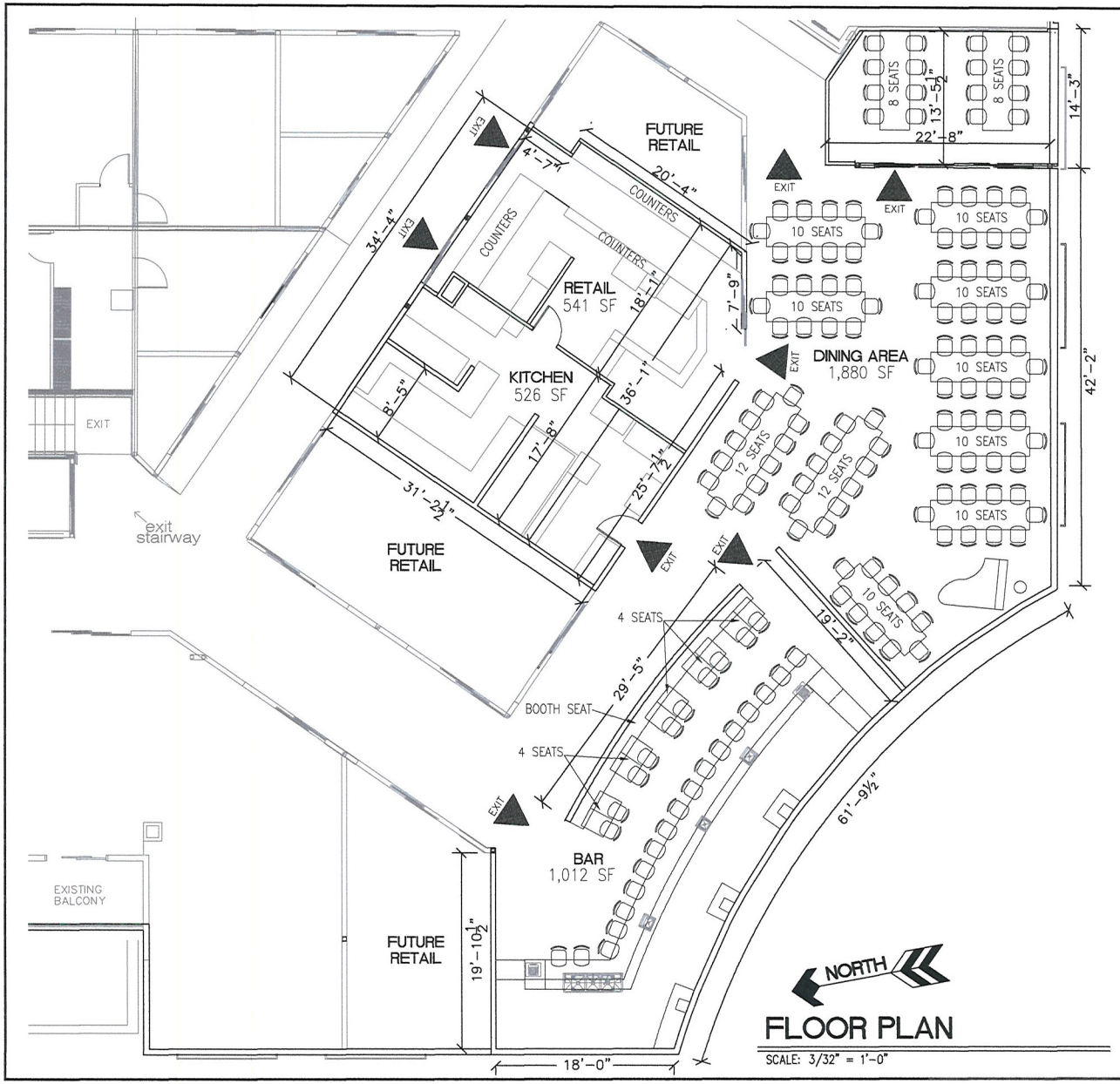
FOR DEPARTMENT USE ONLY

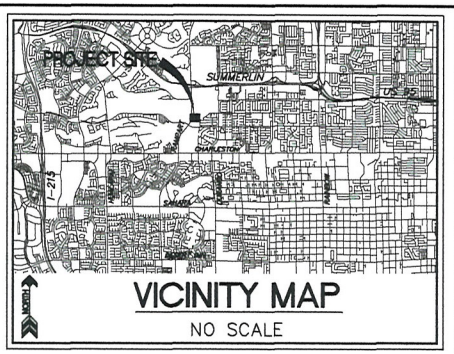
Case #	SUP-47802
Meeting Date:	2/12/13
Total Fee:	$1280.00
Date Received:*	12/18/12
Received By:	

*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.

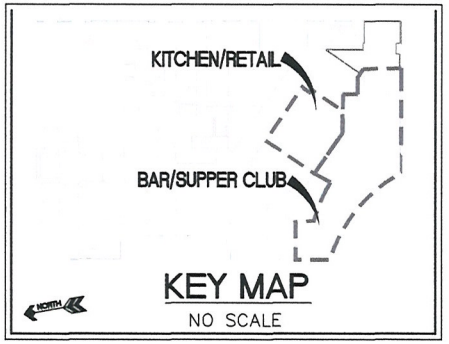
Revised 10/27/08

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





VICINITY MAP
NO SCALE



KEY MAP
NO SCALE

OCCUPANCY LOAD

STORIES:	=	ONE
OCCUPANY CLASSIFICATION (ASSEMBLY)	=	A-2
DINING AREA:	=	1,880 SF
OCCUPANY LOAD FACTOR (SF PER OCCUPANT):	=	15
MAXIMUM OCCUPANY LOAD:	=	125
BAR AREA:	=	1,012 SF
OCCUPANY LOAD FACTOR (SF PER OCCUPANT):	=	15
MAXIMUM OCCUPANY LOAD:	=	67
KITCHEN AND RETAIL AREA:	=	1,067 SF
OCCUPANY LOAD FACTOR (SF PER OCCUPANT):	=	200
MAXIMUM OCCUPANY LOAD:	=	5
TOTAL MAXIMUM OCCUPANCY LOAD:	**=**	**197**

BAR/LOUNGE SEATING

BAR:		18 BAR STOOLS 24 TABLE SEATS
	=	42 SEATS
DINING:	=	120 SEATS
TOTAL:	**=**	**162 SEATS**

NO.	DESCRIPTION	DATE	BY	APP.

LATITUDE CONSULTING, LLC
CIVIL ENGINEERING AND PLANNING
2877 AFRICAN VIOLET AVENUE, HENDERSON, NV 89074
PHONE: (702) 612-8891 FAX: (866) 256-5582

TIVOLI VILLAGE
ADDRESS: 420 S. RAMPART, #150 LAS VEGAS, NV 89145

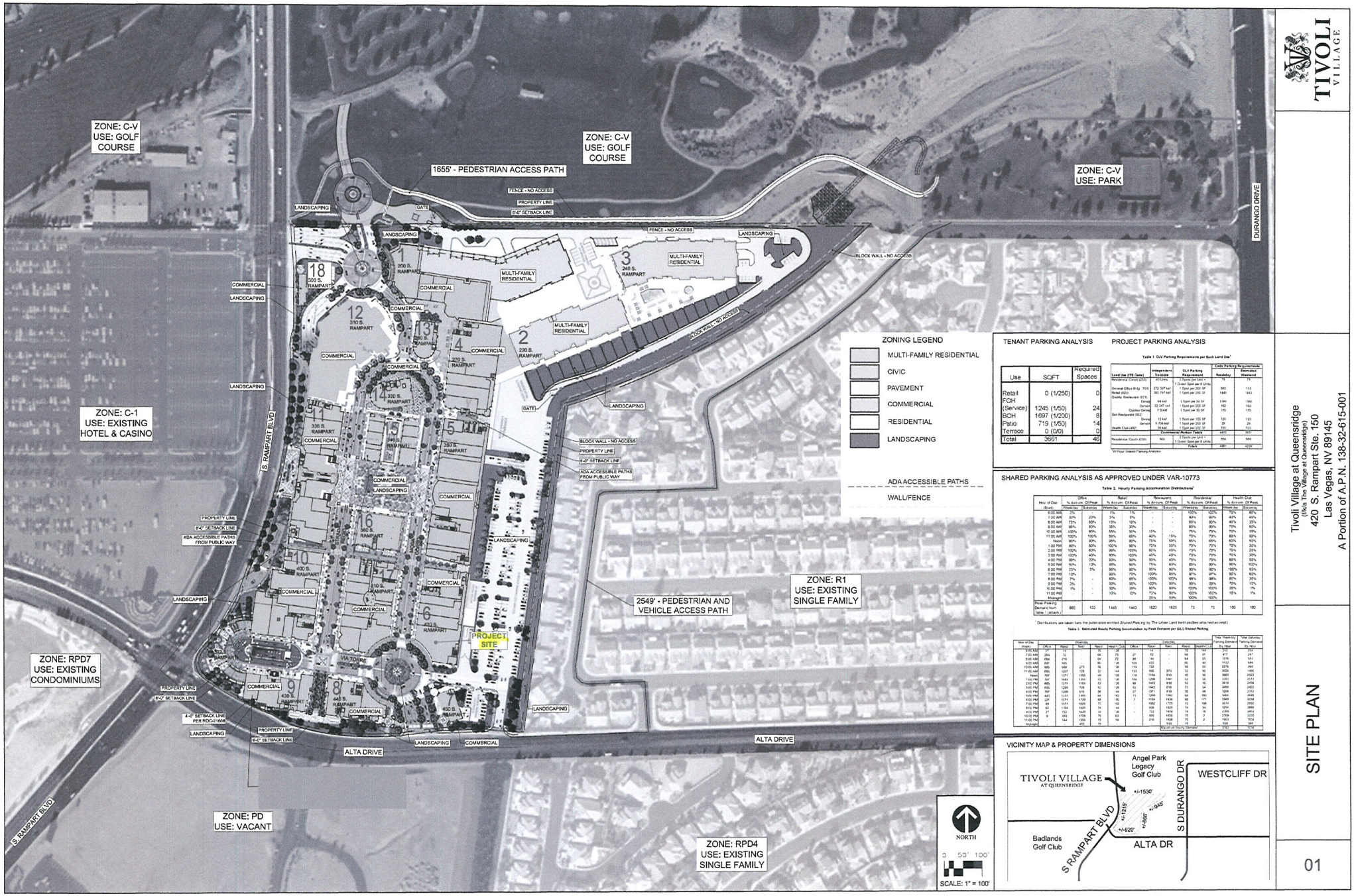
VIEW WINE BAR AND KITCHEN
FLOOR PLAN

DATE: 12/5/2012
DRAFTER: DCL
DESIGNER: DCL
CHECKED: DCL
PROJECT NO. WCB1201

FP-1
SHEET 1 OF 1

RECEIVED
DEC 18 2012

SUP-47802



ZONING LEGEND

- MULTI-FAMILY RESIDENTIAL
- CIVIC
- PAVEMENT
- COMMERCIAL
- RESIDENTIAL
- LANDSCAPING
- ADA ACCESSIBLE PATHS
- WALL/FENCE

TENANT PARKING ANALYSIS

Use	SQFT	Required Spaces
Retail (Service)	0 (1/250)	0
FOH	1245 (1/50)	24
BOH	1697 (1/200)	8
Patio	719 (1/50)	14
Terrace	0 (0/0)	0
Total	3661	46

PROJECT PARKING ANALYSIS

Table 1 CLV Parking Requirements per Each Land Use[1]

Land Use (ITE Code)	Independent Variable	CLV Parking Requirement	Code Parking Requirements Weekday	Code Parking Requirements Weekend
Residential Condo (220)	45 Units	1.7 Spots per Unit + 1 Guest Spot per 4 Units	75	75
General Office Bldg. (701)	272 SF/1,000 sf	1 Spot per 300 SF	680	133
Retail (820)	961 PM Peak	1 Spot per 250 SF	1440	1443
Quality Restaurant (931)				
Casual Dining	68 seats	1 Spot per 50 SF	1360	1360
Sit-down	23,347 sq.ft	1 Spot per 200 SF	162	162
Outdoor Dining	7.5 sq.ft	1 Spot per 30 SF	170	170
Deli Restaurant (932)				
Dining	12 sq.ft	1 Spot per 150 SF	120	120
Service	8,704 sq.ft	1 Spot per 200 SF	29	29
Health Club (492)	16 sq.ft	1 Spot per 200 SF	150	150
		Commercial Portion Totals	4401	3601
Residence Condo (230)	500	1.7 Spots per Unit + 1 Guest Spot per 4 Units	956	956
		Totals	4981	4200

[1] Per Kaval Shared Parking Analysis

SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

Table 2. Hourly Parking Accumulation Distributions[1]

Hour of Day (Start)	Office % Accum. Of Peak Weekday	Office % Accum. Of Peak Saturday	Retail % Accum. Of Peak Weekday	Retail % Accum. Of Peak Saturday	Restaurant % Accum. Of Peak Weekday	Restaurant % Accum. Of Peak Saturday	Residential % Accum. Of Peak Weekday	Residential % Accum. Of Peak Saturday	Health Club % Accum. Of Peak Weekday	Health Club % Accum. Of Peak Saturday
6:00 AM	3%	-	1%	1%	-	-	100%	100%	75%	80%
7:00 AM	30%	20%	5%	5%	-	-	90%	90%	49%	49%
8:00 AM	73%	60%	13%	10%	-	-	85%	85%	80%	35%
9:00 AM	95%	80%	35%	30%	-	-	80%	80%	75%	50%
10:00 AM	100%	90%	65%	50%	15%	-	75%	75%	75%	55%
11:00 AM	100%	100%	85%	65%	40%	15%	70%	70%	80%	50%
Noon	90%	95%	90%	75%	50%	50%	70%	70%	80%	50%
1:00 PM	80%	80%	100%	96%	75%	50%	70%	70%	70%	30%
2:00 PM	100%	60%	95%	100%	85%	45%	70%	70%	70%	25%
3:00 PM	100%	40%	90%	100%	45%	45%	70%	70%	75%	30%
4:00 PM	90%	30%	90%	98%	55%	45%	75%	75%	80%	55%
5:00 PM	50%	15%	95%	96%	75%	60%	85%	85%	90%	100%
6:00 PM	25%	5%	95%	90%	85%	90%	90%	90%	100%	95%
7:00 PM	10%	-	85%	75%	100%	95%	97%	97%	95%	80%
8:00 PM	5%	-	80%	65%	100%	100%	98%	98%	80%	30%
9:00 PM	2%	-	50%	55%	100%	90%	99%	99%	75%	15%
10:00 PM	1%	-	15%	35%	95%	80%	100%	100%	55%	1%
11:00 PM	-	-	10%	15%	75%	60%	100%	100%	10%	1%
Midnight	-	-	-	-	50%	30%	100%	100%	-	-
Peak Parking Demand Norm. Table 1 (attach.)	880	133	1443	1443	1820	1820	75	75	180	180

[1] Distributions are taken from the publication entitled *Shared Parking* by The Urban Land Institute (See attached excerpt)

Table 3. Estimated Hourly Parking Accumulation by Peak Demand per (ULI) Shared Parking

Hour of Day (Begin)	Weekday Office	Weekday Retail	Weekday Restaurant	Weekday Residential	Weekday Health Club	Saturday Office	Saturday Retail	Saturday Restaurant	Saturday Residential	Saturday Health Club	Total Weekday Parking Demand	Total Saturday Parking Demand
											By Hour	By Hour
6:00 AM	26	14	-	75	135	27	14	-	75	144	250	260
7:00 AM	264	72	-	68	73	264	72	-	68	88	477	541
8:00 AM	643	216	-	64	72	880	144	-	64	63	1016	951
9:00 AM	837	505	-	60	45	1320	432	-	60	90	1502	1902
10:00 AM	880	936	273	56	36	1320	720	-	56	63	2378	2079
11:00 AM	880	1227	728	53	18	1320	936	273	53	36	3026	1466
Noon	792	1371	1365	49	108	1188	1152	910	49	90	3683	2323
1:00 PM	704	1353	1365	49	54	1056	1296	1365	53	45	3351	2815
2:00 PM	880	1371	1183	53	36	880	1440	910	53	54	3618	2478
3:00 PM	880	1296	819	53	36	880	1440	819	53	54	3584	2412
4:00 PM	792	1296	819	56	72	792	1371	819	56	63	3260	2312
5:00 PM	440	1371	1365	64	142	440	1296	1092	64	180	3484	2648
6:00 PM	220	1371	1729	68	90	-	1152	1638	68	171	3369	3028
7:00 PM	88	1371	1820	73	162	-	-	1092	1729	72	3516	2892
8:00 PM	44	1154	1820	74	144	-	-	728	1820	72	3254	2892
9:00 PM	27	722	1820	74	36	-	-	722	1638	74	2779	2452
10:00 PM	9	433	1729	75	18	-	-	505	1456	75	2254	2036
11:00 PM	-	144	1456	75	18	-	-	216	1092	75	1803	1366
Midnight	-	-	910	75	-	-	-	-	910	75	985	985
									Maximum Hourly Demand		3751	3028

VICINITY MAP & PROPERTY DIMENSIONS

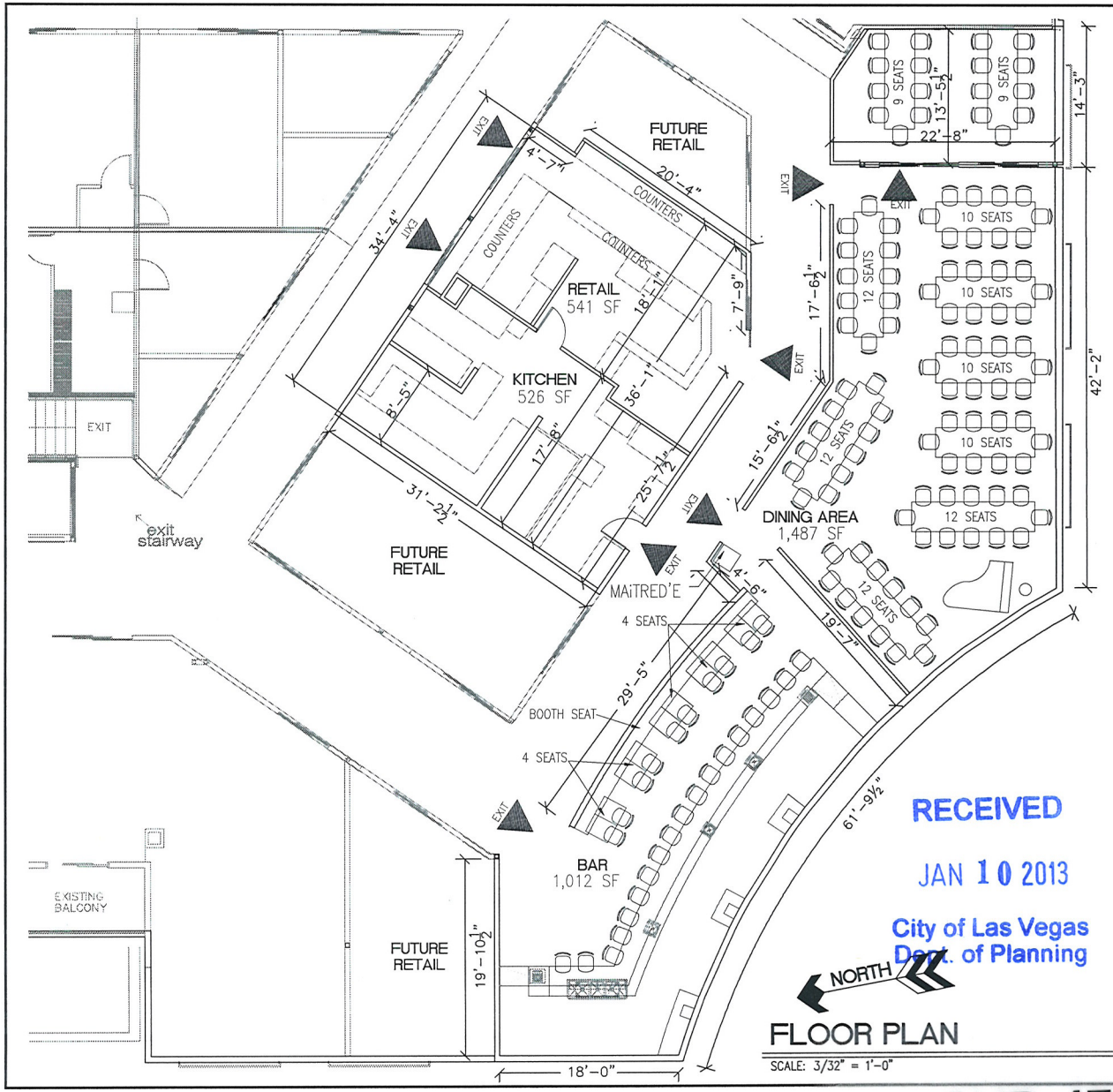
TIVOLI VILLAGE

Tivoli Village at Queensridge
(Also The Village at Queensridge)
420 S. Rampart Ste. 150
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-615-001

SITE PLAN

01

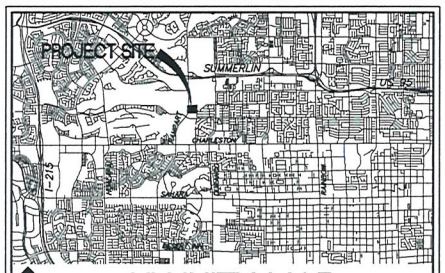
SUP-47802
REVISED



FLOOR PLAN

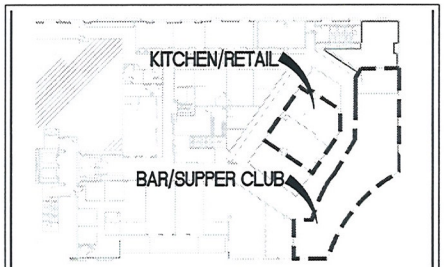
SCALE: 3/32" = 1'-0"

RECEIVED
JAN 10 2013
City of Las Vegas
Dept. of Planning



VICINITY MAP

NO SCALE



KEY MAP

NO SCALE

OCCUPANCY LOAD

STORIES:	=	ONE
OCCUPANY CLASSIFICATION (ASSEMBLY)	=	A-2
DINING AREA:	=	1,487 SF
OCCUPANY LOAD FACTOR (SF PER OCCUPANT):	=	15
MAXIMUM OCCUPANY LOAD:	=	100
BAR AREA:	=	1,012 SF
OCCUPANY LOAD FACTOR (SF PER OCCUPANT):	=	15
MAXIMUM OCCUPANY LOAD:	=	67
KITCHEN AND RETAIL AREA:	=	1,067 SF
OCCUPANY LOAD FACTOR (SF PER OCCUPANT):	=	200
MAXIMUM OCCUPANY LOAD:	=	5
TOTAL MAXIMUM OCCUPANCY LOAD:	=	**172**

BAR/LOUNGE SEATING

BAR:		18 BAR STOOLS
		24 DINING SEATS
	=	42 SEATS
DINING:	=	102 SEATS
TOTAL:	=	**144 SEATS (126 DINING SEATS)**

NO.	DESCRIPTION	DATE	BY	APP.

LATITUDE CONSULTING, LLC
CIVIL ENGINEERING AND PLANNING
2677 AFRICAN VIOLET AVENUE, HENDERSON, NV 89074
PHONE: (702) 612-8891 FAX: (866) 266-5582

TIVOLI VILLAGE

ADDRESS:
420 S. RAMPART, #150
LAS VEGAS, NV 89145

VIEW WINE BAR AND KITCHEN
FLOOR PLAN

DATE: 12/10/2012
DRAFTER: DCL
DESIGNER: DCL
CHECKED: DCL
PROJECT NO. WCB1201

FP-1

SHEET 1 OF 1

SUP-47802
REVISED

TAYLOR CONSULTING GROUP, LLC

Government Affairs & Land Use Consultants
Liquor & Gaming Licensing

December 4, 2012

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

Re: Special-Use Permit--Tivoli Village (View Wine Bar & Kitchen)

The applicant is requesting a special-use permit to allow for a Supper Club establishment--to be located in the multi-tenant retail space facility within Tivoli Village. This use will operate in conjunction with a proposed restaurant/wine-bar--the development is approximately 21,239 square feet and the area where alcohol is being served is no more than 10 percent of the retail floor space (Chapter 19.12; page 312).

Tivoli Village is a large mixed-use development that is currently home to a number of similar uses; restaurants, bars, lounges, etc. Our proposed use is harmonious and compatible with the surrounding land uses and will add to the amenities already present in Tivoli Village. The suitability of our proposed use is not in question due to the planned design of the development.

This project has adequate parking and traffic accessibility due to its proximity to Alta Drive & Rampart Blvd. respectively. It is our position that in no way does our project compromise the public health, safety, and welfare of the objectives of the General Plan. Tivoli Village was designed for these types of uses and will enhance the overall goals and intentions of this mixed-use development.

View Wine Bar & Kitchen will employee between 6 - 12 persons; including a full-time Manager/Key Employee. The hours of operation will be from 10:00 am - 1:00 am nightly.

P.O. Box 750521 Las Vegas, NV 89136 Phone 702.280.6175
www.thetaylorconsultinggroup.com

SUP-47802

welcomed addition to Tivoli Village and will serve as another avenue for shoppers, neighboring residents, and employees of the center to enjoy great food/wine and hospitality. We respectfully request that City Staff and Planning Commission approve our request for this special-use permit.

Sincerely,

Nathan Taylor
President

SUP-47802

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

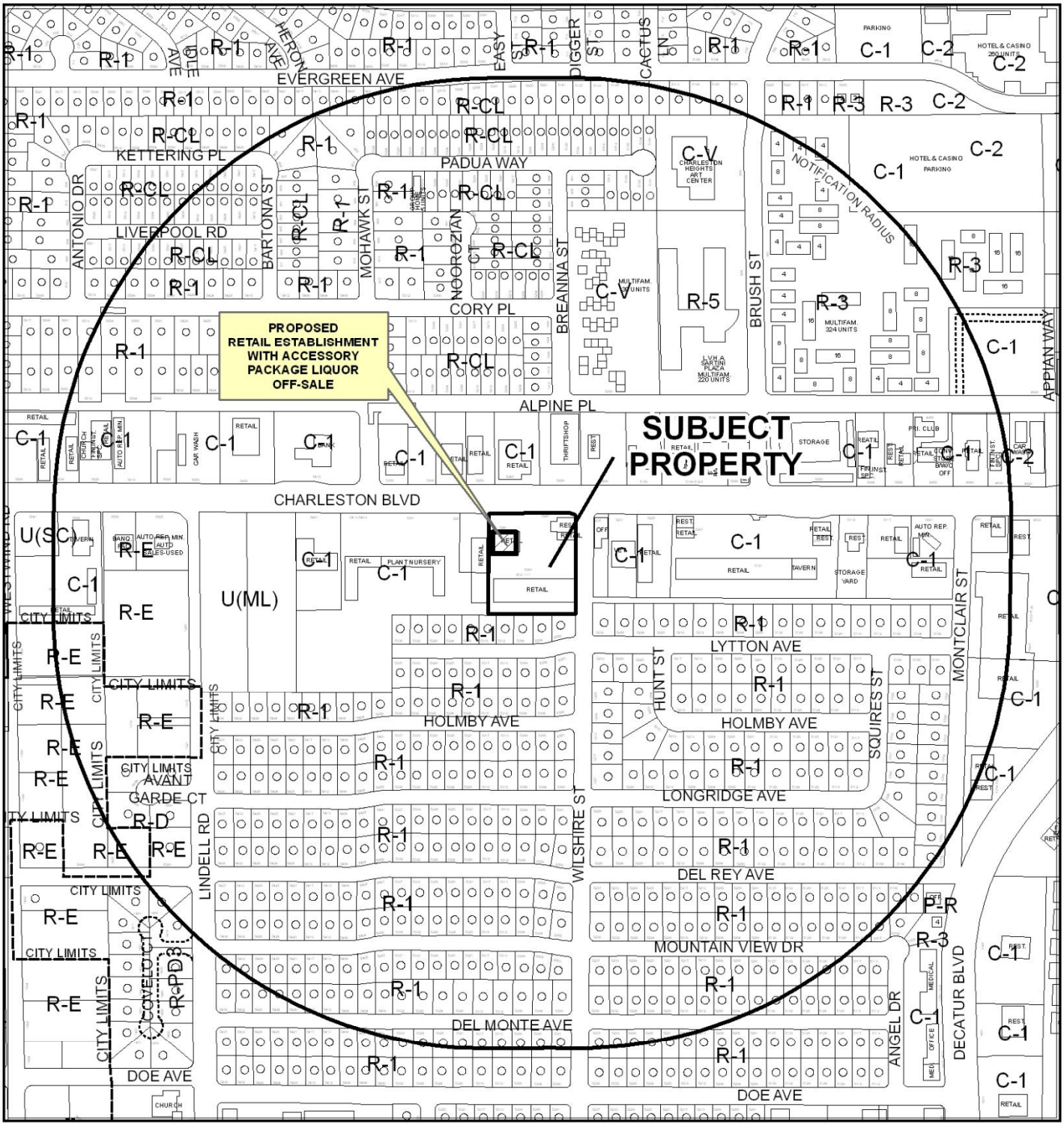
SUBJECT:
SUP-47803 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WILSHIRE PLAZA L L C - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE at 5247 West Charleston Boulevard (APN 163-01-501-007), C-1 (Limited Commercial)Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 3/20/2013
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

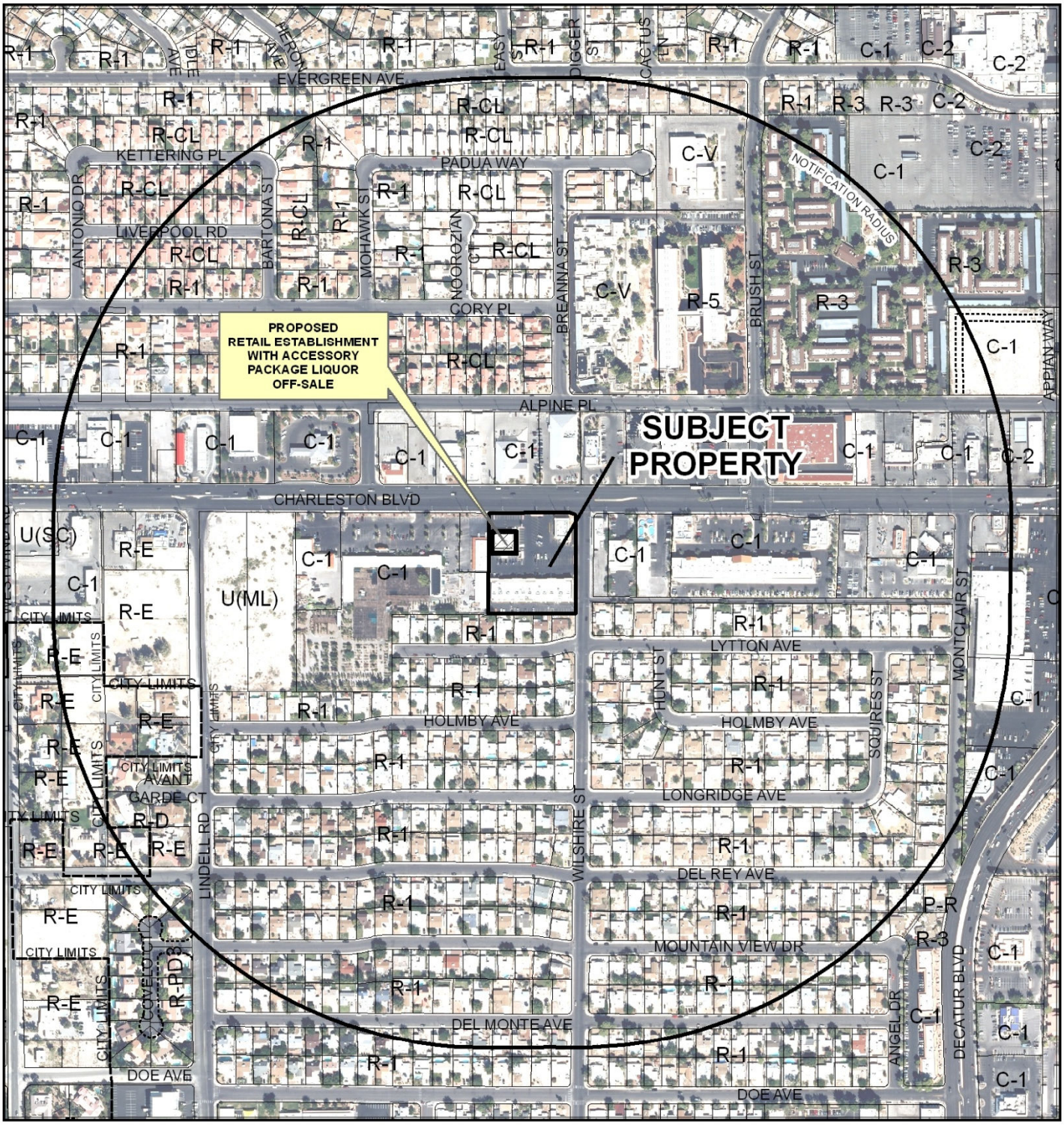
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-47803**

RADIUS: 1500 FEET

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



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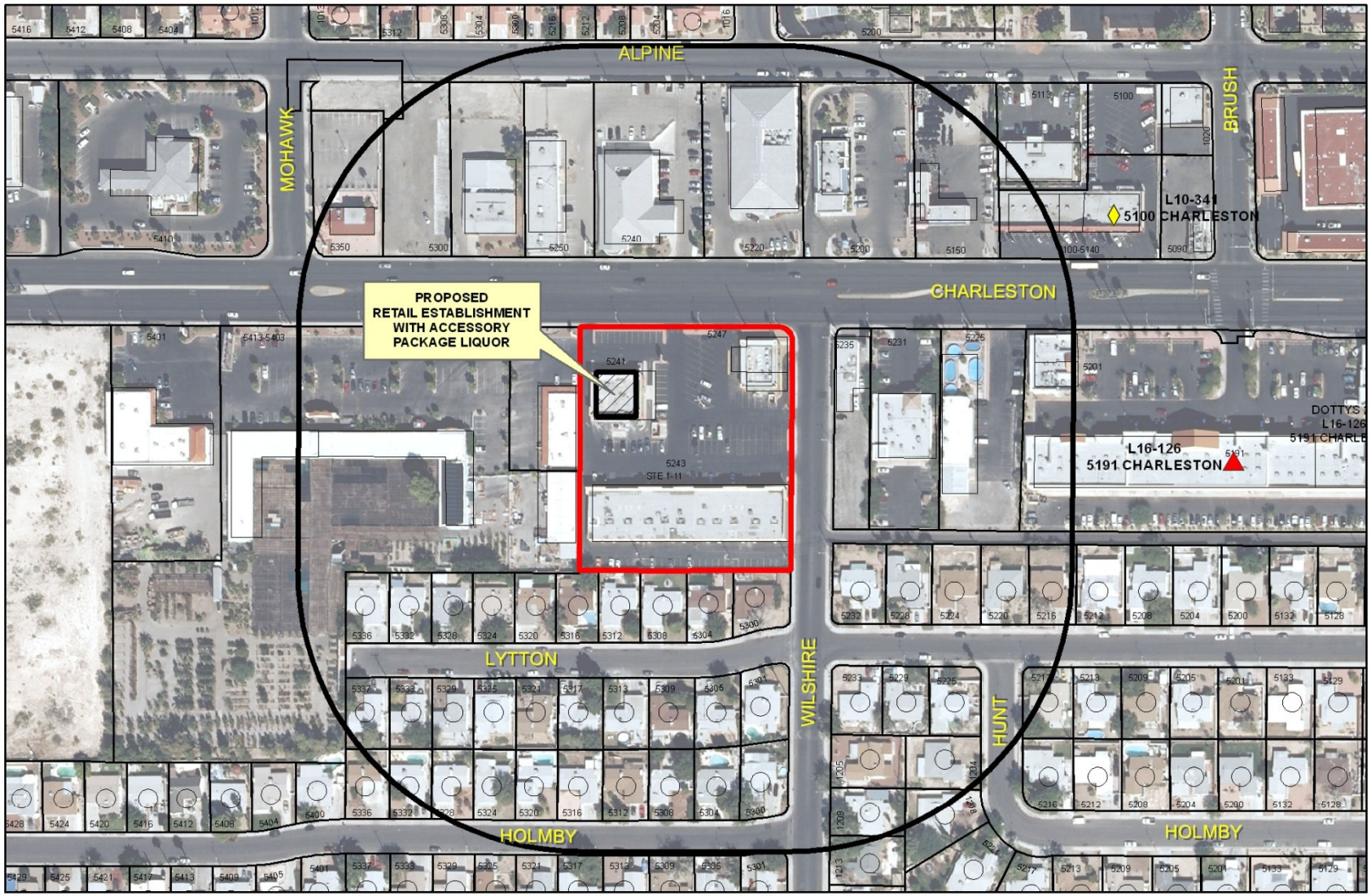
CASE: **SUP-47803**

RADIUS: 1500 FEET

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

N



SUP-47803

Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

RECEIVED

DEC 18 2012

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP 47803 APN: 163-01-501-007

Name of Property Owner: WILSHIRE PLAZA LLC

Name of Applicant: WILSHIRE PLAZA LLC

Name of Representative: GHASSAN MERHI

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: GHASSAN MERHI

Subscribed and sworn before me

This 18 day of DECEMBER, 20 12

Billy C. Hardin

Notary Public in and for said County and State

BILLY C. HARDIN
Notary Public State of Nevada
No. 00-63775-1
My Appt. Exp. May 18, 2016

RECEIVED

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP special use permit RETAIL EST. W/ ACCESSORY PACKAGE LIQUOR

Project Address (Location) 5247 W CHARLESTON BLVD

Project Name WILSHIRE PLAZA **Proposed Use** _____

Assessor's Parcel #(s) 163-01-501-007 **Ward #** _____

General Plan: existing MXU proposed MXU **Zoning:** existing C-1 proposed C1

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

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

Additional Information _____

PROPERTY OWNER WILSHIRE PLAZA LLC **Contact** LISA deSANTIAGO

Address 2711 E SAHARA AVE **Phone:** 702-641-3777 **Fax:** 307-1716

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

E-mail Address lisa.desantiago@gmail.com

APPLICANT WILSHIRE PLAZA LLC **Contact** LISA deSANTIAGO

Address 2711 E SAHARA AVE **Phone:** 641-3777 **Fax:** 307-1716

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

E-mail Address lisa.desantiago@gmail.com

REPRESENTATIVE Greg Borgel **Contact** Greg Borgel

Address 300 S. 4th St. #1500 **Phone:** 383-8953 **Fax:** 383-8845

City LAS VEGAS **State** NV **Zip** 89101

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 GHASSAN MERHI

Subscribed and sworn before me

This 18 day of DECEMBER, 20 12.

Billy C. Hardin

Notary Public in and for said County and State

BILLY C. HARDIN
Notary Public State of Nevada
No. 00-63775-1
My Appt. Exp. May 18, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-47803
Meeting Date:	2/12/2013
Total Fee:	$1280.00
Date Received:*	12/18/2013
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

RECEIVED
DEC 18 2012

PROPOSED CONVENIENCE STORE @ WILSHIRE PLAZA

ABBREVIATIONS

CODE ANALYSIS

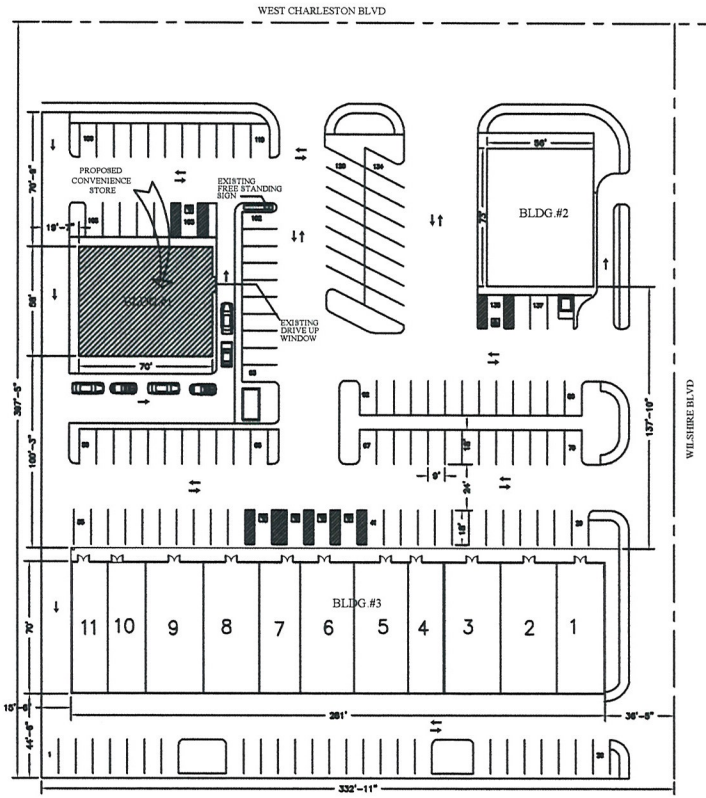
CODE USED – 2009 IBC/IRC, 2009 UMC, 2009 UPC & 2008 NEC, ANSI 2003

JURIDICTION:	CITY OF LAS VEGAS
OCCUPANCY:	M
TYPE OF CONSTRUCTION:	V–B
FIRE PROTECTION:	NO FIRE SPRINKLERS
FLOOR AREA OF C–STORE =	4,060 SQ.FT

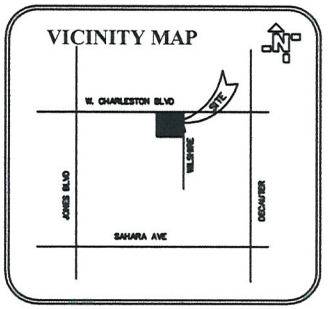
PARKING ANALYSIS:

PARKING ANALYSIS					
LOCATION		AREA	FACTOR	REQUIRED PARKING	PARKING PROVIDED
BUILDING 1	C–STORE	4,060 S.F.	1/250 S.F.	16	
BUILDING 2	COMMERCIAL	4,068 S.F.	1/250 S.F.	16	
BUILDING 3	COMMERCIAL	19,670 S.F.	1/250 S.F.	79	
TOTAL				111	137

HC PARKING REQUIRED = 5
HC PARKING PROVIDED = 6
INCLUDING 1 VAN ACESSIBLE



SITE PLAN
SCALE: 1"=30'–0"



PROJECT/PROPERTY INFORMATION:

PROPERTY ADDRESS:
5247 W CHARLESTON BLVD
LAS VEGAS NV 89108
APN# 163–01–801–007

ENTITY OWNER:
WILSHIRE PLAZA LLC
2711 E SAHARA AVENUE
LAS VEGAS NV 89104
CONTACT: LISA De SANTIAGO
(702) 641–3777

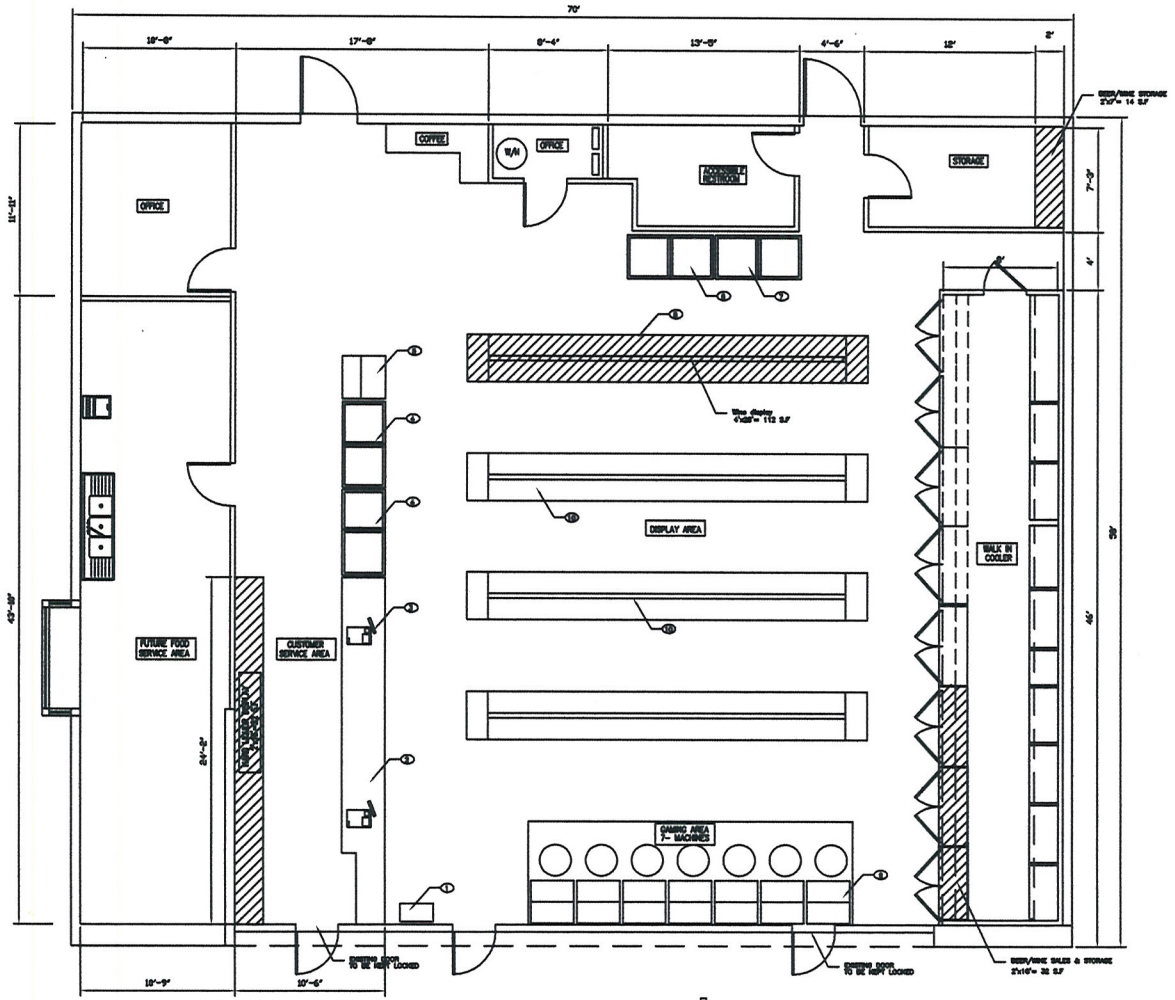
SHEET INDEX

A0 COVER SHEET / SITE PLAN
A1 FLOOR PLAN

SUP-47803

PROPOSED CONVENIENCE STORE @ WILSHIRE PLAZA	
CONTRACTOR:	
BY/LA:	TEL: / DATE: 12/16/12
DRAWING NAME:	SITE PLAN
DRAWN BY: RVN	TEL: (702) 245-8690 / DRAWING NUM: A0

RECEIVED
DEC 18 2012



FLOOR PLAN
SCALE: 1/4"=1'-0" (FLOOR AREA = 4,060 S.F.)

OCCUPANT LOAD COMPUTATION

LOCATION/SPACE	AREA (S.F.)	OCC. LOAD FACTOR	OCC. LOAD
C-STORE FLOOR	2110 S.F.	30	70
OFFICE	136 S.F.	100	1
GAMING AREA	165 S.F.	11	15
STORAGE	498 S.F.	300	2
RESTROOM/MISC.	1161 S.F.	--	--
TOTAL	4060 S.F.		88

EXIT ANALYSIS
NUMBER OF EXITS REQUIRED = 2
NUMBER OF EXITS PROVIDED = 2

	KEY NOTES
1	NEWS PAPER STAND
2	SERVICE COUNTER
3	CASH REGISTER
4	ICE CREAM FREEZER
5	ATM MACHINE
6	FREEZER--ICE
7	FREEZER--FROZEN FOOD
8	WINE RACK 4'wX36"LxS'h
9	SLOT MACHINES
10	DISPLAY RACK

BEER/WINE STORAGE AREA = 105 S.F
HARD LIQUOR = 32 S.F

SUP-47803

PROPOSED CONVENIENCE STORE @ WILSHIRE PLAZA	
CONTRACTOR: -	
FILE: -	TEL: - DATE: 12/14/12
DRAWING NAME: FLOOR PLAN	
DRAWN BY: RVN	TEL: (702) 245-8690 DRAWING NUM: A1

Moreno
AND ASSOCIATES, INC.

RECEIVED
DEC 18 2012

Gregory E. Borgel
Vice President
Planning and Development Services

December 18, 2012

Planning Department
City of Las Vegas

Gentlemen:

Please accept this as the required justification letter for a special use permit for a proposed retail establishment with accessory package liquor off-sale (less than 10% of floor area devoted to alcoholic beverages) on APN 163-01-501-007:

1. The property is zoned appropriately for the requested use and is located in an area of other intense commercial uses.

2. The proposed use will include a drive-up window, but that window will not be used for alcohol or cigarette sales.

3. A waiver is requested to permit the use with approximately 130' separation from a school, based on permitted exclusion 7(d), as the properties are separated by a 100' section line road (Charleston). Additionally, the "school" in question is a swim school, not the typical K-12 school that is intended to be protected by the separation requirement.

4. All alcohol displays will be located within view of the checkout facilities to preclude minors from improper access; also, the package "hard" liquor will be behind a counter and controlled.

5. Square footage of liquor sales will be limited to the amount shown on the separately-submitted plans.

Greg Borgel

SUP-47803

300 S. 4th Street, #1500 • Las Vegas, NV 89101
Ph 702-383-8953 Fax 702-383-8845

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

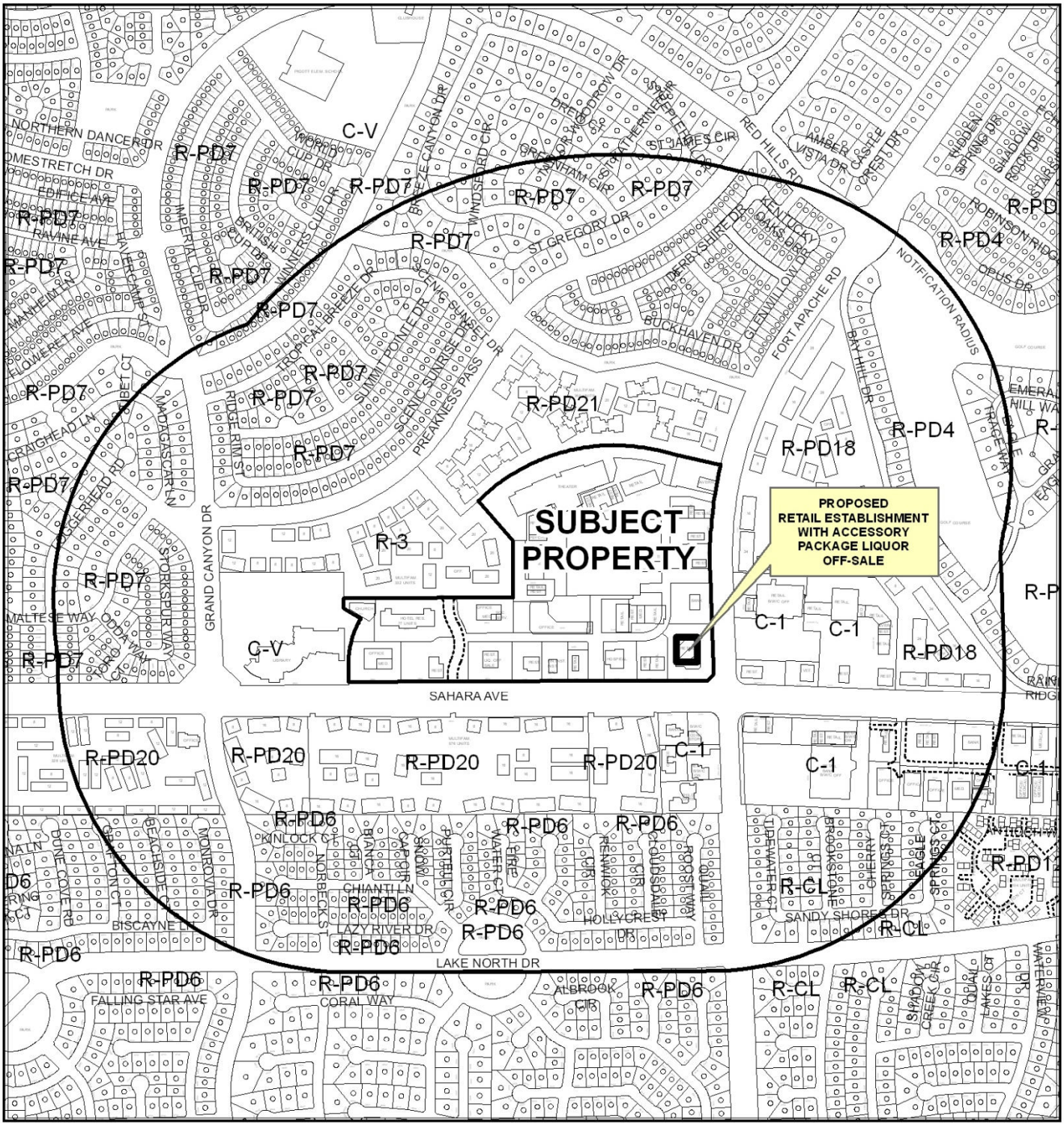
SUBJECT:
SUP-47822 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CORPORATION - OWNER: FRED AND JILL VOGEL PROPERTIES I, LLC. - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 17,124 SQUARE-FOOT GENERAL RETAIL STORE at 9300 West Sahara Avenue (APN 163-06-816-007), C-1 (Limited Commercial) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 3/20/2013
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

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



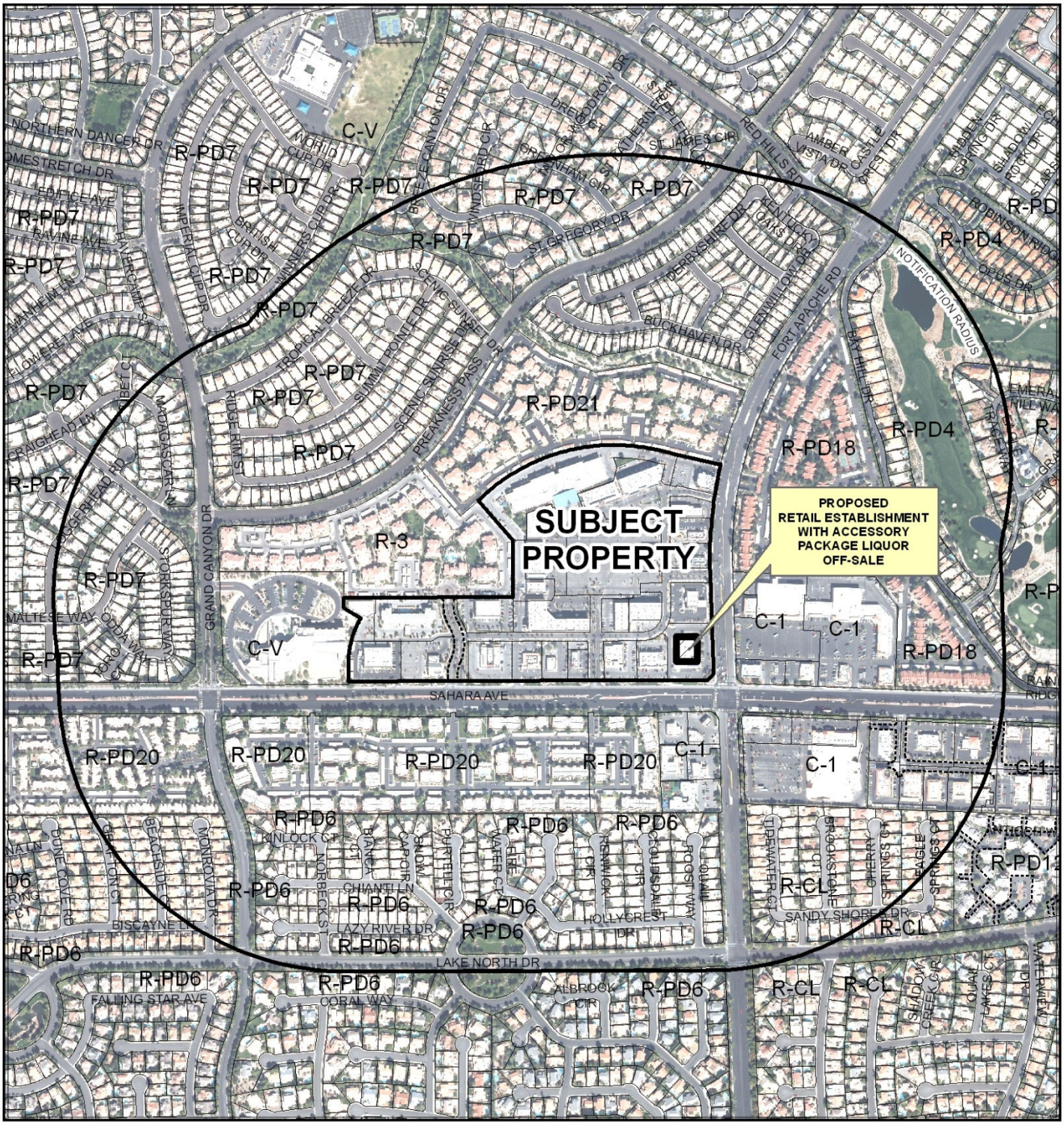
0 600 1,200 Feet

CASE: **SUP-47822**

RADIUS: 1500 FEET

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

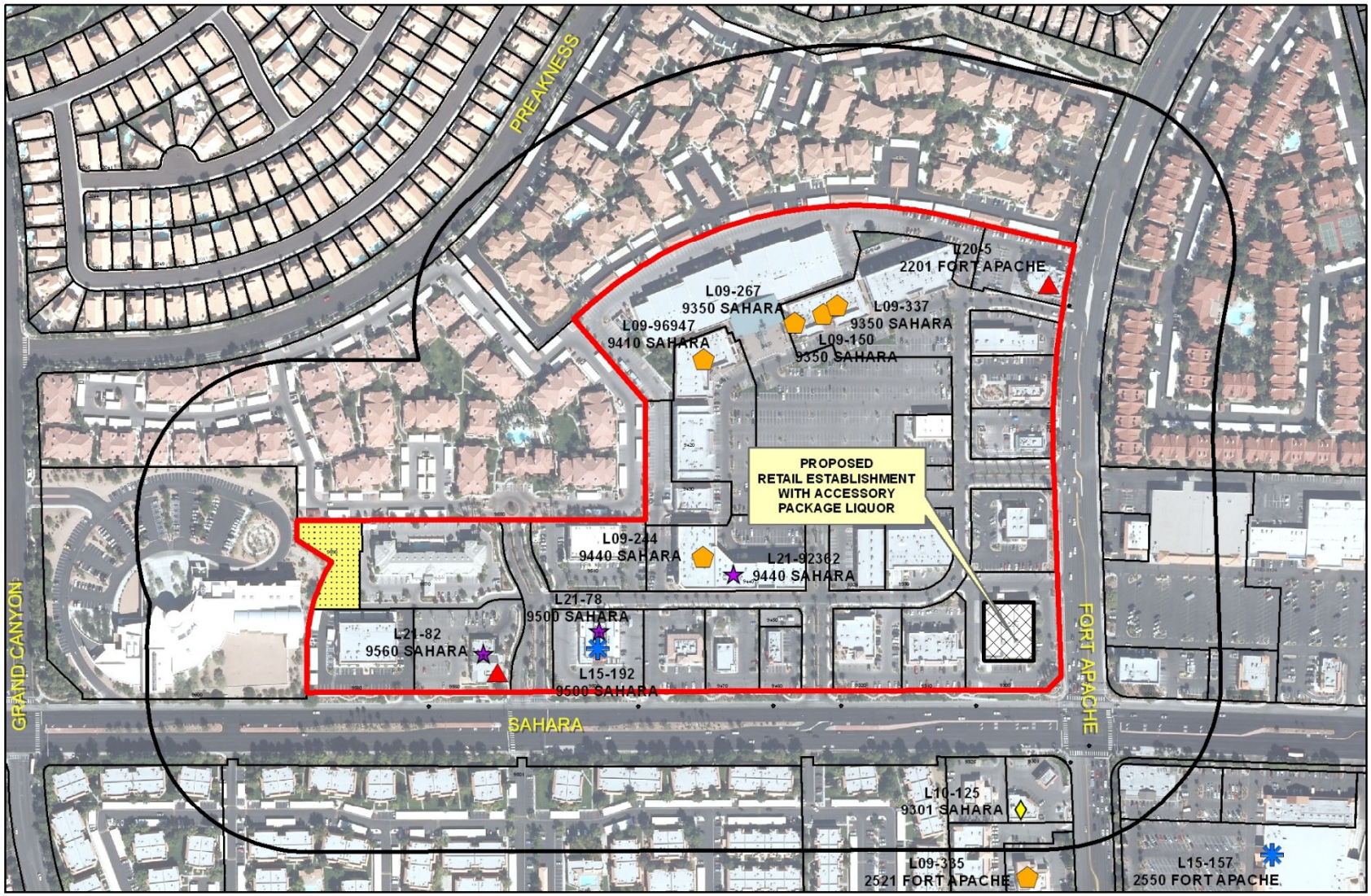
N



CASE: **SUP-47822**

RADIUS: 1500 FEET

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



SUP-47822

Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-47822** APN: 163-06-816-007

Name of Property Owner: Fred Vogel Properties I, LLC; Jill Vogel Properties I, LLC

Name of Applicant: Walgreen Co.

Name of Representative: Kolesar & Leatham

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: Jill Vogel

Print Name: Jill Vogel

Subscribed and sworn before me

This 11 day of OCT, 20 12

Holly Werth

Notary Public in and for said County and State

Blaine Co.

Exp. 11/15/15

HOLLY T. WERTH NOTARY PUBLIC STATE OF IDAHO

RECEIVED

DEC 19 2012

City of Las Vegas
Dept. of Planning

PLANNING & DEVELOPMENT DEPARTMENT

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☐ **Yes** ☒ **No**

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Fred Vogel

Subscribed and sworn before me

This 11 day of Oct, 20 12

_____

Notary Public in and for said County and State

HOLLY T. WERTH NOTARY PUBLIC STATE OF IDAHO

Blaine Co.
Exp. 11/15/15

RECEIVED
DEC 19 2012
City of Las Vegas
Dept. of Planning

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUP: Retail Establishment with Accessory Package Liquor Off-Sale

Project Address (Location) 9300 W. Sahara Ave., Las Vegas, NV 89117

Project Name Walgreens #12641 **Proposed Use** Drug Store/Pharmacy (Existing) w/package liquor sales

Assessor's Parcel #(s) 163-06-816-007 **Ward #** 2

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

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

Gross Acres 1.59 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Fred Vogel Properties I, LLC Jill Vogel Properties I, LLC **Contact** Fred Vogel

Address 17837 Ward Avenue **Phone:** _____ **Fax:** _____

City Patterson, CA 95363 **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Walgreen Co. **Contact** Rebecca Lidskin

Address 104 Wilmot Rd., MS 1420 **Phone:** 847-315-4651 **Fax:** 847-315-4825

City Dearfield **State** IL **Zip** 60015

E-mail Address rebecca.lidskin@walgreens.com

REPRESENTATIVE Kolesar & Leatham **Contact** Benjamin J. Volmer, 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 bvolmer@klnevada.com

Property Owner Signature* Jill Vogel

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

Print Name Jill Vogel

Subscribed and sworn before me

This 11 day of Dec 2012

Holly Werth

Notary Public in and for said County and State

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Exp 11/15/15

HOLLY T. WERTH NOTARY PUBLIC STATE OF IDAHO

RECEIVED

DEC 19 2012

City of Las Vegas Dept. of Planning

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-47822
Meeting Date:	02/12/13
Total Fee:	$1280.00
Date Received:*	12/19/12
Received By:	Jonathan B.

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

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

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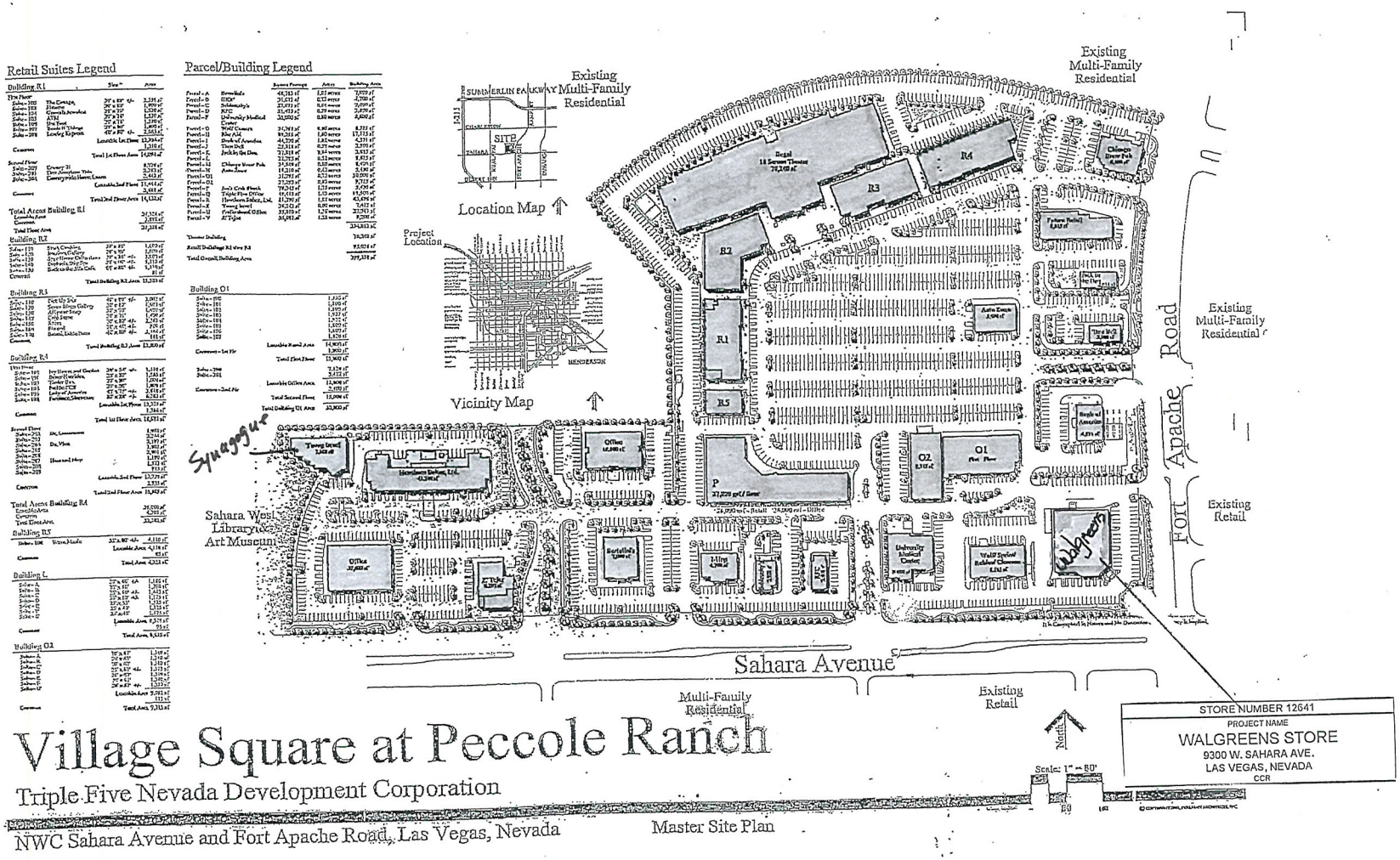

SUP-47822

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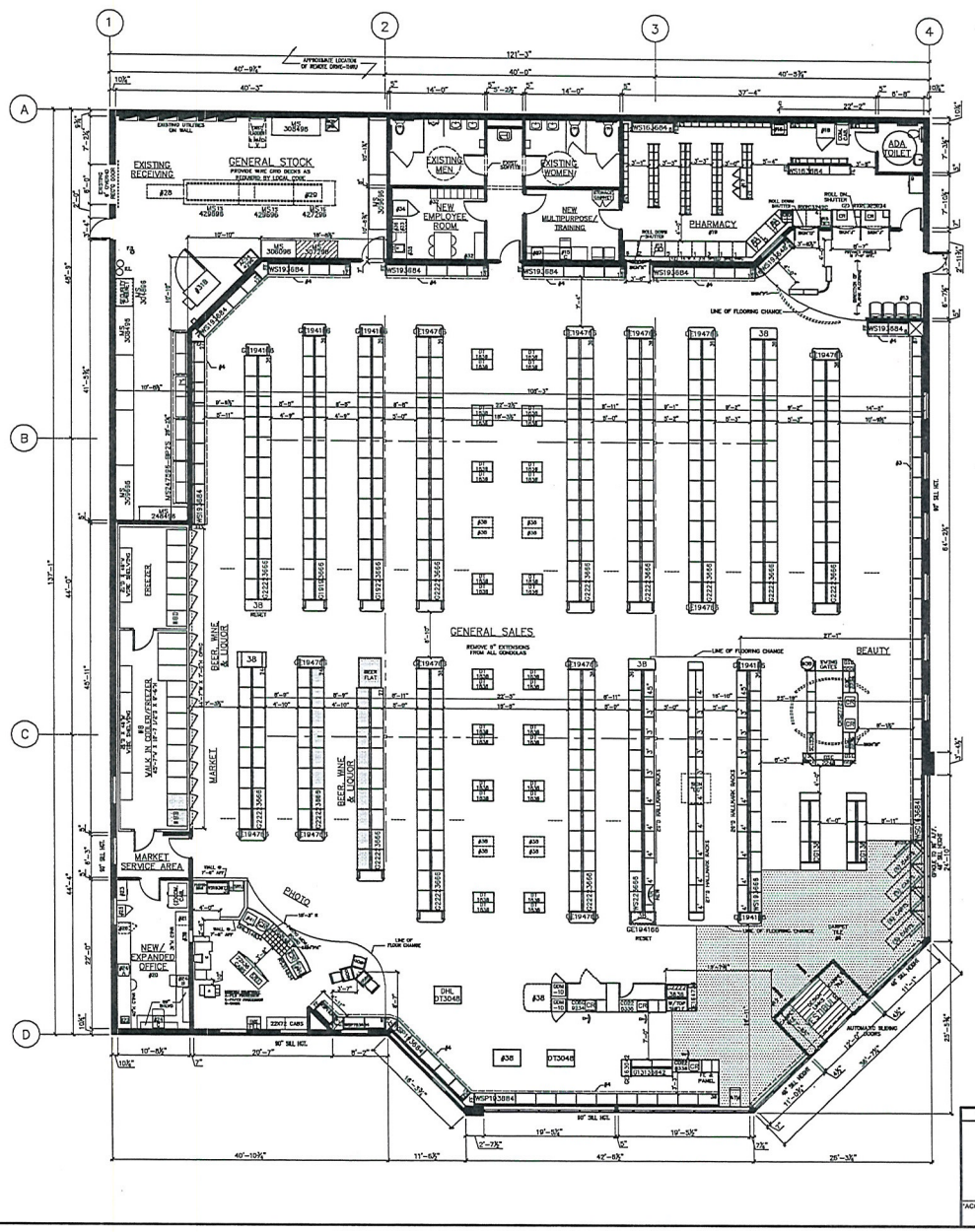
City of Las Vegas
Dept. of Planning



LEGEND

BEER, WINE AND SPIRITS SALES

BEER, WINE, AND SPIRITS STOCK

BEER/WINE AREA
TOTAL SALES: 122 SQ. FT.
TOTAL STOCK: 16 SQ. FT.

INTERIOR HANGING SIGNS

GENERAL SALES AREA:
ALL SIGNS @ 16'-6" TO BOTTOM OF SIGN UNLESS OTHERWISE NOTED.
AISLE MARKERS @ 9'-6" TO BOTTOM OF SIGN.
SIGN "B" BEAUTY SIGN (9'-4" TO BOTTOM OF SIGN)
SIGN "L" LIQUOR / THANK YOU
SIGN "PH" PHOTO SIGN (9'-4" TO BOTTOM OF SIGN)
SIGN "T" STORE HOURS SIGN
SIGN "GC" GREETING CARD SIGN
SIGN "D" DOWNTOWN CHECKOUT LANE #
SIGN "CA" CALIFORNIA ACCESSIBILITY SIGN (9'-6" TO BOTTOM OF SIGN)
SIGN "ADA" SYMBOL OF ACCESSIBILITY
PHARMACY DEPARTMENT:
REFER TO FIXTURE PLAN FOR REQUIRED SIGNS
SIGN "J" PICK UP SIGN
SIGN "K" DROP OFF SIGN
SIGN "M" DROP OFF / PICK UP SIGN
SIGN "P" PHARMACY SIGN (9'-4" TO BOTTOM OF SIGN)
SIGN "O" CONSULTATION WINDOW
SIGN "TA" T.A.S.
ATTACH SIGNS TO UNDERSIDE OF CASED OPENINGS. REFER TO FIXTURE PLAN FOR SIGN LOCATION.
PROVIDE (2) HOLLOW WALL ANCHORS PER SIGN.
SCREW THREADED EYEBOLT INTO ANCHOR, HANG SIGNS FROM EYEBOLTS WITH "S" HOOKS.

GENERAL NOTES

GENERAL SALES AREA:
1. PLEASE PROVIDE PROPER A.D.A. CLEARANCES ON BOTH SIDES OF ALL DOORS
2. MIRROR ON REAR WALL
3. BEAUTY CORNICE
4. SALES AREA CORNICE (FIXTURE MOUNTED)
5. PHOTO CORNICE (FIXTURE MTD UNLESS NOTED)
6. CARPET TILES & DESIGN LINKS FURNISHED AND INSTALLED BY WALGREENS (WHEN SHOWN)
7. MASTER-BILT REACH-IN REFRIGERATION:
MODEL TEM - ENDLESS REACH-IN REFRIGERATORS AND MODEL TEL - ENDLESS REACH-IN FREEZERS (ADD 2" AT EACH END, FOR END PANELS)
A.___ TEM-3-24: 74 1/4"W X 37 3/4"D X 80"H
B.___ TEL-3-24: 74 1/4"W X 37 3/4"D X 80"H
BMGWLG SERIES - SELF CONTAINED REFRIGERATORS AND FREEZERS
C.___ BMG-74: 78"W X 35 3/8"D X 79"H
D.___ BLG-74: 78"W X 35 3/8"D X 79"H
SMR SERIES - SELF CONTAINED SLIDING DOOR REFRIGERATORS
E.___ SMR-54B: 70"W X 32 1/4"D X 76 1/2"H
BACK-UP REFRIGERATORS AND FREEZERS
F.___ TAC-48HD: 52"W X 35 3/4"D X 80 1/2"H
G.___ TAF-48HD: 52"W X 35 3/4"D X 80 1/2"H
8. RECONFIGURED MASTER-BILT WALK-IN COOLER
12 #10008 COOLMASTER DOORS
26 3/4" X 73" EACH AND
6 #10DFR FREEZEMASTER DOORS
26 3/8" X 73" EACH BY ANTHONY
A. 3 DOOR(S) FOR EACH DOOR PROVIDE (7) 4'D S-O-F NYLA-TRACK SHELVING SYSTEM
B. 9 DOOR(S) FOR EACH DOOR PROVIDE 30"D S-O-F NYLA-LITE SHELVING SYSTEM
C.___DOOR(S)___'D ROLLER CONVEYOR AT FLOOR LEVEL
D. 6 DOOR(S) FOR EACH DOOR PROVIDE 27"D ANTHONY SHELVES
E.___DOOR(S) FOR EACH DOOR PROVIDE (2) 27"D ANTHONY SHELVES AND (4) 36"D MERCHANDISER SHELVES
F.___DOOR(S)___'D DOUBLE DECK ROLLER CONVEYOR
10. CARTS
10A: CART RAILS W/ DISPLAY SHELF & SLAT WALL ABOVE
10B: CARTS W/ DISPLAY SHELF ABOVE
11. PROVIDE A 6"H BLACK VINYL BASE AT ALL CHECKOUTS
12. ELECTRONIC ARTICLE SURVEILLANCE SYSTEM
PHARMACY DEPARTMENT:
13. PATIENT SEATING AREA: (4) SEATS & TRAFFIC CONTROL FIXTURE
14. PROVIDE FRAMING FOR 2'4"W X 7'H OPENING FOR FUTURE DROP-OFF WINDOW
15. COMPUTER TERMINAL
15A: INTERCOM PLUS TERMINAL
15C: TRAINING TERMINAL (IN TRAINING ROOM)
16. RX SINK AND CABINET
17. CRX CABINET
18. RX REFRIGERATOR
19. PROVIDE A CARPETED FLOOR WITH A RUBBER RUNNER. RX UNDERCOUNTER INSERTS:
#1= RX 3 DRAWER VIAL INSERT
#2= RX 3 DRAWER FILE INSERT
#3= RX OPEN INSERT
#4 = RX CONSULTATION COUNTER UNIT
#5= RX PRINTER INSERT
#6 = RX 5 DRAWER FILE INSERT
#7 = RX OPEN INSERT WITH CPU SHELF (34"H CNTR)
#7A= RX OPEN INSERT WITH CPU SHELF (39"H CNTR)
#8= RX OPEN CABINET (39"H CNTR)
#9= RX 10 DRAWER FILE CABINET
OFFICE:
20. PROVIDE TILED FLOOR & VINYL WALLCOVERING
21. UNDER COUNTER SHELF UNIT
22. PRINTER
23. LATERAL FILE
24. OFFICE COMPUTERS
24A= P.O.S. TERMINAL
24B= A5400 TERMINAL
24C= OFFICE P.C.
25. TILL LOCKER
26. SAFE
27. TV & VCR (IN TRAINING ROOM)
STOCKROOM:
28. RESI-A-FLEX CONVEYOR
29. GRAVITY CONVEYOR
30. POWER ROLLER CONVEYOR
31. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION & POSITIONING OF COMPACTORS
31A: TRASH COMPACTOR
31B: BALER
31C: CARDBOARD COMPACTOR
EMPLOYEE ROOM:
32. EMPLOYEE LOCKERS: (1) 48"W COAT LOCKER W/ PERFORATED DOORS, (5) 8 TIER BOX LOCKERS & (2) ADA LOCKERS W/ SAFETY VIEW DOORS
33. 5'-0"W X 2'-2"D EMPLOYEE COUNTER W/ (1) CABINETS
34. EMPLOYEE ROOM REFRIGERATOR (PROVIDE 32" CLEARANCE WHEN NEXT TO COUNTER)
35. EMPLOYEE ROOM SINK (IN COUNTER)
36. 4'-0" MIRROR CENTERED ON WALL ABOVE COUNTER
MISCELLANEOUS:
37. "E" = ELECTRICAL OUTLET FOR FUTURE USE
38. VENDOR RACKS: REMOVE BASE DECK & SHOES; (END PANEL TO REMAIN)
39. PROVIDE OPENING FOR ONE-WAY GLASS (SEE INTERIOR ELEVATION FOR LOCATION)
40. NEWSPAPER RACK BY VENDOR
41. PICTURE CARE PLUS TERMINAL

CCR REMODEL LEGEND

EXISTING | RESET | NEW

TOTAL BY LINEAL FOOTAGE	1492 LN. FT.
FRONT WALL SHELVING (INCLUDE 54" HIGH WALL AT PHOTO)	60 LN. FT.
BEAUTY WALL SHELVING	87 LN. FT.
REMAINING WALL SHELVING (BACK & SIDE WALL, RX SEATING)	108 LN. FT.
BACK GONDOLAS	690 LN. FT.
FRONT GONDOLAS	370 LN. FT.
HALLMARK SHELVING	140 LN. FT.
BEAUTY GONDOLAS	36 LN. FT.
COOLERS	26 LN. FT.
FREEZERS	13 LN. FT.

*A.D.A. DOOR CLEARANCES



*ACCESSIBLE REQUIREMENTS MAY VARY WITH LOCAL JURISDICTIONS & APPROACH TO DOOR SWING

EXECUTIVE APPROVAL		DATE
SENIOR VICE PRESIDENT FACILITIES DEVELOPMENT		
SENIOR VICE PRESIDENT STORE OPERATIONS	BRYANT	03/14/08
VICE PRESIDENT STORE OPERATIONS	GLOUDEMANS	03/14/08
REVIEWED BY:		

FIXTURE LEGEND

G	1818	30	64"*	ALL OTHER FIXTURES ARE TYPICALLY CALLED OUT DEPTH BY WIDTH. EXAMPLE: DT 30 48 DISPLAY D. W. TABLE
GONDOLA (EA. SIDE)		D.	W.	H.	
GE	18	30	64"*		
GONDOLA END		D.	W.	H.	
WS	18	30	84"*		
WALL SHLVG		D.	W.	H.	

*DOES NOT INCLUDE STANDARDS, WOOD GROUNDS OR FINISHED END PANELS

Walgreens
FACILITIES PLANNING, DESIGN, & ENGINEERING
106 WILMOT ROAD
DEERFIELD, IL 60015-5105

PROJECT DATA

TYPE		GENERAL SALES	■	MARKET	■
NEW LOCATION	□	PHARMACY	■	SECURITY	□
NEW LOCATION EXISTG BLDG	□	PHOTO	■	24 HOUR STORE	□
REMODEL	■	BEER & WINE	■	OTHER	□

SQUARE FOOT AREA SUMMARY

DEPARTMENT		SALES	STOCK	SERVICE	TOTAL EXISTG	TOTAL NEW
GEN SALES	NEW	11876	1837	1115		14828
	EXISTG					
MARKET	NEW	900				900
	EXISTG					
RX	NEW	861				861
	EXISTG					
RX WAITG	NEW	0				0
	EXISTG					
PHOTO	NEW	435				435
	EXISTG					
BEER & WINE	NEW	100				100
	EXISTG					
BSMT	NEW					
	EXISTG					
2ND FLOOR	NEW					
	EXISTG					
TOTAL NEW		14172	1837	1115		17124
TOTAL EXSTG						

TOTAL AREA: FIRST FLOOR 17124 SQ.FT.
TOTAL AREA: OTHER LEVELS SQ.FT.
GROSS AREA INCLUDING ALL DEPARTMENTS & ALL LEVELS: 17124 SQ.FT.
RX SHELVING LINEAL FEET: 113 LN.FT.

NO.	DATE	BY	DESCRIPTION	CONST
SCOPE	9/09/10	BB	UPDATED DT PER CCR PROJECT: ADD NEW VENDOR & WALGREENS ENDSTANDS, REMOVE 6" EXTENSIONS, REMOVE 4' OF HALLMARK (RESET HALLMARK SHELVING AS NEEDED) & ADD GIFT CARD VENDOR RACK, UPDATE TO NEW "TAN" BRANDING PACKAGE.	
C	1.29.09	DP	ADD SPEED SHELVING IN RX	
B	12.10.08	DP	ADD ONE ADDITIONAL DOOR FOR BEER AND WINE IN THE COOLER PER MERCHANDISING	
A	12.05.08	DP	ADD BEER, WINE AND LIQUOR: REPLACE 2 COOLER SHELVES WITH DEEPER BEER AND WINE SHELVES, REMOVE ONE GONDOLA IN REAR OF STORE TO MAKE DOUBLE WIDE POWER AISLE, SHIFT REMAINING GONDOLAS ON RIGHT SIDE TO DECREASE THE SIZE OF THE POWER AISLE, CHANGE SOME BASEDECKS FROM 19" TO 22" PER MERCHANDISING.	

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEVADA AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 12641

PROJECT NAME
WALGREENS STORE
9300 W. SAHARA AVE.
LAS VEGAS, NEVADA
CCR

DRAWING TITLE
FIXTURE FLOOR PLAN

CADD PLOT: 12641-01-BW490CT12
SCALE: 1/8"=1'-0"
DRAWING NO. D1
VOID PLOT: 12641-01-05-29JAN08
DRAWN BY: D. PRATT
DATE: 02/29/08
SUPERSEDES PLAN DATED:
REVIEWED BY:
OF DWGS.

10.31.08 DP
REVISE TO LATEST DECOR; ADD 'BOW TIE' AND 'PL' RELOCATE PHOTO MENU BOARDS, REVISE SHELVING HT AT VERTICAL BOARDS, REMOVE #5 AND TICK MARK AT WALL, ADD 'BOW TIE' AND CLEAR TABLE, REMOVE NOTE FROM HALLMARK FIXTURE) REVISE NOTES.

03.07.08 DP
MAINTAIN EXISTING TOILET ROOMS, ELECTRICAL EQUIPMENT AND PLUMBING RECONFIGURE MECHANICAL EQUIPMENT RELOCATE EXISTING COOLER/FREEZER, RELOCATE PNEUMATIC TUBES, FUR REMOTE DRIVE-THRU.

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Dept. of Planning

SUP-47822

KOLESAR & LEATHAM
ATTORNEYS AT LAW
400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800
klnevada.com

December 19, 2012

Via Hand Delivery

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

Re: Justification Letter for Special Use Permit Application for Accessory Package Liquor Off-Sale

Applicant:	**Walgreen Co.**
APN:	**163-06-816-007**
Business/Address:	**9300 W. Sahara Ave., Las Vegas, NV 89117**

Dear Sir/Madam:

This firm represents Walgreen Co. (the "Applicant") at the above-referenced business location (the "Business") with respect to liquor licensing matters in Nevada. Enclosed for processing please find the Applicant's Special Use Permit Application, which includes the following:

1) Pre-Application Meeting Notes;
2) Applications/Petitions from the respective property owners;
3) Statements of Financial Interest from the respective property owners;
4) Grant, Bargain and Sale Deed;
5) Assessor Parcel Map;
6) Site and Floor Plans; and
7) Check in the amount of $1,280 in payment of the filing fees.

The Applicant currently operates a retail drug store and pharmacy at the Business. Among the retail products sold at the Business, the Applicant desires to engage in the sale of package alcoholic beverages as permitted with a Package Liquor License pursuant to Las Vegas Municipal Code 6.50.170.

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Subsection 1 of Section 19.12 of the Las Vegas Development Code provides that "no retail establishment with accessory package liquor off-sale . . . shall be located within 400 feet of any church . . ." Subsection 2 sets forth how the 400 foot separation requirement is to be measured. Specifically, Subsection 2 provides that "the distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term 'property line' refers to the property lines of **fee interest parcels** and does not include the property line of . . . [a]ny parcel which lacks access to a public street or has no area for on site parking . . ."

Although there is a Synagogue located in the same business center, the Business "fee interest parcel" property line is roughly 1,400 to 1,500 feet from the Synagogue "fee interest parcel" property line. Also, the Walgreens parcel has direct access to Ft. Apache and provides on site parking. Therefore, the Business satisfies the 400 ft. separation requirement between the Business and the Synagogue.[1]

The addition of package liquor sales at the Business would demonstrate a uniform presence for Walgreens in the community by providing similar goods that are currently offered at numerous Nevada Walgreens locations. Further, the Business will continue to provide a benefit to the community by offering a variety of household and pharmacy products to customers at competitive prices. As an anchor tenant and national retail brand, the Business also draws vital customer traffic to the neighboring businesses in the community. The Applicant acknowledges that no more than ten percent (10%) of the retail floor space of the business may be dedicated to the display of alcoholic beverages, and estimates 175 square feet, of the total 17,124 square feet of retail floor space of the Business, would initially be designated for the proposed additional use.

The introduction of package liquor to the Applicant's place of business will not affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties. As a national retail drug store and pharmacy, the proposed use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. No additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business.

The Applicant is committed to ensuring compliance with all local and State laws regarding the sale of alcoholic beverages for off-premises consumption. Like numerous other Walgreens locations in southern Nevada, the Business will adhere to strict internal policies

---

[1] Please note that we discussed this matter with Mr. Doug Rankin at the City of Las Vegas Department of Planning and Development on August 30, 2012, and confirmed that the separation between the Business and the Synagogue is sufficient. Enclosed, please find a copy of the correspondence to and from Mr. Rankin confirming the City's position.

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City of Las Vegas
Dept. of Planning

SUP-47822

prohibiting the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are not consumed on the premises or in the parking area. The Applicant has been successful monitoring and regulating alcoholic beverage sales for off-premises consumption for numerous Walgreens pharmacy businesses in Nevada.

There is adequate employee and customer parking available at the Business and the site provides adequate pedestrian and vehicle ingress/egress to and from the Business from Ft. Apache Road and from Sahara Avenue. The Business is open 7 days a week, from 7:00 AM until 12:00 AM and employs approximately 20-30 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

Benjamin J. Volmer, Esq.

BJV:dms
Enclosures - as stated
cc: Rebecca Lidskin, Esq. (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)
Dianne M. Sheridan, Paralegal (w/o encls.)

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SUP-47822

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

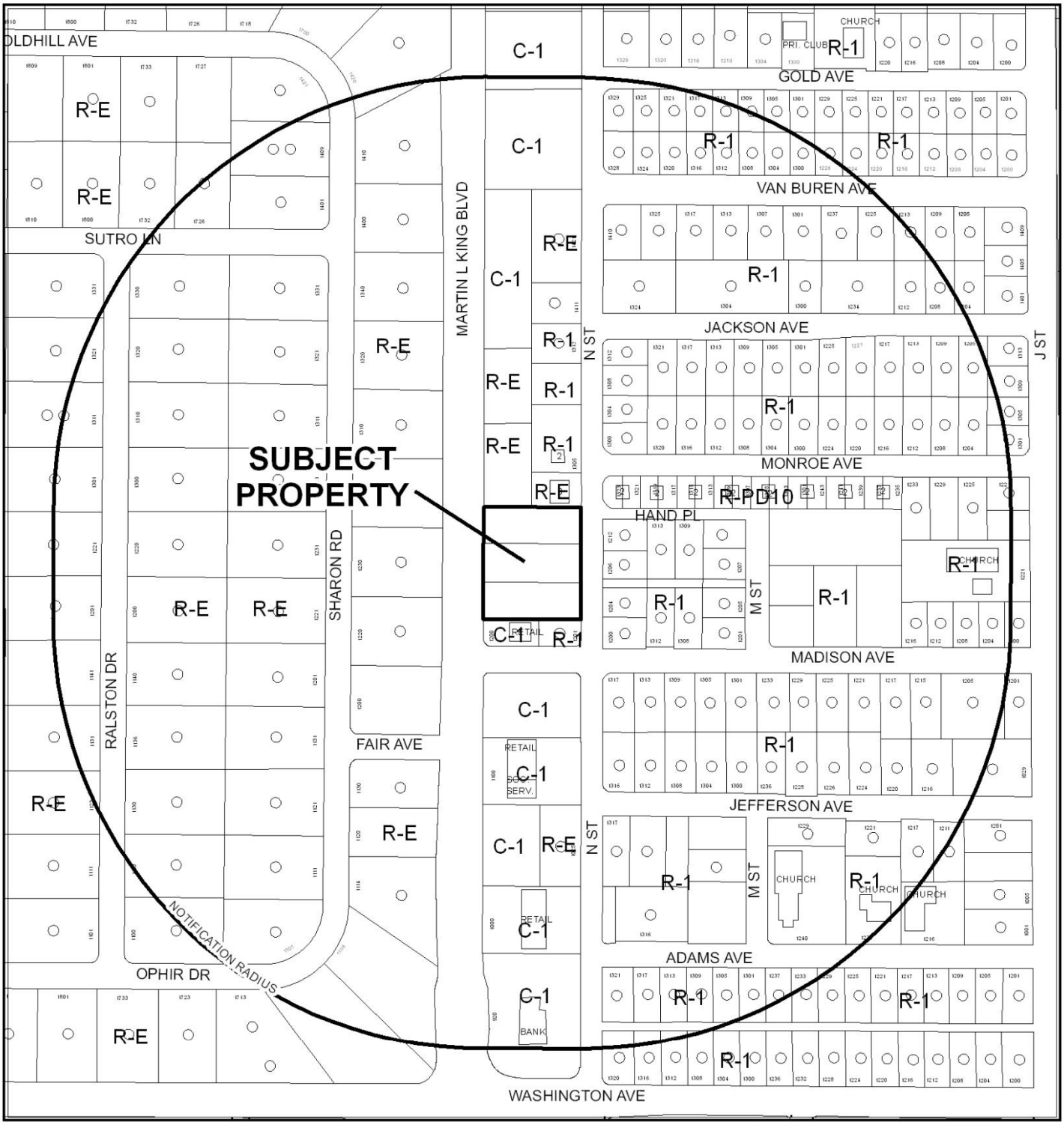
SUBJECT:
SDR-47812 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING: APPLICANT/OWNER: VOLUNTEERS IN MEDICINE OF SOUTHERN NEVADA - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 12,000 SQUARE-FOOT CLINIC on 1.36 acres on the east side of Martin L. King Boulevard, approximately 60 feet north of Madison Avenue (APNs 139-28-601-001 through 003), C-1 (Limited Commercial), Ward 5 (Barlow). Staff recommends APPROVAL.

C.C.: 3/20/2013

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. Photos
5. Justification Letter



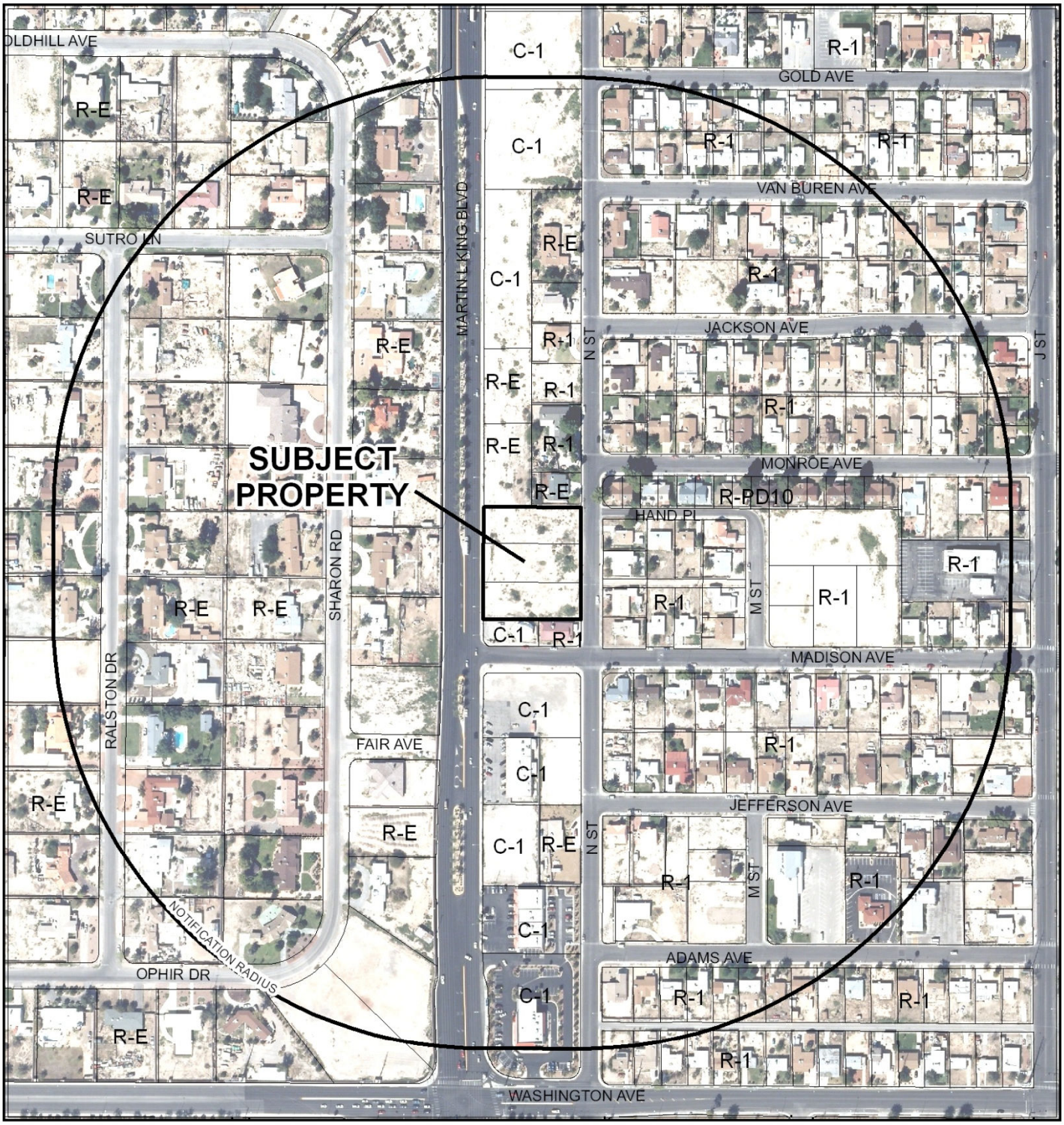
0 300 600 Feet

CASE: **SDR-47812**

RADIUS: 1000 FEET

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

N



CASE: **SDR-47812**

RADIUS: 1000 FEET

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

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DEC 19 2012

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ~~ZON-37607 SDR-37606~~ SDR-47812 APN: 139-28-601-001,-002,-003

Name of Property Owner: Volunteers in Medicine

Name of Applicant: Florence Jameson

Name of Representative: Curt Carlson

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: Florence Jameson

Print Name: Florence Jameson

Subscribed and sworn before me

This 18th day of December, 2012

_____

Notary Public in and for said County and State

STEPHANIE L. SEGUNDO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-07-2014
Certificate No: 06-104299-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

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Application/Petition For: SDR

Project Address (Location) NEC of MLK Blvd & Madison Ave

Project Name Volunteers in Medicine - SDR **Proposed Use** Clinic

Assessor's Parcel #(s) 139-28-601-001, 002, 003 **Ward #** 5 - Barlow

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

Commercial Square Footage 12,000 **Floor Area Ratio** ____

Gross Acres 1.36 **Lots/Units** 1/3 **Density** ____

Additional Information A-O Airport Overlay - 140', West Las Vegas Plan

PROPERTY OWNER Volunteers in Medicine **Contact** Dr. Florence Jameson

Address 4770 Harrison St. #105 **Phone:** (702) 218-8899 **Fax:** (702) 967-0538

City Henderson **State** NV **Zip** 89121

E-mail Address NA

APPLICANT Volunteers in Medicine **Contact** Dr. Florence Jameson

Address 4770 Harrison St. #105 **Phone:** (702) 218-8899 **Fax:** (702) 967-0538

City Henderson **State** NV **Zip** 89121

E-mail Address NA

REPRESENTATIVE SH Architecture **Contact** Curt Carlson

Address 7250 Peak Drive Suite 216 **Phone:** (702) 363-2222 **Fax:** (702) 363-6060

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

E-mail Address ccarlson@sh-architecture.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* Florence Jameson

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

Print Name Florence Jameson

Subscribed and sworn before me

This 18th day of December, 20 12.

Notary Public in and for said County and State

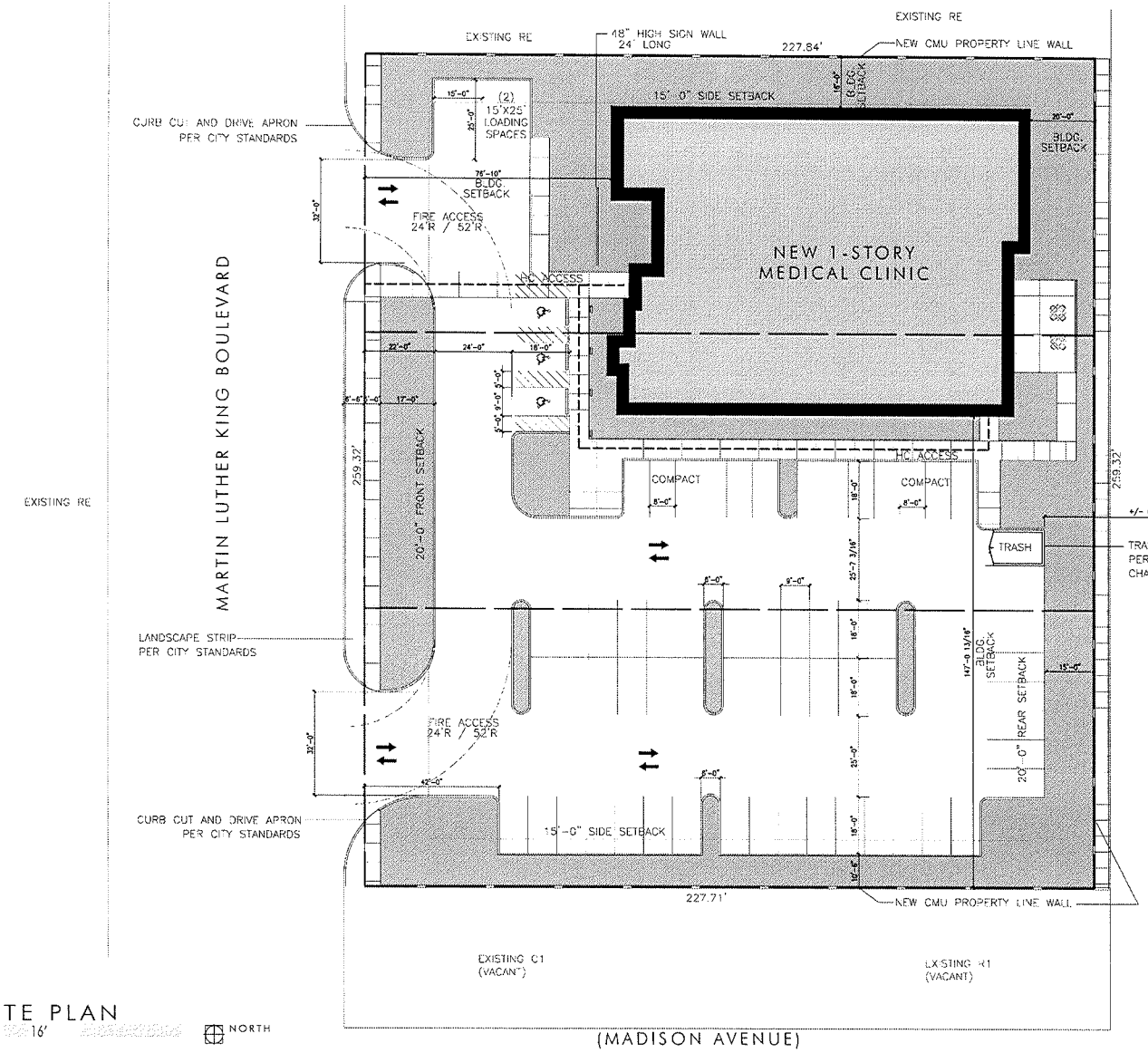
STEPHANIE L. SEGUNDO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-07-2014
Certificate No: 06-104299-1

FOR DEPARTMENT USE ONLY

Case #	SDR-47812
Meeting Date:	2/12/2013
Total Fee:	1030.00
Date Received:*	12/19/2012
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



SITE PLAN

1" = 16'-0" NORTH

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Volunteers in Medicine of Southern Nevada

SITE DATA

APN:	13928601001 13928601002 13928601003	
JURISDICTION:	City of Las Vegas	
ZONING:	App No. ZON-12317 (exp. 06/07/2008) C-1	
LAND USE:	Not Available	
LOT SIZE:		
ACREAGE	1.356 AC	
SQUARE FOOTAGE	59,060 SF	
BUILDING SIZE:		
AREA	12,000 SF	
SETBACKS:		
BUILDING:		
FRONT	76'-9"	(20' req.)
SIDE	16'	(8' req.)
REAR	20'	(8' req.)
LANDSCAPE:		
FRONT	22' (15' adjacent ROW)	
N. SIDE	16' (8' adjacent R1)	
S. SIDE	10'-6" (8' req'd)	
REAR	15' (8' adjacent R1)	
BUILDING COVERAGE:	AREA	%
REQUIRED		50%
PROVIDED	12,000 SF	20.3%
PARKING:		
REQUIRED	1:200<2000 =	10
	1:250<2000 =	40
	Total =	50
PROVIDED	Standard =	48
	Compact = 17%	10
	HC Standard (1 van) =	3
	Total =	61

ALL BUILDING AREAS, LAND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.



VICINITY MAP NTS NORTH

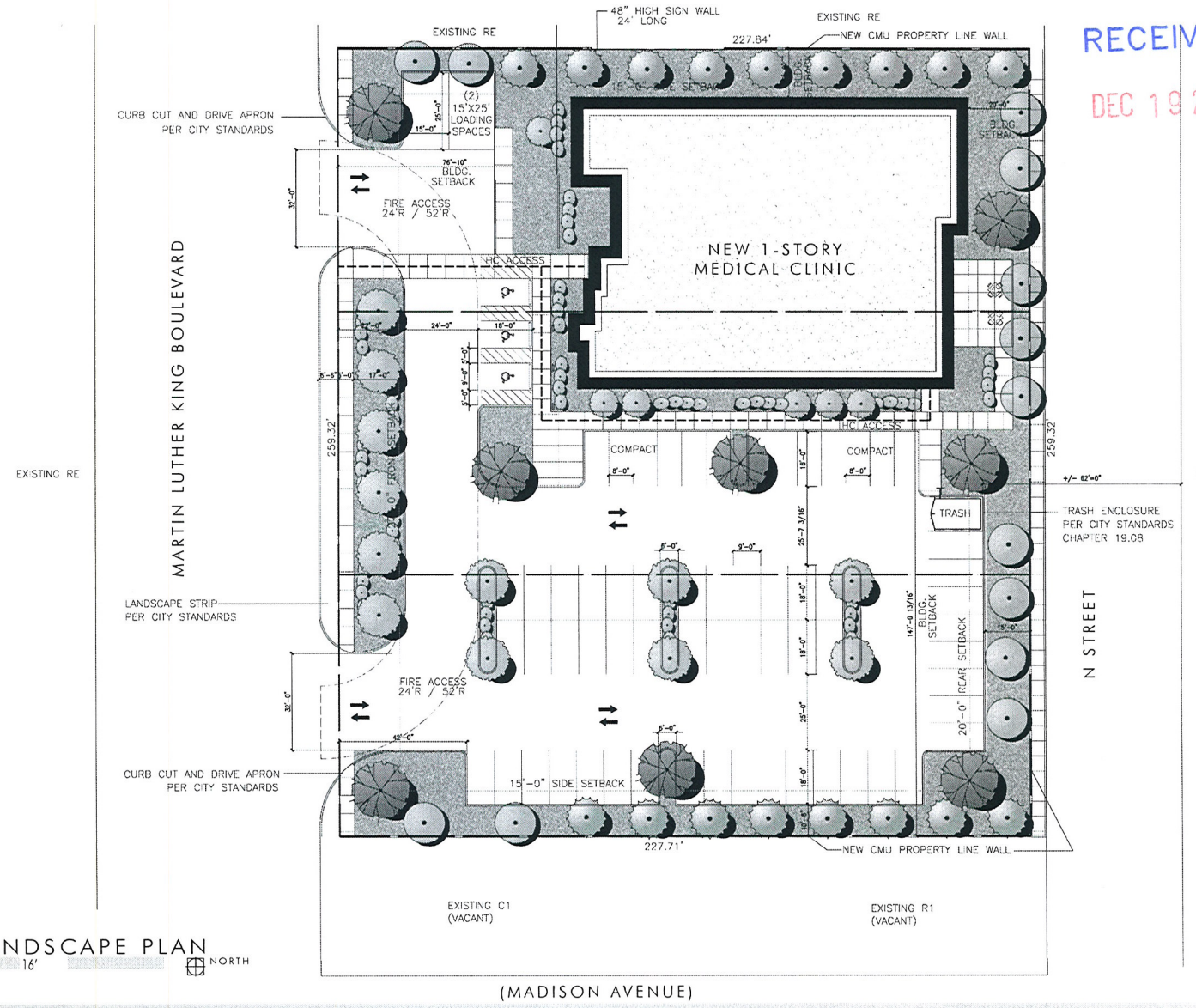
VOLUNTEERS IN MEDICINE OF SOUTHERN NEVADA

MARTIN LUTHER KING BOULEVARD, LAS VEGAS, NEVADA

SDR-47812

DATE: 12.03.2012 SHEET: 1 OF 5 SH PROJECT NO.: 80036

SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com



LANDSCAPE PLAN

16' NORTH

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DEC 19 2012

Volunteers in Medicine of Southern Nevada

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY
TREES			
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	8
	CHILOPSIS LINEARIS	DESERT WILLOW	13
	CHITALPA TASHKENTENSIS	CHITALPA	18
	PINUS ELDARICA	MONDELL PINE	17

TYPICAL SHRUBS

BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
CASSIA ARTEMISIODES	FEATHER CASSIA
DIETES BICOLOR	FORTNIGHT LILY
HESPERALOE PARVIFLORA	RED HESPERALOE
HYMENOXYS ACAULIS	ANGELITA DAISY
LANTANA MONTIVIDENSIS	PURPLE TRAILING LANTANA
LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER
MUHLENBERGIA RIGENS	DEER GRASS
PENNISETUM SP.	FOUNTAIN GRASS
PITTOSPORUM TOBIRA ' VARIEGATA'	VARIEGATED MOCK ORANGE
PHOTINIA FRASERII	RED TIP PHOTONIA
PYRACANTHA COCCINEA 'LOWBOY'	PROSTRATE FIRETHORN
RAPHIOLEPIS INDICA CLARA	INDIAN HAWTHORNE
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON BLUE ROSEMARY
SALVIA CLEVELANDII	CALIFORNIA BLUE SAGE
SALVIA GREGGII	AUTUMN SAGE
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
XYLOSMA CONGESTUM 'COMPACTA'	DWARF XYLOSMA

GROUND COVER

3/4" "MOHAVE GOLD" ROCK MULCH – 2" DEEP THROUGHOUT

VOLUNTEERS IN MEDICINE OF SOUTHERN NEVADA

MARTIN LUTHER KING BOULEVARD, LAS VEGAS, NEVADA

ZONING

DATE: 12.03.2012 SHEET: 2 OF 5 SH PROJECT NO.: 80036

SDR-47812

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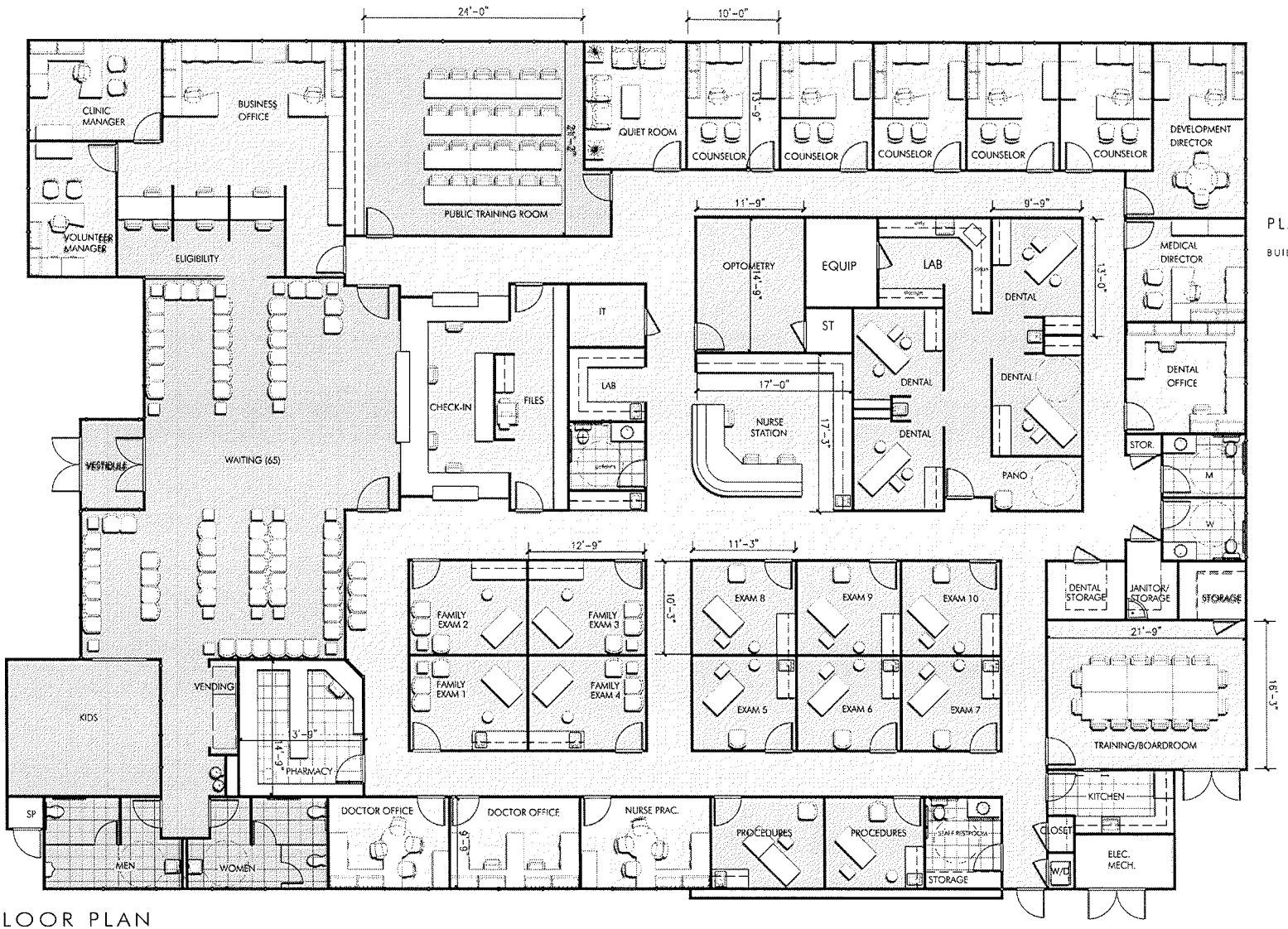

FLOOR PLAN
3/16'

NORTH

Volunteers in Medicine of Southern Nevada

PLAN DATA

BUILDING AREA: 12,000 SF

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VOLUNTEERS IN MEDICINE OF SOUTHERN NEVADA

MARTIN LUTHER KING BOULEVARD, LAS VEGAS, NEVADA

DATE: 12.03.2012 SHEET: 3 OF 5 SH PROJECT NO.: 80036

SDR-47812

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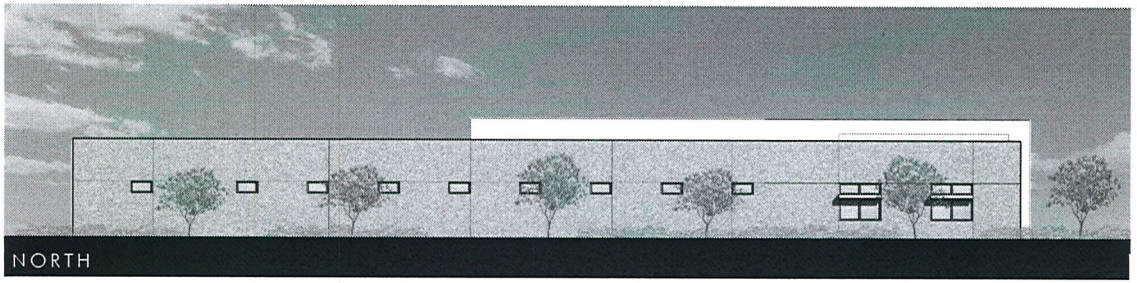
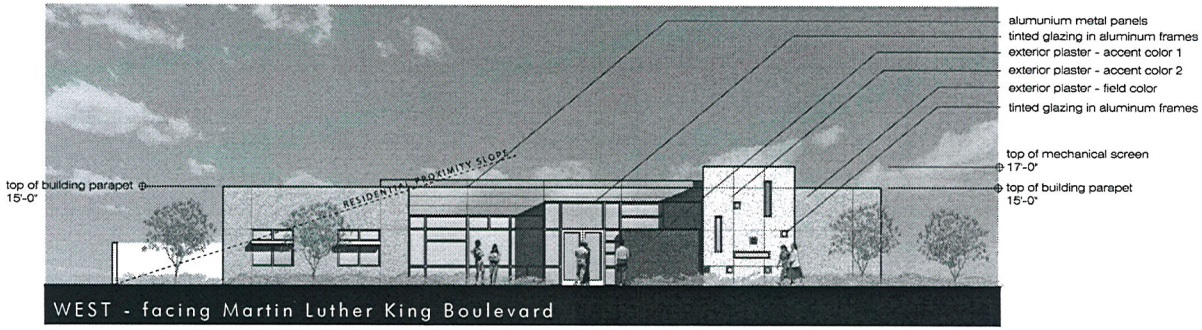
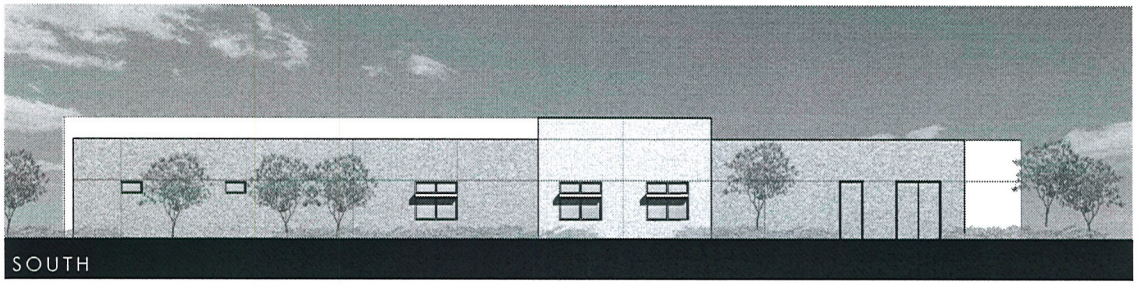
p.702.363.2222 f.702.363.6060 www.sh-architecture.com



Volunteers in Medicine
of Southern Nevada





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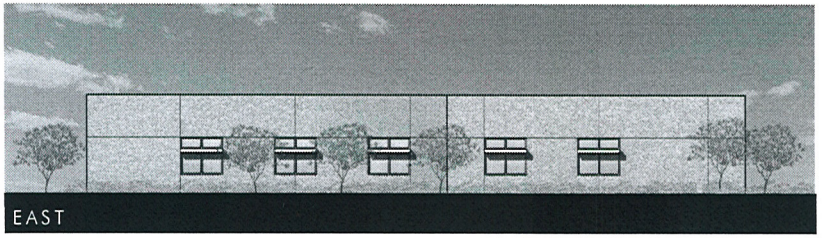

EXTERIOR ELEVATIONS

8'

VOLUNTEERS IN MEDICINE OF SOUTHERN NEVADA

MARTIN LUTHER KING BOULEVARD, LAS VEGAS, NEVADA

ZONING

DATE: 12.03.2012 SHEET: 4 OF 5 SH PROJECT NO.: 80036

SDR-47812

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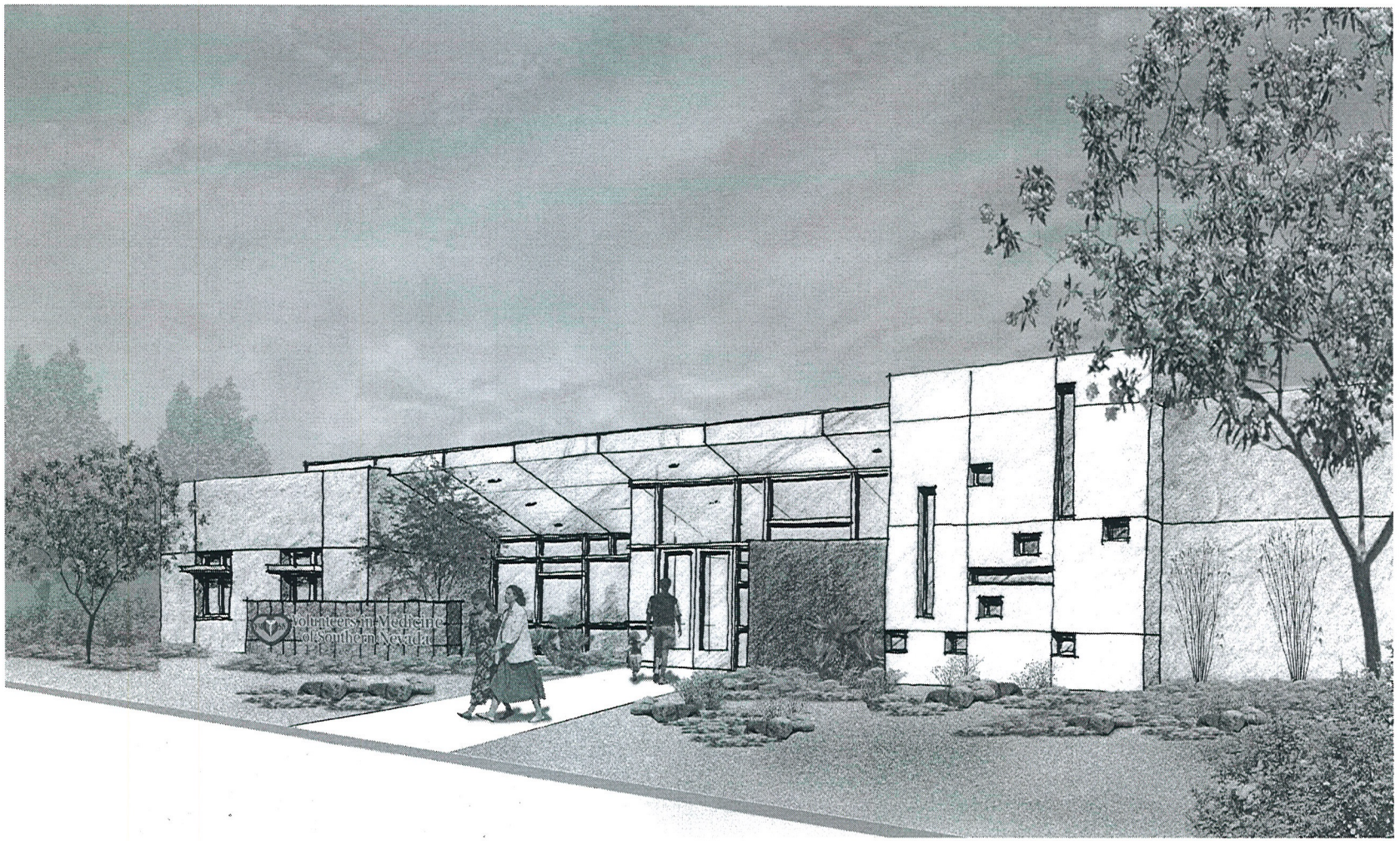
Volunteers in Medicine
of Southern Nevada



VIEW FROM MARTIN LUTHER KING BOULEVARD

VOLUNTEERS IN MEDICINE OF SOUTHERN NEVADA

MARTIN LUTHER KING BOULEVARD, LAS VEGAS, NEVADA

ZONING

DATE: 12.03.2012 SHEET: 5 OF 5 SH PROJECT NO.: 80036

SDR-47812

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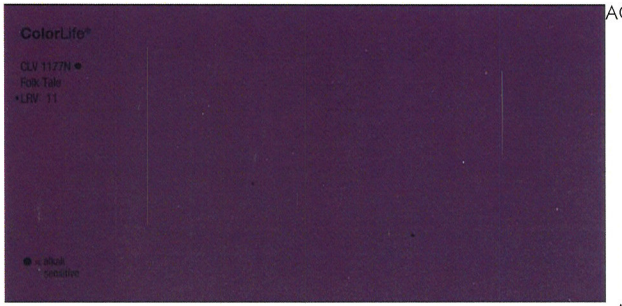
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

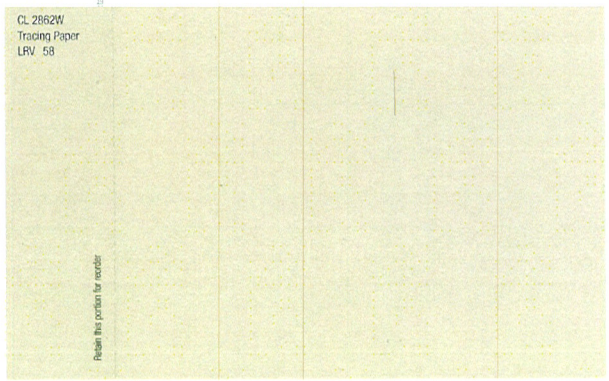


ACCENT COLOR 1

ACCENT COLOR 2

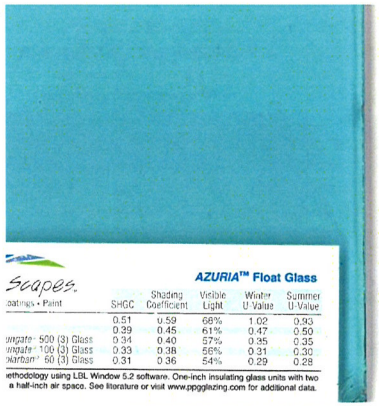
ColorLife®

CLW 1042W
Mistoya
LRV 90



FIELD COLOR 1

GLAZING

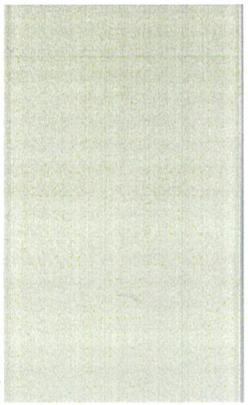


Scapes.

AZURIA™ Float Glass

Coatings • Paint	SHGC	Shading Coefficient	Visible Light	Winter U-Value	Summer U-Value
	0.51	0.59	68%	1.02	0.93
	0.39	0.45	61%	0.47	0.50
ungate® 500 (3) Glass	0.34	0.40	57%	0.35	0.35
ungate® 100 (3) Glass	0.33	0.38	56%	0.31	0.30
Northern® 60 (3) Glass	0.31	0.36	54%	0.29	0.28

ethodology using LBL Window 5.2 software. One-inch insulating glass units with two a half-inch air space. See literature or visit www.ppgglazing.com for additional data.



ALUMINUM PANELS AND STOREFRONT

VM SN
SITE DATA

Volunteers in Medicine of Southern Nevada

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SDR-47812

VOLUNTEERS IN MEDICINE OF SOUTHERN NEVADA

ZONING PACKAGE

DATE: 03.09.10 SH PROJECT NO.: 080036

SH ARCHITECTURE
7373 Peak Drive Suite 250 Las Vegas Nevada 89128
ph 702.363.2222 fax 702.363.6060 www.sh-architecture.com

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SH ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

December 18, 2012

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

Re: Justification letter for Site Development Plan Review and Zone change for
APN: 139-28-601-001, 002, 003

To Whom It May Concern,

The enclosed plans were previously submitted and approved under SDR 3706 and ZON 37607. Due to economic conditions the plans did not go forward immediately and the SDR 37606 approval expired in May of 2012. Volunteers in Medicine of Southern Nevada has now obtained funding and is continuing with the project. The following is from the original justification letter.

"Please be advised that our office represents Volunteers in Medicine of southern Nevada, Inc. (the Applicant) with respect to the above referenced land Site Development. This letter serves as justification of the Applicant request to build the below stated medical clinic located on Martin Luther King Boulevard and Madison, for a total of 1.36 acres.

The City of Las Vegas Planning Commission approved a zone change on these three parcels to C-1 which expired on June 07, 2008. The master plan zoning is commercial.

Volunteers in Medicine of Southern Nevada, Inc. will be opening their second clinic in the Southern Nevada at the location which will also be it flagship clinic; providing free health care to the uninsured population of Las Vegas. In 2009 there were an estimated 350,000 Uninsured residents in Clark County.

The normal business hours for the clinic will be as follows: Monday, Wednesday, and Friday 9AM to 5 PM; Tuesday and Thursday 4PM to 8PM.

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

In addition, the project conforms with all parking, landscape, setback and site development requirements (as previously approved).

Sincerely,

Curt John Carlson, AIA, LEED AP
SHARCHITECTURE

SDR-47812

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2012

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

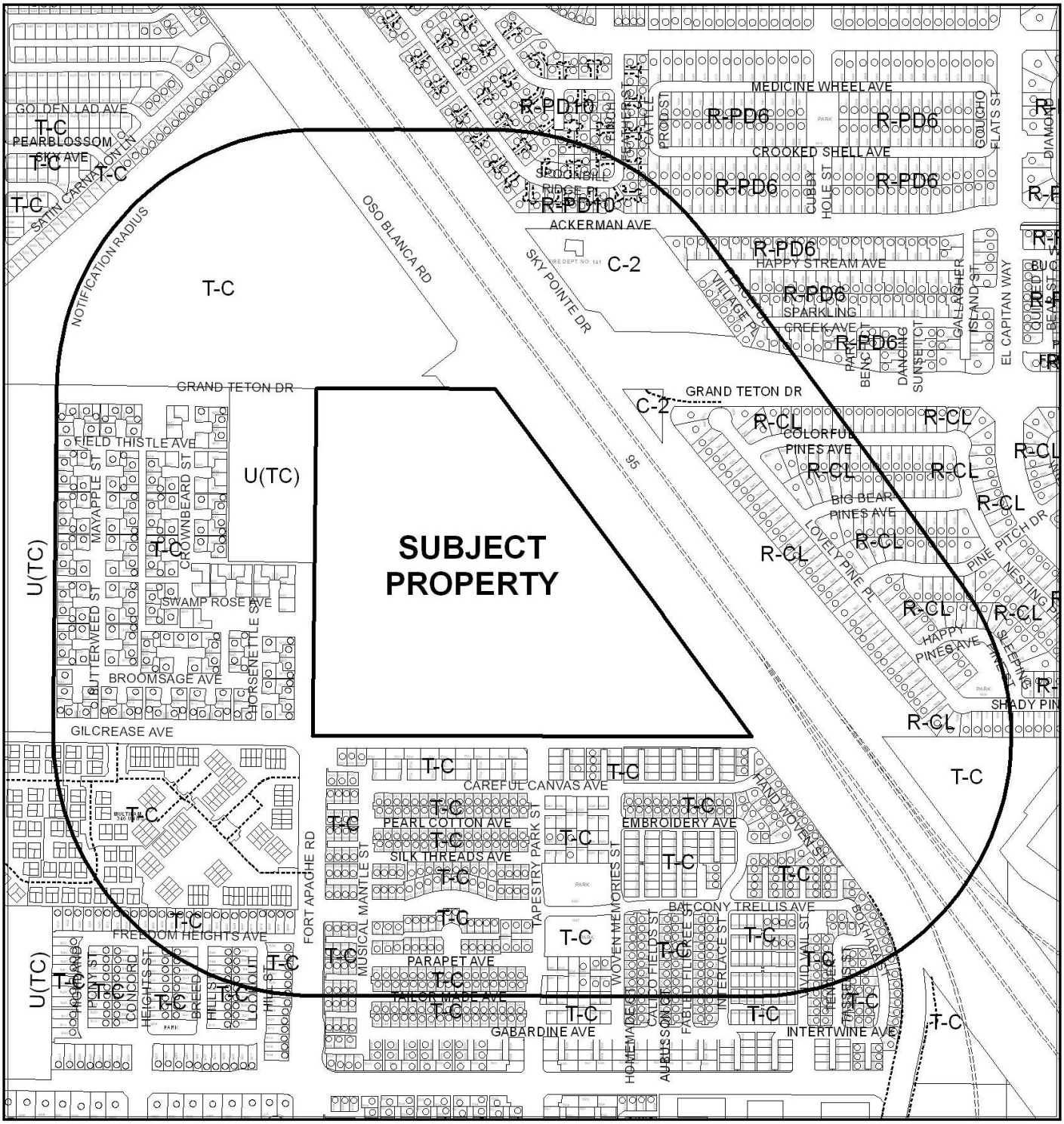
SUBJECT:
ABEYANCE - MOD-47016 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: EC-TC (EMPLOYMENT CENTER MIXED USE - TOWN CENTER) TO: ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL - TOWN CENTER) on 36.36 acres at the northeast corner of Gilcrease Avenue and Fort Apache Road (APN 125-17-101-001), Ward 6 (Ross). Staff recommends APPROVAL.

C.C.: 03/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - MOD-47016 and SDR-47017
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos - MOD-47016 and SDR-47017
5. Justification Letter - MOD-47016 and SDR-47017
6. Protest/Support Postcards for MOD-47016 and SDR-47017



CASE: **MOD-47016 & SDR-47017**

0 500 1,000 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

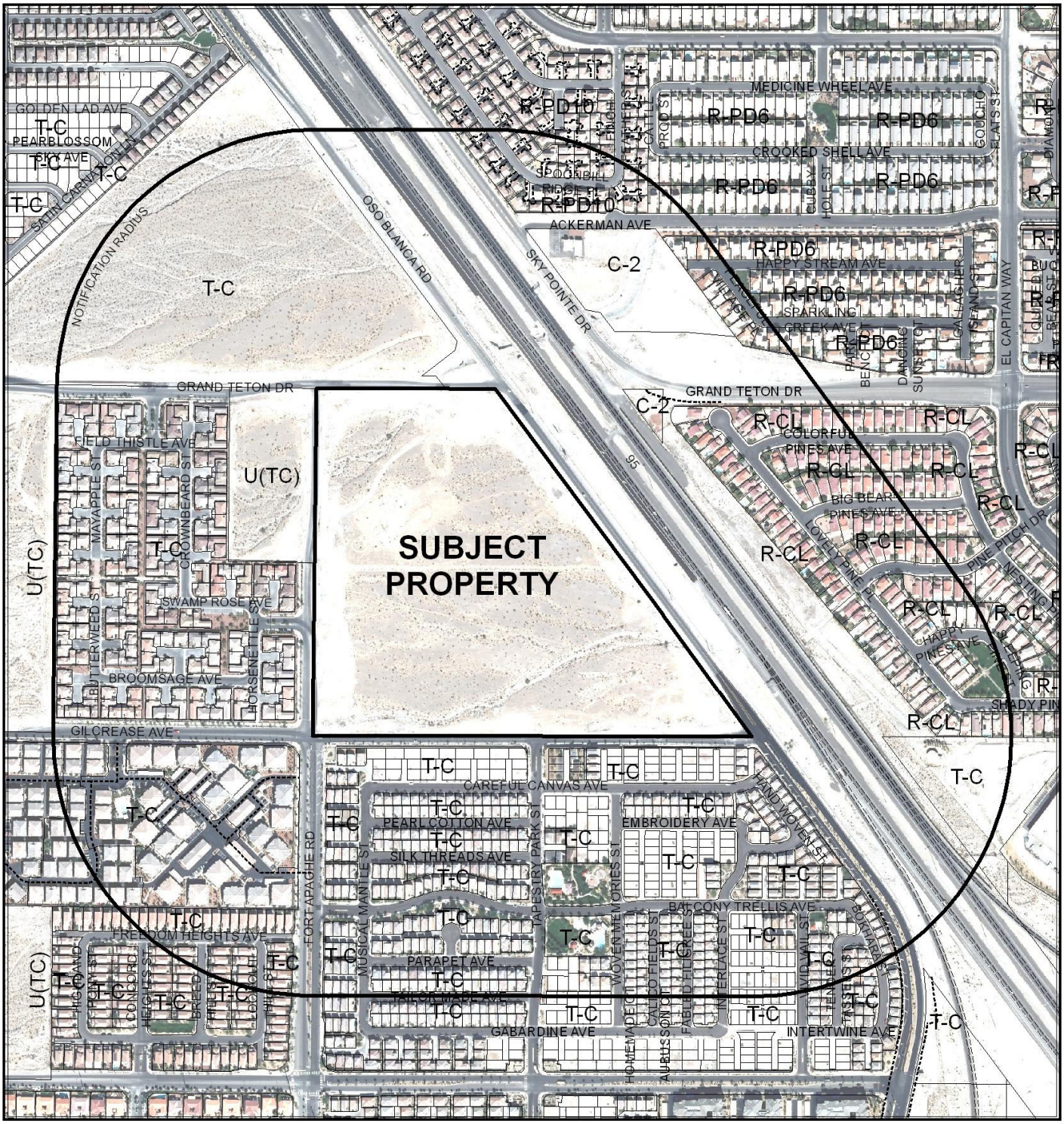
SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

T-C (TOWN CENTER) [EC-TC (EMPLOYMENT CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML-TC (MEDIUM-LOW RESIDENTIAL - TOWN CENTER)

N



CASE: **MOD-47016 & SDR-47017**

RADIUS: 1000 FEET

0 500 1,000 Feet

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

T-C (TOWN CENTER) [EC-TC (EMPLOYMENT CENTER - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML-TC (MEDIUM-LOW RESIDENTIAL - TOWN CENTER)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-47016** APN: 125-17-101-001

Name of Property Owner: Tighi Family LP

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James Tighi

Subscribed and sworn before me

This 26 day of September 2012

Winona Houk

Notary Public in and for said County and State

WINONA HOUK
Notary Public State of Nevada
No. 93-2640-1
My appt. exp. May 2, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major Modification

Project Address (Location) Oso Blanca/Grand Teton

Project Name Oso Blanca/Grand Teton **Proposed Use** _____

Assessor's Parcel #(s) 125-17-101-001 **Ward #** _____

General Plan: existing EC/TC proposed MLT **Zoning:** existing _____ proposed _____

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 36.36 **Lots/Units** 272 **Density** 7.6 du/ac

Additional Information _____

PROPERTY OWNER Tighi Family LP **Contact** James M. Tighi

Address 2076 Red Arrow Drive **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89135

E-mail Address _____

APPLICANT DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* _____

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

Print Name James Tighi

Subscribed and sworn before me

This 26 day of September, 20 12.

Winona Houk

Notary Public in and for said County and State

WINONA HOUK
Notary Public State of Nevada
No. 93-2640-1
My appt. exp. May 2, 2014

FOR DEPARTMENT USE ONLY

Case #	MOD-42016
Meeting Date:	9/27/2012
Total Fee:	1000.00
Date Received:	9/27/2012
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.



N

0 1500' 3000'

SCALE: 1"=1500 FEET

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SEP 27 2012

MOD-47016
SDR-47017

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

DR HORTON

OSO BLANCA & GRAND TETON

LOCATION MAP

DATE: 9/27/12	PROJECT NO. DRH1213.000
DRAFTER: BCC	
DESIGNER: BCC	
CHECKED: WTP	SHEET 1 OF 1

j:\drh1213-000 grand teton\dwg\entitlements\120801 drh1213-000 lmap.dwg 9/27/2012 12:31 PM Ben Morris

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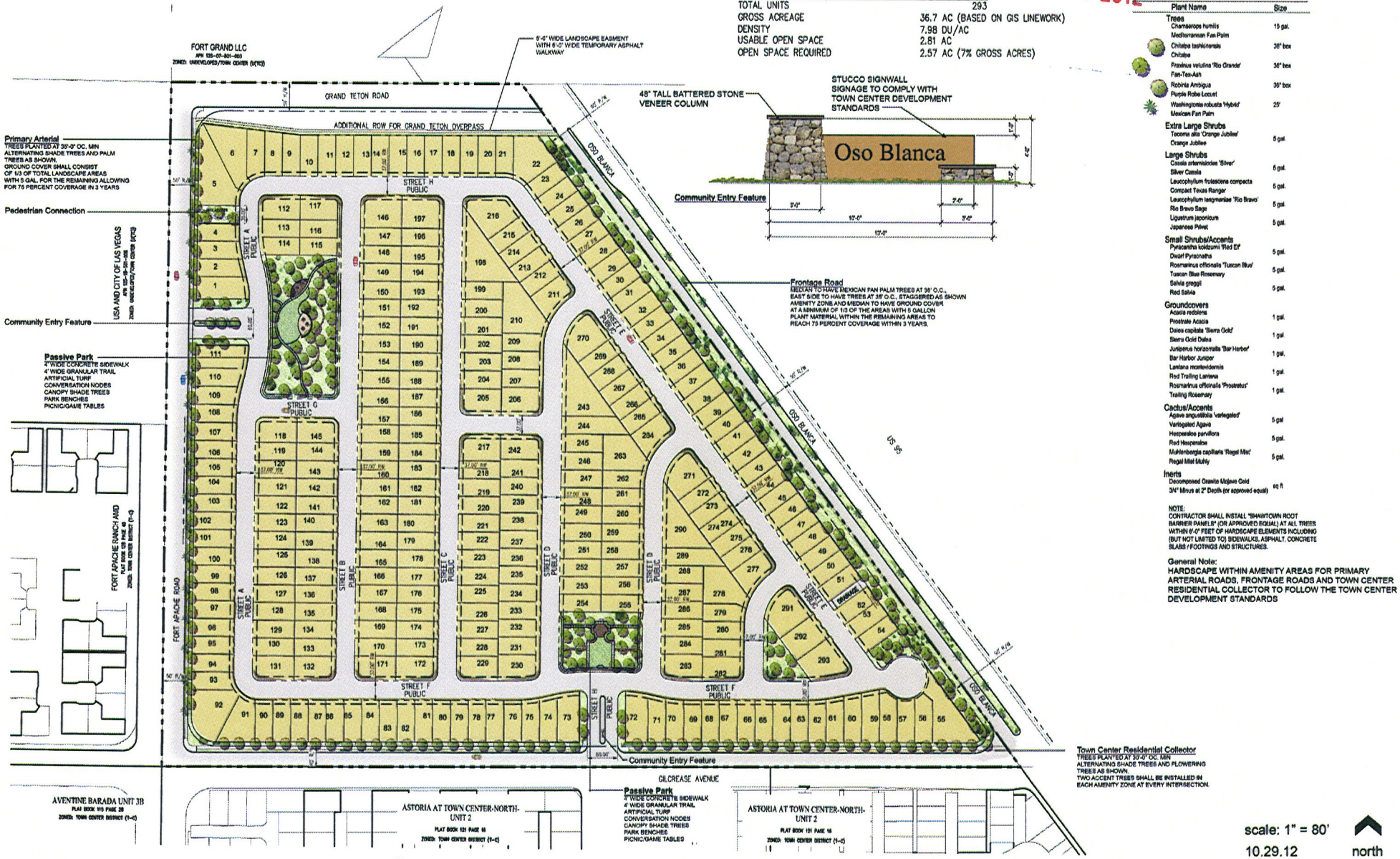
NOV - 1 2012

35X82 (LORETTO BAY)	293
TOTAL UNITS	293
GROSS ACREAGE	36.7 AC (BASED ON GIS LINEWORK)
DENSITY	7.98 DU/AC
USABLE OPEN SPACE	2.81 AC
OPEN SPACE REQUIRED	2.57 AC (7% GROSS ACRES)



PLANT MATERIALS LEGEND

Plant Name	Size
Trees	
Chamaerops humilis Mediterranean Fan Palm	15 gal.
Chitalpa tashkinensis Chitalpa	36" box
Fraxinus velutina 'Rio Grande' Fan-Tex-Ash	36" box
Robinia Ambigua Purple Robe Locust	36" box
Washingtonia robusta 'Hybrid' Mexican Fan Palm	25'
Extra Large Shrubs	
Tecoma alta 'Orange Jubilee' Orange Jubilee	5 gal.
Large Shrubs	
Cassia artemisioides 'Silver' Silver Cassia	5 gal.
Leucophyllum frutescens compacta Compact Texas Ranger	5 gal.
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.
Small Shrubs/Accents	
Pyracantha koidzumii 'Red Elf' Dwarf Pyracantha	5 gal.
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.
Salvia greggii Red Salvia	5 gal.
Groundcovers	
Acacia redolens Prostrate Acacia	1 gal.
Dalea capitata 'Sierra Gold' Sierra Gold Dalea	1 gal.
Juniperus horizontalis 'Bar Harbor' Bar Harbor Juniper	1 gal.
Lantana montevidensis Red Trailing Lantana	1 gal.
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Cactus/Accents	
Agave angustifolia 'variegated' Variegated Agave	5 gal
Hesperaloe parviflora Red Hesperaloe	5 gal.
Muhlenbergia capillaris 'Regal Mist' Regal Mist Muhly	5 gal.
Inerts	
Decomposed Granite Mojave Gold 3/4" Minus at 2" Depth (or approved equal)	sq ft

NOTE:
CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 6'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES.

General Note:
HARDSCAPE WITHIN AMENITY AREAS FOR PRIMARY ARTERIAL ROADS, FRONTAGE ROADS AND TOWN CENTER RESIDENTIAL COLLECTOR TO FOLLOW THE TOWN CENTER DEVELOPMENT STANDARDS

OSO BLANCA/GRAND TETON - CONCEPTUAL LANDSCAPE PLAN

scale: 1" = 80'
10.29.12
north

D·R·HORTON America's Builder

andersonbaron
plan · design · achieve
88 e. san marcos st, ste 101
chandler, arizona 85225

MOD-47016
SDR-47017
REVISED

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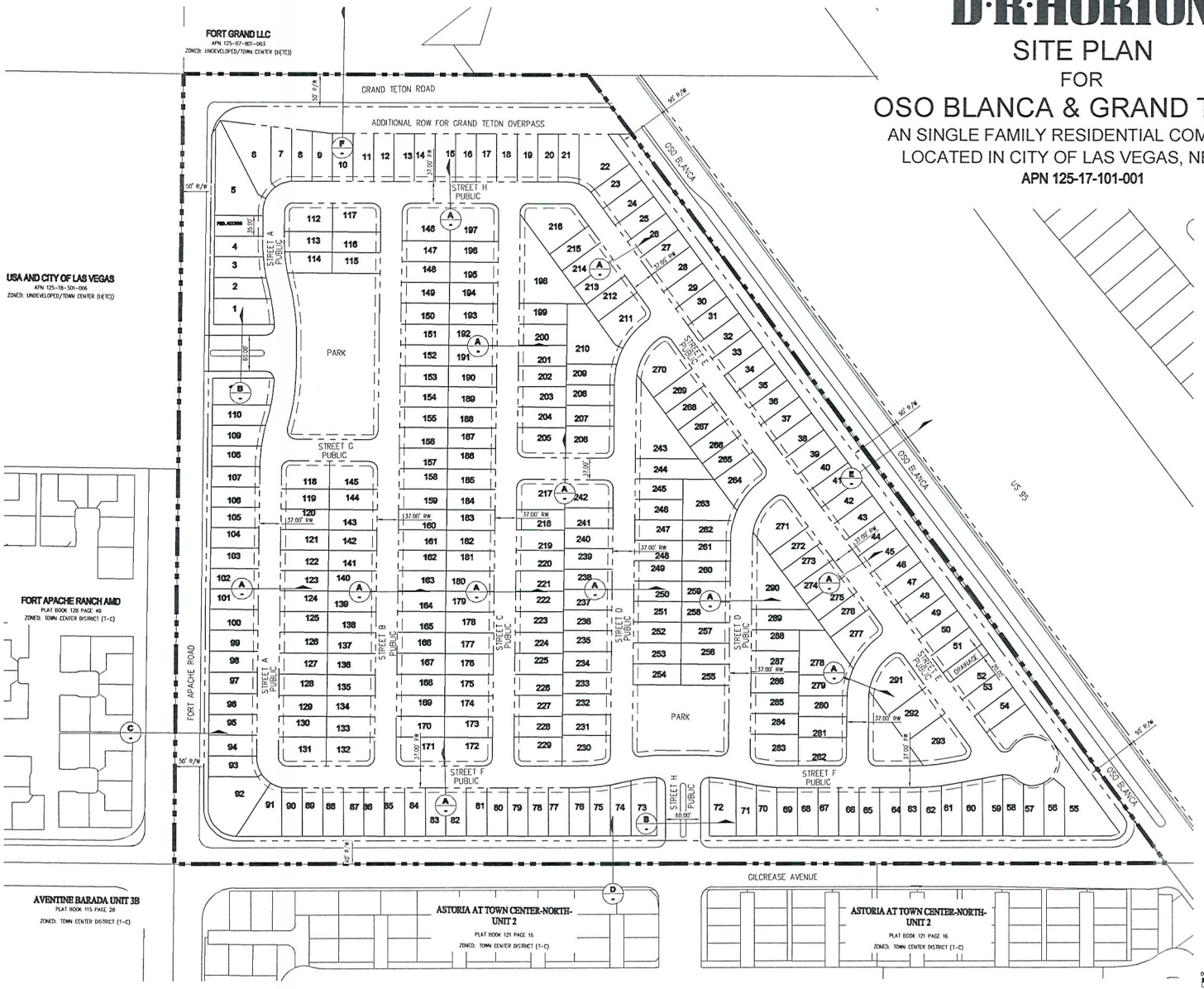
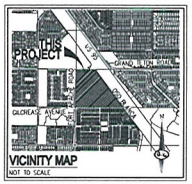
NOV - 1 2012

D·R·HORTON

SITE PLAN
FOR
OSO BLANCA & GRAND TETON
AN SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN CITY OF LAS VEGAS, NEVADA
APN 125-17-101-001





LEGAL DESCRIPTION
A PORTION OF GOVERNMENT LOT 4 AND 22 SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF THE OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

PROJECT INFORMATION

EXISTING ZONING:	EMPLOYMENT CENTER MIXED USE (EC-TC)
PROPOSED ZONING:	MEDIUM - LOW RESIDENTIAL (ML-TC)
ACREAGE (GROSS):	36.70 AC
TOTAL DWELLING UNITS:	263
MIN. LOT SIZE:	82'x35'
DENSITY:	7.96 DU/AC
OPEN SPACE PROVIDED:	2.81 AC
OPEN SPACE REQUIRED:	2.57 AC
CONNECTIVITY RATIO:	1.4
MAX LOT COVERAGE:	50%

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

LEGEND
- BOUNDARY LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- LOT LINE

DEVELOPMENT STANDARDS

SETBACKS:	LORETTO BAY
FRONT (GARAGE)	22-FT
FRONT (LIVING)	14-FT
REAR (LIVING)	10-FT
REAR (PATIO)	5-FT**
SIDE (INTERIOR)	5-FT
SIDE (CORNER)	10-FT

* ARCHITECTURAL FEATURES TO ENCROACH NO MORE THAN TWO FEET INTO ANY REQUIRED SETBACK AREA, PROVIDED THAT THE ENCROACHMENTS:

A. REMAIN AT LEAST THREE FEET FROM THE PROPERTY LINE; AND

B. DO NOT INCREASE THE LIVING SPACE OF THE STRUCTURE AT THE FLOOR LEVEL.

** SETBACK TO PATIO POST. COVER OVERHANG MAY COME TO WITHIN 2-FT OF THE SIDE PROPERTY LINES

BUILDING HEIGHT: 35' MEASURED FROM THE MIDPOINT OF BETWEEN THE EAVES AND RIDGELINE

STORIES: 2 MAX

ACCESSORY STRUCTURE SETBACKS

FROM MAIN BUILDING:	6-FT
SIDE (CORNER)	5-FT
SIDE (INTERIOR)	3-FT
REAR	3-FT
SIZE AND COVERAGE	NOT TO EXCEED 50% OF THE FLOOR AREA OF THE PRINCIPAL DWELLING UNIT. THE AGGREGATE TOTAL OF THE GROUND FLOOR AREAS OF ALL ACCESSORY BUILDINGS SHALL NOT COVER MORE THAN 50% OF THE REAR YARD AREA
BUILDING HEIGHT	NOT TO EXCEED 2 STORIES, 35 FEET IN HEIGHT OR THE HEIGHT OF THE PRINCIPAL DWELLING UNIT, WHICHEVER IS LESS.
FRONT YARD AREA - TURF COVERAGE	0%

PARKING

REQUIRED: 2 UNIMPEDED SPACES PER DWELLING UNIT
PROVIDED: 2 UNIMPEDED SPACES PER DWELLING UNIT

R. PERIMETER AND RETAINING WALLS

PER TOWN CENTER DEVELOPMENT STANDARDS

W. INTERNAL WALLS AND RETAINING WALLS

PER TOWN CENTER DEVELOPMENT STANDARDS

OWNER
TIGHI FAMILY L P
P O BOX 26272
LAS VEGAS NV 89126-0272

DEVELOPER
DR HORTON INC
330 CAROUSEL PKWY #140
HENDERSON, NV 89014
PH (702) 635-3600
FX (702) 435-8008

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

MOD-47016
SDR-47017
REVISED



DISCLAIMER
GIS LINE WORK ONLY FOR BOUNDARY (PAPER BOUNDARY NOT AVAILABLE)

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP DATE	APP

CITY OF LAS VEGAS, NV

D·R·HORTON

OSO BLANCA & GRAND TETON
SITE PLAN

S17 T19 R60

DATE: 10/31/12
DRAFTER: SC
DESIGNER: MAK
CHECKED: TJS
PROJECT NO. DRH1225-000

SP-1
SHEET 1 OF 2

J:\DRH\225 oso blanca grand teton\dwg\entitlements\drh1225-000 blanca5.dwg 10/31/2012 3:09 PM John Austin

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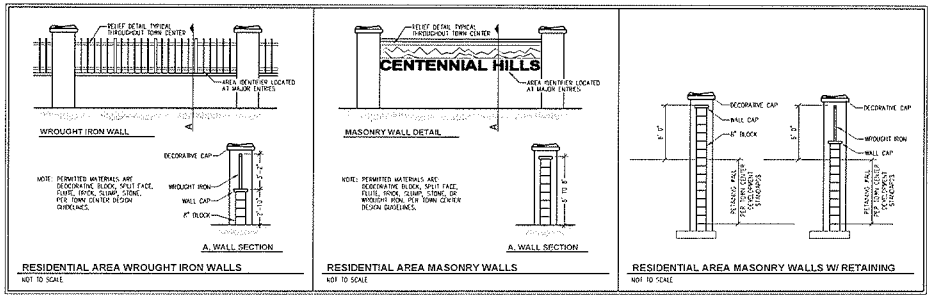
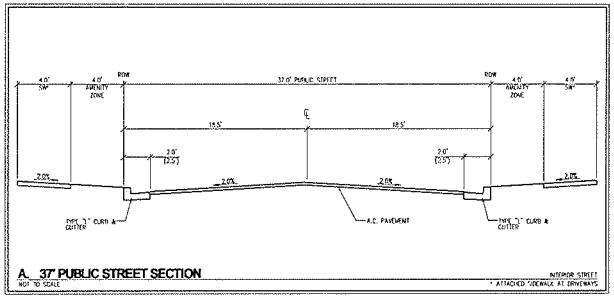
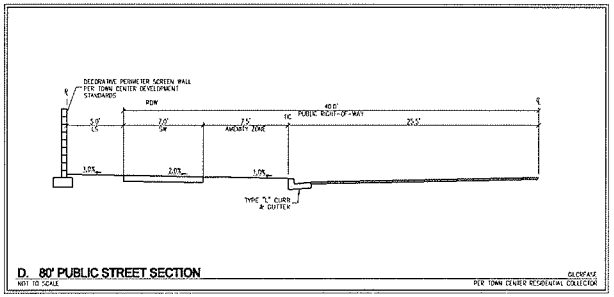
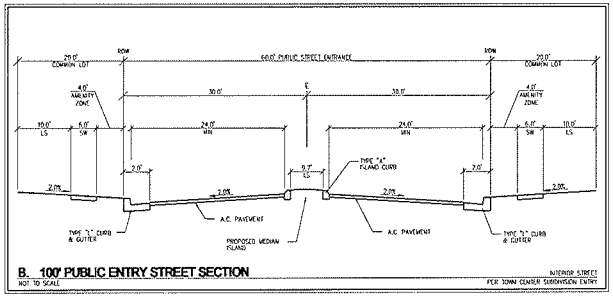
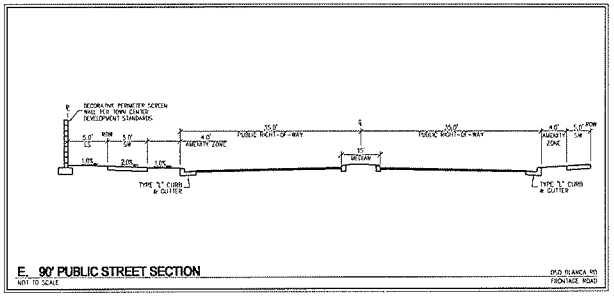
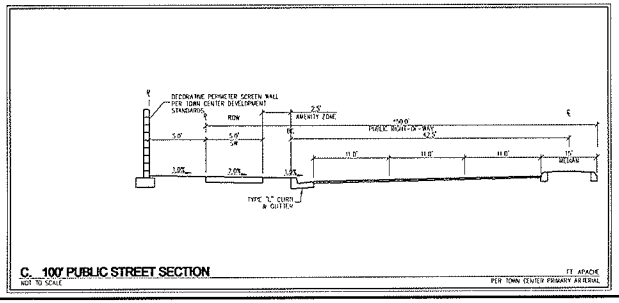


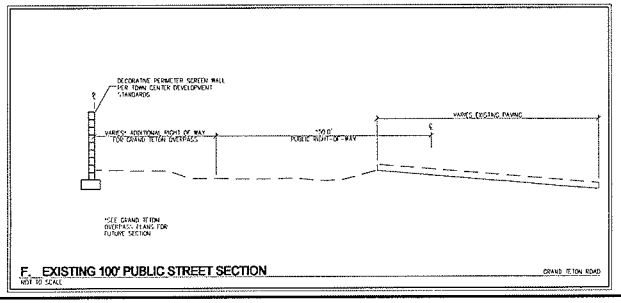


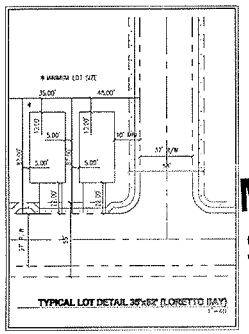












MOD-47016
SDR-47017
REVISED

SLATER HANLAN GROUP
CONSULTING ENGINEERS & PLANNERS
6748 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 384-2399 FAX (702) 384-2399

NO.	DESCRIPTION	DATE	BY	APP

CITY OF LAS VEGAS, NV

D.R. HORTON

OSO BLANCA & GRAND TETON
SITE PLAN

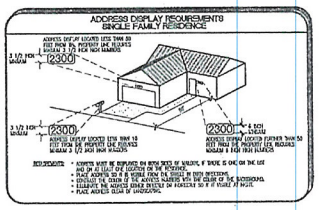
S5-17
T20
R60

DATE: 10/31/12
DRAFTER: SC
DESIGNER: MAK
CHECKED: TJS
PROJECT NO
DRH1225-000

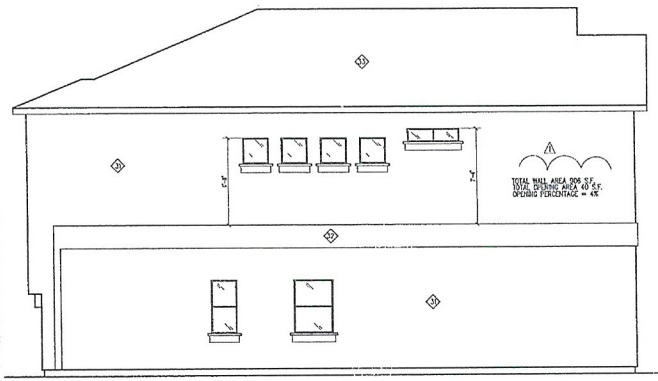
SP-2
SHEET 2 OF 2

NOTES:

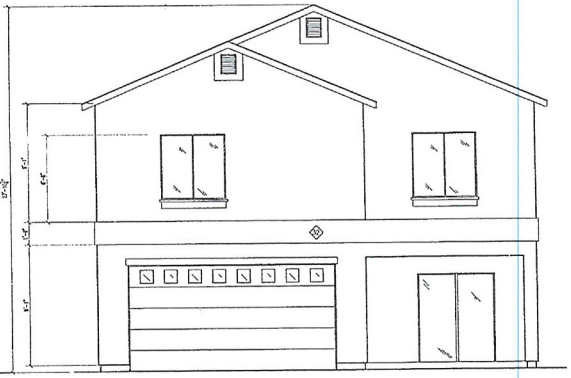
* SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
* DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NOT AT OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
* POP-OUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED @ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
* NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.



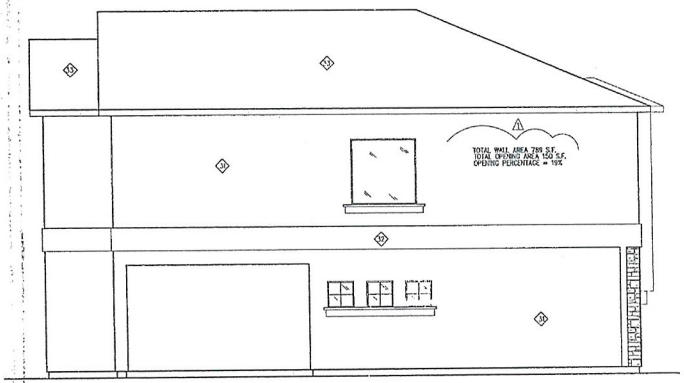
GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'



(4) RIGHT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



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

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0004 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM W/DRYDOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 5" MISC FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/MANS AT PUBLIC WAY.
5. PRE-HUNG SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING SPECS.

NOTES:

1. PROVIDE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE PER BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2004 RDR. ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NOT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
4. POP-OUTS SHOW BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .41
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

LARRY TINDALL
REGISTERED INDUSTRIAL DESIGNER
STATE OF NEVADA
PH (702)896-6355

REVISION	DATE	NOTES
1	2-9-12	ARCH CORRECTION #1

2235 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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PH (702)896-6355
OFFICE (702)897-2697

2270 E CAMERO AVE LAS VEGAS, NV 89123

ELEVATION

JOB NO: 1128
FILE NAME: A043
DATE: 1-20-12
UPDATE:

A043

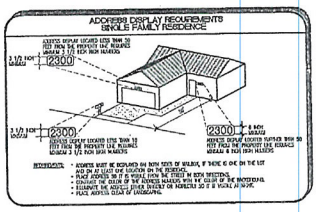
SCANNED

RECEIVED
SEP 27 2012

MOD-47016
SDR-47017

NOTES:

* SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
* DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
* POPOUTS SHOW BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
* NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

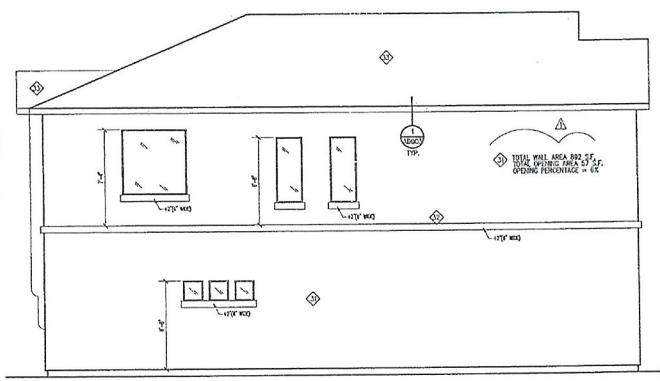
1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM @ FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" MIN. FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING ENGR.

NOTES:

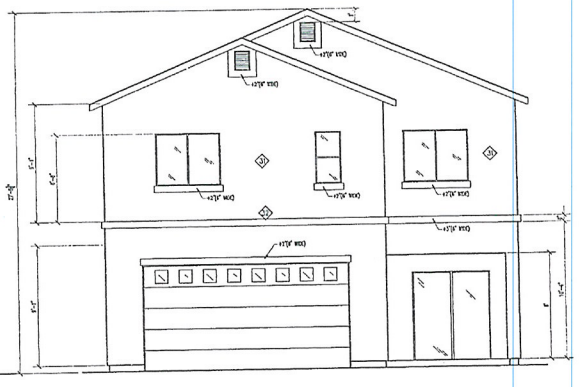
1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2006 ECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

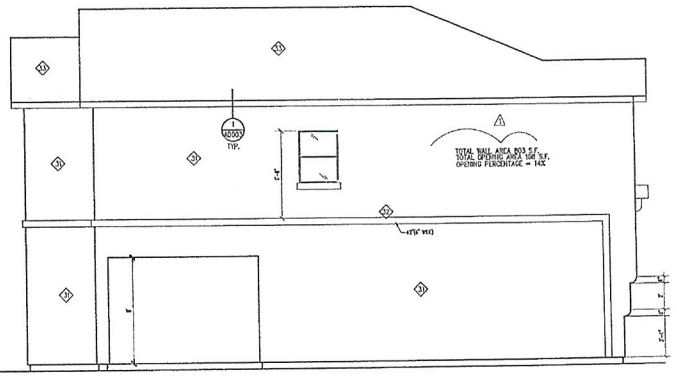
- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT - CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX



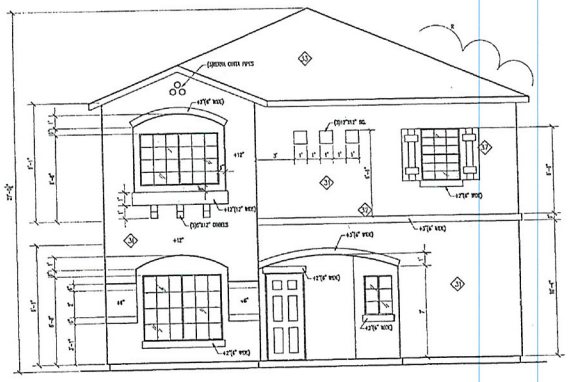
(4) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



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



(2) LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



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

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: TRUFIRA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: TRUFIRA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: TRUFIRA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 185 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .57
SOLAR HEAT GAIN COEFFICIENT (SHGC) .47
WINDOW AREA (INCLUDING FRAMES): 0
PATIO DOOR:
MANUFACTURE: FLEETWOOD 1012
U-FACTOR: .32 SOLAR INDUSTRIES
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 43 S.F.

Reviewed for Code Compliance
Clark County Building Department

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
STATE OF NEVADA @ 1994
No. 33
LARRY TINDALL
RESIDENTIAL DESIGNER
@ ALLEGRO HOMES - 10 YEARS
OFFICE (702) 597-2597
FAX (702) 896-6552

2135 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
@ ALLEGRO HOMES - 10 YEARS

REVISION	DATE	NOTES
1	2-3-12	ARCH CORRECTION #1

2270 E CAMERO AVE
LAS VEGAS, NEVADA 89120

ELEVATIONS

JOB NO.: 1128
FILE NAME: 2135A0
DATE: 1-20-12
UPDATE:

A040

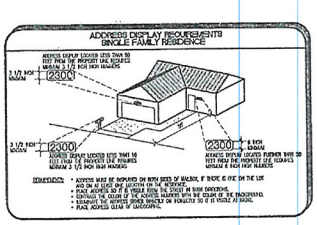
SCANNED

RECEIVED
SEP 2 7 2012

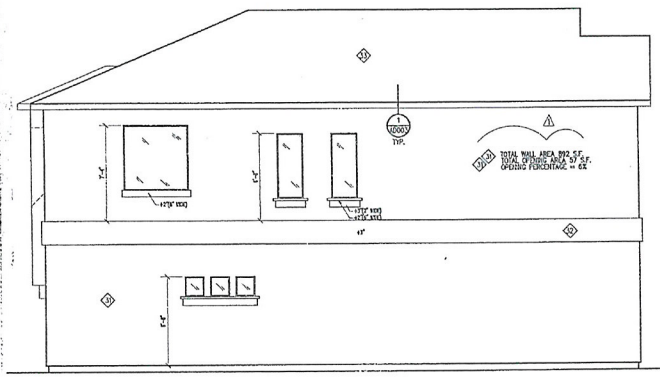
MOD-47016
SDR-47017

NOTES:

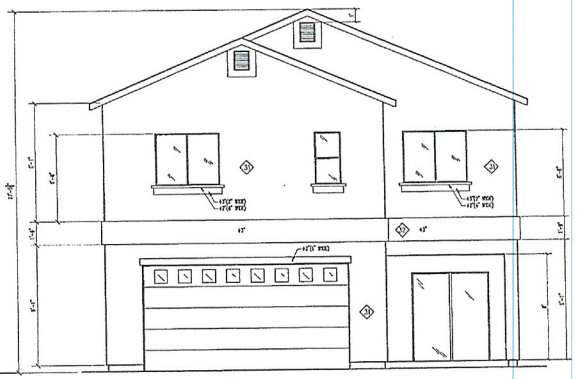
- SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
- DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 10 15, 17, & 19 ON SHEET A0002.
- POPOUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED @ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
- NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.



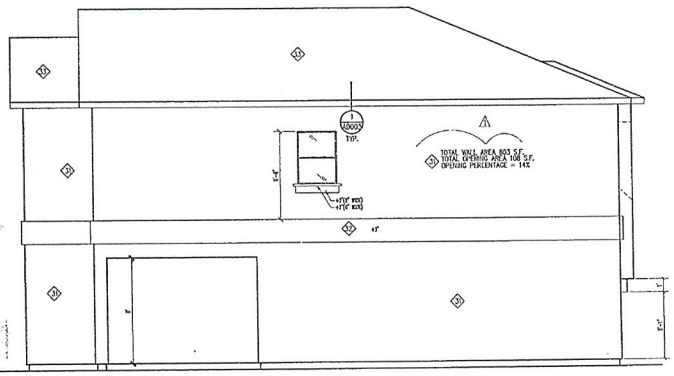
GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'



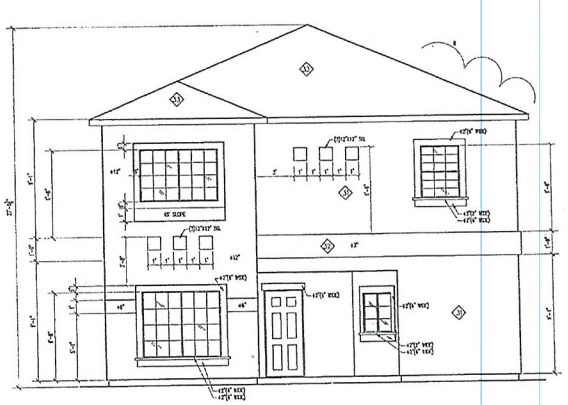
(4) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



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

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0004 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM REVEAL OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE ON BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2006 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 10 15, 17, & 19 ON SHEET A0002.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
PATIO DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 101 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 5 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .65
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .56
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 16 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

LARRY TINDALL
REGISTERED
RESIDENTIAL DESIGNER
No. D
STATE OF NEVADA
FAX (702) 896.6582

2135 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER

OFFICE (702) 897-1597

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REVISION	DATE	NOTES
1	2-3-12	ARCH CORRECTION #1

2270 E CAMERO AVE LAS VEGAS, NEVADA 89123
ELEVATION

JOB NO.: 1128
FILE NAME: 2135A041
DATE: 1-20-12
UPDATE:

A041

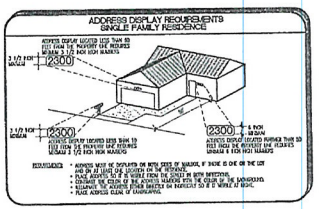
SCANNED

MOD-47016
SDR-47017

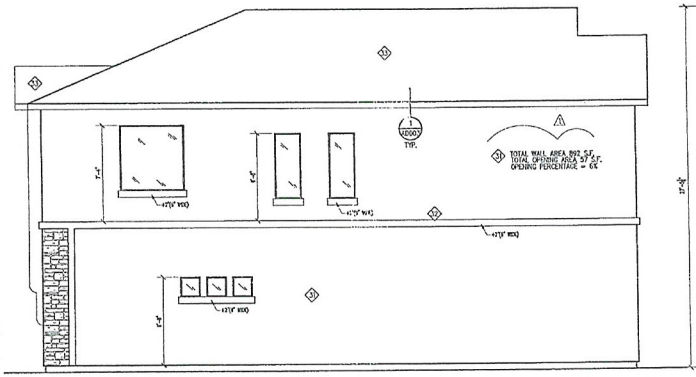
RECEIVED
SEP 27 2012

NOTES:

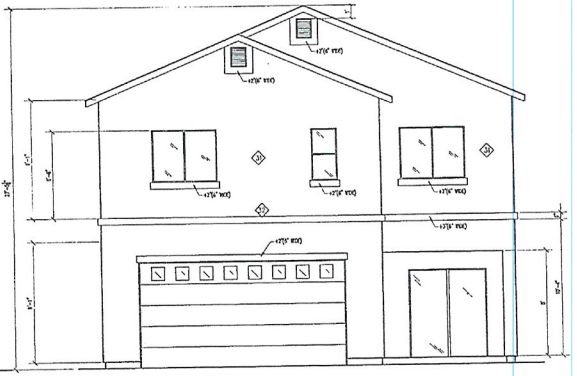
- SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
- DETAILS ⊙ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET AD002.
- POP-OUTS SHOW BY A HIDDEN LINE AROUND WINDOWS RE INSTALLED ⊙ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
- NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.



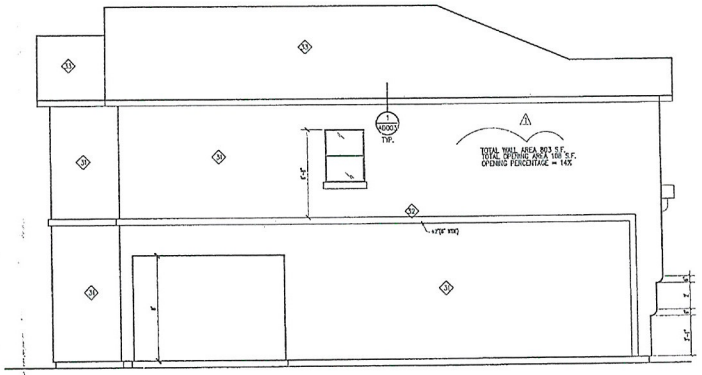
GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'



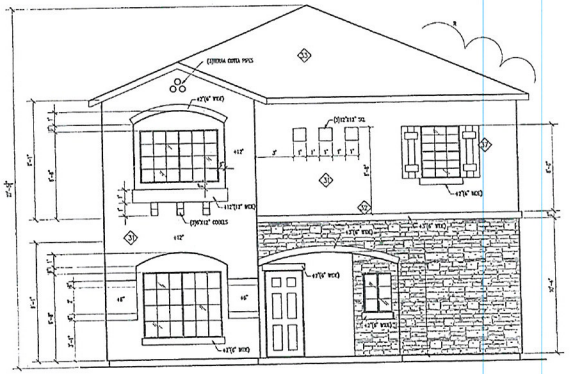
(4) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



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

KEYNOTES:

(3) EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/AD001 & D.R. HORTON FOR FINISH AND COLOR.
(5) 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 5" WOC FINISH TYP. U.N.O.
(9) CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
(14) 12" O/HANG AT PUBLIC WAY.
(17) PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
(18) CEILING LINT.
(19) ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBERS SPECS.

NOTES:

1. FRAME CROSS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS (TYPICAL) VERIFY WITH 2000 ECC ANALYSES REPORT.
3. DETAILS ⊙ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET AD002.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED ⊙ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .43

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .54
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .33
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .25
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .54
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .33
WINDOW AREA (INCLUDING FRAMES): 8 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .43
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .56
AIR LEAKAGE RATE: .19 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .43
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .52
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .33
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

42-1407

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
STATE OF NEVADA
No. 007
EXP. 6/30/13

LARRY TINDALL
RESIDENTIAL DESIGNER
(DO NOT SCALE DRAWINGS)
© ALL RIGHTS RESERVED BY DESIGNER
OFFICE (702) 597-2597
FAX (702) 896-8352

D.R. HORTON HOMES
2135 PLAN

REVISION	DATE	NOTES
1	2-6-12	ARCH CORRECTION #1

ELEVATIONS

JOB NO.: 1128
FILE NAME: 2135A042
DATE: 1-20-12
UPDATED:

A042

2270 SE CAMERO AVE LAS VEGAS, NEVADA 89123

SCANNED

MOD-47016
SDR-47017

RECEIVED
SEP 2 7 2012

NOTES:

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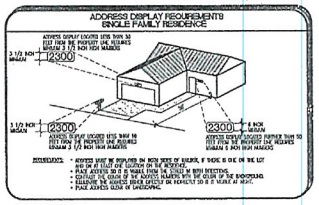
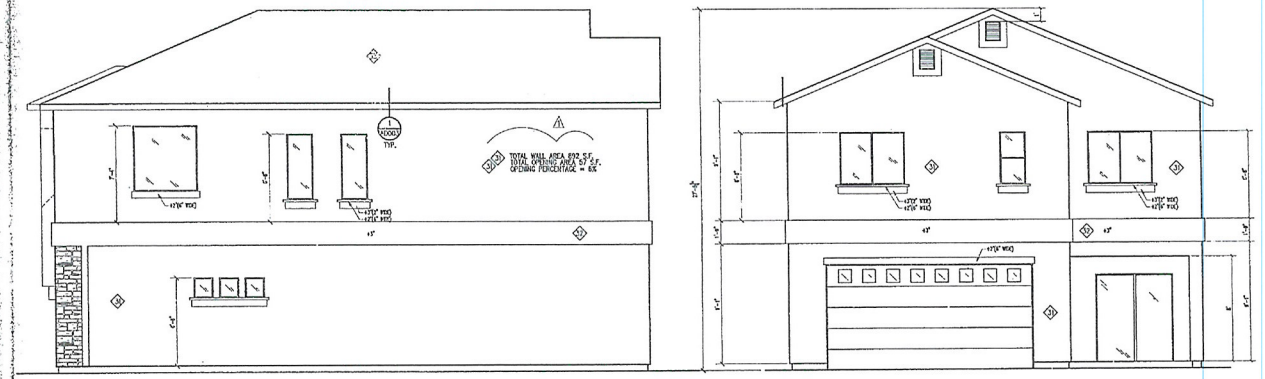
- POP-OUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED ⊙ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
- NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

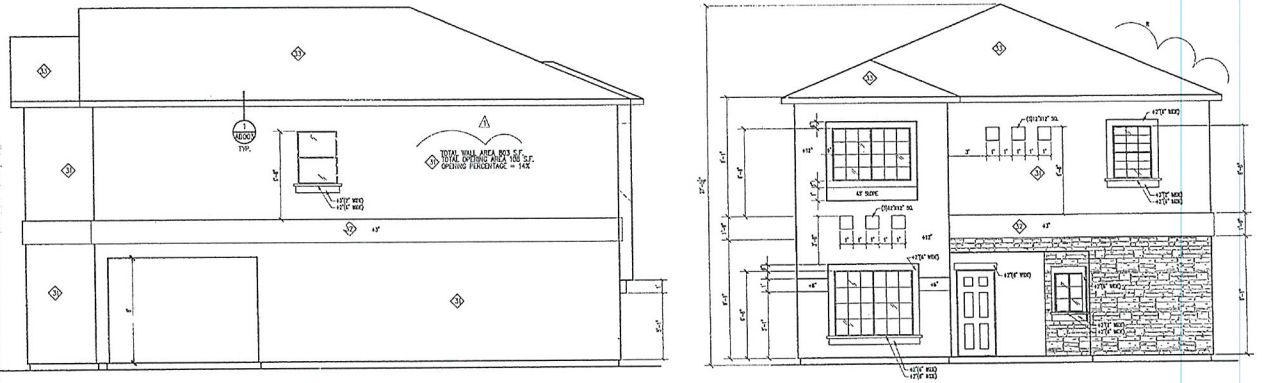


GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'



(4) RIGHT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"

(3) REAR ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"

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

KEYNOTES:

3. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A2001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
17. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
20. CEILING LINE.
10. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. FRAME CRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE BY BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2006 IECC ANALYSIS REPORT.
3. DETAILS ⊙ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED ⊙ PUBLIC WAY FOR JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TAXMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TAXMITTANCE RATE: .48
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TAXMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TAXMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 4 S.F.
GLASS BLOCK:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TAXMITTANCE RATE: .41
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): Glass Block 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TAXMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

Clark County Department of Building Services Approved

Date: SEP 20 2012

Conditions and Accepted

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
STATE OF NEVADA
No. 1128
FAX (702) 896-6852

2135 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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DO NOT SCALE DRAWING
OFFICE (702) 897-2597
LAS VEGAS, NEVADA 89129

REVISION	DATE	NOTES
1	2-6-12	ADDR CORRECTION #1

2270 E CAMERO AVE
ELEVATION

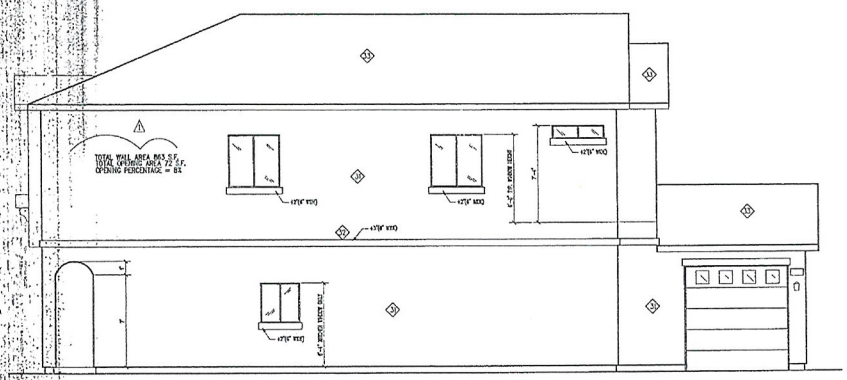
JOB NO: 1128
FILE NAME: 2135D043
DATE: 1-20-12
UPDATE:

A043

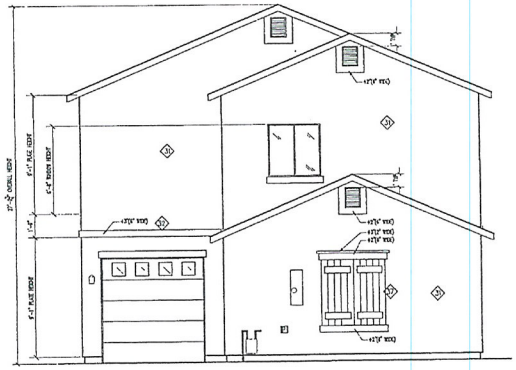
SCANNED

RECEIVED
SEP 27 2012

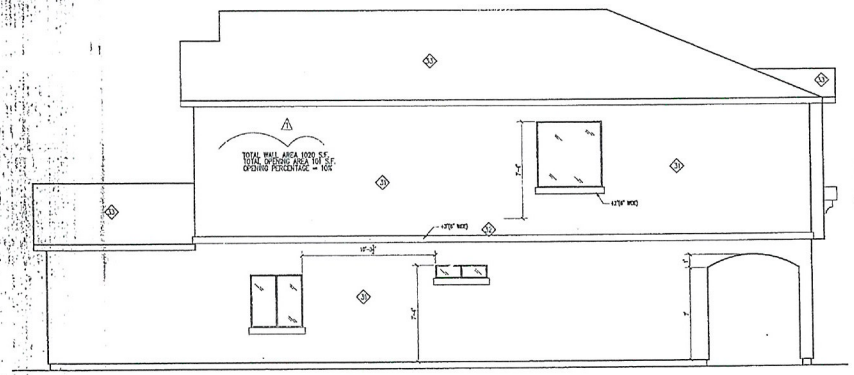
MOD-47016
SDR-47017



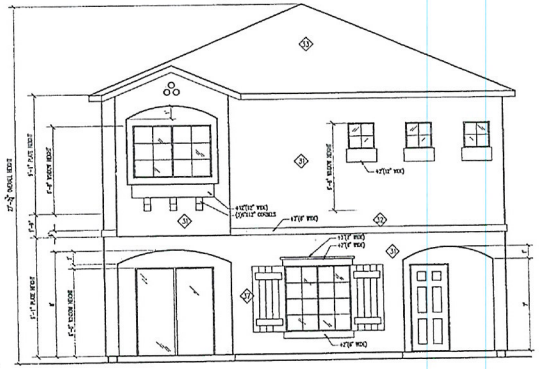
(4) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



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



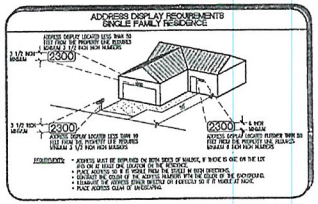
(2) LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



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

NOTES:

- SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
- DETAILS ⊙ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 13, 17, & 19 ON SHEET A0002.
- POPOUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED ⊙ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
- NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" MCC FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB LOCATION, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 ECC ANALYSIS REPORT.
3. DETAILS ⊙ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 13, 17, & 19 ON SHEET A0002.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED ⊙ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 185 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .59
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .43 - 1.44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 215 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: 1.44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 72 S.F.

Climate Zone/Elevation Building Site
Manufactured/Assembled Elevation

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
No. 53-P
EXPIRATION DATE: 12/31/2012
STATE OF NEVADA

2435 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702)897-5997 FAX (702)898-9953

REVISION	DATE	NOTES
1	2-6-12	ARCH CORRECTION #1

2270 E CAVERO AVE LAS VEGAS, NV 89123

JOB NO.: 1128
FILE NAME: A040
DATE: 1-20-12
UPDATE:

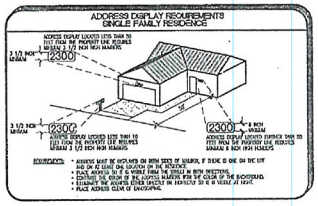
ELEVATIONS

A040

SCANNED
RECEIVED
SEP 27 2012

NOTES:

- SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
- DETAILS ⊙ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
- POPOUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED @ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
- NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

(30) EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
(31) 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FINISHED BAND, WINDOW OR DOOR TRIM 4" MIN. FROM TYP. U.N.O.
(32) CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
(33) 12" O/HANG AT PUBLIC WAY.
(34) PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
(35) CEILING LINE.
(36) ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBERS ENGS.

NOTES:

1. PRIVACY GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE BY BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS ⊙ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

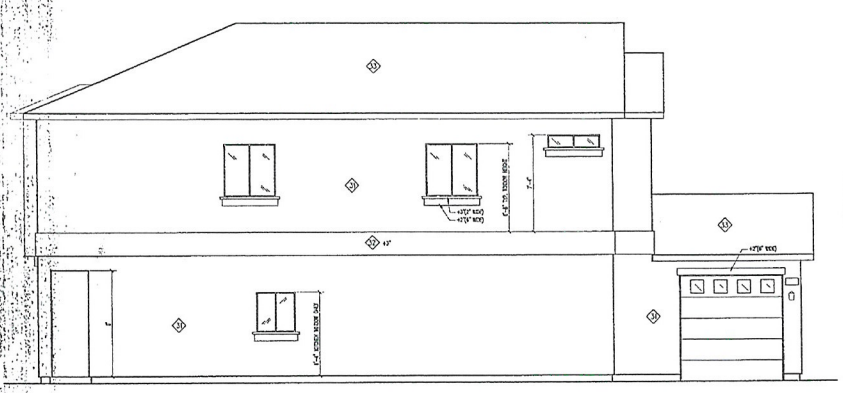
- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

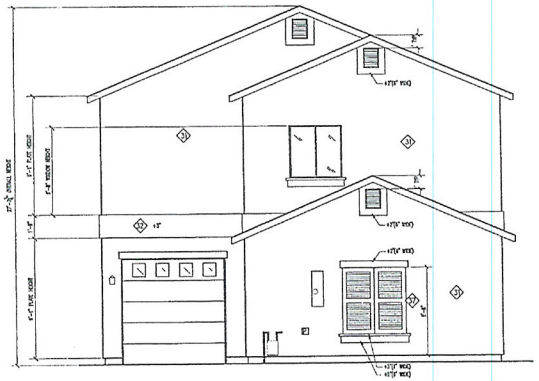
LOCATION:
FRONT ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

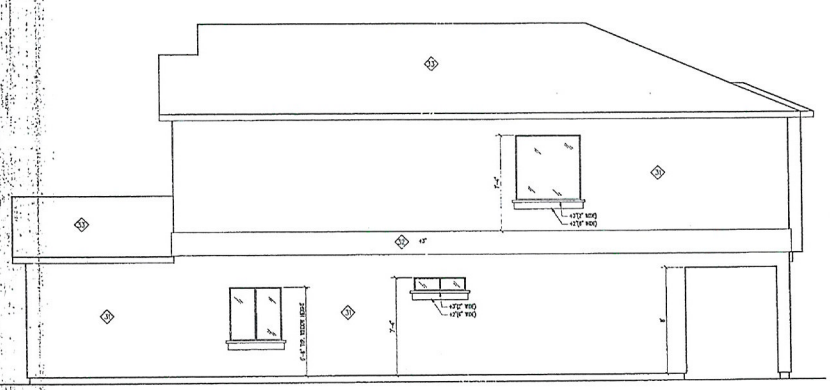
TYPE:
SLIDER:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .31
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 155 S.F.
FIXED:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .31
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .52
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 15 S.F.
PATIO DOOR:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 42 S.F.



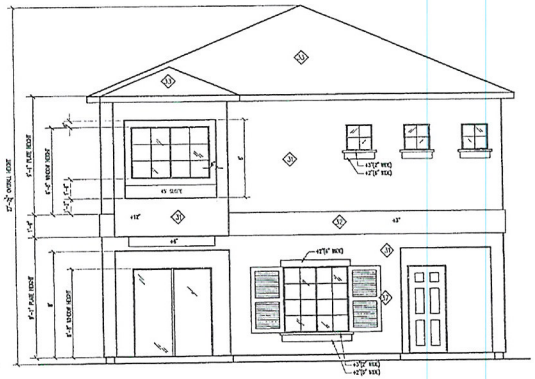
(4) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



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

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
No. 2578 STATE OF NEVADA

2435 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702)897-8594 FAX (702)990-6952

REVISION	DATE	NOTES
1	2-9-12	ARCH CORRECTION #1

JOB NO.: 1128
FILE NAME: A041
DATE: 1-20-12
UPDATE:

A041

2370 E CAMERO AVE LAS VEGAS, NV 89120

ELEVATION

A3-1 of 7

Clark County Building Department
Electronically Accepted Plans

SCANNED

RECEIVED
SEP 27 2012

MOD-47016
SDR-47017

NOTES:

- SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
- DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
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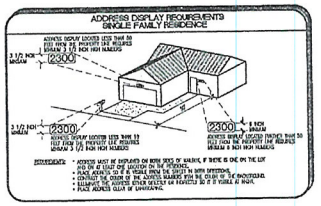

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM MOULDING OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" MIN. FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
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SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

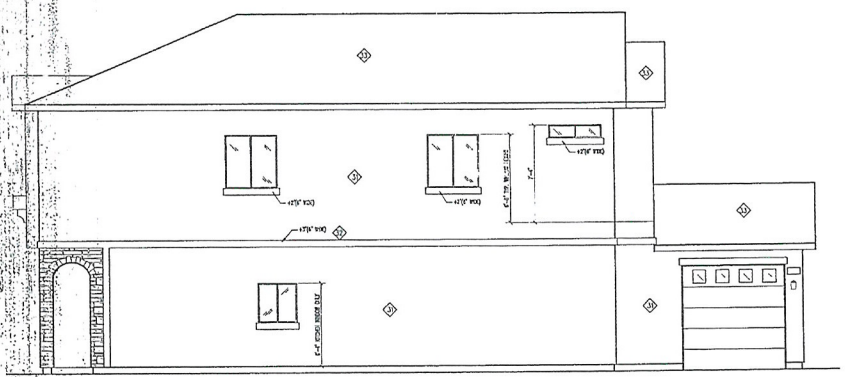
LOCATION:

FRONT ENTRY DOOR:	
MANUFACTURER:	THERMA TRU
NFRC-U FACTOR:	.33
GARAGE ENTRY DOOR:	
MANUFACTURER:	THERMA TRU
NFRC-U FACTOR:	.33
FRENCH DOOR:	
MANUFACTURER:	THERMA TRU
NFRC-U FACTOR:	.40

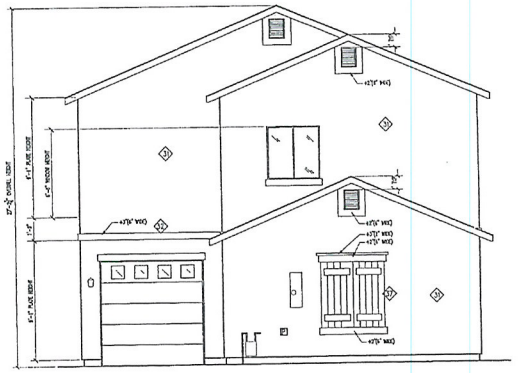
WINDOW U VALUES:

TYPE:	
SLIDER:	
MANUFACTURER:	SOLOR INDUSTRIES
U-FACTOR:	.34
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.25
WINDOW AREA (INCLUDING FRAMES):	165 S.F.
FIXED:	
MANUFACTURER:	SOLOR INDUSTRIES
U-FACTOR:	.32
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.49
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.33
WINDOW AREA (INCLUDING FRAMES):	102 S.F.
SINGLE HUNG:	
MANUFACTURER:	SOLOR INDUSTRIES
U-FACTOR:	.34
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.25
WINDOW AREA (INCLUDING FRAMES):	6 S.F.
SKYLIGHTS:	
MANUFACTURER:	SOLOR INDUSTRIES
U-FACTOR:	.45
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.35
WINDOW AREA (INCLUDING FRAMES):	0
GLASS BLOCK:	
MANUFACTURER:	SOLOR INDUSTRIES
U-FACTOR:	.58
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.40
WINDOW AREA (INCLUDING FRAMES):	1.5 S.F.
PATIO DOOR:	
MANUFACTURER:	SOLOR INDUSTRIES
U-FACTOR:	.32
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCLUDING FRAMES):	40 S.F.

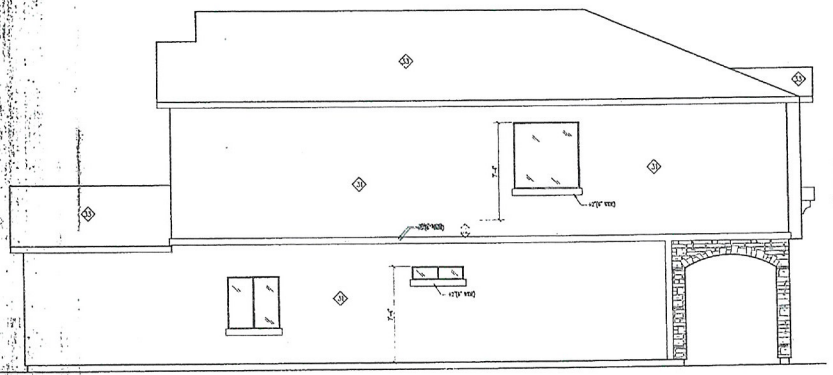
43-1487



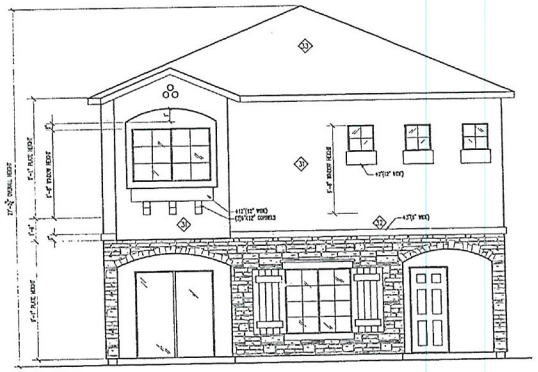
(4) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



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

LARRY TINDALL
LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
No. 2... STATE OF NEVADA

2435 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702)597-5597 FAX (702)599-8352

REVISION	DATE	NOTES
1	2-9-12	ARCH CORRECTION #1

ELEVATIONS
2270 E CAMERO AVE LAS VEGAS, NV 89123

JOB NO.: 1128
FILE NAME: A042
DATE: 1-20-12
UPDATE:

A042

SCANNED

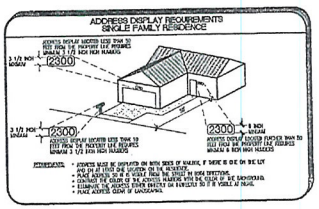
RECEIVED
SEP 2 7 2012

MOD-47016
SDR-47017

NOTES:

* SEE A040 FOR NOTES AND DETAILS NOT SHOWN.
* DETAILS & WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT TO OPENINGS ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
* POPOUTS SHOW BY A HIDDEN LINE AROUND WINDOWS BE INSTALLED @ PUBLIC WAY OR PER JURISDICTION REQUIREMENTS.
* NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

ADDRESS DISPLAY REQUIREMENTS
SINGLE FAMILY RESIDENCE



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0501 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WINDSOIT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM & WOOD FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE. SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS, (TYPICAL) VERIFY WITH 2009 IECC ANALYSIS REPORT.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002.
4. POP-OUTS SHOWN BY A HIDDEN LINE AROUND WINDOWS TO BE INSTALLED @ PUBLIC WAY PER JURISDICTION REQUIREMENTS.
5. NO POP-OUTS REQUIRED AROUND WINDOWS AND DOORS UNDER COVERED PATIO.

SYMBOLS:

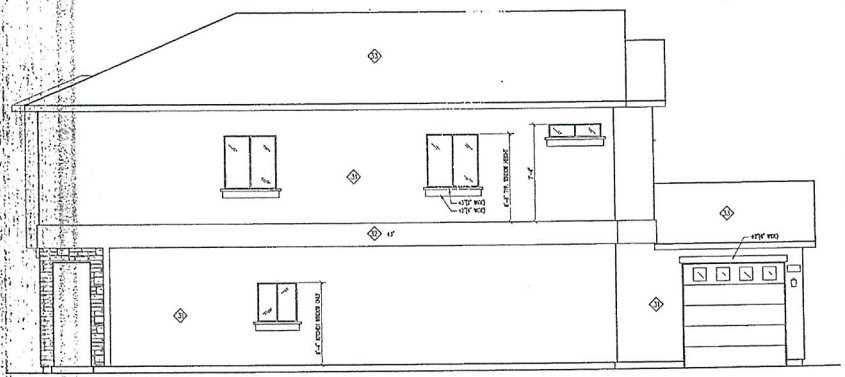
- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY LEGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

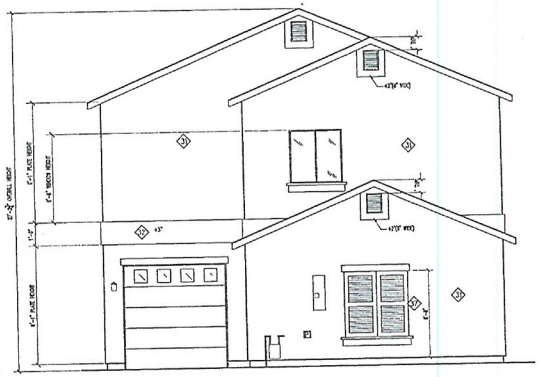
LOCATION:
FRONT ENTRY DOOR:
MANUFACTURER: TRUSTILE TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURER: TRUSTILE TRU
NFRC-U FACTOR: .33
PATIO DOOR:
MANUFACTURER: TRUSTILE TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

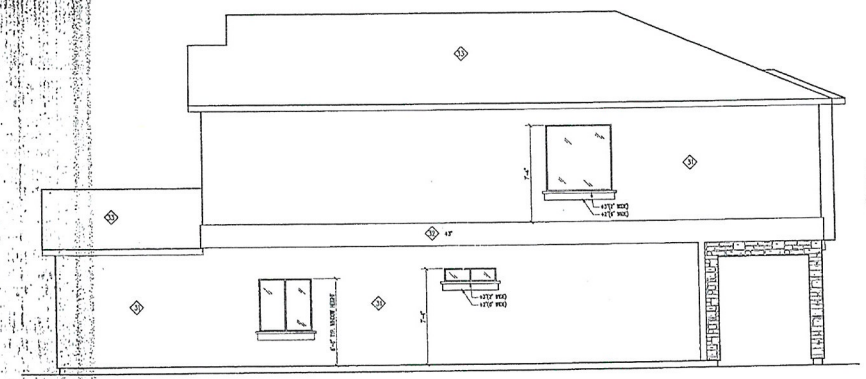
TYP1:
SLIDER:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
TYP2:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .56
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .49
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.



(4) RIGHT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



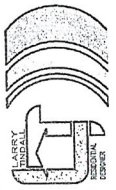
(3) REAR ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



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





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2435 PLAN
D.R. HORTON HOMES

REVISION	DATE	NOTES
1	2-3-12	ARCH CORRECTION #1

2370 E CAMERO AVE LAS VEGAS, NV 89123

ELEVATION

JOB NO: 1128
FILE NAME: A043
DATE: 1-20-12
UPDATE:

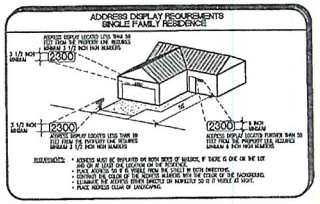
A043

A3-1487

MOD-47016
SDR-47017

SCANNED

RECEIVED
SEP 27 2012



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" NOSE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NOT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0402
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A040 FOR NOTES AND DETAILS NOT SHOWN.

SYMBOLS:

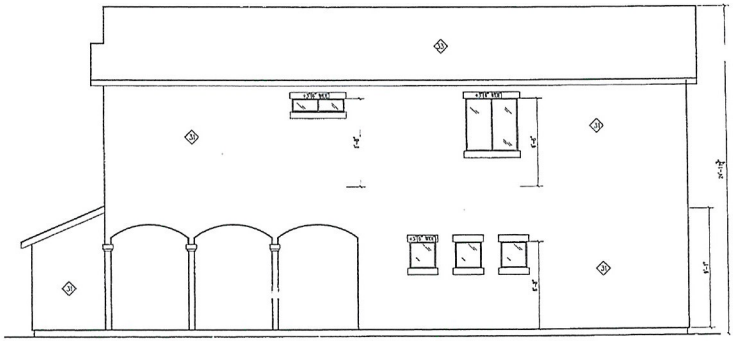
- OPTIONAL COACH LIGHT(S), SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

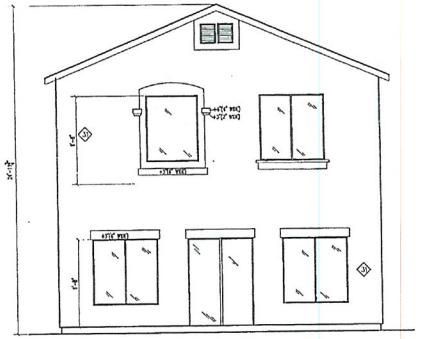
LOCATION:
FRONT ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

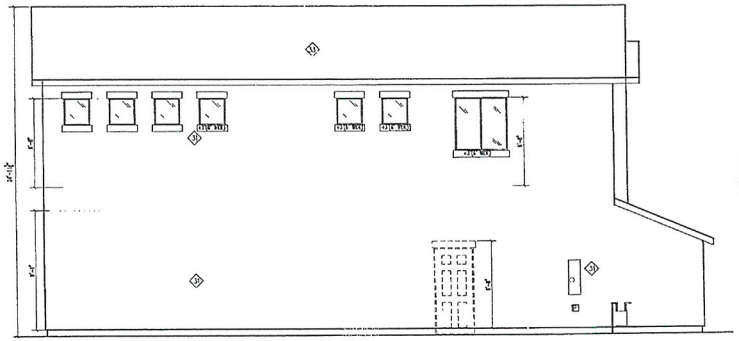
TYPE:
SLIDER:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .55
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .25
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .50
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURER: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .41
SOLAR HEAT GAIN COEFFICIENT (SHGC) .22
WINDOW AREA (INCLUDING FRAMES): 40 S.F.



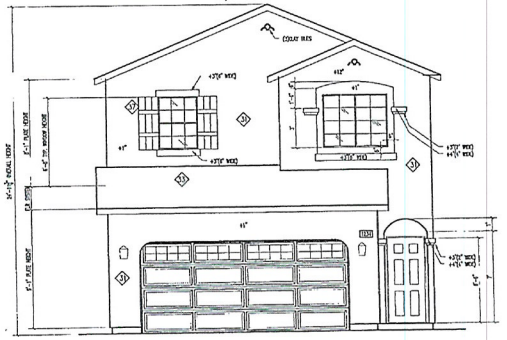
(4) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



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



(2) LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



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

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OFFICE (702) 897.2597

REVISION	DATE	NOTES

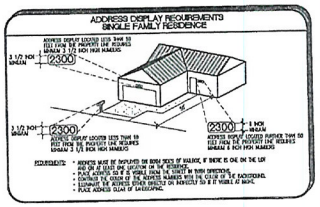
ELEVATIONS
2270 E CAMERO AVE
LAS VEGAS, NEVADA 89123

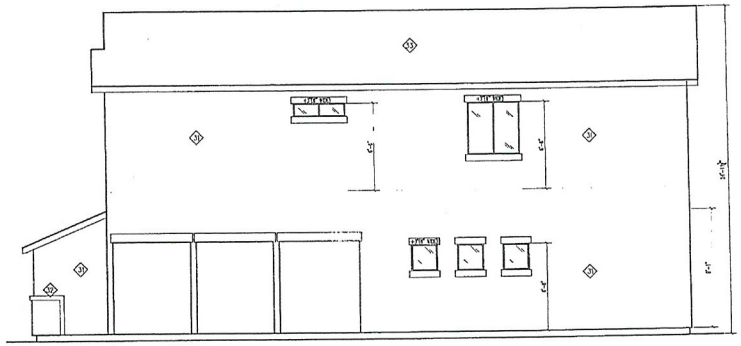
JOB NO.: 1135
FILE NAME: 1735A040
DATE: 2-1-12
UPDATE:

A040

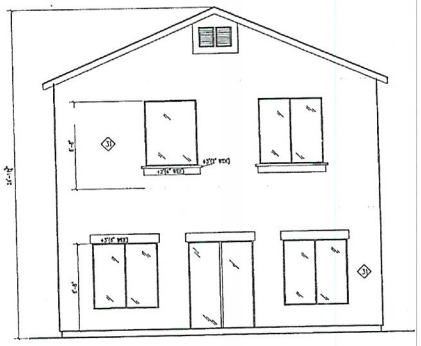
MOD-47016
SDR-47017

RECEIVED
SEP 27 2012

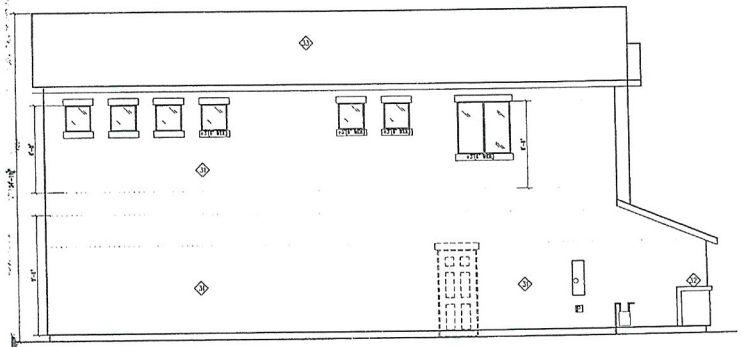




(4) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



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

KEYNOTES:

(3) EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0011 & D.R. HORTON FOR FINISH AND COLOR.

(12) 1 COAT STUCCO SYSTEM O/FOAM RAINSCOR OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.

(13) CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.

(14) 12" O/HANG AT PERIOD WAY.

(17) PRE-FIN. SHUTTERS, SEE D.R. HORTON SPECS.

(18) CEILING LINE.

(19) ACCESS PANEL FOR OPTIONAL TUB ECOUPLENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. FRAME GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL
3. DETAILS @ WINDOW & DOORS REFER TO FLOORING AROUND OPENINGS. DETAILS WHICH SHEAR WALL MENT ARE NOT REFERENCED, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A0A0 FOR NOTES AND DETAILS NOT SHOWN.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- 12345 TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY WIDTH WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- P ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .56
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

LARRY TINDALL
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1735 PLAN
D.R. HORTON HOMES
LARRY TINDALL
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REVISION	DATE	NOTES

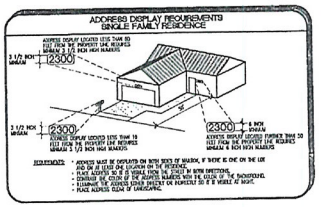
JOB NO.: 1135
FILE NAME: 1735A041
DATE: 2-1-12
UPDATE:

A041

ELEVATION
2270 E CAMERON AVE
LAS VEGAS, NEVADA 89123

MOD-47016
SDR-47017

RECEIVED
SEP 27 2012



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/AD101 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 4" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MTL SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. PHANTOM GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL
3. DETAILS @ WINDOW & DOORS REFER TO FLASHING AROUND OPENINGS. DETAILS WITH SHEAR WALL HEAT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET AD002
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE AD#0 FOR NOTES AND DETAILS NOT SHOWN

SYMBOLS:

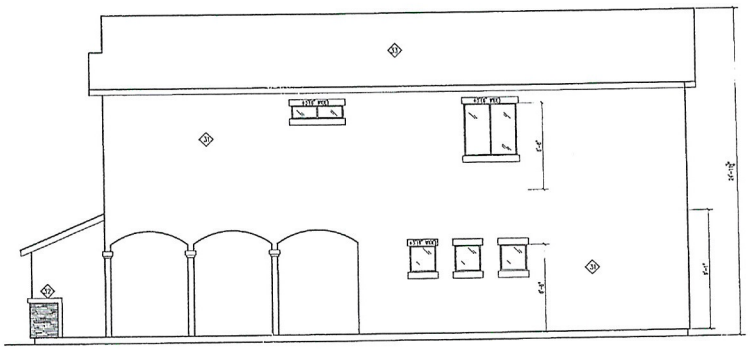
- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

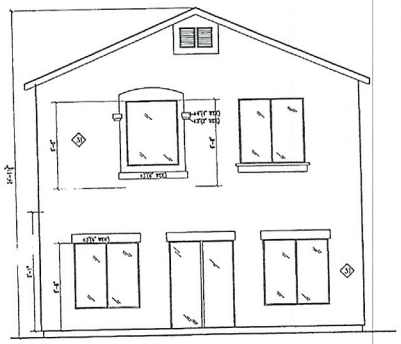
LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

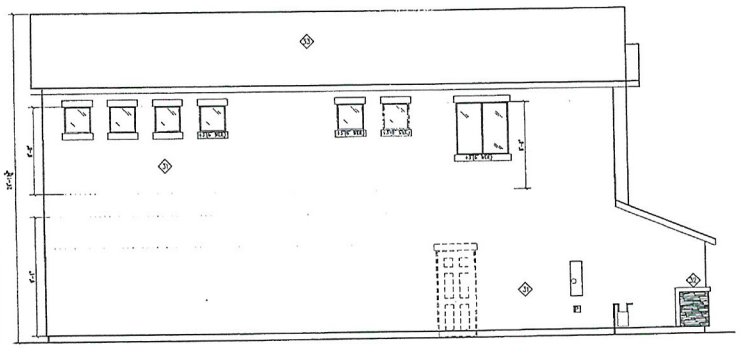
TYPE:
SLIDER:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 185 S.F.
FIXED:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .22
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .54
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.



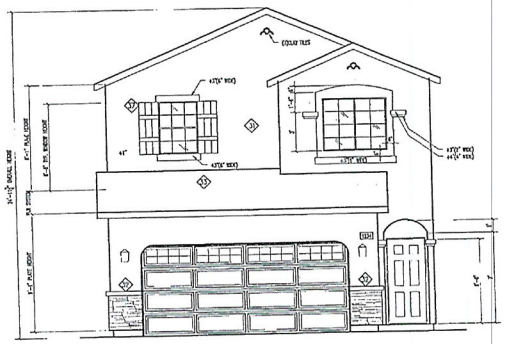
(4) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



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

1735 PLAN
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LAS VEGAS, NEVADA 89128
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2370 E CAMERO AVE

REVISION	DATE	NOTES

ELEVATIONS

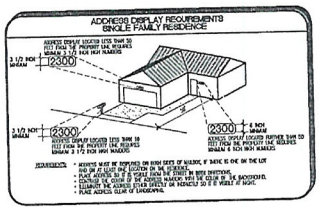
JOB NO.: 1135
FILE NAME: 1735A042
DATE: 2-1-12
UPDATE:

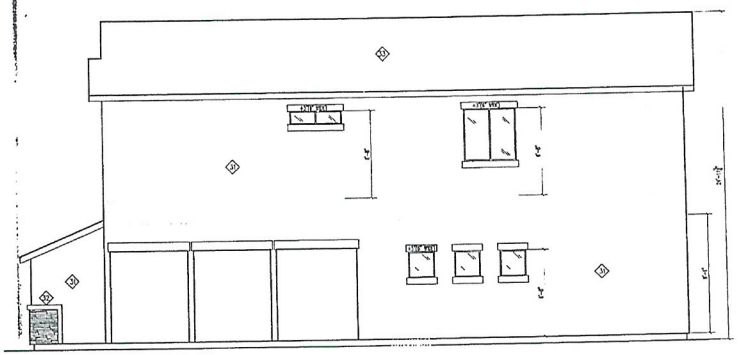
A042

LARRY TINDALL
RESIDENTIAL DESIGNER
STATE OF NEVADA
No. 52-9

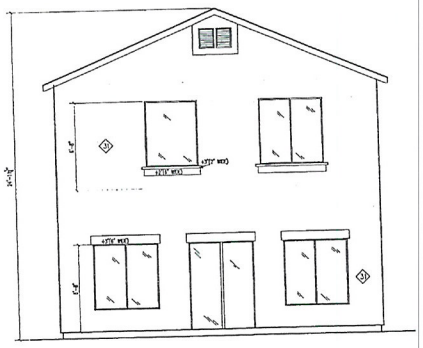
MOD-47016
SDR-47017

RECEIVED
SEP 2 7 2012

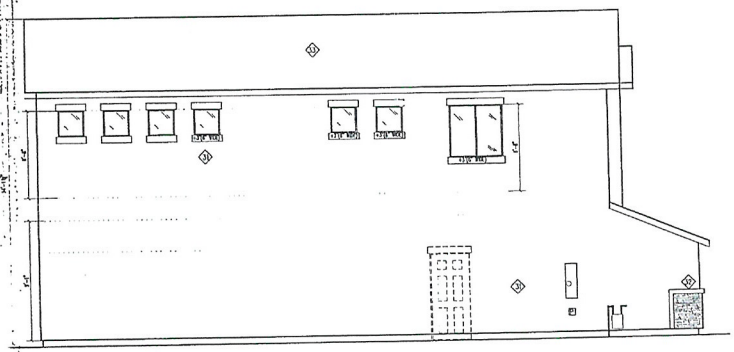




(4) RIGHT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



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

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. FRAME GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE, OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NOT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0602
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A040 FOR NOTES AND DETAILS NOT SHOWN.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL AND LOCATION
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:

FRONT ENTRY DOOR:	
MANUFACTURE:	THERMA TRU
NFRC-U FACTOR:	.33
GARAGE ENTRY DOOR:	
MANUFACTURE:	THERMA TRU
NFRC-U FACTOR:	.33
FRENCH DOOR:	
MANUFACTURE:	THERMA TRU
NFRC-U FACTOR:	.40

WINDOW U VALUES:

TYPE:	
SLIDER:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.34
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCLUDING FRAMES):	185 S.F.
FIXED:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.32
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.49
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCLUDING FRAMES):	102 S.F.
SINGLE HUNG:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.34
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCLUDING FRAMES):	6 S.F.
SKYLIGHT:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.45
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.35
WINDOW AREA (INCLUDING FRAMES):	0
GLASS BLOCK:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.58
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.40
WINDOW AREA (INCLUDING FRAMES):	1.5 S.F.
PATIO DOOR:	
MANUFACTURE:	SOLAR INDUSTRIES
U-FACTOR:	.32
AIR LEAKAGE RATE:	.21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE:	.44
SOLAR HEAT GAIN COEFFICIENT (SHGC)	.23
WINDOW AREA (INCLUDING FRAMES):	40 S.F.

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STATE OF NEVADA
No. 552

1735 PLAN
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LARRY TINDALL
RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES

ELEVATION
2270 E CAMERON AVE
LAS VEGAS, NEVADA 89123

JOB NO.: 1135
FILE NAME: 1735A043
DATE: 2-1-12
UPDATE:

A043

MOD-47016
SDR-47017

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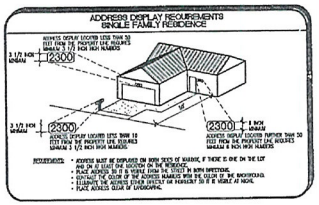
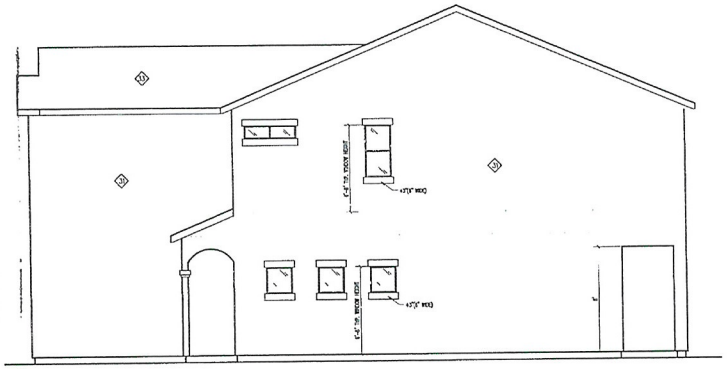
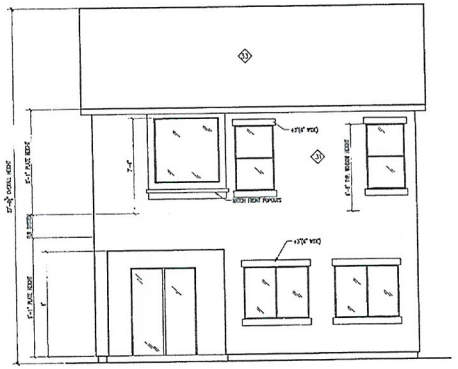
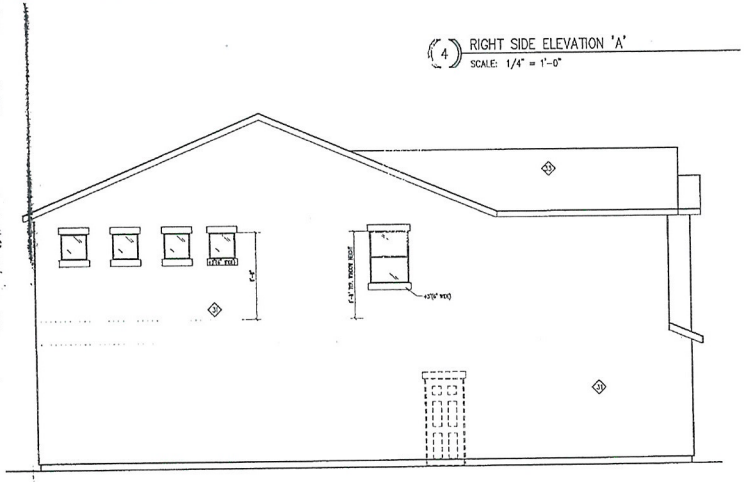




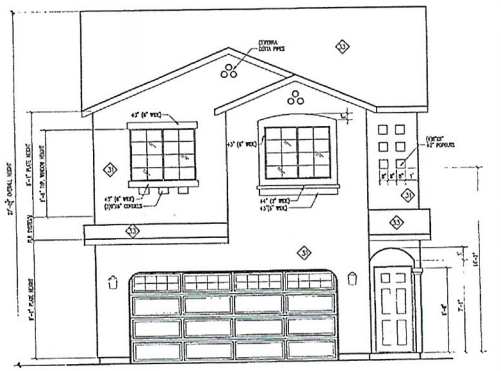
(4) RIGHT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



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



(2) LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



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

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0.01 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" NOM. FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL HEIGHT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0.02
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A040 FOR NOTES AND DETAILS NOT SHOWN.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT -- CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- P — ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
PATIO DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .40
SOLAR HEAT GAIN COEFFICIENT (SHGC) .22
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

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RESIDENTIAL DESIGNER
No. 52.9
STATE OF NEVADA
LARRY TINDALL
RESIDENTIAL DESIGNER
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LARRY TINDALL
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LAS VEGAS, NEVADA 89123
2270 E CAMERO AVE

REVISION	DATE	NOTES

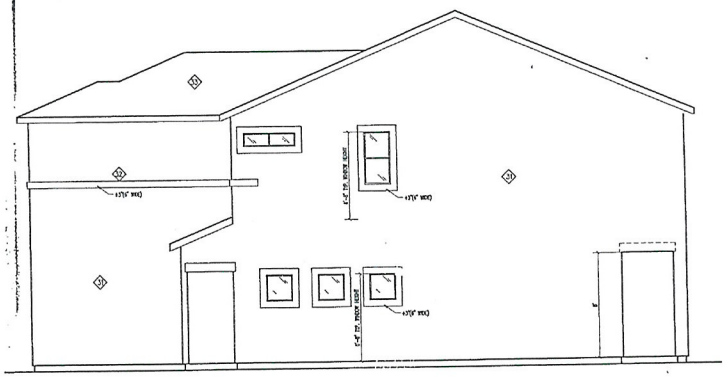
ELEVATIONS

JOB NO.: 1135
FILE NAME: 1835A040
DATE: 2-1-12
UPDATE:

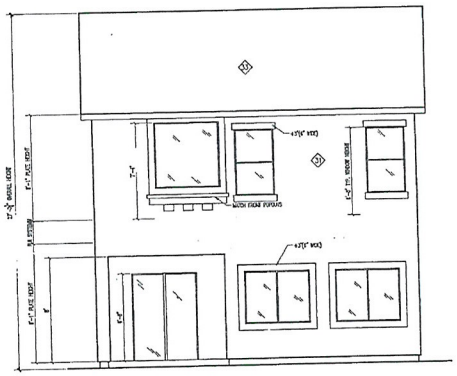
A040

RECEIVED
SEP 2 7 2012

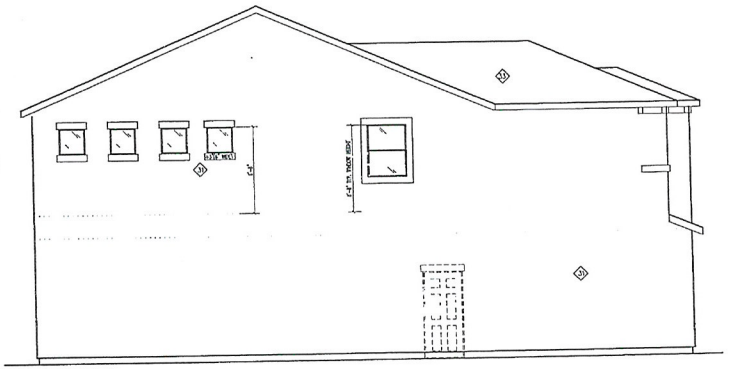
MOD-47016
SDR-47017



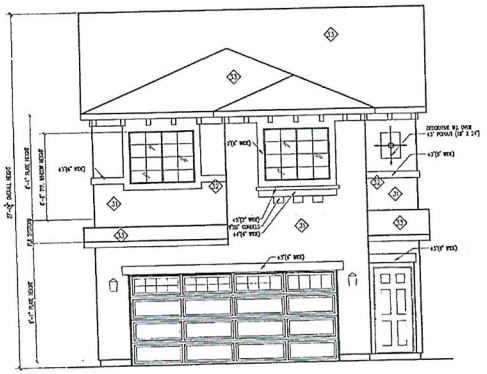
(4) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



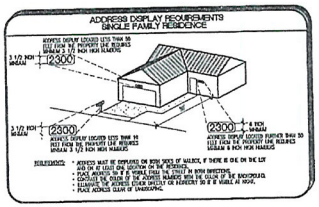
(3) REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



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



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AWARD OPENINGS. DETAILS WHEN SHEAR WALL HOST ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 18 ON SHEET A0042
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A040 FOR NOTES AND DETAILS NOT SHOWN.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
PATIO DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER: SOLAR INDUSTRIES
MANUFACTURE: .34
U-FACTOR: .21 CFM/FT2
AIR LEAKAGE RATE: .44
VISUAL LIGHT TRANSMITTANCE RATE: .23
SOLAR HEAT GAIN COEFFICIENT (SHGC) 102 S.F.
WINDOW AREA (INCLUDING FRAMES):
FIXED: SOLAR INDUSTRIES
MANUFACTURE: .32
U-FACTOR: .21 CFM/FT2
AIR LEAKAGE RATE: .45
VISUAL LIGHT TRANSMITTANCE RATE: .23
SOLAR HEAT GAIN COEFFICIENT (SHGC) 102 S.F.
WINDOW AREA (INCLUDING FRAMES):
SINGLE HUNG: SOLAR INDUSTRIES
MANUFACTURE: .34
U-FACTOR: .21 CFM/FT2
AIR LEAKAGE RATE: .44
VISUAL LIGHT TRANSMITTANCE RATE: .23
SOLAR HEAT GAIN COEFFICIENT (SHGC) 8 S.F.
WINDOW AREA (INCLUDING FRAMES):
SKYLIGHT: SOLAR INDUSTRIES
MANUFACTURE: .48
U-FACTOR: .21 CFM/FT2
AIR LEAKAGE RATE: .44
VISUAL LIGHT TRANSMITTANCE RATE: .25
SOLAR HEAT GAIN COEFFICIENT (SHGC) 0
WINDOW AREA (INCLUDING FRAMES):
GLASS BLOCK: SOLAR INDUSTRIES
MANUFACTURE: .58
U-FACTOR: .21 CFM/FT2
AIR LEAKAGE RATE: .44
VISUAL LIGHT TRANSMITTANCE RATE: .40
SOLAR HEAT GAIN COEFFICIENT (SHGC) 1.5 S.F.
WINDOW AREA (INCLUDING FRAMES):
PATIO DOOR: SOLAR INDUSTRIES
MANUFACTURE: .33
U-FACTOR: .21 CFM/FT2
AIR LEAKAGE RATE: .44
VISUAL LIGHT TRANSMITTANCE RATE: .23
SOLAR HEAT GAIN COEFFICIENT (SHGC) 40 S.F.
WINDOW AREA (INCLUDING FRAMES):

LARRY TINDALL
RESIDENTIAL DESIGNER
STATE OF NEVADA
No. 324
FAX (702) 896-8952

1835 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702) 897-2537

REVISION	DATE	NOTES

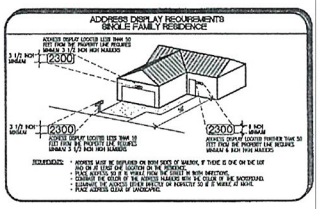
JOB NO.: 1135
FILE NAME: 1835A041
DATE: 2-1-12
UPDATE:

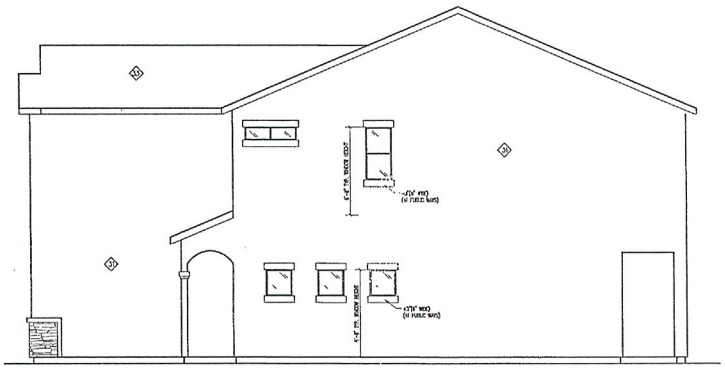
A041

ELEVATION
2270 E CAMERO AVE
LAS VEGAS, NEVADA 89123

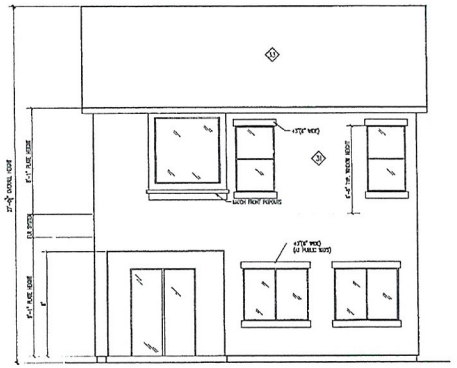
RECEIVED
SEP 2 7 2012

MOD-47016
SDR-47017

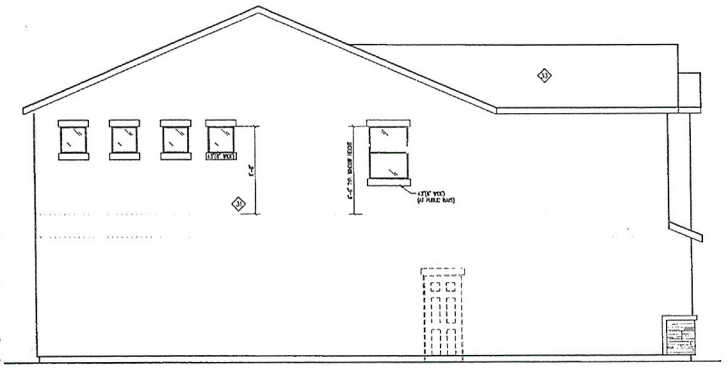




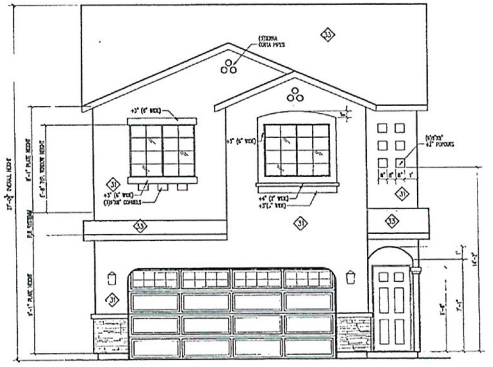
(4) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



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

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A000 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 5" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CC&R REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS MASS SHEAR WALL HOLE ARE NOT REFERENCE, THEY ARE DETAILS 8 TO 15, 17, & 19 ON SHEET A1002
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A040 FOR NOTES AND DETAILS NOT SHOWN

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
PATIO DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES) 165 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .48
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 9 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .56
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .49
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

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1835 PLAN
D.R. HORTON HOMES

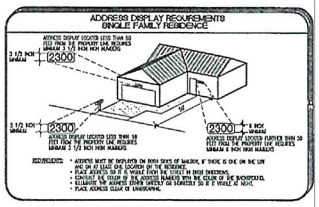
REVISION	DATE	NOTES

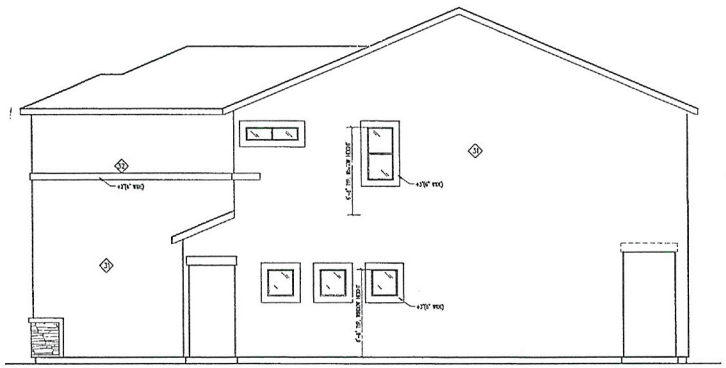
JOB NO.: 1135
FILE NAME: 1835A042
DATE: 2-1-12
UPDATE:

ELEVATIONS
3270 E CAMERO AVE LAS VEGAS, NEVADA 89120

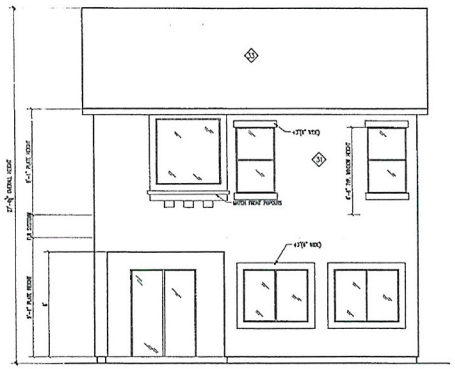
A042

RECEIVED
SEP 27 2012
MOD-47016
SDR-47017

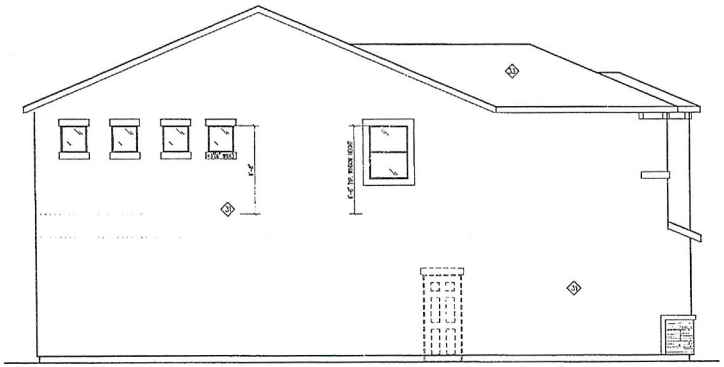




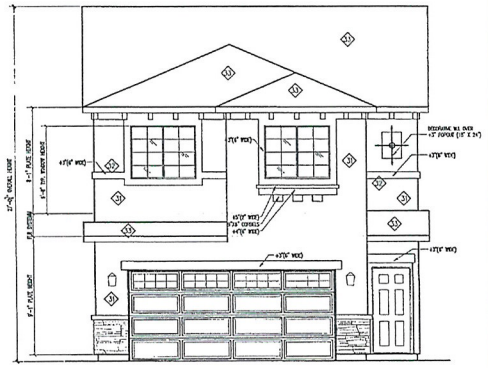
(4) RIGHT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



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

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE 'S' ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING SPECS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL
3. DETAILS @ WINDOW & DOORS REFER TO W-DOOR-2 AROUND OPENINGS. DETAILS WHERE SHEAR WALL HEAT ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0002
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS
5. SEE A0A0 FOR NOTES AND DETAILS NOT SHOWN.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT -- CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .35
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOORS:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .25
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 8 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .56
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .49
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TRANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

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1835 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES

ELEVATION

JOB NO.: 1135
FILE NAME: 1835A043
DATE: 2-1-12
UPDATE:

A043

2870 E. CAMERO AVE LAS VEGAS, NEVADA 89123

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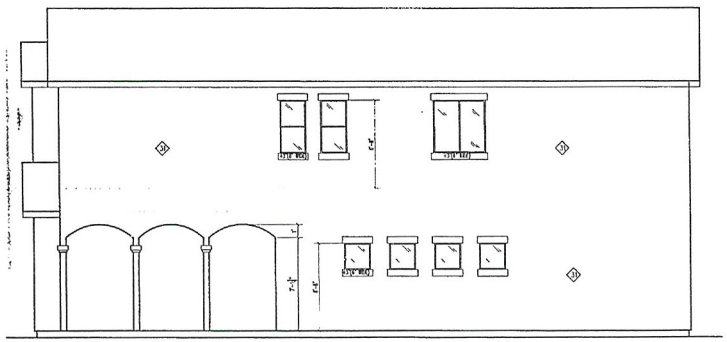
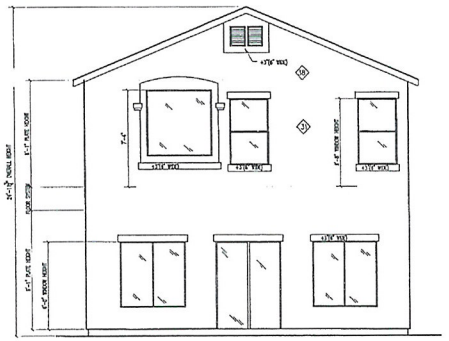
SDR-47017



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



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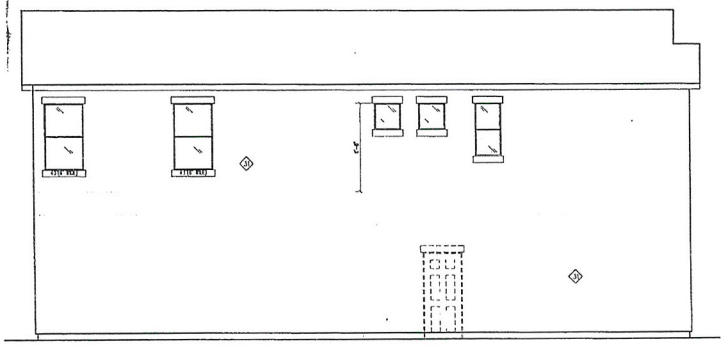
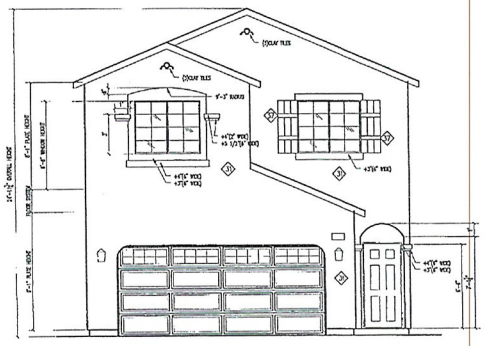
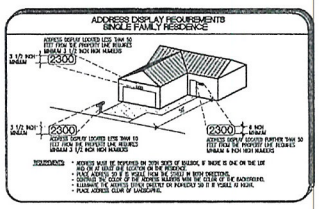
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'A'
SCALE: 1/4" = 1'-0"



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



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

(1) EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
(2) 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
(3) CONCRETE 'S' ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
(4) 12" O/HANG AT PUBLIC WAY.
(7) PRE-MTL SHUTTERS, SEE D.R. HORTON SPECS.
(8) CEILING LINE.
(10) ACCESS PANEL FOR OPTIONAL TMS EQUIPMENT, VERIFY LOCATION W/ PLUMBING ENGR.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL MIGHT ARE NOT REFERENCE, THEY ARE DETAILS 8 TO 15, 17, & 18 ON SHEET A0002.
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A0A0 FOR NOTES AND DETAILS NOT SHOWN.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES. SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: TRAPANA 9061
ASTRO-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: TRAPANA 9061
ASTRO-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: TRAPANA 5961
ASTRO-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 107 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .65
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .50
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 15 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 45 S.F.

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RESIDENTIAL DESIGNER
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1935 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES

ELEVATIONS
2270 CAMERO AVENUE, LAS VEGAS, NEVADA 89123

JOB NO: 1135
FILE NAME: 1935A040
DATE: 2-1-12
UPDATE:

A040

MOD-47016
SDR-47017

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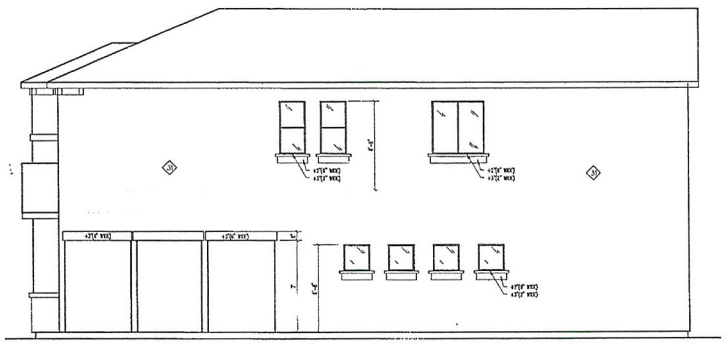
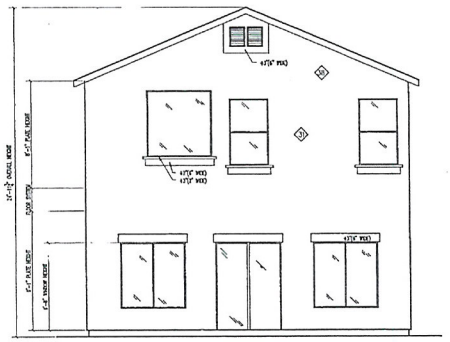
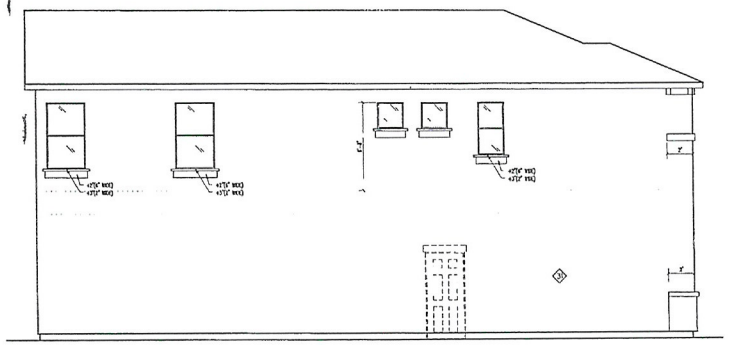


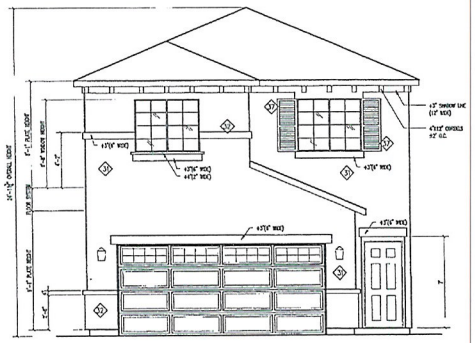
(4) RIGHT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



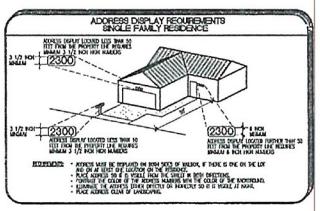
(3) REAR ELEVATION 'B'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'B'
SCALE: 1/4" = 1'-0"



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



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1 3 7

KEYNOTES:

(3) EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
(5) 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
(13) CONCRETE S ROOF TILE. SEE D.R. HORTON FOR FINISH AND COLOR.
(14) 12" O/HANG AT PUBLIC WAY.
(17) PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
(18) CEILING LINE.
(19) ACCESS PANEL FOR OPTIONAL T/B EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL.
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NOT ARE NOT REFERENCE, THEY ARE DETAILS 8 TO 15, 17, & 19 ON SHEET A0001
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A0A0 FOR NOTES AND DETAILS NOT SHOWN.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURER: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 105 S.F.
FIXED:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 0 S.F.
SKYLIGHT:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURER: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

LARRY TINDALL
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1935 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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LAS VEGAS, NEVADA 89123

REVISION	DATE	NOTES

JOB NO.: 1135
FILE NAME: 1935A041
DATE: 2-1-12
UPDATE:

A041

ELEVATION
2270 CAMERO AVENUE.

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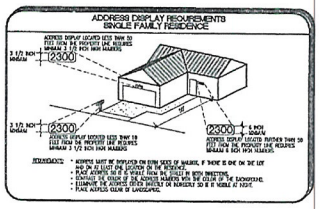
MOD-47016
SDR-47017



GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. EXTERIOR 5 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 5" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. CEILING LINE.
10. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING DWGS.

NOTES:

1. PRAIRIE GRIDS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOW TYPICAL
3. DETAILS @ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL HERE ARE NOT REFERENCE, THEY ARE DETAILS 9 TO 15, 17, & 19 ON SHEET A0302
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A0A0 FOR NOTES AND DETAILS NOT SHOWN.

SYMBOLS:

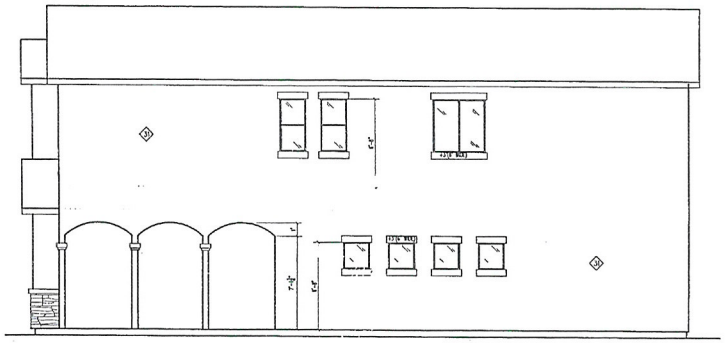
- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL, AND LOCATION.
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

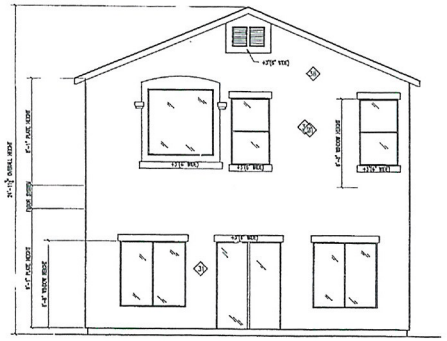
LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: TRUEMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: TRUEMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: TRUEMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

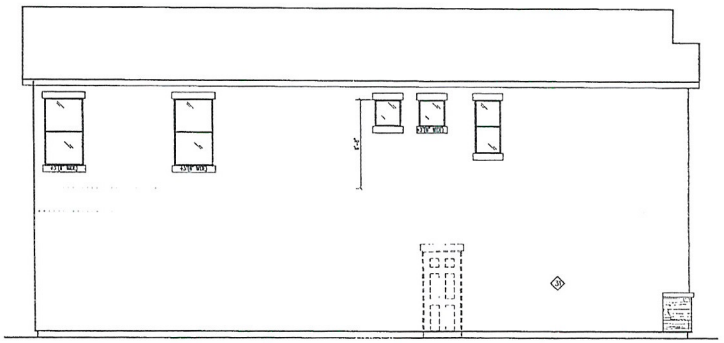
TYPE:
SLIDER:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .42
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .43
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .64
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES) 0
GLASS BLOCK:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .58
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLOR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.



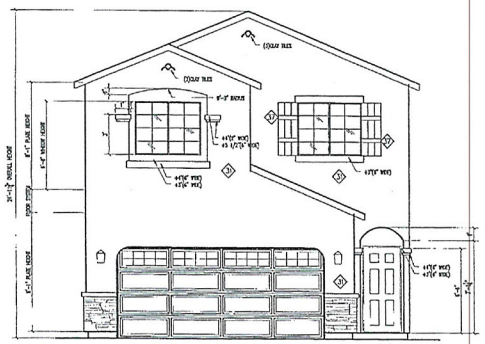
(4) RIGHT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'C'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'C'
SCALE: 1/4" = 1'-0"



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

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1935 PLAN
D.R. HORTON HOMES

REVISION	DATE	NOTES

JOB NO.: 1135
FILE NAME: 1935A042
DATE: 2-1-12
UPDATE:

ELEVATIONS

A042

MOD-47016
SDR-47017

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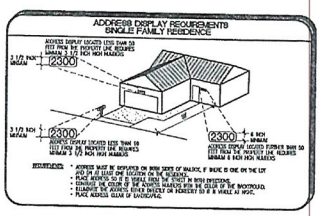
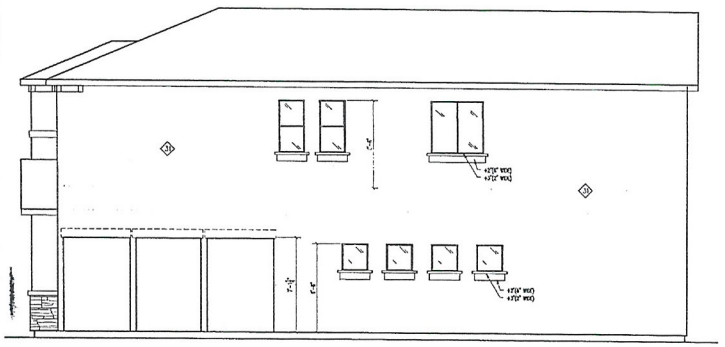
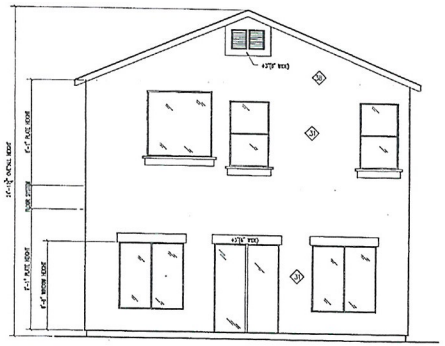
SEP 2 7 2012



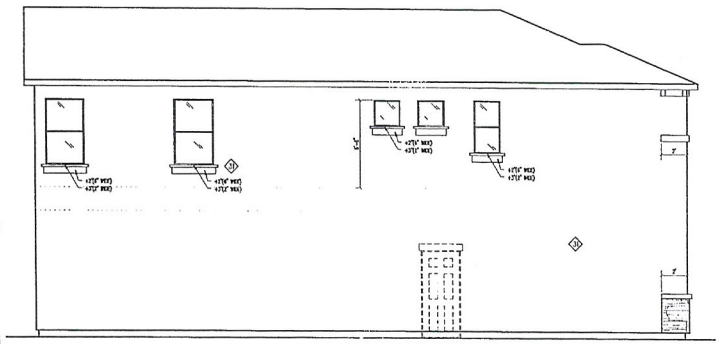
GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'



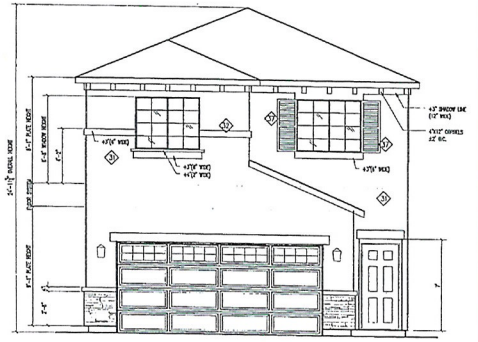
(4) RIGHT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(3) REAR ELEVATION 'D'
SCALE: 1/4" = 1'-0"



(2) LEFT SIDE ELEVATION 'D'
SCALE: 1/4" = 1'-0"



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

KEYNOTES:

1. EXTERIOR 1 COAT STUCCO SYSTEM, SEE 1/A0001 & D.R. HORTON FOR FINISH AND COLOR.
2. 1 COAT STUCCO SYSTEM O/FOAM WAINSCOT OR FOAM BAND OR WOOD FRAMED BAND, WINDOW OR DOOR TRIM 6" WIDE FINISH TYP. U.N.O.
3. CONCRETE S ROOF TILE, SEE D.R. HORTON FOR FINISH AND COLOR.
4. 12" O/HANG AT PUBLIC WAY.
5. PRE-MFR. SHUTTERS, SEE D.R. HORTON SPECS.
6. COILING LINE.
7. ACCESS PANEL FOR OPTIONAL TUB EQUIPMENT, VERIFY LOCATION W/ PLUMBING SHOP.

NOTES:

1. PRAIRIE GIRTS TO BE ON FRONT AND CORNER FRONT WINDOWS ONLY, UNLESS NOTED OTHERWISE OR BY CODE REQUIREMENTS.
2. PROVIDE LOW 'E' GLAZING DOOR/WINDOWS TYPICAL
3. DETAILS ❶ WINDOW & DOORS REFER TO BLOCKING AROUND OPENINGS. DETAILS WHEN SHEAR WALL NEXT APE NOT REFERENCE, THEY ARE DETAILS 5 TO 15, 17, & 19 ON SHEET A0302
4. POP-OUTS SHOWN AROUND WINDOWS TO BE INSTALLED ON ALL WINDOWS THAT DON'T HAVE SHUTTERS.
5. SEE A040 FOR NOTES AND DETAILS NOT SHOWN.

SYMBOLS:

- OPTIONAL COACH LIGHTING, SEE ELECTRICAL PLAN.
- TYPICAL LOW VOLTAGE ADDRESS LIGHT – CONTRACTOR SHALL VERIFY HEIGHT WITH FIRE DEPARTMENT AND LOCAL ORDINANCES, SEE ADDRESS DISPLAY REQUIREMENTS.
- ELECTRICAL PANEL, SEE ELECTRICAL & UTILITY PLANS FOR SIZE, MODEL AND LOCATION.
- GAS METER, SEE PLUMBING & UTILITY PLANS FOR SIZE, MODEL AND LOCATION
- FLOOD LIGHT, SEE ELECTRICAL PLAN
- PHONE, SEE ELECTRICAL BOX

DOOR U VALUES:

LOCATION:
FRONT ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
GARAGE ENTRY DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .33
FRENCH DOOR:
MANUFACTURE: THERMA TRU
NFRC-U FACTOR: .40

WINDOW U VALUES:

TYPE:
SLIDER:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 165 S.F.
FIXED:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .49
SOLAR HEAT GAIN COEFFICIENT (SHGC) .22
WINDOW AREA (INCLUDING FRAMES): 102 S.F.
SINGLE HUNG:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .34
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 6 S.F.
SKYLIGHT:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .45
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .35
WINDOW AREA (INCLUDING FRAMES): 0
GLASS BLOCK:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .55
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .40
WINDOW AREA (INCLUDING FRAMES): 1.5 S.F.
PATIO DOOR:
MANUFACTURE: SOLAR INDUSTRIES
U-FACTOR: .32
AIR LEAKAGE RATE: .21 CFM/FT2
VISUAL LIGHT TANSMITTANCE RATE: .44
SOLAR HEAT GAIN COEFFICIENT (SHGC) .23
WINDOW AREA (INCLUDING FRAMES): 40 S.F.

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STATE OF NEVADA

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1935 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
LAS VEGAS, NEVADA 89123

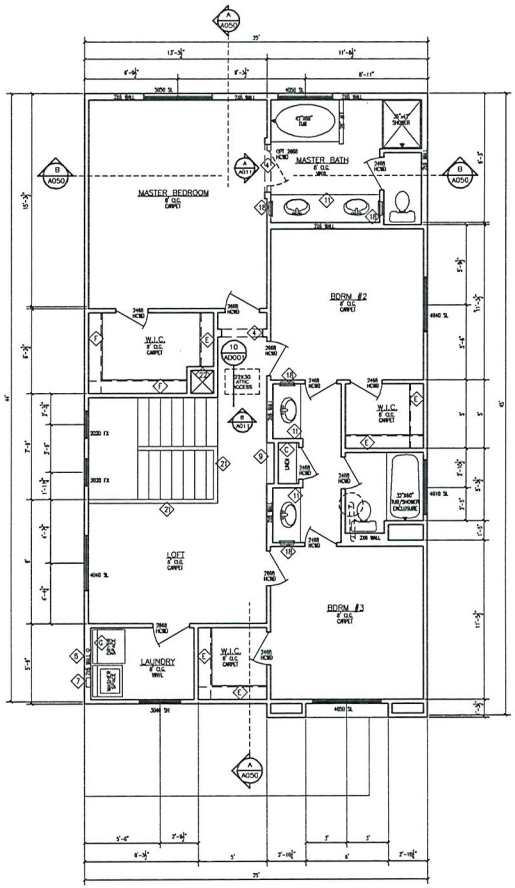
REVISION	DATE	NOTES

ELEVATION
2270 CAMERO AVENUE

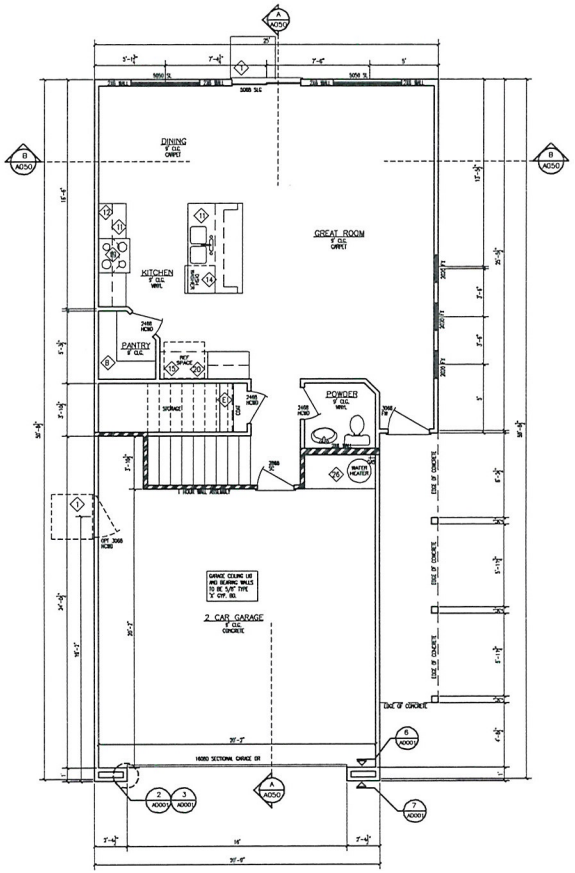
JOB NO.: 1135
FILE NAME: 1935A043
DATE: 2-1-12
UPDATE:

A043

RECEIVED
SEP 27 2012
MOD-47016
SDR-47017



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



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

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
2. THIS WALL RATED 1-HOUR LESS THAN 5'-0" OF THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR FIRE RATED WALL ASSEMBLY SEE 1/A0001.
3. CARPET STRIP.
4. ARCH. SEE INTERIOR ELEVATIONS
5. TILE, SEE SPEC. SHEET.
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. OPTIONAL FIREPLACE
9. NICHE - 36" A.F.F
10. TEMPERED GLASS SHOWER DOOR
11. BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
12. WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
13. SOFT WATER LOOP LOCATION
14. UNDER COUNTER DISHWASHER.
15. REFRIGERATOR/FREEZER LOCATION.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CENTER WINDOW ON EXTERIOR WALL
18. MEDICINE CABINET
19. OVEN HOOD VENTED TO THE EXTERIOR
20. 24" DEEP CABINET ABOVE REF.
21. 36" HIGH, LOW WALL OR W.I. RAILING
22. A/C CHASE LOCATION
23. SHOWER PAN AND SURROUND.
24. 2'-6" STONE W/6 FOAM TRIM OR 36" FOAM. SEE EXTERIOR ELEVATION.
25. STONE VENEER OR FOAM SEE EXTERIOR ELEVATION.
26. 3/4" PLYWOOD AT WATER HEATER PLATFORM

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, ALL OTHER CEILINGS SHALL BE 5/8" GYP.BD. D.R. HORTON CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR PER/D. BY CODE.

2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD HONEYCOMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIMELY FRAME.

3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL CORNERS.

4. ALL BASE SHALL BE REVERSIBLE GRADE.

5. WHEN CERAMIC TILE, CULTURED MARBLE OR LIKE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1288, C1325 OR C1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.

6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESTRICTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED DETAILS.

7. ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY D.R. HORTON.

8. SEE D.R. HORTON FOR ALL CABINETRY SPECIFICATIONS.

9. AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT ARE ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TUB, OR SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.

10. KITCHEN COUNTER TOP @ 36", TYP. U.N.O. SEE D.R. HORTON FOR TYPE & STYLE.

11. MIRROR ABOVE ALL LAVS. TYP. U.N.O. SEE SPEC. SHEET.
12. GARAGE AND PATIO SHOULD SLOPE AWAY FROM HOUSE 2" PER FOOT

ATTIC ACCESS, CATWALK & WORKING PLATFORM:
* PROVIDE A 24" WIDE X 30" HIGH SOLID CATWALK.
* A WORKING PLATFORM AT CONTROL SIDE OF FAU 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
* WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

DOORS:
* FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING & THRESHOLD, A PEEP HOLE @ +60" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
* PROVIDE PRIVACY LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
* ALL BY-PASS AND BI-FOLD DOORS SHALL BE WHITE ON WHITE U.N.O.
* ALL DOORS TO HAVE 3" JAMBS.

WINDOWS:
1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
2. PROVIDE LOW 'E' WINDOW. VERIFY W/ICC CALCS. BY MECHANICAL ENGINEER.
3. ESCAPE AND RESCUE WINDOWS SHALL HAVE A MIN. SILL HEIGHT OF 44" & MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A FINISHED SILL.
* EXCEPTIONS:
A. MINIMUM NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5 S.F.
* CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS:
4. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN SLIDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHERE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.
* EXCEPTIONS:
A. PANELS WHERE THERE IS A WALL BARRIER BETWEEN THE DOOR & GLAZING.
B. WHERE DOOR IS TO A CLOSET 3'-0" DEEP OR LESS SHALL COMPLY WITH SEC. R308.4 (SEE NOTE 7 BELOW).
C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN THE WALL THE DOOR SWINGS TOWARD.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

SQUARE FOOTAGE

SQUARE FOOTAGE:

FIRST FLOOR:	1412	HEATED FEET
SECOND FLOOR:	1853	HEATED FEET
GARAGE:	730	FEET
	400	FEET

NOTE: FOR SYMBOLS
SEE SHEET A010

MOD-47016
SDR-47017

RECEIVED
SEP 27 2012

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1735 PLAN
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LARRY TINDALL
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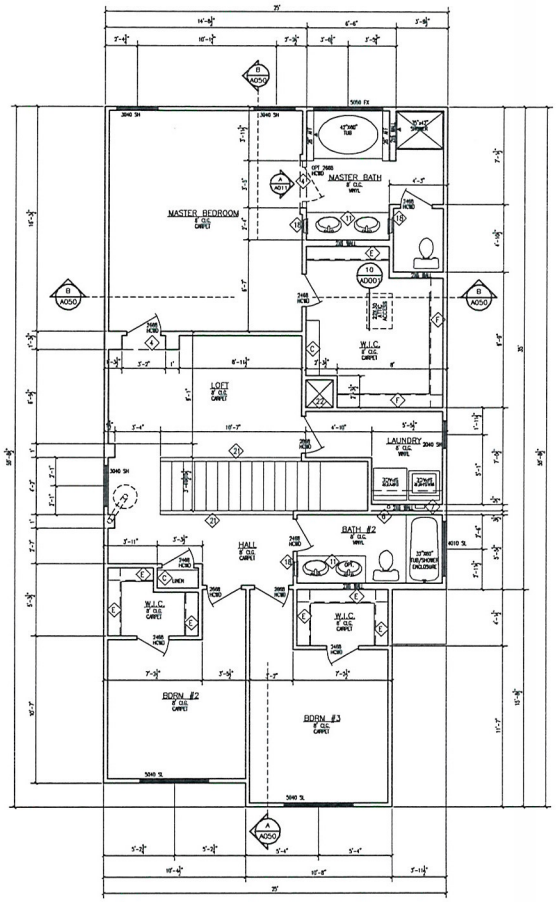
LAS VEGAS, NEVADA 89120
2831 E. RUSSELL ROAD SUITE G,

REVISION	DATE	NOTES

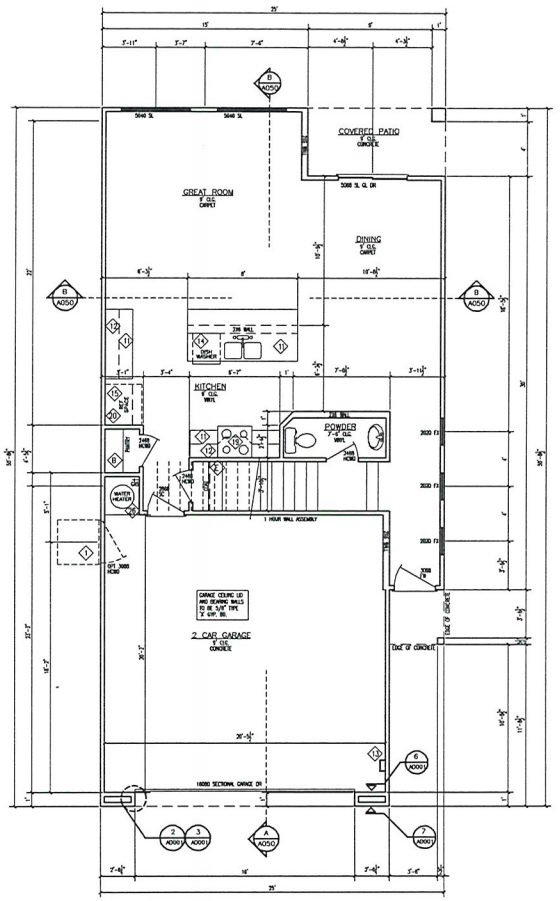
JOB NO.: 1135
FILE NAME: 1735A010
DATE: 12-21-11
UPDATE:

FLOOR PLANS

A010



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



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

NOTE: FOR SYMBOLS SEE SHEET A011

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
2. THIS WALL RATED 1-HOUR LESS THAN 5'-0" OF THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR FIRE RATED WALL ASSEMBLY SEE 1/A0001.
3. CARPET STRIP.
4. ARCH. SEE INTERIOR ELEVATIONS
5. TILE, SEE SPEC. SHEET.
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. OPTIONAL FIREPLACE
9. NICHE - 36" A.F.F
10. TEMPERED GLASS SHOWER DOOR
11. BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
12. WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
13. SOFT WATER LOOP LOCATION
14. UNDER COUNTER DISHWASHER.
15. REFRIGERATOR/FREEZER LOCATION.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CENTER WINDOW ON EXTERIOR WALL
18. MEDICINE CABINET
19. OVEN HOOD VENTED TO THE EXTERIOR
20. 24" DEEP CABINET ABOVE REF.
21. 36" HIGH, LOW WALL OR W.I. RAILING
22. A/C CHASE LOCATION
23. SHOWER PAN AND SURROUND.
24. 2'-0" STONE W/8 FOAM TRIM OR 36" FOAM. SEE EXTERIOR ELEVATION.
25. STONE VENEER OR FOAM SEE EXTERIOR ELEVATION.
26. 3/4" PLYWOOD AT WATER HEATER PLATFORM

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, ALL OTHER CEILINGS SHALL BE 5/8" GYP.BD. D.R. HORTON CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR REQ'D. BY CODE.

2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD HONEYCOMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIMELY FRAME.

3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL CORNER'S.

4. ALL BASE SHALL BE REVERSIBLE GRADE.

5. WHEN CERAMIC TILE, CULTURED MARBLE OR LIKE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1288, C1325 OR C1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.

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11. MIRROR ABOVE ALL LAV'S. TYP. U.N.O. SEE SPEC. SHEET.
12. GARAGE AND PATIO SHOULD SLOPE AWAY FROM HOUSE 1" PER FOOT

ATTIC ACCESS, CATWALK & WORKING PLATFORM:
* PROVIDE A 24" WIDE X 30" HIGH SOLID CATWALK.
* A WORKING PLATFORM AT CONTROL SIDE OF FAU. 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
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SQUARE FOOTAGE

SQUARE FOOTAGE:

FIRST FLOOR:	742	SQUARE FEET
SECOND FLOOR:	1193	SQUARE FEET
TOTAL LIVING AREA:	1835	SQUARE FEET
GARAGE:	430	SQUARE FEET

MOD-47016
SDR-47017

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1835 PLAN
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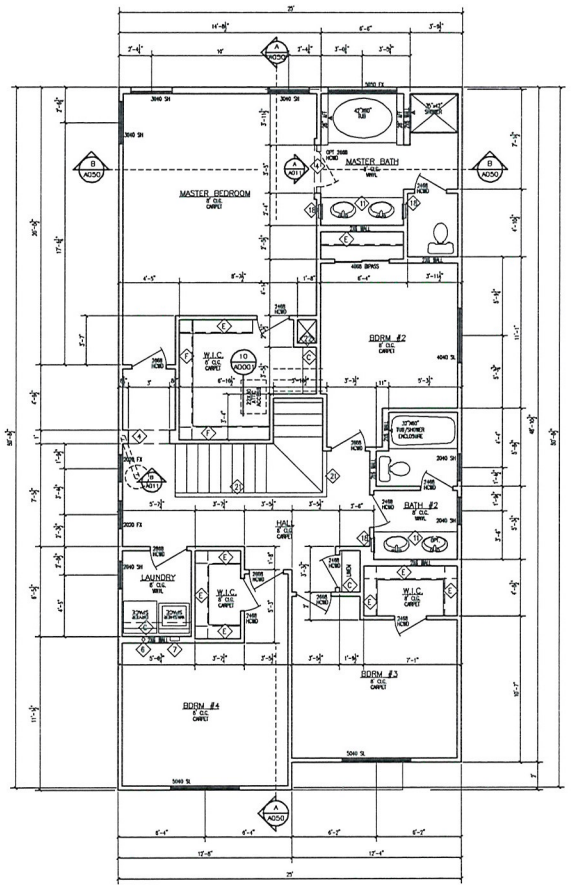
2851 E. RUSSELL ROAD SUITE G.

REVISION	DATE	NOTES

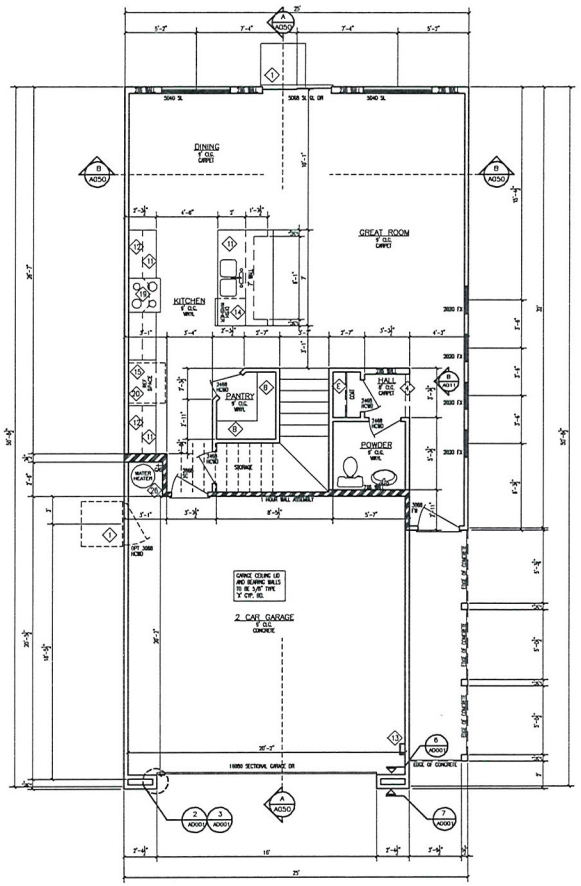
FLOOR PLANS

JOB NO.: 1135
FILE NAME: 1835A010
DATE: 12-21-11
UPDATE:

A010



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



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SQUARE FOOTAGE

SQUARE FOOTAGE:

FIRST FLOOR:	742	SQUARE FEET
SECOND FLOOR:	1193	SQUARE FEET
TOTAL LIVING AREA:	1935	SQUARE FEET
GARAGE:	430	SQUARE FEET

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MOD-47016
SDR-47017

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1935 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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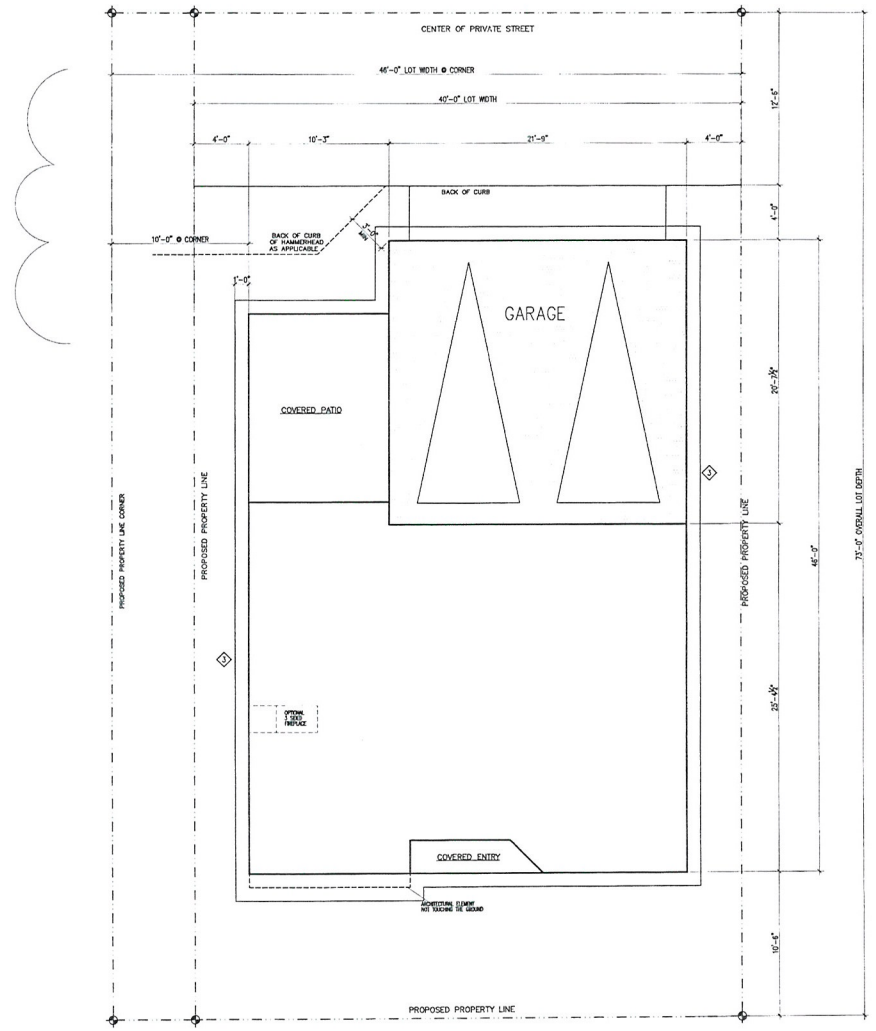
REVISION	DATE	NOTES

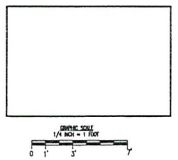
FLOOR PLANS

JOB NO.: 1135
FILE NAME: 1935A010
DATE: 12-21-11
UPDATE:

A010



(1) FOOTPRINT – 2135 PLAN
SCALE: 1/4" = 1'-0"



LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8952

53-4381
~~53-4382~~

DEPARTMENT USE ONLY:
Standard Plan No. _____
Zoning: RNHC Apprv. Date: 2/20/13
Pln. Chk: DEE Apprv. Date: 2-20-13
Y3-1487

NOTES:
1. CORNER ALWAYS LOCATED ON THE NON GARAGE SIDE
2. ONLY ONE GAS FIREPLACE ALLOWED PER ROOM
3. THIS WALL RATED 1-HOUR WHEN FOUNDATION IS LESS THAN 5'-0" TO THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR RATED WALL ASSEMBLY, SEE 1/A001.

STANDARD 2135 PLAN FOOTPRINT:

Developer Name:	D.R. Horton Homes
Model Number:	2135 Plan
Building Height:	~~27'-5-1/2"~~ 27'-5¼"
No. of Optional Fireplaces:	(1)
Residence sq ft:	2135
2 Car Garage sq ft:	448
Total Building:	2583
Covered Entry sq ft:	30
Covered Patio sq ft:	129

Min. Interior:
WIDTH: 40'
DEPTH: 73'

Min. Corner:
WIDTH: 46'
DEPTH: 73'

Min. Setbacks:
FRONT: 10.5 FT. MIN. TO PROPERTY
SIDE: 4 FT. MIN.
CORNER: 10 FT. MIN.
REAR: 4 FT. MIN.
HAMMERHEAD: 3 FT. MIN.
Or as per approved Variance

REVISION	DATE	NOTES
1	5-14-12	PLANS CORRECTION #1

2135 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702) 567-5597
LAS VEGAS, NEVADA 89123
2270 CAMERO AVE.
ELECTRICAL PLAN
1128
1-20-12
FP001

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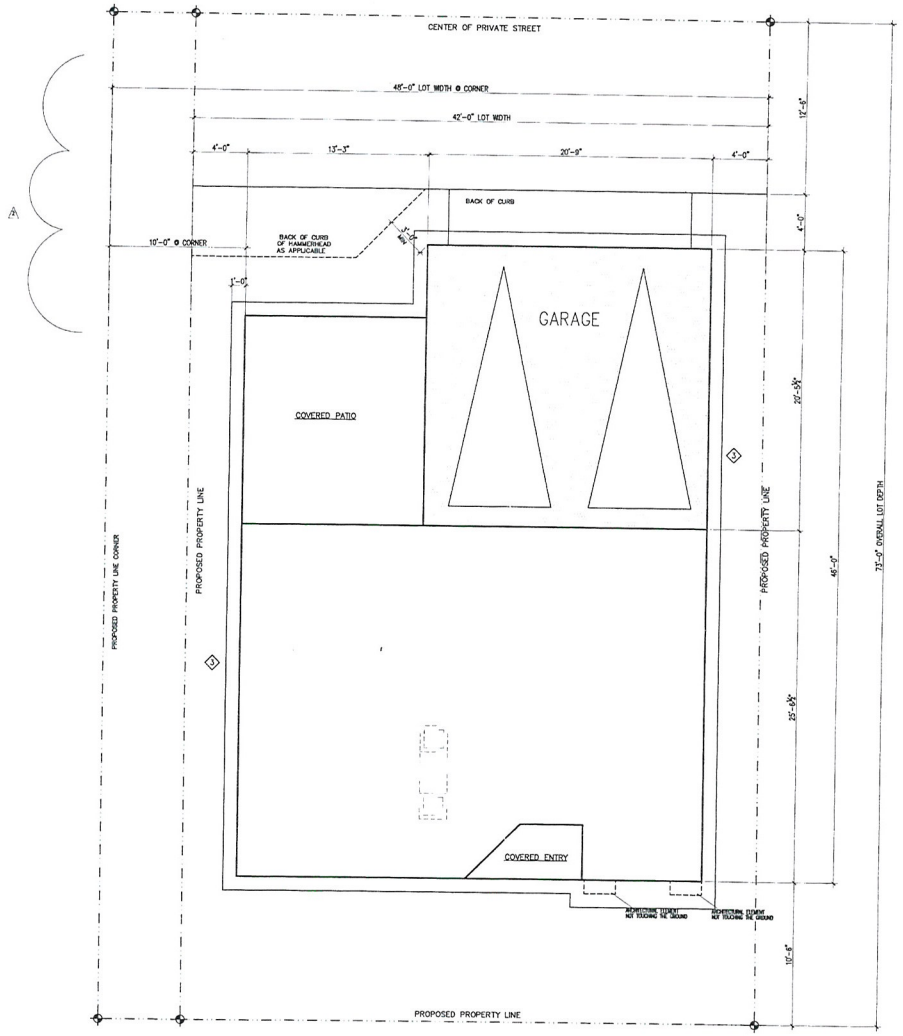
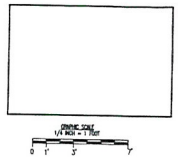
SEP 27 2012



(1) FOOTPRINT – 2235 PLAN
SCALE: 1/4" = 1'-0"



53-4382

DEPARTMENT USE ONLY:
Standard Plan No. _____
Zoning: [illegible] Apprv. Date: 2/27/12
Pln. Chkr: _____ Apprv. Date: _____

43-1487

NOTES:
1. CORNER ALWAYS LOCATED ON THE NON GARAGE SIDE
2. ONLY ONE GAS FIREPLACE ALLOWED PER ROOM
3. THIS WALL RATED 1-HOUR WHEN FOUNDATION IS LESS THAN 5'-0" TO THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR RATED WALL ASSEMBLY, SEE 1/AD001.

STANDARD 2235 PLAN FOOTPRINT:

Developer Name:	D.R. Horton Homes
Model Number:	2235 Plan
Building Height:	27'-10 1/4"
No. of Optional Fireplaces:	(1)
Residence sq ft:	2235
2 Car Garage sq ft:	430
Total Building:	2665
Covered Entry sq ft:	30
Covered Patio sq ft:	200

Min. Interior:
WIDTH: 42'
DEPTH: 73'

Min. Corner:
WIDTH: 48'
DEPTH: 73'

Min. Setbacks:
FRONT: 10.5 FT. MIN. TO PROPERTY
SIDE: 4 FT. MIN.
CORNER: 10 FT. MIN.
REAR: 4 FT. MIN.
HAMMERHEAD: 3 FT. MIN.
Garage @ Hammerhead 4 FT. MIN.

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352

2235 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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LAS VEGAS, NEVADA 89123 OFFICE (702) 597.5597

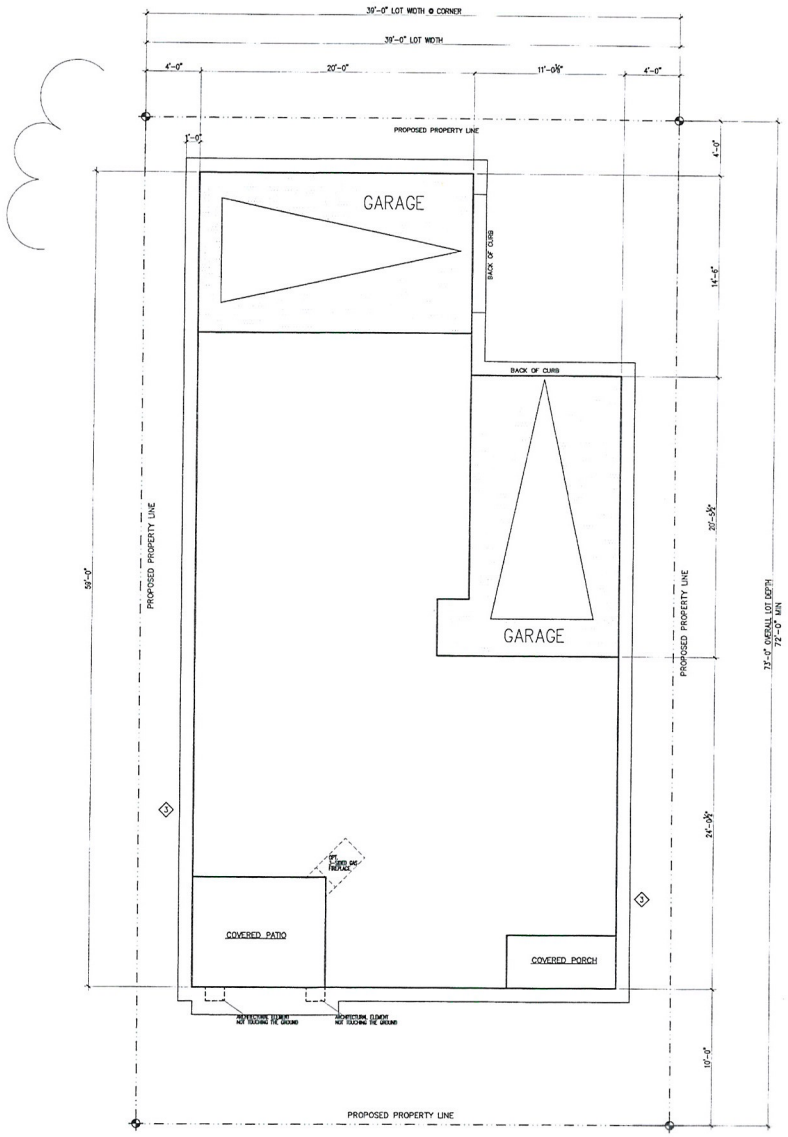
REVISION	DATE	NOTES
1	2-14-12	ZONING CORRECTION #1

ELECTRICAL PLAN
2270 CAMERO AVE.
1128
1-20-12
FP002

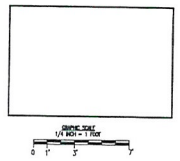
SCANNED

MOD-47016
SDR-47017

RECEIVED
SEP 27 2012



(1) FOOTPRINT – 2435 PLAN
SCALE: 1/4" = 1'-0"



53-4383

DEPARTMENT USE ONLY:
Standard Plan No. _____
Zoning: [illegible] Apprv. Date: 2/27/12
Pin. Chk: [illegible] Apprv. Date: 3-16-12
43-1487

NOTES:
1. CORNER ALWAYS LOCATED ON THE NON GARAGE SIDE
2. ONLY ONE GAS FIREPLACE ALLOWED PER ROOM
3. THIS WALL RATED 1-HOUR WHEN FOUNDATION IS LESS THAN 5'-0" TO THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR RATED WALL ASSEMBLY, SEE 1/AD001.

STANDARD 2435 PLAN FOOTPRINT:

Developer Name:	D.R. Horton Homes
Model Number:	2435
Building Height:	27'-2 3/4"
No. of Optional Fireplaces:	(1)
Residence sq ft:	2435
1 Car Garage sq ft:	229
1 Car Garage sq ft:	225
Total Building:	2889
Covered Entry sq ft:	31
Covered Patio sq ft:	78

Min. Interior:
WIDTH: 39'
DEPTH: 73'

Min. Setbacks:
FRONT: 10 FT. MIN. TO PROPERTY
SIDE: 4 FT. MIN.
CORNER: NOT TO BE ON CORNER
REAR: 4 FT. MIN.
Garage @ Hammerhead: 4 FT MIN.

LARRY TINDALL RESIDENTIAL DESIGNER
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2435 PLAN
D.R. HORTON HOMES
LARRY TINDALL RESIDENTIAL DESIGNER
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OFFICE (702) 597.5597

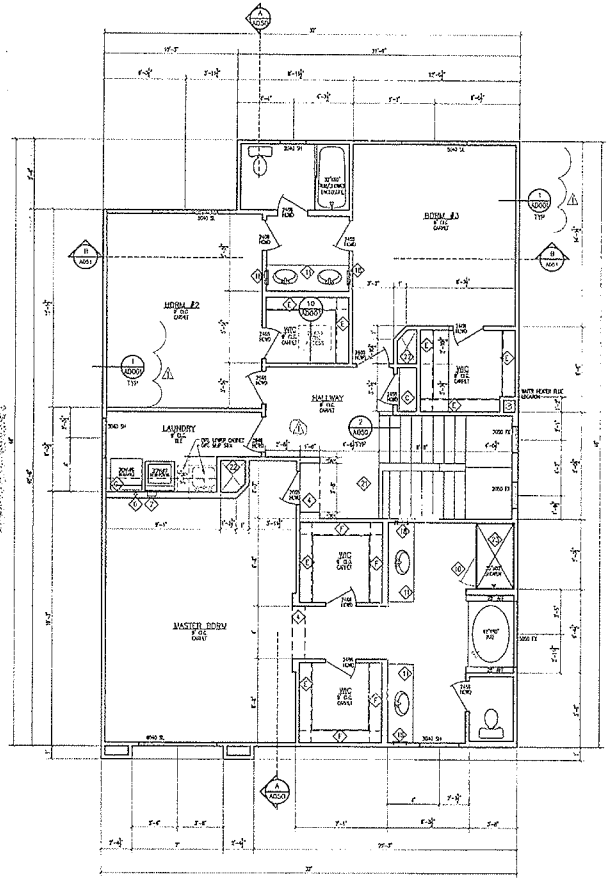
REVISION	DATE	NOTES
2	2-14-12	ZONING CORRECTION #1

ELECTRICAL PLAN
1128
1-20-12
FP003
2270 CAMERO AVE. LAS VEGAS, NEVADA 89123

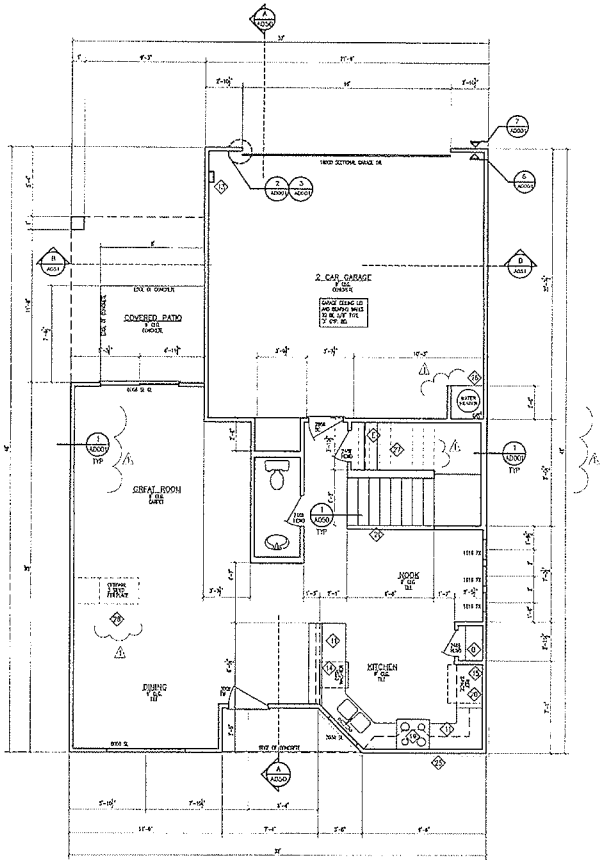
SCANNED

MOD-47016
SDR-47017

RECEIVED
SEP 27 2012



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



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

NOTE: FOR SYMBOLS SEE SHEET A011

SQUARE FOOTAGE

SQUARE FOOTAGE:		
FIRST FLOOR:	900	SQUARE FEET
SECOND FLOOR:	1335	SQUARE FEET
TOTAL LIVING AREA:	2235	SQUARE FEET
GARAGE:	448	SQUARE FEET

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN DOOR SERVED
2. THIS WALL RATED 1-HOUR LESS THAN 5'-0" OF THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR FIRE RATED WALL ASSEMBLY SEE 1/A0001
3. CARPET STRIP.
4. ARCH. SEE INTERIOR ELEVATIONS
5. TILE, SEE SPEC. SHEET.
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. OPTIONAL FIREPLACE
9. NICHE - 30" A.F.F.
10. TEMPERED GLASS SHOWER DOOR
11. BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
12. WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
13. SOFT WATER LOOP LOCATION
14. UNDER COUNTER DISHWASHER.
15. REFRIGERATOR/FREEZER LOCATION.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CENTER MUNTIN ON EXTERIOR WALL
18. MEDICINE CABINET
19. OVEN HOOD VENTED TO THE EXTERIOR
20. 24" DEEP CABINET ABOVE REF.
21. 30" HIGH, LOW WALL OR WAINSCOTING
22. A/C CHASE LOCATION
23. SHOWER PAN AND SURROUND.
24. 2"-8" STONE W/6 FOAM TRIM OR 30" FOAM - SEE EXTERIOR ELEVATION.
25. STONE VENEER OR FOAM SEE EXTERIOR ELEVATION
26. 3/4" PLYWOOD AT WATER HEATER PLATFORM @ 12" A.F.F. M.M.
27. PROVIDE 1/2" ROCK LADDER STAIR
28. FIREPLACE SHALL BE EPST AND APPROVED

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD. ALL OPPOSITE COVINGS SHALL BE 5/8" COVING. D.R. HORTON CAN USE 1/2" MIN. DFP, TCO OR WALLS THAT ARE NOT RATED WALLS OR NEEDS BY CODE.

2. THE DOOR BETWEEN THE GARAGE AND THE ENCLOSING LIVING SPACE SHALL BE EITHER SOLID WOOD OR METAL CLAD WOOD DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. RATED DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIGHT FRAME.

3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BUILT-IN CABINETS.

4. ALL BASE SHALL BE REVERSIBLE GRADE.

5. WHEN CERAMIC TILE, CULTURED MARBLE OR LIKE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1278 OR C1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE AT TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATER

6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESISTIVE WALLS, FLOOR/CEILINGS AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED DETAILS.

7. ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY D.R. HORTON

8. SEE D.R. HORTON FOR ALL CABINETRY SPECIFICATIONS.

9. AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT ARE ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BEHIND THE TUB, ON SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.

10. KITCHEN COUNTER TOP @ 36", TYP. U.N.O. SEE D.R. HORTON FOR TYPE & STYLE.

11. MIRROR ABOVE ALL LAV'S, TYP. SEE SPEC. SHEET.
12. GARAGE AND PATIO SHOULD SLOPE AWAY FROM HOUSE 1" PER FOOT

ATTIC ACCESS, CATWALK & WORKING PLATFORM:
* PROVIDE A 22" MIN. X 30" MIN. ATTIC SCUTTLE.
* A WORKING PLATFORM AT MECHANICAL SIDE OF FAU 30" BY 60" MIN. WITH A HEIGHT SHALL BE PROVIDED.
* WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU, SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

DOORS:
* FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING & THRESHOLD, A PEEP HOLE @ 4'-6" AND BE PREHUNG W/A LOCKSET AND DEADBOLT.
* PROVIDE PRIVACY LOCKS AT MASTER BATHTUB & ALL BATHROOM DOORS U.N.O.
* ALL BY-PASS AND BI-FOLD DOORS SHALL BE WHITE OR WHITE U.N.O.
* ALL DOORS TO HAVE 3" JAMBS.

WINDOWS:
1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
2. PROVIDE LOW 'E' WINDOWS VERIFY W/ENE CALCS. BY MECHANICAL ENGINEER.
3. ESCAPE AND RESCUE WINDOWS SHALL HAVE A MIN. SILL HEIGHT OF 44" & MIN. NET CLEAR OPENABLE AREA OF 5.7 SF. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF EGRESS AND RESCUE THEY SHALL HAVE A FINISHED SILL.
* EXCEPTIONS:
A. MINIMUM NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5 SF.
* CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS:
4. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANES IN SLIDING & BI-FOLD OBJECT DOORS & IN SWING DOORS & LOUVERED SWINGING DOORS.
5. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE STANDING SURFACE.
6. GLAZING IN ALL INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHOSE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.
* EXCEPTIONS:
A. PANELS WHERE THERE IS A WALL BARRIER BETWEEN THE DOOR & GLAZING.
B. WHERE DOOR IS TO A CLOSET 3'-0" DEEP OR LESS SHALL COMPLY WITH SEC. R308.4 EXCEPTION 7 BELOW.
C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN THE WALL THE DOOR SWINGS TOWARD.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN ABOVE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

LARRY TINDALL
RESIDENTIAL DESIGNER
REGISTERED
CLASSIFICATION
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2135 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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30 DAY SUBMITTAL
LAS VEGAS, NEVADA 89128

REVISION	DATE	NOTES
1	2-9-12	ARCH CORRECTION #1

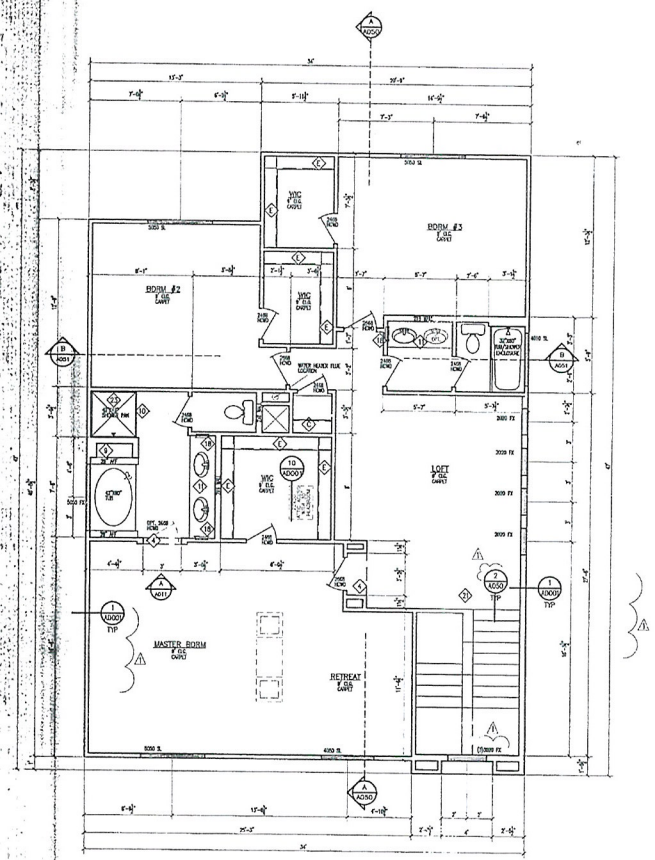
FLOOR PLANS

JOB NO: 1126
FILE NAME: 2135A010
DATE: 1-20-12
UPDATE:

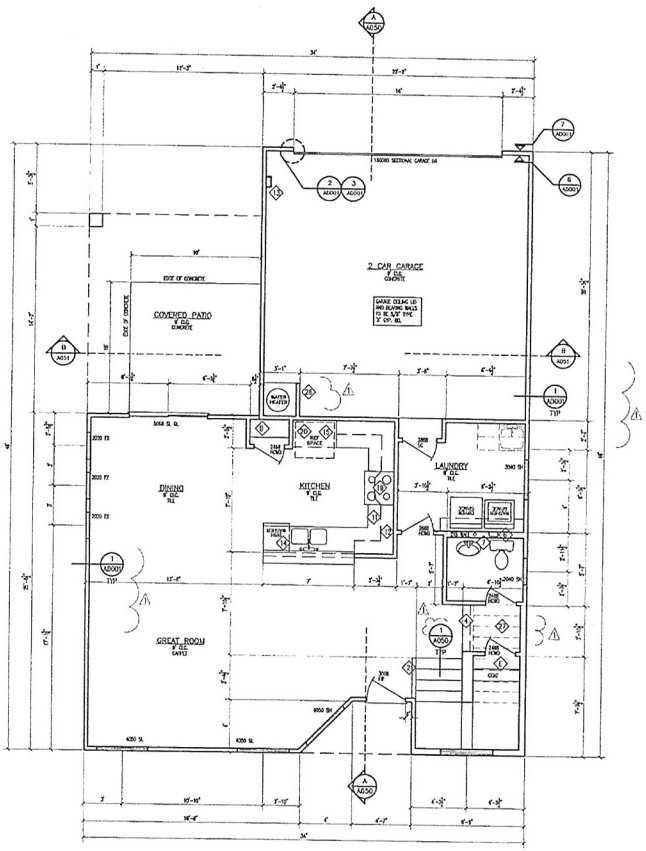
A010

AP-1487

MOD-47016
SDR-47017



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



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

NOTE: FOR SYMBOLS SEE SHEET A011

SQUARE FOOTAGE

SQUARE FOOTAGE:		
FIRST FLOOR:	835	SQUARE FEET
SECOND FLOOR:	1400	SQUARE FEET
TOTAL LIVING AREA:	2235	SQUARE FEET
GARAGE:	430	SQUARE FEET

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 2'

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
2. THIS WALL RATED 1-HOUR LESS THAN 5'-0" OF THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR FIRE RATED WALL ASSEMBLY SEE 1/A2001.
3. CARPET STRIP.
4. A2001 SEE INTERIOR ELEVATIONS
5. TILE, SEE SPEC. SHEET.
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
8. OPTIONAL FIREPLACE
9. NICHE - 36" A.F.F.
10. TEMPERED GLASS SHOWER DOOR
11. BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
12. WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
13. SOFT WATER LOOP LOCATION
14. UNDER COUNTER DISHWASHER
15. REFRIGERATOR/FREEZER LOCATION.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CENTER WINDOW ON EXTERIOR WALL
18. MEDICINE CABINET
19. OVEN HOOD VENTED TO THE EXTERIOR
20. 24" DEEP CABINET ABOVE REF.
21. 36" HIGH, LOW WALL OR WL RAILING
22. NOT USED
23. SHOWER PAN AND SURROUND.
24. 7'-6" STONE W/8 FOAM TRIM OR 36" FOAM. SEE EXTERIOR ELEVATION.
25. STONE VENEER OR FOAM SEE EXTERIOR ELEVATION.
26. 3/4" PLYWOOD AT WATER HEATER PLATFORM @ 18" A.F.F. MIN.
27. PROVIDE 1/2" ROCK UNDER STAIR
28. FIREPLACE SHALL BE UST AND APPROVED

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, ALL OTHER CEILINGS SHALL BE 5/8" GYPSUM. D.R. HORTON CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR HOLD, BY CODE.
2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD HONEYCOMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIGHT FIT.
3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULKHEAD DRYWALL CORNERS
4. ALL BASE SHALL BE REVERSIBLE GRADE.
5. WHEN CERAMIC TILE, CULTURED MARBLE OR LIKE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1288, C1325 OR C1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON TILE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.
6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESTRICTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED DETAILS.
7. ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY D.R. HORTON.
8. SEE D.R. HORTON FOR ALL CABINETRY SPECIFICATIONS
9. AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT ARE ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TILE OR SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.
10. KITCHEN COUNTER TOP @ 36", TYP. U.N.O. SEE D.R. HORTON FOR TYPE & STYLE.
11. MIRROR ABOVE ALL LAVS, TYP. U.N.O. SEE SPEC. SHEET.
12. GARAGE AND PATIO SHOULD SLOPE AWAY FROM HOUSE 1" PER FOOT

ATTIC ACCESS, CATWALK & WORKING PLATFORM:
* PROVIDE A 24" MIN. X 30" HIGH SCUTTLE OPENING.
* A WORKING PLATFORM AT CONTROL SIDE OF FURN. 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
* WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

DOORS:
* FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING & THRESHOLD, A PEEP HOLE @ +60" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
* PROVIDE PASSAGE LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
* ALL BI-PASS AND BI-FOLD DOORS SHALL BE TRIM OR WHITE U.N.O.
* ALL DOORS TO HAVE 3" JAMBS.

WINDOWS:
1. ALL WINDOWS TO BE INSULAR-PANE GLASS.
2. PROVIDE LOW 'E' WINDOW, VERIFY W/ACC CALCS. BY MECHANICAL ENGINEER.
3. ESCAPE AND RESCUE WINDOWS SHALL HAVE A MIN. SILL HEIGHT OF 44" & MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A FINISHED SILL.
* EXCEPTIONS:
A. MINIMUM NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5 S.F.
* CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS:
4. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN SLIDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHERE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.
* EXCEPTIONS:
A. PANELS WHERE THERE IS A WALL BARRIER BETWEEN THE DOOR & GLASS.
B. WHERE DOOR IS TO A CLOSET 2'-6" DEEP OR LESS SHALL COMPLY WITH SEC. R308.4 (NOTE 7 BELOW)
C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN THE WALL THE DOOR SWINGS TOWARD.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

Clark County Dev. Services Building Division Review

FEB 2 0 2013

Reviewed and Accepted Clark Co.

LARRY TINDALL
RESIDENTIAL DESIGNER
No. 021 STATE OF NEVADA
Larry Tindall REGISTERED RESIDENTIAL DESIGNER
FAX (702) 896-8352

2235 PLAN
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LARRY TINDALL
RESIDENTIAL DESIGNER
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OFFICE (702) 597-8897
LAS VEGAS, NEVADA 89123

PERSON	DATE	NOTES
	2-5-12	ADOH CORRECTION #1

JOB NO.: 1128
FILE NAME: A010
DATE: 1-20-12
UPDATE:

FLOORPLANS

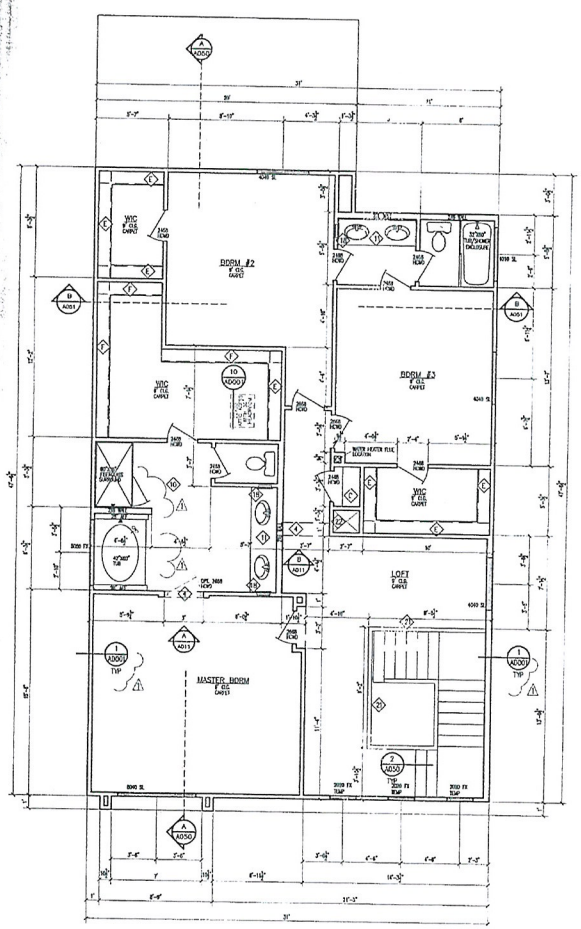
A010

2670 SE SCANDIA WAY

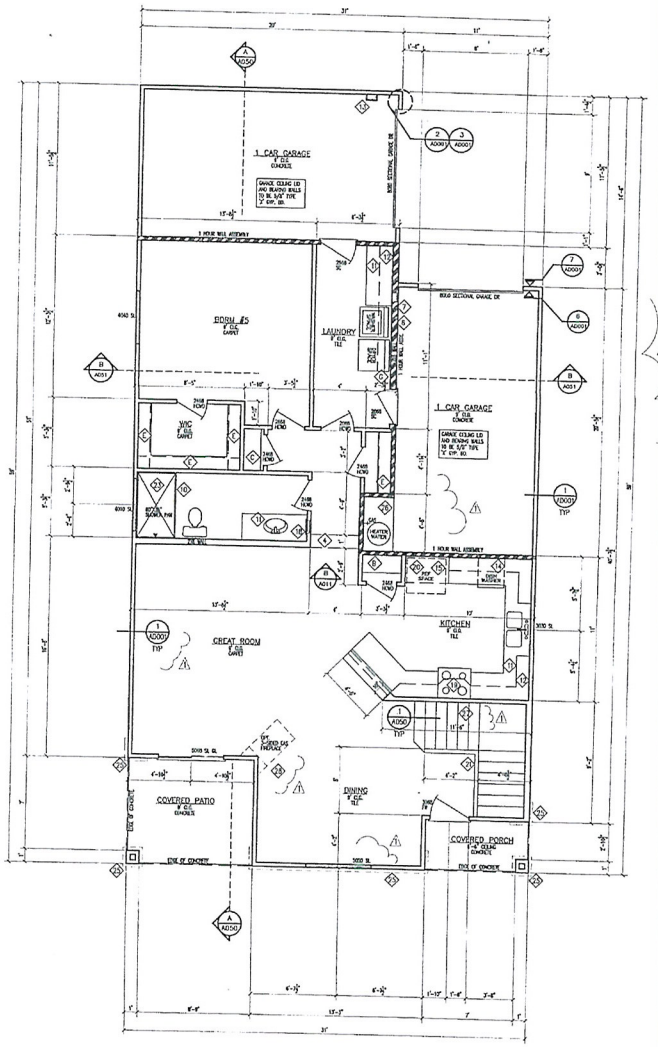
SCANNED

RECEIVED
SEP 2 7 2012

MOD-47016
SDR-47017



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



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

GRAPHIC SCALE
1/4 INCH = 1 FOOT
0 1' 3' 7'

KEYNOTES:

1. MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
2. 1HR WALL RATED 1-HOUR LESS THAN 5'-0" OF THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR FIRE RATED WALL ASSEMBLY SEE 1/A2001.
3. CARPET STRIP.
4. ARCH. SEE INTERIOR ELEVATIONS
5. TILE, SEE SPEC. SHEET.
6. DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS.
7. RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING SPECS.
8. OPTIONAL FIREPLACE
9. NICHE – 36" A.F.F.
10. TEMPERED GLASS SHOWER DOOR
11. BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
12. WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
13. SOFT WATER LOOP LOCATION
14. UNDER COUNTER DISHWASHER.
15. REFRIGERATOR/FREEZER LOCATION.
16. RECESSED ICE MAKER BOX WITH VALVE.
17. CENTER WINDOW ON EXTERIOR WALL
18. MEDICINE CABINET
19. OVEN HOOD VENTED TO THE EXTERIOR
20. 24" DEEP CABINET ABOVE FRIG.
21. 36" HIGH, LOW WALL OR W.I. RAILING
22. A/C CHASE LOCATION
23. SHOWER PAN AND SURROUNDS.
24. 2'-6" STONE W/6 FOAM TRIM OR 36" FOAM. SEE EXTERIOR ELEVATION.
25. STONE VENEER OR FOAM SEE EXTERIOR ELEVATION.
26. 3/4" PLYWOOD AT WATER HEATER PLATFORM @ 18" A.F.F. MIN.
27. PROVIDE 1/2" HOOK UNDER STAIR
28. FIREPLACE SHALL BE LIST AND APPROVED

GENERAL NOTES:

1. THE GARAGE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, ALL OTHER CEILINGS SHALL BE 5/8" GYP.BD. D.R. HORTON CAN USE 1/2" MIN GYP. ED ON WALLS THAT ARE NOT RATED WALLS OR PER CODE.
2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD HONEYCOMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A SWELL PIVOT.
3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BLKHEAD GYPSUM CORNERS
4. ALL BASE SHALL BE REMOVABLE GRADE.
5. WHEN CERAMIC TILE, CULTURED MARBLE OR TILE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1288, C1325 OR C1178 ARE TO BE USED IN TUB AREAS TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.
6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESISTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED ITEMS.
7. ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY D.R. HORTON
8. SEE D.R. HORTON FOR ALL CABINETRY SPECIFICATIONS
9. AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT ARE ADJT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TUB OR SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.
10. KITCHEN COUNTER TOP @ 36", TYP. U.N.O. SEE D.R. HORTON FOR TYPE & STYLE.
11. MIRROR ABOVE ALL LAVS. TYP. U.N.O. SEE SPEC. SHEET.
12. GARAGE SLAB TO BE SLOPED AWAY FROM HOUSE 2" PER FOOT

ATTIC ACCESS, CATWALK & WORKING PLATFORM:

* PROVIDE A 24" WIDE X 30" HIGH SOLID CATWALK
* A WORKING PLATFORM AT CONTROL SIDE OF FAU. 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
* WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

DOORS:

* FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING & THRESHOLD, A PEEP HOLE @ +60" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
* PROVIDE PRIVACY LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
* ALL BI-PASS AND BI-FOLD DOORS SHALL BE WHITE OR WHITE U.N.O.
* ALL DOORS TO HAVE 3" JAMBS.

WINDOWS:

1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
2. PROVIDE LOW 'U' WINDOW, VERIFY W/WOOD CALCS. BY MECHANICAL ENGINEER.
3. ESCAPE AND RESCUE WINDOWS SHALL HAVE A MIN. SILL HEIGHT OF 44" & MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A FINISHED SILL.

* EXCEPTIONS:
A. GRADAM NET CLEAR OPENING FOR A ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5 S.F.

* CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS.

4. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN FOLDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHERE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.

* EXCEPTIONS:
A. PANELS WHERE THERE IS A WALL BARRIER BETWEEN THE DOOR & GLAZING.
B. WHERE DOOR IS TO A CLOSET 2'-0" DEEP OR LESS SHALL COMPLY WITH SEC. R308.4.1 (SEE NOTE 7 BELOW)
C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION EITHER THAN THE WALL THE DOOR SWINGS TOWARD.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL EITHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

SQUARE FOOTAGE

SQUARE FOOTAGE:		
FIRST FLOOR:	1996	SQUARE FEET
SECOND FLOOR:	1539	SQUARE FEET
TOTAL LIVING AREA:	2435	SQUARE FEET
GARAGE:	454	SQUARE FEET

NOTE: FOR SYMBOLS SEE SHEET A011

Building Services/Division
SEP 27 2012
Review and Acceptance Done/Ford

RECEIVED
SEP 27 2012
CITY OF HENDERSON
BUILDING & FIRE PREVENTION

MOD-47016
SDR-47017

LARRY TINDALL
REGISTERED RESIDENTIAL DESIGNER
NV. STATE OF NEVADA
OFFICE (702)597-8557 FAX (702)596-8552

2435 PLAN
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
© ALL RIGHTS RESERVED BY ARTIST DO NOT SCALE DRAWINGS
OFFICE (702)597-8557 FAX (702)596-8552

REVISION	DATE	NOTES
1	2-3-12	ARCH CORRECTION #1

2270 E CAMERO AVE LAS VEGAS, NV 89123

FLOOR PLANS

JOB NO.: 1128
FILE NAME: A010
DATE: 1-20-12
UPDATE:

A010



MOD-47016 & SDR-47017 – APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP
NORTHEAST CORNER OF GILCREASE AVENUE AND FORT APACHE ROAD

11/01/12



MOD-47016 & SDR-47017 – APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP
NORTHEAST CORNER OF GILCREASE AVENUE AND FORT APACHE ROAD

11/01/12



MOD-47016 & SDR-47017 – APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP
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MOD-47016 & SDR-47017 – APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP
NORTHEAST CORNER OF GILCREASE AVENUE AND FORT APACHE ROAD

11/01/12

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NOV - 1 2012

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

DRH1225.000

October 30, 2012

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a Major Modification and Site Development Review Request for Oso Blanca/Grand Teton (APN 125-17-101-001)**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a Major Modification and Site Development Review (SDR) on the subject site. The site is located southwest of Oso Blanca Road and Grand Teton Drive. It is bordered on the west by Fort Apache Road and the south by Gilcrease Avenue. The Assessor's Parcel Number is 125-17-101-001 and contains approximately 36.70 gross acres.

The purpose of the Major modification request is to revise the Town Center Land Use from Employment Center Mixed-Use (EC-TC) to Medium-Low Residential (ML-TC), and to modify Town Center Design Standards as described below.

Project Description

The accompanying site plan includes 293 residential lots on 36.7 gross acres, which results in a density of 7.98 du/ac. The project consists of one housing product type, designated as 'Loretto Bay'.

The 'Loretto Bay' housing type is a small single family detached product and consists of 3 floor plans. The driveways will be a minimum of 18-ft deep, behind sidewalk. The minimum lot size will be 35'x82'.

There are two entries providing access to the site. The entry along Gilcrease Avenue aligns with the existing entry of the community to the south. The 2nd entry is located along the Fort Apache Road alignment, at the west boundary of the site. The two entries to the site should provide adequate emergency vehicle access to the development. Pedestrian access points will be provided in several locations including near the southeast corner to Oso Blanca Road and near the northwest corner to Fort Apache Road.

MOD-47016
SDR-47017
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Connectivity
The project site does meet the connectivity ratio requirement of 1.3, with a 1.4 ratio calculated for the site.

Open Space
The requirement for open space on the subject project is 7% based on the density of being in the range of 5.6 to 8 dwelling units per acre. 7% of 36.70 acres is 2.57 acres (111,950 square feet). The site provides 2.81 acres (122,404 square feet) of open space set aside in common lots and a community park area for public use.

Setbacks
Below are the minimum setbacks being requested for the subject development:

Loretto Bay
Front (Garage): 22-ft
Front (Living): 14-ft
Rear (Living): 10-ft
Rear (Patio): 5-ft
Side (Interior): 5-ft
Side (Corner): 10-ft

Internal Streets
The internal streets will be publicly dedicated and publicly maintained. This application proposes to waive the Town Center Standard Residential Street standard, by reducing the amenity zone from 6.5-ft to 4.0-ft, and reducing the sidewalk from 5-ft to 4-ft. The sidewalk will be attached at the driveway locations and detached where possible in all other locations. This waiver will allow a better transition from detached sidewalk to the driveway transitions and it will provide a larger backyard for the proposed community. This waiver has been approved previously in numerous Town Center residential developments (such as Town Center 44/50 No.1). The back of curb to back of curb dimension of 37 feet for L-curb will remain the same as the Town Center standard.

Surrounding Development
The zoning for the land surrounding this project is Medium Low Residential to the West, Suburban Mixed Use to the south, and Employment Center Mixed Use (EC-TC) to the north. The US-95 frontage road Oso Blanca, is the eastern boundary. The proposed land use designation and zoning are consistent with the zoning in the immediate area and consistent with the densities throughout the Town Center Planning Area. There is also a large commercial center located in Town Center (Montecito) at Durango and the 215 Beltway. Montecito is a large mixed use commercial center that services the northwest valley, which lessens the need for additional commercial zoning in this area.

MOD-47016
SDR-47017
REVISED

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding these applications.

Slater Hanifan Group, Inc.

Darrin Pappa, P.E.
Project Manager

Cc:
Matt Stark, DR Horton
Mark Jones, DR Horton
Todd Steadham, SHG
Chelsea Peltier, SHG

MOD-47016
SDR-47017
REVISED

001/001

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, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. 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-47016 & SDR-47017
Planning Commission Meeting of 12/11/2012

We have enough houses built already. Adding more houses will further depress current home values. In the development to the South, about 50% of the current homes are occupied. The rest are/were in foreclosure / short sale. They are not selling. The development was never finished & we have tracks of land that are bladed but sit empty. The last thing we need in this area are more houses more places for business/commerce would be nice. A better grocery store (than Smiths) would be nice. Having Some Walkable features nearby would be nice. Having some city maintained Parks would be nice. Barring that, I would Rather the lot be left as is until there is further Recovery in the housing market. No new Houses are needed in this area.

Case: MOD-47016
12517211259
PESEK STEPHANIE A
7649 FABLED FILIGREE ST
LAS VEGAS NV 89149-0435 89149-0435

31 JRDFN11 89149

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City of Las Vegas
Dept. of Planning

#21,22

12/05/2012 WED 12:10 FAX

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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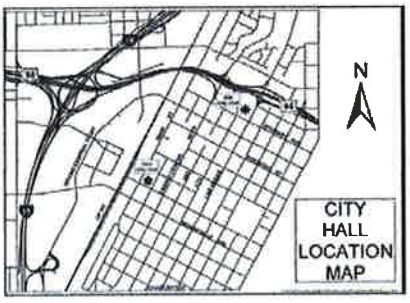
Return Service Requested
Official Notice of Public Hearing



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MOD-47016 & SDR-47017

Planning Commission Meeting of 12/11/2012

Case: MOD-47016
12518611014
S B FAMILY TRUST
5592 PLACER AVE
WESTMINSTER CA 92683-2833 92683-28

#21-22 P

92 JRDFN11 92683



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-47016 & SDR-47017

Planning Commission Meeting of 12/11/2012

Case: MOD-47016
12518611003
SHARMA SUDHEEP & BHARATI
5592 PLACER AVE
WESTMINSTER CA 92683-2833 92683-28

#21-22 P

92 JRDFN11 92683

P(2)



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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MOD-47016 & SDR-47017

Planning Commission Meeting of 12/11/2012

Case: MOD-47016
12518616096
ROGERS RUTH S
9252 BROWNSTONE LEDGE
LAS VEGAS NV 89149-1660 89149-1660

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Dept. of Planning



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☐ I SUPPORT this ~~Request~~ ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-47016 & SDR-47017

Planning Commission Meeting of 12/11/2012

Case: MOD-47016
12518613051
EQUITY TRUST CORPORATION
%G LECKY
9252 BROWNSTONE LEDGE AVE
LAS VEGAS NV 89149-1660 89149-1660

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MOD-47016 & SDR-47017

Planning Commission Meeting of 12/11/2012

Case: MOD-47016
12518616046
BROWNSTONE LEDGE CORP
9252 BROWNSTONE LEDGE AVE
LAS VEGAS NV 89149-1660 89149-1660

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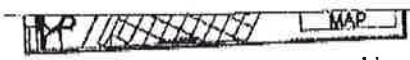
City of Las Vegas
Dept. of Planning



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-47016 & SDR-47017

Planning Commission Meeting of 12/11/2012

Case: MOD-47016
12518615061
EQUITY TRUST CORPORATION
9252 BROWNSTONE LEDGE AVE
LAS VEGAS NV 89149-1660 89149-1660

#21-22 P&Z

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

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-47016 & SDR-47017
Planning Commission Meeting of 12/11/2012

Case: MOD-47016
12518616092
DECASTRO TERI
9303 GILCREASE AVE #1254
LAS VEGAS NV 89149-6116 89149-6116

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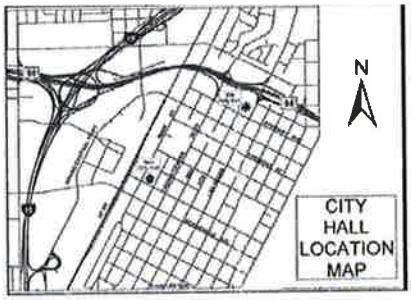

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-47016 & SDR-47017
Planning Commission Meeting of 12/11/2012

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City of Las Vegas
Dept. of Planning

Case: MOD-47016
12518615072
CORREIA JOANN M
MONIZ KENNETH J
9303 GILCREASE AVE #1120
LAS VEGAS NV 89149-6109 89149-6109

#21-22 A(2)

31 JRDFN11 89149

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2012

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

SUBJECT:
ABEYANCE - SDR-47017 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-47016 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 293-LOT RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE TOWN CENTER SINGLE-FAMILY RESIDENTIAL STREET STANDARDS AND AN ASSOCIATED ENCROACHMENT INTO THE PUBLIC RIGHTS-OF-WAY ON 36.36 acres at the northeast corner of Gilcrease Avenue and Fort Apache Road (APN 125-17-101-001), T-C (Town Center) Zone [EC-TC (Employment Center Mixed Use - Town Center) Special Land Use Designation] [PROPOSED: ML-TC (Medium Low Density Residential - Town Center)], Ward 6 (Ross). Staff recommends DENIAL.

C.C.: 03/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

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-47017** APN: 125-17-101-001

Name of Property Owner: Tighi Family LP

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James M. Tighi

Subscribed and sworn before me

This 21st day of September, 2012

_____

Notary Public in and for said County and State

DANIELLE BROGAN
Notary Public, State of Nevada
Appointment No. 02-78385-1
My Appt. Expires Mar 22, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Oso Blanca/Grand Teton

Project Name Oso Blanca/Grand Teton **Proposed Use** _____

Assessor's Parcel #(s) 125-17-101-001 **Ward #** _____

General Plan: existing EC-TC proposed ML **Zoning:** existing _____ proposed _____

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 36.36 **Lots/Units** 272 **Density** 7.6 du/ac

Additional Information _____

PROPERTY OWNER Tighi Family LP **Contact** James M. Tighi

Address 2676 Red Arrow Drive **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89135

E-mail Address _____

APPLICANT DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Peltier

Address 5740 S. Arville St. # 216 **Phone:** (702) 284-5300 **Fax:** (702) 284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* James M. Tighi

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

Print Name James M. Tighi

Subscribed and sworn before me

This 21st day of September, 20 12.

Notary Public in and for said County and State

DANIELLE BROGAN
Notary Public, State of Nevada
Appointment No. 02-78385-1
My Appt. Expires Mar 22, 2014

FOR DEPARTMENT USE ONLY

Case #	SDR-47617
Meeting Date:	12/11/2012
Total Fee:	1030.00
Date Received*	9/27/2012
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

SDR-47017
D.R. Horton, Inc.

NEC Gilcrease Avenue & Fort Apache Road

Proposed 293 single family unit subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	293	9.57	2,804
AM Peak Hour			0.75	220
PM Peak Hour			1.01	296

Existing traffic on all nearby streets:

Gilcrease Ave.	
Average Daily Traffic (ADT)	1,448
PM Peak Hour (heaviest 60 minutes)	494

Fort Apache Rd.	
Average Daily Traffic (ADT)	506
PM Peak Hour (heaviest 60 minutes)	44

Grand Teton Dr.	
Average Daily Traffic (ADT)	2,407
PM Peak Hour (heaviest 60 minutes)	117

Adjacent Street ADT Capacity	
Gilcrease Ave.	16,300
Fort Apache Rd.	16,300
Grand Teton Dr.	16,300

This project is expected to add about 2,804 trips per day on Gilcrease Ave., Fort Apache Rd. & Grand Teton Dr. Currently, Gilcrease is at about 9 percent of capacity, Fort Apache is at about 3 percent of capacity and Grand Teton is at about 15 percent of capacity. With this project, Gilcrease is expected to be at about 26 percent of capacity, Fort Apache to be at about 20 percent of capacity and Grand Teton to be at about 32 percent of capacity.

Based on Peak Hour use, this project will add about 296 trips in the peak hour, or about five every minute.

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2012

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

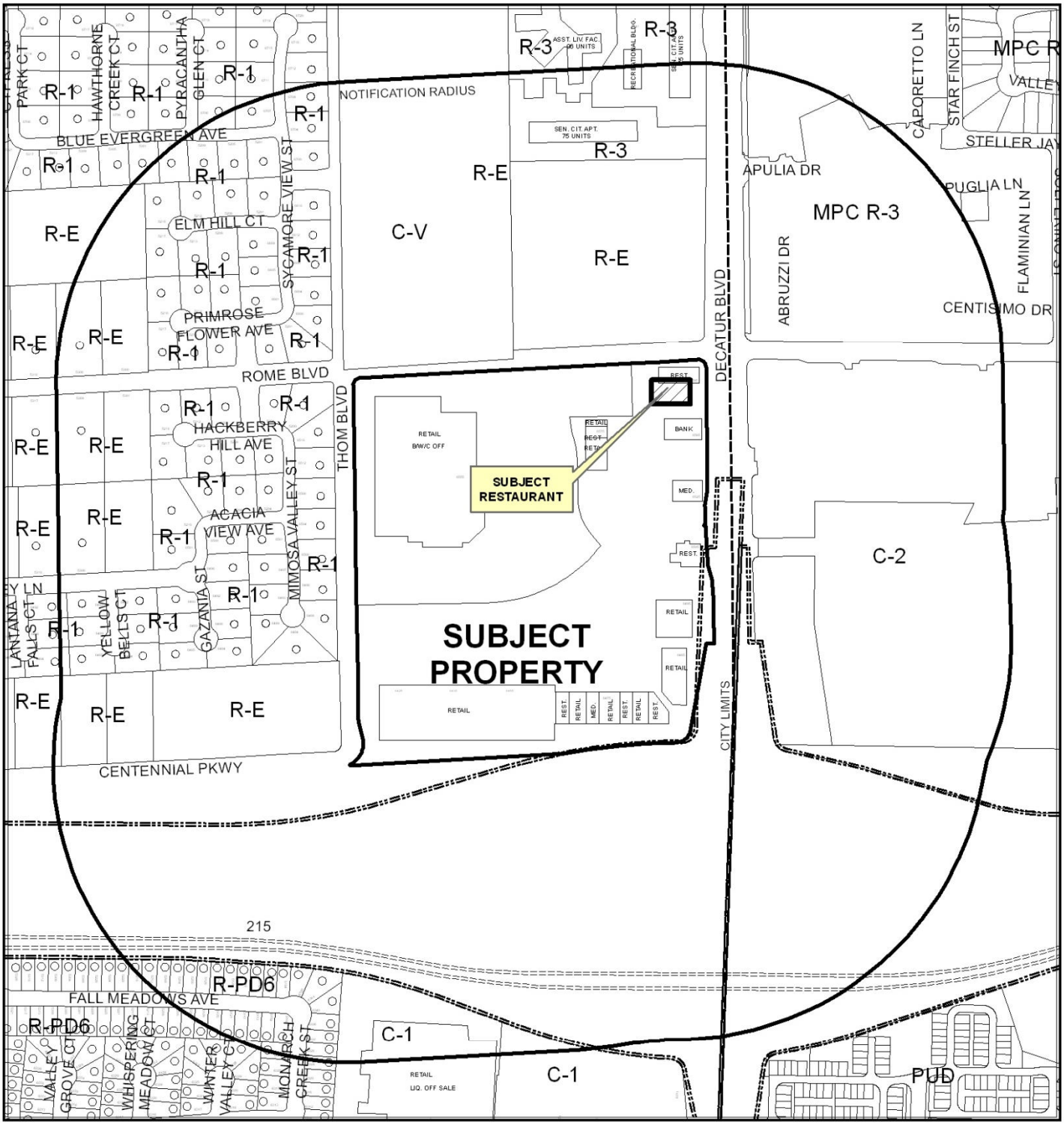
SUBJECT:
ABEYANCE - SDR-47200 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC - For possible action on a request for an Amendment to Site Development Plan Review (SDR-5050) FOR A PROPOSED DOUBLE DRIVE-THROUGH LANE AT AN EXISTING RESTAURANT WITH A WAIVER TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE FIFTEEN FEET IS REQUIRED on 20.95 acres at 6595 North Decatur Boulevard (APN 125-24-811-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 03/20/2013
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.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard



CASE: **SDR-47200**

RADIUS: 1000 FEET

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



CASE: **SDR-47200**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-47200** APN: 125 24 811 003

Name of Property Owner: Shadow Mountain Marketplace LLC

Name of Applicant: Stantec Architecture, Inc.

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: Mark Lingham, Shadow Mountain Marketplace LLC

Subscribed and sworn before me

This _____ day of _____, 20_____

_____

Notary Public in and for said County and State

See attached: California Jurat

Revised 11-14-06

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

RECEIVED
OCT 17 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

California Jurat

State of California

County of Santa Barbara **S.S.**

Subscribed and sworn to (or affirmed) before me on this 10th day of October,

20 12, by Mark D. Linehan and

_____, proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

JOSALYN RAE BURCHAM
COMM. #1989917
Notary Public - California
Santa Barbara County
My Comm. Expires Aug. 31, 2016

Josalyn Burcham COMM # 1989917

OPTIONAL INFORMATION

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Department of Planning:
City of Las Vegas
Statement of Financial Interest
APN: 125 24 811 003
Applicant: Stantec Architecture, Inc

containing 1 pages, and dated no date given

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
☒ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:

Page # 1-2 Entry # 6

Notary contact: _____

Other

☒ Affiant(s) Thumbprint(s) ☐ Describe: _____

RECEIVED
OCT 17 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sign Variance

Project Address (Location) 6595 Decatur Blvd. Las Vegas, NV 89131

Project Name McDonald's Las Vegas (027-0343) **Proposed Use** No Change

Assessor's Parcel #(s) 125 24 811 003 **Ward #** _____

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

Commercial Square Footage 4,377 **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Shadow Mountain Marketplace **Contact** Mark Lineham

Address 1125 Vereda Del Ciervo **Phone:** 805.968.2921 **Fax:** _____

City Goleta **State** CA **Zip** 93117

E-mail Address _____

APPLICANT Stantec Architecture, Inc **Contact** Ivria Ben-Or

Address 1383 N. McDowell Blvd. Suite 250 **Phone:** 707.774.8342 **Fax:** 707.765.9908

City Petaluma **State** CA **Zip** 94954

E-mail Address ivria.benor@stantec.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

Property Owner Signature* _____

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

Print Name MARK LINEHAM

Subscribed and sworn before me

This _____ day of _____, 20 _____.

See attached: California Jurat

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SDR-47200
Meeting Date:	12/11/12
Total Fee:	$1030 cc
Date Received:*	10/17/12
Received By:	M. Howe

*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

California Jurat

State of California

County of Santa Barbara S.S.

Subscribed and sworn to (or affirmed) before me on this 10th day of October,

20 12, by Mark D. Linehan and

_____, proved to me on the basis of

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JOSALYN RAE BURCHAM
COMM. #1989917
Notary Public - California
Santa Barbara County
My Comm. Expires Aug. 31, 2016

Josalyn Burcham COMM#1989917

OPTIONAL INFORMATION

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Department of Planning:
City of Las Vegas
Application/Petition Form for
Sign Variance (McDonalds: 027-0343)
AP#: 125 24 811 003
Applicant: Stantec Architecture, Inc.

containing 1 pages, and dated no date given

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
X form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:

Page # 1:2 Entry # 3

Notary contact: _____

Other

X Affiant(s) Thumbprint(s) ☐ Describe: _____

RECEIVED
OCT 17 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

McDonald's

6595 N. DECATUR BLVD.
LAS VEGAS

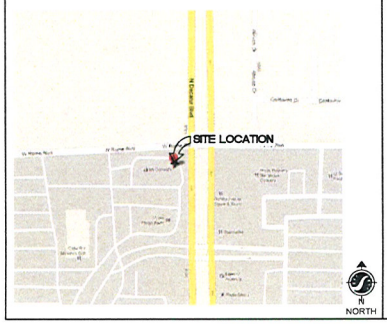
DESIGNER OF RECORD:

DISCIPLINE:	NAME	REPRESENTATIVE	ADDRESS	PHONE #
ARCHITECT:	STANTEC ARCHITECTURE INC.	KEVIN FITZGERALD	1383 N. McDOWELL BLVD., STE 250 PETALUMA, CA. 94954	(707) 774-8327

OWNER REPRESENTATIVE:

DISCIPLINE:	NAME	REPRESENTATIVE	ADDRESS	PHONE #
CONSTRUCTION MGR.:	LEND LEASE	STEVE PATTEN	ONE NORTH WACKER DR, SUITE 870, CHICAGO, IL 60606	(214) 862-5936

VICINITY MAP



AERIAL PHOTO



GENERAL CONSTRUCTION NOTES

1. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY LANDLEASE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. THIS PLAN HAS BEEN REVIEWED BY THE CITY AND/OR ITS AUTHORIZED REPRESENTATIVE, BUT SUCH CHECKING AND/OR APPROVAL DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO CORRECT ERRORS, OMISSIONS OR MAKE CHANGES REQUIRED BY CONDITIONS DISCOVERED IN THE FIELD DURING THE COURSE OF CONSTRUCTION. ARCHITECT & THE CITY MUST TO BE INFORMED IN WRITING OF ANY CHANGES MADE DURING CONSTRUCTION PRIOR TO EXECUTION OF THE SAID CHANGE.
3. ALL REVISIONS TO THIS PLAN MUST BE REVIEWED BY THE GOVERNING AGENCY(S) PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED AND SIGNED BY THE APPROPRIATE GOVERNING AGENCY(S) PRIOR TO THE INSTALLATION OF THE IMPROVEMENTS.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON IS AN APPROXIMATION OF THEIR ACTUAL LOCATION AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO ASSUME ALL LIABILITY FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DUE TO THE CONTRACTOR'S FAILURE TO PHYSICALLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
5. THE CONTRACTOR SHALL NOT PERFORM ANY EXCAVATION OPERATIONS UNTIL ALL UTILITY COMPANIES, COUNTY AND CITY AGENCIES HAVE BEEN NOTIFIED AND GIVEN THE OPPORTUNITY TO MARK THEIR FACILITIES IN THE FIELD.
6. ALL WORK SHALL BE PER OSHA AND APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
7. THE CONTRACTOR SHALL SECURE ALL REQUIRED ENCROACHMENT AND/OR OTHER PERMITS FROM ALL GOVERNING AGENCIES BEFORE THE COMMENCEMENT OF WORK.
8. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ARCHITECT, OR ENGINEER. THE ENGINEER ASSUMES NO RESPONSIBILITY EXCEPT FOR THE ADEQUACY OF HIS DESIGN CONTAINED HEREIN.
9. ALL GRADING TO BE IN ACCORDANCE WITH LOCAL ADOPTED CODES.
10. CONTRACTOR IS RESPONSIBLE FOR RESETTING EXISTING MONITORING WELLS, MANHOLES, CLEAN-OUT OR ANY OTHER STRUCTURE TO REMAIN TO FINISH GRADE AS NECESSARY.
11. ALL NEW ASPHALT CONCRETE PAVING AND CONCRETE WORK SHALL MATCH THE EXISTING GRADES AT LIMITS OF WORK. DRAIN CONCRETE SLABS AWAY FROM BUILDINGS.
12. REPLACE EXISTING A.C. PAVING AND/OR CONCRETE AS REQUIRED DUE TO NEW CONSTRUCTION. INSTALL NEW PAVING PER PLAN SPECIFICATIONS.
13. EXISTING A.C. PAVING AND/OR CONCRETE SHALL BE CUT TO A NEAT, STRAIGHT LINE (WHEN APPLICABLE). ALL EXPOSED VERTICAL SURFACES SHALL BE TACKED COATED BELOW FINISH GRADE LINE WITH ASPHALT EMULSION PRIOR TO PAVING.
14. ALL NEW CONCRETE PAVING SHALL BE SEALED. JOINT SEALANT SHALL BE APPLIED TO ALL EXPANSION AND ISOLATION JOINTS; AND CONTROL JOINTS ONLY IN DRIVE SLABS.
15. UNLESS OTHERWISE NOTED, ALL CURBS SHALL HAVE A 6" CURB FACE.
16. THE SITE SHALL BE UNIFORMLY GRADED BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN OR BETWEEN SUCH POINTS AND EXISTING FINISHED GRADES OR CONFORM POINTS.
17. ALL GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION, KEPT FREE FROM TRASH AND WEEDS. PRIOR TO COMPLETION OF THE PROJECT THE CONTRACTOR SHALL RESTORE ALL GRADED AREAS TO THEIR SPECIFIED TOLERANCES.
18. ASPHALT PRIME COAT SHALL BE APPLIED TO THE COMPACTED AGGREGATE BASE PRIOR TO PLACING ASPHALTIC CONCRETE. THE RATE OF APPLICATION SHALL BE BETWEEN 0.2 AND 0.5 GALLONS PER SQUARE YARD.
19. ASPHALT TACK COAT SHALL BE APPLIED BELOW FINISHED GRADE TO ALL VERTICAL SURFACES IN CONTACT WITH THE ASPHALT PAVEMENT AND TO THE SURFACE OF THE BASE COURSE WHEN FINISH COURSE IS PLACED ON DIFFERENT DAYS. TACK COAT SHALL BE APPLIED AT A RATE BETWEEN 0.05 AND 0.15 GALLONS PER SQUARE YARD.
20. PRIOR TO PLACING AGGREGATE BASE OR PAVEMENT, THE SUBGRADE SHALL BE TREATED WITH A SOILS STERILIZATION TYPE WEED KILLER.
21. 'SAW-CUTTING' TO CREATE CONTROL JOINTS SHALL BE DONE WITHIN 4 TO 12 HOURS AFTER THE 'SET' OF THE CONCRETE.
22. SEAL COAT SHALL BE APPLIED TO ALL NEW ASPHALTIC PAVEMENT PER THE SPECIFICATIONS.
23. ANY WORK THAT IMPACTS ADA ACCESSIBILITY SHALL BE RESTORED TO COMPLY WITH ALL STATE AND FEDERAL ADOPTED CODES.

EROSION CONTROL NOTES

1. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR BEING FAMILIAR WITH THE PROVISIONS AND REQUIREMENTS CONTAINED IN THE CITY STANDARD SPECIFICATIONS. CONTRACTOR SHALL HAVE A COPY AVAILABLE AT THE JOB SITE AT ALL TIMES.
2. DURING THE COURSE OF THE PROJECT CONSTRUCTION (INCLUDING NON-WORKING HOURS), THE CONTRACTOR SHALL PROVIDE APPROPRIATE SIGNAGE, FLASHERS AND BARRICADES FOR OPEN TRENCHES TO WARN ONCOMING MOTORISTS, BICYCLISTS AND PEDESTRIANS OF POTENTIAL SAFETY HAZARDS.
3. ALL MATERIAL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
4. FOR ALL CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION.
5. CONTRACTOR SHALL ELIMINATE OR MINIMIZE NON-STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE TO STORM DRAINS AND OTHER WATER BODIES. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN A MANNER THAT MINIMIZES, TO THE MAXIMUM EXTENT PRACTICABLE, ANY POLLUTANTS ENTERING DIRECTLY OR INDIRECTLY THE STORM WATER SYSTEM OR GROUND WATER. THE CONTRACTOR SHALL ENSURE THAT NO CONSTRUCTION MATERIALS (E.G., CLEANING FRESH CONCRETE FROM EQUIPMENT) ARE CONVEYED INTO THE STORM DRAIN SYSTEM. ALL MATERIALS THAT COULD CAUSE WATER POLLUTION (I.E., MOTOR OIL, FUELS, PAINTS, ETC.) SHALL BE STORED AND USED IN A MANNER THAT WILL NOT CAUSE ANY POLLUTION. ALL DISCARDED MATERIAL AND ANY ACCIDENTAL SPILLS SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL SITE. CONTRACTOR SHALL MEET THE REQUIREMENTS OF DISCHARGING TO A PUBLIC STORM DRAINAGE SYSTEM AS REQUIRED TO ENSURE COMPLIANCE BY THE CITY WITH ALL STATE AND FEDERAL LAWS AND REGULATIONS RELATED TO STORM WATER.
6. REMOVAL OF ANY TREE WITHIN THE PUBLIC RIGHT-OF-WAY MAY REQUIRE A PERMIT. CONFIRM WITH LOCAL JURISDICTION.
7. ALL TRAFFIC CONTROL REQUIRED FOR CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL JURISDICTION FOR ALL LANE CLOSURES AND DETOURS.
8. IF ANY CONSTRUCTION ACTIVITIES OCCUR ON AN ADJACENT NEIGHBOR'S PROPERTY, INCLUDING BUT NO LIMITED TO GRADING OR STORM DRAINAGE WORK, THE DEVELOPER SHALL PROVIDE A RIGHT-OF-ENTRY SIGNED BY THE OWNER OF RECORD OF THE AFFECTED PROPERTY PRIOR TO APPROVAL OF THESE IMPROVEMENT PLANS.
9. RECYCLED AGGREGATE BASE ROCK MAY BE USED AS AGGREGATE SUBBASE MATERIAL IN OVEREXCAVATED ROADWAYS, UNDER SIDEWALKS, HANDICAP RAMPS AND DRIVEWAY APPROACHES, AND AS TRENCH BACKFILL, THREE FEET BELOW FINISH GRADE ELEVATION. RECYCLED AGGREGATE BASE MAY NOT BE USED IN DESIGN STREET SECTIONS, UNDER CURBS AND GUTTERS, OR IN THE TOP THREE FEET OF TRENCHES FOR TRENCH BACKFILL.

REVISIONS

REV	DATE	DESCRIPTION	BY
	09/13/12	ISSUED FOR PERMIT REVIEW	KF

DRAWING INDEX

CVR	COVER SHEET	
SITE		STANTEC ARCHITECTURE INC.
SP0	EXISTING AND PROPOSED SITE PLAN	
SD2	MENU BOARD AND PRE-SELL DETAILS	
SD3	CANOPY AND GATEWAY DETAILS	

REGION: ROCKY MOUNTAIN

BUILDING INFORMATION:

ADDRESS:

STATE SITE CODE:	027-0343
STREET ADDRESS:	6595 N. DECATUR BLVD
CITY:	LAS VEGAS
COUNTY:	CLARK
STATE:	NEVADA

SITE:

McDONALD'S SITE AREA:	30,975 S.F. (.71 AC)
ZONED:	125 24 811 003
A.P.N.:	C-1 LIMITED COMMERCIAL

PARKING REQUIREMENTS:

EXISTING STALLS:	54 PARKING STALLS
TOTAL PROVIDED STALLS:	52 STALLS (3 ADA STALLS)

BUILDING CODE:

2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 UNIFORM MECHANICAL CODE (UMC)
2008 NATIONAL ELECTRICAL CODE (NEC)
2009 UNIFORM PLUMBING CODE (UPC)
2003 AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A117.1

BUILDING DATA:

OCCUPANCY:	A2
CONSTRUCTION TYPE:	VB
NUMBER OF STORIES:	1
EXISTING BUILDING AREA:	4,356± S.F.

SCOPE OF WORK:

(N) DT. SIGN (OC PERMITTED BY OTHERS)
(N) SIDE BY SIDE DRIVE-THRU
ACCESSIBLE PARKING AND SIGNAGE
(N) LANDSCAPE

RECEIVED
OCT 17 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-47200

Stantec
Stantec Architecture Inc.
1383 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

Lend Lease
1 North Wacker,Suite 870
Chicago, IL 60606

PREPARED FOR: McDonald's USA, LLC

©2012 McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary intellectual property of McDonald's USA, LLC and are not to be reproduced without written authorization. The contract documents were prepared for use in the construction of the building shown herein and are not suitable for use on a different site or at a later time. Use of the contract documents for reuse on another project is not authorized. Reproduction of the contract documents for reuse on another project is not authorized.

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

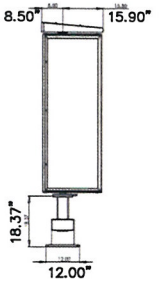
BRAND REVIEW	PRINTS
PLANNING -	PERMIT -
	BID
	CONSTRUCTION -

SHEET NO. CVR
SHEET TITLE: COVER SHEET
PROJECT ADDRESS: 6595 N. DECATUR BLVD. LAS VEGAS, NV
STATE SITE CODE: 027-0343
PROJECT CAD FILE: 2007042074
PLOT SCALE: 1=1
DATA-BOX

\\US1353-F01\Workgroup\2007042074\Active\2007042074-Las Vegas, NV 027-0343\DWGS\2_Planning\01_A-COVER.dwg Dimscale:1 LTScale:0.7 Plot:[Thrs Sep25,2012-01:04pm Login:dgrossman]
Pre-plot:[AUG 08, 2011 08:30 rgutierrez] Xrefs: X_Cal- Images: Aerial Photo.jpg* Water.jpg*



GRAPHIC DETAIL
SCALE: NOT TO SCALE



END VIEW
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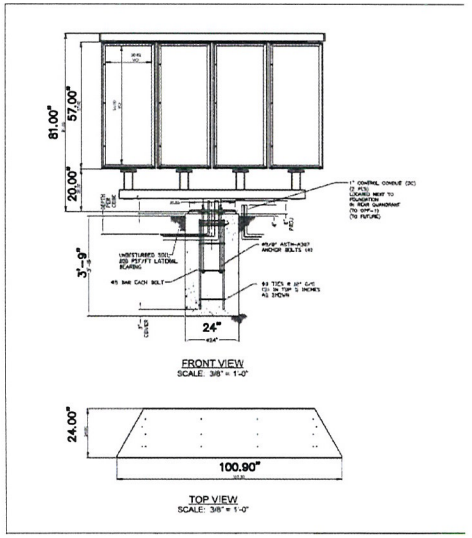


FRONT VIEW
SCALE: 3/8" = 1'-0"

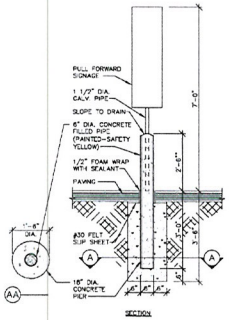
TOP VIEW
SCALE: 3/8" = 1'-0"

12 / SD2 MENU BOARD DETAIL
NOT TO SCALE

FOR REFERENCE ONLY
VERIFY W/ SIGN VENDOR



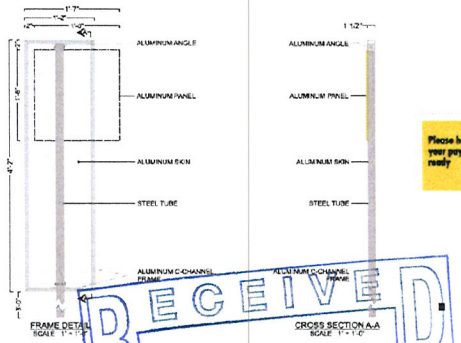
ELEVATION



SECTION

5 / SD2 "PULL FORWARD" BOLLARD DETAIL
NOT TO SCALE

FOR REFERENCE ONLY
VERIFY W/ SIGN VENDOR



FRAME DETAIL
SCALE: 1" = 1'-0"

CROSS SECTION A-A
SCALE: 1" = 1'-0"

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

8 / SD2 "PLEASE HAVE PAYMENT" BOLLARD DETAIL
NOT TO SCALE

FOR REFERENCE ONLY
VERIFY W/ SIGN VENDOR

RECEIVED
OCT 17 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Stantec
Stantec Architecture Inc.
1383 N. McDowell Blvd.
Petaluma, CA. U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

REV	DATE	DESCRIPTION	BY
	09/13/12	ISSUED FOR PERMIT REVIEW	KF

Land Lease
1 North Wacker, Suite 470
Chicago, IL 60606

PREPARED FOR:
McDonald's USA, LLC

©2012 McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and are submitted in confidence and accepted without written authorization. The content documents were prepared for use on the specified project only and are not to be used otherwise or not suitable for use on a different site or at a later time. Use of these documents by any party for other projects or additions to the specified project is prohibited. Reproduction of the content documents for reuse on another project is not authorized.

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

BOARD REVIEW	BID / NEG.	CONSTRUCTION
PLANNING -	PERMIT -	BID -

DRAWING TITLE:
MENU BOARD AND PRE-SELL DETAILS

PROJECT ADDRESS:
6595 N. DECATUR BLVD.
LAS VEGAS, NV

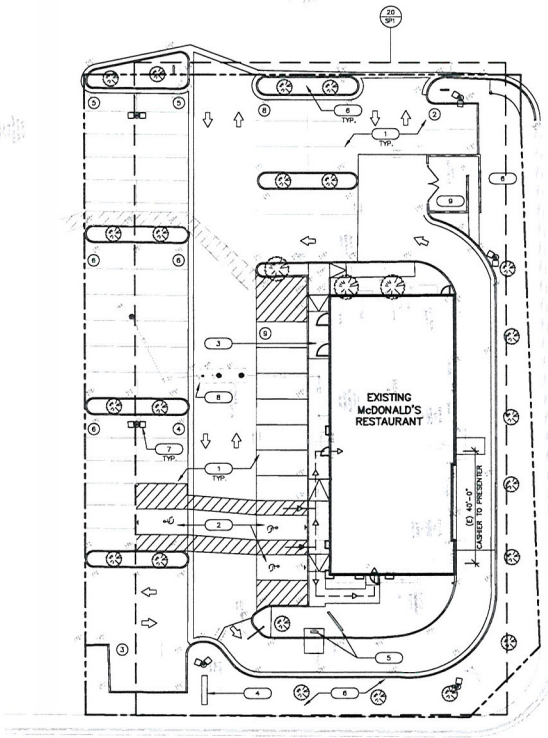
PROJECT CAD FILE: 20070-2074
STATE SITE CODE: 027-0343

SHEET NO.
SD2

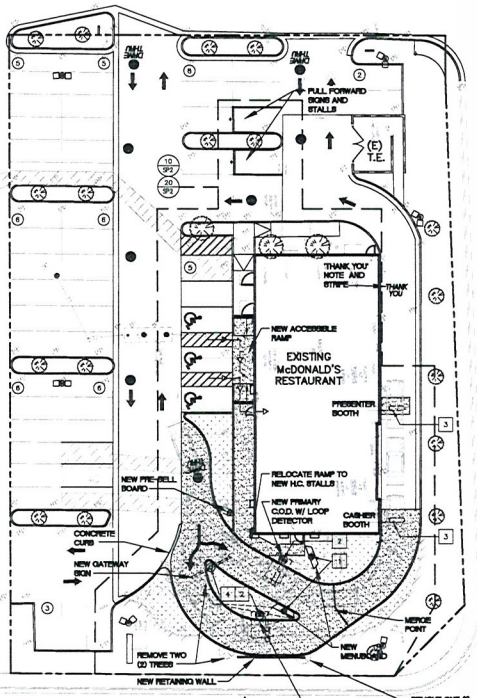
PLOT SCALE: 1=1"

SDR-47200

\\US1351-FS1\workgroup\2007\Active\20070-2074\Las Vegas, NV 027-0343\DWGS\1 Planning\SD-2.dwg [Presentation] 17Sep12 7:29:47 PM [The_Phillips] [Full Size Sheet] [Color_Logo_Options]
Page plotted on 9/17/2012 11:29 by rgarrison [For_Full_Size_Prints_on_D_Paper.pc3] [Portrait] [Fit] [Monochrome.ctb] [Layouts] [PRELIMINARY_NOT_FOR_CONSTRUCTION_OR_RECORDING] [PRESIGNAL_ANY USE_ANY TIME] [By PRESIGNAL_PRE SELL SIGNAGE_PULL FORWARD_018.jpg]



20 SP1 EXISTING SITE PLAN
SP0 1" = 20'-0"



12 SP0 PROPOSED SITE PLAN
1" = 20'-0"

0 10 20 40 60 80
SCALE: 1"=20'-0"
N NORTH

KEYNOTES

1. (E) PARKING STALLS, SEE DEMOLITION PLAN.
2. (E) ACCESSIBLE PARKING STALLS (TYP.).
3. (E) SIDEWALK.
4. (E) MONUMENT SIGN.
5. (E) DRIVE THRU EQUIPMENT, SEE DEMOLITION PLAN.
6. (E) LANDSCAPE, SEE DEMOLITION PLAN.
7. (E) YARD LIGHT (TYP.).
8. (E) GREASE INTERCEPTOR.
9. (E) TRASH ENCLOSURE.

SITE DATA

	EXISTING	PROPOSED
TOTAL LOT AREA:	35,130± S.F. (.81 AC)	35,130± S.F. (.81 AC)
PERVIOUS AREA:	7,048± S.F.	7,280± S.F.
IMPERVIOUS AREA:	23,928± S.F.	23,715± S.F.
DISTURBED AREA:		5,086± S.F.

A.P.N.: 125 24 811 003
ZONE: C-1 LIMITED COMMERCIAL

McDONALD'S
(E) McDONALD'S AREA: 4,360± S.F.

PARKING INFORMATION (PROPOSED)

TOTAL SPACES			
52	ACCESSIBLE 3 SPACES	9' X 18'	
	STANDARD 49 SPACES	9' X 18'	

PARKING INFORMATION (EXISTING)

TOTAL SPACES			
54	ACCESSIBLE 3 SPACES	9' X 18'	
	STANDARD 51 SPACES	9' X 18'	

SITE ACCESSIBILITY ENTRANCE SIGNS

AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDINGS ENTRANCES AND FACILITIES.

PLAN LEGEND

- ℄ = CENTER LINE
- COL. = COLUMN
- (E) = EXISTING
- EQ. = EQUAL
- F.O.C. = FACE OF CURB
- F.O.S. = FACE OF STUD
- F.O.F. = FACE OF FOUNDATION
- (N) = NEW
- P.O.C. = POINT OF CURVATURE
- R = RADIUS
- R.O.W. = RIGHT OF WAY
- SHT. = SHEET
- SIM. = SIMILAR
- TYP. = TYPICAL
- T/E = FINISH SLAB ELEVATION

- (E) CONCRETE CURB
- PROPERTY LINE
- (E) ACCESSIBLE PATH OF TRAVEL
- (N) CONCRETE CURB
- (N) CONCRETE PAVING
- (N) LANDSCAPE
- (N) PAVEMENT ARROWS PER DETAIL 8/SD1 (PAINTED WHITE)
- ONE WAY (N) DRIVE THRU STRIPING PER DETAIL 7/SD1 (PAINTED YELLOW)

PLAN SCALE: 1"=20'-0"

STREET ADDRESS
6595 N. DECATUR BLVD.
CITY LAS VEGAS
STATE NV
STATE CODE 027-0343

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-47200

EXISTING CONDITIONS


1


2

LANDSCAPE LEGEND

EXISTING PLANTER–
REPAIR TO MATCH IN LIKE KIND
400 S.F.±

NEW PLANTER–
CONTRACTOR TO MATCH EXISTING IN LIKE KIND
1000 S.F.±

KEYNOTES

1. (N) MENU BOARD BY OTHERS UNDER SEPARATE PERMIT. 24.4"W AND 81"H
2. (N) DRIVE THRU CANOPY AND COD BY OTHERS UNDER SEPARATE PERMIT. 7'-10" W AND 9'-0"H
3. (N) LOOP DETECTORS, IF NOT ALREADY PRESENT.
4. (N) DRIVE THRU WITH GATEWAY CLEARANCE15'-4 W AND 10'-8" H. SEE 3/SD3

SIGNAGE BY OTHERS UNDER SEPARATE PERMIT

2 0 10 20 40 60 80
SCALE: 1"=20'-0"
N NORTH

REV	DATE	DESCRIPTION	BY
	09/13/12	ISSUED FOR PERMIT REVIEW	SF

Stantec
Stantec Architecture Inc. | tel. 707.765.1660
1383 N. McDowell Blvd. | fax. 707.765.9908
Petaluma, CA U.S.A. 94954 | www.stantec.com

Lend Lease
1 North Wacker, Suite 470
Chicago, IL 60606

PREPARED FOR: McDonald's USA, LLC

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PRELIMINARY
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BRAND REVIEW 09/14/12

PLANNING	PERMIT	CONSTRUCTION
-	-	-

DRAWING TITLE: EXISTING & PROPOSED SITE PLAN
PROJECT ADDRESS: 6595 N. DECATUR BLVD. LAS VEGAS, NV
STATE SITE CODE: 027-0343
PROJECT DID FILE: 2007042074
SHEET NO. SP0
PLOT SCALE: 1"=1"

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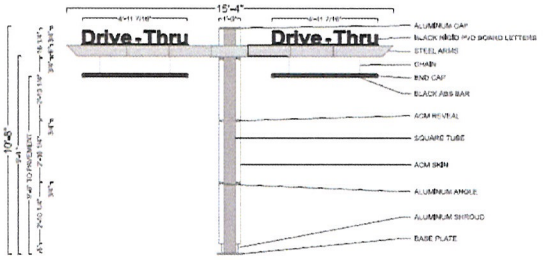
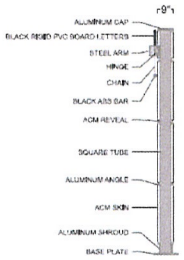
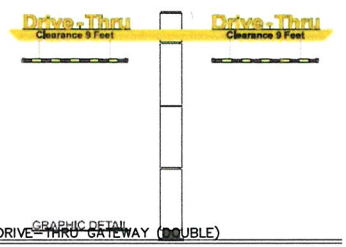


FRONT VIEW



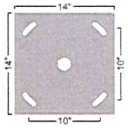
END VIEW



GRAPHIC DETAIL

3 SD3 DRIVE-THRU GATEWAY (DOUBLE)

NOT TO SCALE



1" X 14" X 14" PLATE
7/8" HOLES
2" CENTER HOLE
3/4" ANCHOR BOLTS

BASE PLATE DETAIL

POLE COVER DETAIL
DESIGN FACTOR: TBD
WHITE ACM POLE COVER
ALUMINUM CAP AND SHROUD
EXTERIOR FINISH:
POLE COVER & REVEALS -
PRE-FINISHED BONE WHITE
SHROUD AND BASE PLATE = MATCH
B.M. 2130-20 DEEP CAVIAR

CLEARANCE BAR DETAIL
BLACK ACM PIPE W/ 7725-15 YELLOW VINYL STRIPES APPLIED TO 1ST SURFACE

SQUARE FEET: BOXED = 163.56
ACTUAL = 20.22

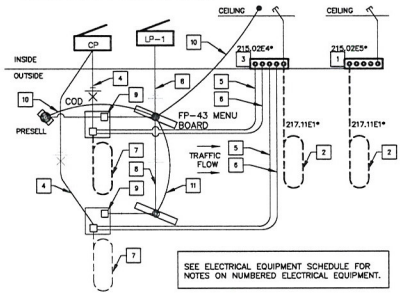
SWING ARM DETAIL
DESIGN FACTOR: TBD
STEEL ARM WITH HINGE
W/ 1ST SURFACE PAINT AND VINYL DECORATION:
MATCH PMS 109 C YELLOW - SWING ARM
7725-12 BLACK VINYL - "CLEARANCE 9 FEET" COPY

"DRIVE-THRU" LETTER DETAIL
BLACK RIGID PVC BOARD ROUTED LETTERS W/ 1ST SURFACE VINYL DECORATION:
7725-15 BRIGHT YELLOW - "DRIVE THRU" COPY
BLACK - COPY OUTLINE

FOR REFERENCE ONLY
VERIFY W/ SIGN VENDOR

KEY NOTES

1. ELECTRICAL EQUIPMENT ITEM 215.02E5* IN PRESENTATION BOOTH. PROVIDE 2" HOLE & GROMMET IN JUNCTION BOX COVER PLATE FOR POS DATA CABLES. PROVIDE 2 1/2"C ABOVE CEILING.
2. OPTIONAL DRIVE-THRU WINDOW DETECTOR LOOP FOR ORDER & PRESENTATION WINDOWS – SEE 3B/DT1.0. GC TO INSTALL PVC SLEEVES TO FACILITATE POSSIBLE FUTURE LOOP INSTALLATION.
3. ELECTRICAL EQUIPMENT ITEM #215.02E4 IN ORDER/CASH BOOTH. PROVIDE 2" HOLE & GROMMET IN JUNCTION BOX COVER PLATE FOR POS DATA CABLES. PROVIDE 2 1/2"C ABOVE CEILING.
4. PROVIDE STEEL CONDUIT AND CONDUCTOR PER POS & COD ISOLATED GROUND/DEDICATED CIRCUIT DETAIL 3/4"C-2#12 & 1#12 GROUND & 1 #12 ISOLATED GROUND. PROVIDE 1 CB PER COD.
5. 1 1/2" PVC CONDUIT FOR REMOTE LOOP DETECTOR & COD AUDIO CABLES. EC TO PROVIDE 3 PULL STRINGS INSIDE CONDUIT.
6. 1 1/2"C FOR COD DATA CABLES. EC TO PROVIDE 3 PULL STRINGS INSIDE CONDUIT.
7. CONDUIT FOR COD LOOP DETECTOR. ELECTRICAL EQUIPMENT ITEM 217.11E1* – SEE 3A/DT1.0.
8. 3/4"C-2#12. POWER FOR MENU BOARD ILLUMINATION. (1st CIRCUIT FOR PRIMARY LAND, 2nd FOR SECONDARY LANE)
9. "ORDER HERE" CANOPY LIGHTS.
10. NEW 1"C DATA w/ (2) LINES.
11. NEW 1 1/2"C DATA w/ 2 PULL LINES.



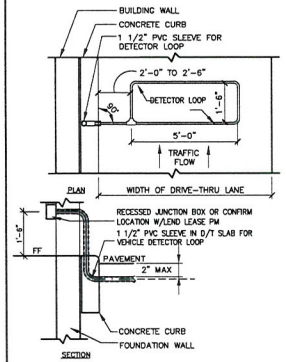
SEE ELECTRICAL EQUIPMENT SCHEDULE FOR NOTES ON NUMBERED ELECTRICAL EQUIPMENT.

5 SD3 DRIVE THRU SITE WIRING

COD AND SPEAKER POSTS

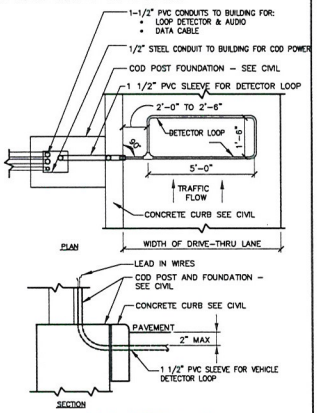
NOTES

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP (ITEM # 217.11E1) IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. SEE CIVIL FOR DIMENSIONS OF DRIVE-THRU LANE CONCRETE PAD FOR DETECTOR LOOP.
4. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
5. DETECTOR LOOP MANUFACTURERS:
   DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
   3M: 1-800-328-0033
   HME: 1-800-848-4468
6. DETECTOR LOOP MATERIAL:
   PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD-IN IS PRE-TWISTED AT FACTORY.
7. DETECTOR LOOP CONSTRUCTION:
   FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.



NOTE: DETECTOR LOOPS AT PRESENTATION AND CASHIER ORDER WINDOWS ARE REQUIRED IF NOW ALREADY PRESENT.

B – DT WINDOW DETECTOR LOOP



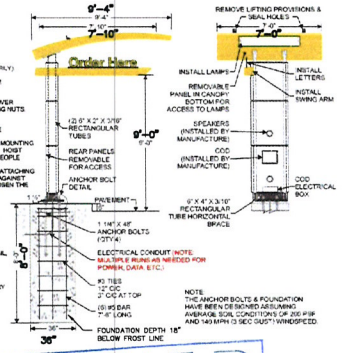
A – C.O.D. DETECTOR LOOP

4 SD3 DETECTOR LOOP DETAILS

NTS

ORDER HERE CANOPY INSTALLATION INSTRUCTIONS:

1. GENERAL CONTRACTOR TO STAKE SIGN LOCATION(S), ESTABLISH FINAL GRADE REQUIREMENTS AND DETERMINE THE SIGN ORIENTATION ON THE PROPERTY, PRIOR TO EXCAVATION.
2. GENERAL CONTRACTOR TO EXCAVATE CANOPY FOUNDATIONS (SEE FIG. 1) AND SET ANCHOR BOLTS / CONDUIT PER TEMPLATE INCLUDED WITH PLATE & BOLT KIT. POUR CONCRETE AND ALLOW TO CURE FOR 7 DAYS.
3. UNCRATE AND INSPECT ALL SIGN DISPLAY COMPONENTS. NOTIFY PERSONA OF ANY DAMAGE.
4. PLACE LEVELING NUTS & PLATE WASHERS ON ANCHOR BOLTS (SEE ANCHOR BOLT DETAIL ON FIG 2) AND LEVEL TEMPORARILY FOR FINAL ADJUSTMENT LATER.
5. REMOVE BACK SERVICE PANEL ON BOTTOM SECTION OF POLE COVER. REMOVE COD CONFIRMATION ORDER DISPLAY'S ELECTRICAL BOX COVER TO ACCESS ELECTRICAL BOX MOUNTING SCREWS. REMOVE MOUNTING SCREWS & THE COD ELECTRICAL BOX (TEMPORARILY).
6. TRIM THE ELECTRICAL CONDUIT PROVIDED IN THE FOUNDATION TO A LENGTH THAT DOES NOT INTERFERE WITH THE LOCATION OF THE COD ELECTRICAL BOX IN THE SIGN DISPLAY, OR INTERFERE WITH ROUTING THE WIRES INTO THE 2nd PRIMARY POWER JUNCTION BOX. (SEE FIG. 2)
7. SET VERTICAL COLUMN STRUCTURE OVER ANCHOR BOLTS. INSTALL WASHERS AND NUTS OVER ANCHOR BOLTS. DOUBLE CHECK AND ADJUST FOR LEVEL IN ALL DIRECTIONS USING LEVELING NUTS TIGHTEN ALL NUTS ABOVE BASE PLATE. REMOVE LIFTING PROVISIONS FROM COLUMN.
8. PULL PRIMARY ELECTRICAL WIRES INTO JUNCTION BOX. ENSURE WIRES ARE LABELED ACCORDINGLY. RE-INSTALL COD ELECTRICAL BOX & COVER. NOTE: COD & SPEAKERS TO BE INSTALLED BY OTHERS AT A LATER DATE.
9. REMOVE ACCESS COVER FROM TOP OF BREAK-AWAY CLEARANCE ARM TO EXPOSE HINGED MOUNTING LOCATION. ATTACH RIGHT HAND WIRE PROVIDED IN BL FOUND INSIDE ARM ACCESS COVER. HOIST ARM INTO POSITION USING STRAPS, SCISSOR LIFT OR MANUALLY (NOTE: MINIMUM OF TWO PEOPLE NECESSARY TO ATTACH ARM).
10. LINE UP ARM WITH VERTICAL COLUMN MOUNTING HOLES. SUPPORT WEIGHT OF ARM WHILE ATTACHING BOLTS UNTIL ARM HAS BEEN LEVELED AND ALL 5 MOUNTING BOLTS ARE FIRMLY TIGHTENED AGAINST STRUCTURAL TUBE. IF ADDITIONAL ADJUSTMENTS ARE NECESSARY TO LEVEL THE ARM, LOOSEN THE 5 BOLTS IN THE VERTICAL STRUCTURAL TUBE & THE 5 BOLTS IN THE HINGE MECHANISM (LOCATED INSIDE THE ARM ACCESS COVER). CHECK FOR LEVEL, ADJUST ACCORDINGLY, AND FINALLY TIGHT ALL BOLTS.
11. CHECK ARM MOTION AND SPRING TENSION BY ROTATING THE ARM AND LOOKING FOR SMOOTH ARM OPERATION. SIMULATE MOTION BY ROTATING ARM APPROXIMATELY 2.0 FEET AND RELEASING IT TO RETURN BACK TO ITS STATIONARY POSITION AGAINST COLUMN. ADJUST TENSION BOLTS, IF NECESSARY. ALSO CHECK FOR 9'0" CLEARANCE HEIGHT FROM BOTTOM OF SWING ARM TO PAVEMENT.
12. RE-INSTALL ACCESS COVER TO TOP OF SWING ARM. POSITION "ORDER HERE" LETTERS 16" FROM RIGHT ARM EDGE, AND 1 1/2" FROM FRONT OF ARM (SEE LETTER POSITIONING DETAIL, PG 2). INSTALL LETTERS ON TOP OF ARM USING 14"X 20 X 1/4" LONG NON-CORROSIVE BOLTS (BOLTS TO BE PROVIDED BY INSTALLER).
13. LIFT CANOPY ROOF ABOVE COLUMN/HOUSING ASSEMBLY. DROP ELECTRICAL WIRES THROUGH COLUMN AND SECURE CANOPY TO TOP OF COLUMN WITH SUPPLIED BOLTS. INSTALLER TO PROVIDE AND MOUNT JUNCTION BOX & COVER AT BASE OF TUBE FOR PRIMARY CONNECTIONS.
14. INSTALL (4) 48" FLUORESCENT LAMPS (PACKAGED SEPARATELY) INTO CANOPY FIXTURES. IF LCD/SEE TO DO SO, MAKE FINAL ELECTRICAL CONNECTIONS TO PRIMARY POWER. TEST FIRE FOR ILLUMINATION.
15. REMOVE LIFTING PROVISIONS FROM TOP OF CANOPY. SEAL HOLES WITH CLEAR SILICONE TO ENSURE A WATERTIGHT SEAL.
16. TOUCH UP ANY PAINT ON SIGN, BOLTS OR STRUCTURE AS REQUIRED.
17. CLEAN AREA. REMOVE EXCESS SOIL & DEBRIS. INSTALLATION DEBRIS OFF PREMISE



2 SD3 DRIVE-THRU CANOPY

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Fax. 707.765.9908
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Chicago, IL 60606

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PREPARED FOR:
McDonald's USA, LLC

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BRAND REVIEW	DATE
PLANNING	09/13/12
PERMIT	-
BID	-
CONSTRUCTION	-

REV	DATE	DESCRIPTION	BY
	09/13/12	ISSUED FOR PERMIT REVIEW	KF

DRAWING TITLE:
CANOPY AND GATEWAY DETAILS

PROJECT ADDRESS:
6595 N. DECATUR BLVD.
LAS VEGAS, NV

PROJECT CAD FILE: 2007045074
STATE SITE CODE: 027-043

SHEET NO.
SD3

PLOT SCALE: 1"=1"

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SDR-47200 – APPLICANT/OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC
6595 NORTH DECATUR BOULEVARD

11/01/12



SDR-47200 – APPLICANT/OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC
6595 NORTH DECATUR BOULEVARD

11/01/12



SDR-47200 – APPLICANT/OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC
6595 NORTH DECATUR BOULEVARD

11/01/12



SDR-47200 – APPLICANT/OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC
6595 NORTH DECATUR BOULEVARD

11/01/12

Stantec Architecture Inc.
1383 North McDowell Boulevard Suite 250
Petaluma CA 94954
Tel: (707) 765-1660
Fax: (707) 765-9908

Stantec

September 25, 2012
File: 2007042074-233 Site Development Review

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

RE: **McDonald's #027-0343**
Drive Thru Side-By-Side Program
6595 N. Decatur Blvd.
Las Vegas, NV 89131
Stantec #2007042074-233

Dear Planning Department

This letter is in regards to the proposed McDonald's Side-by-Side Program to be implemented at 6595 N. Decatur Boulevard on behalf of McDonald's Corporation.

SCOPE OF SERVICES:
The project scope includes enhancing the existing single lane drive-thru by providing a second lane to promote efficient traffic flow and customer satisfaction. The site is located in Zone C-1 Limited Commercial District, at the corner of the Shadow Mountain Marketplace. The installation requirements will include a free-standing canopy with speaker/intercom, vehicle height detector, menu boards, new curbs, concrete drive, striping, new retaining wall and landscaping to match existing.

McDonald's has continued to improve their service methods over the past few decades. They have made significant changes to their restaurants from the old to the new style both in building and site planning standards. With existing restaurants, many changes may have been made to the building to improve their service, brand recognition, and customer amenities. McDonald's has introduced Double Drive-Thru windows, Two-at-a-time ordering, and PlayPlaces where applicable. These business drivers were applied to their restaurants, and as a result their average restaurant volume has increased steadily over the past 10 years. Much of that increase is a direct result of their drive-thru business. This created opportunities with lot flow, ingress-egress locations and the need to improve their drive-thru standards by way of increasing order capability. As a result, McDonald's restaurant visits have also changed. The majority of their customers use to park and visit the inside of their restaurants and the need for large parking lots. Today over 63% - 72% of their customers who visit their restaurants go through the drive-thru and never need to park.

The addition of side-by-side enables the restaurant to increase car stacking in a condensed area at the back of the building versus having the cars stacked alongside of the building. Multiple order points allow the customers to get their orders in earlier, creating service efficiency, also helping to reduce traffic congestion due to many cars stacking in the drive-thru and not on a road. While this ultimately allows the McDonald's sites to get more cars onto their property in the drive-thru lane, it also relieves congestion in front of the

Doing business as:
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Stantec Architecture P.C. (DC, MS, MO, NE)

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restaurant. The second lane therefore, allows the customer to get from their cars to the restaurant without navigating through the stacked cars of the drive-thru, providing a more pedestrian-friendly parking lot and entrance.

Innovation and operational process changes, their new kitchen equipment packages and technology enable their restaurants to keep up with their guest count demands. Improved service times are a direct result of crew efficiency leading to a faster customer experience.

Respectfully,

STANTEC ARCHITECTURE INC.

Ivria Ben-Or
Job Captain
Tel: (707) 774-8342
Fax: (707) 765-9908
Ivria.Benor@stantec.com

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

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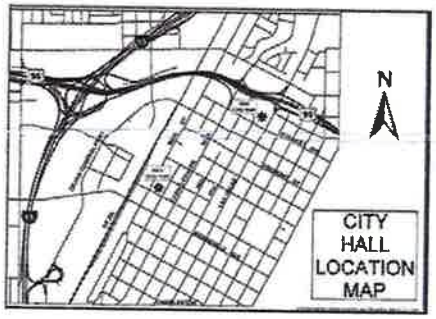

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact 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-47200

Planning Commission Meeting of 12/11/2012

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12524810040 Case: SDR-47200
PUGH FAMILY REVOCABLE LIV TR
PUGH LETROY & CLAUDIA TRS
~~5205~~ HACKBERRY HILL AVE
LAS VEGAS NV 89131-2775 89131-2775

#38 P

65 JRDFN11 89131

#38 P

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

SUBJECT:
ABEYANCE - GPA-47449 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to adopt an updated Housing Element and revise the 2020 Master Plan; All Wards. Staff recommends APPROVAL.

C.C.: 03/20/2013

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. Staff Report
2. Supporting Documentation
3. Justification Letter
4. Housing Element

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-47449	Staff recommends APPROVAL.	

JM

** STAFF REPORT **

PROJECT DESCRIPTION

The request is for the adoption of an updated Las Vegas 2020 Master Plan Housing Element.

On September 6, 2000, the City Council adopted the Las Vegas 2020 Master Plan capstone document as the new long-range land use policy plan for the city of Las Vegas. The Las Vegas 2020 Master Plan capstone document contains policy direction covering a broad spectrum of land use and development issues. Following the development of the capstone document, tailored elements were created to address specific plans required by Nevada Revised Statues (NRS) 278.160. These elements were created to provide in-depth analyses and to recommend action plans stemming from the broader objectives, policies and goals of the Las Vegas 2020 Master Plan. Departmental Policy dictates that master plan elements be updated every five years.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/01/1992	City Council adopted the city of Las Vegas General Plan.
09/06/2000	City Council adopted the Las Vegas 2020 Master Plan (Ordinance #2000-62).
07/18/2001	City Council adopted the Housing Element of the 2020 Master Plan.

Neighborhood Meeting	
12/12/12	A neighborhood meeting was held at 6:00 PM at 333 North Rancho Drive in conference room 3C. No members of the public attended.

ANALYSIS

The purpose of the Housing Element is twofold. First, this document is intended to fulfill the requirements of state law, as set forth in the Nevada Revised Statutes (NRS) 278.150 through 278.160, and second, to recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan related to housing.

A detailed analysis of the housing situation within the City, current and future, addresses the requirements listed in NRS. The following is a brief summation of how the requirements within NRS are addressed:

- Inventory of Housing Conditions
- Inventory of Affordable Housing
- Demographic Characteristics of the Community
- Current and Prospective Need for Affordable Housing in Las Vegas
- Impediments to Development of Affordable Housing
- Analysis of the Characteristics of Land Most Suitable for Development of Affordable Housing
- An Analysis of the Needs and Appropriate Methods for Creating Affordable Units Through Development or Rehabilitation
- A Plan for Maintaining and Developing Affordable Housing
- Re-urbanization

This Housing Element is also intended to identify actions to implement the Las Vegas 2020 Master Plan. This Master Plan also establishes a number of specific policies for housing this projected population in a series of distinct, sustainable districts: a Re-urbanization area, a Neighborhood Revitalization area, and a Newly Developing area.

Relationship to the Nevada Revised Statutes (NRS)

The Nevada Revised Statutes (NRS) are the current codified laws of the State of Nevada. The proposed Conservation Element conforms to the following Nevada Revised Statute:

NRS 278.160, "Subject matter of master plan," requires that the city of Las Vegas prepare and adopt a comprehensive, long-term general plan for the physical development of the city. Among the elements to be included in the Master Plan as required by NRS is Housing Plan.

FINDINGS (GPA-47449)

The proposed Housing Element update is in conformance with NRS and the Las Vegas 2020 Master Plan as discussed above.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

JM

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) N/A

Project Name Housing Element Update **Proposed Use** N/A

Assessor's Parcel #(s) N/A **Ward #** All

General Plan: existing N/A proposed N/A **Zoning:** existing N/A proposed N/A

Commercial Square Footage N/A **Floor Area Ratio** N/A

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

Additional Information

PROPERTY OWNER City of Las Vegas **Contact** James Marshall

Address 333 N. Rancho Drive **Phone:** (702) 229-7249 **Fax:** (702) 474-7463

City Las Vegas **State** NV **Zip** 89106

E-mail Address jmarshall@lasvegasnevada.gov

APPLICANT City of Las Vegas **Contact** James Marshall

Address 333 N. Rancho Drive **Phone:** (702) 229-7249 **Fax:** (702) 474-7463

City Las Vegas **State** NV **Zip** 89106

E-mail Address jmarshall@lasvegasnevada.gov

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* J Marshall

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

Print Name James Marshall

Subscribed and sworn before me

This 8th day of November, 2012.

Notary Public in and for said County and State

PETER LOWENSTEIN
Notary Public - State of Nevada
APPT. NO. 03807091
My App. Expires February 27, 2015

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FOR DEPARTMENT USE ONLY

Case #	GPA-47449
Meeting Date:	1/8/13
Total Fee:	N/A
Date Received:*	11/8/12
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

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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

November 8th, 2012

Steve Gebeke, AICP
Planning Supervisor
City of Las Vegas Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89101

RE: Housing Element Update (GPA-47449)

Mr. Gebeke:

Please accept this letter as justification for a General Plan Amendment to adopt an updated Housing Element and amend the Las Vegas 2020 Master Plan.

As a component of the Master Plan, the Housing Element will satisfy NRS requirements for a Housing Plan and recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan. This document will replace the previous Housing Element adopted on July 18th, 2001.

Please do not hesitate to contact me at 229-5274 should you have any questions.

Thanks,

James Marshall, AICP
Senior Planner
Department of Planning

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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GPA-47449

EXECUTIVE SUMMARY

The Nevada Revised Statutes (NRS), which sets out planning law for the State of Nevada, mandates the preparation of comprehensive, long-term general plans, known as master plans. State law requires that governing entities in counties with a population of over 700,000 people adopt a master plan to address a list of subjects set forth in section 278.160 of the NRS. Included among those required subjects is a Housing Plan. To comply with State statute, the city of Las Vegas (the City Administration) has prepared a Housing Element as part of its Master Plan. This document is intended to accomplish two broad goals:

- To ensure that the Las Vegas 2020 Master Plan is in compliance with State Statute as related to housing, by reference to the city of Las Vegas 2010 – 2015 Consolidated Plan (Con Plan). See Appendix B.
- To ensure that the housing-related policies of the Las Vegas 2020 Master Plan, adopted by City Council in September 2000, are further refined and linked to specific actions by the City.

Accomplishing these goals will demonstrate the City's commitment to encouraging housing for its population that is equitable, accessible, affordable and sustainable.

NRS 278.150(4) adopted by the Nevada State Legislature in 2001, made effective in 2002, govern the subject matter of the master plan. A detailed analysis of the housing situation within the City, current and future, addresses the requirements listed in NRS. The following is a brief summation of how the requirements within NRS are addressed:

Inventory of Housing Conditions – Census data from the 2010 American Community Survey (ACS) states that about 5 percent of all housing units within the City are inadequate/substandard. This is due primarily to the age of the housing. The majority of the housing units within the City are considered adequate for the same reason. Approximately 75 percent of the housing in Las Vegas has been built since 1980, making them more likely to be code compliant.

Inventory of Affordable Housing – Half of the homes sold in Las Vegas in 2011 were affordable to low income households. Nearly 95 percent of the homes sold in that year were affordable to households making the area Median Family Income. The difficulty in the Las Vegas housing market is not so much the affordability of homes as the credit worthiness and/or the ability to accumulate the required down payment.

Demographic Characteristics of the Community – The city of Las Vegas' population increased by greater than 105,000 residents between 2000 and 2010. The City continued to climb the ranks of the largest cities in the U.S., going from 37th in 2000 to 30th in 2010. Home ownership rates, which had been increasing steadily since 1990, began to decline after peaking at 62 percent in 2006, falling to 57 percent in 2010.

Current and Prospective Need for Affordable Housing in Las Vegas – The supply of affordable housing units in Las Vegas is adequate at all income levels. The difficulty in the Las Vegas market at this time is the aforementioned issue of credit worthiness and availability. Homes should remain affordable in the City for the foreseeable future. Given a reasonable rate of appreciation of 2 to 3 percent housing should remain affordable.

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The Nevada Revised Statutes (NRS), which sets out planning law for the State of Nevada, mandates the preparation of comprehensive, long-term general plans, known as master plans. The NRS also identifies a series of plans or elements that may be covered by the master plan. For entities located within a county of more than 100,000 persons, a conservation plan, a population plan and a housing plan must be included in the master plan. To comply with State statute, the City of Las Vegas (the City Administration) has prepared a Housing Element as part of its Master Plan.

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Impediments to Development of Affordable Housing – Impediments to the development of affordable housing include, but are not limited to the following:

- Citizen Review Process
- Community Support
- Financing for Home Ownership
- Permit and Plans Review Time
- Permit Processing Fees.
- Water Hookup Fees.

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Analysis of the Characteristics of Land Most Suitable for Development of Affordable Housing – There are 23,825 acres of vacant land within Las Vegas, approximately 11,000 acres of which are designated for residential purposes. Nearly three-fourths of the vacant land is in the Newly Developing Area. There are no impediments to the continued extension of existing infrastructure to currently undeveloped areas within the City.

An Analysis of the Needs and Appropriate Methods for Creating Affordable Units Through Development or Rehabilitation – The Con Plan and Analysis of Impediments (AI) provide a detailed strategic plan for addressing the affordable housing needs. The Strategic Plan includes building or rehabilitating renter units. It also includes more than 4,000 Section 8 vouchers for rental housing provided by the Las Vegas Housing Authority and creates opportunities for home ownership through the development or rehabilitation of approximately 300 owner occupied units, along with down-payment assistance.

A Plan for Maintaining and Developing Affordable Housing – The Con Plan is designed with a series of objectives intended to be achieved over a five-year time horizon. The Action Plan allocates funds to specific projects that implement the objectives of the Con Plan. The Action Plan also identifies alternate funding sources and opportunities.

This Housing Element is also intended to identify actions to implement the Las Vegas 2020 Master Plan. According to the Master Plan, Las Vegas in the year 2020 is envisioned to be a decentralized city of approximately 650,000 residents. This Master Plan also establishes a number of specific policies for housing this projected population in a series of distinct, sustainable districts: a Re-urbanization area, a Neighborhood Revitalization area, and a Newly Developing area:

· *Re-urbanization*. A major focus of this Housing Element, as well as other recent planning efforts, is the rebuilding of a housing component in Downtown Las Vegas (the Re-urbanization area), a cornerstone for increasing the vitality of Downtown. This would be a significant accomplishment, not only from a housing standpoint, but from a broader perspective, as an increase in the number of Downtown housing units will create a demand for retail and service commercial functions within the Downtown area.

· *Neighborhood Revitalization*. Another priority of the Housing Element is to stabilize and improve the neighborhoods within the central area of the city. The introduction of mixed-use, mixed-income development concepts in a pedestrian-scaled, walkable environment is encouraged, with an interconnected transportation network, as well as the integration of mixed housing types into neighborhood design, to serve diverse household types.

· *Newly Developing Areas*. Of great importance to the future of the city is the creation of a safe and accessible environment that is interconnected to a variety of transportation modes, users and land uses. The protection of rural areas is a consideration as well the design of new neighborhoods is encouraged to include a range of housing types and incomes.

As a component part of the Las Vegas 2020 Master Plan, this Housing Element seeks to reaffirm the City's commitment to the implementation of the housing strategies of the Master Plan, and reiterates the importance of ongoing efforts by the City to ensure that there is housing that is equitable, accessible and affordable to all, in accordance with the Nevada Revised Statutes.

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PURPOSE

The traditional role of a Master Plan Housing Element is to reaffirm the City's commitment to housing its population in a safe, decent, and affordable manner and to also address any mandates required by state or federal law. This Housing Plan, or Housing Element of the Las Vegas 2020 Master Plan, will reiterate the importance of ongoing City efforts to address these issues (i.e. affordability, availability, and fairness in housing practices) and its obligation to meet statutory requirements.

It is also the intent of this Housing Element to implement the vision, goals, objectives, and policies established in the Las Vegas 2020 Master Plan's capstone document as they relate to housing. The Las Vegas 2020 Master Plan has established a vision for the City through to the year 2020, emphasizing a sustainable quality of life through the creation of a diverse community of distinctive neighborhoods. The Housing Element also makes certain trend-based assumptions concerning the general composition of the City in the year 2020:

- The population is anticipated to be in the range of 650,000 to 700,000 persons.
- The majority of the anticipated growth (96 percent) should occur in the northwest (north of Cheyenne Avenue) and southwest sectors (west of Decatur Boulevard, south of Cheyenne Avenue) of the City.
- Single-family detached units will continue to be the favored housing choice (80 percent) of the new housing units in the northwest are anticipated to be single-family; the remaining 20 percent will be multi-family; and 60 percent in the southwest should be single-family, with the remaining 40 percent as multi-family); and
- Future employment growth centers will be focused in Downtown Las Vegas, Summerlin, and the Northwest Town Center.
- Develop 100 to 150 new residential units per year in the Downtown Centennial Plan area.

The established vision, integrated with these assumptions, leads to three distinct policy sets: Re-urbanization, Neighborhood Revitalization, and Newly Developing Areas. The following are generalized goals for each of these policy sets, developed to achieve the desired Las Vegas in the year 2020:

- Restore a housing component to Downtown, leading to retail, restaurant and shopping activities (Re-urbanization);
- Stabilize declining neighborhoods and preserve or upgrade other neighborhoods with quality residential and neighborhood-oriented infill development/redevelopment (Neighborhood Revitalization); and
- Create interrelated, diverse neighborhoods of distinctive design (Newly Developing Areas).

It is the intent of this Housing Element, along with the other elements contained within the Las Vegas 2020 Master Plan, to set a course for integrating the various aspects of community-building into making Las Vegas a city of enduring quality, consisting of safe, distinctive, and functional neighborhoods.

Questions and concerns are consistently raised regarding the term "affordable housing", and what is implied in its use. The Nevada Revised Statutes, specifically Section 278.0105, define

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the term as: "housing affordable for a family with a total gross income less than 110 percent of the median gross income for the county concerned based upon the estimates of the United States Department of Housing and Urban Development of the most current median gross family income for the county."

In other words, "affordable housing" is housing that is specifically geared for those households of modest means. However, many have adopted a much broader definition that includes any type of housing, provided that the overall housing costs do not exceed a specific proportion of the household income, which is usually in the range of 30 percent of the total household income. This latter view assures that housing will be made available for all income ranges, large and small. The viewpoint of this document is that affordable housing is an issue that affects all, and not just those households whose incomes fit the definition as described in the Nevada Revised Statutes. Therefore, of the two definitions presented herein, the term "affordable housing" as used in this document implies housing that does not exceed 30 percent of a household's income.

The United States Department of Housing and Urban Development (HUD) defines income levels, and, therefore, the ability to afford housing based upon family income as a percentage of median income within a certain metropolitan area and publishes monthly or quarterly tables accordingly. HUD defines "extremely low income" households as those whose incomes are between zero and 30 percent of median family income for the area, as determined by HUD; "low income" as 31 to 50 percent of median family incomes for the area, as determined by HUD; "moderate income" as 51 to 80 percent of median family incomes for the area, as determined by HUD; and "middle income" as 81 to 95 percent of median family incomes for the area, as determined by HUD.

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As an element of the Las Vegas 2020 Master Plan, this Housing Element is expected to set a standard of housing policy for Las Vegas through the year 2020. However, the dynamics of the City are constantly changing as witnessed by the increased desire for urbanization, changing demographics, and fluctuations in housing costs. Because of these factors, it may be necessary to revisit and revise this Housing Element on a regularly scheduled basis throughout the life of the Element.

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This Housing Element is intended to complement other ongoing City efforts, primarily through the work of the Neighborhood Development Division (NDD) of the City's Economic and Urban Development Department, as they relate to housing, and to not duplicate or contradict these efforts. One of the major functions of the NDD is the development and implementation of the City of Las Vegas Consolidated Plan (Con Plan). This Plan is reviewed and updated every five years. Therefore, while this Housing Element is intended to set housing policy to the year 2020, it is recommended that the approved goals, objectives, policies and actions contained within this Element be re-examined in conjunction with the five-year updates to the Con Plan.

BACKGROUND INFORMATION

In a relatively short period of time, Las Vegas has grown at a tremendous rate, evolving from a modest railroad stop-over point largely consisting of nonpermanent tent structures, to a city of 241,000 housing units of all types, accommodating an equally diverse population. The Las Vegas of today is the 30th largest city in the United States, with a population of 583,756 (for year

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2010 according to the U.S. Census) persons. Las Vegas is the largest U.S. city incorporated during the 20th century. The overall population of Las Vegas continues to evolve and become less homogenous, resulting from a significant influx of Asian/Pacific Islanders and Hispanic persons and an equally significant influx of retirees.

The average person who makes up this evolving population is employed in a service-related industry (50 percent of the entire workforce is employed within this classification). The construction industry, at one time the second largest employer in the City, has seen major fluctuations in its share of employment since 2000. At that time, construction accounted for 10.1 percent of the employment in Las Vegas. Since 2000, construction's share of employment climbed to a high of 13.5 percent in 2005 and subsequently fell to a low of 9.2 percent in 2009.

The average Las Vegas family has seen the Median Family Income (MFI) increase 25 percent since 2000 to $62,255 in 2010. At the same time, the average cost for a single-family dwelling fluctuated dramatically, doubling between 2000 and 2005, going from $170,619 to $343,613. By 2009 the average sales price had fallen to $200,538, a decrease of 71 percent. Since 2000, the average apartment rent increased 10 percent to $756 per month. However, the overall median rent payment increased by 47 percent to $1,025 per month. This may be due to more residents renting single-family homes as a result of the increased incidence of foreclosures in Las Vegas during the past five years. Since 2007 the amount of foreclosure sales has increased by 30 times (3000 percent). Home owners that lost their home most often need a similar dwelling and very likely cannot be accommodated by an apartment or other multi-family dwelling.

Another consequence of the housing boom/bust is the percent of monthly household income spent by both home owners and those who rent on their monthly mortgage or rent payment. Since 2000 the number of households spending 35 percent or more of monthly household income on their mortgage payment nearly doubled, going from 20 percent to nearly 39 percent. Renters paying 35 percent or more of their monthly household income for monthly rent increased by 45 percent during the same time, going from 33 percent to 47 percent of households.

In spite of the volatility of the housing market during the past decade, construction of new single-family homes dominated the market. In 1990, slightly less than half of the housing units in Las Vegas were single-family. By 2010 approximately 60 percent of the housing units in the City were single-family. Between 1990 and 2010, nearly 70 percent of the dwelling units constructed in the City were single-family.

Housing conditions within Las Vegas today mirror those in many other cities within the United States, i.e., a housing stock within a central core that is aging and possibly deteriorating (the "Re-urbanization" area); adjacent inner ring neighborhoods that contain pockets of housing in need of rehabilitation (the "Neighborhood Revitalization" area); and large expanses of single-family neighborhoods of stable condition, fringed by areas of the city containing a large number of recently constructed housing units (the "Newly DevelopingAreas").

It is a safe assumption that the majority of housing units in Las Vegas are in decent condition. This is due primarily to the age of the housing stock. Approximately 54 percent of the housing units in the City have been built since 1990. Nearly three-fourths of the housing stock has been built since 1980. Only about one out of six housing units in Las Vegas is more than 40 years old. However, in the Neighborhood Revitalization Area 41 percent of the housing units were built before 1970. In the Reurbanization Area 35 percent of the housing units were built before

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1970. When high rise condominiums, built between 2005 and 2008 are factored out, the figure increases to 49 percent. Given the rate of "older" homes in these areas, the likelihood of housing units in need of rehabilitation is increased.

Statistics show that within the City there are pockets of distressed housing (based on age of housing stock, overcrowding, or adequacy of plumbing facilities). This pattern is occurring particularly within the Re-urbanization and Neighborhood Revitalization districts of the City. As an example, the 2010 Census concluded that the area east of Downtown had approximately 14 percent of its housing units considered overcrowded (contain greater than one person per room). This contrasts strongly with a citywide 4.5 percent of all units. This same area has 0.7 percent of its housing units lacking complete plumbing facilities, whereas overall within the City, 0.6 percent are inadequate in this respect.

These examples help to substantiate the conclusion that while efforts are necessary to stabilize and the improve the condition of housing within some older parts of the City, overall, the housing stock is decent, code compliant, safe and affordable.

STATUTORY CONFORMANCE

INTRODUCTION

The approach taken within the Housing Element is to address housing policy on two levels. First, a primary objective of this document is to meet the requirements of a housing plan as outlined in Nevada Revised Statutes (NRS), section 278.160. This is the portion of the NRS that was revised as a result of the passage of Assembly Bill 439 passed in 2007, as described under the "State Housing Policy" section of this Element. Much of the NRS requirements are addressed in the Consolidated Plan (Con Plan) 2010-2015. The Con Plan presents the city of Las Vegas strategies for the use of U.S. Department of Housing and Urban Development (HUD) formula grant program funding. NRS requirements and the Con Plan are the focus of this section and, therefore, will be referenced throughout.

Housing policy is addressed on a second level within this document by establishing the implementation strategies with respect to housing issues of the Las Vegas 2020 Master Plan's goals, objectives and policies. If the City develops and implements policies and actions that address the design of neighborhoods, encourages a mix of housing types and price ranges, relates job centers to residential areas, and integrates parks, schools and neighborhood-serving commercial within the neighborhoods, then these are actions that will ultimately decide neighborhood safety, transportation choice and traffic congestion, air and water quality, and recreation and education opportunities. Through solutions to these quality of life issues, the design of Las Vegas neighborhoods defines the future character and livability of the entire community.

The vision statement in the Master Plan is centered on opportunity: opportunity through diversity and choice. The implementation strategies in this Housing Element are focused on providing a range of housing options, neighborhood amenities and location alternatives for all citizens in Las Vegas. The intent is to guarantee the enduring value of housing and the long-term livability of all neighborhoods.

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FEDERAL HOUSING POLICY

When initially developed, federal housing programs had the intended goal of providing a decent home and a suitable environment for every U.S. family. Housing policies aimed at achieving this broadly stated goal are primarily centered on affordability and neighborhood preservation. The bulk of U.S. housing policy is administered through the Department of Housing and Urban Development (HUD). For the city of Las Vegas, the Con Plan determines housing policy and insures compliance with HUD requirements. The Con Plan has a five-year planning horizon and consists of four main components: Housing Plan, Continuum of Care for the Homeless, Non-Housing Community Development Plan and an Action Plan. Each year the City's Neighborhood Development Division is required to submit an Action Plan that lists the activities to be undertaken for the Plan year, along with other actions that address obstacles to meeting underserved needs.

STATE HOUSING POLICY

The Nevada Revised Statutes (NRS) adopted by the Nevada State Legislature in 2001, made effective in 2002, and updated in 2011, govern the subject matter of the master plan. Subsection 4 of NRS 278.150(4) states

> *In counties whose population is 700,000 or more, the governing body of the city or county shall adopt a master plan for all of the city or county that must address each of the subjects set forth in subsection (1) of NRS 278.160.*

The subject matter of the master plan in NRS 278.160 states:

> *Except as otherwise provided in Subsection 4 of NRS 278.150 and Subsection 3 of NRS 278.170, the master plan, with the accompanying charts, drawings, diagrams, schedules and reports, may include such of the following subject matter or portions thereof as are appropriate to the city, county or region, and as may be made the basis for the physical development thereof.*

Among the elements to be included in the master plan as required by NRS is a Housing Plan, adopted by the Nevada Legislature in 1991:

> (f) *Housing Plan. The housing plan must include, without limitation:*
>
> *(1) An inventory of housing conditions, needs and plans and procedures for improving housing standards and for providing adequate housing to individuals and families in the community, regardless of income level.*
>
> *(2) An inventory of existing affordable housing in the community, including, without limitation, housing that is available to rent or own, housing that is subsidized either directly or indirectly by this State, an agency or political subdivision of this State , or the Federal Government or an agency of the Federal Government, and housing that is accessible to persons with disabilities*

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(3) An analysis of projected growth and the demographic characteristics of the community.
(4) A determination of the present and prospective need for affordable housing in the community.
(5) An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments
(6) An analysis of the characteristics of the land that is suitable for residential development. The analysis must include, without limitation:
(I) A determination of whether the existing infrastructure is sufficient to sustain the current needs and projected growth of the community; and
(II) An inventory of available parcels that are suitable for residential development and any zoning, environmental and other land-use planning restrictions that affect such parcels.
(7) An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.
(8) A plan for maintaining and developing affordable housing to meet the housing needs of the community for a period of at least 5 years.

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Preparation and adoption of this Housing Element fulfills the City's statutory obligation to include a housing plan in its Master Plan.

Many of the required conditions have been adequately addressed in the Con Plan by the City's Neighborhood Development Division. Following is a brief summary of the eight required housing plan items.

INVENTORY OF HOUSING CONDITIONS

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Table 1 shows the number and percentage of households that experienced housing problems in the City. The definitions of housing problems come from HUD. A dwelling is considered "inadequate" if it has incomplete plumbing or kitchen facilities, structural problems (e.g., cracked walls, leaking roof, broken plaster), deficiencies in common areas (stairwells, hallways), or unsafe heating or electrical systems. A dwelling is "crowded" if there is more than an average of one person per room. A household is "cost-burdened" if it spends more than 30 percent of its gross income on housing.

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Table 1. Housing Conditions in the City of Las Vegas

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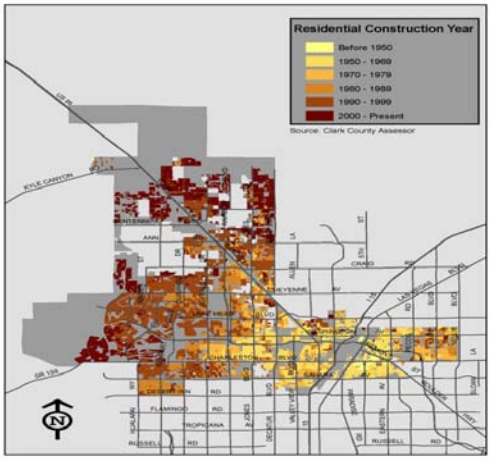
	Las Vegas		
	Owner Occupied	Renter Occupied	Percent U.S.
Percent Built Before 1960	5.8%	5.9%	31.2%
Percent Built Since 1980	77.3%	70.5%	41.1%
Percent Inadequate	2.5%	8.5%	N/A
Percent Overcrowded, >one occupant per room	2.4%	7.3%	3.1%
Percent Cost-Burdened, 30% or more for housing	48.2%	53.8%	43.0%

Source: U.S. Census Bureau, 2010 American Community Survey

The data that was used to determine housing conditions was obtained from the 2010 U.S. Census and the U.S. Census Bureau's 2010 American Community Survey. In terms of housing adequacy, the data is the most current and reliable available. Because the City has adopted construction codes that must be adhered to during the construction and continued maintenance of housing units within the City, all units built since the 1940s and 1950s can be assumed adequate, with the exception of a small number of units that have been neglected and have fallen into disrepair to the point of being considered inadequate as defined by HUD. However, the Building and Safety Department has been enforcing the Uniform Building Code, National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, and the Uniform Housing Code, since these codes were adopted by the City in the 1950's and some as early as 1945. Over 95 percent of all dwelling units in Las Vegas have been constructed since 1955.

Therefore, one can assume that the majority of residential dwelling units built since the 1950's meet acceptable standards. In fact, there may be even fewer inadequate units in the City today than what was reported in the 2000 Census because of the efforts of the Building and Safety Department and the NDD. It can be further assumed that the relative percentage of inadequate units to good quality units is even lower today than in 2000, due to the large number of new units, virtually all of which should be code compliant, constructed during the building boom of the last decade.

Map 1. Residential Construction Year



Nonetheless, to determine the adequacy of dwelling units in terms of cracked walls, leaking roofs, broken plaster, common area deficiencies and so on, the City should conduct a survey. Such surveys are costly and time consuming, and the City currently does not have the necessary funds in its budget to conduct a housing conditions survey.

The "overcrowded" and "cost-burdened" numbers reported in Table 1 are for renter-occupied and owner-occupied households equal to or greater than 30 percent of household income. Renter households are more than three times likelier to be overcrowded than their owner

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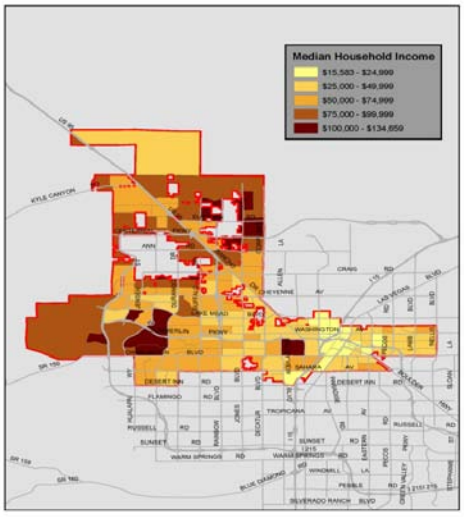
occupied counterparts. According to the Census data cost-burdened renter households outnumber owner-occupied households. Nearly 54 percent of renter households were paying more than 30 percent of their income on housing, compared to 48 percent of owner occupied households. Map 2 illustrates Median Household Income ranges across the city.

INVENTORY OF AFFORDABLE HOUSING

The Con Plan documents over 880 "Special Needs" units (elderly, physically disabled, mentally ill, persons with HIV/AIDS) in the City. The City also has more than 5,000 units available under various assisted living programs, managed by the Las Vegas Housing Authority. In addition, the City has over 200 units being developed under public/private partnerships. These projects provide examples of creative solutions to providing affordable, safe dwelling units to meet the needs of the community.

Map 2. Median Household Income



NRS 278.0105 defines affordable housing as anything affordable to a family making less than or equal to 110 percent of the Median Family Income (MFI). In 2010, the Census Bureau's MFI in Las Vegas was placed at $62,355 per year. Using an interest rate of 5 percent and a 30 percent cost burden, this income would support a monthly payment (principal and interest) of $1,559 per month and be sufficient to purchase a home valued at $290,390. An income at 110 percent of MFI would purchase a house valued at $319,429. Over 94 percent of all single-family dwelling units sold in the City during the past year are affordable to households making 110 percent of MFI or less. However, there could be gaps in affordable housing at different levels of household income.

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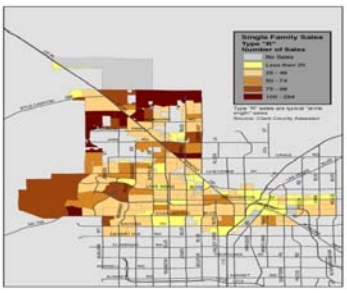
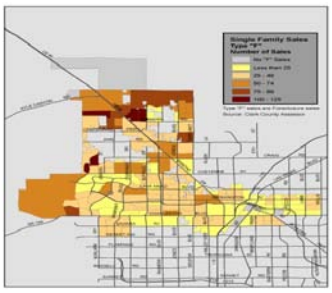
Map 3. Single-family Sales, Type "R"



Map 4. Single-family Sales, Type "F"



Maps 3 and 4 show the distribution of single-family home sales during the past year in Las Vegas for "R" sales and "F" sales, respectively. Type "R" sales are traditional, arms-length transactions. Type "F" sales are foreclosure sales. The State of Nevada has the highest rate of foreclosures in the country. Las Vegas is considered the driving force behind that ranking. Between 2004 and 2011, there were 51,000 "R" sales in Las Vegas. During that same time there were 20,000 "F" sales. Also, during the past four years, foreclosure sales have increased by 3000 percent, going from 172 in 2007 to 5,363 in 2011. They peaked in 2009 at 6,295. Foreclosure sales may have decreased in 2011 and may continue to decrease in 2012 due to a sharp increase in "short sales." A short sale is one where the home owner and his lender agree to sell the home for less than is currently owed on the mortgage. The Debt Foregiveness Act of 2007, allows a homeowner to exclude income from the discharge of debt on their principal residence from their income taxes. As of the writing of this document, the act is scheduled to expire on December 31st, 2012 unless extended by the Federal Government. Hence the rush by home owners to complete the short sale process in 2012.

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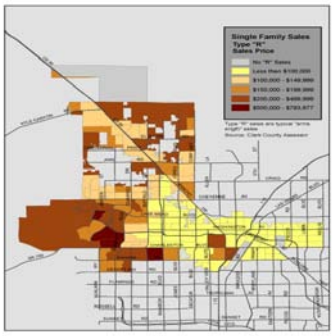
Map 5. Single-family Sales Price, Type "R"



Map 6. Single-family Sales Price, Type "F"

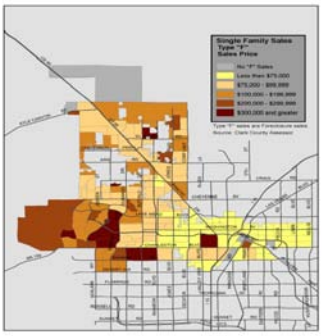


Table 2 shows income categories and the price ranges of homes sold within those categories at different interest rates. Table 3 shows the range of prices at the various interest rates and the

percentage of homes sold within each range. According to the data, approximately half of the single-family homes sold in 2011 sold for less than $118,595. Additionally, one-fourth of the homes sold were sold for less than $75,000. These numbers indicate a housing market where a good many homes are affordable even to lower income households. The problem for many in the current Las Vegas housing market is not so much the selling price of homes, but credit worthiness and/or the ability to accumulate the required down payment. Nevada residents have the lowest average credit score in the country. The state also had the highest rate of bankruptcies in the nation in 2011 at nine per 1,000 residents. The most telling statistic perhaps is the foreclosure rate for Nevada. The state is number one in terms of foreclosures. In Nevada one of every 115 households either is or was in foreclosure, approximately twice the rate of the closest state. These data combine to make purchasing a home difficult for many Nevadans and Las Vegas residents.

Table 2. Maximum Affordable Housing Cost

Income Level	Interest Rate 3.0%	3.5%	4.0%	4.5%	5.0%
$20,000 or Less	Less than $118,595	Less than $104,731	Less than $93,141	Less than $83,396	Less than $75,154
$20,001 - $40,000	$118,596 - $237,189	$104,732 - $209,461	$93,142 - $186,280	$83,397 - $166,792	$75,155 - $150,308
$40,001 - $60,000	$237,190 - $355,784	$209,462 - $314,192	$186,281 - $279,421	$166,793 - $250,188	$150,309 - $225,462

Table 3. Percent of Homes Sold in Price Range

SF Home Price	Less than $118,595	Less than $104,731	Less than $93,141	Less than $83,396	Less than $75,154
% Sold in range	49.8%	42.0%	36.1%	29.6%	24.9%
SF Home Price	$118,596 - $237,189	$104,732 - $209,461	$93,142 - $186,280	$83,397 - $166,792	$75,155 - $150,308
% Sold in range	37.5%	40.7%	42.4%	43.6%	42.3%
SF Home Price	$237,190 - $355,784	$209,462 - $314,192	$186,281 - $279,421	$166,793 - $250,188	$150,309 - $225,462
% Sold in range	8.4%	11.4%	13.1%	15.9%	18.7%

Source: Clark County Assessor's Office

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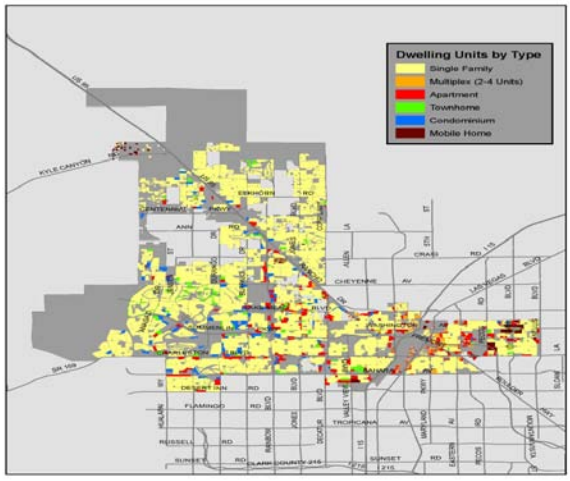
Map 7. Distribution of Dwelling Units by Type



DEMOGRAPHIC CHARACTERISTICS OF THE COMMUNITY

The city of Las Vegas has a history of rapid population growth, fueled primarily by migration. Migrants to the City account for nearly 80 percent of the population increase annually. The City's population increased by more than 93,000 in the 1980s, added 225,000 during the 1990's and 105,000 residents since 2000. Las Vegas climbed the ranks of large cities in the U.S., growing from 63rd largest in 1990 to 37th in 2000. By 2010, Las Vegas was the 30th largest city in the country. As of July 1st, 2010, Las Vegas had 240,777 housing units. There were 48,000 more housing units in the City than in 2000 for an over-all increase of 25 percent. In 2000, 57.4 percent of the units were single-family, reflecting a trend that has seen a larger share of single-family units being constructed in the City. By 2010, that number increased to 60 percent.

Home ownership rates climbed steadily in Las Vegas for many years. In 1970, 44 percent of residents owned their home. By 1990 that figure had grown to 52 percent. Home ownership reached 59 percent in 2000 and peaked at 62 percent in 2006. The economic recession, which caused numerous homes to go into foreclosure, resulted in the rate of home ownership declining to 57 percent in 2010. For a more detailed treatment of demographic trends in the City, please see the Las Vegas 2020 Master Plan Population Element.

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CURRENT AND PROSPECTIVE NEED FOR AFFORDABLE HOUSING IN LAS VEGAS

Based on the definition of affordable housing in the NRS, combined with information in Tables 2 and 3, the supply of affordable units is adequate at all income levels. As shown in these tables, approximately half of the housing units sold in 2011 were sold at a price that would be affordable to those in the lowest income ranges. The decline in housing prices that has been occurring since 2008 has slowed recently. At a reasonable, healthy rate of appreciation of 2-3 percent annually, housing in Las Vegas will continue to be affordable. A home currently valued at $120,000 will be worth between $146,280 and $161,270 at those rates in ten years.

IMPEDIMENTS TO DEVELOPMENT OF AFFORDABLE HOUSING

Impediments to the development of affordable housing include but are not limited to the following:

- Citizen Review – Required public hearings before public entities such as Planning Commission and City council to allow public comment on proposed affordable housing projects add to the processing time and ultimately to the project's final cost. Affordable and special needs housing development goes through the standard development review process. Sometimes during this process citizen concerns arise that are often based on fears regarding the believed characteristics of potential residents or the housing's characteristics or perceived impact (e.g. housing density or impact on neighboring housing). These concerns on the part of citizens often result in a delay of action by the local decision making body.
- Community support – There has been traditionally minimal support for affordable housing development in Southern Nevada. There have been problems with the "Not in my backyard" or NIMBYism among residents of established neighborhoods who fear affordable housing and higher densities. Housing advocacy groups, non-profit organizations and the jurisdictions themselves are involved in raising public awareness regarding the shortage of affordable housing and the reality of affordable housing in an effort to reduce citizen concerns.
- Financing for Home Ownership – due to the economic crisis facing the nation as a whole and the city of Las Vegas specifically, the financing of a home has become increasingly challenging. The credit crunch of 2009 and 2010 has made it extremely difficult for individuals to qualify to purchase homes. Programs such as the Neighborhood Stabilization Plan will assist the City through the development of programs that will reduce the number of abandoned and vacant homes from our existing housing stock that than constructing more housing in an already saturated market.
- Permit and Plans Review Time - The review process itself can increase costs by virtue of the amount of time and money it takes for a developer to receive approval. This results from staff review of a development proposal in addition to any required public hearings. The City plans check process includes the following departments: Planning, Building and Safety, Business Development, Fire Services, and Public Works. Plan review time is dependent upon the size and complexity of the project. The department makes every effort to review plans as quickly as possible. Several options, such as Express Plans Review are available to expedite this process. Again, much depends on the quality and completeness of the original submission and response time in correcting problems.

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- Permit Processing Fees – The City has a full cost recovery policy for processing development applications and these fees are not considered burdensome. Using the average square footage for a single family home, 2099 square feet, for the Las Vegas Metropolitan Area (Source: Southern Nevada Homebuilders Association), the total developments fees for an average single-family home in the City is approximately $5,000. These processing fees are added to the cost of the housing and thus passed on to the end user. Building department and public works fees are imposed on all developments with no waivers or reduced fees available for affordable housing developments.
- Water Fees – The Las Vegas Valley Water District imposed a regional connection fee for new water hook-ups in 1996. Phased in over two years, the single-family fee went from $1,000 tin 1996 to $3,400 in 1998 and the multi-family fee went from $6,290 in 1996 to $21,380 in 1998. Then in 2000, the water fees were again increased and were phased in over four years. The fee per apartment unit in 2000 was $1,288 and was increased to match the residential fee of $2,136 per unit in 2004. This has placed a substantial cost increase on the development of affordable housing, which is generally multi-family. In 1996, the water fees for a 216 unit apartment development were slightly under $25,000. In 2000, the same apartment complex would have paid $278,208 in water fees. In 2004, the connection fees for the same 216 unit development were $461,376. Today, the connection fees are approximately $500,000.

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ANALYSIS OF THE CHARACTERISTICS OF LAND MOST SUITABLE FOR DEVELOPMENT OF AFFORDABLE HOUSING

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The type and location of residential uses that are found throughout the City are determined in the Las Vegas 2020 Master Plan. Each of these land use classifications has related zoning classifications that regulate the type and density of residential development. Currently, a wide range of housing densities are planned throughout the City, from the "Desert Rural" land use classification at up to two units per acre to the "High Density Residential" land use classification with a minimum requirement of 25 units per acre. The Master Plan has designated 43,185 acres of land for residential purposes.

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There are 23,825 acres of vacant land within the City. Approximately 11,000 of those vacant acres are designated for residential purposes. Nearly three-fourths of the vacant land within the City is in the Newly Developing Area. Conversely, less than one percent of the vacant land in the City is located within the Reurbanization Area and about three percent in the Revitalization Area. In most areas of the City, vacant residential land constitutes approximately half of the future land use. However, in the Reurbanization Area it comprises 65 percent of the future land use. It should be noted that the only residential land use in this area is zoned Mixed Use (MXU) which normally contains a commercial component integrated with the housing component.

Given the desire to create mixed-use urban village environments at major arterial hubs, in the Centennial Hills Town Center and Downtown, units affordable to families making 120 percent of Median Family Income (MFI) will continue to be dispersed throughout the City. Additionally, new dwelling units affordable to households making much less than 120 percent of MFI should also come online if the policies in this Housing Element are implemented. The Master Plan encourages mixing residential units by type and cost, as well as interspersing them with neighborhood-serving commercial uses, to create vibrant, diverse neighborhoods.

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As important as developable land to residential development is the provision and maintenance of public infrastructure. As of the writing of this document, public infrastructure extends to the furthest developments within the City. While the city of Las Vegas does not encourage "Leapfrog Development," there are no impediments to the continued extension of infrastructure to currently undeveloped areas such as the western portion of Summerlin and the area north of Moccasin Road. Existing City facilities will meet the needs of future population growth. For example, the City's water treatment plant has a daily capacity of 102 million gallons per day (MGD). The current demand for treatment is 66 MGD, less than two-thirds the facilities capacity.

Other elements of the Las Vegas 2020 Master Plan, such as the Transportation, Streets & Highways Element and the Public Services & Facilities Element, as well as the City's Capital Improvement Projects Integration Plan, provide greater detail as to the City's infrastructure provision.

AN ANALYSIS OF THE NEEDS AND APPROPRIATE METHODS FOR CREATING AFFORDABLE UNITS THROUGH DEVELOPMENT OR REHABILITATION

The Con Plan and Analysis of Impediments provide a detailed Strategic Plan for addressing the affordable housing needs based on cost burden and/or overcrowded conditions for extremely low-income, low-income and moderate-income renter and owner-occupied households. The Plan includes building or rehabilitating renter units, including mixed-income complexes, scattered sites, or existing developments. It also includes over 4,000 Section 8 vouchers for rental housing provided by the Las Vegas Housing Authority. This Strategic Plan creates opportunities for homeownership through the development or rehabilitation of 300 owner-occupied units, along with down-payment assistance for qualified households, over the five-year Con Plan horizon.

A PLAN FOR MAINTAINING AND DEVELOPING AFFORDABLE HOUSING

The Con Plan is designed with a series of objectives intended to be achieved over a five-year time horizon. These objectives are implemented through an annual Action Plan. Each year the City prepares such an Action Plan. The Action Plan allocates funds to specific projects that implement the objectives in the Con Plan. For example, Action Plan 2012-2013 allocated nearly $6,000,000 to a number of projects, including: senior rentals, owner-occupied rehabilitations, down payment assistance to qualified home buyers, and construction of affordable townhome units. The Action Plan also identifies other funding sources and opportunities to leverage federal and state housing funds. The money is allocated to projects that meet the housing and community development needs identified in the Con Plan.

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IMPLEMENTATION STRATEGIES

The Las Vegas 2020 Master Plan contains certain geographically specific sets of goals, objectives and policies. The implementation strategies focus on three districts prescribed by the Las Vegas 2020 Master Plan. These sets include Re-urbanization, directed at the Downtown Las Vegas area, Neighborhood Revitalization, directed at the central city neighborhoods in the older part of the City, and Newly Developing Areas, directed at the new growth areas north of Cheyenne Avenue. A comprehensive list of the specific action for each of the strategies can be found within the Implementation subsection and the Appendix.

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RE-URBANIZATION

INTRODUCTION

Re-urbanization means creating a vibrant, urban environment at the core of the city where people choose to live, work, and play. Establishing a mix of housing along with shops, parks, and educational and cultural amenities is the key to the City's redevelopment efforts. Urban housing will provide a steady client base for services, shops, entertainment and restaurants, allowing the Downtown to become a cultural and economic center for the entire community. Map 8 below illustrates the boundaries of the area affected by Re-urbanization policies.

Map 8. Re-urbanization Area

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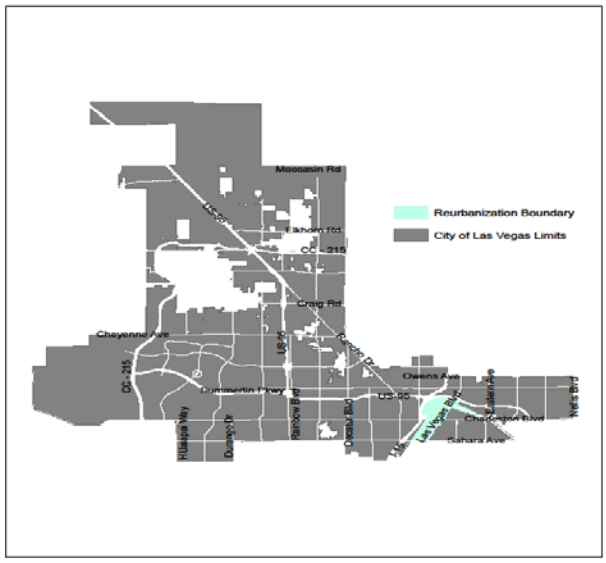

Downtown Districts

The success of downtowns across the country has often depended upon the integration of a successful residential community in, among, and adjacent to the downtown area. Las Vegas has a great opportunity to integrate a stronger residential community into the future of Downtown Las Vegas by building upon the existing infrastructure already in place.

The creation and strengthening of successful, high-quality neighborhoods are essential. Successful neighborhoods need more than just the development of housing types that may focus inwardly without integrating to the physical and social structure of the surrounding community. Creating a successful neighborhood includes improved police protection, sufficient park space, schools, community centers, shopping, and other similar uses.

The successful integration of residential development into Downtown Las Vegas will require focusing on efforts in specific areas, establishing critical mass, and then transitioning to other areas one zone at a time. Individual successes will build upon the previous effort, and the whole of the community will be built over time, utilizing the momentum gained from the earlier successes.

For the purposes of the Downtown Centennial Plan (Map 9), Downtown Las Vegas has been divided into ten distinct and recognizable districts (refer to the Downtown Centennial Plan to see these districts). Each district has a particular variety of land uses, density, and urban character demonstrated by the existing building fabric it contains and the redevelopment opportunities it presents. All districts are small enough to be walkable enclaves unto themselves, yet the continuity of general design standards and streetscape design will weave them together into a continuous downtown urban experience.

Map 9 Downtown Centennial Plan Boundary

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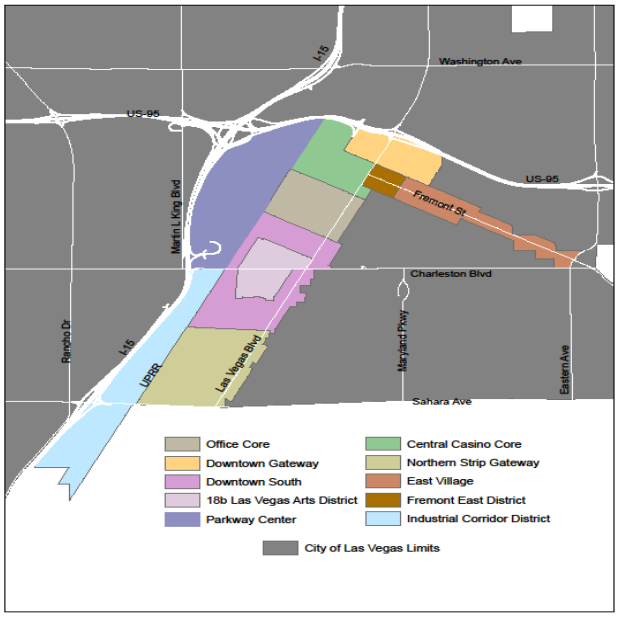

Downtown Redevelopment Area

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The Economic and Urban Development (EUD) Department coordinates new development and redevelopment throughout the city of Las Vegas, with an emphasis on the downtown area. It works to increase and diversify the City's economic base through business attraction, retention and expansion programs. The EUD works with the City's Redevelopment Agency on day-to-day operations, as well as long-term strategic goals.

Map 10. Downtown Redevelopment Plan Boundary

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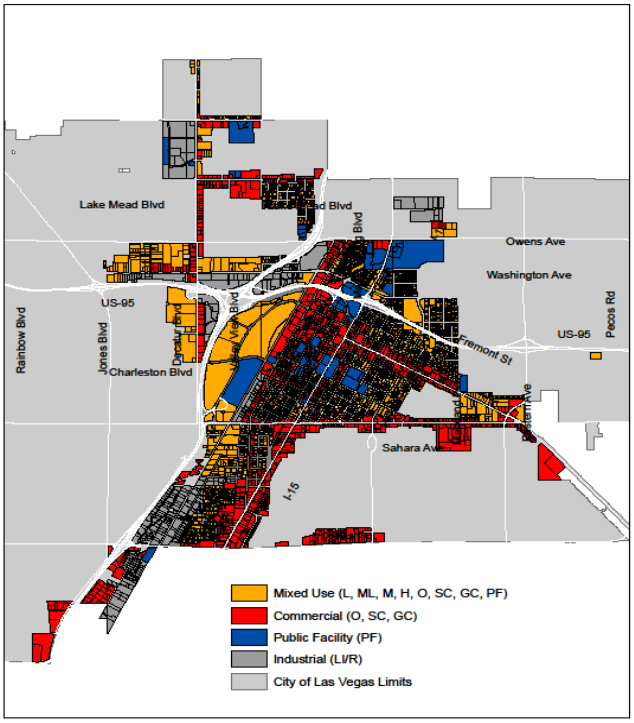


The downtown area has seen resurgence in commercial developments such as the:

- World Market Center (1.2 million square feet);
- Las Vegas Premium Outlet Mall (737,542 square feet);
- Smith Center for the Performing Arts;
- Museum of Organized Crime and Law Enforcement ("Mob Museum");
- Resnick's Grocery Store (downtown's first urban market);
- Plaza Hotel's 1,037 room and casino renovation;
- Fremont East District's mixture of bars, clubs and cafes;
- Zappos corporate headquarters relocating to the old City Hall building.

Although there has been increased commercial development in the downtown area, the economic downturn has had a negative impact on the real estate market. Consequently, a number of entitled mixed-use condominium projects have either been put on hold or been

abandoned all together. Of the number of mixed-use condominiums projects entitled, only four were developed in the downtown area between 2005 and 2008:

- Soho Lofts - 15 story, 120 condominium units with 4,000 square feet of commercial ground floor space;
- Streamline Condos - 22 story, 251 condominium units with 24,000 square feet of commercial ground floor space;
- Juhl - 15 story, 344 condominium unit with 8,600 square feet of commercial ground floor space;
- Newport Lofts - 22 story, 168 condominium units with 6,159 square feet of commercial ground floor space.

INSERT A PICTURE OF ONE OF THE FOUR CONDOS

The City has attempted to alleviate barriers to developing within the Redevelopment Area through ordinance changes and assigning staff to work directly with prospective businesses. The Economic and Urban Development Department has implemented the Fast-track program to assist prospective businesses with the processing of entitlements and permits within the Redevelopment Area.

The City's Live-Work Ordinance (Ord. #99-61) allows owners and operators of businesses to occupy joint living and work quarters in commercial and industrial areas where other types of residential uses are inappropriate. Allowing Live/Work units will contribute to the vitality of commercial and industrial areas, assist in reducing vehicular traffic, and allow for a greater spectrum of housing types within the City. This Overlay zone is intended to encourage mixed-use development and to bring a larger residential population to the Downtown, which will in turn support more service commercial uses in the Downtown area.

Open Spaces, Civic Institutions, & Urban Pathways

Other prominent American cities are often, at least in part, identified with their public open spaces and the relationship of dense urban housing to such open spaces. The image of New York City is that of tall, high-rise apartment buildings lining Central Park, and block after block of brownstones lining the side streets leading to the park, or Georgian townhouse apartments lining Washington Square. Philadelphia has Rittenhouse Square, Boston has the Commons, and Washington D.C. has Du Pont Circle, all framed by mid-rise and high-rise apartment buildings. For Downtown Las Vegas to be truly successful building dense urban housing developments, it must also provide those amenities, especially public open space, that will support and enhance new townhouses and courtyard apartments.[1]

The downtown area currently has a dearth of open space areas. The downtown area currently has two plazas. The .62 acre Centennial Plaza located off of 4th Street near Lewis Avenue, adjacent to the Fifth Street School features 30 ash trees, benches, decorative concrete and lighting. It is designed with spacious areas that can be used for cultural programming, entertainment and more. The other is Boulder Plaza, located on Boulder Avenue between Main Street and Casino Center Boulevard. The park amenities for the site include walkways, plaza, landscaping, decorative flags and a sculpture garden.

[1] City of Las Vegas Parks & Recreation Element

INSERT A PICTURE OF A PARK

The Symphony Park Design Standards calls for a two-acre park in the heart of the 61 acres of Symphony Park. The park is envisioned as a beautifully landscaped area that will host outdoor concerts, art shows and other outdoor festivals. Adjacent to the downtown park are the parcels designated for residential use. The Plan further illustrates the development of a variety of urban residences, offering a wide range of housing, including low, mid and high-rise condominiums, town homes, live/work residences and apartments in varied price ranges.

Parks are an important amenity piece for an urban setting. However, providing multiple avenues for travel and interconnecting them with residential, commercial and public space is imperative for the vitality of a downtown. Urban pathways are trails for biking and walking, which when connected to a larger network of bicycle and pedestrian infrastructure, permit users to access trails from their home or workplace and safely reach community destinations. Planning and designing urban pathways within the context of other city planning efforts can better integrate pathways into the city's transportation and open space network, providing more opportunities for active transportation and recreation.[2]

The city of Las Vegas has made it a priority to enhance the urban pathways of the downtown area. A downtown urban pathways corridor, linking key cultural and entertainment uses and the Bus Rapid Transit linking the Strip through to downtown has both added a new convenient travel linkage for residents and tourists alike. This priority has comprised a total investiture of 170 million dollars on downtown public infrastructure projects between 2006 and 2012. In addition to the roadway and landscape improvements for Bus Rapid Transit, the City has rebuilt the 4th Street corridor with palm trees and wide decorative sidewalks. Lewis Avenue has been transformed into a tranquil urban pathway and Las Vegas Boulevard has been beautified with a landscaped median from one end of downtown to the other. This stretch of roadway has also been designated a State of Nevada Scenic Byway. The City continues to plan for the future and will support private development with additional right-of-way and streetscape improvements.

Homeless Corridor

The establishment and validation of the so-called “Homeless Corridor” north of US 95 between Main Street and Las Vegas Boulevard by previous City administrations has, in part, been detrimental to the City’s Downtown redevelopment efforts and especially its ability to attract market-rate and middle-income housing development within the Downtown area. The city of Las Vegas currently bears more than it’s pro rata share of the Las Vegas Valley’s homeless population within its borders. This population of homeless persons is concentrated in the Downtown area. Long-term regional solutions are necessary to remedy the homeless situation, bring those homeless persons capable of becoming productive citizens back into working society, and care for those who cannot care for themselves.

The city of Las Vegas *Homes for Homeless Nevadans 10-Year Plan to Reduce Homelessness* was completed in March, 2006 by the City’s Neighborhood Services Department 10-Year Planning Committee. The City’s 10-year plan was completed in partnership with the Southern

[2] Rails-to Trails Conservancy Urban Pathways to Healthy Neighborhoods.. Retrieved August 27., 2011, from http://www.railstotrails.org/resources/documents/ourWork/PromotingTrailUse/UPI/Urban%20Pathways%20to%20Healthy%20Neighborhoods_Connections_letter.pdf

Nevada Regional Homeless and Housing Plan. The City's 10-year plan outlines the following strategies and action steps for reducing and ending homelessness:

- *Promote interagency coordination of human service delivery programs*
- *Increase the availability of stable and sustainable housing*
- *Enhance coordination between non-profit organizations and government*
- *Prevent individuals and families from becoming homeless*
- *Provide seamless client services through effective partnerships*
- *Foster self-sufficiency through access to education, training, and employment opportunities.*
- *Facilitate the transition from homelessness through intensive case management*
- *Increase access to medical, dental, and vision care services*
- *Ensure the availability of basic needs services*
- *Improve availability of mental health services*
- *Improve availability of substance abuse treatment programs*

According to the City's 10-Year plan, over the next 10 years, the City will work towards completing the following outcomes:

- Reduced number of households entering the cycle of homelessness.
- Higher levels of service and customer satisfaction for clients participating in city programs.
- Reduced recidivism rates for ex-offender and chronic inebriates participating in the EVOLVE program and homeless individuals in the municipal court system.
- Increased rates of placement into permanent housing for homeless clients participating in city programs.
- Reduced duplication of services among government entities and non-profit organizations.
- Greater capacity building with partner organizations
- Lower cost and enhanced service delivery for government and service providers.
- Increased perception among the homeless that services are available to assist them.
- Increased employability, job readiness, job placement and retention for at-risk individuals.
- Increased inventory of affordable housing in the Las Vegas valley.
- Perceived improvement in their living situation among formerly homeless individuals.
- Reduced number of homeless crisis situations and homeless interventions.

NEIGHBORHOOD REVITALIZATION

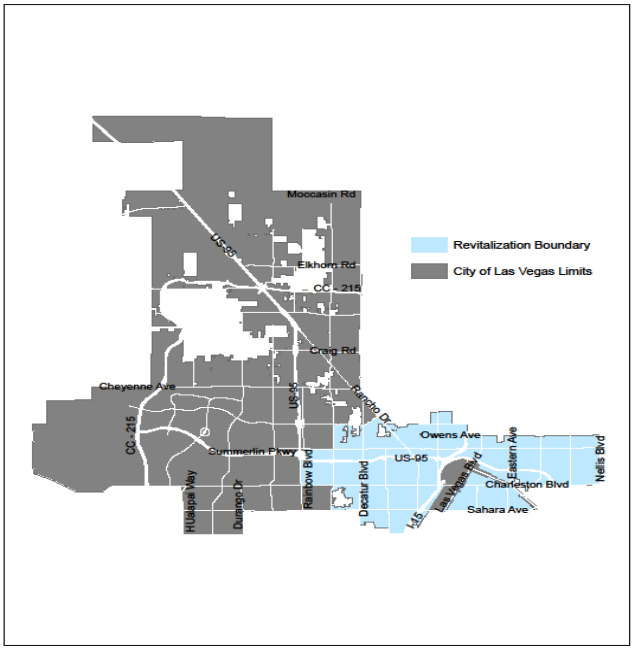
INTRODUCTION

The Neighborhood Revitalization component of the Las Vegas 2020 Master Plan embodies a strategy of halting and reversing the decline of some older areas of the City, which have been impacted by foreclosures, a shift in the land use base and a range of social ills. These may be neighborhoods which require improvements in infrastructure or which have seen increases in property crime, vandalism and graffiti as result of homes foreclosed or abandoned. These neighborhoods may be experiencing greater amounts of through traffic and noise than in the past; the rapid growth of the city is most directly felt in its mature neighborhoods.

To begin to achieve this solution, the Neighborhood Revitalization portion of this Housing Element must create a policy climate in which residential reinvestment at higher densities begins to occur in the central part of the city. The component parts of this new policy paradigm include the encouragement of places that combine work and living activities, that include a focus on walking, biking and transit as real and viable alternatives for home-to-work and shopping trips, and that allow for residential densities that support a comprehensive transit system.

The Master Plan seeks to stabilize and improve those areas that form the heart of the community; protect them from the intrusion of non-residential land uses; and where a transition to incompatible non-residential activities is underway, to integrate these uses in a sensitive and attractive manner. A key component of neighborhood revitalization is the redevelopment of declining commercial centers or vacant land into mixed-use urban hubs, creating a walkable and interesting urban environment. Map 9 below illustrates the boundaries of the area affected by Neighborhood Revitalization policies.

Map 11 - Neighborhood Revitalization Area



PRESERVING NEIGHBORHOODS

If some vacant or underutilized sites in the Neighborhood Revitalization area are redeveloped with denser, mixed-use projects, these more intense developments with larger structures could have negative impacts on adjacent low-density residential areas if not properly designed. Negative impacts can include noise, additional traffic, the blockage of natural light, the imposition of artificial light, and so on. Proper mitigation may include proper siting and massing of the mixed-use structure and sufficient perimeter landscaping. It is anticipated that most new, higher density redevelopment or infill projects within central city locations will be located along primary arterial streets where they can benefit from proximity to transit routes. It will be important, however, to consider the relationship of these developments to adjacent existing low-density residential areas within the interior of these neighborhoods. The City has developed appropriate standards to ensure that such mitigative measures are incorporated into redevelopment projects. These standards are contained within the Unified Development Code and the Downtown Centennial Plan. Pursuant to Title 19.06.040(I) Residential Adjacency Standards and Title 19.08.040(F) Landscape Standards buffering is required for commercial developments adjacent to low-density residential areas.

A neighborhood's identity evolves out of rich and complex interaction between people and their built and natural environments. The form and appearance of the neighborhood have significant impacts on the way people operate within their environment. A wide variety of architectural and streetscape details can be used in neighborhoods to create and foster a sense of neighborhood identity. Entrance signs, features and landscaping, street lighting, sidewalks and other surface treatments are all examples of the many tools that can be used to improve the physical environment and enhance the identity of neighborhoods.

Some of these features would normally occur on private lands, but others require location within public spaces and rights-of-way. Where such elements are to locate on public land, the City needs to develop mechanisms to assist with the financing and construction of these improvements over a period of time. These features need to be easily accessible to neighborhood groups. The Neighborhood Services Department currently administers the Neighborhood Partners Fund and Youth Neighborhood Association Partnership Program, both of which provide competitive funding for neighborhood improvement projects such as entrance signs, features and landscaping.

The role of the City in the regeneration or preservation of older neighborhoods needs to be augmented by the role of the neighborhood residents themselves; ultimately, any effort aimed at neighborhood revitalization will fail if it does not have the support and participation of the residents and property owners in that area. The City, primarily through the Neighborhood Services Department, can and does assist in the creation and empowerment of these neighborhood groups.

The City must make efforts to upgrade and maintain its infrastructure within older parts of the city. This is particularly important in a city with the growth dynamics that characterize Las Vegas in which much attention and effort is focused on the newly emerging neighborhoods on the fringe of the city. City reinvestment in aging infrastructure demonstrates a commitment to these older areas and creates investor confidence in infill projects and new development.

MIXED USE & URBAN HUBS

There are a number of sites within central city areas that are occupied by older commercial developments that are either in a state of decline, with significant vacancy levels, or are substantially vacant. Since most of these sites are in prominent locations along primary arterial streets, they can have negative impacts on the surrounding residential and commercial environment.

The Master Plan seeks to regenerate these sites in a way that is both financially beneficial to the owners and that will create a positive impact on the surrounding community. The concept of the integration of residential and commercial development within these sites offers additional flexibility to the development industry and brings a resident population in close proximity to commercial activities

The Las Vegas 2020 Master Plan identifies a number of intersections around the City, many of which are in the central city area, as potential locations for the development of urban hubs. The concept of an urban hub is that of a concentrated area that offers a wide range of shopping and entertainment activities, integrated with residential development, and developed at a density which would support transit usage and establish the hub as a transit node. The City needs to conduct an urban hub study, which would involve both the establishment of standards for urban

hub development, and an identification of the specific boundaries of the urban hubs identified in the Master Plan.

CREATING WALKABLE COMMUNITIES

Communities with a mix of shops and businesses within easy walking distance from residences are healthier and more vibrant places to live. Residents of a neighborhood which includes a mix of stores and services that are easily accessible using a connected, safe and attractive pedestrian route get as much as 70 extra minutes of physical activity per week and are 25 percent less likely to be overweight than residents of sprawling suburban neighborhoods. Relatively simple changes can bring about long-lasting benefits to the well-being of a community.

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Walkable communities that utilize "Complete Streets" are safer and reduce traffic speeds. Complete Streets are designed to maximize the use of public right-of-way to include all modes of transportation. The integration of an attractive pedestrian environment, bicycle lanes and a connected transportation network help to make Complete Streets an integral part of any truly walkable community.

In addition to the health and safety benefits, walkable communities also benefit from increased opportunities for social interaction within the community. Another benefit of walkable communities is that they often have lower crime rates and less petty crime like vandalism than the national average. This is due to more people walking and watching out for the neighborhood, an increased sense of community pride and increases in neighborhood volunteerism. Finally, the environmental benefits of walkability include reduced heat island effects due to less asphalt and more tree coverage and the reduction of carbon emissions from more people choosing to walk rather than drive. All of these elements factor into a community's quality of life and provide long-term stability for the community.

Walkable communities create lasting value in multiple ways. There is the financial value which can be represented by how property in the community retains and even appreciates in value or cost savings that accumulate over time from less need for a motor vehicle. There is also the value resulting from quality of life factors such as improved health due to greater opportunities for exercise and cleaner air, community satisfaction due to more attractive neighborhoods and greater connection amongst neighbors, and time savings due to the convenience and ready access to neighborhood amenities.

A 1999 study by the Urban Land Institute of four new pedestrian-friendly communities determined that homebuyers were willing to pay a $20,000 premium for homes within a walkable community compared to similar houses in surrounding areas. In a study of 94,000 home sales from 15 metropolitan areas, walkability was found to have "a statistically significant positive effect on housing values" for 86 percent of the metropolitan areas studied. The improvement of the jobs/housing balance in the Las Vegas Valley is perhaps the most critical issue in solving a host of secondary problems, including transportation congestion and resulting environmental pollution.

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The City has begun the process of creating this climate by developing Walkability Plans in each Ward. These plans provide recommendations for enhancements to the community that will provide a safer, connected, more enjoyable walking and biking environment for accessing community amenities and conducting normal daily activities. The scope includes roadway

improvements, sidewalk widening, bus stop shelters, tree-lined side-walks, installing or improving crosswalks and/or establishing bike lanes.

AGING POPULATION

The concept of market segmentation within new neighborhoods has been successfully used in Las Vegas by local planned community developers. This concept offers a range of housing options within new developments to allow residents to meet their housing needs throughout their lives within one neighborhood.

Providing for a variety of seniors' housing within central city neighborhoods is beneficial from a number of standpoints: it benefits the seniors themselves who wish to remain in a familiar setting, it offers an opportunity for compatible infill projects at an increased density without some of the negative impacts such as increased on-street parking pressures, and it improves the level of casual surveillance for neighborhood security by having people in the neighborhood throughout the day. The City needs to takes steps that will encourage seniors' developments within central city areas as a key component of the revitalization of these neighborhoods.

ENCOURAGE INFILL & REDEVELOPMENT

The city of Las Vegas has experienced one of highest foreclosure and unemployment rates in the nation, which has had a harmful impact on the local economy and tax base. The foreclosure issue has a tremendous impact on the economy as the tax base is supported in part by property taxes, which will be reduced in conjunction with lower property values. Homeowners Associations (HOA) cannot collect monthly HOA dues from foreclosed homes and in turn are unable to financially support the maintenance of their streets and neighborhood amenities resulting in further deterioration of the community. Furthermore, some HOAs are experiencing bankruptcy and looking to the cities to take over maintenance of private streets, parks and other infrastructure.

In response to the growing foreclosure crisis, the Department of Housing and Economic Development authorized the Housing and Economic Recovery Act (HERA) of 2008, which established the Neighborhood Stabilization Program (NSP). The intent of the NSP is to address decline in the identified area(s) due to the negative effects of a high number and percentage of homes which have been foreclosed upon, and then stabilize the neighborhood and position it for a sustainable role in a revitalized community. By the purchasing and redevelopment of foreclosed and abandoned homes and residential properties via grant funding, the city of Las Vegas received $14,775,270 in NSP round 1 and an additional $10,450,623 in NSP round 3.

The city of Las Vegas has determined to concentrate its NSP funding on acquiring properties, rehabilitating them, and then offering them for either purchase to households at or below 120 percent annual median income (AMI) or renting to households at or below 50 percent AMI. To further assist household to qualify for housing purchase, the City has entered into agreements with sub-recipients who will implement these programs. The City has contracted with sub-recipients to operate a homebuyers assistance program which will provide closing cost and mortgage buy down assistance if necessary to qualified homebuyers. Additionally, the City has contracted with a property management company to operate the scattered site rental program including qualifying households at 50 percent or below AMI.

The City also recognizes that the foreclosure crisis is far too immense to be entirely resolved by the limited amount of federal and local funding available. Therefore, the City has chosen to

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concentrate on Target neighborhoods that are still “relatively” healthy, but at risk of becoming blighted.[3]

For the City to actively pursue a neighborhood revitalization strategy, it is necessary to assess the relative state of housing and building stock within these neighborhoods. This assessment can determine which neighborhoods are relatively intact and focus efforts aimed at preservation. While conversely, neighborhoods that are at risk from urban blight factors would warrant efforts aimed at infill, redevelopment and revitalization.

Since the City itself does not possess the resources to engage in urban renewal efforts on a large scale, a program that stresses partnerships, relaxations and other incentives must be developed to bring private funds to bear on these revitalization efforts. Continued efforts at strong and responsive code enforcement are also critical to the quality of development in these areas.

The city of Las Vegas also has an issue with extremely low- and low-income households of all types who are underserved with respect to affordable housing. In order to overcome this gap, the City strategies provide additional affordable rental and owner housing opportunities including acquisition, rehabilitation and new construction of rental and owner housing units. Other affordable housing projects include single family rehabilitation, minor home repairs, and NSP funded first-time homeownership assistance.

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[3] City of Las Vegas Economic and Urban Development Department. (2011). Neighborhood Stabilization Plan 3. Retrieved September 5, 2012 from http://www.lasvegasnevada.gov/files/NSP3_Substantial_Amendment_2010_2011_FINAL_DRAFT.pdf

NEWLY DEVELOPING AREAS

INTRODUCTION

Strategies are needed to provide direction for newly developing areas of the city, (Map 10) not just in terms of residential density or use, but which lend some direction toward the design and appearance of these areas for a high quality residential environment. The importance of creating neighborhoods that are walkable, have a interconnected multi-modal transportation system and are sustainable are key elements of newly developing areas. Just as important is a plan for picturesque streets lined with trees and a range of housing types and comfort of new neighborhoods as places to live and work.

Map 12. Newly Developing Area

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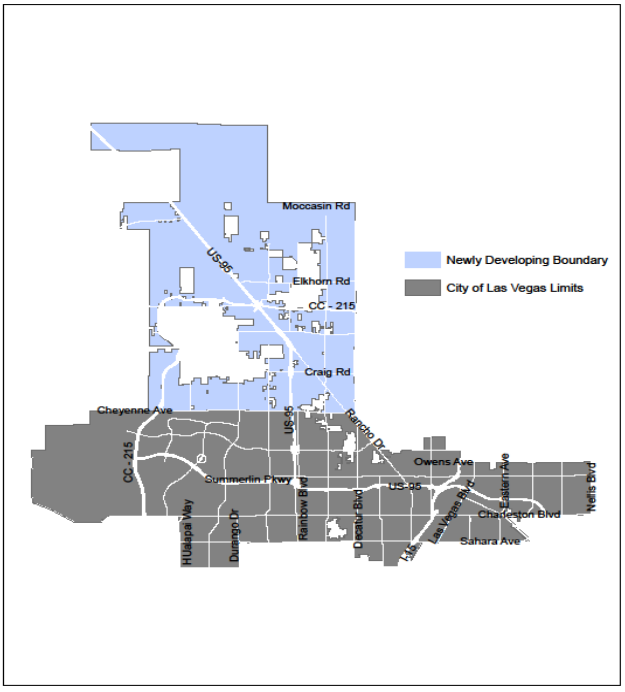

COMPLETE STREETS

The Las Vegas 2020 Master Plan Policy 3.1.1 states “that residential developers be encouraged to provide traffic calming measures in new residential neighborhoods, and where appropriate, narrower local streets. Standards for narrower local streets shall provide adequate access for

emergency vehicles and the disabled. Where possible, sidewalks should be separated from the curb by a landscaped amenity zone within the dedicated right-of-way, with a tree canopy along the sidewalk."

The Urban Land Institute (ULI), a non-profit research and education organization that promotes responsible leadership in the use of land to enhance the environment, formed a panel in October 1997 to evaluate issues confronting the Valley. The panel, which was comprised of highly qualified professionals in planning, engineering and development, addressed such issues as land management, growth management, development potential, community revitalization, provision of low-cost and affordable housing, and asset management.

The ULI published an Advisory Services Report in 1997 entitled: Livable Las Vegas: Managing Growth in the Las Vegas Valley. One chapter of the report, Integrating Transportation with Development, speaks of using "traffic calming" for the "...protection of urban neighborhoods from cut-through and speeding traffic." The report continues: "Excessive volume and speed of traffic through neighborhoods will affect their livability..."

To improve the quality of residential development throughout the Valley, the ULI recommended that development standards be adopted. One such standard is: "Designing narrower streets and minimizing paved surfaces within neighborhoods." Indeed, panelists were quoted as saying that residential streets in the Valley are the widest they had encountered anywhere.

On March 16, 2011 the Las Vegas City Council adopted a Unified Development Code (UDC) for the city of Las Vegas. The UDC replaces the existing Subdivision Regulations (Title 18) and Zoning Code (Title 19). The most notable of these changes is the inclusion of the "Complete Streets" chapter. The purpose of the chapter is to set forth requirements for achieving a connected transportation system as outlined in the City's General Plan and to provide a safe and accessible environment for a variety of transportation modes and users. The chapter updated the City's existing street standards to include sidewalks separated from the curb by a landscaped amenity zone and incorporated sustainability elements like additional shade coverage and narrower travel lanes.[4]

The Unified Development Code standards call for a "47' Residential Street" adjacent to lots with a width of 40' or greater to have a three-foot amenity zone to be established between the street edge of the sidewalk and curb face. Such an area with landscaping is a visual break between the paved surfaces of the street and sidewalk as well as a desirable location for street furniture, signage and streetlights. The "47' Residential Street" type also narrows the width of the street to 31 feet back-to-back of curbs.

The following benefits on an amenity zone include:

- Children walking and playing enjoying increased safety from street traffic;
- Conflicts between pedestrians and trash receptacles awaiting pickup at the edge of the street are eliminated by using the border for temporary storage;
- The sloped transition area necessary for an appropriate driveway gradient is minimized by locating a major portion of the gradient within the border;
- Danger of collision between pedestrians and out-of-control vehicles is minimized by placement of the walk at maximum practical distance from the curb;

[4] City of Las Vegas Unified Development Code (2011). Complete Streets

- In rainy weather, pedestrians are less likely to be splashed by passing vehicles; and
- Space is available to plant street trees.[5]

Decisions regarding pavement width have significant consequences for a number of characteristics, including resultant vehicle speeds, visual scale, and the cost of construction and maintenance. The width of a residential street should be based upon both the volume and type of expected traffic and the amount of on-street parking that will be generated. Historically, widths were linked to considerations of convenience for the largest vehicle that might use the street. Residential Streets states:

"Designers should select the minimum width that will reasonably satisfy all realistic needs, thereby minimizing construction and average annual maintenance costs. The tendency of many communities to equate wider streets with better streets and to design traffic and-parking lanes as though the street were a 'microfreeway' is a highly questionable practice. Certainly the provision to two 11- or 12-foot clear traffic lanes is an open invitation to increased traffic speeds."

Although narrower street standards are proposed for new developments in newly developing areas, they have applicability in older areas as well. In making this conversion, however, the transition in street widths must be carefully analyzed at the time of development to prevent problems in traffic flow.

As an option to the alignment of traditional sidewalks, the provision of slightly winding paths that weave their way along the street, provide a more interesting streetscape. Winding sidewalks also provide separation from streetlights and other infrastructure that might otherwise be located within the paved surface of the sidewalk. Removing such infrastructure from the paved surface increases the effective width of the sidewalk, meriting some consideration to reducing the standard width of sidewalks from five feet to four feet.

Where sidewalks are separated from the street pavement, they and adjacent amenity zones should be located within common lots owned and maintained by a homeowner's association or other maintenance organization. The actual street right-of- way would be located back-to-back of curbs, and appropriate easements would be provided for off-street infrastructure.

The City has begun the process of creating this climate by developing Walkability Community Plans in each of the City's Wards. These plans provide recommendations for enhancements to the community that will provide a safer, more enjoyable walking and biking environment for accessing community amenities and conducting normal daily activities. The scope includes roadway improvements, connectivity, sidewalk widening, bus stop shelters, tree-lined side-walks, installing or improving crosswalks and/or establishing bike lanes.

Traffic calming measure that the City explores in these plans are the following:

- Speed humps;
- Speed tables;
- Raised crosswalks;
- Raised intersections; and
- Textured pavement.

[5] Residential Streets (1993). American Society of Civil Engineers

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- Roundabouts;
- Neighborhood traffic circles;
- Chicanes, lateral shifts, and chokers;
- Curb extensions; and,
- Center island narrowings.[6]

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CONNECTIVITY

The Las Vegas 2020 Master Plan Policy 3.1.2 states "that new residential neighborhoods emphasize pedestrian linkages within the neighborhood, ready access to transit routes, linkages to schools, integration of local service commercial activities within a neighborhood center that is within walking distance of homes in the neighborhood."

"Street Connectivity" refers to a system of streets with multiple routes and connections serving the same origins and destinations.[7] The traditional grid patterns is an example of a well-connected street system. A grid street pattern distributes traffic flow through the entire system. Local movement occurs along interconnected local streets, which frees major arterials for long distance travelers.

In contrast, suburban development is organized by a hierarchy of streets beginning with a cul-de-sac and progressing to major arterials. Suburban street articulation is patterned to collect traffic from residential neighborhoods and disperse it to increasingly higher street classifications at limited access points. The result of this pattern are large intersections, increased congestion along major streets and an environment that discourages pedestrian and bicycle travel.

[6] U.S. Department of Transportation Federal Highway Administration. Design Sidewalks & Trails Access. Retrieved October 23, 2012: www.fhwa.dot.gov

[7] Susan Handy, Robert Paterson, and Kent Butler (2003), *Planning for Street Connectivity: Getting from Here to There*, pp. iii and iv. Chicago, IL: American Planning Association.

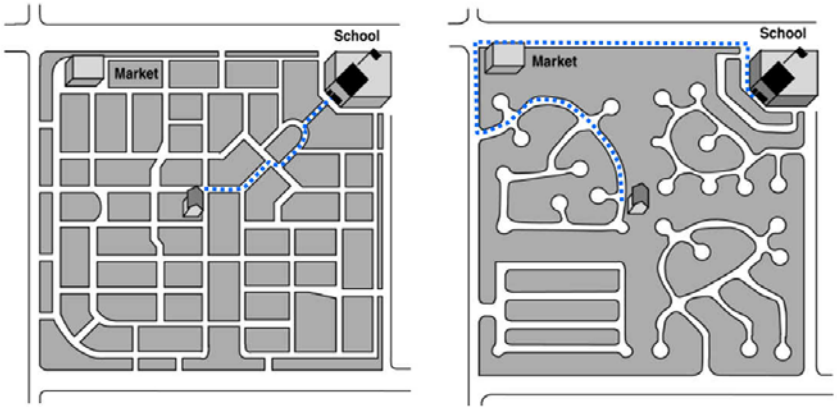

Figure 1- Illustrates a more traditional, interconnected development pattern compared to a disconnected, development pattern of the late 20th century.[8]

To encourage better internal and external pedestrian and bicycle linkages, a subsection titled "Street Connectivity" was added in the Unified Development Code. Street connectivity assists in reducing the volume of traffic and traffic delays on major streets (arterials and major collectors), and consequently improves livability in communities. By increasing the number of street connections or local street intersections in neighborhoods, bicycle and pedestrian access is improved as these modes of travel are local in nature and comprise shorter trips.

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Inadequate subdivision design and perimeter walls with no access are the primary obstacles to adequate pedestrian linkages within and outside a neighborhood. Barriers are created for pedestrians when elongated blocks are designed without intersecting streets. The major obstacle to pedestrian access in the city of Las Vegas are perimeter walls that surround neighborhoods. To permit pedestrian access to streets, trails and amenities, gates for pedestrian access should be provided at suitable locations.

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The lack of pedestrian access and bicycle trails to commercial properties hinder circulation. Pedestrian and bicycle links to commercial properties allows for better circulation and easier access to community amenities. The addition of pedestrian and bicycle trails to community amenities and commercial properties decreases the amount of vehicular trips, reducing the amount of traffic in neighborhoods and improving livability.

There are design options, which improve the circulation and provide a connection across auto traffic areas, such as midblock crossings. Midblock crossings are beneficial in areas where large parcels inhibit pedestrians access from one side of the street to the other. A midblock crossing, or "link", saves the pedestrian time and eliminates any dangerous and illegal access across roadways.

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[8] Division of Planning Kentucky Transportation Cabinet (March 2009).



Figure 2- Midblock crossing photo simulation of Owens Avenue at Edmonds Town Center Street

In addition, to ensure future street connections where a proposed development abuts unplatted land or a future development phase of the same development, street stubs should be provided. All street stubs should be provided with temporary turn-around or cul-de-sacs and the restoration and extension of the street shall be the responsibility of any future developer of the abutting land.

The current "Connectivity" section of the Unified Development Code recommends street stubs for proposed developments that abut unplatted land or a future development phase of the same development, but does not require this standard. This chapter recommends that the City re-examine the Connectivity section standards of the Unified Development Code to ensure future street connections where proposed development abuts undeveloped land.

RURAL PRESERVATION AREAS

The Las Vegas 2020 Master Plan Policy 3.2.1 states "that 'rural preservation neighborhoods,' as defined by the State of Nevada, be afforded the required transitional buffer where such portions of the required buffer area fall within the City of Las Vegas and are lands that are currently vacant."

The Rural Preservation Overlay District is intended to preserve the rural nature of designated neighborhoods located in the Southeast, Southwest and Centennial Hills Sectors by attaching special importance to their rural character and low density. Some characteristics of a rural preservation neighborhood include single-family homes on large lots, non-commercial raising of domestic animals, and a density limit of two units per acre. The existing character of rural neighborhoods and communities is protected by establishing boundaries to limit encroachment of higher density development into protected areas. The Rural Preservation Overlay District Map (Map 2A) in the Land Use & Rural Neighborhoods Preservation Element reflects the properties that, at a particular point in time, are deemed consistent with the definition and intent of a rural preservation neighborhood. The definition of a rural preservation neighborhood and

the specifics of the Rural Preservation Overlay District can be found in Title 19.06 of the Las Vegas Municipal Code.

Currently, approximately 2,520 acres make up the Rural Preservation Overlay District. Rural preservation neighborhoods are located in every sector of the city, but primarily in the Centennial Hills Sector, which contains many small subdivisions featuring large lot zoning.

Approximately 73 acres of new parcels that now qualify for inclusion in a rural preservation neighborhood are proposed to be added to the Overlay District. Approximately 110 acres of existing parcels are proposed to be removed from the Overlay District. These parcels do not qualify for inclusion in rural preservation neighborhoods because of their proximity to new development or because their density exceeds two dwelling units per acre.

Since planning is an ongoing process, development must be monitored to determine if the rural character outside urban growth areas is being maintained. Therefore, updates and evaluation of rural preservation areas must be timely and frequent to ensure that rural character is preserved[9]. Non-residential development adjacent to a rural preservation neighborhood requires that careful consideration be given to the negative externalities of the development. These factors must be evaluated on a case-by-case basis, with appropriate landscaping and open space being given primary consideration.

AFFORDABLE OWNER OCCUPIED HOUSING

The Las Vegas 2020 Master Plan Policy 3.3.3 states "that affordable housing, including quality mobile home parks, be encouraged, and that incentives be considered for projects containing affordable, owner occupied housing."

The discussion of affordable housing programs for low/moderate income groups has been addressed in earlier chapters of this Housing Element. Affordable housing for other income groups is discussed below. "Mobile home parks," is the only part of Policy 3.3.3. addressed below.

"Mobile homes" in earlier vernacular were referred to as "trailers" that were equipped to function as truly mobile homes. "Recreational vehicles" serve this purpose today and the mobile home has long since become a fixed in-place house that is mobile only at the time it is moved from the factory to the site. There is still much confusion as to the differences among the residential housing terms "mobile home," "modular home," "manufactured home," and "factory- built housing." The Nevada Revised Statutes (NRS), however, provides definitions for each as follows:
"Mobile home" means a vehicular structure without independent motive power, built on a chassis or frame, which is:

- Designed to be used with or without a permanent foundation;
- Capable of being drawn by a motor vehicle; and
- Used for year-round occupancy as a residence, when connected to utilities, by one person who maintains a household or by two or more persons who maintain a common household (NRS 461A.050).

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[9] City of Las Vegas Land Use & Rural Neighborhoods Preservation Element

"Modular home" means a vehicular structure which is built on a chassis or frame, is designed to be used with or without a permanent foundation, is capable of being drawn by a motor vehicle and is used as a dwelling when connected to utilities (NRS 461.140).
"Manufactured home" means a structure that is:

- Built on a permanent chassis;
- Designed to be used with or without a permanent foundation as a dwelling when connected to utilities;
- Transportable in one or more sections;
- Eight feet or more in body width or 40 feet or more in body length when transported, or, when erected on site, contains 320 square feet or more; and
- Complies with the standards established under the national Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401) (NRS 489.113).

"Factory-built housing" means a residential building, dwelling unit or habitable room thereof which is either wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled on site in accordance with regulations adopted by the (State) division pursuant to NRS 461.170 (Uniform Building Code) but does not include a mobile home (NRS 461.080).

As used in the NRS, a mobile home and modular home are synonymous. A manufactured home is a mobile home or modular home that is designed and built according to the Federal Department of Housing and Urban Development's standards of the National Manufactured Home Construction and Safety Standards Act. For this reason, a manufactured home is commonly referred to as "HUD housing." Of all the types of manufactured housing, factory-built housing is the only type of housing unit that is constructed to comply with the uniform codes adopted by the City. Consequently, factory-built housing is permitted anywhere that conventional housing is permitted, subject, however, to any adopted standards or restrictive covenants that regulate it.

As manufactured housing has become less mobile, there has been a gradual shift in development approaches from the mobile home park system, where land was available on a long-term lease basis, to subdivisions, where lots are purchased. Although some manufactured housing subdivisions have comparatively large lot sizes, development can be established at densities typical of multifamily housing development. The combined cost savings of manufactured housing and small lot sizes can result in very low cost single-family housing. There is the potential for mobile home parks and manufactured housing subdivisions to be discriminated against, because they represented low-income housing, were of higher density than conventional single family subdivisions, did not meet adopted housing codes, were not taxed as real property, and were not attractively designed. For these reasons, the 70th Session of the Nevada Legislature (1999) adopted Senate Bill 323, "requiring that a governing body include a manufactured home within the definition of a single-family residence in the zoning ordinances of the governing body; requiring a governing body to adopt certain standards with respect to manufactured homes that are not affixed to a lot within a mobile home park; providing the circumstances pursuant to which a manufactured home constitutes real property; and providing other matters properly relating thereto." A governing body must adopt standards that the manufactured home:

- Be permanently affixed to a residential lot;

- Be manufactured within the five years immediately preceding the date on which it is affixed to the residential lot;
- Have exterior siding and roofing which is similar in color, material and appearance to the exterior siding and roofing primarily used on other single family residential dwellings in the immediate vicinity of the manufactured home, as established by the governing body;
- Consist of more than one section;
- Consist of at least 1,200 square feet of living area unless the governing body, by administrative variance or other expedited procedure established by the governing body, approves a lesser amount of square footage based on the size or configuration of the lot or the square footage of single-family residential dwellings in the immediate vicinity of the manufactured home; and
- If the manufactured home has an elevated foundation, the foundation is masked architecturally in a manner determined by the governing body (NRS Chapter 278).

To provide for a diverse choice of affordable housing that meets the needs of lower income families and that is developed in a manner that represents quality development at less cost, design standards for manufactured homes have been prepared and adopted as a part of the Zoning Ordinance (Title 19). Such design standards are consistent with State legislation and are objective to encourage the establishment of manufactured housing primarily in manufactured housing subdivisions.

DIVERSE HOUSING STOCK

A broad diversity of housing is not prevalent in the area noted as Newly Developing. A few exceptions are more notable in master planned communities such as Summerlin, where a single owner has a much larger tract of land within which to locate mixed uses, and in a few innovative projects by some developers. This lack of diverse housing stock comes with a cost. Residents will be limited in their lifestyle and household choice. Limited choice increases the need for increased land consumption, increasing the infrastructure cost for new sewer and water lines and transportation expenditures.

Nevertheless, the development community, including investors, financial institutions, suppliers, builders and developers, is a group not generally known as risk takers regarding changes in market product, particularly if a standard product is successful. While there may be more profit to be gained from developing property with diverse housing, many of these participants will often stick with proven formulas involving little risk, and develop property in a manner to which they're accustomed. In addition, there is the concern that intermixing housing types and incomes particularly in smaller areas could result in units that are unmarketable or difficult to sell at market rates.

The City needs to show how diverse housing makes good business sense. For large developers, the key to profitability is rapid land absorption, and the key to rapid land absorption is to tap many market segments. Renters feed the starter home market, families in starter homes buy move-up homes, and empty nesters become candidates for townhouses or condominiums and eventually move into retirement homes or congregate care facilities. Contemporary suburban development offers little to accommodate families through the life cycle, requiring that they move out of the neighborhood when they wish to move up (or down).

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.

Residents who live in a particular neighborhood for any length of time become socially attached to the neighborhood. As residents' income levels, family size or ages change, their housing needs also change, requiring relocation to alternative housing. 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. For senior residents, relocating to alternative housing outside of the neighborhood to which they are accustomed, can be particularly traumatic. For this reason, it is becoming more common for housing complexes to develop with single-family housing, assisted living, and nursing home opportunities in the same complex. This type of development should be encouraged in all neighborhoods, so that senior residents can relocate within the same neighborhood.

The City has attempted to encourage a diversity of housing through the update of the aforementioned Unified Development Code. The inclusion of the Single Family – Attached (R-TH) and removal of the restrictions for Single-Family Compact Lot (R-CL) helped provide more options for housing developments. In addition, the elimination of the Residential Planned Development (R-PD) Zoning Overlay, which was intended to provide flexibility and innovation in residential development with the emphasis on enhanced residential amenities, resulted in large tracts of homogenous housing stock and amenities waived by developers.

IMPLEMENTATION

The Las Vegas 2020 Master Plan document contains certain geographically specific sets of goals and objectives. The master plan provides a set of broad goals and objectives designed to guide the preparation of detailed elements, such as the Housing Element. The implementation portion of the Housing Element defines specific actions the City will pursue to meet the goals and objectives within the Master Plan. These actions include the areas of Reurbanization, directed at the Downtown Las Vegas area, Neighborhood Revitalization, directed at the central city neighborhoods in the more mature areas of the City, and Newly Developing Areas, directed at the new growth in the areas north of Cheyenne Avenue.

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REURBANIZATION

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Action HE1: The City shall create a unique "design based" (form-based) code for the existing Downtown Centennial Plan districts (and sub-districts as appropriate). Each district would have its own unique design standards. The City shall further identify the opportunities for housing development, and mixed-use development with a substantial residential component, in each district and sub-district.

Action HE2: Building upon the districts of the adopted Downtown Centennial Plan, the City shall identify and pursue the several sites within each district appropriate for the production of new urban housing types.

Action HE3: To address the difficult issues of small parcels sizes and inflated land values, the City shall establish a special team to consider and resolve the problem of how to assemble, clear and prepare land for the production of new urban housing developments and mixed-use projects with a substantial residential component in Downtown Las Vegas.

Action HE4: The City shall establish a revolving fund coupled with a land banking mechanism. Such funds would be used for development in the Downtown. The recuperation of all revolving funds would be accomplished upon entering into development agreements with certified housing developers.

Action HE5: The City shall identify key national, regional, and local developers and builders who have experience building dense infill urban housing developments. The City shall then work with selected development teams to generate potential housing development projects.

Action HE6: The City shall identify all available federal, state and local housing development resources and subsidy programs that could aid and assist the City to develop dense urban housing developments and fully employ such programs and subsidies.

Action HE7: The City shall require and assure that the City Redevelopment Plan's 18 percent affordable housing tax increment set-aside only be spent on housing within the Redevelopment Plan Area (Map 8), and shall support such legislative changes that may be necessary to take this action.

Action HE8: The City shall prepare an inventory of vacant and under-utilized parcels within each Downtown district that could be appropriate for building new urban housing with ground floor commercial components.

Action HE9: In those Downtown districts most likely to see housing development, the City shall identify the opportunities for the development of a central public open space, park, public facility or landmark that lends identity and character.

Action HE10: The City shall prohibit the expansion and addition of more homeless oriented facilities within the so-called "Homeless Corridor", north of US 95 between Main Street and Las Vegas Boulevard; so as to provide services in all areas of the Las Vegas Valley.

Action HE11: The City shall work with federal, state, and local agencies to develop rehabilitation, job training and self-empowerment classes that assist homeless individuals and families to return to their maximum productivity and participation in the free economy.

Action HE12: The City shall seek out mental health rehabilitation and stabilization programs for those mentally ill homeless persons who can become productive members of society and seek appropriate, humane settings for the mentally unstable to be cared for with dignity and respect.

Action HE13: The City shall seek the equitable disbursement, sharing and support of homeless shelters and rehabilitation facilities across all the entities of the entire Las Vegas Valley in proportion to the populations of each entity, so the current undue burden that the city of Las Vegas bears in its Downtown area is corrected.

NEIGHBORHOOD REVITALIZATION

Action HE14 The City shall use its Unified Development Code to illustrate features such as unique lighting and landscape features, entrance gates and structures, street furniture and other features that can be used to create or enhance neighborhood identity.

Action HE15: The City's Neighborhood Planning Program shall continue to act as a method of empowering registered neighborhood associations and enabling these associations to help themselves to solve local problems.

Action HE16: The City shall continue to use the Neighborhood Partners Fund and the Youth Neighborhood Association Partnership Program to assist in the development of neighborhood projects.

Action HE17: The City shall continue to provide on-going staff support to neighborhood associations that request to participate in, and meet the requirements for, the Neighborhood Planning process as mandated by Resolution #R-27-98.

Action HE18: The City shall inventory all the municipal infrastructure upgrades that are necessary within these central city areas. The City shall then determine which of these municipal infrastructure improvements will be made in the course of regularly scheduled maintenance and which improvements require special funding.

Action HE19: The City shall meet with major property owners and involved agencies to promote the reuse and redevelopment of targeted sites.

Action HE20: The City shall investigate the availability of and shall seek to obtain, public monies that can assist with initiating mixed-use projects, such as Smart Growth funds that may be available through the Federal Department of Housing and Urban Development and through EPA brownfields funds.

Action HE21: The City shall investigate the availability of other sources of funding to assist in the initiation of mixed-use projects such as private endowments or the use of tax-increment financing.

Action HE22: The City shall prepare a plan/study that addresses the locations, linkages, content and design of urban hubs.

Action HE23: The City shall identify specific areas as urban hubs, and ensure that these urban hubs are logically linked with the existing development pattern.

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Action HE24: The City shall develop a Walkability Plan in each Ward that allows residents to easily walk to community amenities and conduct normal daily activities. Following the recommendations enumerated in the Walkability Plan, the City shall use available funds to maintain and renovate its public infrastructure within existing residential neighborhoods as needed.

Action HE25: The City shall identify sites within the central city area that are suitable for seniors' and assisted living housing. In doing so, the City shall develop suitability criteria that shall examine location aspects such as proximity to transit routes, shopping facilities including food and drug stores, cultural and community facilities and the provisions to cross traffic to access these facilities, as well as indicators of good quality of life such as low noise and ambient light levels.

Action HE26: The City shall work with various federal and state programs and with appropriate care providers to place seniors' and assisted living in central city areas.

Action HE27: The City will use Neighborhood Stabilization Funds (NSP) to acquire and rehabilitate abandoned, foreclosed, and short-sale homes at 1 percent below appraised value within Target neighborhoods to be made available for sale to qualified households earning up to 120 percent Annual Median Income (AMI).

Action HE28: The City of Las Vegas will use Neighborhood Stabilization Funds to (NSP) to purchase and rehabilitate abandoned, foreclosed, or short-sale homes. Through an agreement with the city, a non-profit or public agency will provide property management, market the properties, and enter into annual leases with households at 50 percent AMI. Rent revenue will be utilized to maintain the properties and cover the cost of the management fees.

Action HE29: The City shall develop an inventory of vacant and derelict sites. The City shall meet with the owners of these properties to determine their needs and expectations. The City shall then develop a program of incentives that assist both the city and the property owners to achieve their respective objectives.

Action HE30: The City shall continue to make responsive code enforcement a priority within transitioning areas of the city.

NEW DEVELOPING AREAS

Action HE31: The City shall utilize various traffic calming methods and devices to reduce speeding on residential streets.

Action HE32: The City shall develop a Walkability Plan in each Ward that allows residents to easily walk to community amenities and conduct normal daily activities. Following the recommendations enumerated in the Walkability Plan, the City shall use funds to maintain and renovate its public infrastructure within existing residential neighborhoods as needed.

Action HE33: The City shall provide education and outreach to the development community expressing the potential benefits of street connectivity.

Action HE34: The City shall continue to prepare and adopt design standards to ensure future street connections and internal and external pedestrian linkages.

Action HE35: Insofar as this policy does not conflict with other adopted policies, the City shall develop area plans with a land use pattern that follows the neighborhood unit concept with commercial hubs placed at the corners of contiguous neighborhoods.

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Action HE36: The City shall review non-residential developments on a case-by-case basis to buffer them from rural preservation neighborhoods, with appropriate landscaping and open space being given primary consideration.

Action HE37: The City shall continue to enforce and monitor its design standards for manufactured homes.

Action HE38: The City shall develop a study which will identify methods and mechanisms for encouraging the development of a wide range of housing types and income ranges.

Action HE39: The City shall develop incentives or requirements for implementing methods to encourage or require a broad range of housing types within the same neighborhood.

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APPENDIX

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APPENDIX A

Reurbanization

Master Plan Policy	Implementation Action	Liaison Department	Priority
1.1.1.	Action HE1: The City shall create a unique "design based" (form-based) code for the existing Downtown Centennial Plan districts (and sub-districts as appropriate). Each district would have its own unique design standards. The City shall further identify the opportunities for housing development, and mixed-use development with a substantial residential component, in each district and sub-district.	Department of Planning	High
1.1.1.	Action HE2: Building upon the districts of the adopted Downtown Centennial Plan, the City shall identify and pursue the several sites within each district appropriate for the production of new urban housing types.	Department of Planning	High
1.1.1.	Action HE3: To address the difficult issues of small parcels sizes and inflated land values, the City shall establish a special team to consider and resolve the problem of how to assemble, clear and prepare land for the production of new urban housing developments and mixed-use projects with a substantial residential component in Downtown Las Vegas.	Economic & Urban Development Department	Medium
1.1.1.	Action HE4: The City shall establish a revolving fund coupled with a land banking mechanism. Such funds would be used for development in the Downtown. The recuperation of all revolving funds would be accomplished upon entering into development agreements with certified housing developers.	Economic & Urban Development Department	Medium
1.1.1.	Action HE5: The City shall identify key national, regional, and local developers and builders who have experience building dense infill urban housing developments. The City shall then work with selected development teams to generate potential housing development projects.	Economic & Urban Development Department	Medium
1.1.1.	Action HE6: The City shall identify all available federal, state and local housing development resources and subsidy programs that could aid and assist the City to develop dense urban housing developments and fully employ such programs and subsidies.	Economic & Urban Development Department	Medium
1.1.1.	Action HE7: The City shall require and assure that the City Redevelopment Plan's 18 percent	Economic & Urban	Medium

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	affordable housing tax increment set-aside only be spent on housing within the Redevelopment Plan Area and shall support such legislative changes that may be necessary to take this action.	Development Department	
1.1.3	Action HE8: The City shall prepare an inventory of vacant and under-utilized parcels within each Downtown district that could be appropriate for building new urban housing with ground floor commercial components.	Department of Planning	Low
1.2.1	Action HE9: In those Downtown districts most likely to see housing development, the City shall identify the opportunities for the development of a central public open space, park, public facility or landmark that lends identity and character.	Department of Planning	Medium
1.8.1	Action HE10: The City shall prohibit the expansion and addition of more homeless oriented facilities within the so-called "Homeless Corridor", north of US 95 between Main Street and Las Vegas Boulevard; so as to provide services in all areas of the Las Vegas Valley.	Department of Planning	High
1.8.1	Action HE11: The City shall work with federal, state, and local agencies to develop rehabilitation, job training and self-empowerment classes that assist homeless individuals and families to return to their maximum productivity and participation in the free economy.	Parks, Recreation, & Neighborhood Services	Medium
1.8.1	Action HE12: The City shall seek out mental health rehabilitation and stabilization programs for those mentally ill homeless persons who can become productive members of society and seek appropriate, humane settings for the mentally unstable to be cared for with dignity and respect.	Parks, Recreation & Neighborhood Services	Medium
1.8.2	Action HE13: The City shall seek the equitable disbursement, sharing and support of homeless shelters and rehabilitation facilities across all the entities of the entire Las Vegas Valley in proportion to the populations of each entity, so the current undue burden that the city of Las Vegas bears in its Downtown area is corrected.	Parks, Recreation & Neighborhood Services	Medium

Neighborhood Revitalization

Master Plan Policy	Implementation Action	Liaison Department	Priority
2.1.6	Action HE14: The City shall use its Unified Development Code to illustrate features such as unique lighting and landscape features, entrance gates and structures, street furniture and other	Department of Planning	Medium

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	features that can be used to create or enhance neighborhood identity.		
2.4.6	Action HE15: The City's Neighborhood Planning Program shall continue to act as a method of empowering registered neighborhood associations and enabling these associations to help themselves to solve local problems.	Parks, Recreation & Neighborhood Services	Medium
2.4.6	Action HE16: The City shall continue to use the Neighborhood Partners Fund and the Youth Neighborhood Association Partnership Program to assist in the development of neighborhood projects.	Parks, Recreation & Neighborhood Services	Medium
2.4.6	Action HE17: The City shall continue to provide on-going staff support to neighborhood associations that request to participate in, and meet the requirements for, the Neighborhood Planning process as mandated by Resolution #R-27-98.	Parks, Recreation & Neighborhood Services	Medium
2.4.7	Action HE18: The City shall inventory all the municipal infrastructure upgrades that are necessary within these central city areas. The City shall then determine which of these municipal infrastructure improvements will be made in the course of regularly scheduled maintenance and which improvements require special funding.	Public Works	Medium
2.1.1	Action HE19: The City shall meet with major property owners and involved agencies to promote the reuse and redevelopment of targeted sites.	Economic & Urban Development Department	Medium

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2.1.1	Action HE20: The City shall investigate the availability of and shall seek to obtain, public monies that can assist with initiating mixed-use projects, such as Smart Growth funds that may be available through the Federal Department of Housing and Urban Development and through EPA brownfields funds.	Economic & Urban Development Department	High
2.1.1	Action HE21: The City shall investigate the availability of other sources of funding to assist in the initiation of mixed-use projects such as private endowments or the use of tax-increment financing.	Economic & Urban Development Department	Medium
2.1.3	Action HE22: The City shall prepare a plan/study that addresses the locations, linkages, content and design of urban hubs.	Department of Planning	Medium
2.1.3	Action HE23: The City shall identify specific areas as urban hubs, and ensure that these urban hubs are logically linked with the existing development pattern.	Department of Planning	Medium
2.4.7	Action HE24: The City shall identify sites within the central city area that are suitable for seniors' and assisted living housing. In doing so, the City shall develop suitability criteria that shall examine location aspects such as proximity to transit routes, shopping facilities including food and drug stores, cultural and community facilities and the provisions to cross traffic to access these facilities, as well as indicators of good quality of life such as low noise and ambient light levels.The City shall develop a Walkability Plan in each Ward that allows residents to easily walk to community amenities and conduct normal daily activities. Following the recommendations enumerated in the Walkability Plan, the City shall use available funds to maintain and renovate its public infrastructure within existing residential neighborhoods as needed.	Department of Planning	Medium
2.2.2	Action HE25: The City shall identify sites within the central city area that are suitable for seniors' and assisted living housing. To identify potential sites and assess their appropriateness for seniors' and assisted living housing developments, the City shall develop suitability criteria. These criteria, among other things, shall examine location aspects such as proximity to transit routes, shopping facilities including food and drug stores, cultural and community facilities	Department of Planning	Low

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	and the provisions to cross traffic to access these facilities, as well as indicators of good quality of life such as low noise and ambient light levels.		
2.2.2	Action HE26: The City shall work with various federal and state programs and with appropriate care providers to place seniors' and assisted living in central city areas.	Economic & Urban Development Department	Medium
2.6.1	Action HE27: The City will use Neighborhood Stabilization Funds (NSP) to acquire and rehabilitate abandoned, foreclosed, and short-sale homes at 1 percent below appraised value within Target neighborhoods to be made available for sale to qualified households earning up to 120 percent Annual Median Income (AMI).	Parks, Recreation & Neighborhood Services	Medium
2.6.1	Action HE28: The City of Las Vegas will use Neighborhood Stabilization Funds to (NSP) to purchase and rehabilitate abandoned, foreclosed, or short-sale homes. Through an agreement with the city, a non-profit or public agency will provide property management, market the properties, and enter into annual leases with households at 50 percent AMI. Rent revenue will be utilized to maintain the properties and cover the cost of the management fees.	Parks, Recreation & Neighborhood Services	Medium
2.6.1	Action HE29: The City shall develop an inventory of vacant and derelict sites. The City shall meet with the owners of these properties to determine their needs and expectations. The City shall then develop a program of incentives that assist both the city and the property owners to achieve their respective objectives.	Building & Safety	Medium
2.6.1	Action HE30: The City shall continue to make responsive code enforcement a priority within transitioning areas of the city.	Building & Safety	High

New Developing Areas

Master Plan Policy	Implementation Action	Liaison Department	Priority
3.1.1	Action HE31: The City shall utilize various traffic calming methods and devices to reduce speeding on residential streets.	Public Works	Medium
2.1.8	Action HE32: The City shall develop a Walkability Plan in each Ward that allows residents to easily walk to community amenities and conduct normal daily activities. Following the recommendations	Department of Planning	High

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	enumerated in the Walkability Plan, the City shall use funds to maintain and renovate its public infrastructure within existing residential neighborhoods as needed.		
3.1.2	Action HE33: The City shall provide education and outreach to the development community expressing the potential benefits of street connectivity.	Department of Planning	High
3.1.2	Action HE34: The City shall continue to prepare and adopt design standards to ensure future street connections and internal and external pedestrian linkages.	Department of Planning	Medium
3.1.2	Action HE35: Insofar as this policy does not conflict with other adopted policies, the City shall develop area plans with a land use pattern that follows the neighborhood unit concept with commercial hubs placed at the corners of contiguous neighborhoods.	Department of Planning	Medium
3.2.1	Action HE36: The City shall review non-residential developments on a case-by-case basis to buffer them from rural preservation neighborhoods, with appropriate landscaping and open space being given primary consideration.	Department of Planning	Medium
3.3.3	Action HE37: The City shall continue to enforce and monitor its design standards for manufactured homes.	Department of Planning	Low
3.3.6	Action HE38: The City shall develop a study which will identify methods and mechanisms for encouraging the development of a wide range of housing types and income ranges.	Economic & Urban Development Department	Low
3.3.5	Action HE39: The City shall develop incentives or requirements for implementing methods to encourage or require a broad range of housing types within the same neighborhood.	Economic & Urban Development Department	Low

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APPENDIX B

Consolidated Plan (insert later)

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

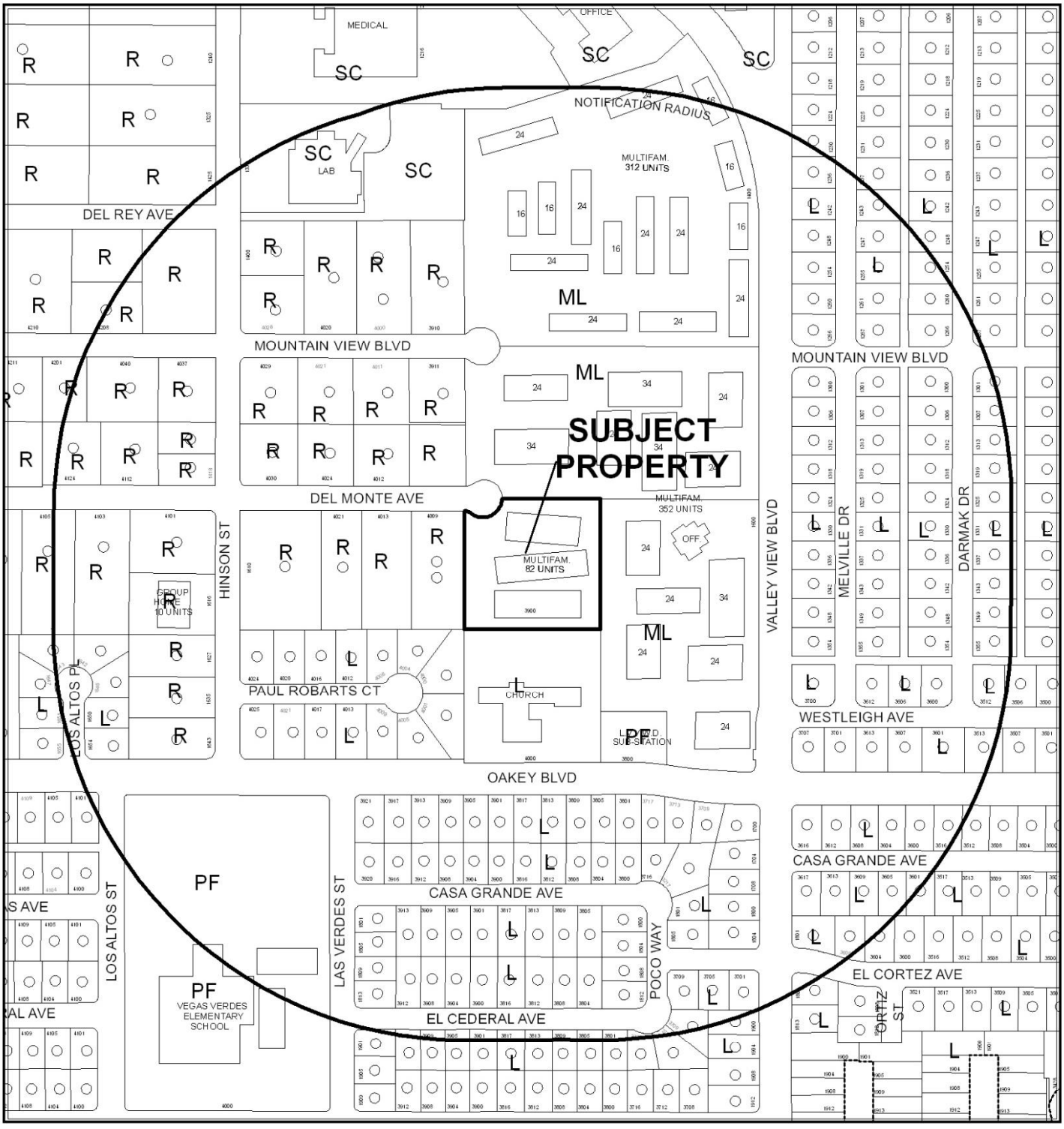
SUBJECT:
ABEYANCE - GPA-47595 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 1600 SOUTH VALLEY VIEW ROAD HOLDINGS, LLC - For possible action on a request to Amend the 2020 Master Plan Land Use FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 2.32 acres at 3900 West Oakey Boulevard (APN 162-06-603-017), Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 03/20/2013

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.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-47595, ZON-47594 and SUP-47592
3. Supporting Documentation
4. Photos - GPA-47595, ZON-47594 and SUP-47592
5. Justification Letter - GPA-47595, ZON-47594 and SUP-47592
6. Support Postcard for GPA-47595, ZON-47594 and SUP-47592



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Feet

CASE: GPA-47595

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY REISDENTIAL)

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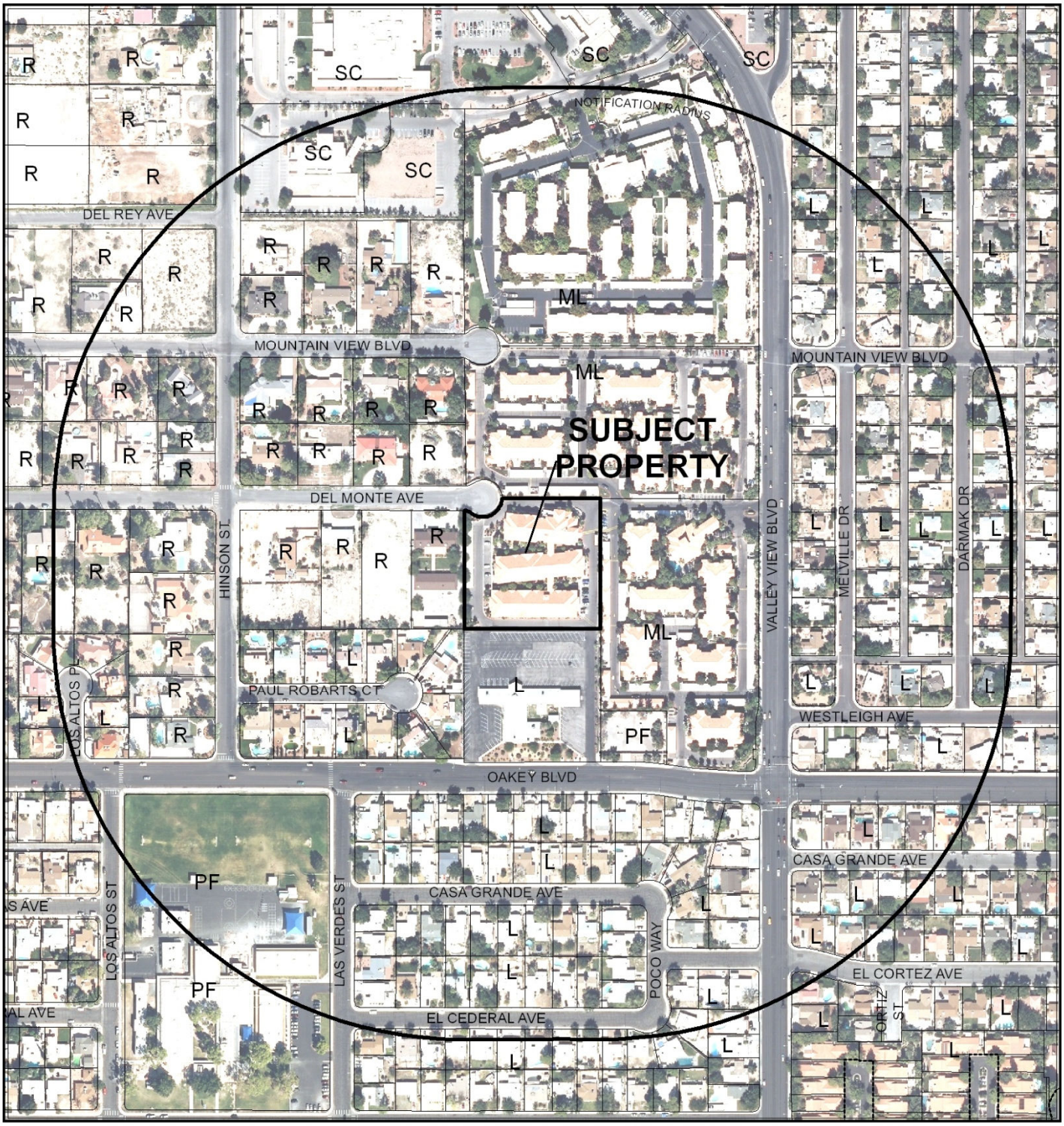

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CASE: GPA-47595

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY REISDENTIAL)

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City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 1600 SOUTH VALLEY VIEW ROAD HOLDINGS, LLC

**** STAFF RECOMMENDATIONS ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-47595	Staff recommends APPROVAL.	
ZON-47594	Staff recommends APPROVAL.	GPA-47595
SUP-47592	Staff recommends APPROVAL, subject to conditions:	GPA-47595 ZON-47594

SUP-47592 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for the Assisted Living Apartments use.

2. Approval of General Plan Amendment (GPA-47595) and Rezoning (ZON-47594) 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.

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 amend the Southeast Sector of the Master Plan from the L (Low Density Residential) land use designation to the ML (Medium-Low Density Residential) land use designation and to rezone the subject site from the R-E (Residential Estates) zoning district to the R-2 (Medium-Low Density Residential) zoning district. These entitlement requests are necessary to process the requested Special Use Permit to convert one of three existing Senior Citizen Apartments at 3900 West Oakey Boulevard to an Assisted Living Apartment. Staff recommends approval of the Special Use Permit use can be conducted in a manner than is harmonious and compatible with the surrounding area. If denied, the applicant will not be allowed to add the Assisted Living Apartments use to the existing Senior Citizen Apartments.

ISSUES

- The Assisted Living Apartments use is permitted in the proposed R-2 (Medium-Low Density Residential) zoning district with the approval of a Special Use Permit but is not allowed in the current R-E (Residential Estates) zoning district.
- The subject site was originally entitled as a Convalescent Care Facility in 1999 and has been operating as Senior Citizens Apartments since 2003 without incident of code violations.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/17/99	The City Council approved a Special Use Permit (U-0071-99) on property located 4000 West Oakey for a Convalescent Care Facility and to allow waivers as follows: to allow 45.7 units per acre where 25 units per acre is the maximum permitted and to allow a height of three stories where two stories is the maximum permitted, R-E (Residence Estates) Zone. The Planning Commission recommended approval.

Most Recent Change of Ownership	
09/22/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/18/01	A building permit (#01-016664) was issued for a congregate residence at 3900 West Oakey Boulevard. The building received a final inspection on 01/07/03.
06/19/03	A business license (#A07-01602) was issued for an apartment house at 3900 West Oakey Boulevard. This license remains active.

Pre-Application Meeting	
11/13/12	A pre-application meeting was held with the applicants and their representatives to discuss the addition of the Assisted Living Apartments use to an existing Senior Citizen Apartment complex.

Neighborhood Meeting	
12/17/12	A neighborhood meeting was held on Monday, December 17, 2012 at 5:30 p.m. at the Destinations Valley View - Clubhouse, 1600 South Valley View Boulevard, Las Vegas, Nevada. Six members of the public attended, one member of the Department of Planning and one staff member from the Ward 1 Council Office were in attendance. The applicant briefly described the proposal to convert some of the senior apartments to an assisted living facility, and noted that the accompanying General Plan Amendment and Rezoning applications would correct the current land use and zoning inconsistencies. Members of the public offered the following comments and concerns: • Concerns were voiced about the number of individuals climbing over the perimeter fence and trespassing on private property at the Del Monte Avenue and Mountain View Boulevard cul-de-sacs. The applicant agreed to work with residents in altering the fence so that the height is consistent and to add spikes that would deter trespassers. • Residents also voiced concerns about the maintenance of the perimeter landscaping, fence, and presence of trash in the perimeter landscape buffer area. • Concerns were raised about maintaining the development as an age-restricted property; residents were supportive of the 55-and-above restrictions. The applicant explained that a minimum of 80% of the residents must be at least 55 years or older to conform to federal requirements. • Residents were generally supportive of the assisted living use, provided that no additional units would be constructed and that parking needs for the development would decrease.

Field Check	
11/29/12	Staff visited the site and found a well-maintained Senior Citizen Apartment complex made up of three buildings. The subject site is adjacent to a 352-unit multi-family residential development, with cross-access provided to Valley View Boulevard.

Details of Application Request	
Site Area	
Net Acres	2.32

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Senior Citizen Apartments	L (Low Density Residential)	R-E (Residential Estates)
North	Multi-Family Residential	ML (Medium Low Density Residential)	R-2 (Medium-Low Density Residential)
South	Church	L (Low Density Residential)	R-E (Residential Estates)
East	Multi-Family Residential	ML (Medium Low Density Residential)	R-2 (Medium-Low Density Residential)
West	Single Family, Detached	R (Rural Density Residential)	R-E (Residential Estates)

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

Existing General Plan	***Permitted Density***	***Units Allowed***
L (Low Density Residential)	5.49 units per acre	12 units
Proposed General Plan	***Permitted Density***	***Units Allowed***
ML (Medium Low Density Residential)	8.49 units per acre	19 units

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	

Senior Citizen Apartments	48 Units		36				
Assisted Living Apartments	34 Units	1 space per 3 residents	12				
TOTAL SPACES REQUIRED			48		62		
Regular and Handicap Spaces Required			46	2	58	4	Y*

**As required by condition #9 of the approved Special Use Permit U-0071-99, a cross access and shared parking agreement was recorded prior to the completion of the building.*

ANALYSIS

The subject site consists of a Senior Citizen Apartments use located within three two-story buildings on 2.32 acres. The applicant is requesting a General Plan Amendment of the subject site from the L (Low Density Residential) land use designation to the ML (Medium-Low Density Residential) land use designation, which is the consistent and compatible land use designation for the existing Senior Citizen Apartments use and proposed Assisted Living Apartments use. The properties adjacent to the north, south, and east of the subject site all maintain the ML (Medium Low Density Residential) land use designation and are located within the R-2 (Medium-Low Density Residential) zoning district, demonstrating a matching pattern with this proposal. The proposed Assisted Living Apartments use decreases the overall parking requirement from 62 required spaces to 48 spaces without changing the existing residential unit density. There are no proposed changes to the site and the use will allow for an easy transition for residents that want to continue residing on site but are in need of assisted living services; therefore, staff is recommending approval of this request.

The Assisted Living Apartments use is defined as "An apartment or apartment complex which provides personal care services to senior citizens for daily living needs. Such services may include, but are not limited to, preparation and service of meals, housekeeping, laundry, monitoring of rooms, monitoring of medication, or assistance with bathing. This use includes commercial uses that are ancillary to an apartment complex as long as the total amount of floor space dedicated to such uses does not exceed five percent of the total gross floor area of the apartment complex and there is no external signage for, nor external access to, the commercial uses. This use does not include a convalescent care facility, nursing home or other medical facility that is specifically defined in LVMC Chapter 19.18."

The proposed use meets the definition, as the applicant proposes to operate an Assisted Living Apartment in one of the three existing Senior Citizen Apartments by providing daily living needs to the residents of that specified building. The provision of Assisted Living Apartments in conjunction with Senior Citizen Apartments is a common practice, and is compatible with the surrounding uses.

There are no Minimum Special Use Permit Requirements for this use. Staff recommends approval of the proposed development and all its related entitlement requests, as the Assisted Living Apartments use is compatible with the existing adjacent land uses and will have no detrimental effect on the surrounding neighborhood. If denied, the applicant may continue to operate all three buildings as Senior Citizen Apartments.

FINDINGS (GPA-47595)

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 land use design is compatible with the existing ML (Medium Low Density Residential) land use adjacent to the north and east of the subject site. Although the applicant is proposing a change in the land use, there is no proposal to increase the residential density from the existing 82-unit Senior Citizen Apartment building.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   This requested General Plan Amendment is accompanied by a request for a rezoning of the existing R-E (Residential Estates) zoning district to the R-2 (Medium-Low Density Residential) zoning district. The subject site is compatible with the existing R-2 (Medium-Low Density Residential) zoning districts adjacent to the north and east of the property. The site cannot access the R-E (Residential Estates) zoned properties south and west, with the exception of the provided emergency crash gates.

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 adequately served by Valley View Boulevard and the associated Special Use Permit does not consist of any proposed changes to the site or request for additional residential units from the existing 82 units.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

The proposed amendment conforms to the Medium Low Density Residential found throughout the Southeast Sector, and the affiliated applications conform to the Unified Development Code for the requested use, with the approval of the Special Use Permit.

FINDINGS (ZON-47594)

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 the accompanying General Plan Amendment (GPA-47595) to the ML (Medium-Low Density Residential) land use designation, the proposed R-2 (Residential Estates) zoning district is the appropriate and conforming zoning district. Staff supports the requested rezoning, as the proposed R-2 (Medium-Low Residential) zoning district is appropriately suited for the existing Senior Citizen Apartments use and is compatible with the adjacent Multi-Family Residential uses to the north and east.

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 Assisted Living Apartments use will be located within one of three existing Senior Apartment buildings and will not constitute a change in the current residential density. The proposed use is compatible with the multi-family residential uses found in the immediate area and the low-density residential uses adjacent to the west.

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

   The requested change in use to one of the existing Senior Citizen Apartments use to an Assisted Living Apartments use is in direct response to the need for such services for the residence on site. If approved, the proposed use will provide a transition from the need for assisted living services, while prolonging the time that they can remain onsite with the neighbors.

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

   The site is indirectly accessed off of Valley View Boulevard, which has adequately served the existing development use since 1999 with no issues. The proposed Assisted Living Apartment use will not change the existing site or residential density from its current arrangement.

FINDINGS (SUP-47592)

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 Assisted Living Apartments use will augment the existing Senior Apartments use with minimal intrusion or impact to the surrounding area; therefore, the use can be conducted in a manner than is harmonious and compatible with the adjacent multi-family residential uses and the low density residential uses to the west.

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

   The proposed use will occupy one of the three existing Senior Citizen Apartments and will not require any alterations to the existing site. The site provides adequate parking, circulation, and onsite amenities for the proposed Assisted Living Apartments.

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 site is indirectly accessed off of Valley View Boulevard. The site has operated as a Senior Citizen Apartment use since 1996 without any issues concerning access or increased traffic. The proposed Assisted Living Apartment use will occupy one of the three existing Senior Apartments and will not increase the current unit density.

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 use is subject to building permit and licensing review and inspection; therefore, appropriate measures will be taken to protect the health, safety, and general welfare.

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

   There are no Minimum Special Use Permit Requirements for the Assisted Living Apartments use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 223

APPROVALS 1

PROTESTS 0

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-47595 APN: 162-06-603-017

Name of Property Owner: 1600 S. Valley View Rd Holdings

Name of Applicant: CompassRock Real Estate LLC

Name of Representative: Lucy Stewart

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: _____ o' Attn

Print Name: Brian R. Hardy, Esq

Subscribed and sworn before me

This 21st day of November, 2012

Jessica M Austin

Notary Public in and for said County and State

JESSICA M. AUSTIN
Notary Public, State of Nevada
Appointment No. 07-2183-1
My Appt. Expires Sep 9, 2015

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City of Las Vegas
Department of Planning

Revised 11-14-06

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA

Project Address (Location) 3900 W. Oakey

Project Name Destinations @ Oakey **Proposed Use** Assisted Living

Assessor's Parcel #(s) 162-06-603-017 **Ward #** 1

General Plan: existing L proposed ML **Zoning:** existing R-E proposed R-2

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

Gross Acres 2.4 **Lots/Units** 17 **Density** _____

Additional Information Convert an existing senior apartment to an assisted living facility

PROPERTY OWNER 1600 S. valley view Rd Holdings **Contact** Andrew Hundertmark

Address c/o 7501 Wisconsin Ave #500 W **Phone:** _____ **Fax:** _____

City Bethesda **State** MD **Zip** 20814

E-mail Address _____

APPLICANT CompassRock Real Estate LLC **Contact** Heidi Westerhoff

Address 8671 W. Charleston **Phone:** (702) 605-8755 **Fax:** _____

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

E-mail Address hwesterhoff@CompassRockrealestate.com

REPRESENTATIVE LAS Consulting **Contact** Lucy Stewart

Address 1916 Trail Peak Lane **Phone:** (702) 499-6469 **Fax:** (702) 946-0857

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

E-mail Address stewplan@aol.com

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

Property Owner Signature* _____ as Attorney

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

Print Name Brian R. Hardy, Esq

Subscribed and sworn before me

This 21st day of November, 20 12

Jessica M Austin

Notary Public in and for said County and State

JESSICA M. AUSTIN
Notary Public, State of Nevada
Appointment No. 07-2183-1
My Appt. Expires Sep 9, 2015

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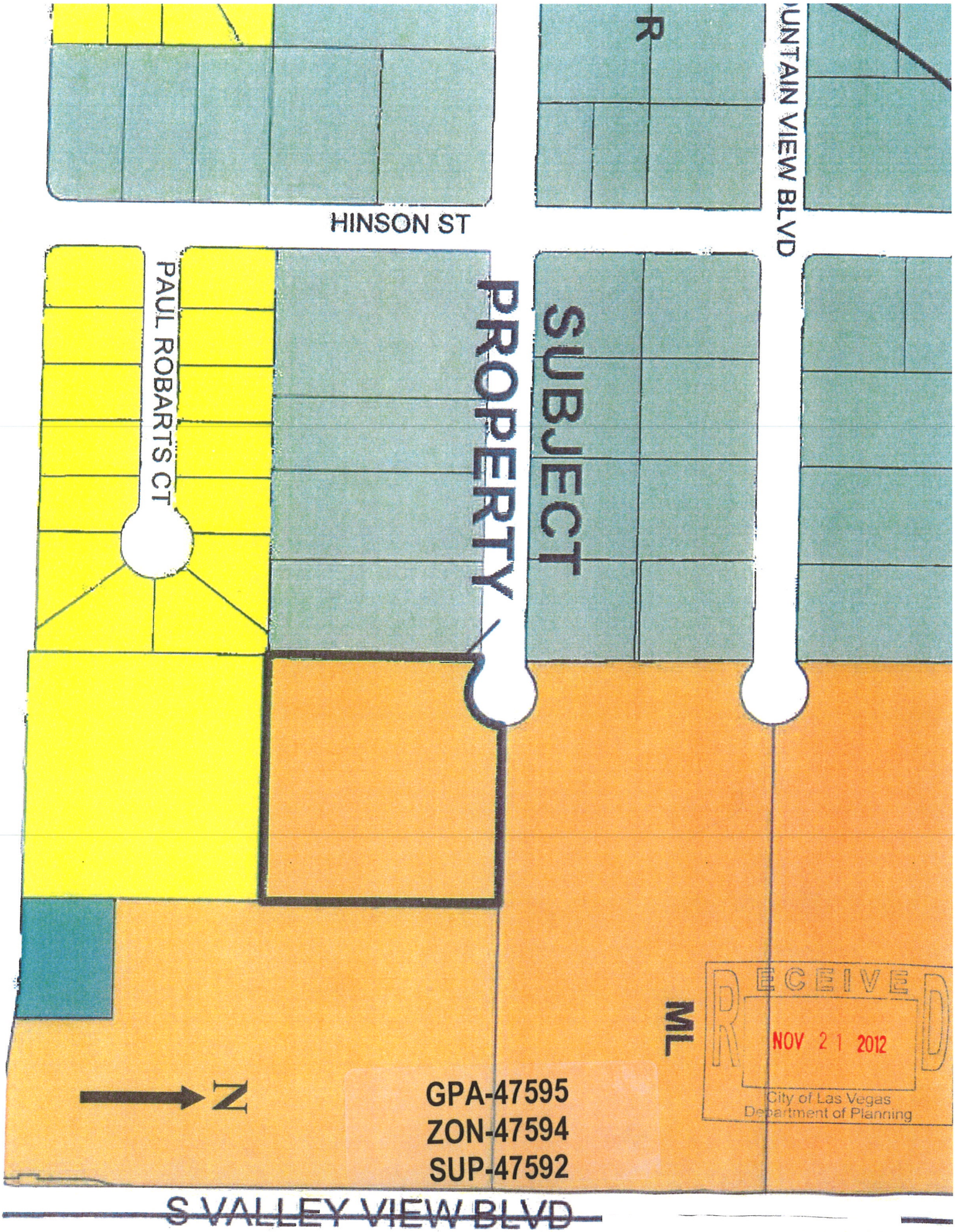
City of Las Vegas
Department of Planning

FOR DEPARTMENT USE ONLY

Case #	GPA-47595
Meeting Date:	01/08/13
Total Fee:	$1500.00
Date Received:*	11/21/12
Received By:	Jonathan B.

*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.

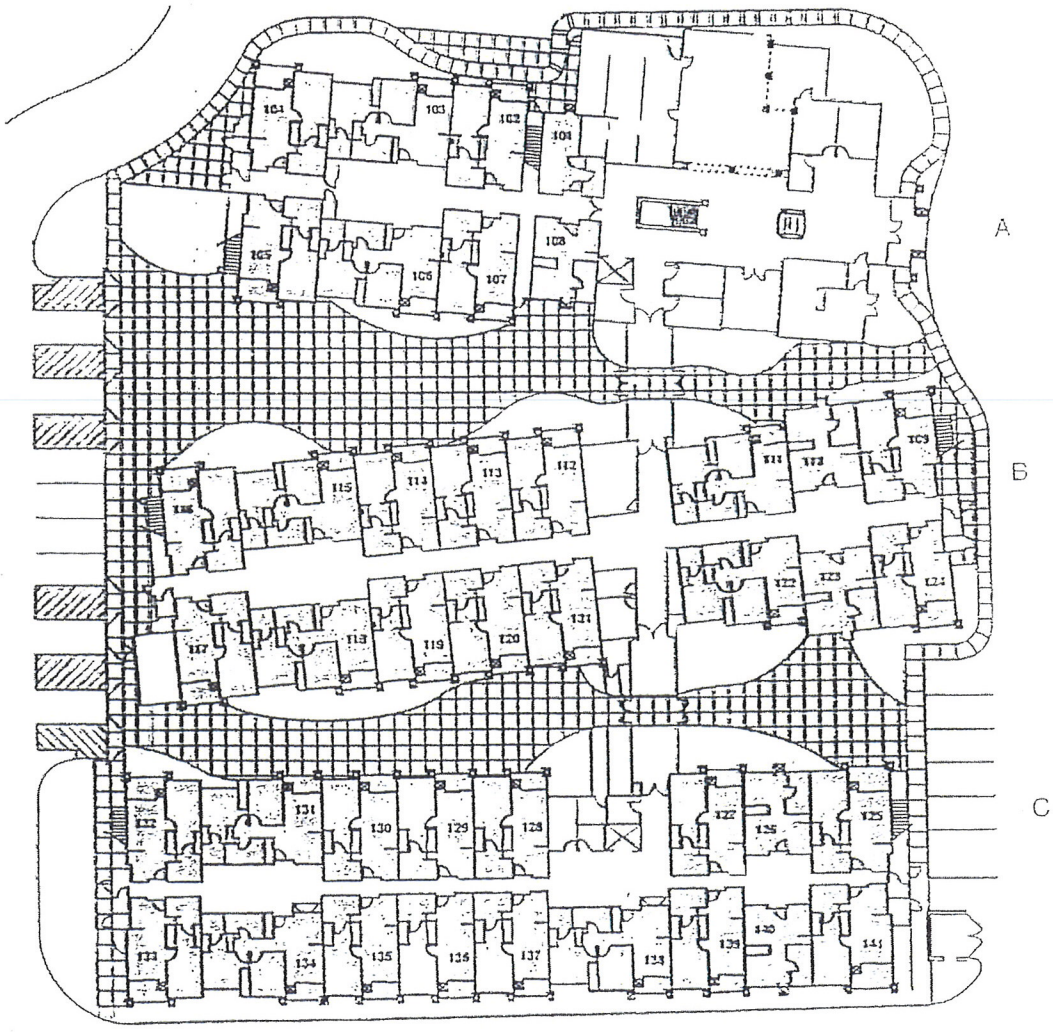
Revised 10/27/08



LOCATION MAP-GPA FROM M TO ML

Community Site Plan

DESTINATIONS
AT OAKEY



3900 W. Oakey Blvd • Las Vegas, NV 89102 • (866) 902-7280 • www.DestinationsAtOakey.com

GPA-47595
ZON-47594
SUP-47592

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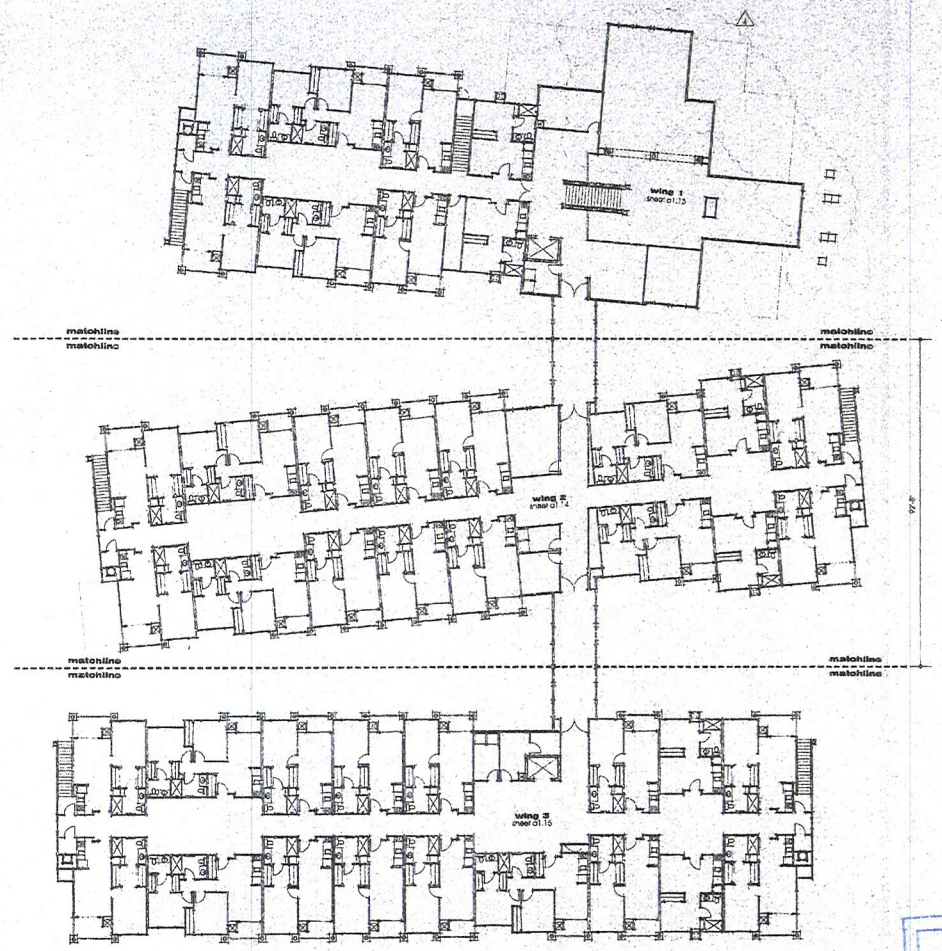
NOV 21 2012
City of Las Vegas
Department of Planning

keynotes

general notes

1. see sheet a1.13, a1.14, a1.15 for second floor enlarged plans



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City of Las Vegas
Department of Planning

revisions

jawa
architecture & interior design
103 E. Charleston Suite 105 Las Vegas NV 89104
702.598.1723 fax 598.1724

stamp

job no. 99005
date 8.18.2K
drawn by sw.jw

job name carefree oakey
job address oakey & valleyview

2nd floor plan a1.02

GPA-47595
ZON-47594
SUP-47592



GPA-47595, ZON-47594 AND SUP-47592 - APPLICANT/OWNER: 1600 SOUTH VALLEY VIEW ROAD HOLDINGS, LLC
3900 WEST OAKEY BOULEVARD

11/29/12



GPA-47595, ZON-47594 AND SUP-47592 - APPLICANT/OWNER: 1600 SOUTH VALLEY VIEW ROAD HOLDINGS, LLC
3900 WEST OAKEY BOULEVARD

11/29/12



GPA-47595, ZON-47594 AND SUP-47592 - APPLICANT/OWNER: 1600 SOUTH VALLEY VIEW ROAD HOLDINGS, LLC
3900 WEST OAKEY BOULEVARD

11/29/12

LAS Consulting
1916 Trail Peak Lane
Las Vegas, NV 89134

November 21, 2012

City of Las Vegas Planning Department
333 Rancho Dr.
Las Vegas, NV 89106

RE: 3900 West Oakey-GPA, Zone Change & SUP

Dear Sir or Madam:

Please accept this letter as our request to convert one building on the property from senior apartments to assisted living facility. This would be a natural transition for our clients, keeping them in the same facility with their friends close by and the same staff they know and are familiar with already. They would be able to remain in familiar surroundings, with their friends nearby and located where it is convenient for family to visit if they currently visit them. This would be minimal care, just assistance with their medicine, etc. Because these buildings were built prior to the current building code being place, they do not meet the current standards for this type of use. The property is zoned R-E which does not allow for an assisted living facility. We are requesting a general plan amendment to recognize the current development and allow for a zone change to R-2 and a Use Permit for Assisted Living. The buildings will appear the same, the traffic should be approximately the same, and the only difference would be some additional care/supervision for the residents.

The safety and well-being of our residents is our utmost concern and we would further develop safety precautions for the evacuation of our residents in the case of an emergency. We believe we can provide a safe and familiar place for our residents and request approval of this request. Thank you for your consideration in this matter, please do not hesitate to contact me with any questions.

<u>General Plan Amendment</u>

This request for a general plan amendment will bring the general plan designation more in keeping with the existing and proposed use. The property is currently developed as senior apartments but zoned and designated for rural estates. The current use does not match the current general plan designation. We are requesting a GPA so we may zone the property R-2 with a special use permit for assisted living. We believe this designation is more in keeping with both the current and proposed use.

GPA-47595
ZON-47594
SUP-47592

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City of Las Vegas
Department of Planning

Zone Change

We are requesting a zone change to R-2, the least dense category we can have an assisted living facility. This zone change is needed to accommodate converting the senior apartment to an assisted living facility. We believe the assisted living facility will be a good neighbor to the residential neighborhood around the site, and a much-needed facility for our residents. The building will remain the same in appearance.

Special Use Permit

This is required to convert the senior apartment building to an assisted living facility. There will be some supervision provided; however, there will not be dispensing of medicine. This facility will be more of a transition for our residents before a nursing home. They will be ambulatory (some with an assistive device or wheel chair) and the residents will be reminded to eat, take their medicine, and similar supervision. This will allow the residents to stay with their friends who are in the senior apartments, visit their friends, still have the same staff they are used to, use the community facilities, just with a little extra attention from the staff. We believe this will be a welcome addition to the Destination community and to the neighborhood itself.

I hope this answers any questions you might have, if not, please do not hesitate to contact me.

Yours truly,

Lucy Stewart

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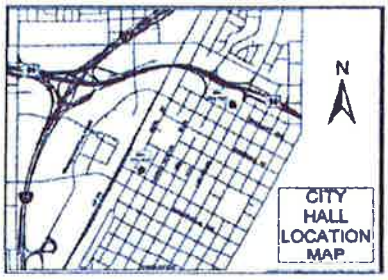
City of Las Vegas
Department of Planning

GPA-47595
ZON-47594
SUP-47592

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, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. 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-47595, ZON-47594 & SUP-47592
Planning Commission Meeting of 01/08/2013

PRESORTED FIRST CLASS

UNITED STATES POSTAGE

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City of Las Vegas
Dept. of Planning

Case: GPA-47595
16205215011
O'DONNELL ROBERT W & M DENNI
3700 WESTLEIGH AVE
LAS VEGAS NV 89102-1834 89102-1834

#36-37-38
A

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City of Las Vegas Agenda Item No.: **16.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

SUBJECT:
ABEYANCE - ZON-47594 - REZONING RELATED TO GPA-47595 - PUBLIC HEARING - APPLICANT/OWNER: 1600 SOUTH VALLEY VIEW ROAD HOLDINGS, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENTCE ESTATES) TO: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) on 2.32 acres at 3900 West Oakey Boulevard (APN 162-06-603-017), Ward 1 (Tarkanian). Staff recommends APPROVAL.

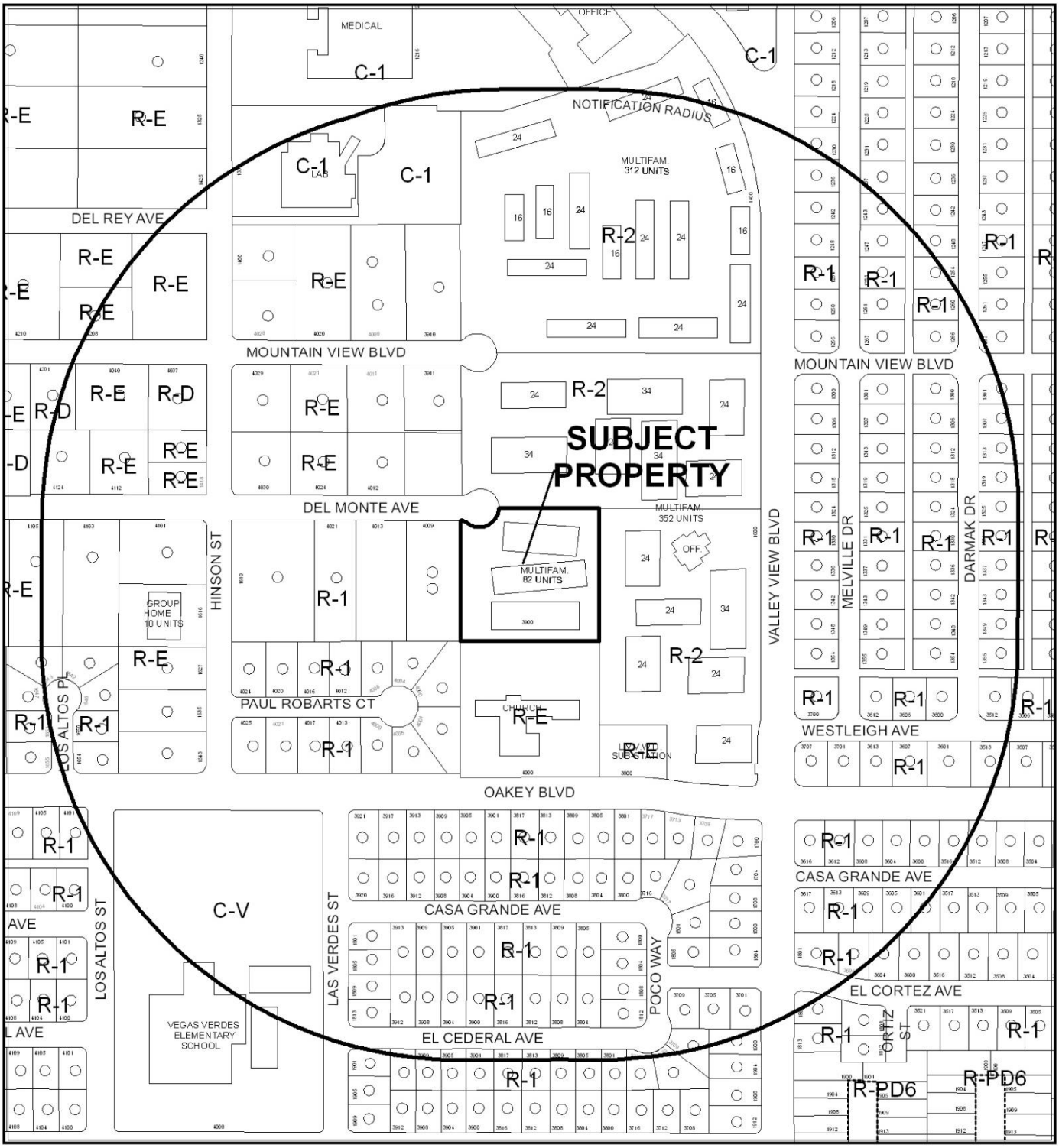
C.C.: 03/20/2013

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-47594 and SUP-47594
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.



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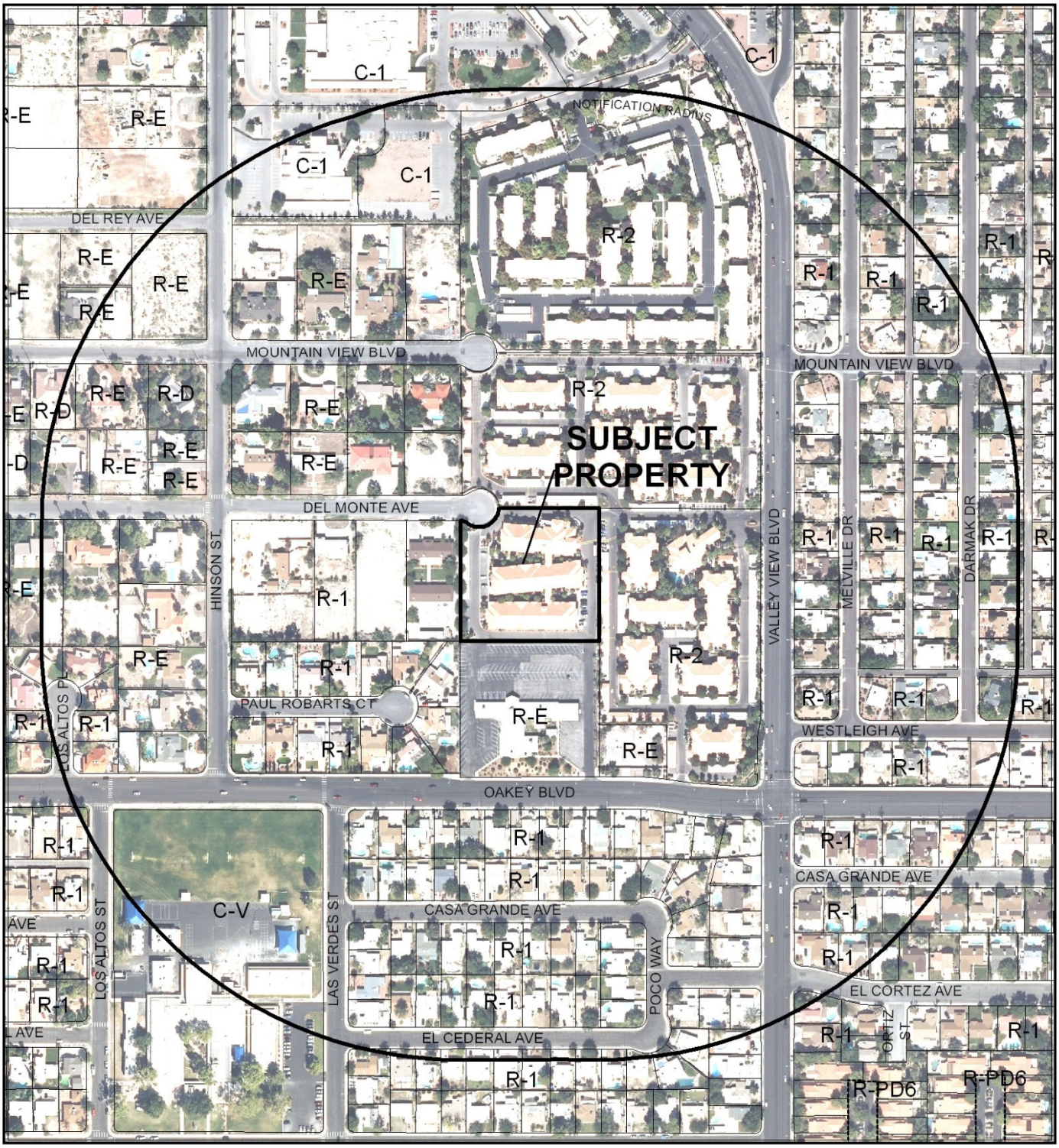
CASE: ZON-47594 & SUP-47592

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

N



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CASE: **ZON-47594 & SUP-47592**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON - 47594 APN: 162-06-603-017

Name of Property Owner: 1600 S. Valley View Rd Holdings

Name of Applicant: CompassRock Real Estate LLC

Name of Representative: Lucy Stewart

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature] as Agent

Print Name: Brian R. Hardy, Esq.

Subscribed and sworn before me

This 21st day of November, 2012

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

JESSICA M. AUSTIN
Notary Public, State of Nevada
Appointment No. 07-2183-1
My Appt. Expires Sep 9, 2015

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NOV 21 2012
City of Las Vegas
Department of Planning

Revised 11-14-06

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) 3900 W. Oakey

Project Name Destinations @ Oakey **Proposed Use** Assisted Living

Assessor's Parcel #(s) 162-06-603-017 **Ward #** 1

General Plan: existing L proposed ML **Zoning:** existing R-E proposed R-2

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

Gross Acres 2.4 **Lots/Units** 17 **Density** _____

Additional Information Convert an existing senior apartment to an assisted living facility

PROPERTY OWNER 1600 S. valley view Rd Holdings **Contact** Andrew Hundertmark

Address c/o 7501 Wisconsin Ave #500 W **Phone:** _____ **Fax:** _____

City Bethesda **State** MD **Zip** 20814

E-mail Address _____

APPLICANT CompassRock Real Estate LLC **Contact** Heidi Westerhoff

Address 8671 W. Charleston **Phone:** (702) 605-8755 **Fax:** _____

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

E-mail Address hwesterhoff@CompassRockrealestate.com

REPRESENTATIVE LAS Consulting **Contact** Lucy Stewart

Address 1916 Trail Peak Lane **Phone:** (702) 499-6469 **Fax:** (702) 946-0857

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

E-mail Address stewplan@aol.com

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

Property Owner Signature* BRJ as Authorized Agent

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

Print Name Brian R. Hardy, Esq.

Subscribed and sworn before me

This 21st day of November, 2012.

Jessica M Austin

Notary Public in and for said County and State

JESSICA M. AUSTIN
Notary Public, State of Nevada
Appointment No. 07-2183-1
My Appt. Expires Sep 9, 2015

RECEIVED
NOV 21 2012
City of Las Vegas
Department of Planning

FOR DEPARTMENT USE ONLY

Case #	ZON-47594
Meeting Date:	01/08/13
Total Fee:	$ 1200.00
Date Received:*	11/21/12
Received By:	Jonathan B

*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

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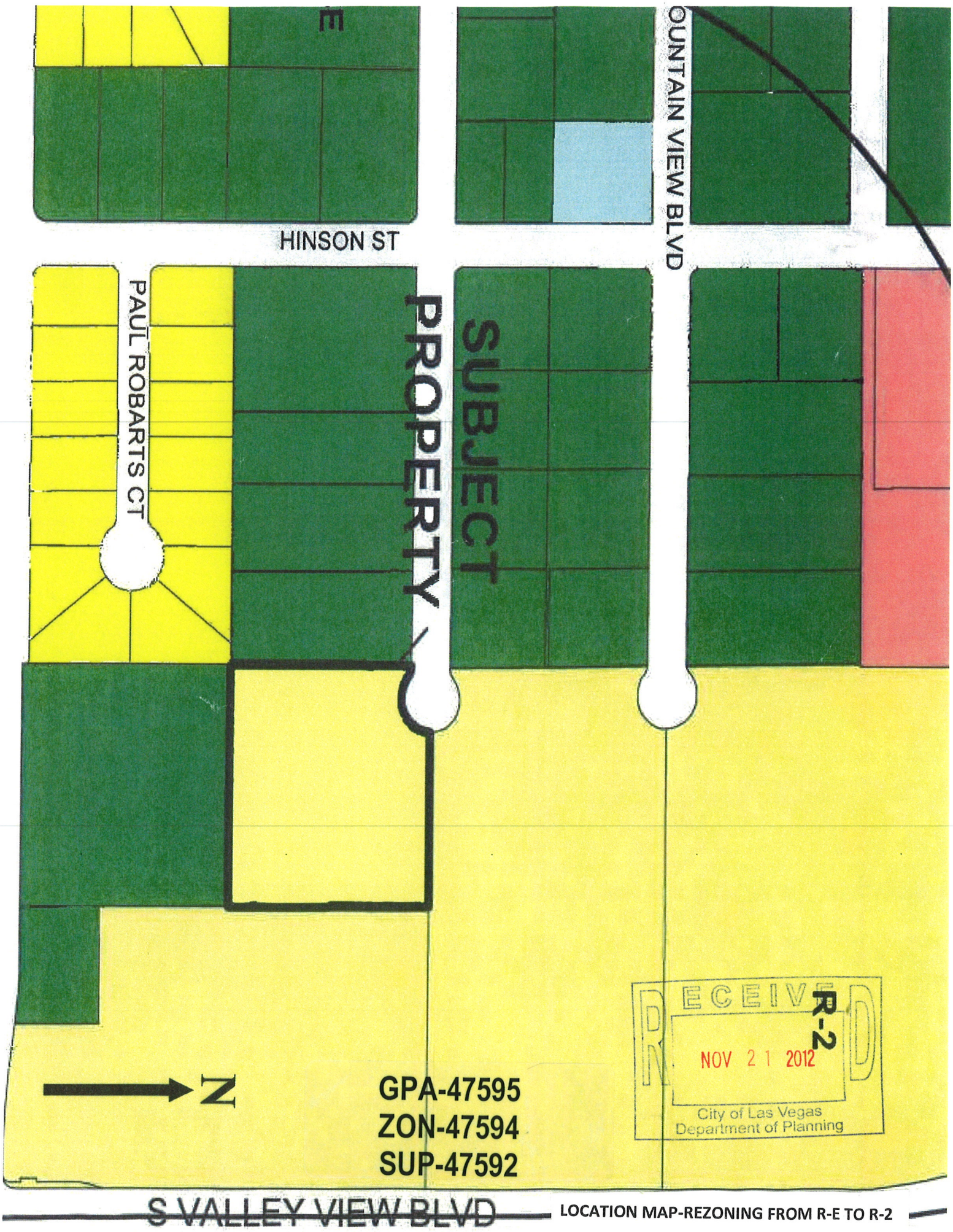

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City of Las Vegas
Department of Planning

LOCATION MAP-REZONING FROM R-E TO R-2

City of Las Vegas Agenda Item No.: **17.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

SUBJECT:
ABEYANCE - SUP-47592 - SPECIAL USE PERMIT RELATED TO GPA-4759 AND ZON-47594 - PUBLIC HEARING - APPLICANT/OWNER: 1600 SOUTH VALLEY VIEW ROAD HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR THE CONVERSION OF ONE OF THREE EXISTING SENIOR CITIZEN APARTMENT BUILDINGS TO AN ASSISTED LIVING APARTMENT BUILDING on 2.32 acres at 3900 West Oakey Boulevard (APN 162-06-603-017), R-E (Residence Estates) Zone [PROPOSED: R-2 (Medium-Low Density Residential)], Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 03/20/2013

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-47592 APN: 162-06-603-017

Name of Property Owner: 1600 S. Valley View Rd Holdings

Name of Applicant: CompassRock Real Estate LLC

Name of Representative: Lucy Stewart

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: _____ as Amt

Print Name: Brian R. Hardy, Esq

Subscribed and sworn before me

This 21st day of November, 2012

Jessica M Austin

Notary Public in and for said County and State

JESSICA M. AUSTIN
Notary Public, State of Nevada
Appointment No. 07-2183-1
My Appt. Expires Sep 9, 2015

RECEIVED
NOV 21 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 3900 W. Oakey

Project Name Destinations @ Oakey **Proposed Use** Assisted Living

Assessor's Parcel #(s) 162-06-603-017 **Ward #** 1

General Plan: existing L proposed ML **Zoning:** existing R-E proposed R-2

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

Gross Acres 2.4 **Lots/Units** 17 **Density** _____

Additional Information Convert an existing senior apartment to an assisted living facility

PROPERTY OWNER 1600 S. valley view Rd Holdings **Contact** Andrew Hundertmark

Address c/o 7501 Wisconsin Ave #500 W **Phone:** _____ **Fax:** _____

City Bethesda **State** MD **Zip** 20814

E-mail Address _____

APPLICANT CompassRock Real Estate LLC **Contact** Heidi Westerhoff

Address 8671 W. Charleston **Phone:** (702) 605-8755 **Fax:** _____

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

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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] as Authorized Agent

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

Print Name Brian R. Hardy, Esq.

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My Appt. Expires Sep 9, 2015

RECEIVED
NOV 21 2012
City of Las Vegas
Department of Planning

FOR DEPARTMENT USE ONLY

Case #	SUP-47592
Meeting Date:	01/08/13
Total Fee:	1030.00
Date Received:*	11/21/12
Received By:	Jonathan B

*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

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City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

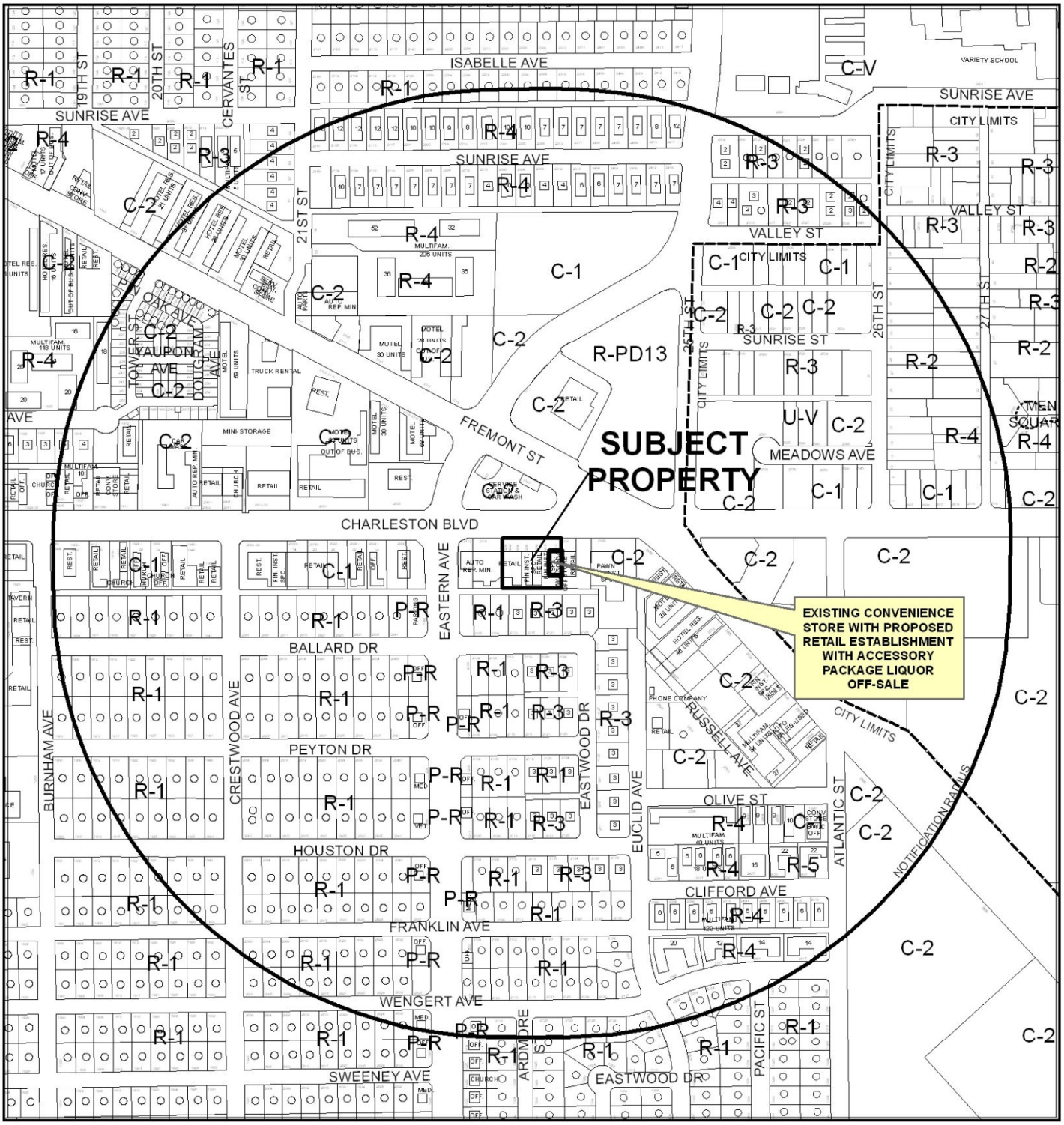
SUBJECT:
SUP-47591 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAXI MART - OWNER: TUESDAY 18, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 3,000 SQUARE-FOOT CONVENIENCE STORE at 2212 East Charleston Boulevard (APN 162-01-101-004), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 03/20/2013
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.

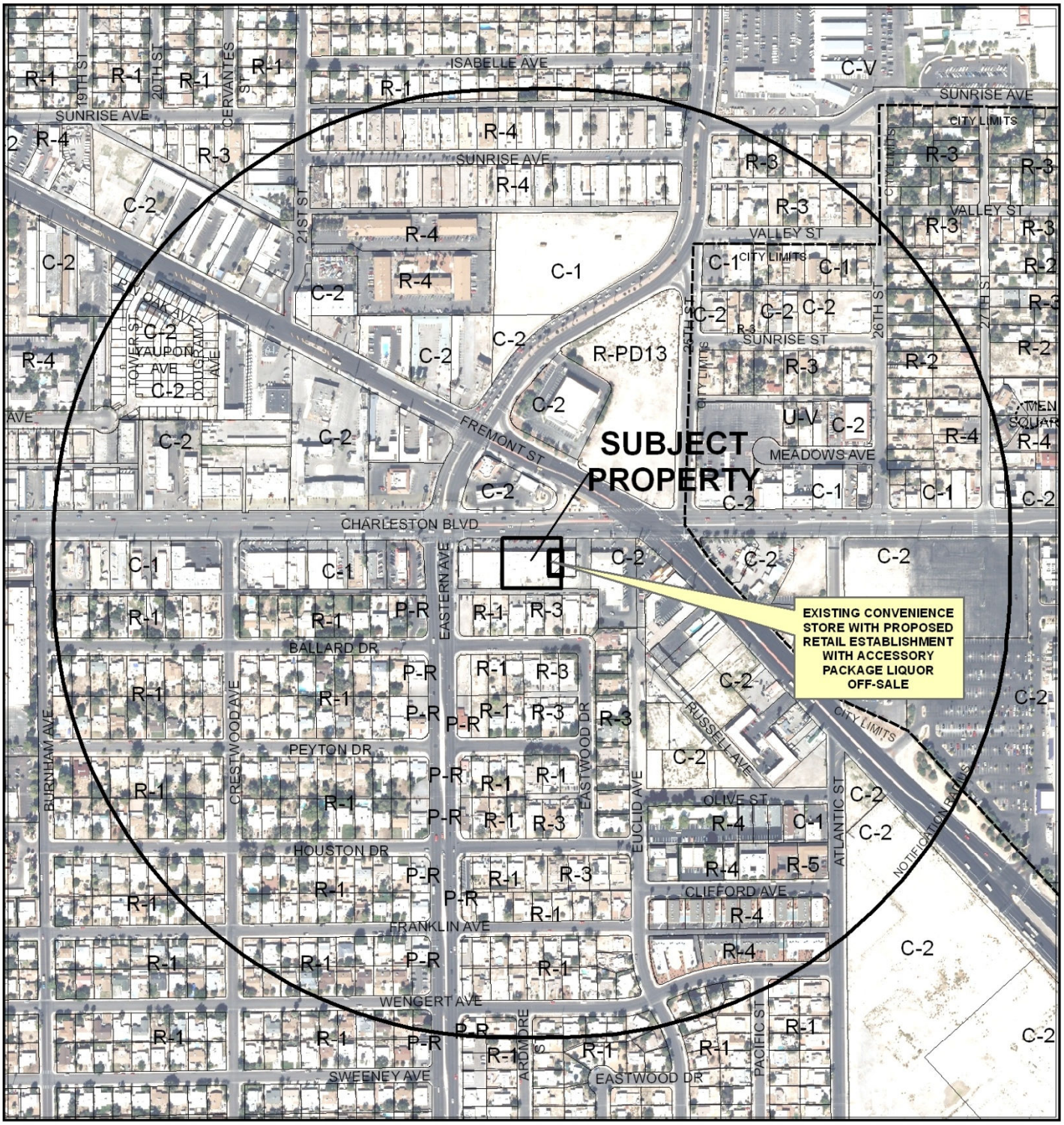
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Information on Prior Conditions by David Mason
7. Protest Postcard



CASE: **SUP-47591**

RADIUS: 1500 FEET

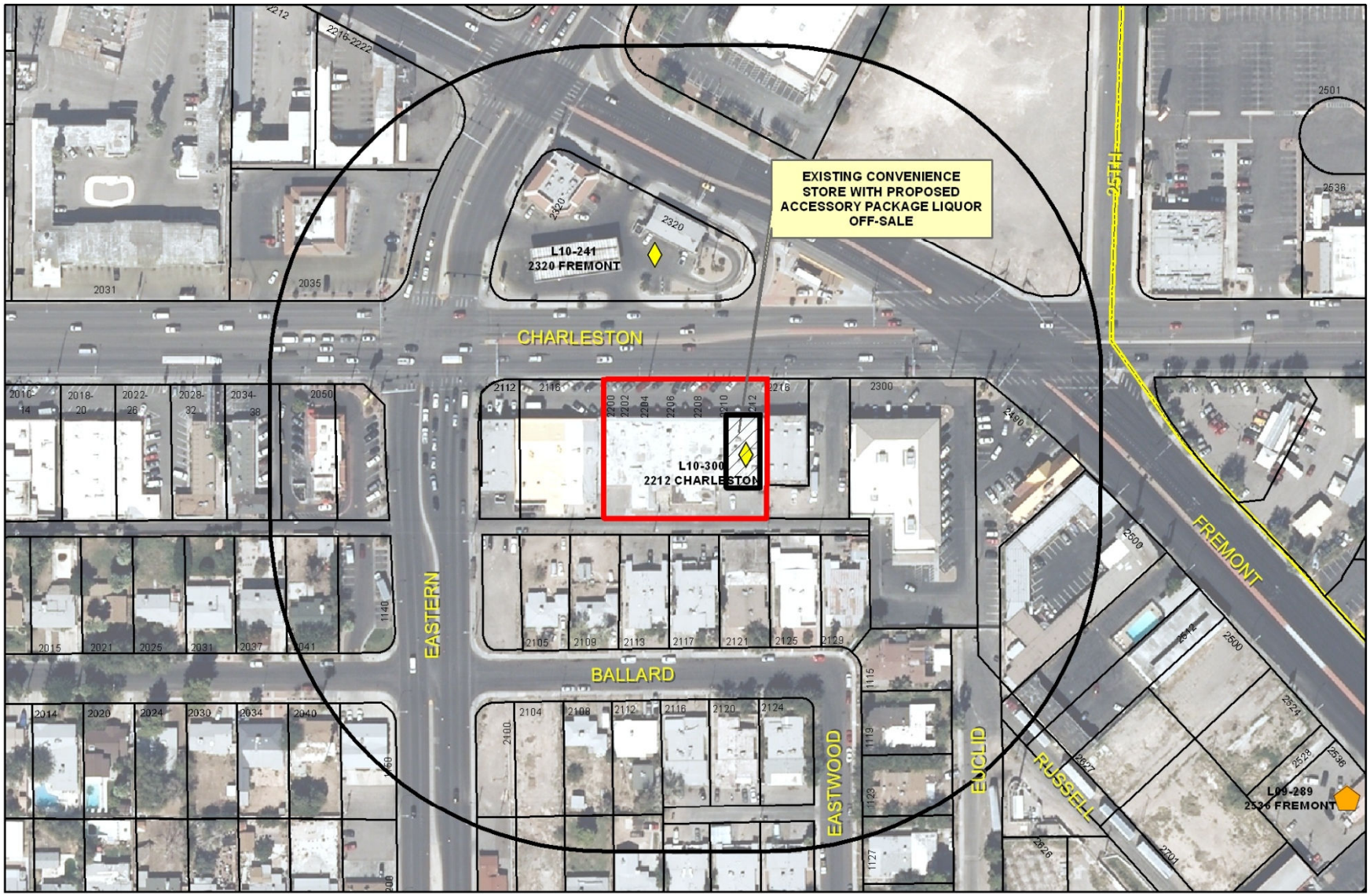
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: **SUP-47591**

RADIUS: 1500 FEET

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



SUP-47591

Package Liquor Sales

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MAXI MART - OWNER: TUESDAY 18, LLC

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-47591	Staff recommends APPROVAL, subject to conditions:	N/A

SUP-47591 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Retail Establishment with Accessory Package Liquor Off-Sale 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. Approval of this Special Use Permit does not constitute approval of a liquor license.

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

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

Staff Report Page One
February 12, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed Accessory Package Liquor Off-Sale use within an existing 3,000 square-foot Retail Establishment at 2212 East Charleston Boulevard. Staff recommends approval of the requested Special Use Permit, as the development is in compliance with the minimum Special Use Permit requirements listed in Title 19.12 for the Retail Establishment with Accessory Package Liquor Off-Sale use and the use is complementary to wide variety of commercial uses within the existing retail building. If denied, the use will only be allowed to operate as a Convenience Store with no alcohol sales.

ISSUES

- A Retail Establishment with Accessory Package Liquor Off-Sale use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- The provided floor plans show 74 square feet of total floor area dedicated to the retail display and sales of alcohol.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/23/98	The City Council approved a Special Use Permit (U-0143-97) for the sale of beer and wine in conjunction with an existing convenience store. The Planning Commission and staff recommended approval.
06/19/02	The City Council denied an Appeal of the Planning Commission's decision to deny a request for a Special Use Permit (U-0031-02) for Package Liquor sales in conjunction with an existing convenience store. Staff had recommended denial.
03/01/06	The City Council approved a Special Use Permit (SUP-10786) for a proposed Financial Institution, Specified (Check Cashing) and waivers of the 200-foot separation requirement from a parcel zoned for a residential use, and the 1,000-foot separation requirement from other Financial Institution, Specified uses at 2212 East Charleston. The Planning Commission recommended approval and staff recommended denial.

Most Recent Change of Ownership	
10/12/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/23/98	A business license was issued for cigarette sales (#C05-01907) and a convenience store (#C15-00241) at 2212 East Charleston Boulevard. This license remains active.
08/09/06	A business license (#N02-00132) was issued for non-depository lender services at 2212 East Charleston Boulevard. This license remains active.
11/09/09	A business license was issued for beer/wine/cooler off sale (#L10-00300) and for gaming (#G01-02374).

Pre-Application Meeting	
06/19/12	A pre-application meeting was held and the applicant's representative to discuss the requirements for adding off premise liquor sales. A brief follow-up meeting was held with the applicant to discuss the current proposal on 11/20/12.

Neighborhood Meeting
A neighborhood meeting is not required for this type of request, nor was one held.

Field Check	
11/29/12	Staff conducted a field check of the subject property and noted the proposed location for the use will be within an existing Convenience Store within a maintained strip mall.

Details of Application Request	
Site Area	
Net Acres	0.75

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-2 (General Commercial)
North	General Retail, Other Than Listed	C (Commercial)	C-2 (General Commercial)
South	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	General Retail, Other Than Listed	C (Commercial)	C-2 (General Commercial)

West	General Retail, Other Than Listed	C (Commercial)	C-2 (General 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	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail, Other Than Listed	14,085 SF	1:175 SF					
TOTAL SPACE REQUIRED			81		34		
Regular and Handicap Spaces Required			77	4	32	2	Y*

**Pursuant to Title 19.18.030(D)(1), the subject site is parking impaired, as the property and the adjacent parcel were developed in 1953 and provided only 47spaces at the time of construction.*

ANALYSIS

The subject property is located within a 3,000 square-foot Convenience Store and is complementary to the commercial uses and other existing retail establishments found on site. The submitted floor plans show 50 square feet of cooler space and 24 square feet of shelf space dedicated to the retail display of alcohol. The proposed use complies with all Minimum Special Use Permit Requirements, as there are no protected uses within 400 feet of this proposal. This proposal is deemed to be a "Project of Regional Significance" because the Special Use Permit request is located within 500 feet of unincorporated Clark County limits. The applicant has submitted a Project of Regional Significance report and no comments from the participating agencies were made. No additional parking required beyond that which is required for the

principal use on the site, as parking requirements were addressed during the original construction of this site and there are no increases to the current parking demand from the proposed use.

The Retail Establishment with Accessory Package Liquor Off-Sale use is defined as, "A retail establishment:

1. Whose license to sell alcoholic beverage authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold; and
2. In which the sale of alcoholic beverages is ancillary to the retail use, and which no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages.

The proposed use meets the definition above, as the provided floor plans show a 3,000 square foot Convenience Store with 74 square feet dedicated to the retail sale of alcohol.

The Minimum Special Use Permit Requirements for this use include:

1. Except as otherwise provided, no retail establishment with accessory package liquor off-sale (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.

There are no protected uses within 400 feet of this proposal.

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.

This condition is not applicable.

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 Retail Establishment with Accessory Package Liquor Off-Sale will be located, without regard to intervening obstacles.

This condition is not applicable.

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.
This condition is not applicable.

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 condition is not applicable.

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

The proposed use will be subject to ongoing licensing inspections to ensure that this condition is met.

*7. The minimum distance requirements set for in Requirement 1, which are otherwise nonwaiveable under the provision of LVMC 19.12.050(C), may be waived.

This condition is not applicable.

Staff recommends approval of this request, as the use conforms to the Minimum Special use Permit Requirements and is a compatible use for the proposed location. If denied, the applicant would be allowed to operate the Convenience Store with Beer/Wine/Cooler Off sale, but will not be allowed to sell package liquor.

FINDINGS (SUP-47591)

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 Off-Sale use is compatible with the C (Commercial) General Plan land use designation and the C-2 (General Commercial) zoning district permissible uses, upon the approval of a Special Use Permit. The proposed use is located within an existing commercial center with a substantial concentration of major commercial development. The proposed use can be conducted in a manner that is harmonious and compatible with the surrounding uses.

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

   The proposed use will consist of 74 square feet of alcoholic beverage retail display area and will operate within a 3,000 square-foot Convenience Store. There is no evidence of a physical constraint to the proposed use on the subject 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 site is accessed from Charleston Boulevard, which is adequate in size to meet the requirements of the proposed use. The subject site was developed in 1953 and is parking impaired, as described in Title 19.18.030(D)(1). The proposed Retail Establishment with Accessory Package Liquor Off-Sale use will be located within the existing Convenience Store, and will not constitute an increase in onsite parking.

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 site will be subject to regular inspection and will not compromise 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 proposed use in conjunction with an existing Convenience Store complies with the Minimum Special Use Permit Requirements listed for the Retail Establishment with Accessory Package Liquor Off-Sale use in Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 474

APPROVALS 0

PROTESTS 1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-47591** APN: 162-01-101-004

Name of Property Owner: Tuesday 18 LLC

Name of Applicant: Maxi Mart

Name of Representative: Brown, Brown & 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: _____

Signature of Property Owner: _____

Print Name: Nimrod Barashy

Subscribed and sworn before me

This 30th day of October, 2012

Sue Gaines

Notary Public in and for said County and State

SUE GAINES
Notary Public, State of Nevada
Appointment No. 99-58738-1
My Appt. Expires Sept. 15, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit Retail with Accessory Package Liquor Off Sale

Project Address (Location) 2212 E. Charleston Boulevard

Project Name Maxi Mart **Proposed Use** _____

Assessor's Parcel #(s) 162-01-101-004 **Ward #** 3 - Coffin

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

Commercial Square Footage 3000 **Floor Area Ratio** n/a

Gross Acres 1.78 **Lots/Units** _____ **Density** _____

Additional Information Currently holds beer and wine license

PROPERTY OWNER Tuesday 18 LLC **Contact** Shawn Barashy

Address P.O. Box 80652 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89180

E-mail Address sbarashy@leelasvegas.com

APPLICANT Maxi Mart **Contact** Khoshaba Israel

Address 2212 East Charleston **Phone:** (702) 384-5750 **Fax:** (702) 384-5753

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

E-mail Address _____

REPRESENTATIVE Brown, Brown and Premsrirut **Contact** Lora Dreja

Address 520 S. 4th Street **Phone:** (702) 384-5563 **Fax:** (702) 385-1023

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

E-mail Address Lora@brownlawlv.com

Property Owner Signature* _____

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

Print Name NIMROD BARASHY

Subscribed and sworn before me

This 30th day of October, 20 12.

Sue Gaines

Notary Public in and for said County and State

SUE GAINES
Notary Public, State of Nevada
Appointment No. 99-58738-1
My Appt. Expires Sept. 15, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-47591
Meeting Date:	1/8/13
Total Fee:	$1280.00
Date Received:*	11/21/12
Received By:	

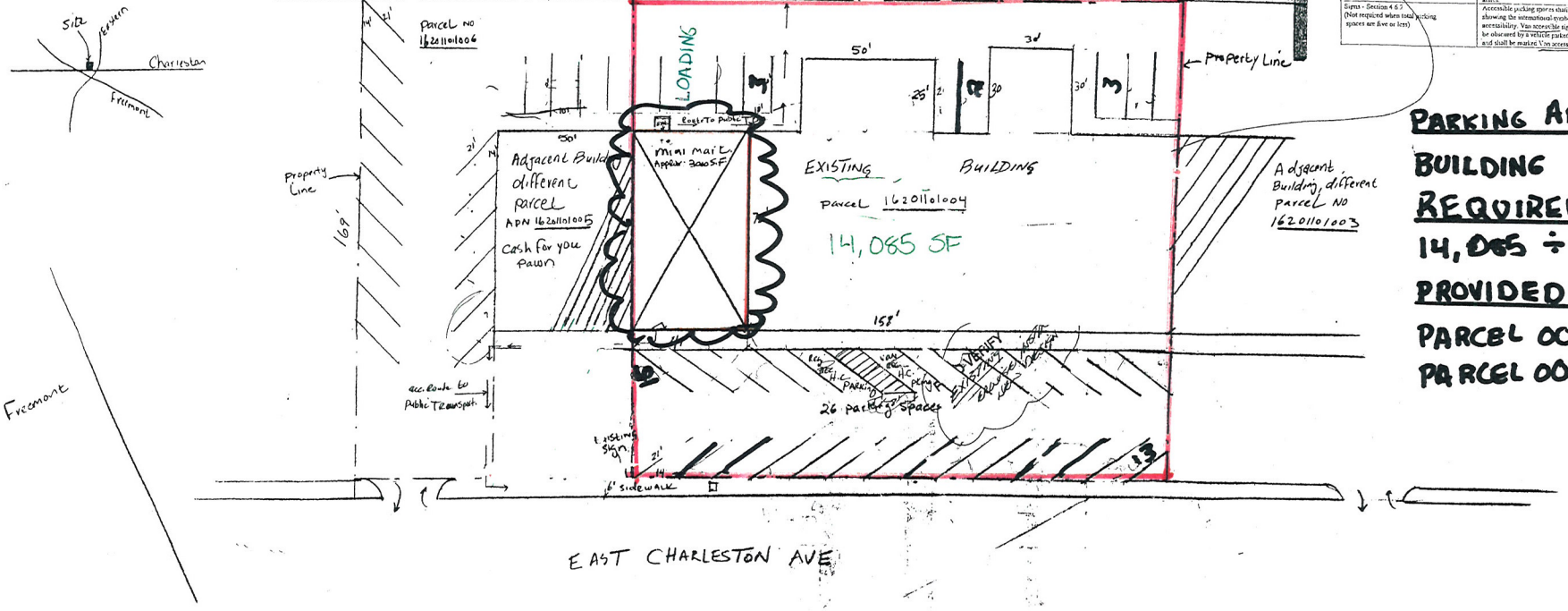
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

162-01-101-004
ACCESSORY PACKAGE LIQUOR - OFFSALE

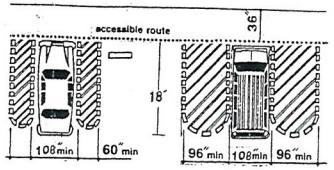
Site Plan 1/2" = 10'

Parcel 162011010004 and 162011010006
2214 E. Charleston



This design includes requirements from the City of Las Vegas Planning Department

WHEEL STOPS AT HANDICAP PARKING SPACES SHALL NOT BE PLACED SUCH THAT VEHICLE OVERHANG WILL IMPEDE HANDICAP PEDESTRIAN TRAFFIC WITHIN THE HANDICAP ACCESS ROUTE.



Van Accessible Space

CABO/ANSI A117.1-1992 with City Of Las Vegas Planning Department modifications	
Surface Slope - Section 4.6.1	Accessible parking spaces shall be located on a surface with a slope not exceeding 1:48
Dimensions of parking spaces - Section 4.6.2	108" wide plus two adjacent 60" wide access aisles. Van accessible space is 108" wide plus two adjacent 96" wide access aisles with a clear height of 98" min. Two accessible parking spaces may share a common access aisle. Curb ramps are not allowed in access aisles.
Signs - Section 4.6.4 (Not required when total parking spaces are five or less)	Accessible parking spaces shall have a sign showing the international symbol of accessibility. Van accessible signs shall not be obscured by a vehicle parked in the space and shall be marked Van accessible.

PARKING ANALYSIS

BUILDING 14,085 SF

REQUIRED PARKING

14,085 ÷ 175 = 80 SPACES

PROVIDED PARKING

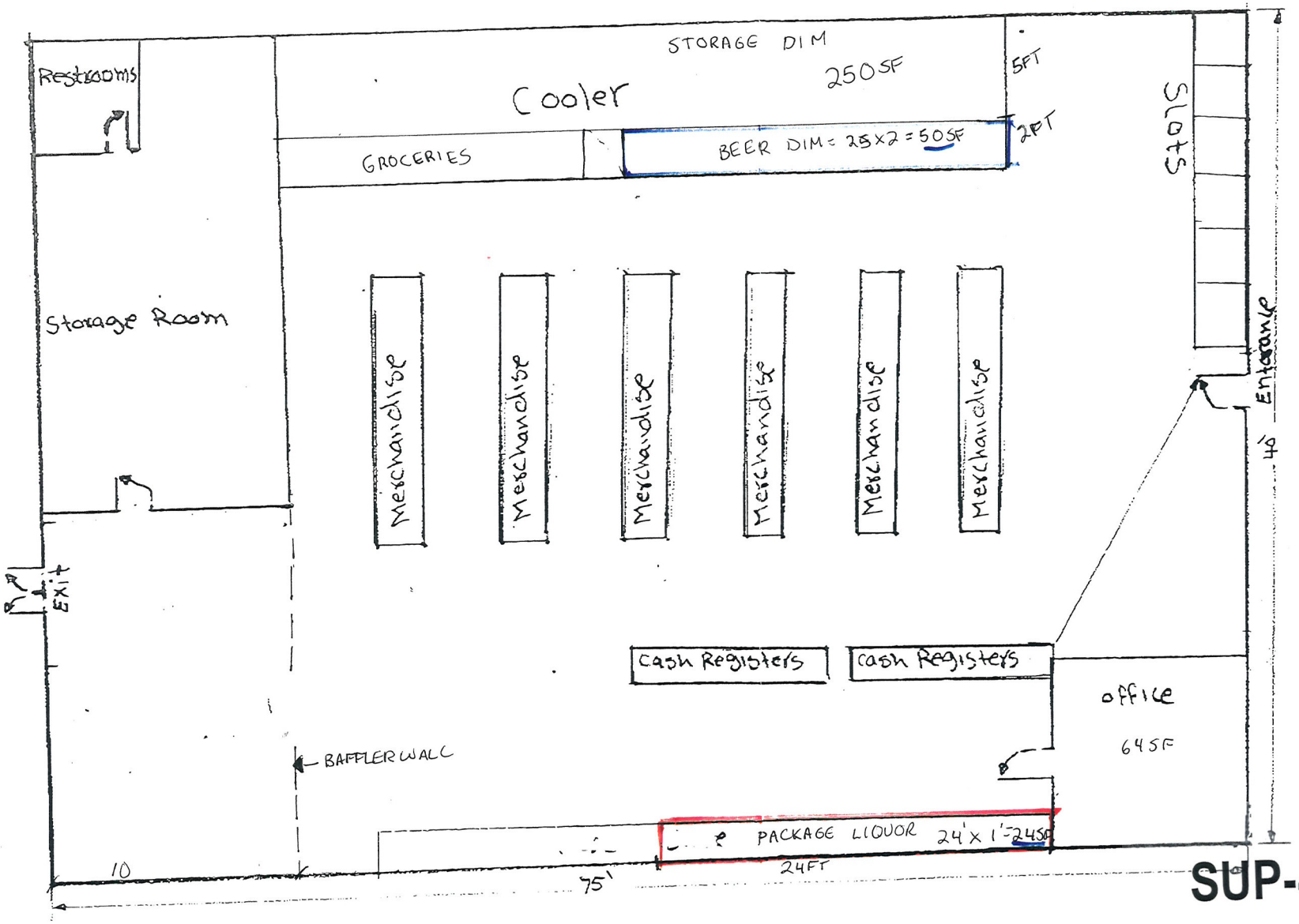
PARCEL 004 = 34 SPACES
PARCEL 006 = 13 SPACES
(TO BE STRIPED)

RECEIVED
NOV 21 2012

SUP-47591

Received: 10/11/05 14:58; 3845753 3614 > HP LaserJet 3100; Page 1
11/10/2005 15:38 3845753-3614 MAXI MART PAGE 01

Maxi Market
2212 E. Charleston Blvd.
Las Vegas, NV 89104



RETAIL SPACE
3000 SF
400> BOH
64> SF OFFICE
250> FREEZER STORAGE
2286 SF RETAIL

ALLOWABL ALCOHOL
AREA = 228SF
PROPOSED . ALCOHOL
AREA = 74SF

RECEIVED
NOV 2 1 2012

SUP-47591



SUP-47591 - APPLICANT: MAXI MART - OWNER: TUESDAY 18, LLC
2212 EAST CHARLESTON BOULEVARD

11/29/12



SUP-47591 - APPLICANT: MAXI MART - OWNER: TUESDAY 18, LLC
2212 EAST CHARLESTON BOULEVARD

11/29/12

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

November 20, 2012

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

Re: Use Permit to allow retail use with Off-sale Accessory Packaged Liquor. 162-01-101-004

Dear Madam/Sir:

Please consider this request to sell packaged liquor within a convenience store located at 2212 East Charleston Blvd. The proprietor, Khoshaba Israel has been an owner/manager of this store since 1998. The site currently sells beer and wine and has operated well within the community. The property is currently zoned C-2 which allows the sale of accessory packaged liquor with a use permit. While a business across the street sells beer and wine, there is no identifiable vendor of packaged liquor in the nearby vicinity. At this time there have been no protected uses identified within a 400 foot radius. All constraints in terms of operations and floor area will conform to title 6. For example, less than 10% of retail area will be dedicated to alcohol display.

The site plan indicates the parcel is parking impaired however, this use will not add to the parking requirement.

Please call me at (702) 598-1408 if you have concerns or questions.

Very truly yours,

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

SUP-47591

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

GORDON HARRY & GERALDINE TR
ROSMAN ELLIOT S TRS ETAL
2216 E CHARLESTON BLVD
LAS VEGAS NV 89104-2049

MEETING: CITY COUNCIL
DATE: MARCH 1, 2006
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-10786

APPLICANT: MAXI MART - OWNER: NIMROD BARASHY - REQUEST FOR A SPECIAL USE PERMIT FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) AND WAIVERS OF THE 200-FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM AN AUTO TITLE LOAN, PAWNBROKER, OR ANOTHER FINANCIAL INSTITUTION, SPECIFIED AT 2212 EAST CHARLESTON BOULEVARD (APN 162-01-101-004), C-2 (GENERAL COMMERCIAL) ZONE, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov

APPROVED SUBJECT TO AMMENDED CONDITIONS

#89

FAX 382-4803

BARBARA JO RONEMUS
CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE

Submitted at Planning Commission

Date 1/8/2013 Item 51

Mar. 1, 2006

Attention City council

RE: Special use permit

SUP-10786

Item #89

Gordon family trust-rosman Elliot trust.

In regards to the request for a check cashing business to be located in the Maxi mart, The parking problem will not go away by adding a service that requires an even lengthier stay to complete paperwork. My tenant C J tile has but about 4 spaces to service its customers, as you may be aware it is a time consuming ordeal to pick out tile.

I believe any further impact on my tenant may impose upon his ability to prosper, being trapped between two financial institutions may cause grievous harm.

If we were to receive some relief from the city to allow parking on the east side of 2216 e. Charleston it might cure some of the problem, but I think it would have to be as a condition before approval is given.

I believe this was a condition that was approved once before when the Maxi Mart was first allowed to open, but I have no documentation on this.

Respectfully yours
Gordon trust Rosman Elliot trust
James Shoughro managing partner -trustee



Dave Mason Realty

Commercial Real Estate

May 10, 2011

To: Shawn N Barashy
PO box 80652
Las Vegas Nevada 89180

Regarding: 2216 E. Charleston, Las Vegas Nevada

Dear Shawn,

Per our conversation a few months back regarding the owners of 2216 East Charleston compensating you for our proposed tenant using the driveway to the East of our space. We agreed on $ 150 per month,on a month to month basis. The tenant was just approved by the Business Licensing Department and has just opened. If he makes it to his fist months rent, the end of June, we will start that process.

I want to be very clear that we are not responsible to pay you anything and are agreeing to do so, to not create a conflict and just to make life easier. I have attached a copy of you approval in 1998 saying you had to provide an Access easement through that area.

Respectfully Yours,

David Mason
Agent for Jim Shoughro

CC Jim Shoughro

1137 S. Rancho Dr., Ste. 120
Las Vegas, NV 89102
Ph: (702) 386-8686 Fax: (702) 386-9839

January 31st, 2012

California Tire & Accessories
Ishmael Zubia
2216 E Charleston Blvd
Las Vegas, NV 89104

Re: Unauthorized activities on Tuesday Properties LLC Parcel.

Mr. Zubia,

On multiple occasions over the past few months I have asked you to stop working, displaying tires, bumper and other goods on my property and not to park in any other place but along the east wall of 2216 E Charleston. We had an agreement that for $150 per month you are permitted to park three vehicles on my property along the east wall of 2216 E Charleston only. I received a letter from Dave Mason that he decided to reduce the $150 to $120 due to rent reduction your landlord granted you. Since then I received no payment.

On Friday January 27, 2012 I posted violation stickers on your vehicles and placed a new sign for unauthorized parking giving you until Monday January 30th, 2012 to remove all vehicles and displayed material from my lot. I spoke to you that day and asked you to remove all vehicles and material from my lot. You asked for a written notice. Although I have no obligation to give you any written notice for the unauthorized parking on my lot I am giving this courtesy notice one time. **Please remove all tires and material from my property, remove all your trucks and other vehicles immediately. Do not perform any automotive or other work on my lot. Any vehicle on my property will be towed at your expense by Monday February 6, 2012. Any of your products remaining on my property will be removed.**

Sincerely,

Tuesday Properties LLC

CC:
Gordon Harry & Geraldine TR
Rosman Elliot S TRS
3113 Connors Dr
Las Vegas, NV 89107

Dave Mason Realty
516 South 6th Street
Suite 400
Las Vegas, NV 89101

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

MEETING: PLANNING COMMISSION
DATE: JANUARY 22, 1998 494-7794
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 STEWART AVENUE WAYNE BELIEVES
LAS VEGAS, NEVADA BARASHY NEED PROPASIS
~~2224~~ TO FULFILL PARKING CODE

U-143-97

TEL. 494-7794

REQUEST BY NIMROD BARASHY FOR A SPECIAL USE PERMIT ON PROPERTY LOCATED AT 2224 EAST CHARLESTON BOULEVARD FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE, C-2 (GENERAL COMMERCIAL) ZONE, WARD 3 (REESE), APN: 162-01-101-004 AND 006.

WE ARE 085

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHWEST QUARTER (NW¼), OF THE NORTHWEST QUARTER (NW¼), OF SECTION 01, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M.

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 written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request 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 discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108).

PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS

PRELIMINARY TITLE REPORT

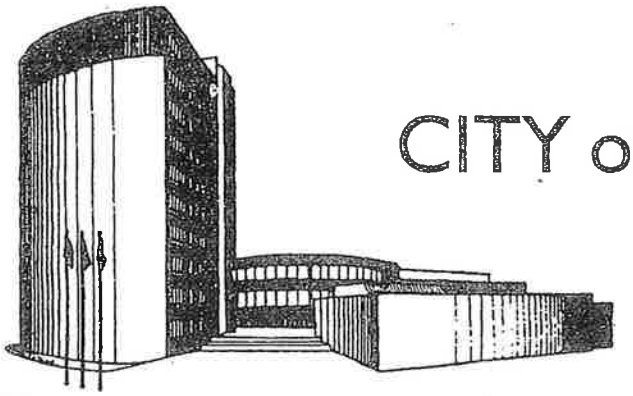
KIRA WAUWIE, SENIOR PLANNER
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

MAYOR
AN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. MCDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

March 24, 1998

Mr. Nimrod Barashy
7708 Wolfcreek Road
Las Vegas, Nevada 89128

RE: U-143-97 - SPECIAL USE PERMIT

Dear Mr. Barashy:

The City Council at a regular meeting held February 23, 1998 APPROVED the request for a Special Use Permit on property located at 2224 East Charleston Boulevard FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE, C-2 (General Commercial) Zone, subject to:

1. The sale of quart beer containers is prohibited.

2. Two of the parking spaces located along East Charleston Boulevard shall be removed and replaced with landscaping. Landscaping shall be installed in conformance with the Landscape, Wall, and Buffer Standards of the Urban Design Guidelines and Standards within one (1) year of the approval of this application. Failure to install and maintain the landscaping shall result in the revocation of the operator's business license.

3. Grant a 20 foot wide perpetual, non-revocable public access easement through the parking lot (Parcel 162-01-101-006 of this application) connecting the existing public alley to the existing driveway accessing Charleston Boulevard prior to occupancy of this site as required by the Department of Public Works.

4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

5. All City Code requirements and design standards of all City departments must be satisfied.

CITY OF LAS VEGAS NEVADA

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

6. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

7. 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.

8. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/ac

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Mr. Falah E Hamika
Mr. Ismael Z. Isreal
1866 Trilly Lane
Las Vegas, Nevada 89115

Mr. Sam Hamika
1938 Trilly Lane
Las Vegas, Nevada 89115

DECLARATION OF RECIPROCAL EASEMENT

THIS DECLARATION OF EASEMENT is made this _____ day of June, 2002, by and between NIMROD BARASHY, 7708 Wolfcreek Road, Las Vegas, Nevada 89128, hereafter referred to as "Barashy," and the GORDON TRUST, 3113 Conners Drive, Las Vegas, Nevada 89107, hereafter referred to as "the Trust," involving three (3) parcels of real property located on East Charleston near Fremont Street, more particularly described below.

Recitals:

1. Barashy is the owner of certain land in Las Vegas, Clark County, Nevada, more particularly described as Assessor Parcel Nos. 16201101006 and 16201101004.
2. Barashy operates a market with beer and wine sales on APN 16201101004 (the "Market Parcel"). The front of the Market Parcel contains parking for the store.
3. Barashy uses APN 16201101006 for parking (the "Parking Parcel").
4. The Gordon Trust is the owner of that certain land in Las Vegas, Clark County, Nevada, more particularly described as Assessor Parcel No. 16201101005 (the "Gordon Parcel"). The Gordon Parcel has parking in front of its store, which area is necessary for ingress and egress by the Market Parcel and for access to the market from the Parking Parcel.
5. Attached as Exhibit "1" is a diagram of the parcels owned by the parties. The diagram illustrates the common driveway for ingress and egress, as well as a common front parking areas of the Parcels. The highlighted areas represent the access used by the Gordon Parcel for its loading door and rear exits.
6. In 1997, Barashy applied for a special use permit with the City of Las Vegas for the sale of beer and wine on the Market Parcel, which was approved by the Las Vegas City Council on February 23, 1998.

7. The Gordon Trust and Barashy agreed that if the Gordon Trust did not object to the special use application, Barashy would not interfere with the access to the loading door on the East side or the back doors on the South side of the Gordon Parcel. See the highlighted areas of Exhibit "1."

8. It is essential to the value of the parcels that the parties enter into this reciprocal easement agreement for the benefit of the parcels and their respective tenants.

NOW, THEREFORE, in consideration for the mutual promises set forth herein and other good and valuable consideration, the parties agree as follows:

1. *Easement*. The parties hereby create mutual easements across and onto the Barashy Parcel, the Market Parcel and the Gordon Parcel for ingress and egress, as well as access to the side and rear doors of the Gordon Parcel, as highlighted on Exhibit "1."

2. *Repair and Maintenance of Easement*. Each party shall maintain the area used for vehicular traffic on its parcel in good condition and at its own cost.

3. *Amendments*. The provisions of this agreement may be amended only by a written agreement signed by all of the parties.

4. *Binding Agreement*. The Easement rights and responsibility set forth in this agreement shall be perpetual and shall run with the land, and shall be binding on the successors and assigns of the parcel owners.

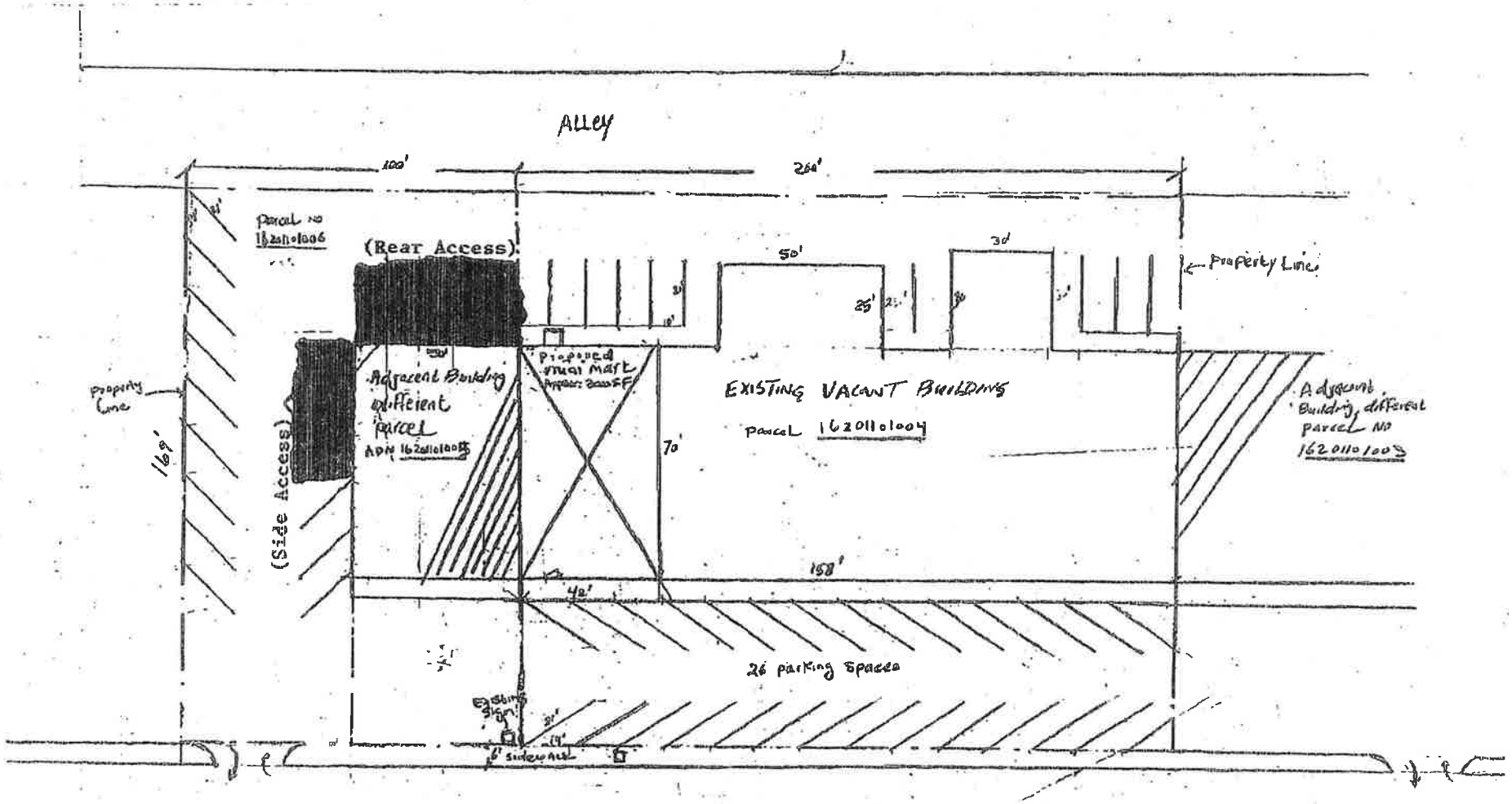
IN WITNESS WHEREOF, the parties have executed this Declaration of Reciprocal Easement on the date first above written.

THE GORDON TRUST

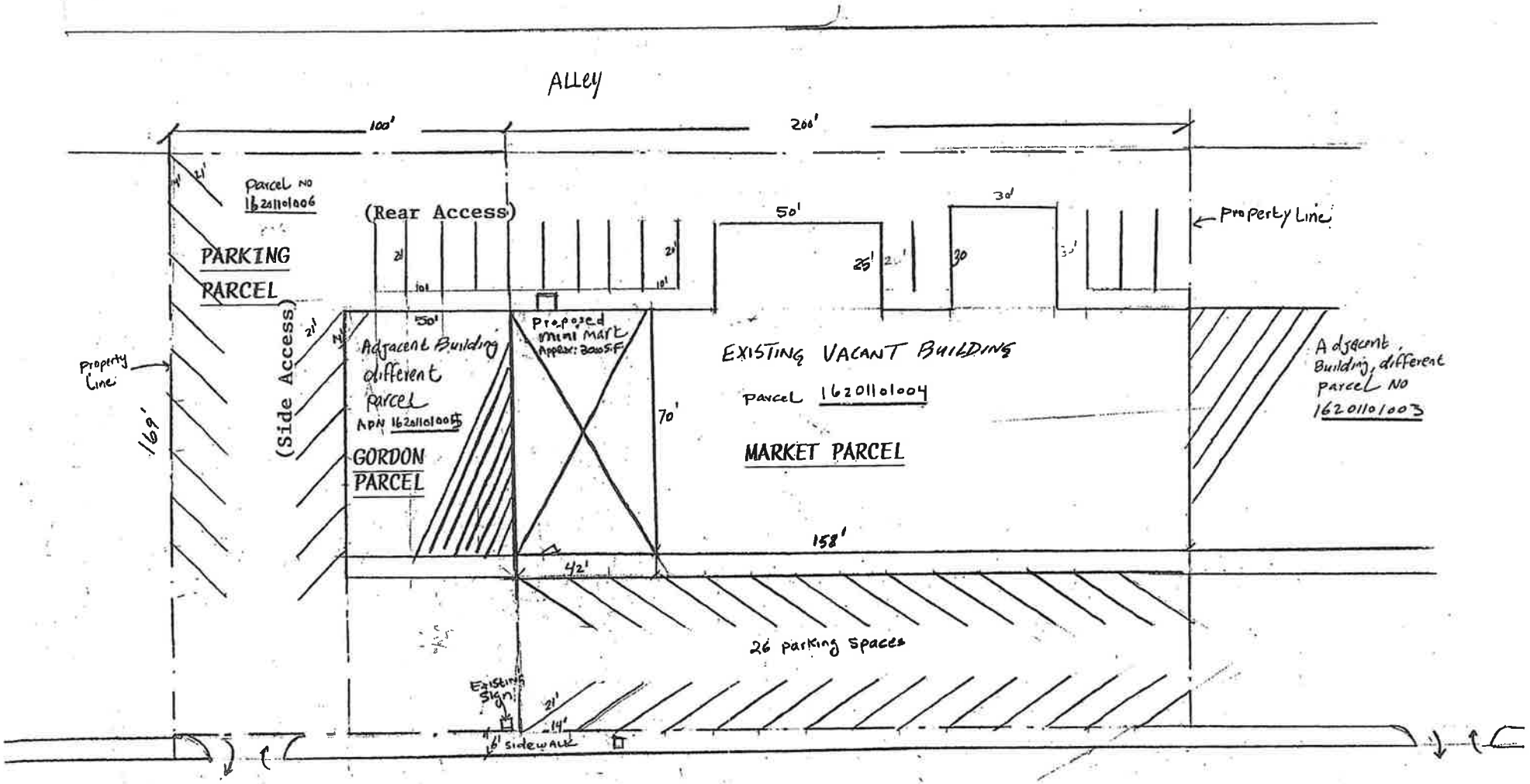
NIMROD BARASHY

By: _____
James Shoughro, Trustee

F:\AMDATA\CHRIS\Gordon Trust\decl.easemnt.wpd



Alley
100'
200'
Parcel No 1620110006
(Rear Access)
50'
30'
Property Line
25'
Proposed Mart
Adjacent Building different parcel
ADN 1620110005
EXISTING VACANT BUILDING
Parcel 1620110004
Adjacent Building, different parcel No 1620110003
property Line
169'
(Side Access)
70'
158'
42'
26 parking Spaces
Existing Sign
6' sidewalk



Alley
100'
200'
Parcel No 16201101006
(Rear Access)
PARKING PARCEL
(Side Access)
Property Line
169'
Adjacent Building different parcel
APN 16201101005
GORDON PARCEL
Proposed mini mart Approx: 3000 S.F.
50'
70'
EXISTING VACANT BUILDING
Parcel 16201101004
MARKET PARCEL
50'
30'
25'
30
Property Line
Adjacent Building, different parcel No 16201101003
158'
42'
26 parking spaces
Existing Sign
21'
14'
6' sidewalk

APN: 16201101004
APN: 16201101005
APN: 16201101006

DECLARATION OF RECIPROCAL EASEMENT

THIS DECLARATION OF RECIPROCAL EASEMENT is made this _____ day of June, 2002, by and between **NIMROD BARASHY**, 7708 Wolfcreek Road, Las Vegas, Nevada 89128, hereafter referred to as "Barashy," and the **GORDON TRUST**, 3113 Conners Drive, Las Vegas, Nevada 89107, hereafter referred to as "the Trust," involving three (3) parcels of real property located on East Charleston near Fremont Street, more particularly described below.

Recitals:

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3. Barashy uses APN 16201101006 for parking (the "Parking Parcel").
4. The Gordon Trust is the owner of that certain land in Las Vegas, Clark County, Nevada, more particularly described as Assessor Parcel No. 16201101005 (the "Gordon Parcel"). The Gordon Parcel has parking in front of its store, which area is necessary for ingress and egress by the Market Parcel and for access to the market from the Parking Parcel.
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6. In 1997, Barashy applied for a special use permit with the City of Las Vegas for the sale of beer and wine on the Market Parcel, which was approved by the Las Vegas City Council on February 23, 1998.

7. The Gordon Trust and Barashy agreed that if the Gordon Trust did not object to the special use application, Barashy would not interfere with the access to the loading door on the East side or the back doors on the South side of the Gordon Parcel. See the highlighted areas of Exhibit "1."

8. It is essential to the value of the parcels that the parties enter into this reciprocal easement agreement for the benefit of the parcels and their respective tenants.

9. This Agreement is necessary to prevent the parties from disrupting the flow of traffic and access that has existed between these parcels for more than thirty years.

10. This Agreement is also necessary to prevent costly and protracted litigation regarding prescriptive easements and easements by contract among the various parties.

NOW, THEREFORE, in consideration for the mutual promises set forth herein and other good and valuable consideration, the parties agree as follows:

1. *Easement*. The parties hereby create mutual easements across and onto the Barashy Parcel, the Market Parcel and the Gordon Parcel for ingress and egress, as well as access to the side and rear doors of the Gordon Parcel, as highlighted on Exhibit "1."

2. *Repair and Maintenance of Easement*. Each party shall maintain the area used for vehicular traffic on its parcel in good condition and at its own cost.

3. *Amendments*. The provisions of this Agreement may be amended only by a written agreement signed by all of the parties.

4. *Binding Agreement*. The easement rights and responsibility set forth in this Agreement shall be perpetual and shall run with the land, and shall be binding on the successors and assigns of the parcel owners.

IN WITNESS WHEREOF, the parties have executed this Declaration of Reciprocal Easement on the date first above written.

THE GORDON TRUST

By: _____
James Shoughro, Trustee

_____
NIMROD BARASHY

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

This instrument is hereby acknowledged before me by **NIMROD BARASHY** this _____ day of June, 2002.

_____
Notary Public, State of Nevada

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

This instrument is hereby acknowledged before me by James Shoughro, Trustee of the **GORDON TRUST**, this _____ day of June, 2002.

_____
Notary Public, State of Nevada

AFTER RECORDING, MAIL TO:

The Gordon Trust
c/o Mr. Jim Shoughro
3113 Conners Drive
Las Vegas, Nevada 89107

F:\AMDATA\CHRIS\Gordon Trust\decl.easemnt.wpd

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

GORDON HARRY & GERALDINE TR
ROSMAN ELLIOT S TRS ETAL
2216 E CHARLESTON BLVD
LAS VEGAS NV 89104-2049

MEETING: CITY COUNCIL
DATE: MARCH 1, 2006
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-10786

APPLICANT: MAXI MART - OWNER: NIMROD BARASHY - REQUEST FOR A SPECIAL USE PERMIT FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) AND WAIVERS OF THE 200-FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM AN AUTO TITLE LOAN, PAWNBROKER, OR ANOTHER FINANCIAL INSTITUTION, SPECIFIED AT 2212 EAST CHARLESTON BOULEVARD (APN 162-01-101-004), C-2 (GENERAL COMMERCIAL) ZONE, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6301 (TDD 386-9108) http://www.lasvegasnevada.gov

APPROVED SUBJECT TO AMMENDED CONDITIONS

#89

FAX 382-4803

BARBARA JO RONEMUS
CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE.

Mar. 1, 2006

Attention City council

RE: Special use permit

SUP-10786

Item #89

Gordon family trust-rosman Elliot trust.

In regards to the request for a check cashing business to be located in the Maxi mart, The parking problem will not go away by adding a service that requires an even lengthier stay to complete paperwork. My tenant C J tile has but about 4 spaces to service its customers, as you may be aware it is a time consuming ordeal to pick out tile.

I believe any further impact on my tenant may impose upon his ability to prosper, being trapped between two financial institutions may cause grievous harm.

If we were to receive some relief from the city to allow parking on the east side of 2216 e. Charleston it might cure some of the problem, but I think it would have to be as a condition before approval is given.

I believe this was a condition that was approved once before when the Maxi Mart was first allowed to open, but I have no documentation on this.

Respectfully yours
Gordon trust Rosman Elliot trust
James Shoughro managing partner -trustee



Dave Mason Realty

Commercial Real Estate

May 10, 2011

To: Shawn N Barashy
PO box 80652
Las Vegas Nevada 89180

Regarding: 2216 E. Charleston, Las Vegas Nevada

Dear Shawn,

Per our conversation a few months back regarding the owners of 2216 East Charleston compensating you for our proposed tenant using the driveway to the East of our space. We agreed on $ 150 per month,on a month to month basis. The tenant was just approved by the Business Licensing Department and has just opened. If he makes it to his fist months rent, the end of June, we will start that process.

I want to be very clear that we are not responsible to pay you anything and are agreeing to do so, to not create a conflict and just to make life easier. I have attached a copy of you approval in 1998 saying you had to provide an Access easement through that area.

Respectfully Yours,

David Mason
Agent for Jim Shoughro

CC Jim Shoughro

1137 S. Rancho Dr., Ste. 120
Las Vegas, NV 89102
Ph: (702) 386-8686 Fax: (702) 386-9839

January 31st, 2012

California Tire & Accessories
Ishmael Zubia
2216 E Charleston Blvd
Las Vegas, NV 89104

Re: Unauthorized activities on Tuesday Properties LLC Parcel.

Mr. Zubia,

On multiple occasions over the past few months I have asked you to stop working, displaying tires, bumper and other goods on my property and not to park in any other place but along the east wall of 2216 E Charleston. We had an agreement that for $150 per month you are permitted to park three vehicles on my property along the east wall of 2216 E Charleston only. I received a letter from Dave Mason that he decided to reduce the $150 to $120 due to rent reduction your landlord granted you. Since then I received no payment.

On Friday January 27, 2012 I posted violation stickers on your vehicles and placed a new sign for unauthorized parking giving you until Monday January 30th, 2012 to remove all vehicles and displayed material from my lot. I spoke to you that day and asked you to remove all vehicles and material from my lot. You asked for a written notice. Although I have no obligation to give you any written notice for the unauthorized parking on my lot I am giving this courtesy notice one time. **Please remove all tires and material from my property, remove all your trucks and other vehicles immediately. Do not perform any automotive or other work on my lot. Any vehicle on my property will be towed at your expense by Monday February 6, 2012. Any of your products remaining on my property will be removed.**

Sincerely,

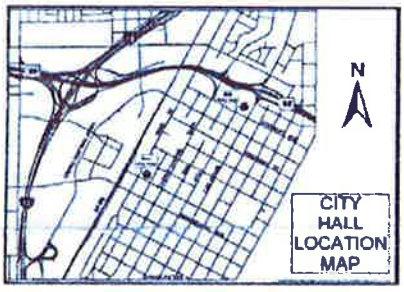
Tuesday Properties LLC

CC:
Gordon Harry & Geraldine TR
Rosman Elliot S TRS
3113 Connors Dr
Las Vegas, NV 89107

Dave Mason Realty
516 South 6th Street
Suite 400
Las Vegas, NV 89101

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, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. 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-47591
Planning Commission Meeting of 01/08/2013

61 JRDCN11 89169

PRESORTED FIRST CLASS

UNITED STATES POSTAGE

02 1M $ 00.42⁴
0004279218 DEC 27 2012
MAILED FROM ZIPCODE 89101

RECEIVED

JAN 02 2013

City of Las Vegas
Dept. of Planning

Case: SUP-47591
16202512011
ZUNINO OSVALDO LIVING TRUST
ZUNINO OSVALDO TRS
3575 TIOGA WY
LAS VEGAS NV 89169-3340 89169-3340

1/2/2013

#51
P

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

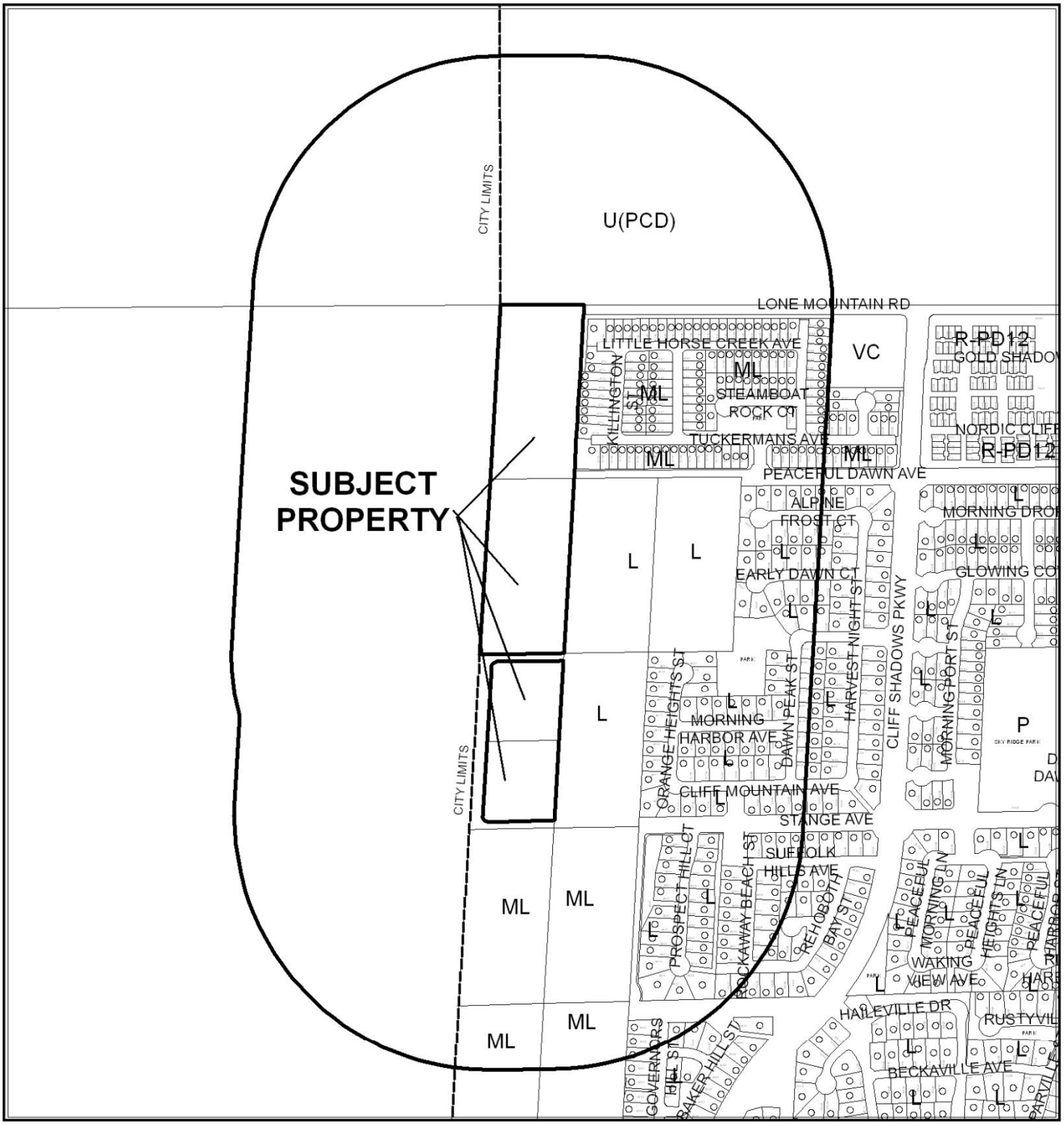
SUBJECT:
MOD-47606 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Major Modification of the Lone Mountain West Master Development Plan To Amend the Future Land Use Designation FROM: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) AND TO AMEND TABLES 1 THROUGH 4 OF THE MASTER DEVELOPMENT PLAN (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES AND NUMBER OF RESIDENTIAL UNITS on 13.81 acres adjacent to the east side of the Puli Drive alignment, south of Lone Mountain Road (APNs 137-01-101-001 and 009; and 137-01-201-001 and 002), Ward 4 (Anthony). Staff recommends APPROVAL.

C.C.: 03/20/2013

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 - MOD-47606, ZON-47605, VAR-47607, VAR-47609, VAC-47611 and SDR-47610
3. Supporting Documentation
4. Photos - MOD-47606, ZON-47605, VAR-47607, VAR-47609, VAC-47611 and SDR-47610
5. Justification Letter - MOD-47606, ZON-47605, VAR-47607, VAR-47609, VAC-47611 and SDR-47610



CASE: **MOD-47606**

RADIUS: 1000 FEET

MASTER DEVELOPMENT PLAN OF SUBJECT PROPERTY:

MFM (MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL)

PROPOSED MASTER DEVELOPMENT PLAN OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)



CASE: MOD-47606

RADIUS: 1000 FEET

MASTER DEVELOPMENT PLAN OF SUBJECT PROPERTY:

MFM (MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL)

PROPOSED MASTER DEVELOPMENT PLAN OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-47606** APN: 137-01-101-011, 137-01-101-010, 137-01-201-008

Name of Property Owner: IOTA TUSCAN, LLC

Name of Applicant: Astoria Residential

Name of Representative: Tanet 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: JIM STOCKHAUSEN

Subscribed and sworn before me

This _____ day of _____, 20____

_____

Notary Public in and for said County and State

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On November 21, 2012, before me, Lynn Mattson, Notary Public, personally appeared Jim Stockhausen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LYNN MATTSON
Commission # 1930475
Notary Public - California
Orange County
My Comm. Expires Mar 27, 2015

Signature _____ (SEAL)
Signature of Notary Public

MOD-47606

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-476006 APN: 137-01-101-001,009,137-01-201-001

Name of Property Owner: T H M ENTERPRISES LLC

Name of Applicant: Astoria Residential

Name of Representative: Taney 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: Tom McCormick

Subscribed and sworn before me

This 20 day of November, 2012

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MAJOR MODIFICATION

Project Address (Location) Lone Mountain & Puli (SEC)

Project Name Peaceful Ridge **Proposed Use** Single Family

Assessor's Parcel #(s) 137-01-101-010, -011, & 137-01-201-006 **Ward #** 4

General Plan: existing Low **proposed** Low **Zoning: existing** U/PCD **proposed** PD

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

Gross Acres 16.4 **Lots/Units** 94 **Density** 5.7

Additional Information

PROPERTY OWNER IOTA TUSCAN LLC **Contact**

Address 4675 MACARTHUR CT #1550 **Phone:** **Fax:**

City NEWPORT BEACH **State** CA **Zip** 92660-2042

E-mail Address

APPLICANT ASTORIA RESIDENTIAL **Contact** BRAD BOE

Address 10655 PARK RUN DRIVE, SUITE#230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City LAS VEGAS **State** NV **Zip** 89144

E-mail Address BBoe@AstoriaResidential.com

REPRESENTATIVE TANEY ENGINEERING **Contact** ROBERT CUNNINGHAM

Address 6030 SOUTH JONES #100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address RC@TANEYCORP.COM

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

Property Owner Signature* _____

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

Print Name JIM STOCKHAUSEN

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	MOD-47606
Meeting Date:	1/8/13
Total Fee:	$1000.-
Date Received:*	11/21/12
Received By:	

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MAJOR MODIFICATION

Project Address (Location) Lone Mountain & Puli (SEC)

Project Name Peaceful Ridge **Proposed Use** Single Family

Assessor's Parcel #(s) 137-01-101-001,009,137-01-201-001 **Ward #** 4

General Plan: existing Low proposed Low **Zoning:** existing U/PCD proposed PD

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

Gross Acres 16.4 **Lots/Units** 94 **Density** 5.7

Additional Information 137-01-201-002, 011,012, 137-01-301-001, 002

PROPERTY OWNER T H M Enterprises, LLC **Contact**

Address 10655 Park Run Drive, #230 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89144-4590

E-mail Address

APPLICANT Astoria Residential **Contact** Brad Boe

Address 10655 Park Run Drive, Ste. 230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

REPRESENTATIVE Taney Engineering **Contact** Robert Cunningham

Address 6030 South Jones Blvd, Ste. 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

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

E-mail Address rc@taneycorp.com

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

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Print Name Tom McCormick

Subscribed and sworn before me

This 20 day of NOVEMBER, 20 12.

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

FOR DEPARTMENT USE ONLY

Case #	MOD-47606
Meeting Date:	1/8/13
Total Fee:	
Date Received:*	11/21/12
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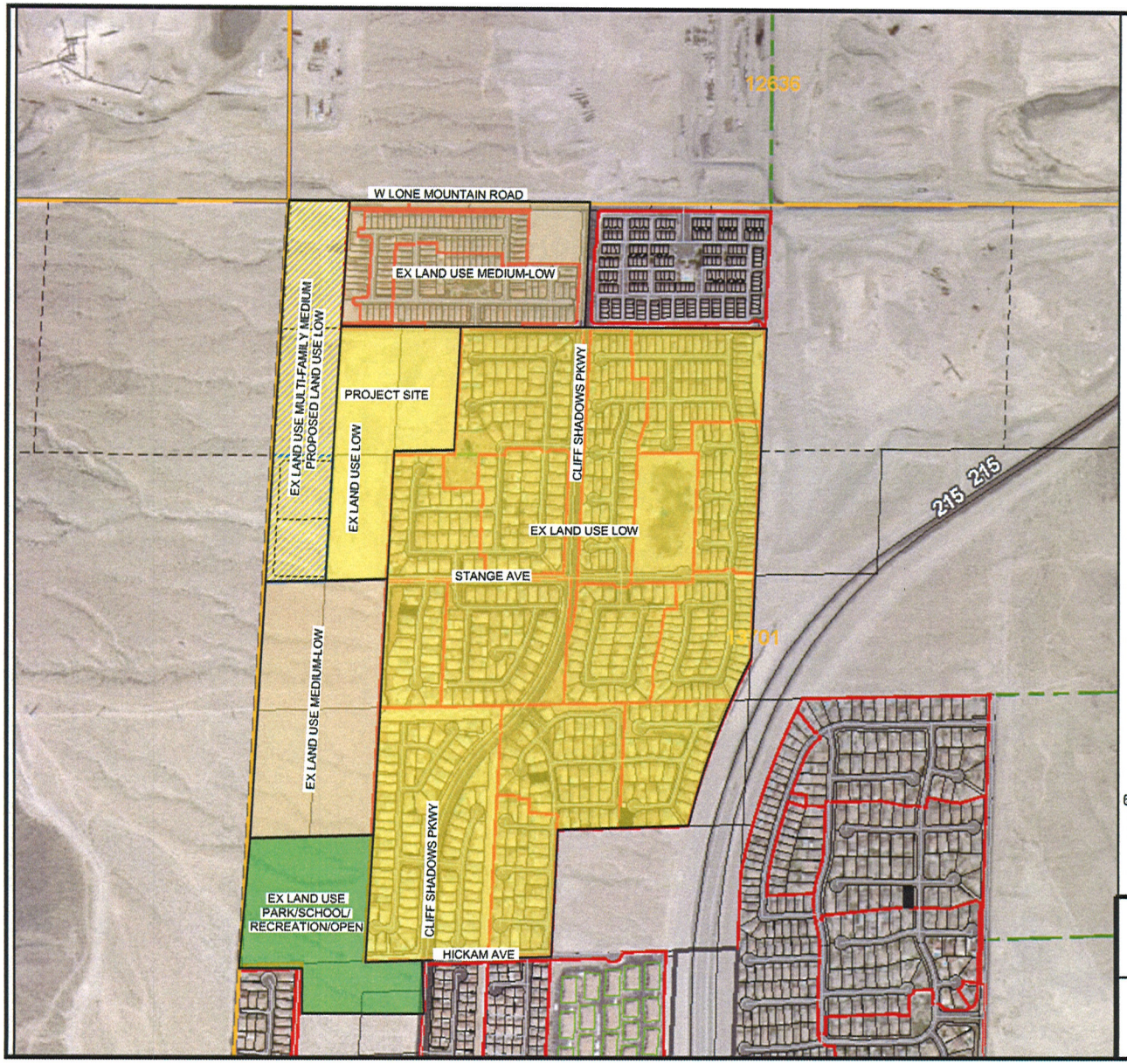
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08



MOD-47606, ZON-47605
VAR-47607, VAR-47609
SDR-47610, VAC-47611

- LOW
- MEDIUM LOW
- MULTI-FAMILY MEDIUM
- PARKS/SCHOOLS/RECREATION/OPEN SPACE

RECEIVED
NOV 2 1 2012

600 0 300 600 1200 2400

(IN FEET)
1 inch = 600ft.

PEACEFUL RIDGE
LANDUSE PLAN

DATE:	11/20/12
SCALE:	1"=600'
JOB NO:	AST12002
SHEET:	1 OF 1

TANEY ENGINEERING
6030 S. JONES BLVD STE #100
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233

SITE PLAN
FOR
PEACEFUL RIDGE AT LONE MOUNTAIN & PULI

Call Before You Dig
811
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-800-455-7544

CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929

SITE INFORMATION

ASSESSORS PARCEL NUMBERS				137-01-101-001, 009, 010, 011, 137-01-201-001, 002, 003, 011, 012, 137-01-301-001, & 002
PROPOSED USE OF PROPERTY				SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING ZONING				PD
PROPOSED ZONING				PD
TOTAL PROPOSED LOTS				328 RESIDENTIAL LOTS (62-GATED, 94-50'X90', 172-40'X80') 28 COMMON LOTS
	GATED COMMUNITY	50'X90' LOTS	40'X80' LOTS	TOTAL
GROSS ACREAGE	15.7	17.4	21.9	55.0
NET ACREAGE	15.3	16.7	21.5	53.5
DENSITY (BASED ON GROSS ACREAGE)	3.95 LOTS/ACRE	5.40 LOTS/ACRE	7.85 LOTS/ACRE	
PARKING REQUIRED				2 PER UNIT = 656 SPACES
PARKING PROVIDED				656 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
OPEN SPACE REQUIRED (330 SF/LOT)				108,240 SQ FT
OPEN SPACE PROVIDED				111,151 SQ FT

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY STANDARDS AND SPECIFICATIONS.
2. UTILITIES:

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS CORPORATION
CATV	COX CABLE
SOLID WASTE DISPOSAL	REPUBLIC SERVICES

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.
5. PEAK SEWAGE CONTRIBUTION: 82,000 GPD AVERAGE, 287,000 GPD PEAK
6. FIRM PANEL 32003C1765 F, REVISED NOVEMBER 16, 2011. ENTIRE AREA WITHIN FEMA ZONE "X".
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED.
8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
9. THERE IS NO KNOW GROUND WATER AT A DEPTH LESS THAN 20-FEET. A SOILS REPORT IS BEING PREPARED TO VERIFY THE DEPTH OF GROUNDWATER.
10. PERIMETER AND ENTRY LANDSCAPE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGAL DESCRIPTION

APN # 137-01-101-001, 009, 010, 011, 137-01-201-001, 002, 003, 011, 012, 137-01-301-001, & 002

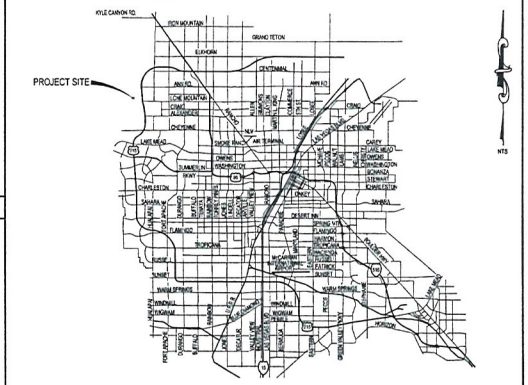
BENCHMARK

PROJECT VERTICAL DATUM: NAVD88
CITY OF LAS VEGAS BENCHMARK 1LV09-1WE
NAVD88 ELEV. 895.0609M 2936.55 FT
RIVET AND PLATE IN TOP OF CURB AT NORTHEAST CORNER OF CLIFF SHADOWS AND DIEGOVILLE.

BASIS OF BEARINGS

SOUTH 67°47'07" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 113, PAGE 87 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

VICINITY MAP



CONNECTIVITY RATIO

GATED COMMUNITY	50'X90' LOTS	40'X80' LOTS	TOTAL
LINKS: 3	LINKS: 16	LINKS: 18	LINKS: 37
NODES: 3	NODES: 12	NODES: 13	NODES: 27
RATIO: 1.00	RATIO: 1.33	RATIO: 1.50	RATIO: 1.37

UTILITY DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS 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 OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS.
CALL BEFORE YOU DIG: 1-800-227-2600
CALL BEFORE YOU OVERHEAD: 1-702-227-2929

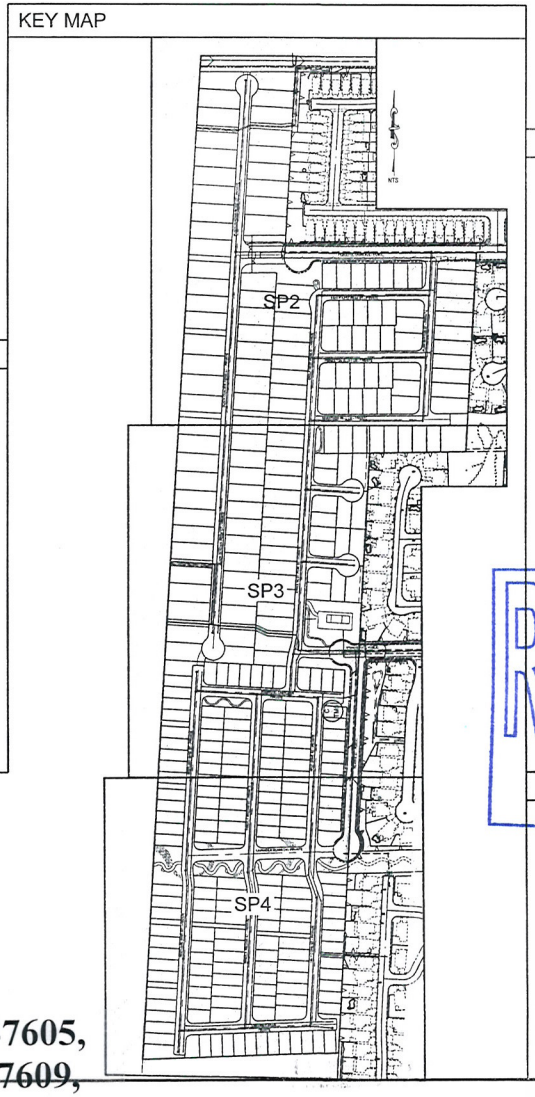
DEVELOPER

ASTORIA REIDENTIAL
10555 PARK RUN DRIVE SUITE 230
LAS VEGAS, NV 89144
(702) 853-6220 PHONE

ENGINEER

TANEY ENGINEERING COMPANY
8330 S JONES BLVD. STE #100
LAS VEGAS, NV 89118
(702) 362-8844 PHONE (702) 362-5233 FAX

KEY MAP



LEGEND

	EXISTING	PROPOSED
DESIGN ELEVATION	(10.00)	10.00
FUTURE ELEVATION		(10.00)
SCARP (SLOPE VARIES)		
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
DIRECTION OF FLOW		
RETAINING WALL		
CMU WALL		
CENTERLINE		
RIGHT-OF-WAY		
CUT LINE-ASPHALT		
CURB AND GUTTER		
POWER POLE		
SIDEWALK RAMP		
CURB DROP INLET		
STORM DRAIN MANHOLE		
SIDEWALK		
PROPERTY LINE		
CUT-FILL LINE		
EDGE OF PAVEMENT		
SIGHT VISIBILITY ZONE		
CAP & 2" BLOW OFF VALVE		
WATERLINE FITTINGS		
GATE VALVE		
FIRE HYDRANT		
SEWER LINE MANHOLE		
SEWER LATERAL		
WATER LINE		
WATER LATERAL W/METER		
PRESSURE REDUCING VALVE		PRV
BACKWATER VALVE		BWV
200A SERVICE PEDESTAL		
STREET LIGHT CONDUIT		
F.A.S.T. CONDUIT		
TRAFFIC SIGN		
STOP SIGN W/STREET NAME SIGN		
100W HPS LUMINAIRE W/11 GA. POLE		
150W HPS LUMINAIRE W/11 GA. POLE		
250W HPS LUMINAIRE W/11 GA. POLE		
400W HPS LUMINAIRE W/11 GA. POLE		

ABBREVIATIONS

AC	ASPHALT CONCRETE	OC	ON CENTER
BOC	BACK OF CURB	PB	PULL BOX
BCR	BACK OF CURB RADIUS	PC	POINT OF CURVE
BM	BENCHMARK	PCC	POINT OF COMPOUND CURVE
BVC	BEGIN VERTICAL CURVE	PI	POINT OF INTERSECTION
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	PLT	PLATE
CL	CENTERLINE	POC	POINT OF CONNECTION
CLV	CITY OF LAS VEGAS	PP	POWER POLE
CNLV	CITY OF NORTH LAS VEGAS	PRC	POINT OF REVERSE CURVE
CO	CLEAN OUT, SEWER	PT	POINT OF TANGENCY
COH	CITY OF HENDERSON	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	RADIUS
DG	DESIGN GRADE	RCB	REINFORCED CONCRETE BOX
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RAW	RIGHT-OF-WAY
EC	END OF CURVE	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EVC	END VERTICAL CURVE	STLT	STREETLIGHT
EX	EXISTING	SNWA	SOUTHERN NEVADA WATER AUTHORITY
FF	FINISH FLOOR ELEVATION	SS	SANITARY SEWER
FG	FINISH GRADE	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOW LINE	SVZ	SIGHT VISIBILITY ZONE
FT	FEET	SW	SIDEWALK
GB	GRADE BREAK	TC	TOP OF CURB
GFF	GARAGE FINISH FLOOR	TF	TOP OF FOOTING
HP	HIGH POINT	TR	TOP OF RETAINING
INV	INVERT	TW	TOP OF WALL
LF	LINEAR FEET	TYP	TYPICAL
LT	LEFT	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS
LVVWD	LAS VEGAS VALLEY WATER DISTRICT	USD	UNIFORM STANDARD DRAWING
MAX	MAXIMUM	VC	VERTICAL CURVE
MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
MIN	MINIMUM	VG	VALLEY GUTTER
NTS	NOT TO SCALE	W	WATER
		ZC	ZERO LIP CURB

MOD-47606, ZON-47605, VAR-47607, VAR-47609, VAC-47611 & SDR-47610
REVISED

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NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

TANEY ENGINEERING
8330 S. JONES BLVD STE # 100
LAS VEGAS, NV 89118
(702) 362-8844 FAX (702) 362-5233

ASTORIA RESIDENTIAL
10555 PARK RUN DRIVE SUITE 230
LAS VEGAS, NEVADA 89144
(702) 853-6220 FAX

PEACEFUL RIDGE
AT LONE MOUNTAIN & PULI
A RESIDENTIAL SUBDIVISION

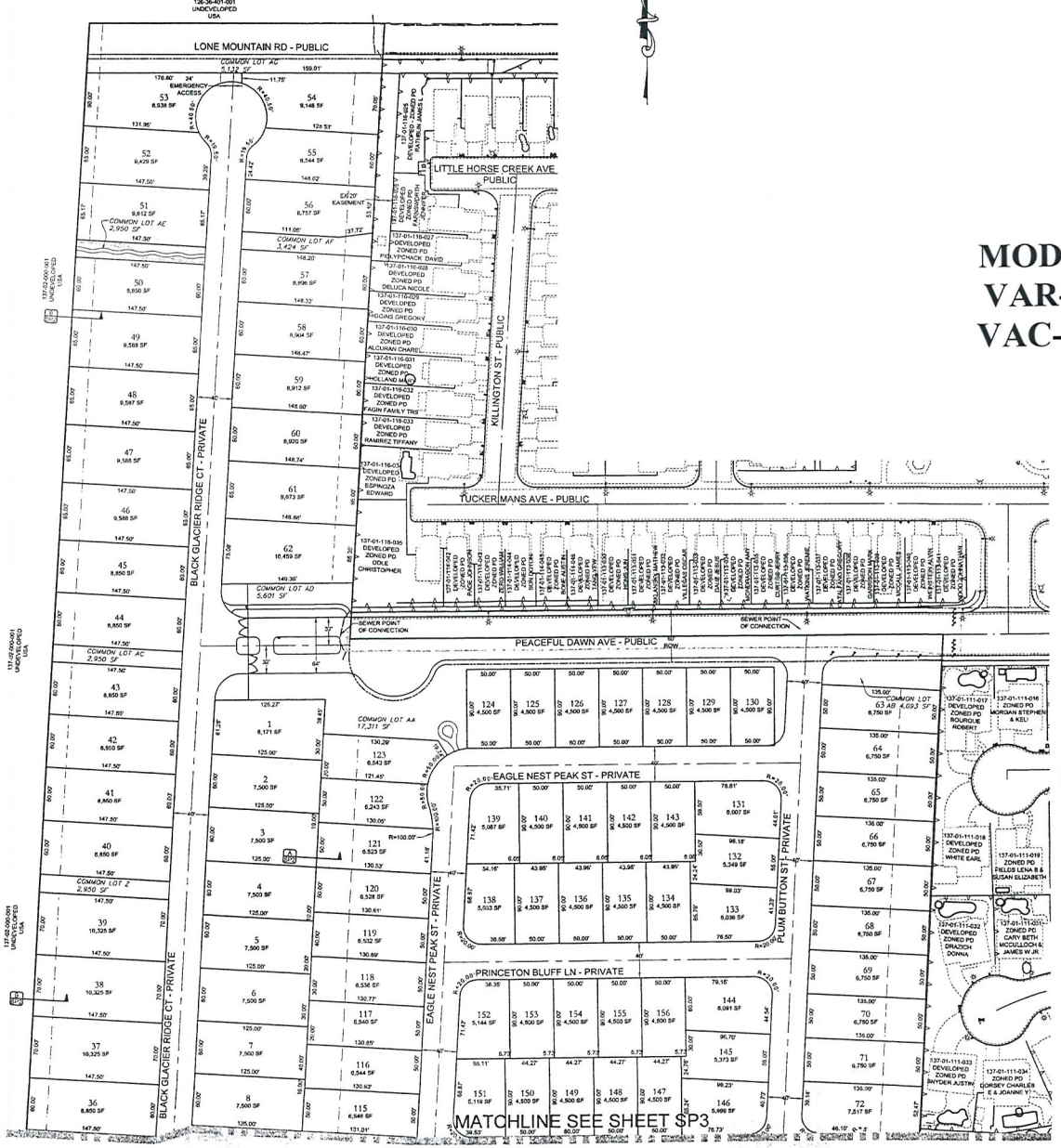
SITE PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15726
ENGINEER'S SEAL

DATE:	12.20.12
SCALE:	1"=60'
JOB NO:	AST-12-002
DESIGNED BY:	MC
CHECKED BY:	RDC
SHEET NAME:	SP1
SHEET:	1 OF 4

FILE NAME: TM.DWG

MOD-47606, ZON-47605, VAR-47607, VAR-47609, VAC-47611 & SDR-47610 REVISED



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1-800-455-7544

CALL BEFORE YOU DIG
OVERHEAD
1-702-227-2929

SCALE

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

UTILITY LOCATIONS

WATER - NEAREST WATER POINT OF CONNECTION IS LOCATED IN DONALD ROAD (8") AND DORRELL ROAD (10"). LVVWD IS THE PURVEYOR.

SEWER - NEAREST SEWER POINT OF CONNECTION IS AN EXISTING 8" LINE DORRELL ROAD. CITY OF LAS VEGAS IS THE PURVEYOR.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	NTS	NOT TO SCALE
BC	BACK OF CURB	OC	ON CENTER
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BVC	BEGIN VERTICAL CURVE	PCC	POINT OF COMPOUND CURVE
BW	BOTTOM OF EXISTING WALL	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PI	POINT OF INTERSECTION
CC	CLARK COUNTY	PL	PROPERTY LINE
CL	CENTERLINE	PDC	POINT OF CONNECTION
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CMP	CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVE
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MAX	MAXIMUM	VG	VALLEY GUTTER
MH	MANHOLE	W	WATER
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NO.	DESCRIPTION	BY	DATE	APPR.

REVISIONS

ASTORIA RESIDENTIAL
3205 PARK PLAZA DRIVE SUITE 200
LAS VEGAS, NEVADA 89144
(702) 853-5200 FAX:

TINEY ENGINEERING
6030 S. JONES BLVD STE# 100
LAS VEGAS, NV 89118
(702) 362-8444 FAX: (702) 362-5233

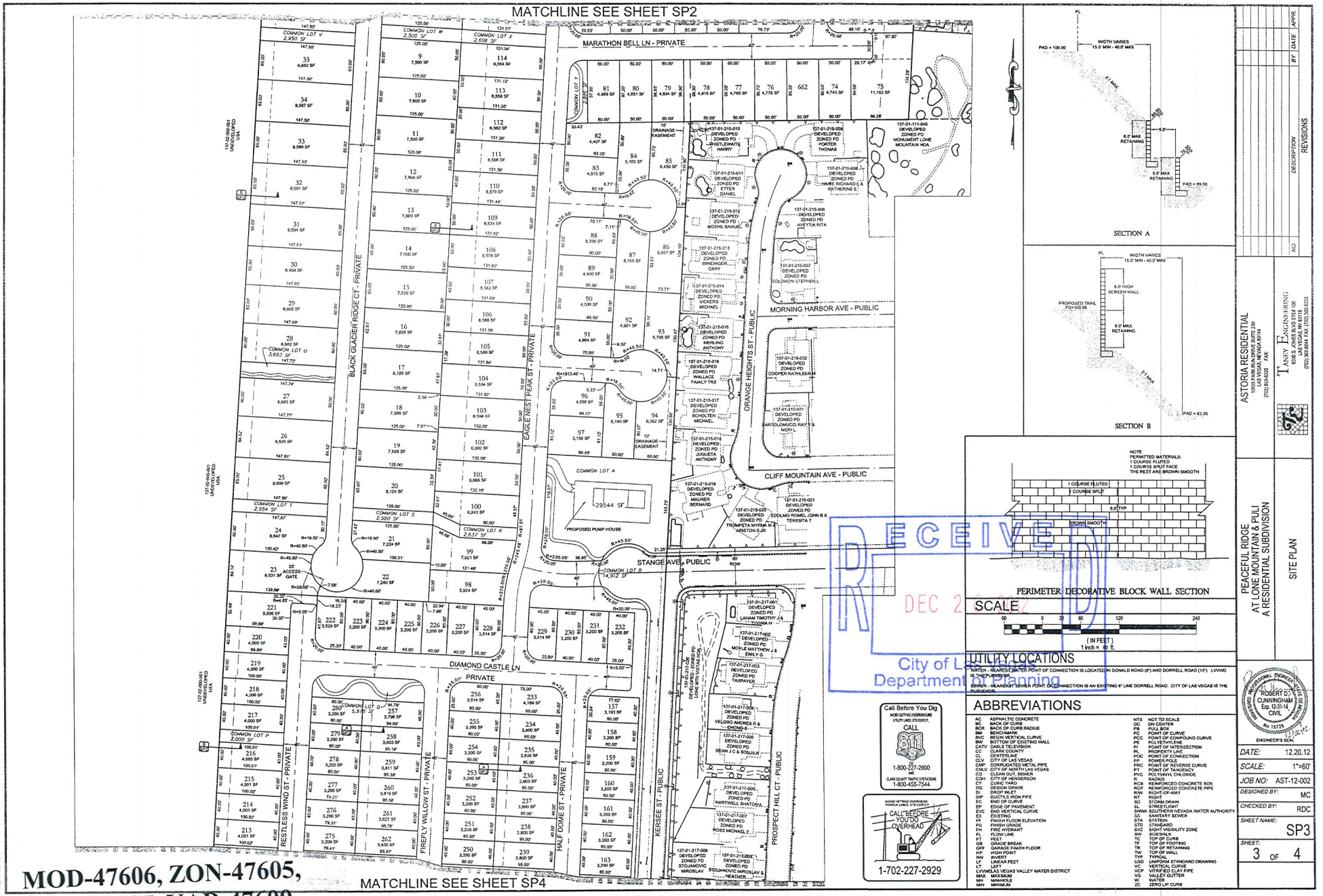
PEACEFUL RIDGE
AT LONE MOUNTAIN & PULI
A RESIDENTIAL SUBDIVISION

SITE PLAN

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15726
ENGINEER'S SEAL

DATE:	12.20.12
SCALE:	1"=60'
JOB NO:	AST-12-002
DESIGNED BY:	MC
CHECKED BY:	RDC
SHEET NAME:	SP2
SHEET:	2 OF 4

FILE NAME: TM.DWG



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VAR-47607, VAR-47609,
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REVISED

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	REVISIONS			

ASTORIA RESIDENTIAL
10120 SOUTH EASTERN AVE #200
LAS VEGAS, NEVADA 89114
(702) 853-6200 FAX

TANEY ENGINEERING
6030 S. JONES BLVD STE # 100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX (702) 362-8333

PEACEFUL RIDGE
AT LONE MOUNTAIN & PULI
A RESIDENTIAL SUBDIVISION

SITE PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15725
ENGINEER'S SEAL

DATE:	12.20.12
SCALE:	1"=60'
JOB NO:	AST-12-002
DESIGNED BY:	MC
CHECKED BY:	RDC
SHEET NAME:	SP3
SHEET:	3 OF 4

FILE NAME: SP3

MATCHLINE SEE SHEET SP3



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VAR-47607, VAR-47609,
VAC-47611 & SDR-47610
REVISED

SCALE

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(IN FEET)
1 inch = 60 ft.

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OR
CLARK COUNTY TRAFFIC OPERATIONS
1-800-455-7544

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

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ASTORIA RESIDENTIAL
10120 SOUTH EASTERN AVENUE, SUITE 200
LAS VEGAS, NEVADA 89144
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TANEY ENGINEERING
6030 S. JONES BLVD STE # 100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX:(702) 362-0330

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SHEET:	4 OF 4

FILE NAME: TM.DWG

LANDSCAPE PLAN
FOR
PEACEFUL RIDGE AT LONE MOUNTAIN & PULI

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SITE INFORMATION

ASSESSORS PARCEL NUMBERS	137-01-101-001, 006, 010, 011, 137-01-201-001, 002, 003, 011, 012, 137-01-301-001, & 002
PROPOSED USE OF PROPERTY	SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING ZONING	PD
PROPOSED ZONING	PD
TOTAL PROPOSED LOTS	338 RESIDENTIAL LOTS (62 GATED, 94-50'X90', 172-40'X80') 26 COMMON LOTS

	GATED COMMUNITY	50'X90' LOTS	40'X90' LOTS	TOTAL
GROSS ACREAGE	19.7	17.4	21.9	59.0
NET ACREAGE	18.3	16.7	21.5	53.5
DENSITY (BASED ON GROSS ACREAGE)	3.99 LOTS/ACRE	5.40 LOTS/ACRE	7.85 LOTS/ACRE	
PARKING REQUIRED	2 PER UNIT = 676 SPACES			
PARKING PROVIDED	676 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING			
OPEN SPACE REQUIRED (330 SF/LOT)	100,240 SQ FT			
OPEN SPACE PROVIDED	111,181 SQ FT			

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY STANDARDS AND SPECIFICATIONS.
2. UTILITIES:

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS CORPORATION
CATV	COX CABLE
SOLID WASTE DISPOSAL	REPUBLIC SERVICES

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.
5. PEAK SEWAGE CONTRIBUTION: 62,000 GPD AVERAGE, 267,000 GPD PEAK
6. FIRM PANEL 32003C1765 F, REVISED NOVEMBER 16, 2011. ENTIRE AREA WITHIN FEMA ZONE "X"
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED.
8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE
9. THERE IS NO KNOW GROUND WATER AT A DEPTH LESS THAN 20-FEET. A SOILS REPORT IS BEING PREPARED TO VERIFY THE DEPTH OF GROUNDWATER
10. PERIMETER AND ENTRY LANDSCAPE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGAL DESCRIPTION

APN # 137-01-101-001, 006, 010, 011,
137-01-201-001, 002, 003, 011,
012, 137-01-301-001, & 002

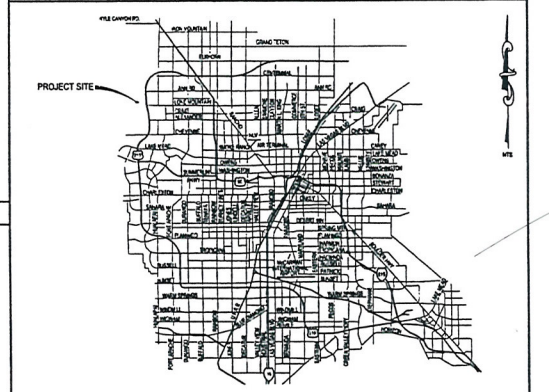
BENCHMARK

PROJECT VERTICAL DATUM: NAVD88
CITY OF LAS VEGAS BENCHMARK 15-VDB-1916
NAVD88 ELEV. 2961.860M/ 2836.55 FT.
RIVET AND PLATE IN TOP OF CURB AT NORTHEAST CORNER OF CLIFF SHADOWS AND DECOVILLE

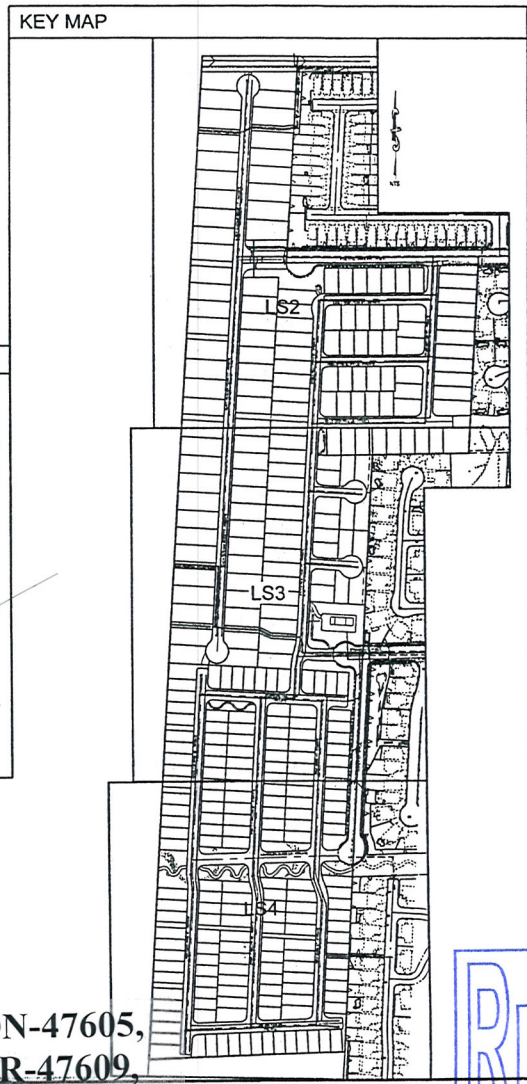
BASIS OF BEARINGS

SOUTH 87°47'07" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 112, PAGE 87 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

VICINITY MAP



KEY MAP



CONNECTIVITY RATIO

GATED COMMUNITY	50'X90' LOTS	40'X90' LOTS	TOTAL
LINKS: 3	LINKS: 18	LINKS: 18	LINKS: 37
NODES: 3	NODES: 12	NODES: 12	NODES: 27
RATIO: 1.00	RATIO: 1.33	RATIO: 1.50	RATIO: 1.37

UTILITY DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS 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 OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS.
CALL BEFORE YOU DIG: 1-800-227-2600
CALL BEFORE YOU OVERHEAD: 1-702-227-2929

DEVELOPER

ASTORIA RESIDENTIAL
10655 PARK RUN DRIVE SUITE 230
LAS VEGAS, NV 89144
(702) 833-8320 PHONE

ENGINEER

TANEY ENGINEERING COMPANY
8330 S. JONES BLVD. STE #100
LAS VEGAS, NV 89118
(702) 362-8844 PHONE (702) 362-8233 FAX

LEGEND

	EXISTING	PROPOSED
DESIGN ELEVATION	(10.0)	10.00
FUTURE ELEVATION		[10.00]
SCARP (SLOPE VARIES)		
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
DIRECTION OF FLOW		
RETAINING WALL		
CMU WALL		
CENTERLINE		
RIGHT-OF-WAY		
CUT LINE-ASPHALT		
CURB AND GUTTER		
POWER POLE		
SIDEWALK RAMP		
CURB DROP INLET		
STORM DRAIN MANHOLE		
SIDEWALK		
PROPERTY LINE		
CUT-FILL LINE		
EDGE OF PAVEMENT		
SIGHT VISIBILITY ZONE		
CAP & 3" BLOW OFF VALVE		
WATERLINE FITTINGS		
GATE VALVE		
FIRE HYDRANT		
SEWER LINE MANHOLE		
SEWER LATERAL		
WATER LINE		
WATER LATERAL WMETER		
PRESSURE REDUCING VALVE		
BACKWATER VALVE		
200A SERVICE PEDESTAL		
STREET LIGHT CONDUIT		
F.A.S.T. CONDUIT		
TRAFFIC SIGN		
STOP SIGN W/STREET NAME SIGN		
150W HPS LUMINAIRE W/11 GA. POLE		
150W HPS LUMINAIRE W/11 GA. POLE		
250W HPS LUMINAIRE W/11 GA. POLE		
400W HPS LUMINAIRE W/11 GA. POLE		

ABBREVIATIONS

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BVC	BEGIN VERTICAL CURVE	PI	POINT OF INTERSECTION
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	PLT	PLATE
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CO	CLEAN OUT, SEWER	PT	POINT OF TANGENCY
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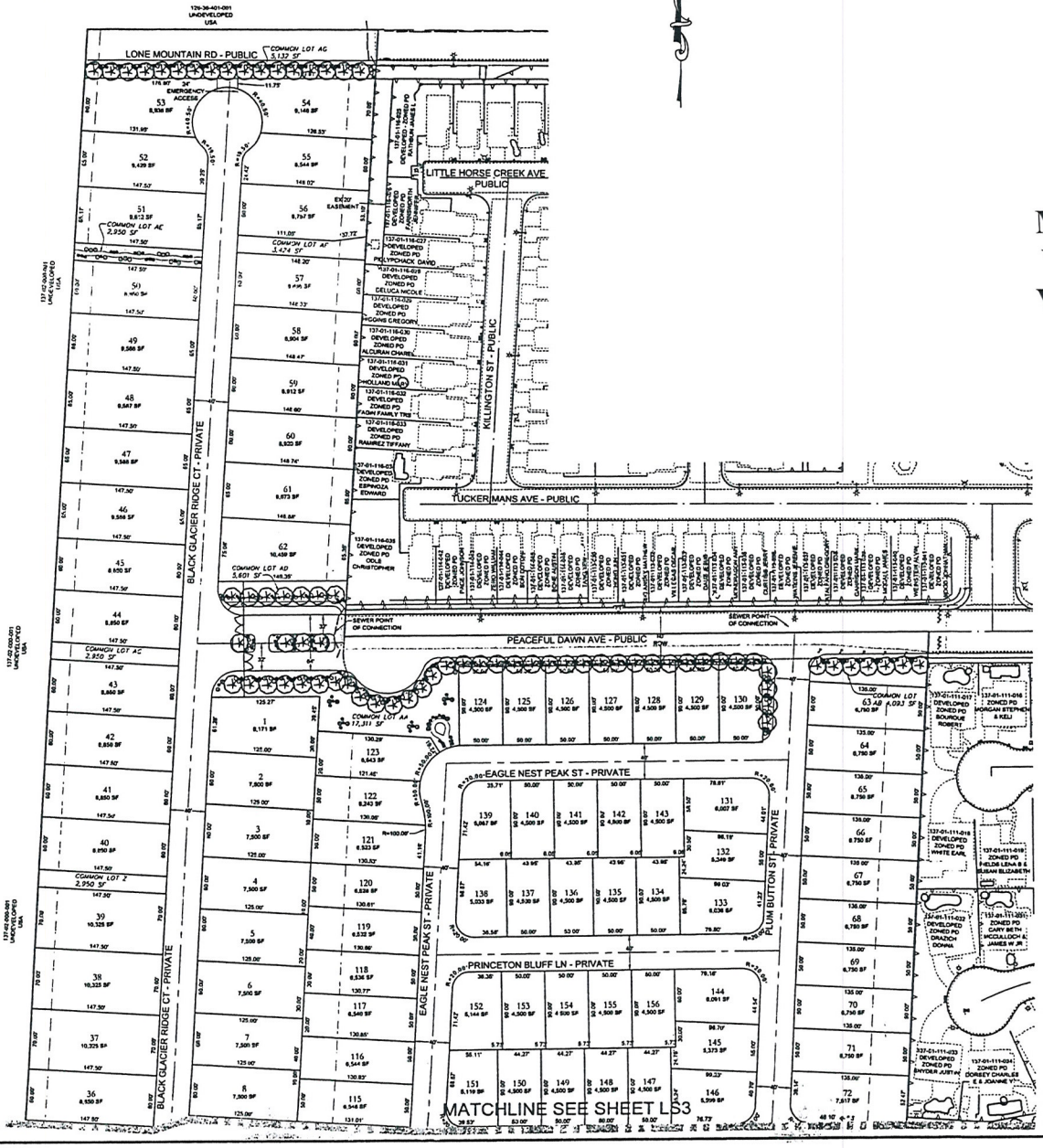
LANDSCAPE PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 13728
ENGINEER'S SEAL

DATE: 12.20.12
SCALE: 1"=60'
JOB NO: AST-12-002
DESIGNED BY: MC
CHECKED BY: RDC
SHEET NAME: LS1
SHEET: 1 OF 4

FILE NAME: TM DWG

MOD-47606, ZON-47605, VAR-47607, VAR-47609, VAC-47611 & SDR-47610 REVISED



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CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	Approx. 153	LARGE	20' On Center	MONDEL PINE	Pinus eldarica
	Approx. 265	1 - 5 Gallon	N/A	DESERT BROOM	Baccharis sarothroides
	Approx. 466	1 - 5 Gallon	N/A	DESERT MARIGOLD	Baileya multiradiata
	Approx. 27	SMALL	PER PLAN	LITTLE LEAF ASH	Fraxinus greggii

LANDSCAPING STANDARDS:
PLANTINGS SHOULD BE PROVIDED IN ACCORDANCE WITH THE LONE MOUNTAIN WEST (LMW) MASTER PLAN DOCUMENT, APPENDIX B, AND THE SOUTHERN NEVADA REGIONAL PLANTING COALITION REGIONAL PLANT LIST

LANDSCAPING FOR INDIVIDUAL LOTS:
PER SECTION 6.4 OF THE LONE MOUNTAIN WEST (LMW) MASTER PLAN, ONE 24" BOX TREE SHALL BE PROVIDED IN THE FRONT YARD OF EACH SINGLE FAMILY UNIT. SINGLE FAMILY FRONT YARD LANDSCAPING TO FOLLOW LMW SECTION 6.4 SUBSECTIONS A-G REQUIREMENTS.

SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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CMP	CORRUGATED METAL PIPE
CNLV	CITY OF NORTH LAS VEGAS
CO	CLEAN OUT, SEWER
COH	CITY OF HENDERSON
CONC	CONCRETE
DI	DESIGN GRADE
DW	DRIVEWAY
EAC	EDGE OF ASPHALT
EC	END OF CURVE
EVC	END VERTICAL CURVE
EW	EACH WAY
FF	FINISH FLOOR ELEVATION
FND	FOUND
FW	FINISH WALL
FWY	FREEWAY
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
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INVERT	INVERT
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SD	STORM DRAIN
SDE	STREETLIGHT
SNWA	SOUTHERN NEVADA WATER AUTHORITY
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
SVZ	SIGHT VISIBILITY ZONE
SW	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOOTING
TR	TOP OF RETAINING
TW	TOP OF WALL
TYP	TYPICAL
UBC	UNIFORM STANDARD DRAWING
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VG	VALLEY GUTTER
W	WATER
ZC	ZERO LIP CURB

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ASTORIA RESIDENTIAL
9960 PARK RUN DRIVE, SUITE 230
LAS VEGAS, NEVADA 89144
(720) 883-4329 FAX

TANEY ENGINEERING
8816 SPANISH RIDGE AVE, SUITE 100
LAS VEGAS, NEVADA 89148
(702) 362-8844 FAX: (702) 362-8353

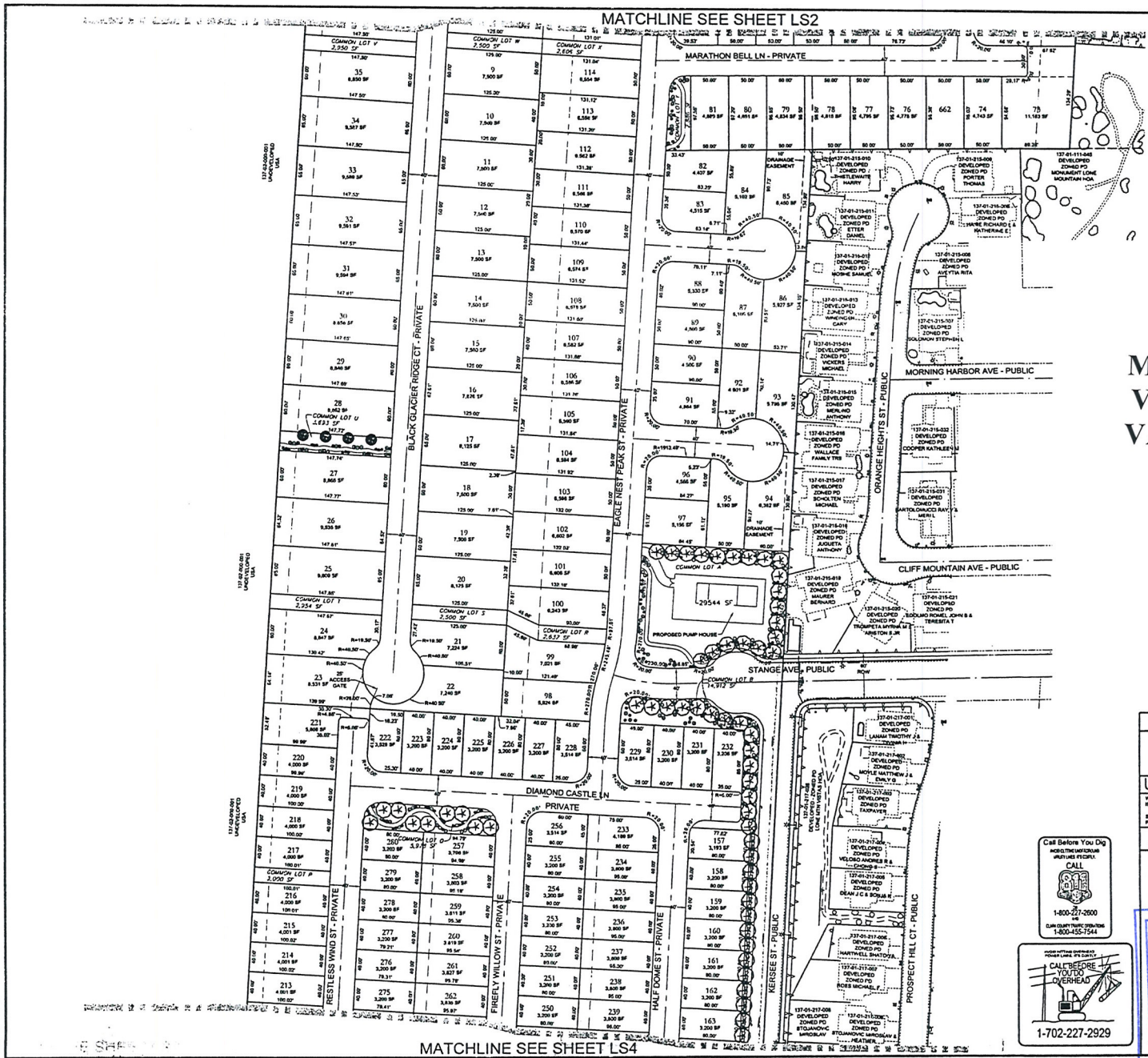
NO.	DESCRIPTION	BY	DATE
	REVISIONS		APP'R

PEACEFUL RIDGE
AT LONE MOUNTAIN & PULI
A RESIDENTIAL SUBDIVISION

LANDSCAPE PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15729
ENGINEER'S SEAL

DATE:	12.20.12
SCALE:	1"=60'
JOB NO:	AST-12-002
DESIGNED BY:	MC
CHECKED BY:	RDC
SHEET NAME:	LS2
SHEET:	2 OF 4



MOD-47606, ZON-47605, VAR-47607, VAR-47609, VAC-47611 & SDR-47610 REVISED

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	Approx. 153	LARGE	20' On Center	MONDEL PINE	Pinus eldarica
	Approx. 363	1 - 5 Gallon	N/A	DESERT BROOM	Baccharis sarothroides
	Approx. 460	1 - 5 Gallon	N/A	DESERT MARIGOLD	Baileya multiradiata
	Approx. 27	SMALL	PER PLAN	LITTLE LEAF ASH	Fraxinus greggii

LANDSCAPING STANDARDS:
PLANTINGS SHOULD BE PROVIDED IN ACCORDANCE WITH THE LONE MOUNTAIN WEST (LMW) MASTER PLAN DOCUMENT, APPENDIX B, AND THE SOUTHERN NEVADA REGIONAL PLANTING COALITION REGIONAL PLANT LIST.

LANDSCAPING FOR INDIVIDUAL LOTS:
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SCALE

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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SEWER - NEAREST SEWER POINT OF CONNECTION IS AN EXISTING 8" LINE DORRELL ROAD CITY OF LAS VEGAS IS THE PURVEYOR.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	NTS	NOT TO SCALE
BC	BACK OF CURB	OC	ON CENTER
BCR	BACK OF CURB RADIUS	PB	PULL BOX
BM	BENCHMARK	PC	POINT OF CURVE
BVC	BEGIN VERTICAL CURVE	PCC	POINT OF COMPOUND CURVE
BW	BOTTOM OF EXISTING WALL	PVC	POLYVINYLCHLORIDE
CATV	CABLE TELEVISION	PI	POINT OF INTERSECTION
CC	CLARK COUNTY	PL	PROPERTY LINE
CL	CENTERLINE	POC	POINT OF CONNECTION
CLV	CITY OF LAS VEGAS	PP	POWER POLE
CM	CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVE
CMLV	CITY OF NORTH LAS VEGAS	PW	RIGHT OF WAY AGENCY
CO	CLEAN OUT, SEWER	PVC	POLYVINYL CHLORIDE
COH	CITY OF HENDERSON	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE BOX
DG	DECOMPOSED GRANITE	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SC	SCHEDULE
EG	EXISTING GRADE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SL	STREETLIGHT
EVC	END VERTICAL CURVE	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FH	FIRE HYDRANT	SWZ	SIGHT VISIBILITY ZONE
FL	FLOW LINE	TC	TOP OF CURB
FS	FIELD SPAN	TF	TOP OF FOOTING
GB	GRADE BREAK	TFW	TOP OF RETAINING WALL
GFF	GARAGE FINISH FLOOR	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
INV	INVERT	UBC	UNIFORM STANDARD DRAWING
LF	LINEAR FEET	VC	VERTICAL CURVE
LVVWD	LAS VEGAS VALLEY WATER DISTRICT	VCP	VITRIFIED CLAY PIPE
MB	MAILBOX	VG	VALLEY GUTTER
MH	MANHOLE	W	WATER
MW	MANWAY	ZC	ZERO LIP CURB

Call Before You Dig
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CALL
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OR
CLARK COUNTY TRAFFIC OPERATIONS
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TANEY ENGINEERING
8965 S. EASTERN AVE., SUITE 100
LAS VEGAS, NV 89123
(702) 362-8844 FAX: (702) 362-9283

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

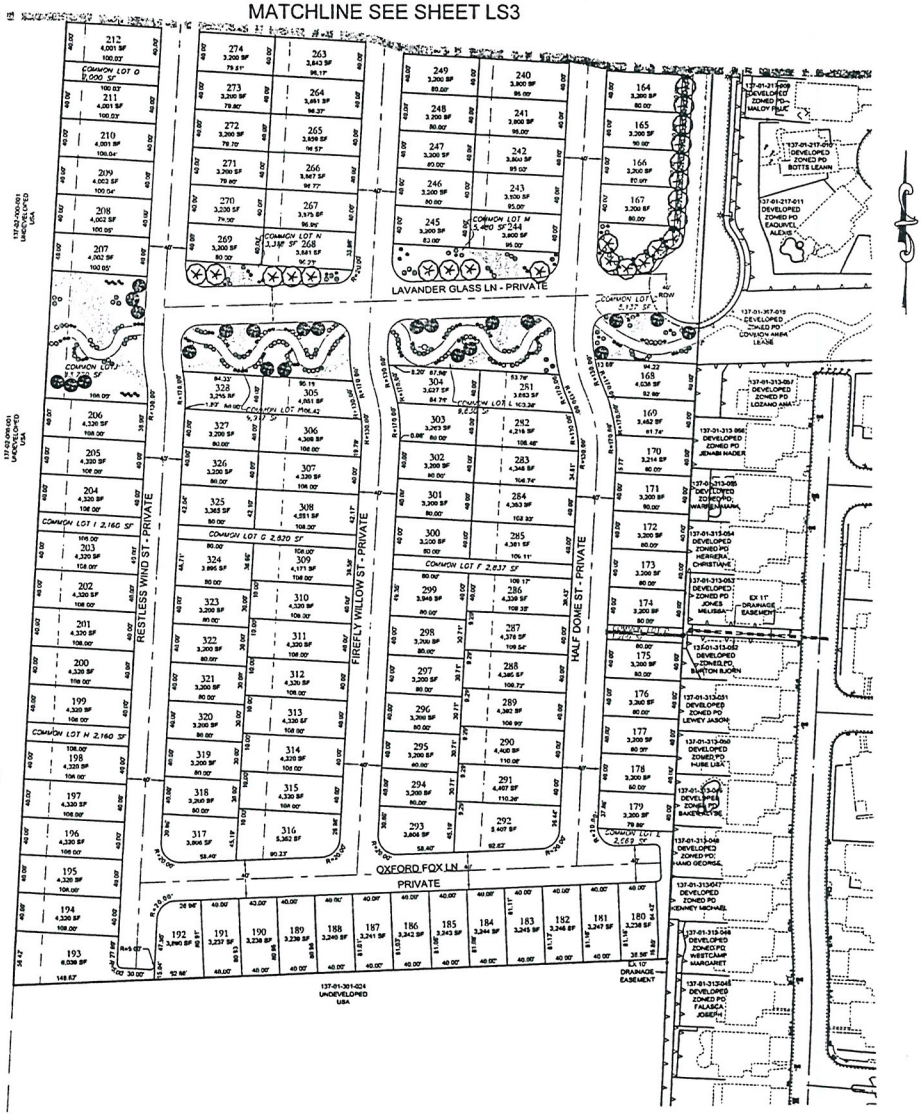
PEACEFUL RIDGE
AT LONE MOUNTAIN & PULI
A RESIDENTIAL SUBDIVISION

LANDSCAPE PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15725
STATE OF NEVADA
PROFESSIONAL ENGINEER
ENGINEER'S SEAL

DATE:	12.20.12
SCALE:	1"=60'
JOB NO:	AST-12-002
DESIGNED BY:	MC
CHECKED BY:	RDC
SHEET NAME:	LS3
SHEET:	3 OF 4

FILE NAME: TM.DWG



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ABBREVIATIONS

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BC	BACK OF CURB
BCR	BACK OF CURB RADIUS
BM	BENCHMARK
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF EXISTING WALL
CATV	CABLE TELEVISION
CLR	CLEAR/CLARITY
CP	CONTROL POINT
CLV	CITY OF LAS VEGAS
CMP	CORRUGATED METAL PIPE
CNLV	CITY OF NORTH LAS VEGAS
CO	CLEAN OUT, SEWER
COH	CITY OF HENDERSON
CURB	CURB YARD
DI	DESIGN GRADE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
EBC	EDGE OF CURB
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FEET
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LT	LEFT
LVVWD	LAS VEGAS VALLEY WATER DISTRICT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
PB	PULL BOX
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
POC	POINT OF CONNECTION
POE	POINT OF ENDING
POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVE
PVC	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RW	RIGHT-OF-WAY
RT	RIGHT
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SL	STREETLIGHT
SNWA	SOUTHERN NEVADA WATER AUTHORITY
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VCP	VITRIFIED CLAY PIPE
VG	VALLEY GUTTER
W	WATER
WG	WING-LIP CURB

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8816 SPANISH RIDGE AVE
LAS VEGAS, NV 89148
(702) 362-8844 FAX: (702) 362-8203

PEACEFUL RIDGE
AT LONE MOUNTAIN & PULI
A RESIDENTIAL SUBDIVISION

LANDSCAPE PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-13
CIVIL
No. 15725
ENGINEER'S SEAL

DATE:	12.20.12
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JOB NO:	AST-12-002
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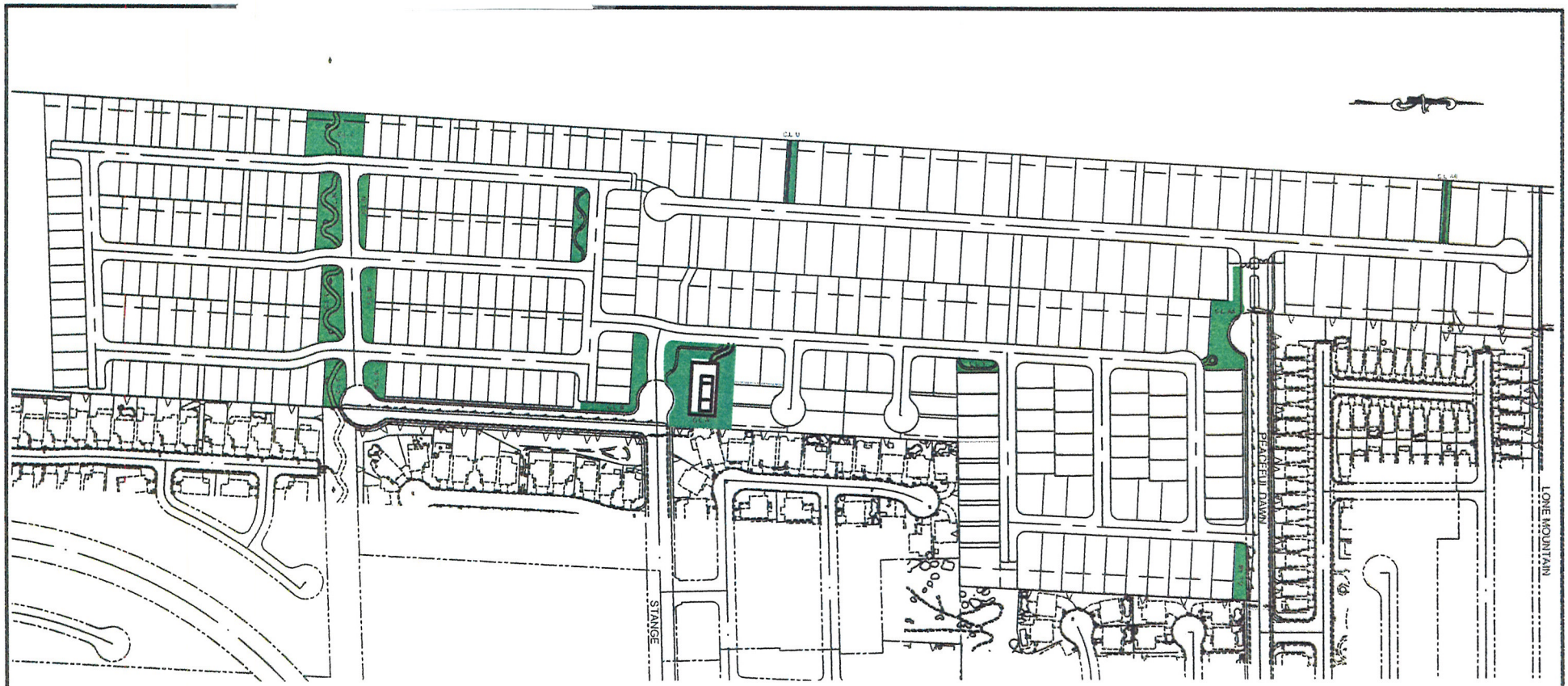
CHECKED BY:	RDC
SHEET NAME:	LS4
SHEET:	4 OF 4

FILE NAME: TN.DWG



AREAS USED FOR OPEN SPACE CALCULATION

COMMON LOT A	20,597 SF
COMMON LOT B	11,315 SF
COMMON LOT C	5,137 SF
COMMON LOT J	13,770 SF
COMMON LOT K	9,917 SF
COMMON LOT L	9,630 SF
COMMON LOT M	3,800 SF
COMMON LOT N	3,318 SF
COMMON LOT Q	5,978 SF
COMMON LOT U	3,693 SF
COMMON LOT Y	2,886 SF
COMMON LOT AA	14,067 SF
COMMON LOT AB	4,093 SF
COMMON LOT AE	2,950 SF
TOTAL	111,151 SF

* SEE SITE PLAN FOR COMMON LOT AREAS

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AREA USED FOR OPEN SPACE

PEACEFUL RIDGE
OPEN SPACE EXHIBIT

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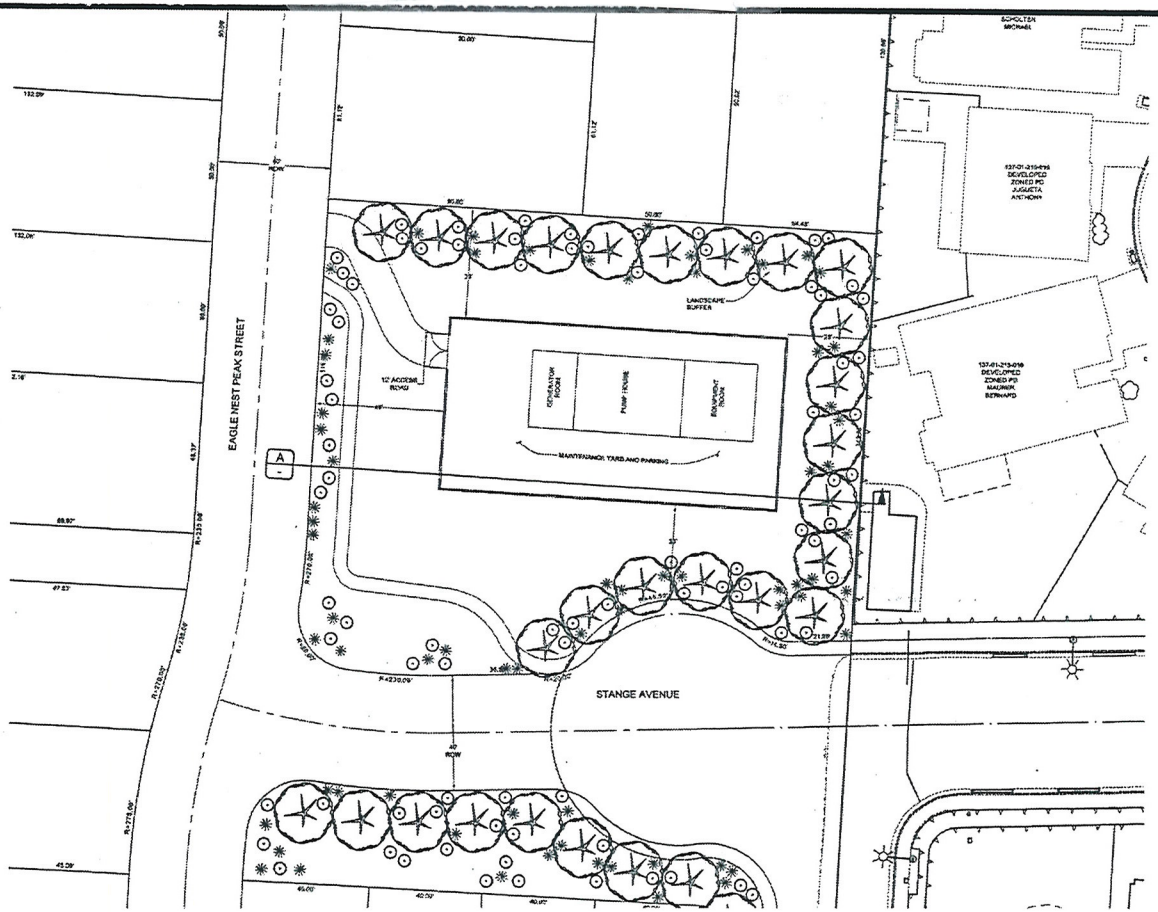
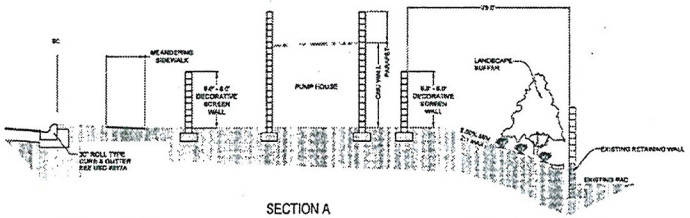
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233

DATE: 12/20/2012
SCALE: NTS
JOB NO: AST12002
SHEET: 1 OF 1

MOD-47606, ZON-47605,
~~VAR-47607, VAR-47609,~~
VAC-47611 & SDR-47610





SECTION A

PEACEFUL RIDGE AT LONE MOUNTAIN & PULI A RESIDENTIAL SUBDIVISION	ASTORIA RESIDENTIAL 10866 PARK RUN DRIVE SUITE 230 LAS VEGAS, NEVADA 89144 (702) 853-4225 FAX:	DATE: 12.12.12 SCALE: 1"=20' JOB NO: AST-12-002 SHEET: 1 OF 1
PUMP HOUSE PLAN	TANEY ENGINEERING	

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wall exhibit

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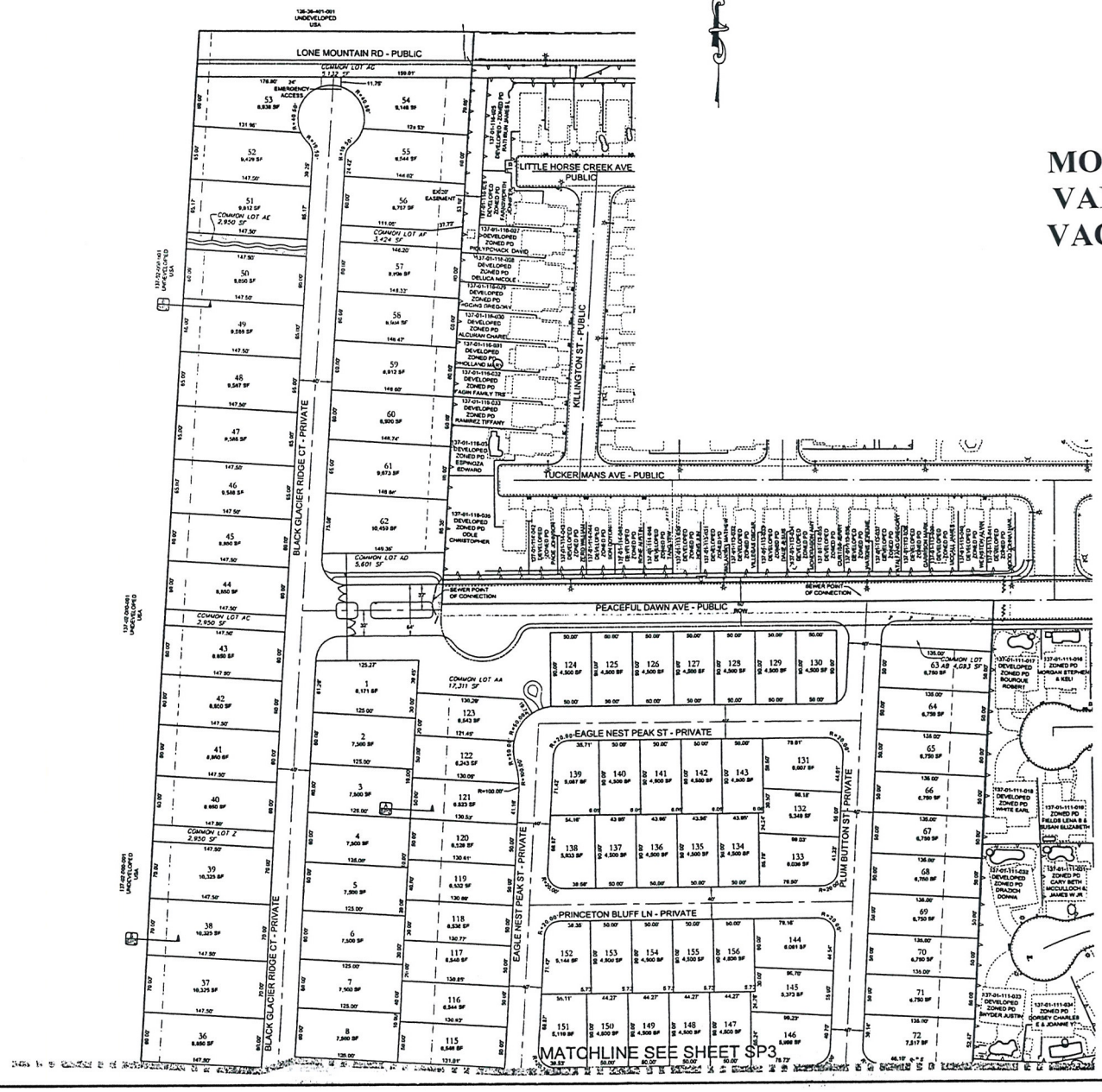

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1-800-455-7544

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SCALE

(IN FEET)
1 inch = 60 ft.

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NO.	DESCRIPTION	BY	DATE	APPR.

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ASTORIA RESIDENTIAL

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LAS VEGAS, NV 89118
(702) 362-8844 FAX (702) 362-5223

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AT LONE MOUNTAIN & PULI
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SITE PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-14
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No 15725
ENGINEER'S SEAL

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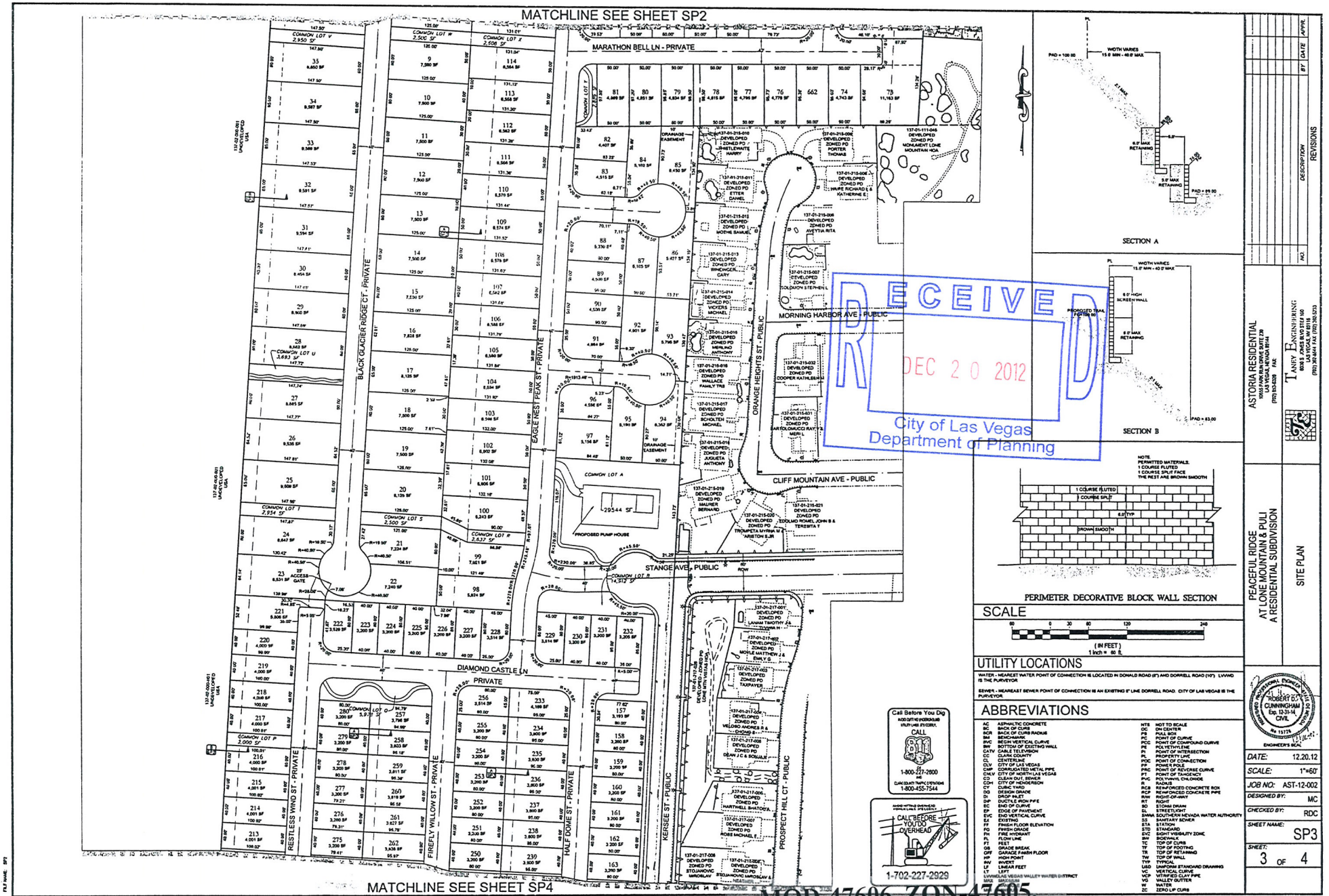
SHEET NAME:	SP2
SHEET:	2 OF 4

FILE NAME: TM DWG



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VAC-47611 & SDR-47610
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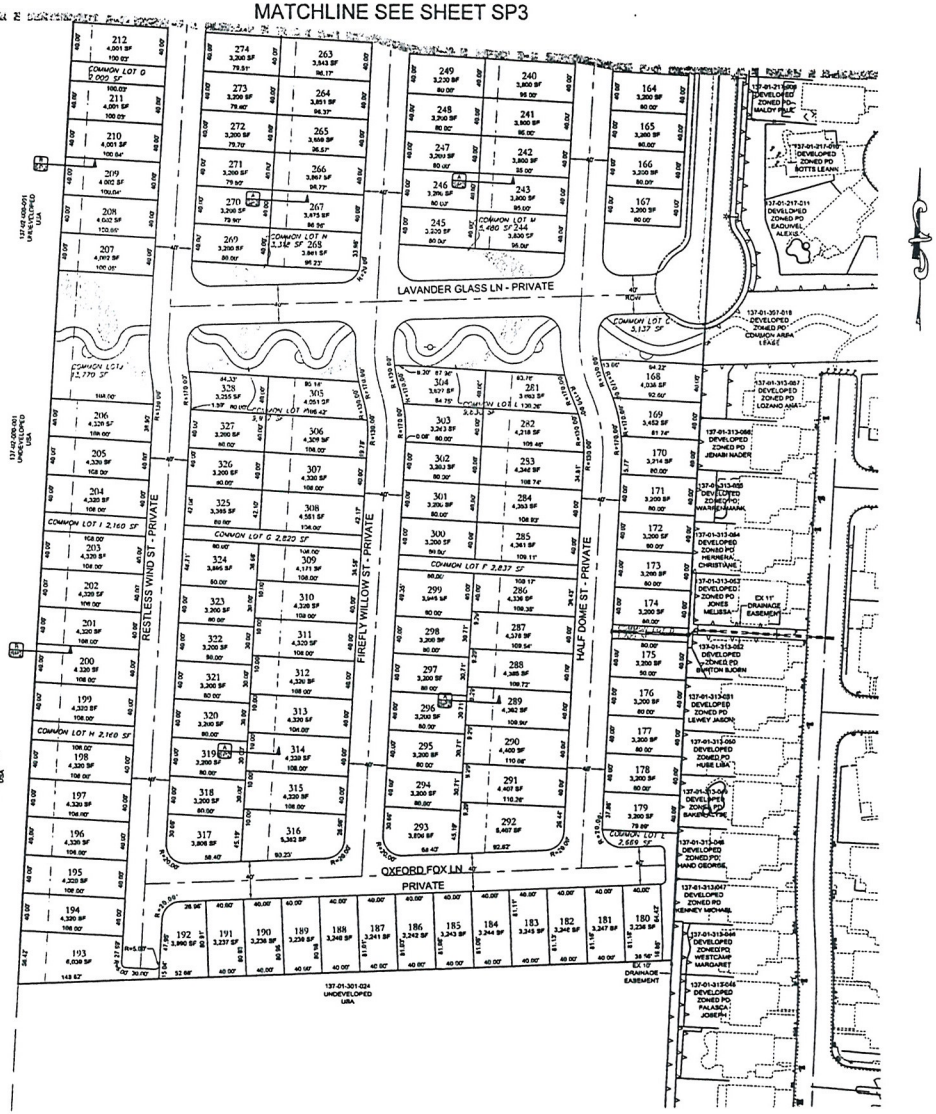
MATCHLINE SEE SHEET SP3



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		ZC	ZERO LIP CURB

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ASTORIA RESIDENTIAL
9205 PARK RUN DRIVE SUITE 230
LAS VEGAS, NEVADA 89144
(702) 233-5329 FAX:

TANEY ENGINEERING
8816 SPANISH RIDGE AVE. SUITE 150
LAS VEGAS, NV 89148
(702) 362-8844 FAX: (702) 362-9225

PEACEFUL RIDGE
AT LONE MOUNTAIN & PUJI
A RESIDENTIAL SUBDIVISION

SITE PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 13725
ENGINEER'S SEAL

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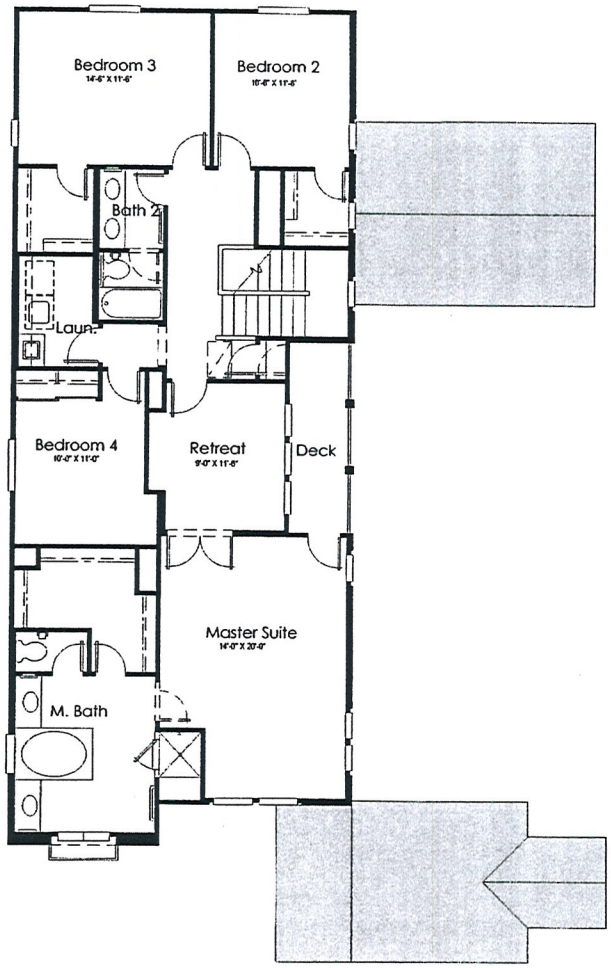
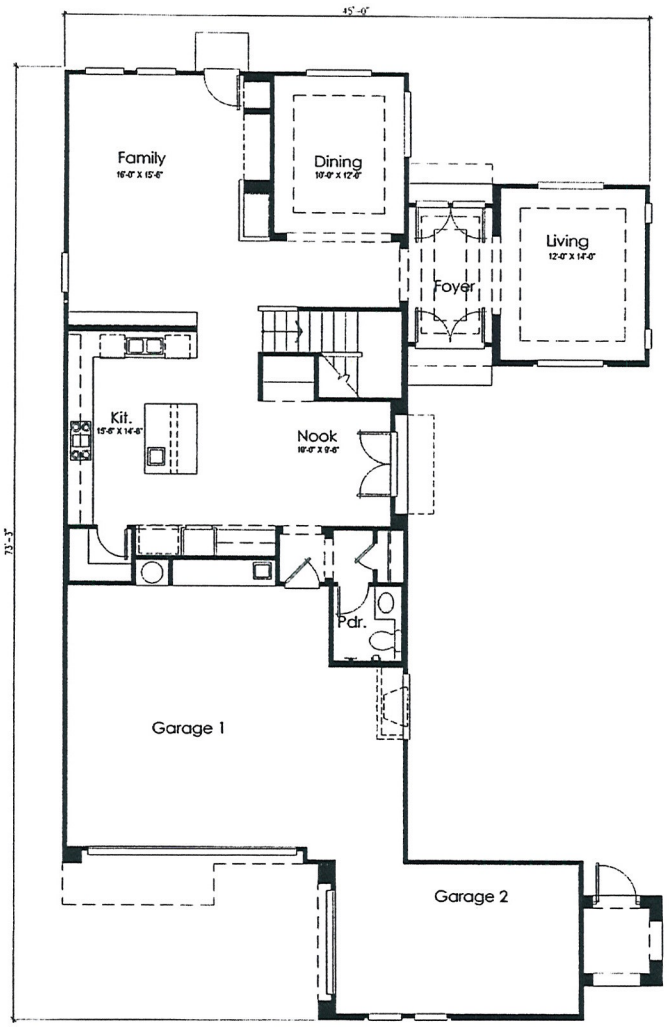
SHEET:	4 OF 4

FILE NAME: TM.DWG



Second Floor



First Floor
Scale: 1/4"=1'-0"

PLAN: #1-45'
SQ.FT.: 2810

CODE ANALYSIS

TYPE OF CONSTRUCTION:	TYPE V-B
OCCUPANCY CLASSIFACATION:	R-3/4
OCCUPANCY LOAD:	14.05
REQUIRED EXITS:	1

CODE REFERENCE

2009 IRC
2009 IBC
2009 IECC
2008 NEC
2009 UMC
2009 UPC

THM ENTERPRISE, LLC
10655 Park Run Drive, Suite 230 . Las Vegas, NV 89144 . 702.257.1188

PEACEFUL RIDGE

Date: 10-30-2012

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VAC-47611 & SDR-47610
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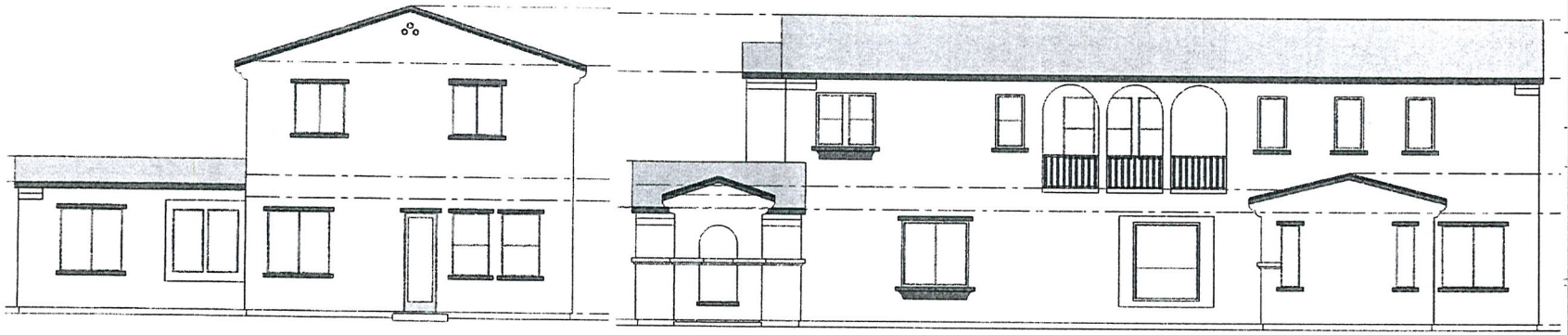
City of Las Vegas
Department of Planning



Rear

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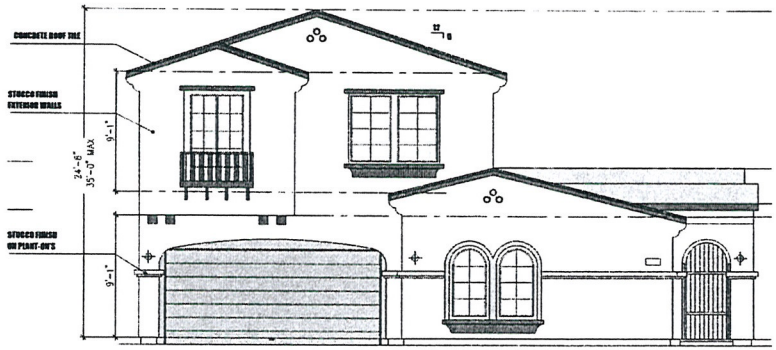

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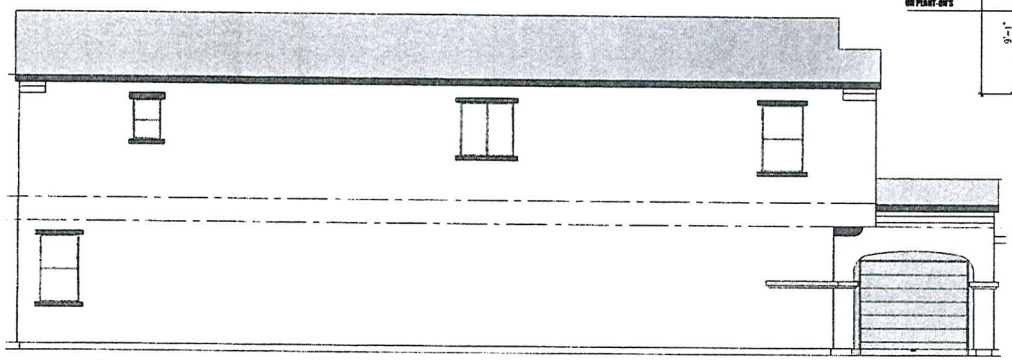

Left

THM ENTERPRISE, LLC
10655 Park Run Drive, Suite 230 . Las Vegas, NV 89144 . 702.257.1188

PEACEFUL RIDGE

Date: 10-30-2012

EXTIOR ELEVATION-A
PLAN #1-45'

MOD-47606, ZON-47605,
VAR-47607, VAR-47609,
VAC-47611 & SDR-47610
REVISED

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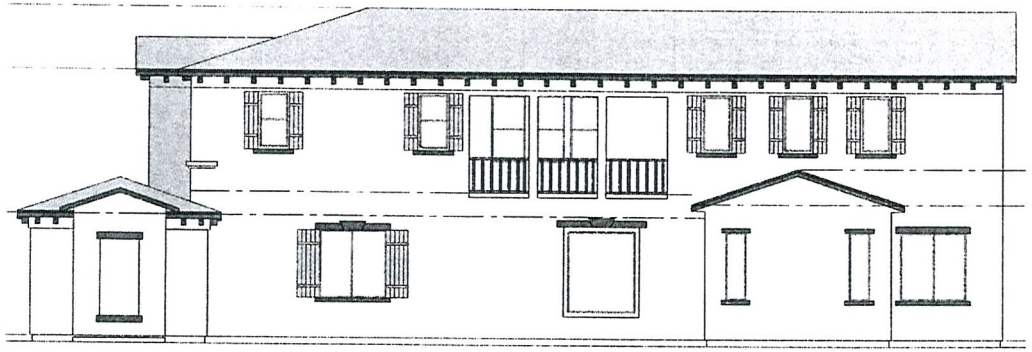
DEC 20 2012
City of Las Vegas
Department of Planning



Rear



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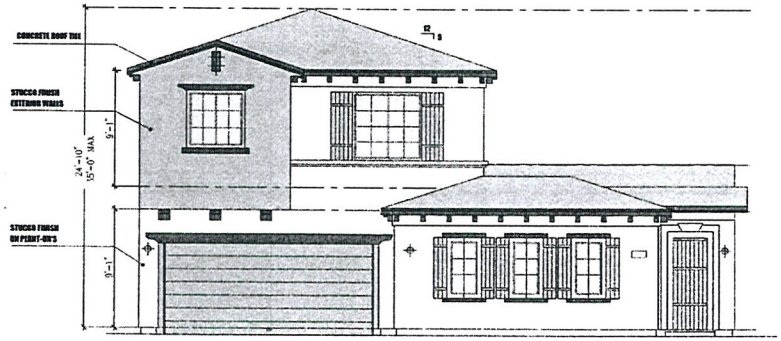
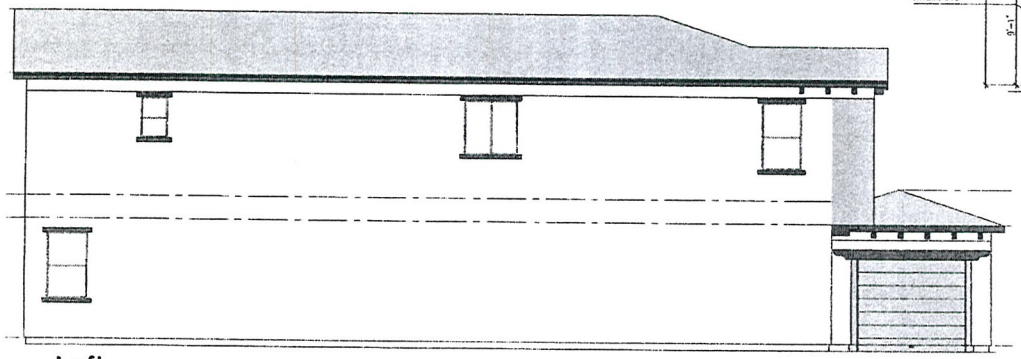


Front

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



Left

THM ENTERPRISE, LLC
10655 Park Run Drive, Suite 230 . Las Vegas, NV 89144 . 702.257.1188

PEACEFUL RIDGE

Date: 10-30-2012

EXTIOR ELEVATION-B
PLAN #1-45'

**MOD-47606, ZON-47605,
VAR-47607, VAR-47609,
VAC-47611 & SDR-47610
REVISED**

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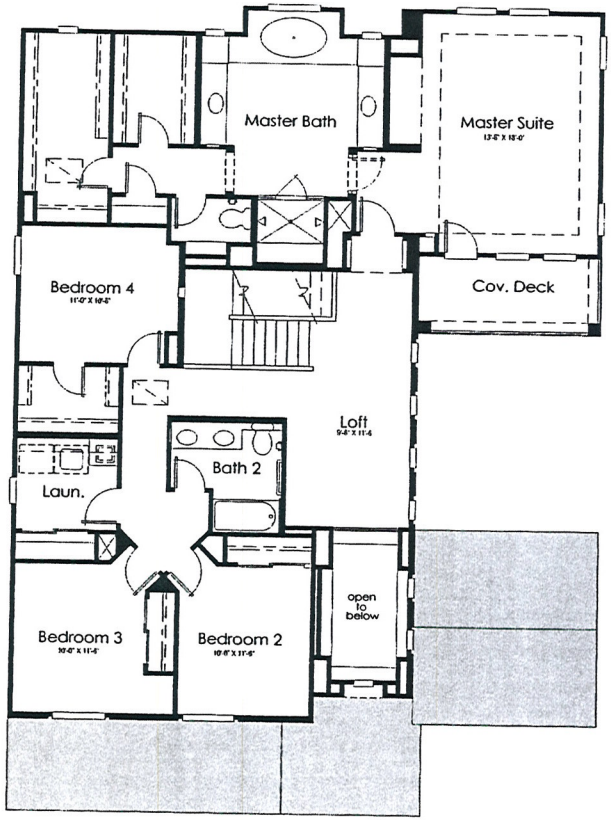
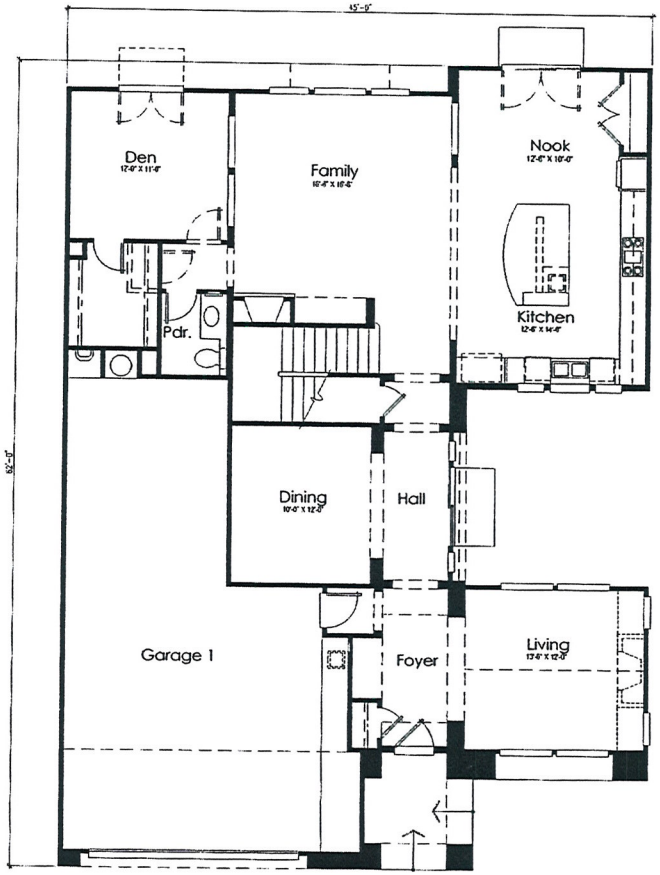
City of Las Vegas
Department of Planning



Second Floor



First Floor
Scale: 1/4"=1'-0"

PLAN: #2-45'
SQ.FT.: 3387

CODE ANALYSIS

TYPE OF CONSTRUCTION:	TYPE V-B
OCCUPANCY CLASSIFACATION:	R-3/4
OCCUPANCY LOAD:	16.935
REQUIRED EXITS:	1

CODE REFERENCE

2009 IRC
2009 IBC
2009 IECC
2008 NEC
2009 UMC
2009 UPC

MOD-47606, ZON-47605, VAR-47607, VAR-47609, VAC-47611 & SDR-47610 REVISED

THM ENTERPRISE, LLC
10655 Park Run Drive, Suite 230, Las Vegas, NV 89144, 702.257.1188

PEACEFUL RIDGE

Date: 10-30-2012

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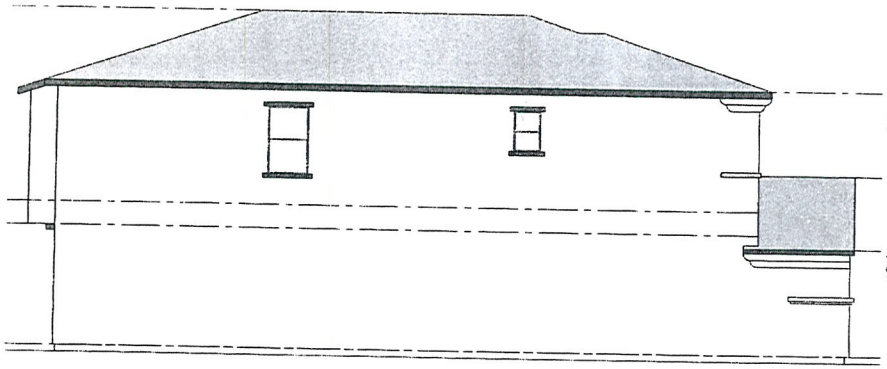
Rear



Right



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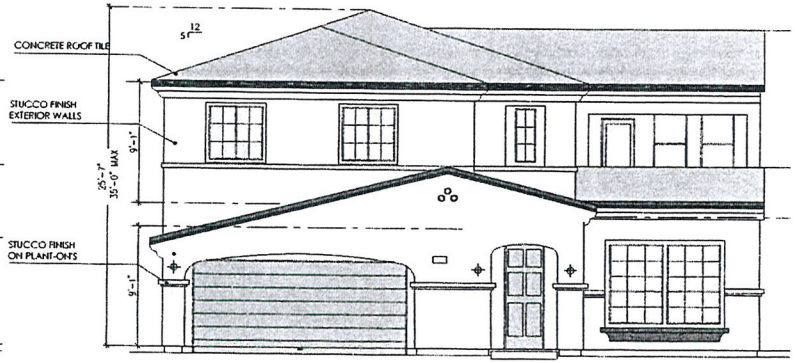

Front

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

THM
ENTERPRISE, LLC
10655 Park Run Drive, Suite 230 . Las Vegas, NV 89144 . 702.257.1186

PEACEFUL RIDGE

Date: 10-30-2012

EXTIOR ELEVATION-A
PLAN #2-45'

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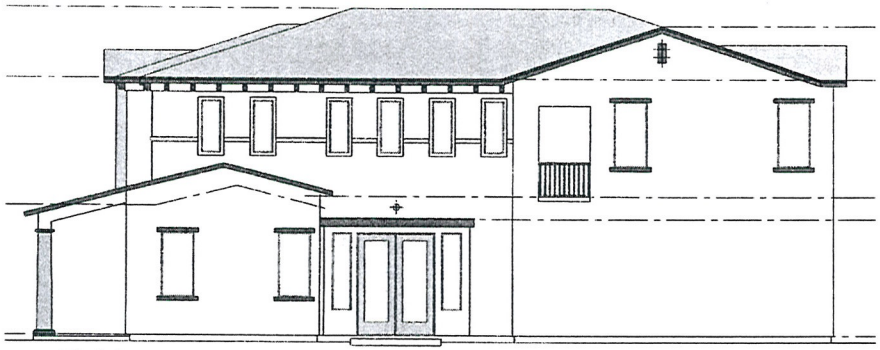
Rear



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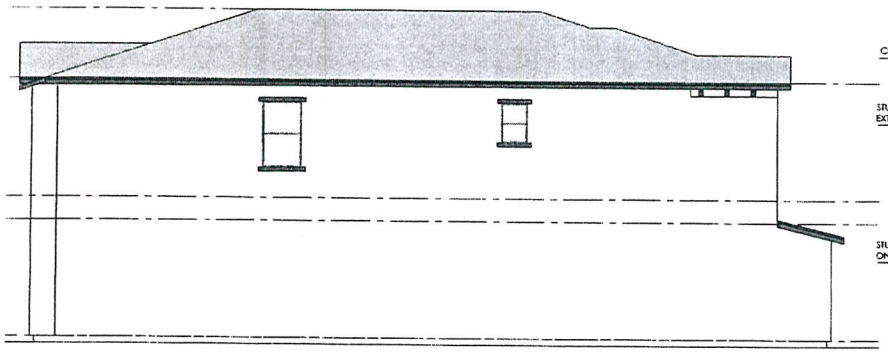

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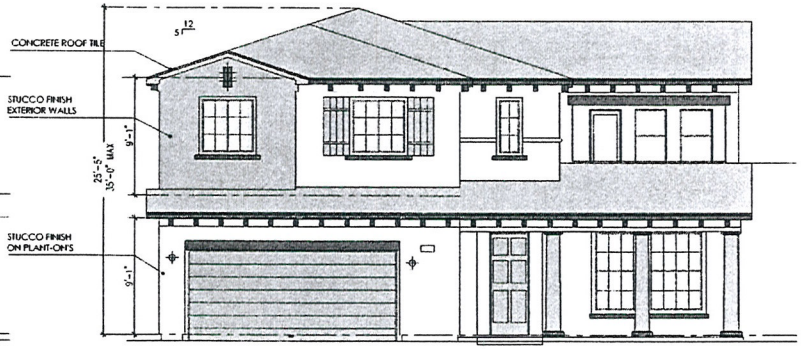

Front

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

THM ENTERPRISE, LLC
10655 Park Run Drive, Suite 230 . Las Vegas, NV 89144 . 702.257.1188

PEACEFUL RIDGE

Date: 10-30-2012

EXTIOR ELEVATION-B
PLAN #2-45'

MOD-47606, ZON-47605, VAR-47607, VAR-47609, VAC-47611 & SDR-47610 REVISED

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Department of Planning

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

December 20, 2012

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

REVISED

RE: Justification letter for Peaceful Ridge – Residential Subdivision
Major Modification, Site Development Plan Review, Rezoning, Variance, & Vacation

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Astoria Residential, respectfully submits this revised justification letter in support of a Major Modification, Site Development Plan Review, Rezoning, Variance, and Vacation of patent easements and right-of-way on the subject site. The subject site is generally located south of Lone Mountain Road and to the east of the Puli alignment. The site is approximately 55.0 gross acres and 306 residential homes are proposed for the development.

Summary of revisions 12:20:12:

The site was revised to change the lot size in the gated area of the project to 60-ft x 125-ft size lots and the number of lots increased in the gated portion of the site to 62 lots. The overall lot count increased to 328 lots, provided open space also increased to 111,151-sf, to meet the requirement for 108,240 sf.

Summary of revisions 12:12:12:

The site was revised to incorporate some additional areas as open space with access to the adjacent future trail to the west of the site; this allows for the open space variance to not be required. A new variance is being requested to allow the private streets to be constructed to a different standard than the public street standards. Additional details and information about the required water booster pump house & system have been included in the submittal. The landscape plans have been revised to increase the number of trees and shrubs in accordance with title 19 and show additional landscaping throughout the site in all proposed common lots that are being used to satisfy the open space requirement. All landscaping has been called out to also reference the Lone Mountain West Master Plan Appendix B in addition to the SNRPC plant list. Additional sections have been created to show the areas the wall

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VAC-47611 & SDR-47610
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height variance is being requested. The overall connectivity ration has been provided for the entire project on the cover sheet of the site plan.

Major Modification:

We are requesting a major modification to the Lone Mountain West Master Plan to amend the land use for APN 137-01-101-001, 137-01-101-009, 137-01-201-001, & 137-01-201-002 from *Multi-Family Medium* to *Low*. We are also requesting the Lone Mountain West Master Development Plan Tables 1 through 5 be updated to reflect the proposed changes to the plan. We are proposing to develop these parcels as single family homes with a maximum density of 5.49 units per gross acre.

Rezoning:

We are requesting a rezoning for APN 137-01-101-010, 137-01-101-011, & 137-01-201-003 from *U/PCD* to *PD*. The properties will be rezoned to the planned development zoning designation which is consistent with the properties in the Lone Mountain West Master Development Plan. All adjacent properties are currently zoned PD.

Site Development Plan Review & Variances:

The site will consist of 3 distinct neighborhoods; one of the neighborhoods is proposed to be gated with lot sizes of approx. 95-ft x 125-ft, the adjacent neighborhood is planned to have lot sizes of approx. 50-ft x 90-ft, the most south neighborhood will have lot sizes of approx. 40-ft x 80-ft. The entire subdivision is planned to have 40-ft Private Street with roll curb and no sidewalk, similar to other developed neighborhoods in Lone Mountain West Master Plan. We are proposing consistent setbacks for the entire community as follows:

Garage:	18-ft
Front:	10-ft
Side:	5-ft
Side Corner:	10-ft
Rear:	15-ft

Each of the neighborhoods will have 2 different floor plans (6 total plans) and 2 elevations for each home. The site has large 70-ft to 100-ft grade differential from west to east. We are accommodating grade differential on the site through a series of large scarping and retaining walls. There are a series of natural ravines and washes along the west property line, we are proposing to accept these flows and carry through the site to locations designed to accept them down stream. The site is very steep with up to 80-ft of elevation different from the west boundary to the east boundary. To accommodate the elevation difference large slopes/scarps are proposed to provide terracing of the site. Due to the excessive elevation difference on the site we are requesting a variance from the Lone Mountain West master Development Plan, section 3.6.1 to allow retaining walls in excess of 3'-6", up to 6' in height. These walls will occur at various locations throughout the site where terracing is proposed, mainly in rear yards as indicated on the site plan. We are also requesting a variance of Title 19.04 to allow the private street widths to not be built to public street standards. Public Standards require the street width to be 47-ft wide; we are proposing a 40-ft wide street with roll curb on both sides of the street and no sidewalks on either side of the street. The Lone Mountain West

Mater Plan requires 330 square feet per unit, 100,980-sf of open space; we are providing 105,521-sf of open space; meeting the requirement. The development has many pocket parks, is adjacent to a proposed City of Las Vegas trail along Lone Mountain, a trail in the NV Energy 55-ft wide easement bisects the site, and a future trail is planned along the Puli alignment west of the site. The site plan has many drainage easements that are not included in the open space, it is the intent to provide multiple pedestrian access points to this trail and possibly grade out the trail area for this city in conjunction with proposed drainage improvements along the west side of the site.

The water service for the property requires a large pumping station with booster pumps to meet the minimum required water pressures. The pumping station will be located on a parcel of land located at the east property boundary and the Stange alignment. The location of the pumping station is needed in this general vicinity as has been discussed with the Las Vegas valley Water District. The pumping station will connect to the existing water main in Stange just east of the project boundary. The pumping station will be located in a CMU building comprised of brown color cmu block to match the surrounding walls; the building will house the pumps, water pipes, a backup diesel generator, and storage areas. Any noise created from the pumps will comply with the city required noise ordinance and be dampened by the pump housings and the building they are located within. The pumping station and building will be located in a yard enclosed by a decorative CMU wall. The yard will provide an area for maintenance vehicles to park when servicing the facility, access to the adjacent water mains, fixtures, and facilities. The decorative wall will be surrounded with trees and landscaping to provide additional screening to aid in preventing visibility from the adjacent street and residential lots. A blow up drawing of the proposed pumping station site plan with landscaping has been included along with a cross section to show the proposed facility relationship to the surrounding street and residential lots.

Vacation of right-of-way & patent easements:

We are proposing to vacate right-of-way and patent easements throughout the project not needed for the development of the project. This includes right of way along portions of the Puli alignment and various patent easements that surround most of the 5-acre parcels. An exhibit has been provided identifying all of the proposed vacations. It is the intent of the development to dedicate right-of-way for the following alignments adjacent to the project site; Lone Mountain, Peaceful Dawn, Stange, and Kersee. Peaceful Dawn, Stange, and Kersee right-of-ways will terminate in cul-de-sac bulbs and not propagate through the project site.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Robert D. Cunningham, PE
Taney Engineering

MOD-47606, ZON-47605,
VAR-47607, VAR-47609,
VAC-47611 & SDR-47610
REVISED

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

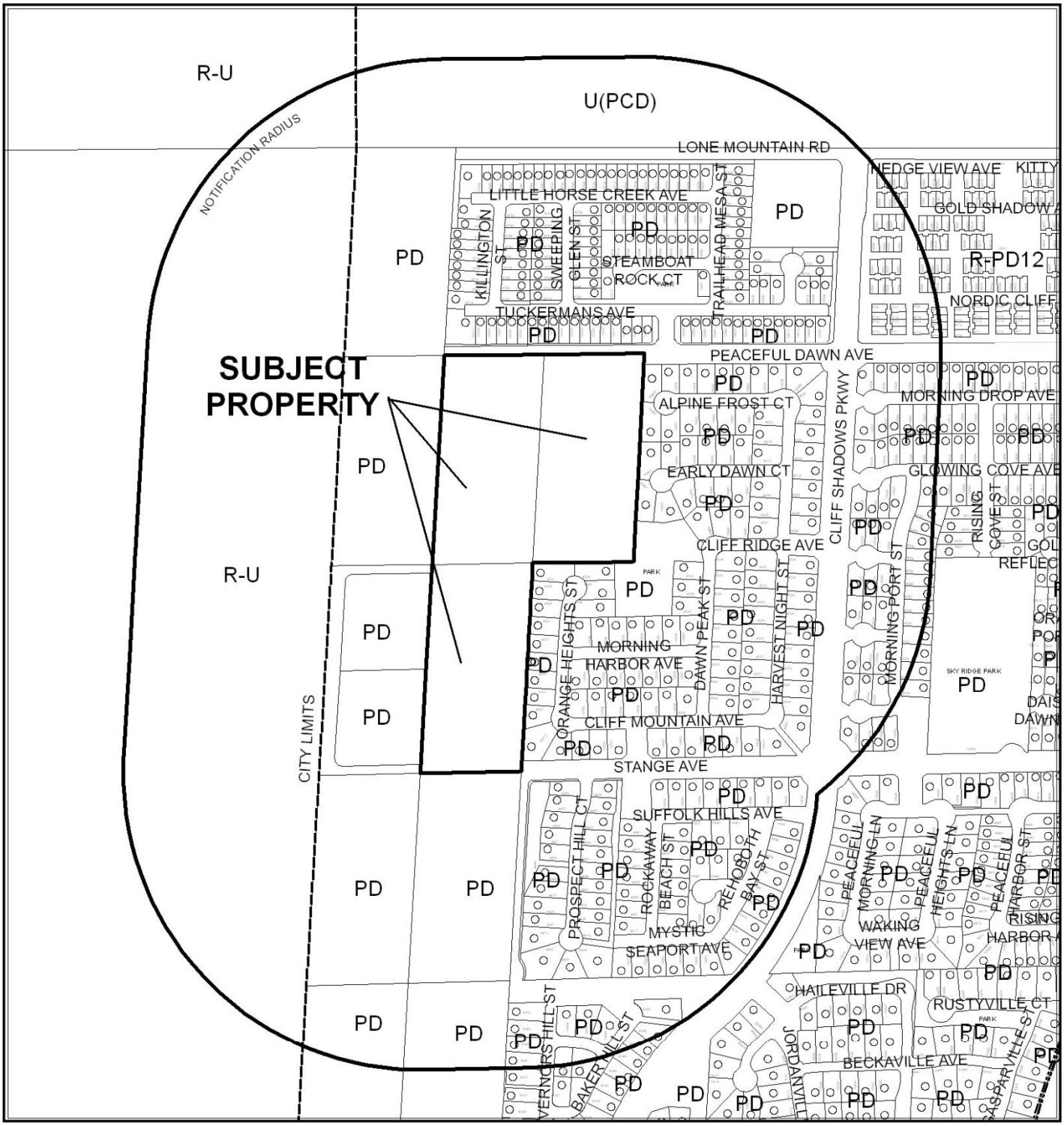
SUBJECT:
ZON-47605 - REZONING RELATED TO MOD-47606 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: IOTA TUSCAN, LLC - For possible action on a request for Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 16.40 acres adjacent to the south side of Peaceful Dawn Avenue, approximately 630 feet west of Cliff Shadows Parkway (APNs 137-01-101-010 and 011; and 137-01-201-003), Ward 4 (Anthony). Staff recommends APPROVAL.

C.C.: 03/20/2013

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

RECOMMENDATION:
Staff recommends APPROVAL

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



0 400 800 Feet

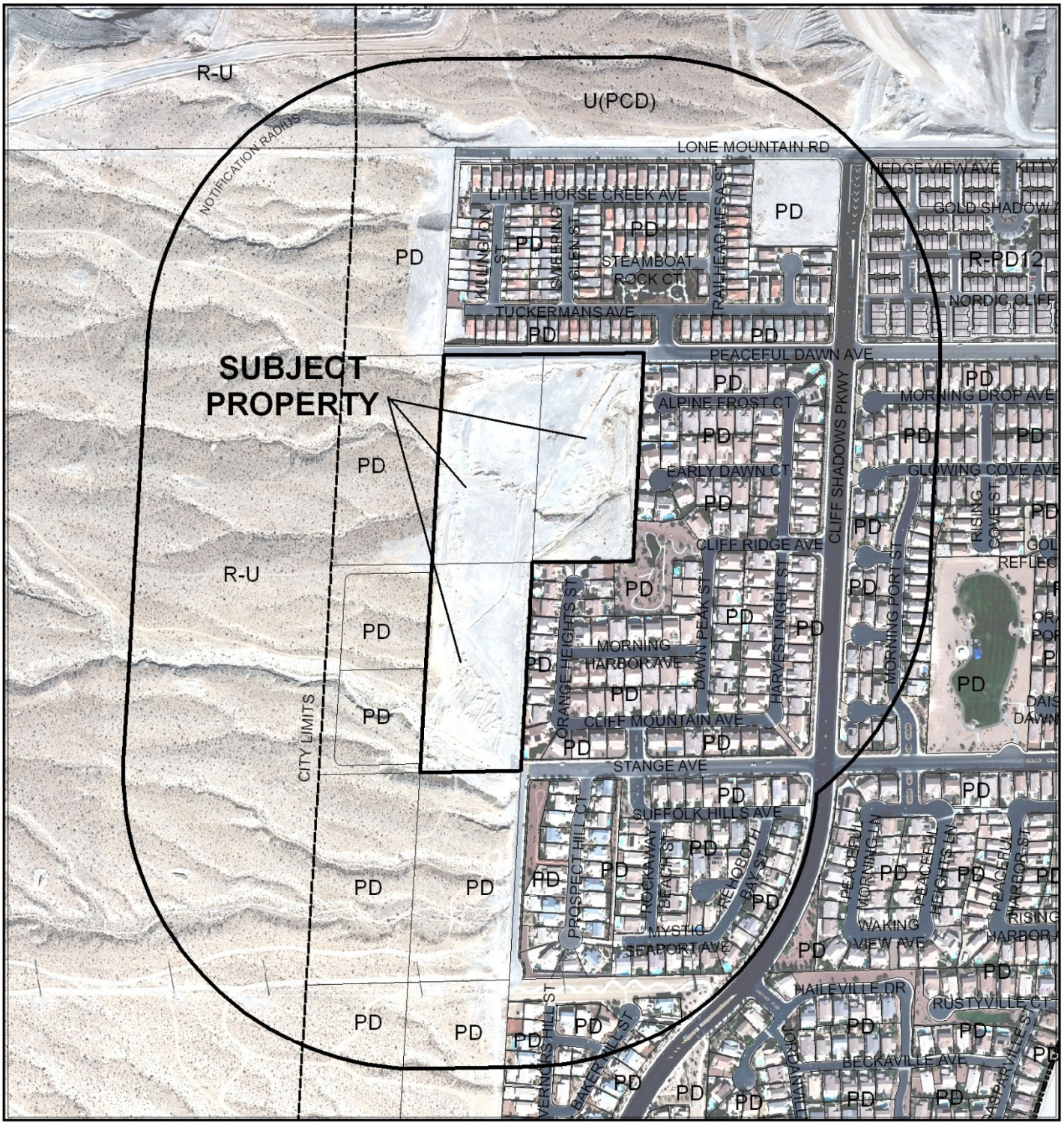
CASE: ZON-47605

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: ZON-47605

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-47605 APN: 137-01-101-011, 137-01-101-010, 137-01-201-003

Name of Property Owner: IOTA TUSCAN, LLC

Name of Applicant: Astoria Residential

Name of Representative: Tanney 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: JIM STOCKHAUSEN

Subscribed and sworn before me

This ____ day of _____, 20____

_____

Notary Public in and for said County and State

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Department of Planning

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-47605 APN: 137-01-101-001,009,137-01-201-001

Name of Property Owner: T H M ENTERPRISES LLC

Name of Applicant: Astoria Residential

Name of Representative: Taney 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: Tom McCormick

Subscribed and sworn before me

This 20 day of November, 20 12

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

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City of Las Vegas
Department of Planning

Revised 11-14-06

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING

Project Address (Location) Lone Mountain & Puli (SEC)

Project Name Peaceful Ridge **Proposed Use** Single Family

Assessor's Parcel #(s) 137-01-101-010, -011, & 137-01-201-003 **Ward #** 4

General Plan: existing Low proposed Low **Zoning:** existing U/PCD proposed PD

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

Gross Acres 16.4 **Lots/Units** 94 **Density** 5.7

Additional Information

PROPERTY OWNER IOTA TUSCAN LLC **Contact**

Address 4675 MACARTHUR CT #1550 **Phone:** **Fax:**

City NEWPORT BEACH **State** CA **Zip** 92660-2042

E-mail Address

APPLICANT ASTORIA RESIDENTIAL **Contact** BRAD BOE

Address 10655 PARK RUN DRIVE, SUITE#230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City LAS VEGAS **State** NV **Zip** 89144

E-mail Address BBoe@AstoriaResidential.com

REPRESENTATIVE TANEY ENGINEERING **Contact** ROBERT CUNNINGHAM

Address 6030 SOUTH JONES #100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address RC@TANEYCORP.COM

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

Property Owner Signature* JM

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

Print Name JIM STOCKHAUSEN

Subscribed and sworn before me

This ____ day of _____, 20 ____.

Notary Public in and for said County and State

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City of Las Vegas
Department of Planning

See Attached

FOR DEPARTMENT USE ONLY

Case #	ZON-47605
Meeting Date:	1/8/13
Total Fee:	1200.-
Date Received:*	11/21/12
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.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On November 20, 2012, before me, Lynn Mattson, Notary Public, personally appeared Jim Stockhausen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LYNN MATTSON
Commission # 1930475
Notary Public - California
Orange County
My Comm. Expires Mar 27, 2015

Signature _____ (SEAL)
Signature of Notary Public

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City of Las Vegas
Department of Planning

ZON-47605

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REZONING

Project Address (Location) Lone Mountain & Puli (SEC)

Project Name Peaceful Ridge **Proposed Use** Single Family

Assessor's Parcel #(s) 137-01-101-001,009,137-01-201-001 **Ward #** 4

General Plan: existing Low proposed Low **Zoning:** existing U/PCD proposed PD

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

Gross Acres 16.4 **Lots/Units** 94 **Density** 5.7

Additional Information 137-01-201-002, 011,012, 137-01-301-001, 002

PROPERTY OWNER T H M Enterprises, LLC **Contact**

Address 10655 Park Run Drive, #230 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89144-4590

E-mail Address

APPLICANT Astoria Residential **Contact** Brad Boe

Address 10655 Park Run Drive, Ste. 230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

REPRESENTATIVE Taney Engineering **Contact** Robert Cunningham

Address 6030 South Jones Blvd, Ste. 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

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

E-mail Address rc@taneycorp.com

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

Property Owner Signature* _____

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

Print Name Tom McCormick

Subscribed and sworn before me

This 20 day of NOVEMBER, 20 12.

NOV 21 2012

_____

Notary Public in and for said County and State

RECEIVED
City of Las Vegas
Department of Planning

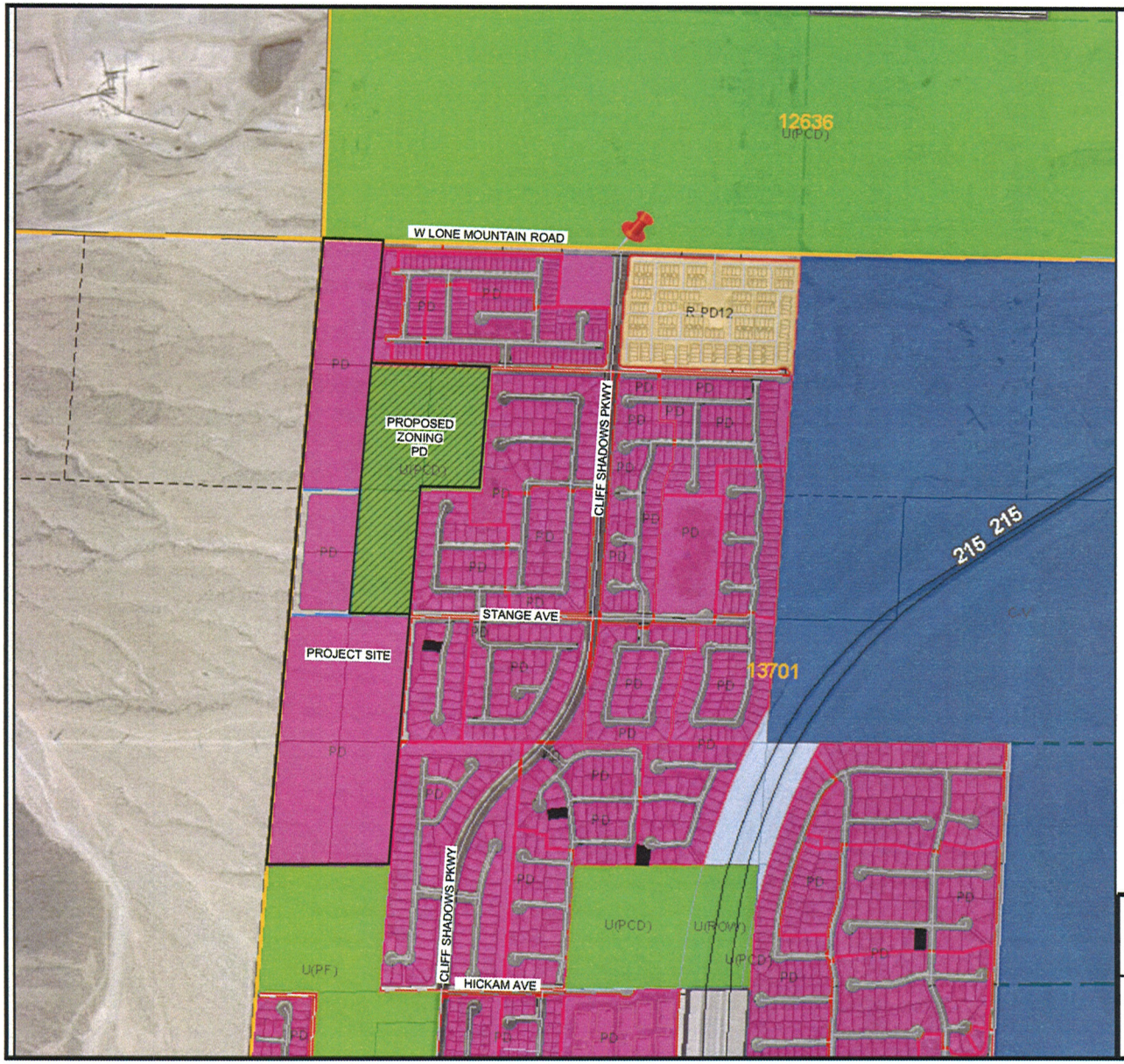
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

FOR DEPARTMENT USE ONLY

Case #	ZON-47605
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



MOD-47606, ZON-47605
VAR-47607, VAR-47609
SDR-47610, VAC-47611

- U - UNDEVELOPED (GPA DESIGNATION)
- RPD - RESIDENTIAL PLANNED DEVELOPMENT
- PC - PLANNED COMMUNITY
- PD - PLANNED DEVELOPMENT
- CV - CIVIC

RECEIVED
NOV 21 2012
City of Las Vegas
Department of Planning

600 0 300 600 1200 2400

(IN FEET)
1 inch = 600ft.

PEACEFUL RIDGE
ZONING EXHIBIT

DATE:	11/20/12
SCALE:	1"=600'
JOB NO:	AST12002
SHEET:	1 OF 1

TANEY ENGINEERING
6030 S. JONES BLVD STE #100
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

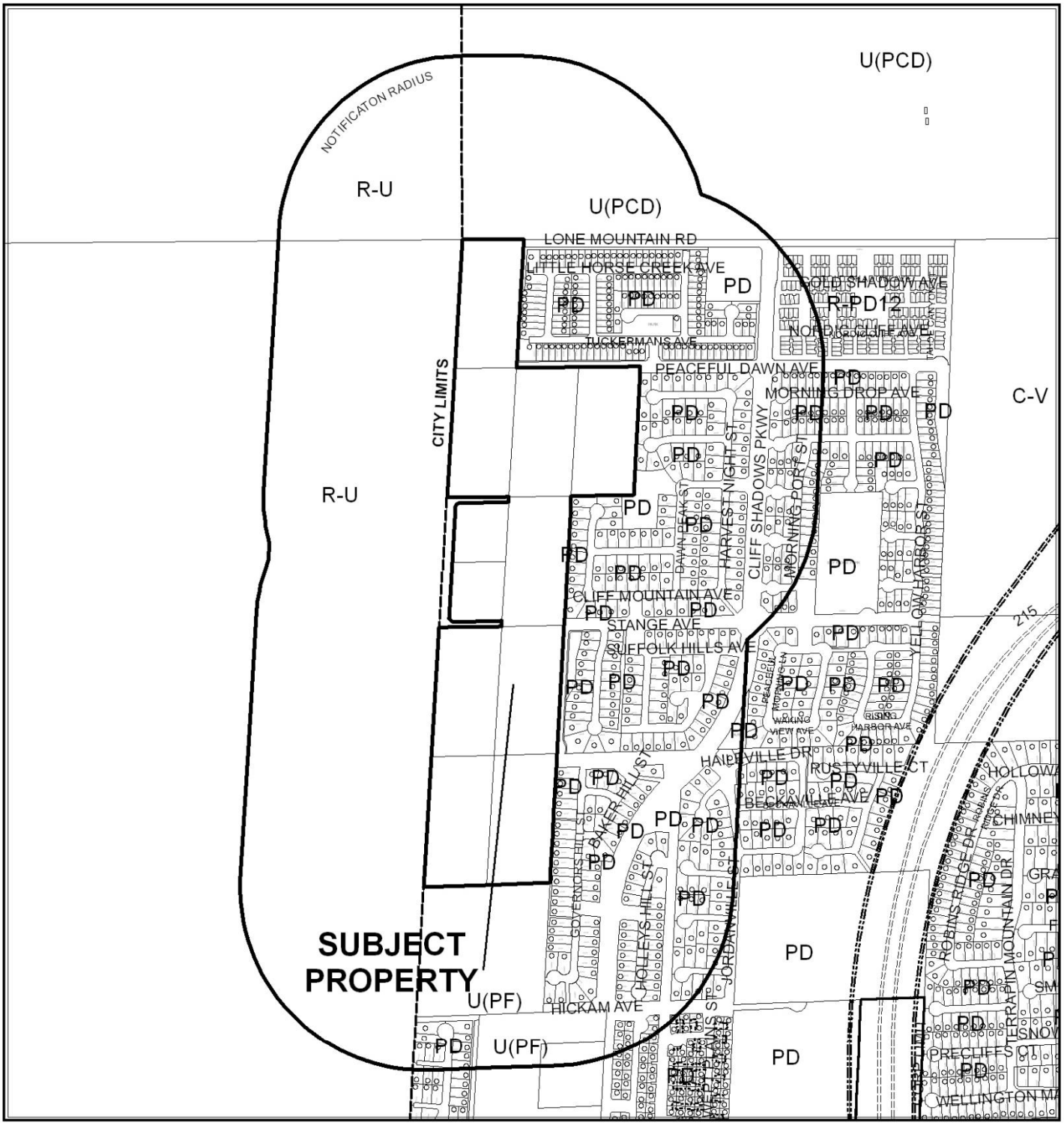
SUBJECT:
VAR-47607 - VARIANCE RELATED TO MOD-47606 AND ZON-47605 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC, ET AL - For possible action on a request for a Variance TO ALLOW SIX-FOOT PERIMETER RETAINING WALLS WHERE 3.5 FEET IS THE MAXIMUM ALLOWED on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001, 009, 010 and 011; 137-01-201-001, 002, 003, 011 and 012; and 137-01-301-001 and 002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Anthony). Staff recommends DENIAL.

C.C.: 03/20/2013

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 – VAR-47607, VAR-47609 and SDR-47610
3. Supporting Documentation



0 700 1,400 Feet

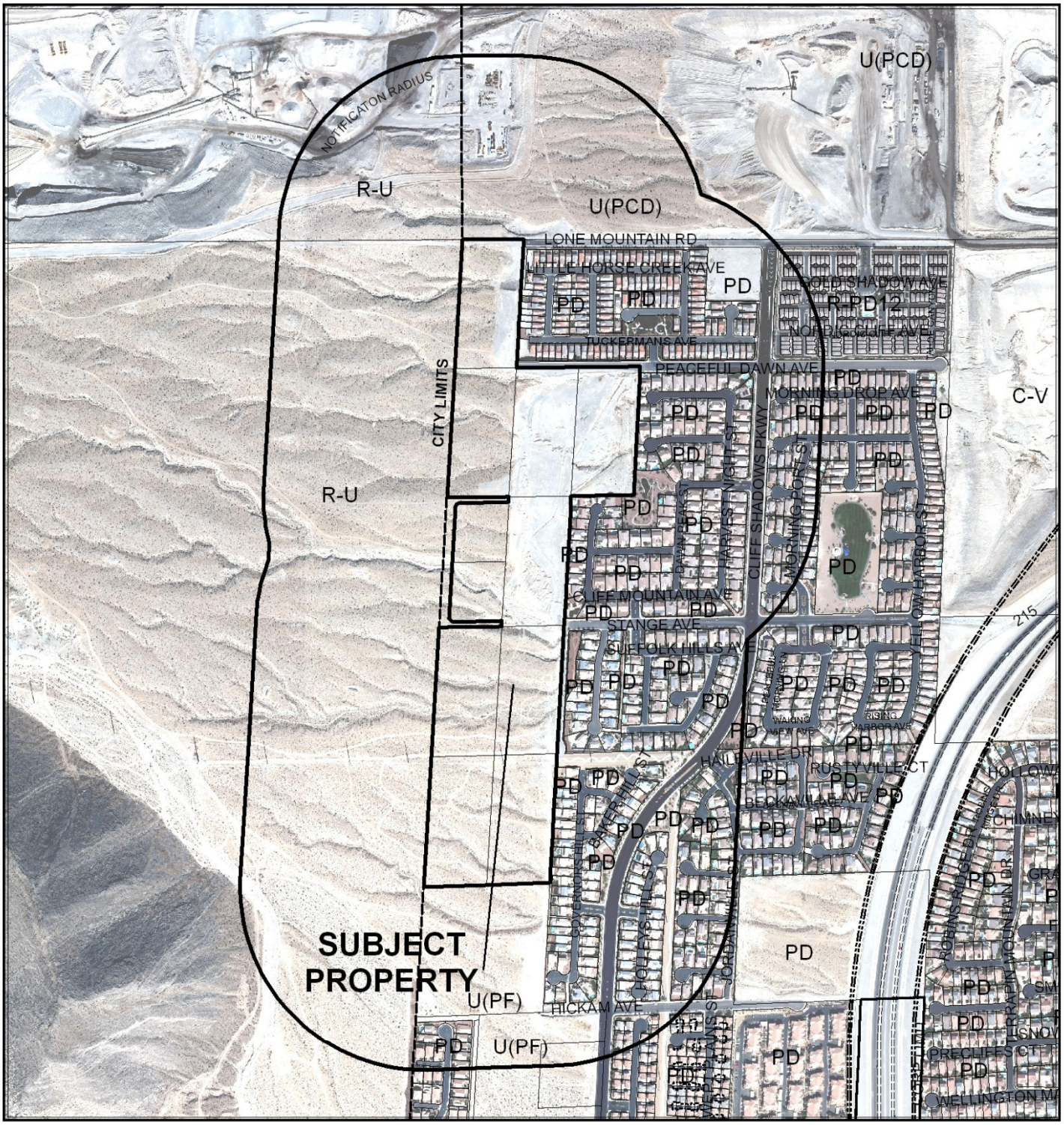
CASE: VAR-47607, VAR-47609 & SDR-47610

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: VAR-47607, VAR-47609 & SDR-47610

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

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-47607 APN: 137-01-101-001,009,137-01-201-001

Name of Property Owner: T H M ENTERPRISES LLC

Name of Applicant: Astoria Residential

Name of Representative: Taney 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: Tom McCormick

Subscribed and sworn before me

This 20 day of November, 20 12

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-47607** APN: 137-01-101-011 137-01-101-010, 137-01-201-003

Name of Property Owner: IOTA TUSCAN, LLC

Name of Applicant: Astoria Residential

Name of Representative: Taney 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: JIM STOCKHAUSEN

Subscribed and sworn before me

This _____ day of _____, 20_____

_____

Notary Public in and for said County and State

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE - Wall Height

Project Address (Location) Lone Mountain & Puli (SEC)

Project Name Peaceful Ridge **Proposed Use** Single Family

Assessor's Parcel #(s) 137-01-101-010, -011, & 137-01-201-003 **Ward #** 4

General Plan: existing Low proposed Low **Zoning:** existing U/PCD proposed PD

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

Gross Acres 16.4 **Lots/Units** 94 **Density** 5.7

Additional Information

PROPERTY OWNER IOTA TUSCAN LLC **Contact**

Address 4675 MACARTHUR CT #1550 **Phone:** **Fax:**

City NEWPORT BEACH **State** CA **Zip** 92660-2042

E-mail Address

APPLICANT ASTORIA RESIDENTIAL **Contact** BRAD BOE

Address 10655 PARK RUN DRIVE, SUITE#230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City LAS VEGAS **State** NV **Zip** 89144

E-mail Address BBoe@AstoriaResidential.com

REPRESENTATIVE TANEY ENGINEERING **Contact** ROBERT CUNNINGHAM

Address 6030 SOUTH JONES #100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address RC@TANEYCORP.COM

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

Property Owner Signature* _____

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

Print Name JIM STOCKHAUSEN

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-47609
Meeting Date:	1/8/13
Total Fee:	$830.00
Date Received:*	11/21/12
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

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On November 20, 2012, before me, Lynn Mattson, Notary Public, personally appeared Jim Stockhausen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LYNN MATTSON
Commission # 1930475
Notary Public - California
Orange County
My Comm. Expires Mar 27, 2015

Signature_____(SEAL)
Signature of Notary Public

VAR-47607

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE - Wall Height

Project Address (Location) Lone Mountain & Puli (SEC)

Project Name Peaceful Ridge **Proposed Use** Single Family

Assessor's Parcel #(s) 137-01-101-001,009,137-01-201-001 **Ward #** 4

General Plan: existing Low proposed Low **Zoning:** existing U/PCD proposed PD

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

Gross Acres 16.4 **Lots/Units** 94 **Density** 5.7

Additional Information 137-01-201-002, 011,012, 137-01-301-001, 002

PROPERTY OWNER T H M Enterprises, LLC **Contact**

Address 10655 Park Run Drive, #230 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89144-4590

E-mail Address

APPLICANT Astoria Residential **Contact** Brad Boe

Address 10655 Park Run Drive, Ste. 230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

REPRESENTATIVE Taney Engineering **Contact** Robert Cunningham

Address 6030 South Jones Blvd, Ste. 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

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

E-mail Address rc@taneycorp.com

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

Property Owner Signature* _____

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

Print Name Tom McCormick

Subscribed and sworn before me

This 21 day of November, 20 12.

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-97607
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

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

SUBJECT:
VAR-47609 - VARIANCE RELATED TO MOD-47606, ZON-47605 AND VAR-47607 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC, ET AL - For possible action on a request for a Variance TO ALLOW 40-FOOT WIDE PRIVATE STREETS WITH NO SIDEWALKS WHERE 47-FOOT WIDE STREETS WITH SIDEWALKS AND AMENITY ZONES ON BOTH SIDES ARE REQUIRED on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001, 009, 010 and 011; 137-01-201-001, 002, 003, 011 and 012; and 137-01-301-001 and 002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Anthony). Staff recommends DENIAL.

C.C.: 03/20/2013

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. 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-47609 APN: 137-01-101-001,009,137-01-201-001

Name of Property Owner: T H M ENTERPRISES LLC

Name of Applicant: Astoria Residential

Name of Representative: Taney 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: Tom McCormick

Subscribed and sworn before me

This 20 day of November, 20 12

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

RECEIVED
DEC 12 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-47609 APN: 137-01-101-011, 137-01-101-010, 137-01-201-003

Name of Property Owner: IOTA TUSCAN, LLC

Name of Applicant: Astoria Residential

Name of Representative: Janey 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: JIM STOCKHAUSEN

Subscribed and sworn before me

This _____ day of _____, 20____

_____

Notary Public in and for said County and State

RECEIVED
DEC 12 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE - Street Width

Project Address (Location) Lone Mountain & Puli (SEC)

Project Name Peaceful Ridge **Proposed Use** Single Family

Assessor's Parcel #(s) 137-01-101-001,009,137-01-201-001 **Ward #** 4

General Plan: existing Low proposed Low **Zoning:** existing U/PCD proposed PD

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

Gross Acres 16.4 **Lots/Units** 94 **Density** 5.7

Additional Information 137-01-201-002, 011,012, 137-01-301-001, 002

PROPERTY OWNER T H M Enterprises, LLC **Contact**

Address 10655 Park Run Drive, #230 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89144-4590

E-mail Address

APPLICANT Astoria Residential **Contact** Brad Boe

Address 10655 Park Run Drive, Ste. 230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

REPRESENTATIVE Taney Engineering **Contact** Robert Cunningham

Address 6030 South Jones Blvd, Ste. 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

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

E-mail Address rc@taneycorp.com

RECEIVED
DEC 12 2012
City of Las Vegas
Department of Planning

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 Tom McCormick

Subscribed and sworn before me

This 12 day of December, 20 12.

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-47609
Meeting Date:	01/08/13
Total Fee:	$830.00
Date Received:*	12/12/12
Received By:	

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

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE - Street Width

Project Address (Location) Lone Mountain & Puli (SEC)

Project Name Peaceful Ridge **Proposed Use** Single Family

Assessor's Parcel #(s) 137-01-101-010, -011, & 137-01-201-003 **Ward #** 4

General Plan: existing Low proposed Low **Zoning:** existing U/PCD proposed PD

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

Gross Acres 16.4 **Lots/Units** 94 **Density** 5.7

Additional Information

PROPERTY OWNER IOTA TUSCAN LLC **Contact** JIM STOCKHAUSEN

Address 4675 MACARTHUR CT #1550 **Phone:** **Fax:**

City NEWPORT BEACH **State** CA **Zip** 92660-2042

E-mail Address

APPLICANT ASTORIA RESIDENTIAL **Contact** BRAD BOE

Address 10655 PARK RUN DRIVE, SUITE#230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City LAS VEGAS **State** NV **Zip** 89144

E-mail Address BBoe@AstoriaResidential.com

REPRESENTATIVE TANEY ENGINEERING **Contact** ROBERT CUNNINGHAM

Address 6030 SOUTH JONES #100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address RC@TANEYCORP.COM

RECEIVED
DEC 12 2012
City of Las Vegas
Department of Planning

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 his owner 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 JIM STOCKHAUSEN

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

See Attached

FOR DEPARTMENT USE ONLY

Case #	VAR-47609
Meeting Date:	01/08/13
Total Fee:	$830.00
Date Received:*	12/12/12
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

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STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On December 12, 2012, before me, Lynn Mattson, Notary Public, personally appeared Jim Stockhausen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LYNN MATTSON
Commission # 1930475
Notary Public - California
Orange County
My Comm. Expires Mar 27, 2015

Signature_____(SEAL)
Signature of Notary Public

VAR-47609

RECEIVED
DEC 12 2012
City of Las Vegas
Department of Planning

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

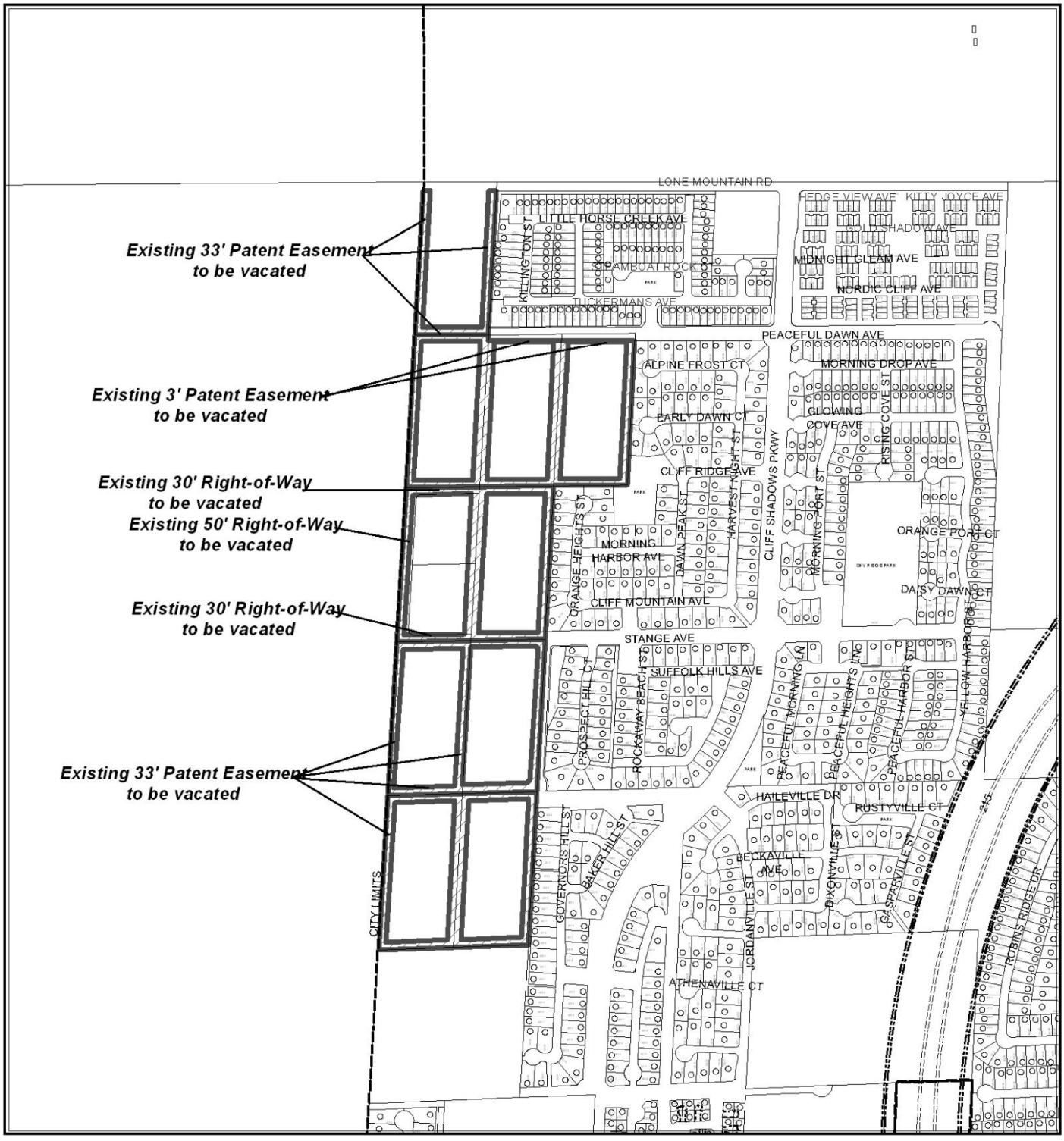
SUBJECT:
VAC-47611 - VACATION RELATED TO MOD-47606, ZON-47605, VAR-47607 AND VAR-47609 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC, ET AL - For possible action on a Petition to Vacate public rights-of-way and U.S. Government Patent Easements generally located east of Puli Road, south of Lone Mountain Road, Ward 4 (Anthony). Staff recommends DENIAL.

SET DATE: 03/06/2013
C.C.: 03/20/2013

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

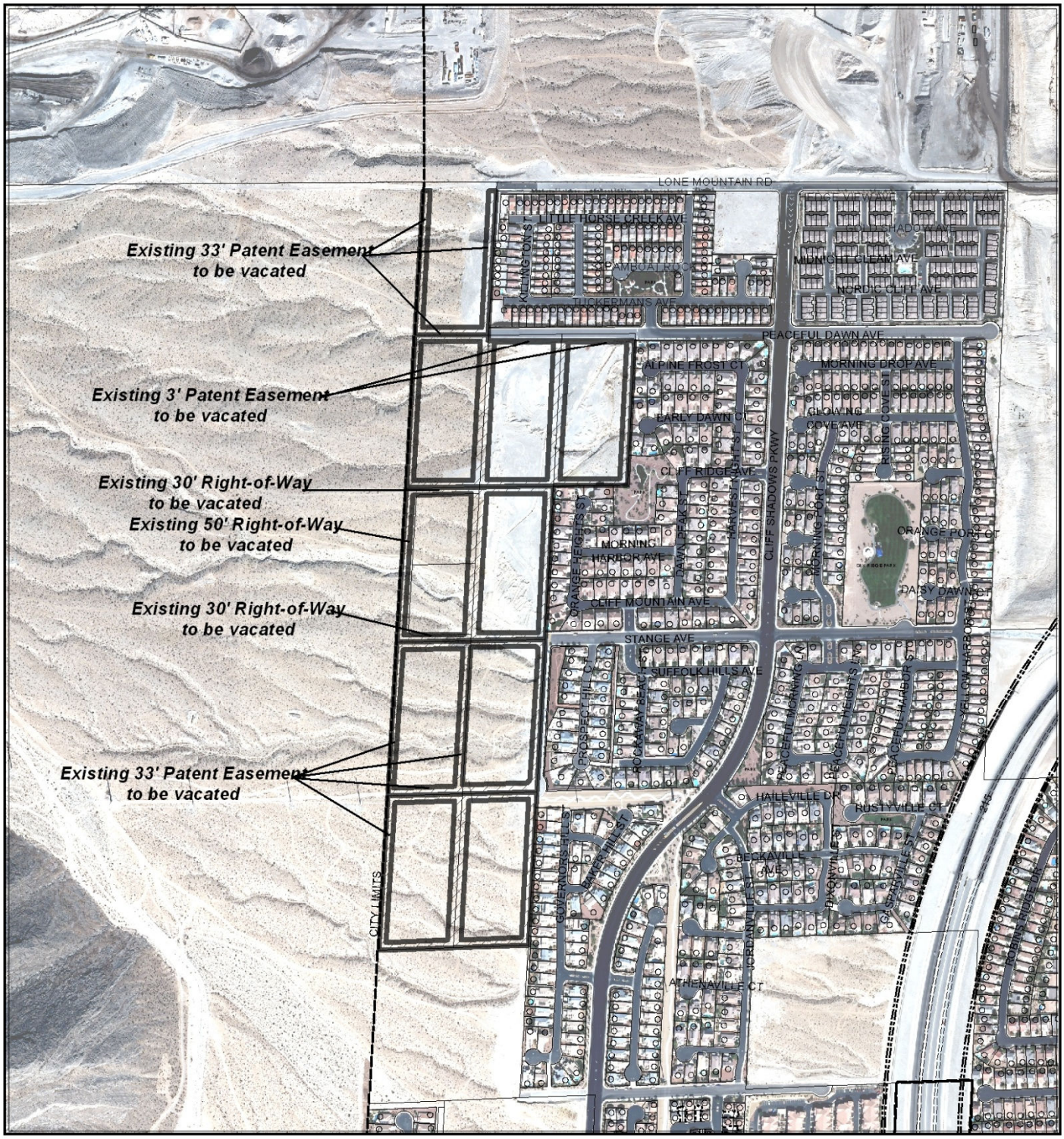
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Consolidated Back-up
3. Supporting Documentation



CASE: VAC-47611

0 500 1,000 Feet

N



CASE: VAC-47611

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: VAC-47611 APN: 137-01-101-001,009,137-01-201-001

Name of Property Owner: T H M ENTERPRISES LLC

Name of Applicant: Astoria Residential

Name of Representative: Taney 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: Tom McCormick

Subscribed and sworn before me

This 20 day of November, 20 12

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-47611** APN: 137-01-101-011, 137-01-101-010, 137-01-201-003

Name of Property Owner: IDTA TUSCAN, LLC

Name of Applicant: Astoria Residential

Name of Representative: Tarvey 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: JIM STOCKHAUSEN

Subscribed and sworn before me

This _____ day of _____, 20____

_____

Notary Public in and for said County and State

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VACATION

Project Address (Location) Lone Mountain & Puli (SEC)

Project Name Peaceful Ridge **Proposed Use** Single Family

Assessor's Parcel #(s) 137-01-101-010, -011, & 137-01-201-008 **Ward #** 4

General Plan: existing Low proposed Low **Zoning:** existing U/PCD proposed PD

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

Gross Acres 16.4 **Lots/Units** 94 **Density** 5.7

Additional Information

PROPERTY OWNER IOTA TUSCAN LLC **Contact**

Address 4675 MACARTHUR CT #1550 **Phone:** **Fax:**

City NEWPORT BEACH **State** CA **Zip** 92660-2042

E-mail Address

APPLICANT ASTORIA RESIDENTIAL **Contact** BRAD BOE

Address 10655 PARK RUN DRIVE, SUITE#230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City LAS VEGAS **State** NV **Zip** 89144

E-mail Address BBoe@AstoriaResidential.com

REPRESENTATIVE TANEY ENGINEERING **Contact** ROBERT CUNNINGHAM

Address 6030 SOUTH JONES #100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address RC@TANEYCORP.COM

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

Property Owner Signature* _____

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

Print Name JIM STOCKHAUSEN

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

_____

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAC-47611
Meeting Date:	8/1/13
Total Fee:	$1000.-
Date Received:*	11/21/12
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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VACATION

Project Address (Location) Lone Mountain & Puli (SEC)

Project Name Peaceful Ridge **Proposed Use** Single Family

Assessor's Parcel #(s) 137-01-101-001,009,137-01-201-001 **Ward #** 4

General Plan: existing Low proposed Low **Zoning:** existing U/PCD proposed PD

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

Gross Acres 16.4 **Lots/Units** 94 **Density** 5.7

Additional Information 137-01-201-002, 011,012, 137-01-301-001, 002

PROPERTY OWNER T H M Enterprises, LLC **Contact**

Address 10655 Park Run Drive, #230 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89144-4590

E-mail Address

APPLICANT Astoria Residential **Contact** Brad Boe

Address 10655 Park Run Drive, Ste. 230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

REPRESENTATIVE Taney Engineering **Contact** Robert Cunningham

Address 6030 South Jones Blvd, Ste. 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

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

E-mail Address rc@taneycorp.com

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

Property Owner Signature* [signature]

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

Print Name Tom McCormick

Subscribed and sworn before me

This 20 day of November, 20 12.

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

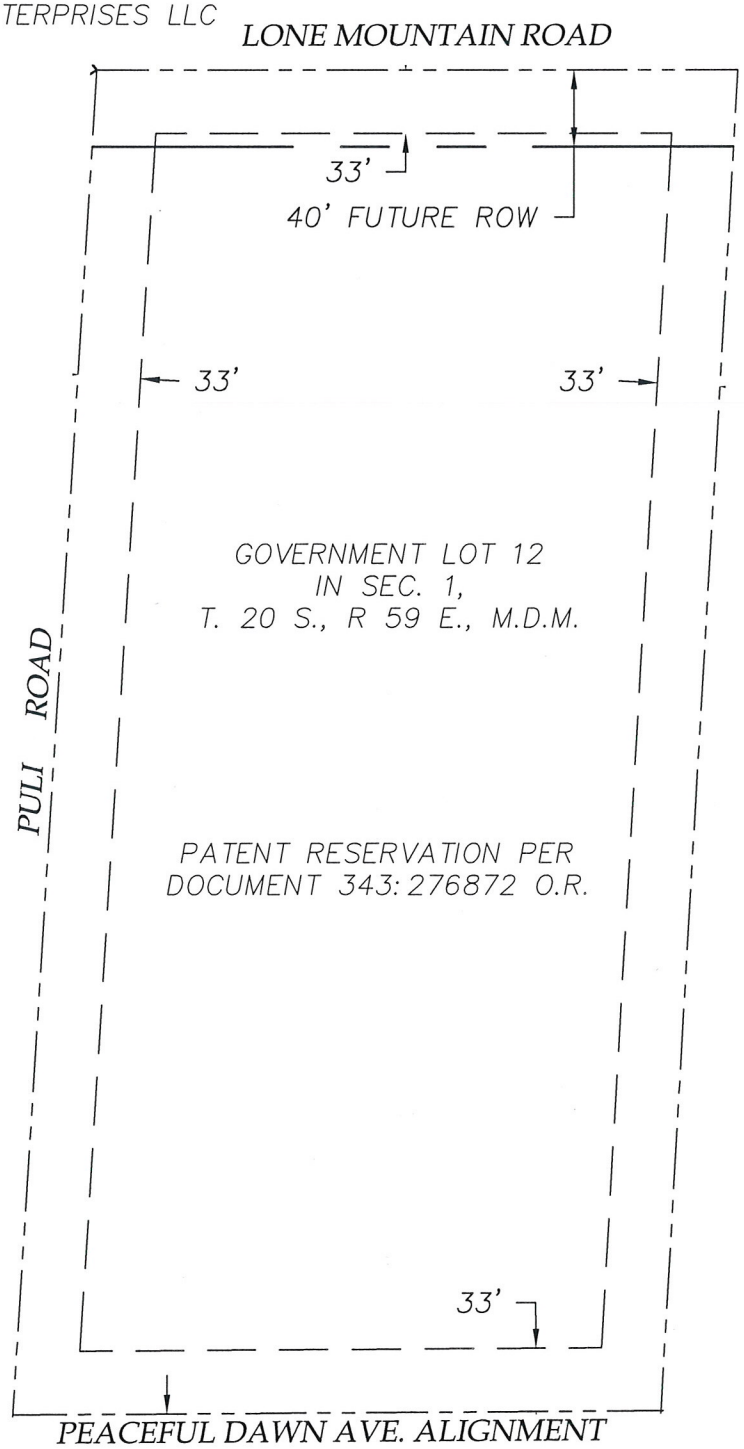
FOR DEPARTMENT USE ONLY

Case #	VAC-97611
Meeting Date:	1/8/13
Total Fee:	$1000.-
Date Received:*	11/21/12
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.

137-01-101-001
T H M ENTERPRISES LLC

EXHIBIT B



RECEIVED
NOV 2 1 2012

SHT 1 OF 10

PATENT EASEMENT VACATION EXHIBIT

TANEY ENGINEERING
6030 S. JONES BLVD., STE.100
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX:(702) 362-5233

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

SUBJECT:
SDR-47610 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-47606, ZON-47605, VAR-47607, VAR-47609 AND VAC-47611 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 328-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001, 009, 010 and 011; 137-01-201-001, 002, 003, 011 and 012; and 137-01-301-001 and 002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Anthony). Staff recommends DENIAL.

C.C.: 03/20/2013

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. 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-47610 APN: 137-01-101-001,009,137-01-201-001

Name of Property Owner: T H M ENTERPRISES LLC

Name of Applicant: Astoria Residential

Name of Representative: Taney 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: Tom McCormick

Subscribed and sworn before me

This 20 day of November, 20 12

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-8479-1
My Appt. Expires Nov. 18, 2015

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-47610** APN: 137-01-101-011, 137-01-101-010, 137-9-201-003

Name of Property Owner: IOTA TUSCAN, LLC

Name of Applicant: Astoria Residential

Name of Representative: Lewis 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: JIM STOCKHAUSEN

Subscribed and sworn before me

This _____ day of _____, 20____

_____

Notary Public in and for said County and State

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) Lone Mountain & Puli (SEC)

Project Name Peaceful Ridge **Proposed Use** Single Family

Assessor's Parcel #(s) 137-01-101-010, -011, & 137-01-201-006 **Ward #** 4

General Plan: existing Low proposed Low **Zoning:** existing U/PCD proposed PD

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

Gross Acres 16.4 **Lots/Units** 94 **Density** 5.7

Additional Information

PROPERTY OWNER IOTA TUSCAN LLC **Contact**

Address 4675 MACARTHUR CT #1550 **Phone:** **Fax:**

City NEWPORT BEACH **State** CA **Zip** 92660-2042

E-mail Address

APPLICANT ASTORIA RESIDENTIAL **Contact** BRAD BOE

Address 10655 PARK RUN DRIVE, SUITE#230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City LAS VEGAS **State** NV **Zip** 89144

E-mail Address BBoe@AstoriaResidential.com

REPRESENTATIVE TANEY ENGINEERING **Contact** ROBERT CUNNINGHAM

Address 6030 SOUTH JONES #100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address RC@TANEYCORP.COM

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Property Owner Signature* _____

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

Print Name JIM STOCKHAUSEN

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-47610
Meeting Date:	1/8/13
Total Fee:	$1030.-
Date Received:*	11/21/12
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

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On November 20, 2012, before me, Lynn Mattson, Notary Public, personally appeared Jim Stockhausen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature_____(SEAL)
Signature of Notary Public

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) Lone Mountain & Puli (SEC)

Project Name Peaceful Ridge **Proposed Use** Single Family

Assessor's Parcel #(s) 137-01-101-001,009,137-01-201-001 **Ward #** 4

General Plan: existing Low proposed Low **Zoning:** existing U/PCD proposed PD

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

Gross Acres 16.4 **Lots/Units** 94 **Density** 5.7

Additional Information 137-01-201-002, 011,012, 137-01-301-001, 002

PROPERTY OWNER T H M Enterprises, LLC **Contact**

Address 10655 Park Run Drive, #230 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89144-4590

E-mail Address

APPLICANT Astoria Residential **Contact** Brad Boe

Address 10655 Park Run Drive, Ste. 230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

REPRESENTATIVE Taney Engineering **Contact** Robert Cunningham

Address 6030 South Jones Blvd, Ste. 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

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

E-mail Address rc@taneycorp.com

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Property Owner Signature* _____

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

Print Name Tom McCormick

Subscribed and sworn before me

This 20 day of NOVEMBER, 20 12.

ANNA SCHLIEPER

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-47610
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

SDR 47610
Astoria Residential

SEC Lone Mountain & Puli

Proposed 306 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	306	9.57	2,928
AM Peak Hour			0.75	230
PM Peak Hour			1.01	309

Existing traffic on all nearby streets:

Cliff Shadows Pkwy	
Average Daily Traffic (ADT)	10,198
PM Peak Hour (heaviest 60 minutes)	816

Lone Mountain Road	
Average Daily Traffic (ADT)	3,388
PM Peak Hour (heaviest 60 minutes)	271

Adjacent Street ADT Capacity

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

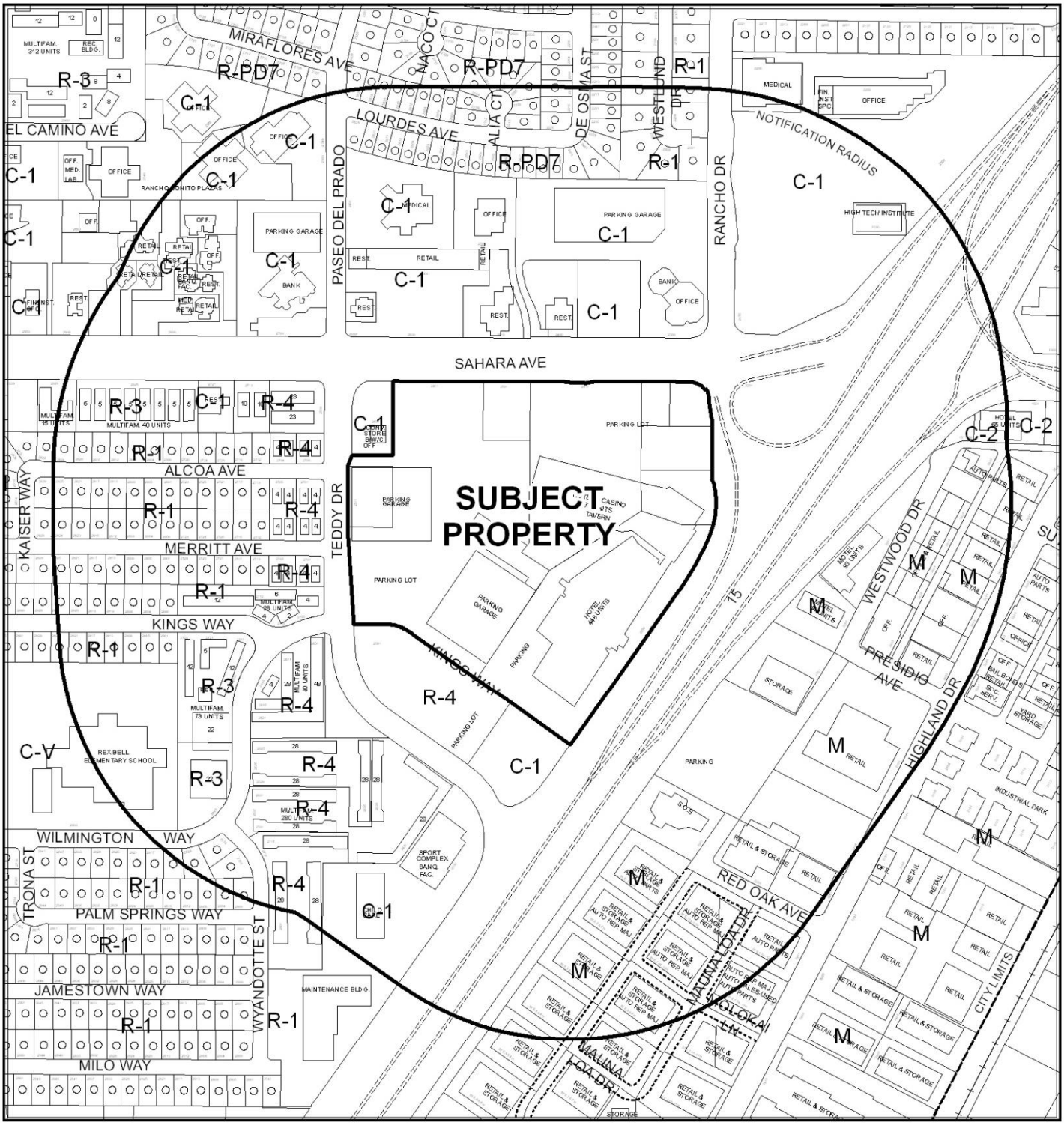
SUBJECT:
VAR-47819 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC. - For possible action on a request for a Variance TO ALLOW A 50-FOOT TALL FLAG POLE ON THE ROOF OF AN EXISTING BUILDING WHERE THE MAXIMUM HEIGHT OF THE POLE ALLOWED IS 40 FEET on 10 acres at 2411 West Sahara Avenue (APN 162-08-502-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

C.C.: 03/20/2013

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
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: VAR-47819

RADIUS: 1000 FEET

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



CASE: VAR-47819

RADIUS: 1000 FEET

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-47819 APN: 162-08-502-009

Name of Property Owner: N P Palace LLC

Name of Applicant: Palace Station Casino

Name of Representative: Keith Kochan

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 J. FERTITTA III

Subscribed and sworn before me

This 17 day of December, 2012

_____

Notary Public in and for said County and State

Clark, Nevada

GUADALUPE GENESTA
Notary Public State of Nevada
No. 95-0321-1
My appt. exp. Sept. 19, 2015

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: To allow a 50' flag pole where 40' is allowed.

Project Address (Location) 2411 W. Sahara Ave.

Project Name Palace Station Casino **Proposed Use** _____

Assessor's Parcel #(s) 162-08-502-009 **Ward #** 1

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

RECEIVED
DEC 19 2012

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

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

Additional Information _____

PROPERTY OWNER N P Palace LLC **Contact** Scott Zucker

Address 1505 S. Pavilion Center Dr. **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89135

E-mail Address _____

APPLICANT Palace Station Casino **Contact** Scott Zucker

Address 2411 W. Sahara Ave. **Phone:** 286-3826 **Fax:** _____

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

E-mail Address scott.zucker@stationcasinos.com

REPRESENTATIVE YESCO LLC **Contact** Keith Kochan

Address 5119 S. Cameron St. **Phone:** 348-8470 **Fax:** 944-4500

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address kkochan@yesco.com

Property Owner Signature* [signature]

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

Print Name FRANK J. FERTITTA III

Subscribed and sworn before me

This 17 day of December, 20 12.

[signature]

Clark, Nevada

Notary Public in and for said County and State

GUADALUPE GENESTA
Notary Public State of Nevada
No. 95-0321-1
My appt. exp. Sept. 19, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-47819
Meeting Date:	12/19/2012
Total Fee:	830.00
Date Received:*	12/19/2012
Received By:	[signature]

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

Revised 10/27/08

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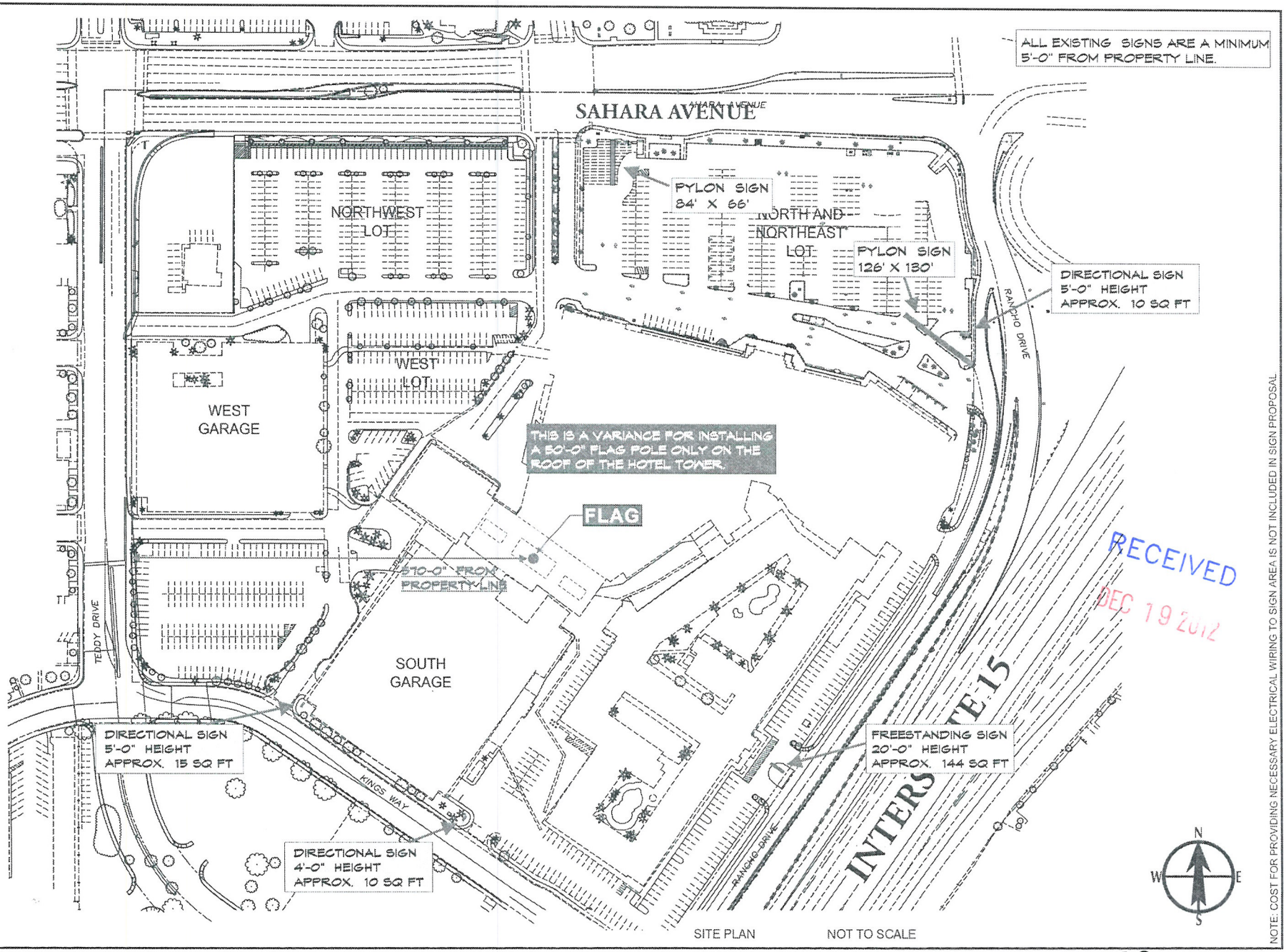


SITE PLAN NOT TO SCALE

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL

RECEIVED
DEC 19 2012

VAR-47819

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE (702) 876-6080
WWW.YESCO.COM
NV CONTRACTOR LICENSE #0074259 & #0074260

YESCO

Client Name & Address:
PALACE STATION HOTEL • CASINO
2411 W. SAHARA AVE.
LAS VEGAS, NV 89102

Project Tracking Number:
429313

Project Name:
PALACE STATION HOTEL•CASINO

Account Executive:
KEITH KOCHAN

Designer:
FABIAN RIVAS

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer
05/2/12 - FR

Description:
SITE PLAN

Classification:
SP-1

Reference Design:

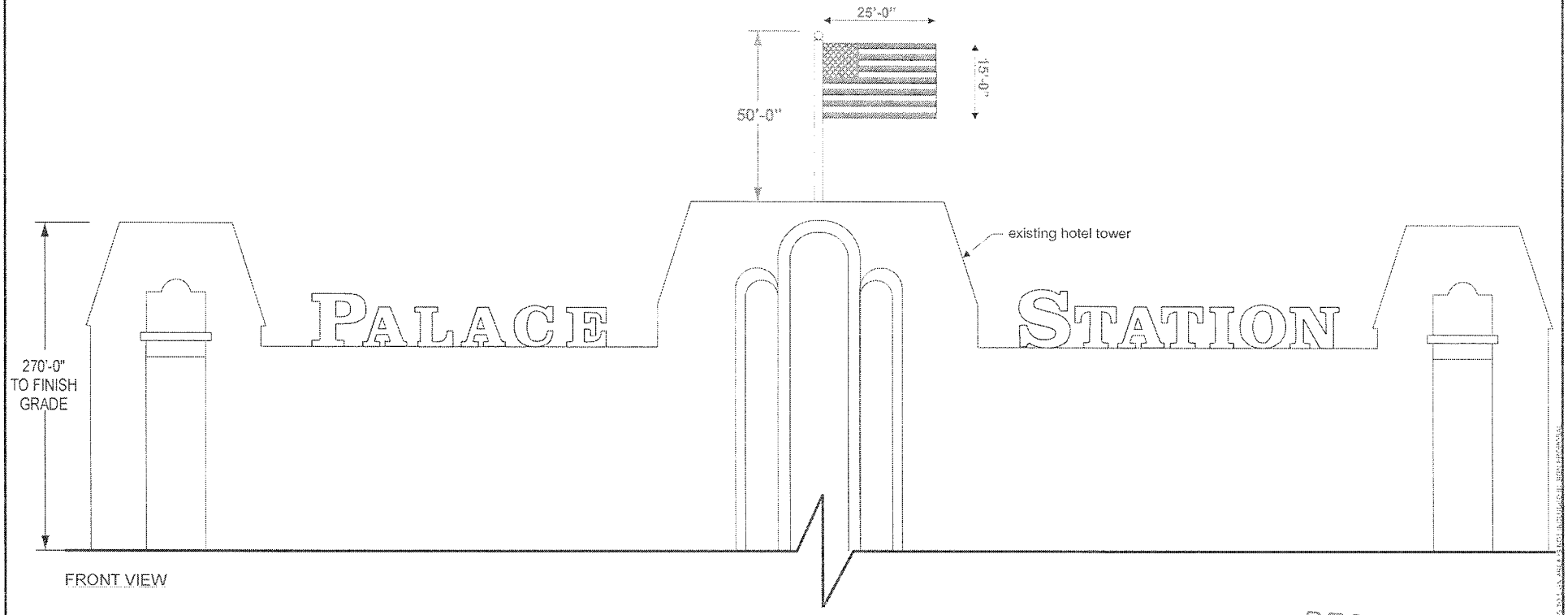
O.E.M. Serial:

Sheet:
1.0

UNITED STATES FLAG
TO BE INSTALLED ON TOP
OF THE HOTEL TOWER.

NOTES

1. INSTALL ONE (1) NEW 50'-0" FLAG POLE ON TOP OF EXISTING HOTEL TOWER. FLAG TO BE THE AMERICAN FLAG WITH DIMENSIONS OF 25' X 15'.



FRONT VIEW

FL-1 INSTALL NEW FLAG POLE
SCALE @ 1" = 30'-0" QTY = ONE (1) REQ'D

RECEIVED
DEC 19 2012

VAR-47819

YESCO LLC
LAS VEGAS DIVISION
5110 SO. CAMERON ST
LAS VEGAS, NV 89118
PHONE (702) 876-2000
WWW.YESCO.COM

YESCO

PALACE STATION
HOTEL • CASINO
2411 W. SAHARA AVE.
LAS VEGAS, NV 89102

Project Tracking Number
429313

Project Name
PALACE STATION
HOTEL-CASINO

Account Executive
KEITH
KOCHAN

Designer
FABIAN
RIVAS

Owner Approvals

Rev. Date / Designer
05/24/12 - FR

Description
SITE PLAN

Classification

O.E.M. Detail

Sheet
2.0

RECEIVED
DEC 19 2012

STATION CASINOS INC

November 14, 2012

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

To Whom it May Concern:

For many years, an American Flag flew atop Palace Station and was a source of pride for the neighborhood, especially around Veteran's Day. Some months ago, the flag and flagpole were blown down and since that time, the neighbors in the community have expressed a desire to see the flag fly again.

Since the time the original flagpole was erected, City code has changed to state that flagpoles cannot exceed forty feet in height. A flagpole of that height on the rooftop of Palace Station would be shielded from public view.

While flying the American Flag is not essential to our business, it has been missed by the neighbors, and specifically by the Veterans. In order that we may install a new American Flag that can be seen again by the neighbors, we are requesting a variance to erect a flagpole that would be fifty feet in height.

Respectfully,

Scott Zucker
Project Director
Station Casinos

1505 S. Pavilion Center Dr. Las Vegas, Nevada 89135 Ph 495-3657 fax 495-3650

VAR-47819

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

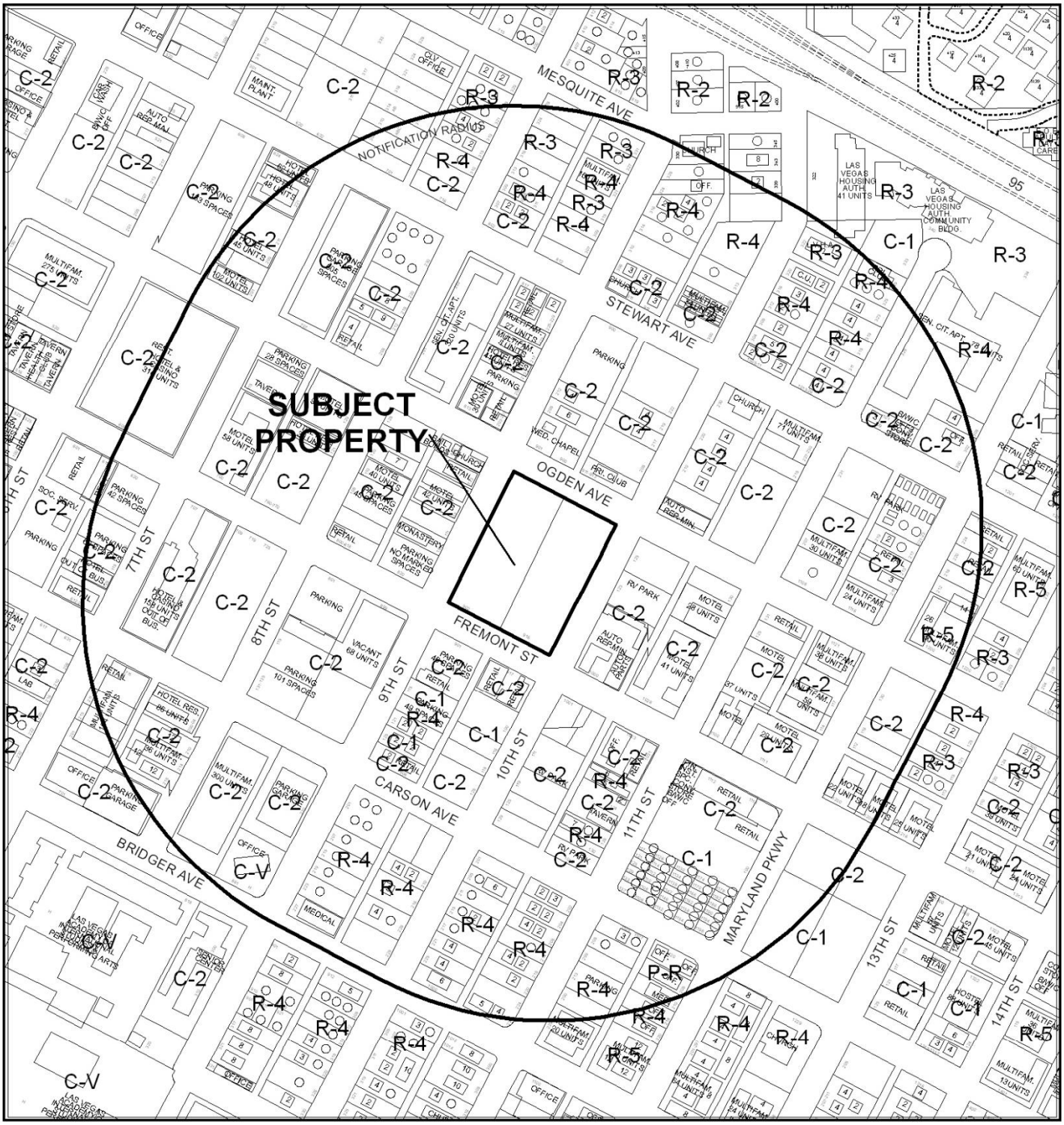
SUBJECT:
VAR-47821 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC - For possible action on a request for a Variance TO ALLOW AN SIX-FOOT TALL FENCE IN THE FRONT YARD WHERE A MAXIMUM HEIGHT OF FIVE FEET IS ALLOWED on 2.75 acres at 902 and 916 Fremont Street (APNs 139-34-612-060 and 075), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 3/20/2013
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

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



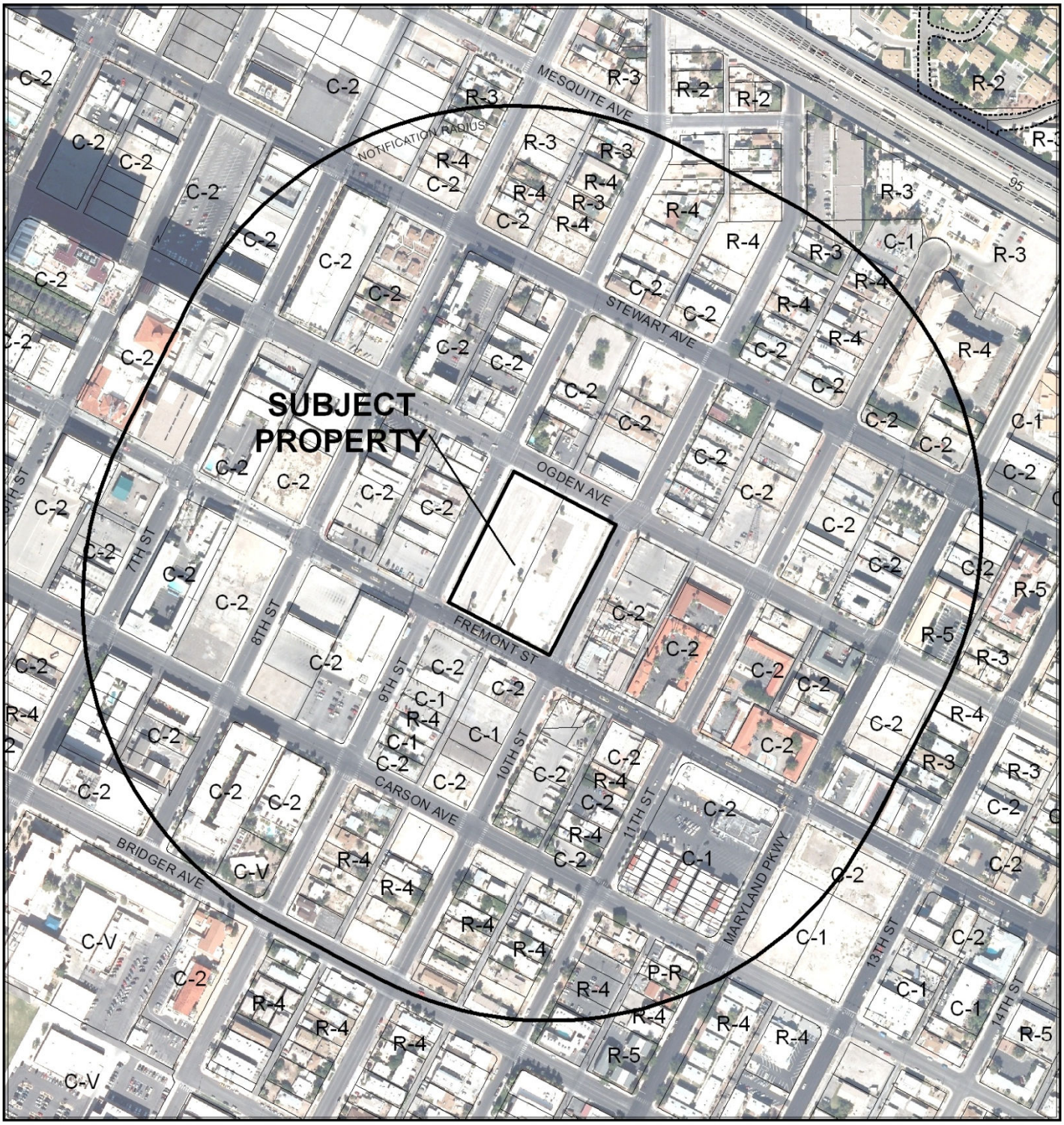
CASE: VAR-47821 & SDR-47823

0 300 600 Feet

RADIUS: 1000 FEET

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

N



CASE: VAR-47821 & SDR-47823

RADIUS: 1000 FEET

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

0 300 600 Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-47821 APN: 139-34-612-060 & 075

Name of Property Owner: 900 Fremont, LLC

Name of Applicant: 900 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: 139-34-612-060 & 075

Signature of Property Owner: _____

Print Name: Andrew B. Donner

Subscribed and sworn before me

This 18th day of December, 2012

Monica Saldaña-Szuhar

Notary Public in and for said County and State

MONICA SALDANA-SZUHAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-28-15
Certificate No: 12-6469-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VAR

Project Address (Location) 900 Fremont Blvd., Las Vegas, NV 89101

Project Name Ambassador Parking Lot **Proposed Use** _____

Assessor's Parcel #(s) 139-34-612-060 & 075 **Ward #** 5

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

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

Gross Acres 2.75 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 900 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 446-5207

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 900 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 446-5207

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 446-5207

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

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

Property Owner Signature* _____

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

Print Name Andrew B. Donner

Subscribed and sworn before me

This 18th day of December, 20 12.

_____ Monica Saldaña-Szuhar

Notary Public in and for said County and State

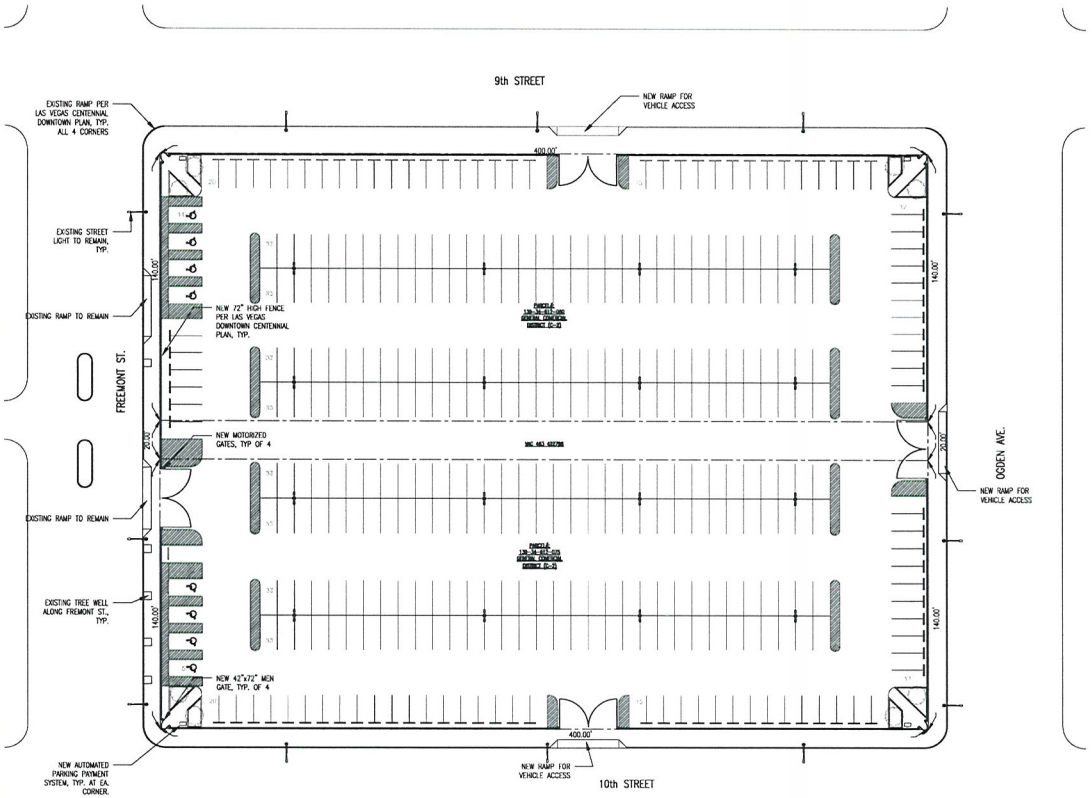
MONICA SALDANA-SZUHAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-28-15
Certificate No: 12-6469-1

FOR DEPARTMENT USE ONLY

Case #	VAR-47821
Meeting Date:	2/12/13
Total Fee:	$830.00
Date Received:*	12/19/12
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

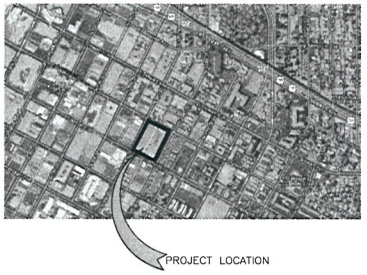


1 AS1.01 PROPOSED SITE PLAN
SCALE:1" = 30'-0"

PROJECT DATA

PROJECT LOCATION:	FREEMONT STREET BETWEEN 10TH AND 9TH STREET, LAS VEGAS, NV, 89101
ASSESSOR'S PARCEL NUMBER:	139-34-612-060, 139-34-612-075
ZONING CLASSIFICATION:	GENERAL COMMERCIAL DISTRIC (C-2)
LAND USE:	(NO CHANGE)
OCCUPANT LOAD:	(N/A)
PROPOSED ON-SITE PARKING SPACES:	364 STANDARD PARKING SPACE 8 HANDICAP PARKING SPACE (2 OF THEM VAN PARKING SPACE) OVERALL: 374 PARKING STALLS

LOCATION MAP



LEGEND

- PARKING LOT PROPOSED LIGHT POLES
- EXISTING STREET LIGHT POLES

VAR-47821
SDR-47823

RECEIVED
DEC 19 2012

Sheet Title: PROPOSED SITE PLAN

Project Title: PARKING LOT AT FREMONT STREET

Fremont St and 10th Ave., Las Vegas, NV 89101

Seal:

Revisions:

Issued Date: 11/28/2012
Project No.: 121128
Drawn By:
Checked By:

Sheet No.: AS1.01

As instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architects written consent, copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated.

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

December 18, 2012

Flinn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER – SDR and VAR Application - APN 139-34-612-060 & 075

Dear Mr. Fagg:

Please accept this as our official justification letter for an SDR for temporary parking lot and a VAR encompassing the proposed front yard fence around temporary parking lot. The Application is for a SDR FOR A PROPOSED TEMPORARY PARKING LOT AND A VARIANCE TO ALLOW A FRONT YARD FENCE TO BE GREATER THAN FIVE FEET TALL on 2.75 acres at 900 Fremont Blvd., Las Vegas, Nevada 89101 zoned C-2 (General Commercial).

The proposed parking lot will dramatically help all of the commercial development occurring along Fremont in the Fremont East District and will add a much needed amenity to the new wave of urbanites that are now living in and visiting Downtown.

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

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

Sincerely,

Todd Kessler

VAR-47821
SDR-47823

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

SUBJECT:
SDR-47823 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-47821 - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC - For possible action on a request for a Site Development Plan Review FOR A TEMPORARY PARKING LOT AND WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING FENCE DESIGN STANDARDS on 2.75 acres at 902 and 916 Fremont Street (APNs 139-34-612-060 and 075), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 3/20/2013
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

BACKUP DOCUMENTATION:
1. Conditions and Staff Report
2. Consolidated Back-up
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

Case Number: **SDR-47823** APN: 139-34-612-060 & 075

Name of Property Owner: 900 Fremont, LLC

Name of Applicant: 900 Fremont, LLC

Name of Representative: Todd Kessler

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: 139-34-612-060 & 075

Signature of Property Owner: _____

Print Name: Andrew B. Donner

Subscribed and sworn before me

This 18th day of December, 20 12

Monica Saldaña-Szuhar

Notary Public in and for said County and State

MONICA SALDANA-SZUHAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-28-15
Certificate No: 12-6469-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR

Project Address (Location) 900 Fremont Blvd., Las Vegas, NV 89101

Project Name Ambassador Parking Lot **Proposed Use** _____

Assessor's Parcel #(s) 139-34-612-060 & 075 **Ward #** 5

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

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

Gross Acres 2.75 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 900 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 446-5207

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 900 Fremont, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 446-5207

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

REPRESENTATIVE Todd Kessler **Contact** _____

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 446-5207

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

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

Property Owner Signature* _____

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

Print Name Andrew B. Donner

Subscribed and sworn before me

This 18th day of December, 20 12.

_____ Monica Saldaña-Szuhar

Notary Public in and for said County and State

MONICA SALDANA-SZUHAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-28-15
Certificate No: 12-6469-1

FOR DEPARTMENT USE ONLY

Case #	SDR-47823
Meeting Date:	2/12/13
Total Fee:	$1030-
Date Received:*	12/19/12
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

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

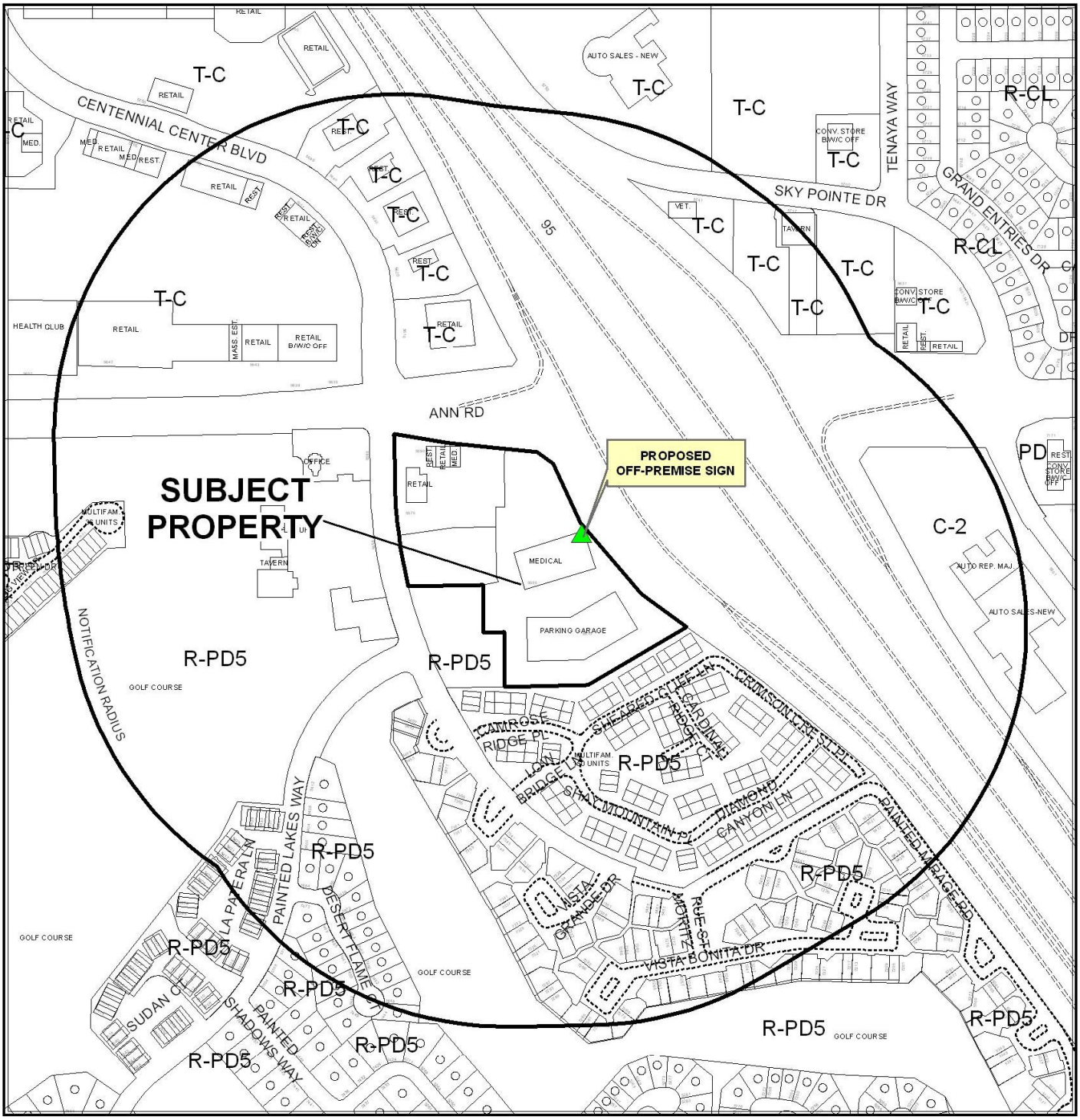
SUBJECT:
VAR-47835 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW AN OFF-PREMISE SIGN TO BE ATTACHED TO A BUILDING WHERE OFF-PREMISE SIGNS ARE REQUIRED TO BE DETACHED AND PERMANENTLY SECURED TO THE GROUND on 8.14 acres at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 3/20/2013
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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps – VAR-47835 and SUP-47834
2. Conditions and Staff Report – VAR-47835 and SUP-47834
3. Supporting Documentation
4. Photos
5. Justification Letter – VAR-4835 and SUP-47834



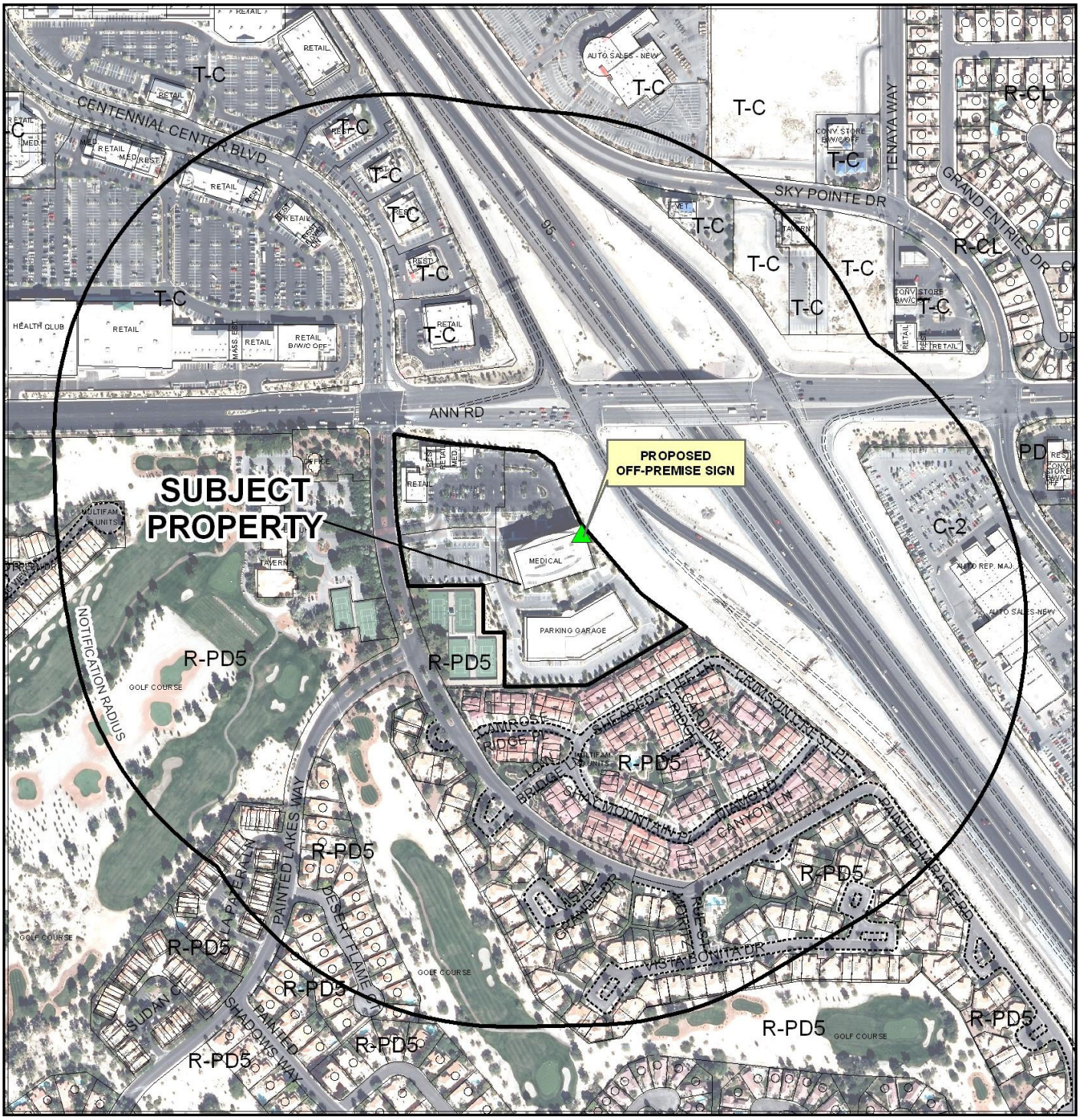
0 375 750 Feet

CASE: VAR-47835 & SUP-47834

RADIUS: 1000 FEET

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

N



0 375 750 Feet

CASE: VAR-47835 & SUP-47834

RADIUS: 1000 FEET

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-47835 APN: 125-34-116-004

Name of Property Owner: Khaneh Holdings LLC

Name of Applicant: Khaneh Holdings LLC

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: Mgr / Or

Print Name: Mehry Taheri / Mehry Taheri

Subscribed and sworn before me

This 18 day of Dec, 2012

_____

Notary Public in and for said County and State

LILLY TAHERI
Commission # 1844461
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

DEC 20 2012

City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 5550 Painted Mirage / US-95 & Ann Rd

Project Name Off Premise LED Sign **Proposed Use** Off Premise LED

Assessor's Parcel #(s) 125-34-116-004 **Ward #** 4

General Plan: existing _____ proposed N/A **Zoning:** existing C-2 proposed N/A

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

Gross Acres 5.25+/- **Lots/Units** _____ **Density** _____

Additional Information MSP-9591, MSP-47179

PROPERTY OWNER Khaneh Holdings LLC **Contact** Dan Taheri

Address P O Box 16297 **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90209

E-mail Address _____

APPLICANT Khaneh Holdings LLC **Contact** Dan Taheri

Address P O Box 16297 **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90209

E-mail Address _____

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **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* Mehry Taheri

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

Print Name Mehry Taheri

Subscribed and sworn before me

This 10TH day of DEC., 20 12.

Notary Public in and for said County and State

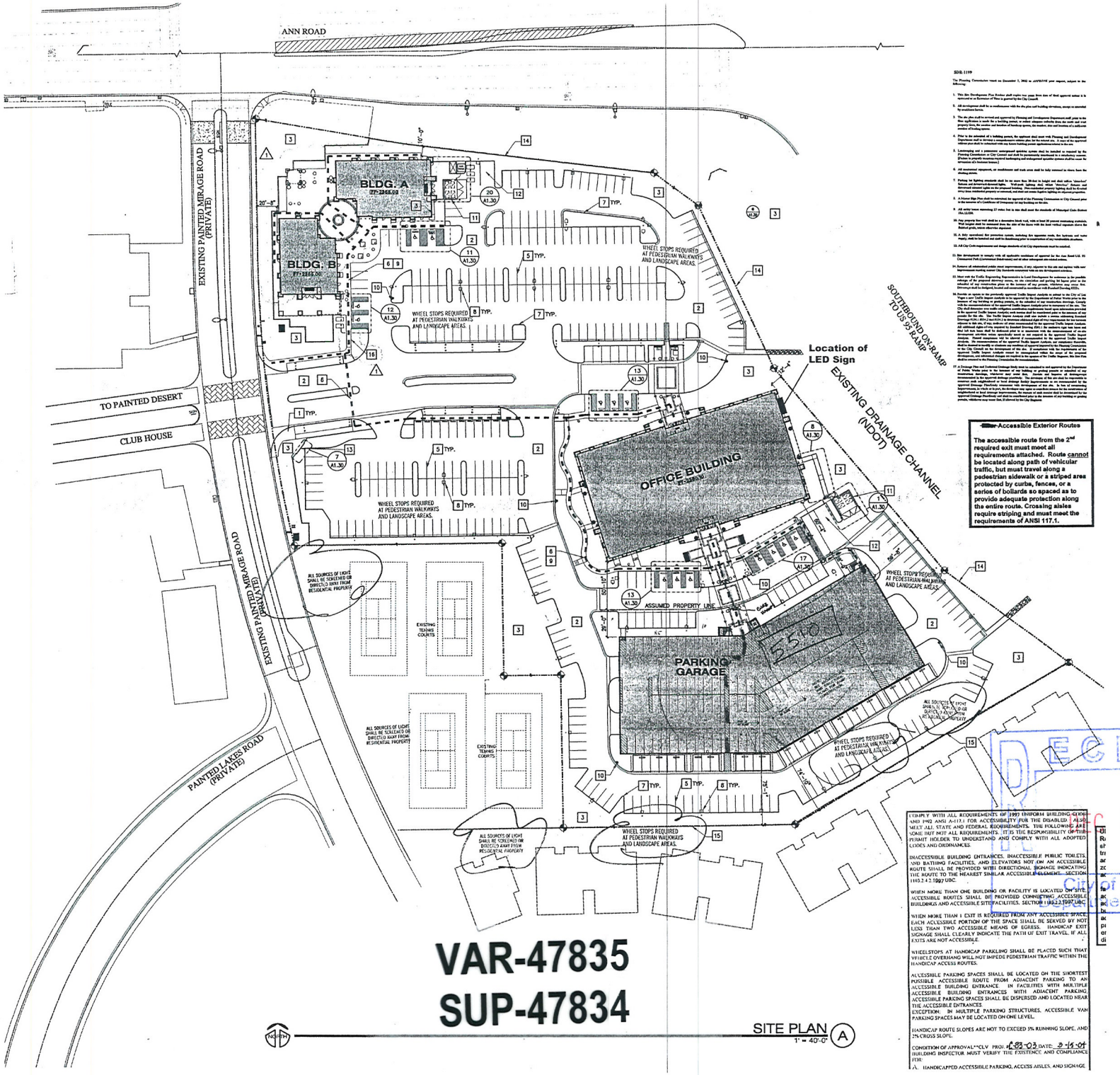
LILLY TAHERI
Commission # 1844461
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

FOR DEPARTMENT USE ONLY

Case #	VAR-47835
Meeting Date:	2/12/2013
Total Fee:	830.00
Date Received:*	12/20/2012
Received By:	MLeX

*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



VAR-47835
SUP-47834

SITE PLAN (A)
1" = 40'-0"

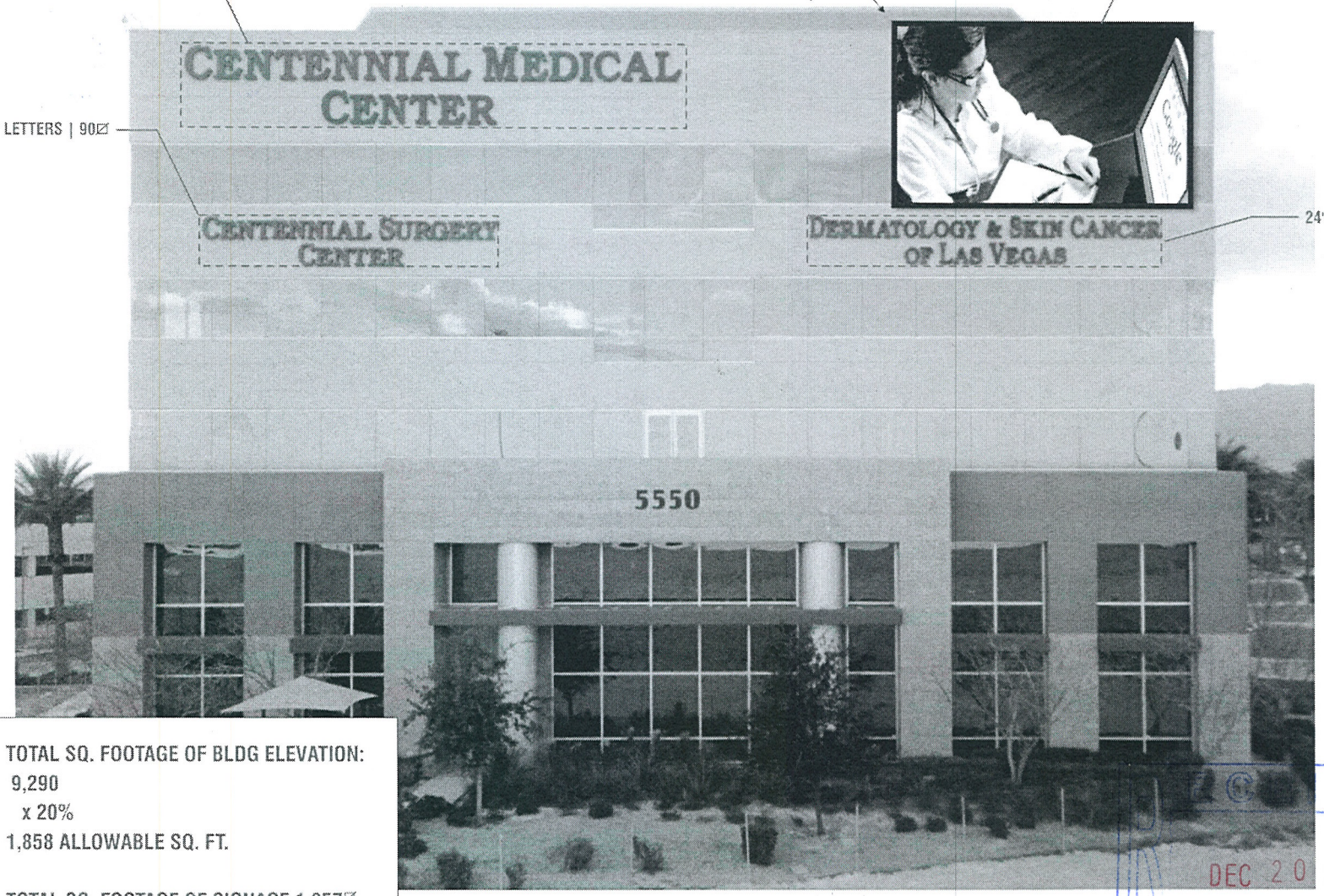
LED UNIT:
FURNISH & INSTALL (1) GP3 20mm LED MESSAGE UNIT.
19'-9" x 31'-9" ~ MATRIX 288 x 468 ~ RGB

36" LETTERS | 236☑

NEW LED UNIT | 627☑

24" LETTERS | 90☑

24" LETTERS | 104☑



TOTAL SQ. FOOTAGE OF BLDG ELEVATION:
9,290
x 20%
1,858 ALLOWABLE SQ. FT.

TOTAL SQ. FOOTAGE OF SIGNAGE 1,057☑

EAST ELEVATION w/ LED UNIT
SCALE: 3/32" = 1'-0"

VAR-47835
SUP-47834

RECEIVED
DEC 20 2012
City of Las Vegas
Department of Planning

CENTENNIAL CORPORATE CENTER
ANN ROAD | US 95

LED UNIT ELEVATION

VISION SIGN INC
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474
NV CONTRACTOR LICENSE #42776

"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO.	15170
DATE	02.23.12
DRAWN	DERRICK
SCALE	RGB M.
FILE NAME	CENTENNIALCORPCTR15170.CDR

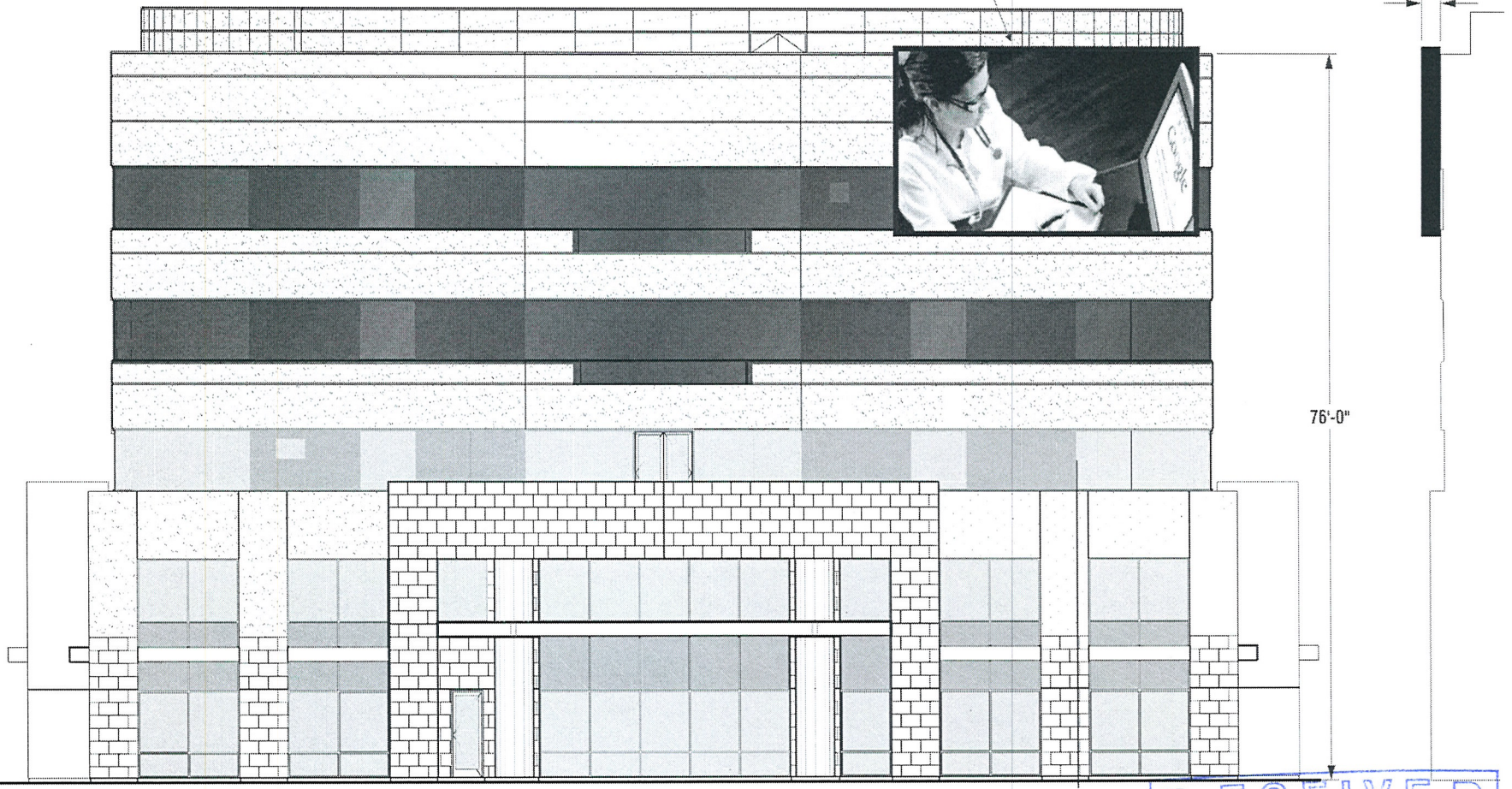
REVISIONS MADE

3-8-12 DN	SHOW IN PICTURE
10-11-12 DN	SHOW SQ. FOOTAGE

FINAL SIGN-OFF
DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
001

LED UNIT:
FURNISH & INSTALL (1) GP3 20mm LED MESSAGE UNIT.
19'-9" x 31'-9" ~ MATRIX 288 x 468 ~ RGB



EAST ELEVATION w/ LED UNIT
SCALE: 3/32"=1'-0"

CENTENNIAL CORPORATE CENTER
ANN ROAD | US 95

LED UNIT ELEVATION

VISION SIGN INC
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

These plans are prepared and submitted by this contractor as an exemption to NRS 624.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42776

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO.	15170
DATE	02.23.12
DRAWN	DERRICK
SCALE	RGB M.
FILE NAME	CENTENNIALCORPCTR15170.CDR
REVISION	

REVISIONS MADE

3-8-12 DN	SHOW IN PICTURE
10-11-12 DN	SHOW SQ. FOOTAGE

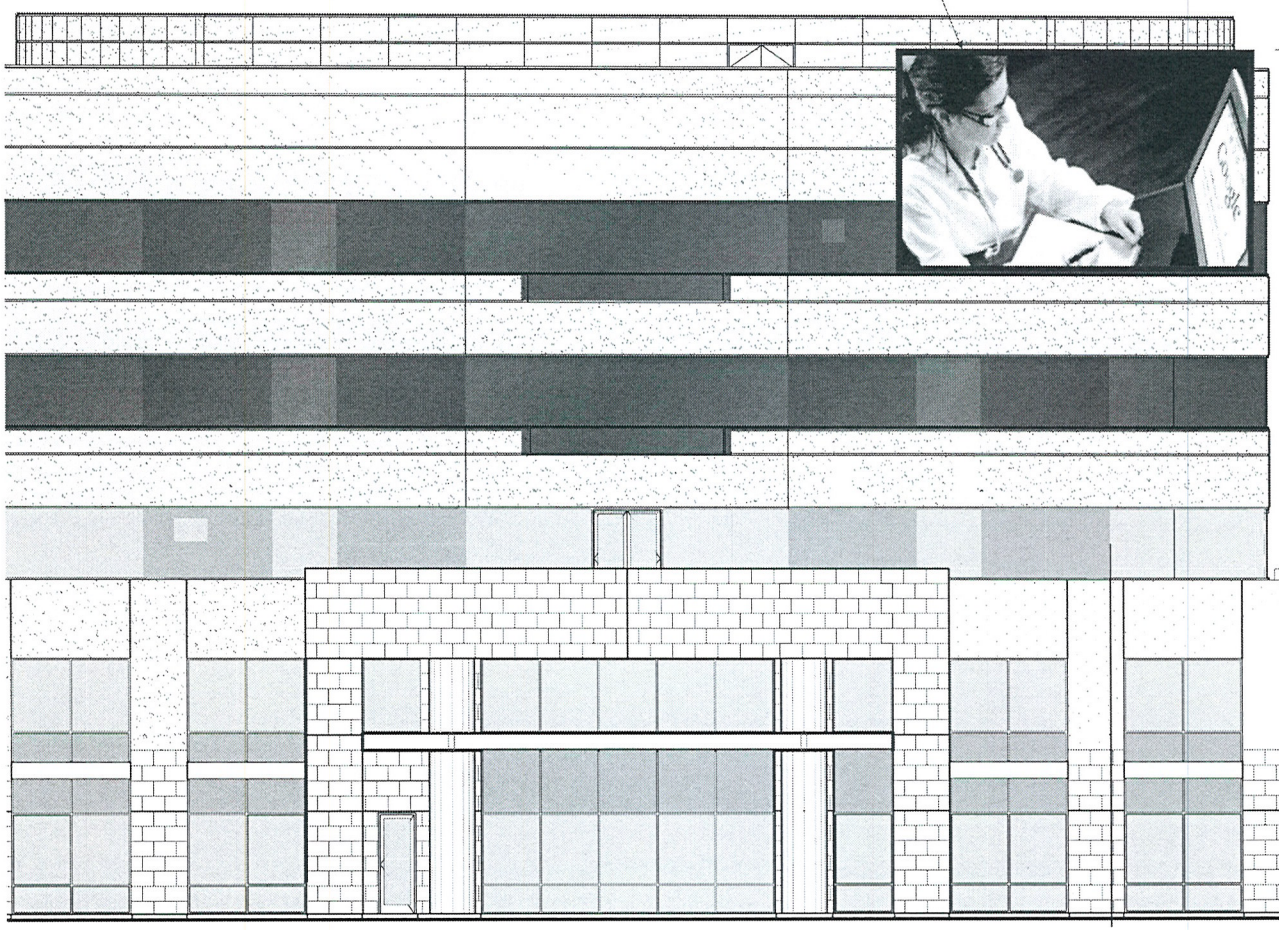
FINAL SIGN-OFF
DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
002

RECEIVED
DEC 20 2012
City of Las Vegas
Department of Planning

VAR-47835
SUP-47834

LED UNIT:
FURNISH & INSTALL (1) GP3 20mm LED MESSAGE UNIT.
19'-9" x 31'-9" ~ MATRIX 288 x 468 ~ RGB



30' ABOVE INTERCHANGE ELEVATION

24"

30'-0"

FREEWAY INTERCHANGE HEIGHT

77'-0"
TO TOP
OF SIGN

EAST ELEVATION w/ LED UNIT
SCALE: 3/32"=1'-0"

VAR-47835
SUP-47834

RECEIVED
DEC 20 2012
City of Las Vegas
Department of Planning

CENTENNIAL CORPORATE CENTER
ANN ROAD | US 95

LED UNIT ELEVATION

VISION SIGN INC
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-595-7474

These plans are prepared and submitted by the contractor as an examination by NRS 624.340 for work under contractor license category numbered under NRS 624.

NV CONTRACTOR LICENSE 942778

THIS ARTWORKS WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO: 15170
DATE: 02.23.12
DESIGN: DERRICK
SHEET: ROB M
FILENAME: CENTENNIALCORPCTR15170.CDR
CHECK:

REVISIONS MADE

3-8-12 DN	SHOW IN PICTURE
10-11-12 DN	SHOW SQ. FOOTAGE
12-20-12 DN	SHOW FREEWAY INTERCHANGE HT.

FINAL SIGN-OFF

DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
002

December 20, 2012

Flinn Fagg, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: US-95 & Ann Road Commercial Park Office Building
Request: SUP and Variances for Allowing an Off-Premise Wall Sign from an Approved On-Premise LED Wall Sign
APN#s: 125-34-116-004

Dear Mr. Fagg:

On behalf of our client, KHANEH Holdings LLC, please accept this justification letter for a Special Use Permit and Variances and any changes if needed to the Master Sign Plan Amendment (MSP-9591 and as amended MSP-47179) to allow an approved LED wall sign to be used as an Off-Premises Sign on an existing commercial/professional building at the southwest of the US-95 and Ann Road (5550 Painted Mirage). This sign will use an already approved and permitted on premise LED wall sign on the northeast corner of the office building use.

The site is a C-2 (General Commercial) zoned site located on the 5.25 +/- net acres. The office building is a five story structure with a parking garage. The approved on premises LED sign is about 19'9" high and 31'9" wide (630 sf) and located on the upper levels at the northeast corner of the building facing the freeway. The total wall signage of the building is about 1,060 square feet or well below the allowed 1,858 square feet.

The Variance requests are necessary to address the fact that the Code expects off-premise signs to look like conventional billboards that are pole mounted (LVMC 19.12.120.D.2) and due to the height of the sign on the building being taller than the Code expected billboard height of 40 feet or maximum of 55 feet (LVMC 19.12.120 C.7.b).

The sign request meets the applicable SUP Locational Provisions of the Code. Most significantly, the proposed sign is 1a) within 660' of the US-95 ROW; is less than the maximum allowable sizes of 30' high by 60' wide for off-premise sign; 1b) is within the 672 square feet allowed for other off-premise signs; 2) is located appropriately above the standard sign height due the proximity to an elevated freeway interchange; & 3) more than 300 feet from the nearest residential property line.

Approval Criteria for a Special Use Permit LVMC 19.16.110
L. Special Use Permit Determinations—Approval
In order to approve a proposed rezoning, the Planning Commission or City Council must determine that:

1. In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:

VAR-47835
SUP-47834

GCGARCIA

RECEIVED
DEC 20 2012
City of Las Vegas
Department of Planning

A Planning & Development Services Corporation
1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158
Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

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.

This change would only add the ability to do off-premise advertising. The Sign is not a typical "billboard" as it is aesthetically designed to fit into a quality office park and surrounding neighborhood. The sign will comply with the applicable Locational Provisions for Off-Premise Signs (19.12.120). The sign orients to faces the freeway and does not face residential. Elevating the sign allows it to be functional as well as not in the face of drivers at the interchange overpass.

Furthermore, the sign will help sustain and promote the existing commercial facilities and other businesses. The sign is done in a manner consistent with the zoning and General Plan. The use and design will therefore comply with the SUP, MSP, conditions of approval and other Code requirements.

b. The subject site is physically suitable for the type and intensity of land use being proposed;

The site is planned and zoned for the existing office park and five story office building. An LED wall sign has already been approved for the building so no additional sign or structure is required. The total building signage is substantially lower than allowed.

The location of the approved sign is suitably located as it is oriented toward the US-95 and away from the residential. It is within the required proximity to the US-95 as well as elevated appropriately given the depressed finished floor elevation of the building relative to the freeway interchange; visibility to serve the intended use; and aesthetics of the building.. The use will, except as requested, be done in compliance all with City requirements.

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 use of an approved LED wall sign for an off-premises sign will not create any additional demand on the street or highway infrastructure. All necessary infrastructures to serve the office building is already built, in place and approved.

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 proposed business will not compromise the health, safety and welfare or objectives of the Plan. The investment into the building will help maintain the economic vitality of property and promote business economic well being and not visibly impact the residential or infrastructure of the City and will thus serve to protect the health, safety and welfare.

Approval Criteria for a Variance LVMC 19.16.140
L. Variance Determinations—Approval

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

VAR-47835
SUP-47834

DEC 10 2012
City of Las Vegas
Department of Planning

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.

To provide for adequate sign visibility addition height is required. The topography of the site relative to the elevated freeway interchange makes a conventional billboard height unsuitable for the subject property and also provides the basis for an extraordinary and exceptional situation or condition. The elevated freeway interchange was located, designed and built by governmental action and not due to the property owner.

Additionally, the strict application of the height and requirement to build on a freestanding pole would create peculiar and exceptional practical difficulties as well as an undue hardship due to where such a pole would have to be located in a parking lot closer to the freeway that would result in obscuring the quality of building design; making a less attractive sign to the public; and be more imposing due to is proximity to the traveling public.

As proposed the sign will relive the topographic, extraordinary circumstances. The sign as propose provides the necessary relief while providing a benefit to the pubic good by removal of the unsightliness of a conventional billboard structure closer to the roadways. The sign will also comply with the approved MSP and permit for on- premise LED wall sign.

SUMMARY JUSTIFICATION

In summary, we believe the requested off-premise SUP and associated Variances to increase the height and eliminate an unsightly billboard structure will help enhance the office park and provide an advertising venue for other businesses on an approved sign and serve the traveling public consistent with the Code requirement, determinations or any conditions.

We respectfully request your favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,

George Garcia,
President

VAR-47835
SUP-47834

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

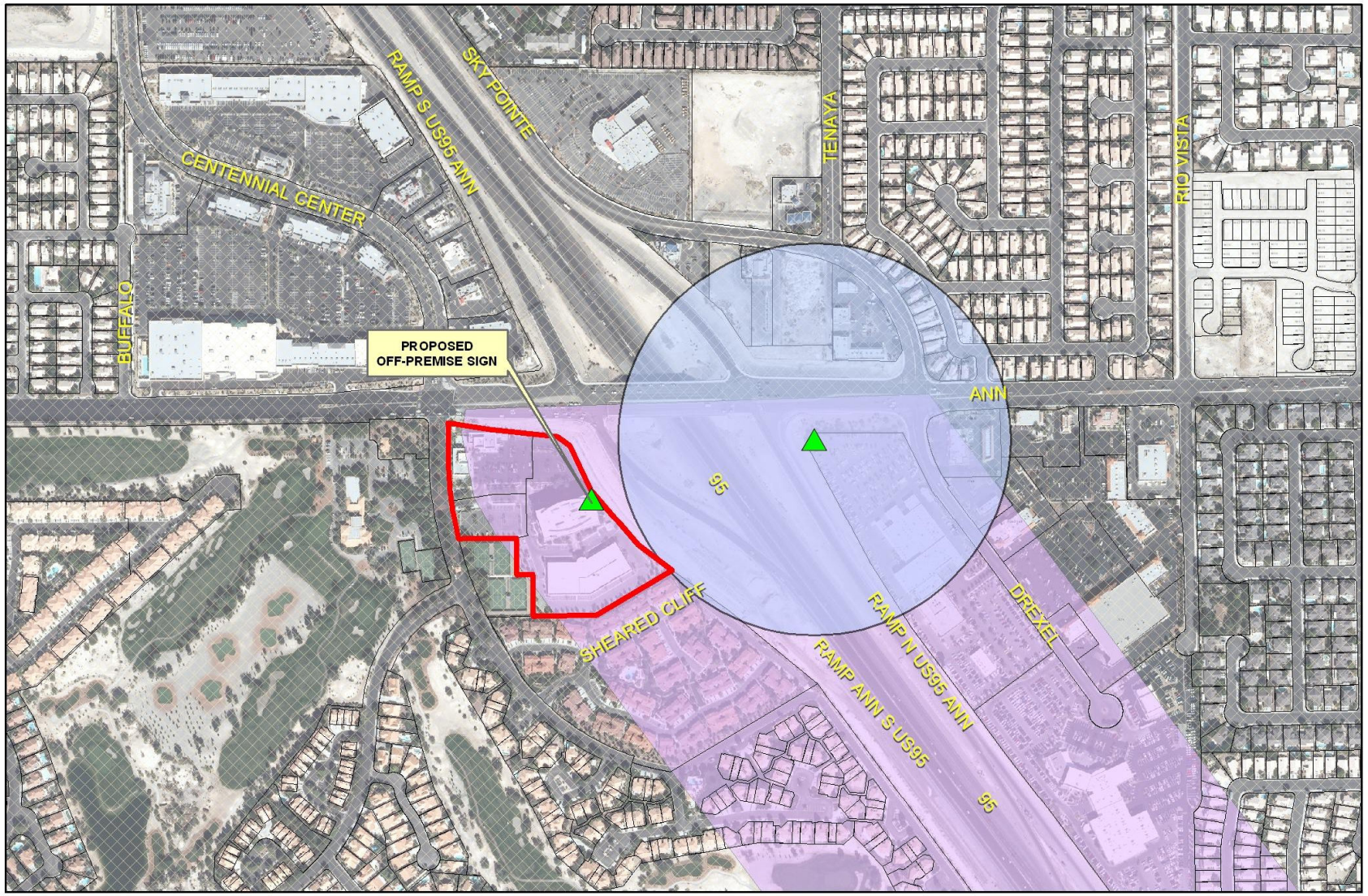
SUBJECT:
SUP-47834 - SPECIAL USE PERMIT RELATED TO VAR-47835 - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 3/20/2013
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

BACKUP DOCUMENTATION:
1. Special Map
2. Consolidated Back-up
3. Supporting Documentation



SUP-47834

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

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

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-47834** APN: 125-34-116-004

Name of Property Owner: Khaneh Holdings LLC

Name of Applicant: Khaneh Holdings LLC

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: _____

Print Name: Melroy Taheri

Subscribed and sworn before me

This 18 day of Dec., 2012

_____

Notary Public in and for said County and State

LILLY TAHERI
Commission # 1844461
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 5550 Painted Mirage / US-95 & Ann Rd

Project Name Off Premise LED Sign **Proposed Use** Off Premise LED

Assessor's Parcel #(s) 125-34-116-004 **Ward #** 4

General Plan: existing _____ proposed N/A **Zoning:** existing C-2 proposed N/A

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

Gross Acres 5.25+/- **Lots/Units** _____ **Density** _____

Additional Information MSP-9591, MSP-47179

PROPERTY OWNER Khaneh Holdings LLC **Contact** Dan Taheri

Address P O Box 16297 **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90209

E-mail Address _____

APPLICANT Khaneh Holdings LLC **Contact** Dan Taheri

Address P O Box 16297 **Phone:** _____ **Fax:** _____

City Beverly Hills **State** CA **Zip** 90209

E-mail Address _____

REPRESENTATIVE G.C. Garcia, Inc. **Contact** George Garcia

Address 1711 Whitney Mesa Dr., Suite 110 **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* _____

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

Print Name Mehry Taheri

Subscribed and sworn before me

This 18TH day of Dec, 20 12.

_____

Notary Public in and for said County and State

LILLY TAHERI
Commission # 1844461
Notary Public - California
Los Angeles County
My Comm. Expires May 10, 2013

FOR DEPARTMENT USE ONLY

Case #	SUP-47834
Meeting Date:	2/12/2013
Total Fee:	1030 00
Date Received:*	12/20/2012
Received By:	MRoyo

*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

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

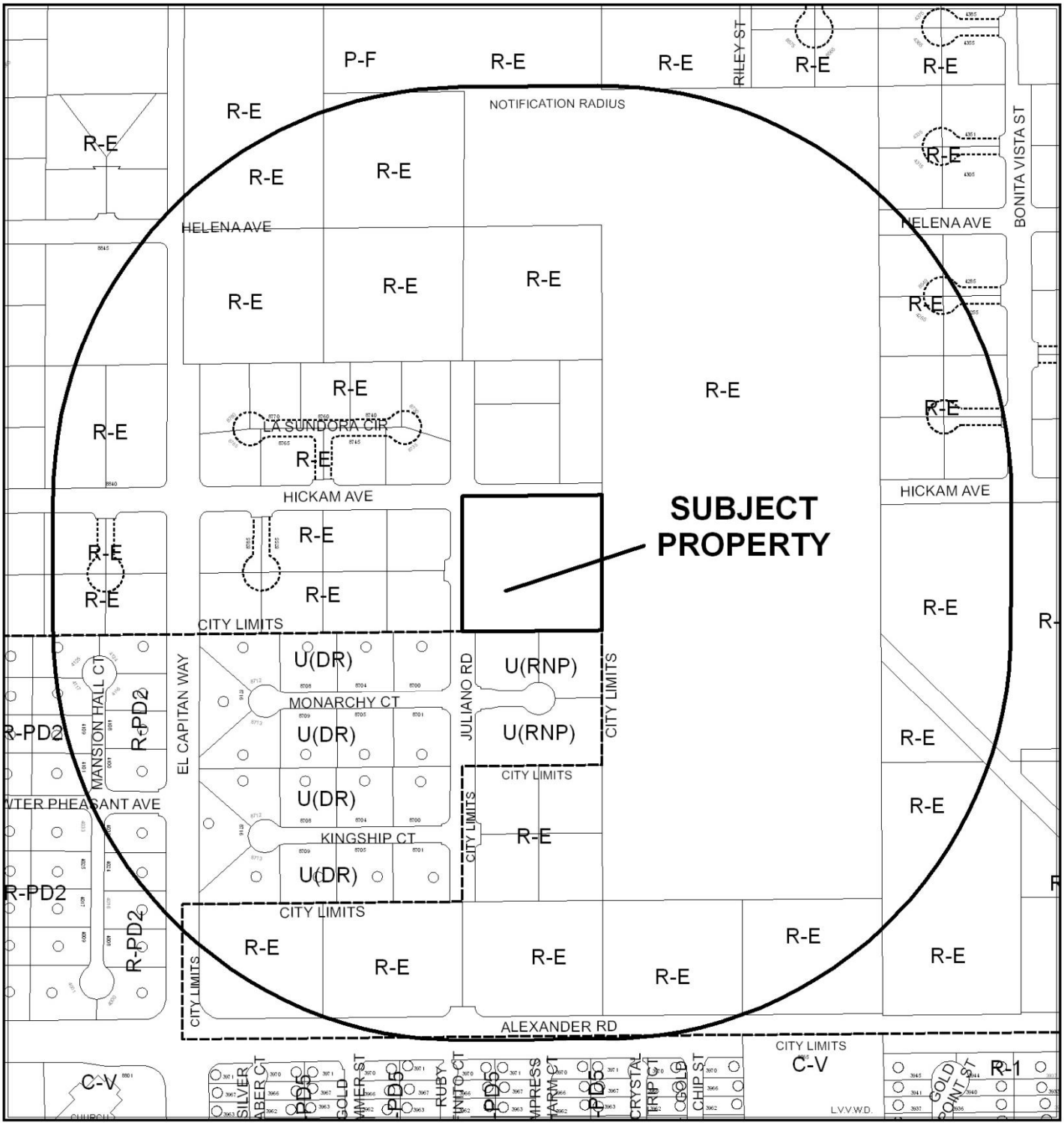
SUBJECT:
VAR-47839 - VARIANCE - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL/OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Variance TO ALLOW A MINIMUM LOT SIZE TO BE 15,260 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED AND TO ALLOW A 28-FOOT FRONT YARD SETBACK ON LOTS 1 AND 5 WHERE 30 FEET IS REQUIRED on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.

C.C.: 3/20/2013

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 – VAR-47839, VAR-47840 and TMP-47838
2. Conditions and Staff Report – VAR-47839, VAR-47840 and TMP-47838
3. Supporting Documentation – VAR-47839, VAR-47840 and TMP-47838
4. Photos - – VAR-47839, VAR-47840 and TMP-47838
5. Justification Letter - – VAR-47839, VAR-47840 and TMP-47838



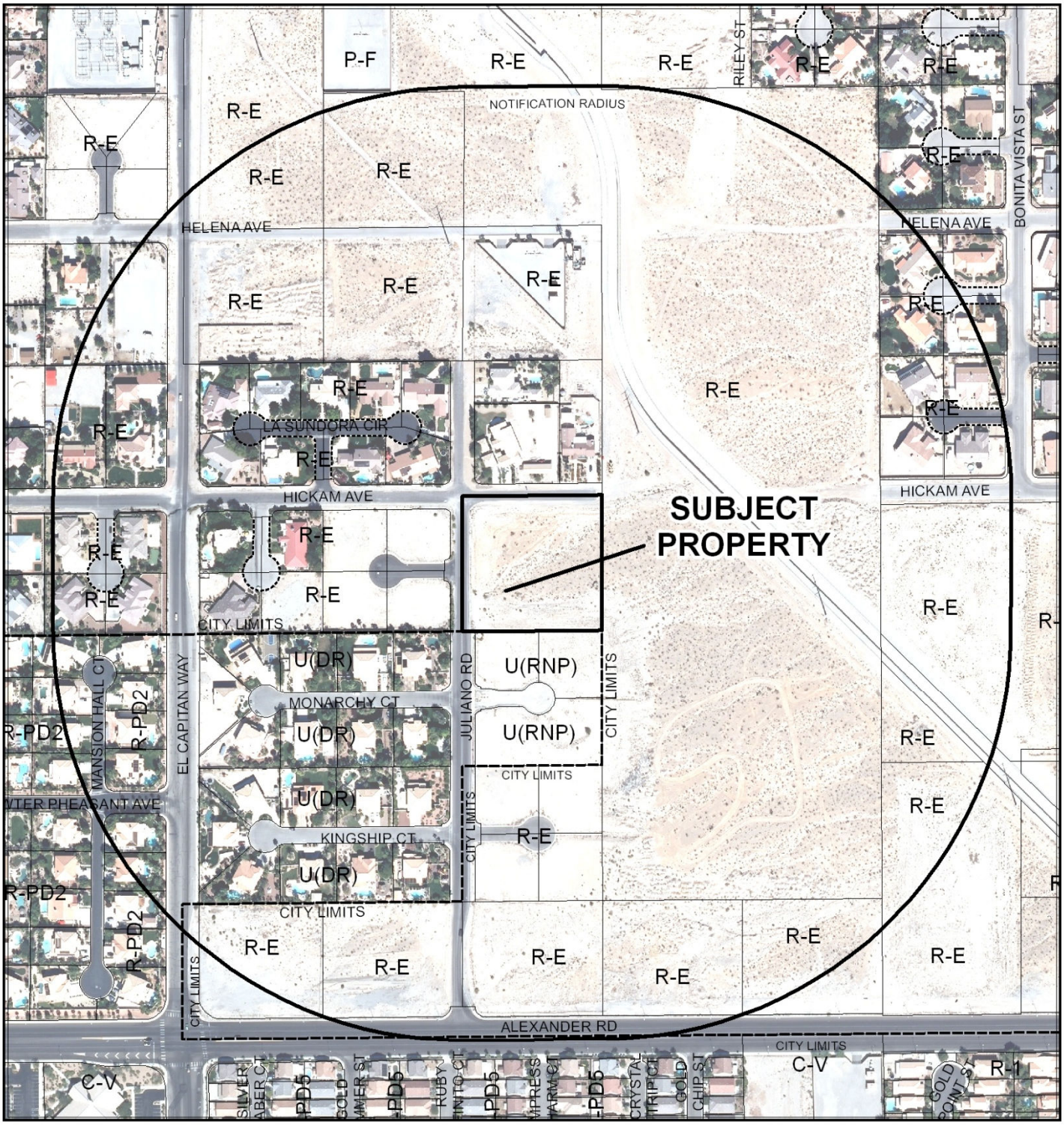
0 300 600 Feet

CASE: VAR-47840, VAR-47839 & TMP-47838

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [RE (RURAL ESTATES)]

N



CASE: VAR-47840, VAR-47839 & TMP-47838

0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [RE (RURAL ESTATES)]

N

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-47839** APN: 138-05-801-006

Name of Property Owner: THM Enterprises

Name of Applicant: Astoria Residential

Name of Representative: Brad Boe

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: Tom McCormick

Subscribed and sworn before me

This 18 day of December, 2012

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

RECEIVED
DEC 20 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE - Lot Size & Setback

Project Address (Location) Hickam Ave & Juliano Rd (SEC)

Project Name Juliano & Hickam **Proposed Use** Single Family

Assessor's Parcel #(s) 138-05-801-006 **Ward #** 4

General Plan: existing undev proposed undev **Zoning:** existing U/RE proposed U/RE

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

Gross Acres 2.5 **Lots/Units** 5 **Density** 2 DU per acre

Additional Information

PROPERTY OWNER T H M Enterprises, LLC **Contact**

Address 10655 Park Run Drive, #230 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89144-4590

E-mail Address

APPLICANT Astoria Residential **Contact** Brad Boe

Address 10655 Park Run Drive, Ste. 230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

REPRESENTATIVE Taney Engineering **Contact** Robert Cunningham

Address 6030 South Jones Blvd, Ste. 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

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

E-mail Address rc@taneycorp.com

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

Property Owner Signature* [signature]

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

Print Name Tom McCormick

Subscribed and sworn before me

This 18 day of DECEMBER, 20 12.

ANNA SCHLIEPER

Notary Public in and for said County and State

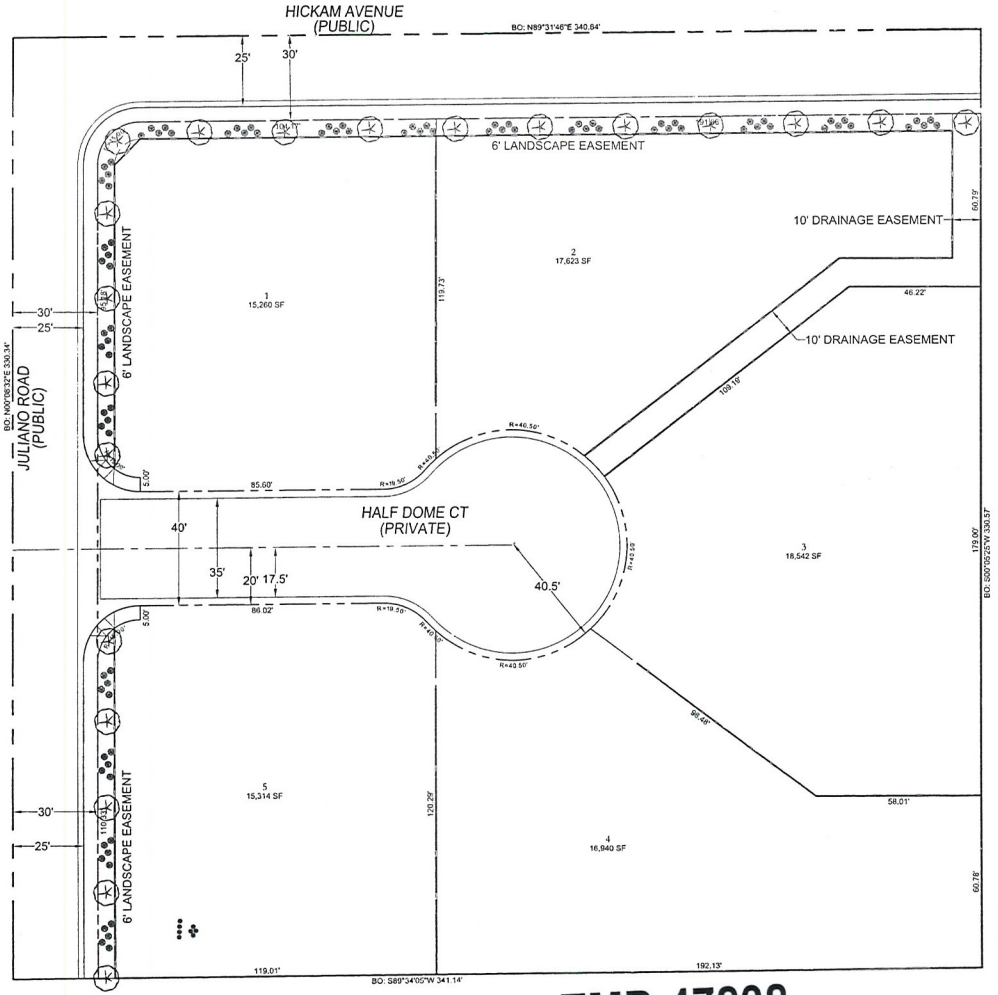
NOTARY PUBLIC * STATE OF NEVADA County of Clark ANNA SCHLIEPER Appt. No. 12-6479-1 My Appt. Expires Nov. 18, 2015

FOR DEPARTMENT USE ONLY

Case #	VAR-47839
Meeting Date:	2/12/2013
Total Fee:	830.00
Date Received:*	12/20/2012
Received By:	MRO

* 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



TMP-47838
VAR-47839
VAR-47840

LEGEND

RIGHT-OF-WAY
BOUNDARY LINE
PROPERTY LINE
EASEMENT
STREET CENTERLINE
LOT NUMBER 1
CURB AND GUTTER
BLOCK WALL

SETBACK REQUIREMENTS

FRONT YARD	50' (FRONTS PUBLIC STREET) 20' (FRONTS PRIVATE STREET)
SIDE YARD	20' (FRONTS CUL-DE-SAC)
CORNER YARD	10'
REAR YARD	15' 35'

OWNER

ASTORIA RESIDENTIAL C/O BRAD BOE
10655 PARK RUN DR. STE: 230
LAS VEGAS, NV 89144
TEL: 732-453-4022

DEVELOPER

ASTORIA RESIDENTIAL
10655 PARK RUN DR. STE: 230
LAS VEGAS, NV 89144

DEVELOPMENT STANDARDS

PER TITLE 19 (TABLE 19.06.040) FOR RE ZONING:
DENSITY ALLOWED - 2 UNITS/ACRE
MIN. LOT AREA - 20,000 SQ. FT.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BC	BACK OF CURB
BCR	BACK OF CURB RADIUS
BM	BENCHMARK
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF EXISTING WALL
CATV	CABLE TELEVISION
CC	CLARK COUNTY
CL	CENTERLINE
CLV	CITY OF LAS VEGAS
CMP	CORRUGATED METAL PIPE
CNLV	CITY OF NORTH LAS VEGAS
COL	CLEAN OUT (SEWER)
COH	CITY OF HENDERSON
CY	CUBIC YARD
DG	DESIGN GRADE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
EC	END OF CURVE
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FEET
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LT	LEFT
LVVWD	LAS VEGAS VALLEY WATER DISTRICT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
PB	PULL BOX
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
RT	RIGHT
SD	STORM DRAIN
SL	STREETLIGHT
SNWA	SOUTHERN NEVADA WATER AUTHORITY
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
SWZ	SIGHT VISIBILITY ZONE
TB	BIDDY VLV
TC	TOP OF CURB
TF	TOP OF FOOTING
TR	TOP OF RETAINING
TW	TOP OF WALL
TYP	TYPICAL
USD	UNIFORM STANDARD DRAWING
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VG	VALLEY GUTTER
W	WATER
ZC	ZERO LIP CURB

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	Approx. 153	LARGE	20' On Center	MONDEL PINE	Pinus eldarica
	Approx. 565	1 - 5 Gallon	N/A	DESERT BROOM	Baccharis sarothroides
	Approx. 469	1 - 5 Gallon	N/A	DESERT MARIGOLD	Baileya multiradiata
	Approx. 17	SMALL	PER PLAN	LITTLE LEAF ASH	Fraxinus greggii

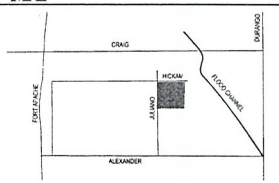
LANDSCAPING STANDARDS:
PLANTINGS SHOULD BE PROVIDED IN ACCORDANCE WITH THE LONE MOUNTAIN WEST (LMW) MASTER PLAN DOCUMENT, APPENDIX B, AND THE SOUTHERN NEVADA REGIONAL PLANTING COALITION REGIONAL PLANT LIST.

LANDSCAPING FOR INDIVIDUAL LOTS:
PER SECTION 6.4 OF THE LONE MOUNTAIN WEST (LMW) MASTER PLAN, ONE 24" BOX TREE SHALL BE PROVIDED IN THE FRONT YARD OF EACH SINGLE FAMILY UNIT. SINGLE FAMILY FRONT YARD LANDSCAPING TO FOLLOW LMW SECTION 6.4 SUBSECTIONS A-G REQUIREMENTS.

VICINITY MAP



KEY MAP



GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY STANDARDS AND SPECIFICATIONS.
2. UTILITIES:

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CLARK COUNTY WATER RECLAMATION DISTRICT
POWER	NEVADA ENERGY COMPANY
TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS CORPORATION
CATV	COX CABLE
REFUSE	REPUBLIC SERVICES

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IT IS PART OF CITY OF LAS VEGAS.
5. PEAK SEWAGE CONTRIBUTION FOR NEW SINGLE FAMILY HOMES .0002 MGD - AVERAGE DAILY FLOW .0008 MGD - PEAK FLOW
6. FIRM PANEL 32033C2910 F, REVISED NOVEMESER 16, 2011 ENTIRE AREA WITHIN FEMA ZONE "X".
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED.
8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
9. GROUND WATER IS HISTORICALLY LOCATED AT A DEPTH GREATER THAN 20 FEET IN THIS AREA.
10. PERIMETER AND ENTRY LANDSCAPE TO BE MAINTAINED BY MOUNTAINS EDGE THE HOMEOWNERS ASSOCIATION. INTERIOR LANDSCAPE TO BE MAINTAINED BY SUBDIVISION HOA.

SITE INFORMATION

ASSESSORS PARCEL NUMBERS	138-05-801-006
PROPOSED LUE OF PROPERTY	RE (RURAL ESTATES)
EXISTING ZONING	RE (RURAL ESTATES)
PROPOSED ZONING	RE (RURAL ESTATES)
TOTAL PROPOSED LOTS	5 RURAL ESTATE LOTS
GROSS ACREAGE	2.59 ACRES
NET ACREAGE	1.86 ACRES
PROPOSED DENSITY RURAL ESTATES (BASED ON GROSS ACREAGE)	1.93 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT + 5 SPACES
PARKING PROVIDED	15 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
LARGEST LOT SIZE	18,542 SF
SMALLEST LOT SIZE	15,260 SF
AVERAGE LOT SIZE	16,000 SF

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

SAID PARCEL CONTAINS 2.59 ACRES, MORE OR LESS.

BASIS OF BEARINGS

NORTH 89°41'05" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP IN FILE 105, PAGE 99 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

SCALE

20 0 20 40 80
(IN FEET)
1 inch = 20 ft.

DEC 20 2012

City of Las Vegas
Department of Planning

NO	DESCRIPTION	BY	DATE	APPR
	REVISIONS			

ASTORIA RESIDENTIAL
10655 PARK RUN DR. STE: 230
LAS VEGAS, NV 89144
FAX

TANEY ENGINEERING
8816 S. JONES BLVD STE# 108
LAS VEGAS, NV 89113
(702) 362-8844 FAX: (702) 362-9339

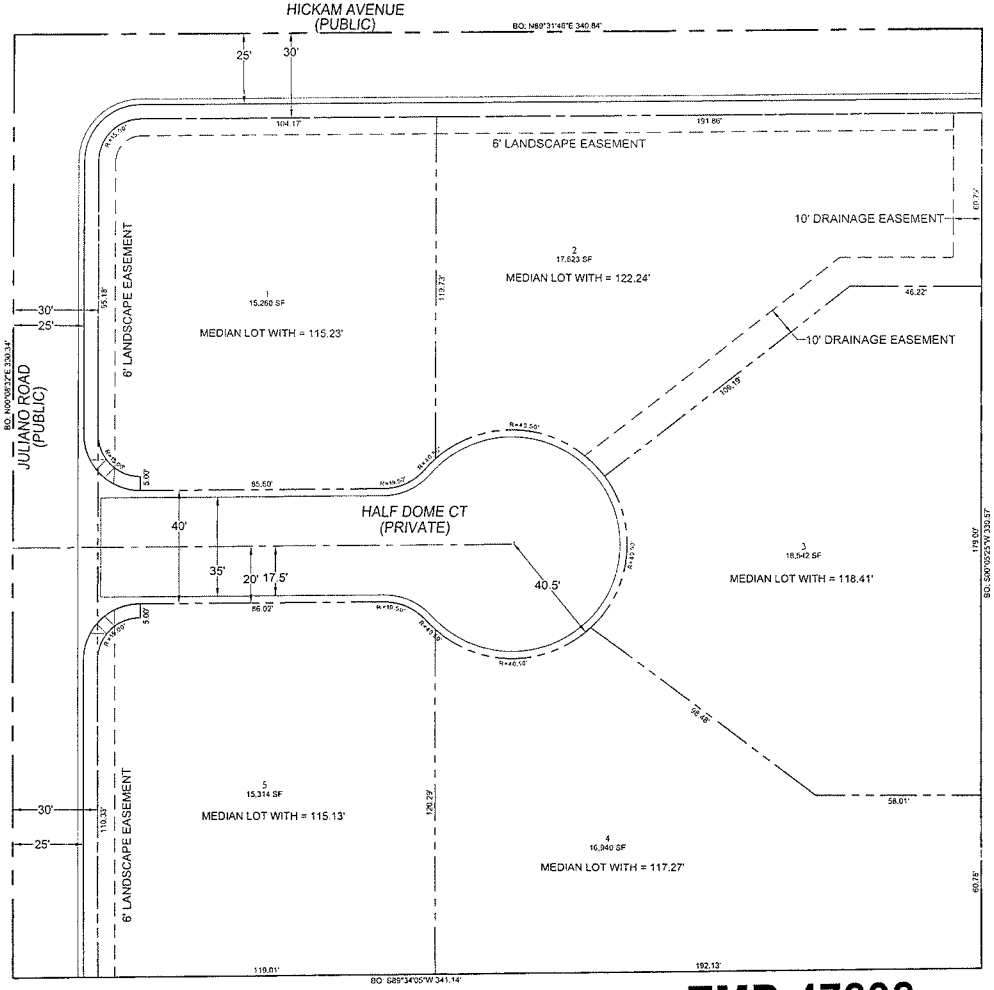
JULIANO AND HICKAM
A RURAL ESTATES SUBDIVISION

LANDSCAPE PLAN

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15724
STATE OF NEVADA
ENGINEER'S SEAL

DATE:	12.20.12
SCALE:	1"=20'
JOB NO:	AST-12-001
DESIGNED BY:	B.S
CHECKED BY:	M.C
SHEET NAME:	LS
SHEET	1 OF 1

FILE NAME: TM.DWG



TMP-47838
VAR-47839
VAR-47840

LEGEND

RIGHT-OF-WAY
BOUNDARY LINE
PROPERTY LINE
EASEMENT
STREET CENTERLINE
LOT NUMBER
CURB AND GUTTER

SETBACK REQUIREMENTS

FRONT YARD	20' (FRONTS PUBLIC STREET) 20' (FRONTS PRIVATE STREET) 20' (FRONTS CUL-DE-SAC)
SIDE YARD	10'
CORNER YARD	15'
REAR YARD	30'

OWNER

ASTORIA RESIDENTIAL CID SRAD BOE
10955 PARK RUN DR. STE 230
LAS VEGAS, NV 89144
TEL: 702-853-34329

DEVELOPER

ASTORIA RESIDENTIAL
10955 PARK RUN DR. STE 230
LAS VEGAS, NV 89144

DEVELOPMENT STANDARDS

PER TITLE 19 (TABLE 19.06.060) FOR RE ZONING.
DENSITY ALLOWED - 2 UNITS/ACRE
MIN. LOT AREA - 20,000 SQ. FT.

ABBREVIATIONS

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COH	CITY OF HENDERSON
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DI	DESIGN GRADE
DR	DRIVE
DWP	DUCTILE IRON PIPE
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LT	LEFT
LVVWD	LAS VEGAS VALLEY WATER DISTRICT
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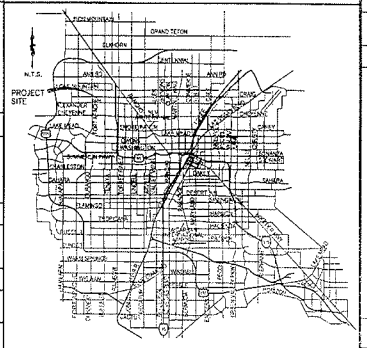
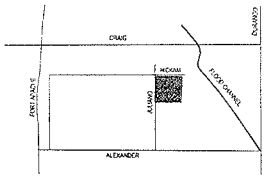
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
PB	PULL BOX
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RW	RIGHT-OF-WAY
SD	STORM DRAIN
SL	STREETLIGHT
SNWA	SOUTHERN NEVADA WATER AUTHORITY
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
SVZ	SIGHT VISIBILITY ZONE
SW	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOOTING
TW	TOP OF RETAINING
TW	TOP OF WALL
TYP	TYPICAL
USD	UNIFORM STANDARD DRAWING
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VG	VALLEY GUTTER
W	WATER
ZC	ZERO LIP CURB

VICINITY MAP



KEY MAP



GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY STANDARDS AND SPECIFICATIONS.
2. UTILITIES

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CLARK COUNTY WATER RECLAMATION DISTRICT
POWER	NEVADA ENERGY COMPANY
TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS CORPORATION
CATV	COX CABLE
REFUSE	REPUBLIC SERVICES

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IT IS PART OF CITY OF LAS VEGAS
5. PEAK SEWAGE CONTRIBUTION FOR NEW SINGLE FAMILY HOMES — 0002 MGD - AVERAGE DAILY FLOW; 0008 MGD - PEAK FLOW
6. FIRM PANEL 32001C2910 F, REVISED NOVEMEDER 16 2011 ENTIRE AREA WITHIN FEMA ZONE "X".
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED
8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE
9. GROUND WATER IS HISTORICALLY LOCATED AT A DEPTH GREATER THAN 20 FEET IN THIS AREA.
10. PERIMETER AND ENTRY LANDSCAPE TO BE MAINTAINED BY MOUNTAINS EDGE THE HOMEOWNERS ASSOCIATION. INTERIOR LANDSCAPE TO BE MAINTAINED BY SUBDIVISION HOA.

SITE INFORMATION

ASSESSORS PARCEL NUMBERS	138-05-801-005
PROPOSED USE OF PROPERTY	RE (RURAL ESTATES)
EXISTING ZONING	RE (RURAL ESTATES)
PROPOSED ZONING	RE (RURAL ESTATES)
TOTAL PROPOSED LOTS	5 RURAL ESTATE LOTS
GROSS ACREAGE	2.54 ACRES
NET ACREAGE	1.86 ACRES
PROPOSED DENSITY RURAL ESTATES (BASED ON GROSS ACREAGE)	1.8 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT = 5 SPACES
PARKING PROVIDED	15 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
LARGEST LOT SIZE	15,543 SF
SMALLEST LOT SIZE	15,260 SF
AVERAGE LOT SIZE	16,000 SF

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SW¼ SE¼) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

SAID PARCEL CONTAINS 2.54 ACRES, MORE OR LESS.

BASIS OF BEARINGS

NORTH 89°41'50" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP IN FILE 105, PAGE 78 OF PARCEL MAPS, IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NO	DESCRIPTION	BY	DATE	APPR
	REVISIONS			

TANEY ENGINEERING
8816 SPANISH RIDGE AVENUE
LAS VEGAS, NEVADA 89148
(702) 362-8844 FAX: (702) 362-0330

ASTORIA RESIDENTIAL
10955 PARK RUN DR. STE 230
LAS VEGAS, NV 89144
FAX

JULIANO AND HICKAM
A RURAL ESTATES SUBDIVISION

SITE PLAN

PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 16735
STATE OF NEVADA
ENGINEER'S SEAL

DATE:	12.20.12
SCALE:	1"=20'
JOB NO:	AST-12-001
DESIGNED BY:	B.S
CHECKED BY:	M.C
SHEET NAME:	SP1
SHEET:	1 OF 2

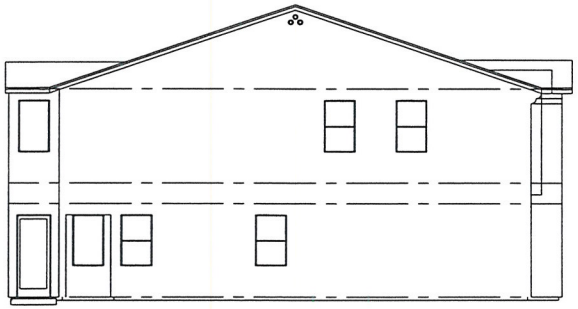
FILE NAME: TM DWG



Rear



Right



Left



Front
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATION -A
Plan 19

THM
ENTERPRISE, LLC
10655 Park Run Drive, Suite 230, Las Vegas, NV 89144. 702.257.1188

JULIANO
and HICKMAN

DATE: 12-20-12

TMP-47838
VAR-47839
VAR-47840

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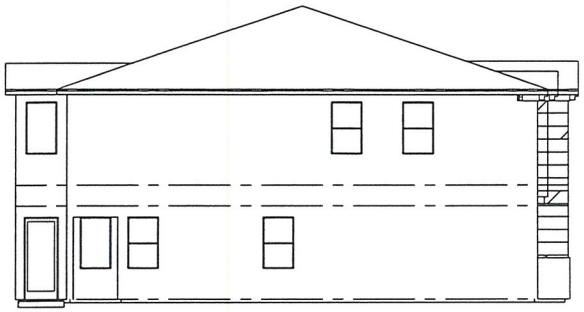
DEC 20 2012



Rear



Right



Left



Front
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATION -B
Plan 19

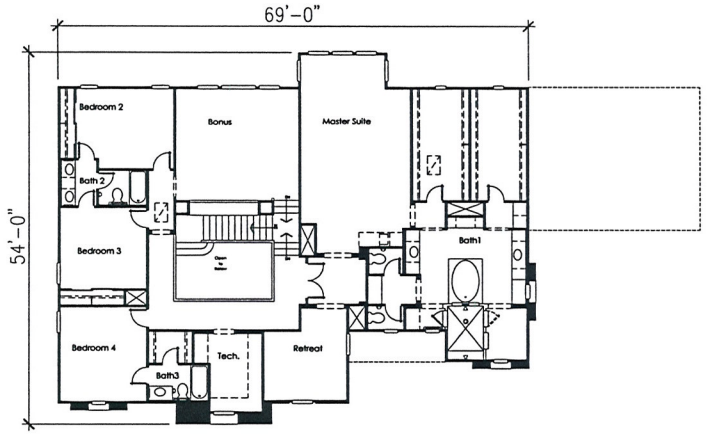
THM
ENTERPRISE, LLC
10655 Park Run Drive, Suite 230. Las Vegas, NV 89144. 702.257.1188

JULIANO and HICKMAN

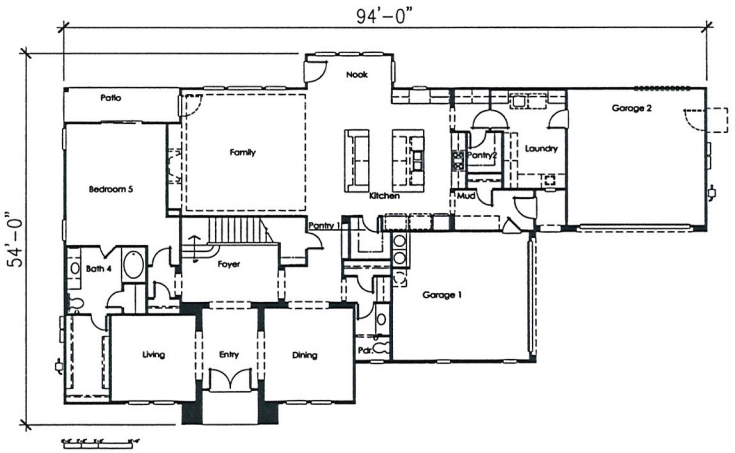
DATE: 12-20-12

TMP-47838
VAR-47839
VAR-47840

RECEIVED
DEC 20 2012



Second Floor



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

PLAN 19
SQ.FT. 5,516

CODE ANALYSIS

TYPE OF CONSTRUCTION:	TYPE V-8
OCCUPANCY CLASSIFACATION:	R-3/4
OCCUPANCY LOAD:	27.58
REQUIRED EXITS:	1

CODE REFERENCE

2009 IRC
2009 IBC
2009 IECC
2008 NEC
2009 UMC
2009 UPC

TMP-47838
VAR-47839
VAR-47840

RECEIVED
DEC 20 2012

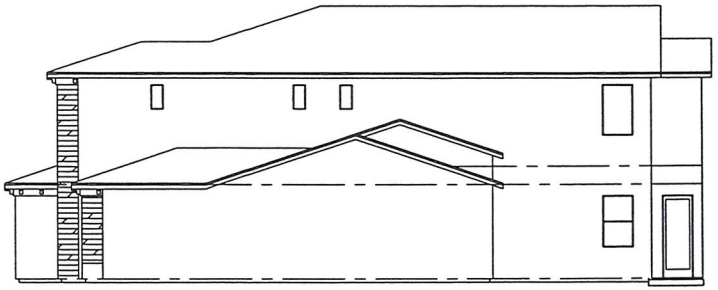
T H M
ENTERPRISE, LLC
10655 Park Run Drive, Suite 230. Las Vegas, NV 89144. 702.257.1188

JULIANO and HICKMAN

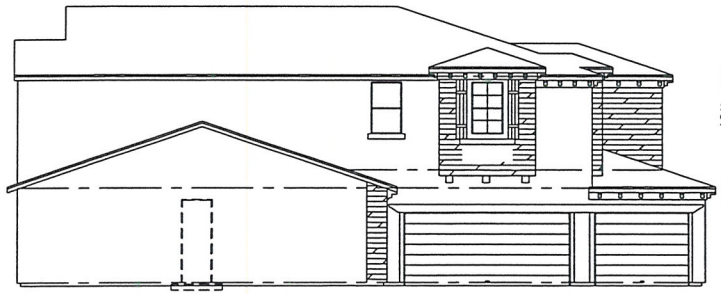
DATE: 12-20-12



Rear



Right



Left



Front
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATION -B
Plan 20

THM
ENTERPRISE, LLC
10655 Park Run Drive, Suite 230, Las Vegas, NV 89144, 702.257.1188

JULIANO
and HICKMAN

DATE: 12-20-12

TMP-47838
VAR-47839
VAR-47840

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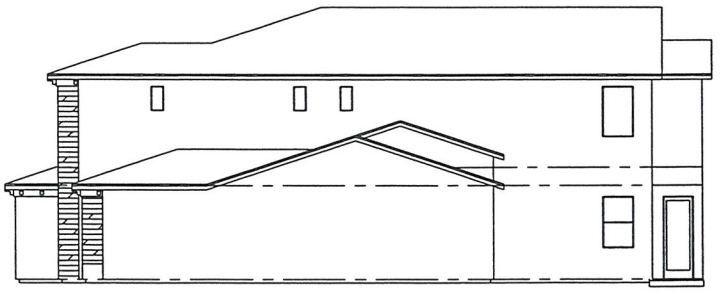
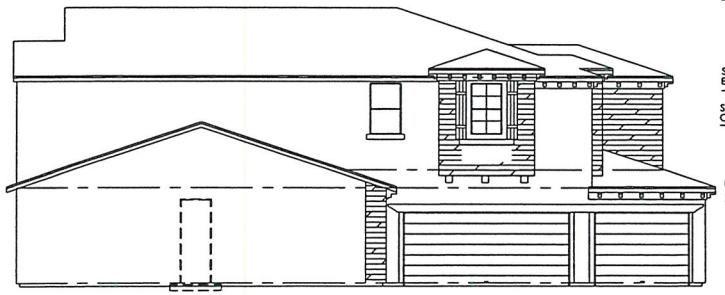
DEC 20 2012



Rear



Right



Left



Front
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATION -B
Plan 20

THM
ENTERPRISE, LLC
10655 Park Run Drive, Suite 230, Las Vegas, NV 89144, 702.257.1188

JULIANO
and HICKMAN

DATE: 12-20-12

TMP-47838
VAR-47839
VAR-47840

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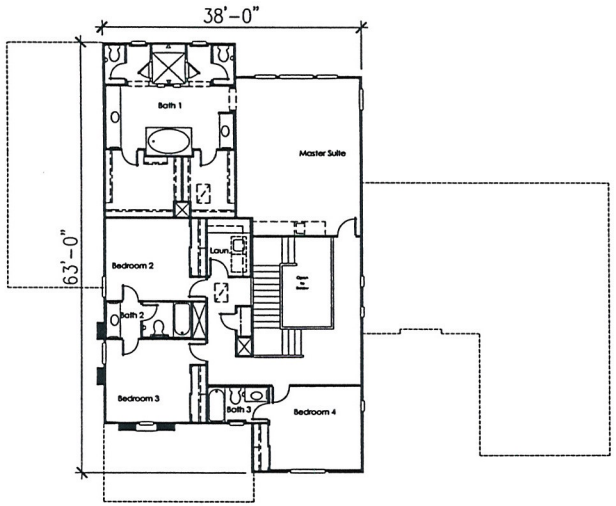
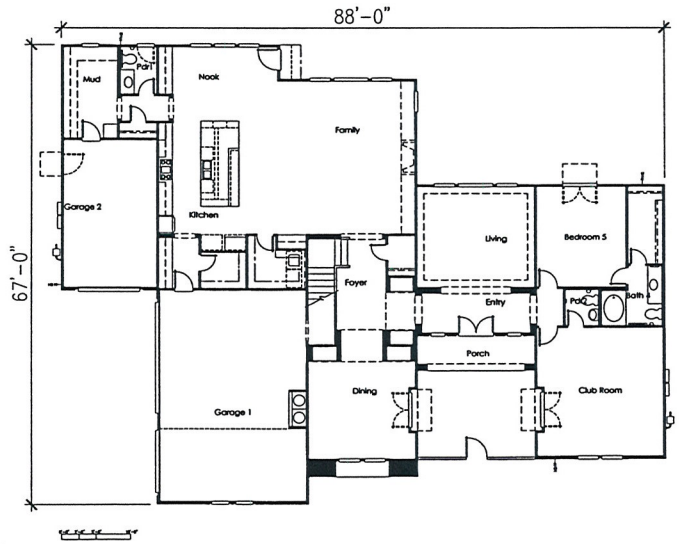
DEC 20 2012



Second Floor



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

PLAN 20
SQ.FT. 4,988

CODE ANALYSIS

TYPE OF CONSTRUCTION:	TYPE V-8
OCCUPANCY CLASSIFACATION:	R-3/4
OCCUPANCY LOAD:	24.94
REQUIRED EXITTS:	1

CODE REFERENCE

2009 IRC
2009 IBC
2009 IECC
2008 NEC
2009 UMC
2009 UPC

TMP-47838
VAR-47839
VAR-47840

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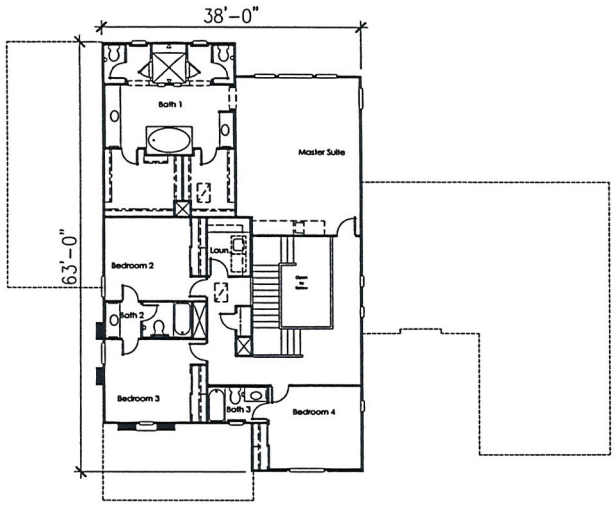
Department of Planning

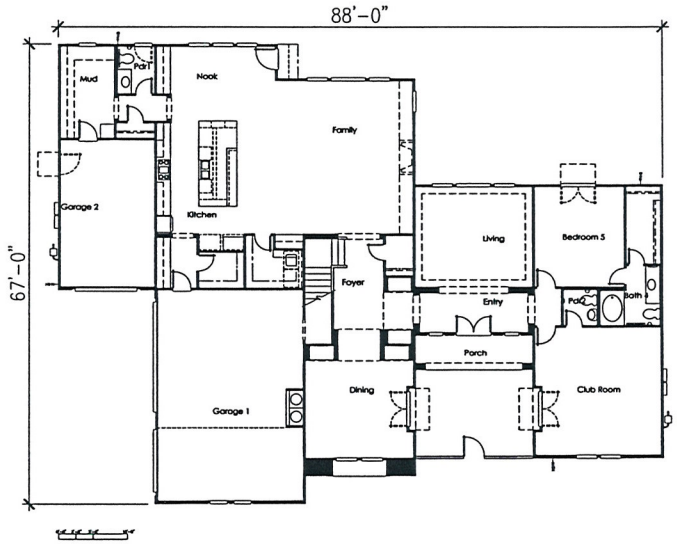
THM
ENTERPRISE, LLC
10655 Park Run Drive, Suite 230, Las Vegas, NV 89144, 702.257.1188

JULIANO
and HICKMAN

DATE: 12-20-12



Second Floor



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

PLAN 20
SQ.FT. 4,988

CODE ANALYSIS

TYPE OF CONSTRUCTION:	TYPE V-8
OCCUPANCY CLASSIFACATION:	R-3/4
OCCUPANCY LOAD:	24.94
REQUIRED EXITTS:	1

CODE REFERENCE

2009 IRC
2009 IBC
2009 IECC
2008 NEC
2009 UMC
2009 UPC

THM
ENTERPRISE, LLC
10655 Park Run Drive, Suite 230, Las Vegas, NV 89144, 702.257.1188

JULIANO and HICKMAN

DATE: 12-20-12

TMP-47838
VAR-47839
VAR-47840

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City of Las Vegas
Department of Planning

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

December 20, 2012

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

RE: Justification letter for Tentative Map and Variance Request for Juliano & Hickam (APN: 138-05-801-006; 5 lots on 2.5 gross acres)

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Astoria Residential, respectfully submits this justification letter in support of a Tentative Map and a Variance on the subject site. The subject site is generally located southeast of Juliano & Hickam right-of-ways.

The purpose of this Tentative Map is to develop the site to a single family residential development. The proposed development consists of 5 single family homes on 2.5 gross acres with a density of 2.0 units per acre. The proposed site is currently zoned R-E which is consistent with the proposed developments density. The proposed development will require a variance for minimum lot size, setbacks, and street improvements.

Requested waivers and justifications:

1). Required: Minimum lot size of 20,000-sf

Proposed: Minimum lot size 15,260-sf

Justification: If the area of the adjacent private roadway was included in the lot sizes (as Clark County allows on adjacent properties) the lots would be comparable in size to the adjacent county properties. A 5-lot cul-de-sac very similar to the one proposed, exists at the northwest corner of Helena & El Captain in Clark County, approx. 1300-ft from the proposed development.

Required: Minimum Front Setback 30.0'

Proposed: Front Setback 28.0' (Lots 1 and 5 only)

Justification: Providing a 6.0' landscape easement on the north side of the project reduces the usable lot depth. This request is a 6.7% deviation from the required setback. Many homes on adjacent lots are setback 20' from back of curb to the home. Based on this a 28.0' front setback is being requested on 2 of the 5 lots in the subdivision.

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Department of Planning

TMP-47838
VAR-47839
VAR-47840

2). Required: Private streets to be built to public street standards.

Proposed: 40.0' wide Private street with roll curb not meeting public street standards, (i.e: No sidewalk, streetlights).

Justification: In the surrounding subdivisions the private streets are built without sidewalk, streetlights, and with roll curb. We are requesting this variance to match the surrounding subdivisions & maintain a consistent look to the rural neighborhood.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Michael Cunningham, PE
Taney Engineering

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DEC 20 2012
City of Las Vegas
Department of Planning

TMP-47838
VAR-47839
VAR-47840

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

SUBJECT:
VAR-47840 - VARIANCE RELATED TO VAR-47839 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL/OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Variance TO ALLOW A PRIVATE STREET TO NOT COMPLY WITH MINIMUM STANDARDS FOR A PUBLIC STREET, INCLUDING NO SIDEWALKS OR STREETLIGHTS WHERE SUCH ARE REQUIRED AND A WIDTH OF 40 FEET WHERE A MINIMUM OF 47 FEET IS REQUIRED on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U(Undeveloped) [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.

C.C.: 3/20/2013

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 Back-up
2. Supporting Documentation

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-47840** APN: 138-05-801-006

Name of Property Owner: THM Enterprises

Name of Applicant: Astoria Residential

Name of Representative: Brad Boe

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: Tom McCormick

Subscribed and sworn before me

This 18 day of DECEMBER, 2012

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

RECEIVED
DEC 20 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE - Non-Standard Private Streets

Project Address (Location) Hickam Ave & Juliano Rd (SEC)

Project Name Juliano & Hickam **Proposed Use** Single Family

Assessor's Parcel #(s) 138-05-801-006 **Ward #** 4

General Plan: existing undev proposed undev **Zoning:** existing U/RE proposed U/RE

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

Gross Acres 2.5 **Lots/Units** 5 **Density** 2 DU per acre

Additional Information

PROPERTY OWNER T H M Enterprises, LLC **Contact**

Address 10655 Park Run Drive, #230 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89144-4590

E-mail Address

APPLICANT Astoria Residential **Contact** Brad Boe

Address 10655 Park Run Drive, Ste. 230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

REPRESENTATIVE Taney Engineering **Contact** Robert Cunningham

Address 6030 South Jones Blvd, Ste. 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

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

E-mail Address rc@taneycorp.com

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

Property Owner Signature* _____

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

Print Name Tom McCormick

Subscribed and sworn before me

This 18 day of DECEMBER, 20 12.

ANNA SCHLIEPER

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-47840
Meeting Date:	2/12/2013
Total Fee:	$830.00
Date Received:*	2/20/2012
Received By:	MRex

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

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

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

SUBJECT:
WVR-47976 - WAIVER RELATED TO VAR-47839 AND VAR-47840 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL/OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Waiver TO ALLOW A REDUCED SEPARATION DISTANCE BETWEEN EXTERNAL INTERSECTIONS FROM 220 FEET TO 175 FEET on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.

C.C.: 3/20/2013

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 Back Up
2. Supporting Documentation
3. 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.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: WAIVER - Allow Intersection Less than 220-feet

Project Address (Location) Hickam Ave & Juliano Rd (SEC)

Project Name Juliano & Hickam **Proposed Use** Single Family

Assessor's Parcel #(s) 138-05-801-006 **Ward #** 4

General Plan: existing undev proposed udev **Zoning:** existing U/RE proposed U/RE

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

Gross Acres 2.5 **Lots/Units** 5 **Density** 2 DU per acre

Additional Information

PROPERTY OWNER THM Enterprises, LLC **Contact** Brad Boe

Address 10655 Park Run Drive, #230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

APPLICANT THM Enterprises, LLC **Contact** Brad Boe

Address 10655 Park Run Drive, #230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

REPRESENTATIVE Taney Engineering **Contact** Robert Cunningham

Address 6030 South Jones Blvd, #100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

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

E-mail Address rc@taneycorp.com

Property Owner Signature* [signature]

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

X **Print Name** Thomas McCormick

Subscribed and sworn before me

This 7th day of January, 20 13.

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

FOR DEPARTMENT USE ONLY

Case #	WVR-47976
Meeting Date:	02/12/2013
Total Fee:	$830.00
Date Received:*	01/09/13
Received By:	Jonathan B

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

Revised 10/27/08

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

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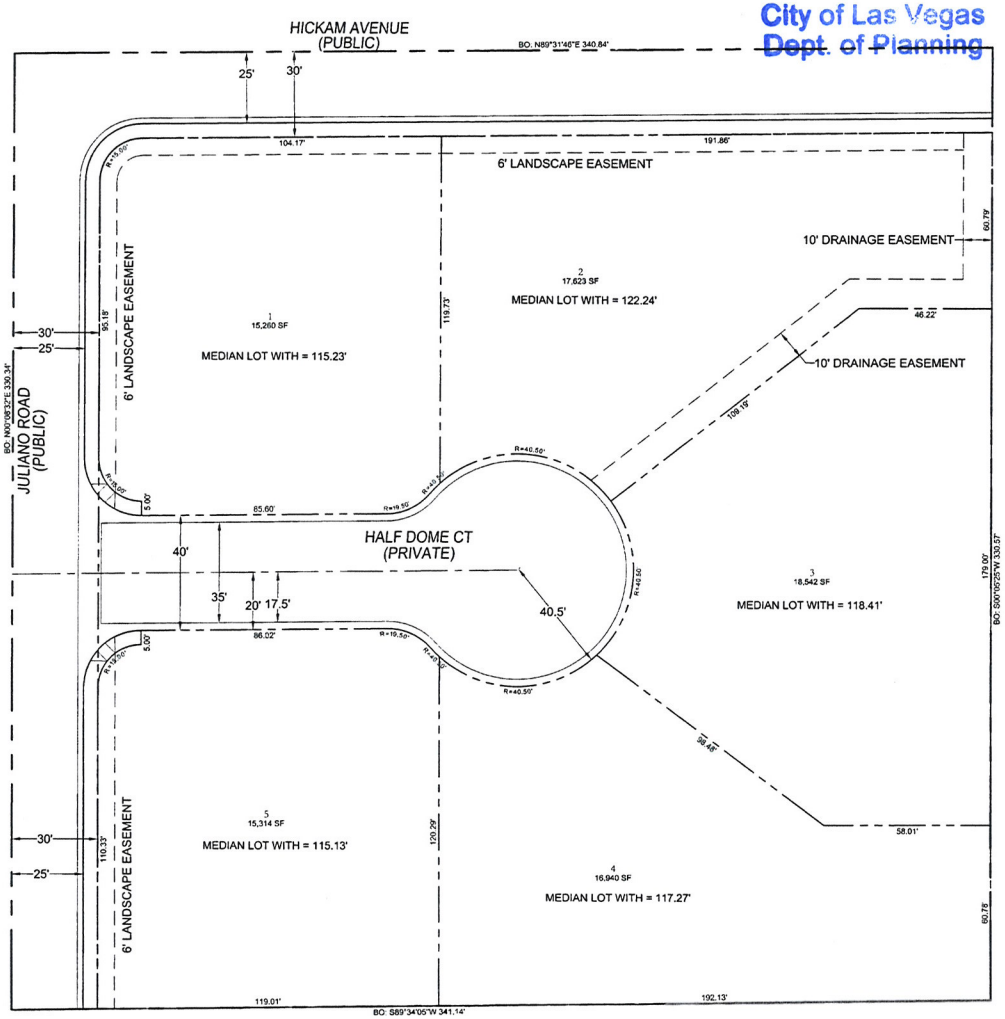
JAN 09 2013
City of Las Vegas
~~Dept. of Planning~~



WVR-47976

LEGEND

RIGHT-OF-WAY
BOUNDARY LINE
PROPERTY LINE
EASEMENT
STREET CENTERLINE
LOT NUMBER 1
CURB AND GUTTER

SETBACK REQUIREMENTS

FRONT YARD	50' (FRONTS PUBLIC STREET) 20' (FRONTS PRIVATE STREET) 20' (FRONTS CUL-DE-SAC)
SIDE YARD	10'
CORNER YARD	15'
REAR YARD	35'

OWNER

ASTORIA RESIDENTIAL C/O BRAD BOE
10655 PARK RUN DR, STE: 230
LAS VEGAS, NV 89144
TEL: 702-853-8520

DEVELOPER

ASTORIA RESIDENTIAL
10655 PARK RUN DR, STE: 230
LAS VEGAS, NV 89144

DEVELOPMENT STANDARDS

PER TITLE 19 (TABLE 19.06.060) FOR RE ZONING:
DENSITY ALLOWED - 2 UNITS/ACRE
MIN. LOT AREA - 20,000 SQ. FT.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BC	BACK OF CURB
BCR	BACK OF CURB RADIUS
BM	BENCHMARK
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF EXISTING WALL
CATV	CABLE TELEVISION
CO	CLARK COUNTY
CL	CENTERLINE
CLV	CITY OF LAS VEGAS
CMP	CORRUGATED METAL PIPE
CNLV	CITY OF NORTH LAS VEGAS
CO	CLEAN OUT, SEWER
COH	CITY OF HENDERSON
CY	CUBIC YARD
DG	DESIGN GRADE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
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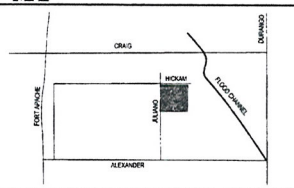
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FEET
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LT	LEFT
LVVWD	LAS VEGAS VALLEY WATER DISTRICT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
PG	PULL BOX
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
RT	RIGHT
SD	STORM DRAIN
SL	STREETLIGHT
SNWA	SOUTHERN NEVADA WATER AUTHORITY
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
SVZ	SIGHT VISIBILITY ZONE
SW	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOOTING
TR	TOP OF RETAINING
TW	TOP OF WALL
TYP	TYPICAL
USD	UNIFORM STANDARD DRAWING
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VG	VALLEY GUTTER
W	WATER
ZC	ZERO LIP CURB

VICINITY MAP



KEY MAP



GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY STANDARDS AND SPECIFICATIONS.
2. UTILITIES:

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CLARK COUNTY WATER RECLAMATION DISTRICT
POWER	NEVADA ENERGY COMPANY
TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS CORPORATION
CATV	COX CABLE
REFUSE	REPUBLIC SERVICES

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IT IS PART OF CITY OF LAS VEGAS.
5. PEAK SEWAGE CONTRIBUTION FOR NEW SINGLE FAMILY HOMES .0062 MGD - AVERAGE DAILY FLOW .0008 MGD - PEAK FLOW
6. FIRM PANEL 32003C2910 F, REVISED NOVEMBER 16, 2011 ENTIRE AREA WITHIN FEMA ZONE "X".
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED.
8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
9. GROUND WATER IS HISTORICALLY LOCATED AT A DEPTH GREATER THAN 20-FEET IN THIS AREA.
10. PERIMETER AND ENTRY LANDSCAPE TO BE MAINTAINED BY MOUNTAIN'S EDGE THE HOMEOWNERS ASSOCIATION. INTERIOR LANDSCAPE TO BE MAINTAINED BY SUBDIVISION HOA.

SITE INFORMATION

ASSESSORS PARCEL NUMBERS	138-05-801-008
PROPOSED USE OF PROPERTY	RE (RURAL ESTATES)
EXISTING ZONING	RE (RURAL ESTATES)
PROPOSED ZONING	RE (RURAL ESTATES)
TOTAL PROPOSED LOTS	5 RURAL ESTATE LOTS
GROSS ACREAGE	2.58 ACRES
NET ACREAGE	1.99 ACRES
PROPOSED DENSITY RURAL ESTATES (BASED ON GROSS ACREAGE)	1.93 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT = 5 SPACES
PARKING PROVIDED	15 SPACES IN 2 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
LARGEST LOT SIZE	18,542 SF
SMALLEST LOT SIZE	15,260 SF
AVERAGE LOT SIZE	16,000 SF

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SW ¼ ¼) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

SAID PARCEL CONTAINS 2.58 ACRES, MORE OR LESS.

BASIS OF BEARINGS

NORTH 89°41'00" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTH-EAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA. AS SHOWN ON THAT CERTAIN MAP IN FILE 105, PAGE 88 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER

SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NO	DESCRIPTION	BY	DATE	APPR
	REVISIONS			

ASTORIA RESIDENTIAL
10655 PARK RUN DR, STE 230
LAS VEGAS, NV 89144
FAX

TANEY ENGINEERING
6030 S. JONES BLVD STE # 100
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-9225

JULIANO AND HICKAM
A RURAL ESTATES SUBDIVISION

SITE PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-12
CIVIL
No. 15735
STATE OF NEVADA
REGISTERED PROFESSIONAL ENGINEER
ENGINEER'S SEAL

DATE: 12.20.12
SCALE: 1"=20'
JOB NO: AST-12-001
DESIGNED BY: B.S
CHECKED BY: M.C
SHEET NAME: SP1
SHEET: 1 OF 2

FILE NAME: TM.DWG

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

January 9, 2013

RECEIVED
JAN 09 2013
City of Las Vegas
Dept. of Planning

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

RE: Justification letter for Waiver Request for Juliano & Hickam (APN: 138-05-801-006; 5 lots on 2.5 gross acres)

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Astoria Residential, respectfully submits this justification letter in support of a Tentative Map and a Waiver on the subject site. The subject site is generally located southeast of Juliano & Hickam right-of-ways.

The purpose of this Tentative Map is to develop the site to a single family residential development. The proposed development consists of 5 single family homes on 2.5 gross acres with a density of 2.0 units per acre. The proposed site is currently zoned R-E which is consistent with the proposed developments density. The proposed development will require a waiver for street intersection offset.

Requested waivers and justifications:

1). Required: 220-ft between intersections

Proposed: 175-ft between intersections

Justification: Based on the size and location of the lot the entrance road to the subdivision is less than the required 220-ft. This layout has been proposed to be consistent with the other 2.5-acre subdivision within the area and to match the intersection directly across from the project. There are multiple 2.5 acre cul de sacs in the surrounding area with approximately the same distance between intersections.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Michael Cunningham, PE
Taney Engineering

WVR-47976

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

SUBJECT:
TMP-47838 - TENTATIVE MAP RELATED TO VAR-47839, VAR-47840 AND WVR-47976 - PUBLIC HEARING - APPLICANT: ASTORIA RESIDENTIAL/OWNER: T H M ENTERPRISES, LLC - For possible action on a request for a Tentative Map FOR A FIVE-LOT RESIDENTIAL SUBDIVISION on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.

C.C.: 3/20/2013

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 Back-up
2. Supporting Documentation
3. School Development Tracking Form

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.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-47838** APN: 138-05-801-006

Name of Property Owner: THM Enterprises

Name of Applicant: Astoria Residential

Name of Representative: Brad Boe

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: Tom McCormick

Subscribed and sworn before me

This 18 day of DECEMBER, 2012

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

RECEIVED
DEC 20 2012
City of Las Vegas
Department of Planning

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: TENTATIVE MAP

Project Address (Location) Hickam Ave & Juliano Rd (SEC)

Project Name Juliano & Hickam **Proposed Use** Single Family

Assessor's Parcel #(s) 138-05-801-006 **Ward #** 4

General Plan: existing under proposed under **Zoning:** existing U/RE proposed U/RE

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

Gross Acres 2.5 **Lots/Units** 5 **Density** 2 DU per acre

Additional Information

PROPERTY OWNER T H M Enterprises, LLC **Contact**

Address 10655 Park Run Drive, #230 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89144-4590

E-mail Address

APPLICANT Astoria Residential **Contact** Brad Boe

Address 10655 Park Run Drive, Ste. 230 **Phone:** (702) 257-1188 **Fax:** (702) 257-1672

City Las Vegas **State** NV **Zip** 89144

E-mail Address bboe@astoriaresidential.com

REPRESENTATIVE Taney Engineering **Contact** Robert Cunningham

Address 6030 South Jones Blvd, Ste. 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

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

E-mail Address rc@taneycorp.com

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

Property Owner Signature* _____

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

Print Name Tom McCormich

Subscribed and sworn before me

This 18 day of DECEMBER, 20 12.

ANNA SCHLIEPER

Notary Public in and for said County and State

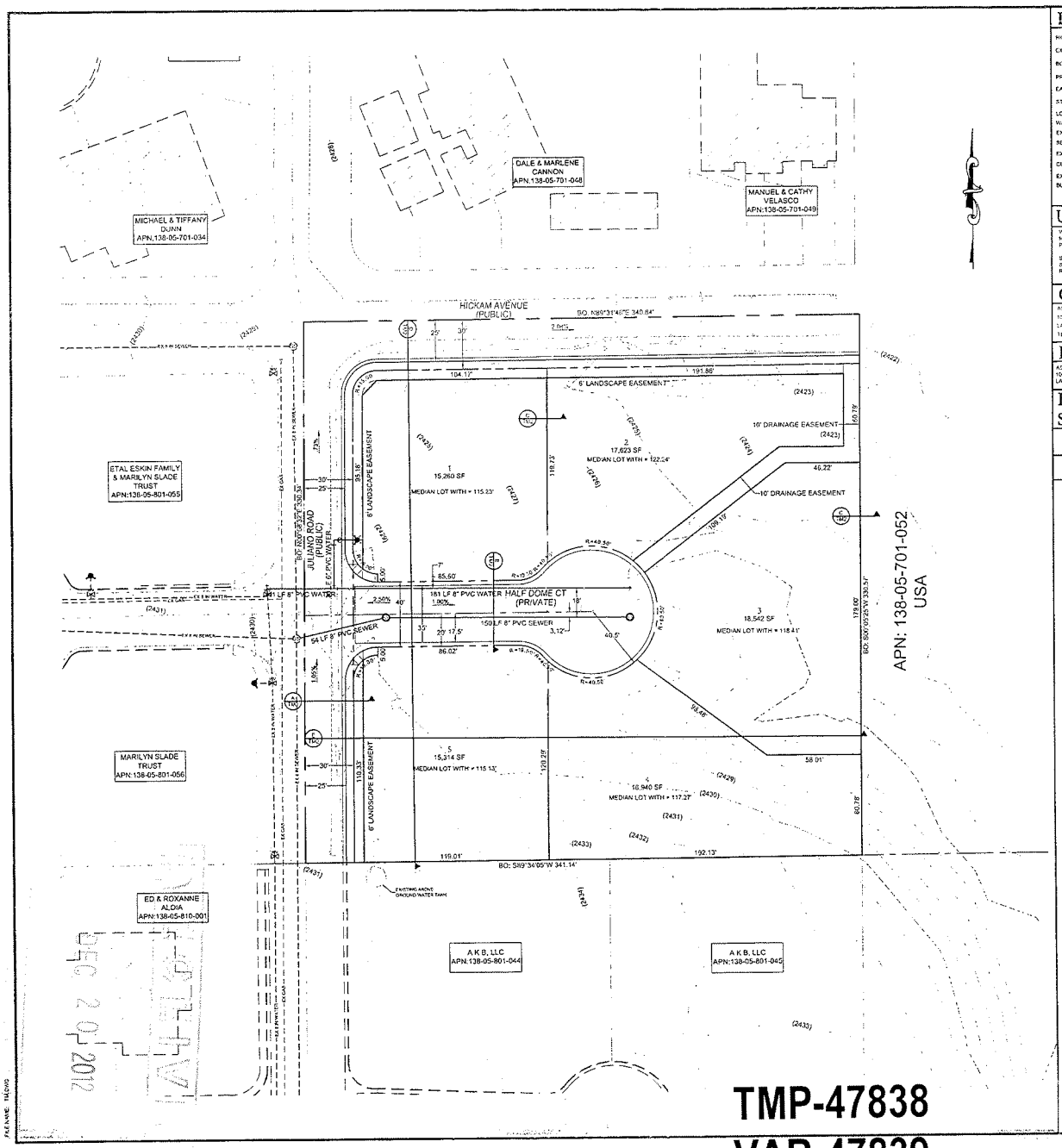
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-6479-1
My Appt. Expires Nov. 18, 2015

FOR DEPARTMENT USE ONLY

Case #	TMP-47838
Meeting Date:	2/12/2013
Total Fee:	1250
Date Received:*	12/20/2012
Received By:	MRey

*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



TMP-47838
VAR-47839
VAR-47840

LEGEND

- RIGHT-OF-WAY
- EX. RIGHT OF WAY
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT
- STREET CENTERLINE
- LOT NUMBER
- WATER LINE
- EXISTING WATER LINE
- SEWER LINE W/ MANHOLE
- EX. SEWER LINE W/ MANHOLE
- CURB AND GUTTER
- EX. CURB AND GUTTER
- BLOCK WALL

UTILITY LOCATIONS

WATER - THE NEAREST WATER CONNECTION IS AN EXISTING 8" PUBLIC MAIN IN JULIANO AVE - LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR

SEWER - THE NEAREST SEWER CONNECTION IS AN EXISTING 8" SEWER PROVIDED IN JULIANO AVE - CLARK COUNTY WATER RECLAMATION DISTRICT IS THE PURVEYOR

OWNER

ASTORIA RESIDENTIAL DEVELOPMENT
10055 PARK RUN DR, STE: 230
LAS VEGAS, NV 89144
TEL: 702.353-0349

DEVELOPER

ASTORIA RESIDENTIAL
10055 PARK RUN DR, STE: 230
LAS VEGAS, NV 89144

DEVELOPMENT STANDARDS

PER TITLE 19 (TABLE 19.06.040) FOR RE ZONING:
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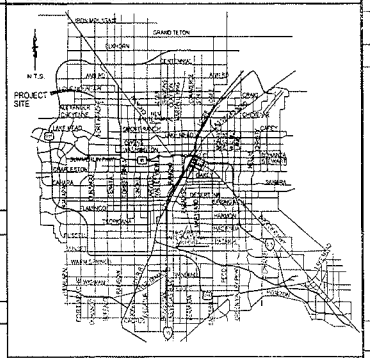
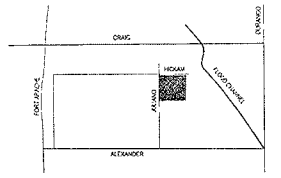
VICINITY MAP



KEY MAP



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SITE INFORMATION

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PARKING PROVIDED	15 SPACES IN 3 CAR GARAGES, DRIVEWAYS, AND ON-STREET PARKING
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SAID PARCEL CONTAINS 2.59 ACRES, MORE OR LESS.

BASIS OF BEARINGS

NORTH 89°31'00" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA. AS SHOWN ON THAT CERTAIN MAP IN FILE 105, PAGE 89 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

TANEY ENGINEERING
6030 S. JONES BLVD STE# 100
LAS VEGAS, NV 89118
(702) 362-8844 / FAX: (702) 362-0540

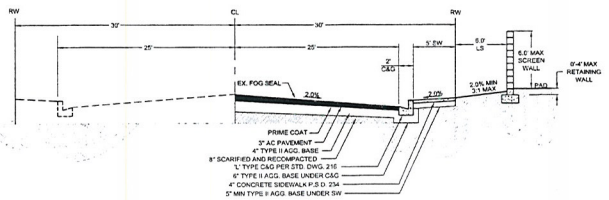
ASTORIA RESIDENTIAL
10055 PARK RUN DR, STE: 230
LAS VEGAS, NV 89144
FAX:

JULIANO AND HICKAM
A RURAL ESTATES SUBDIVISION

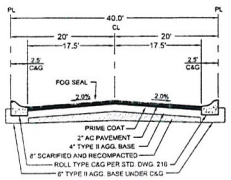
TENTATIVE MAP

ROBERT D. CUNNINGHAM
Exp. 10-31-13
CIVIL
NO. 15178
STATE OF NEVADA
PROFESSIONAL ENGINEER
ENGINEER'S SEAL

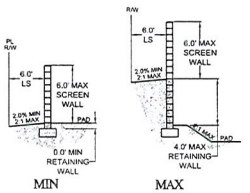
DATE:	12.20.12
SCALE:	1"=30'
JOB NO:	AST-12-001
DESIGNED BY:	B.S
CHECKED BY:	M.C
SHEET NAME:	TM1
SHEET:	1 OF 2



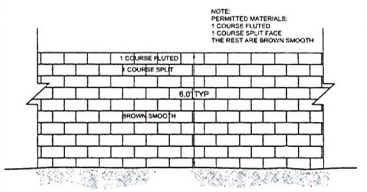
SECTION A
30-FT HALF STREET SECTION (JULIANO) (HICKAM)
NTS



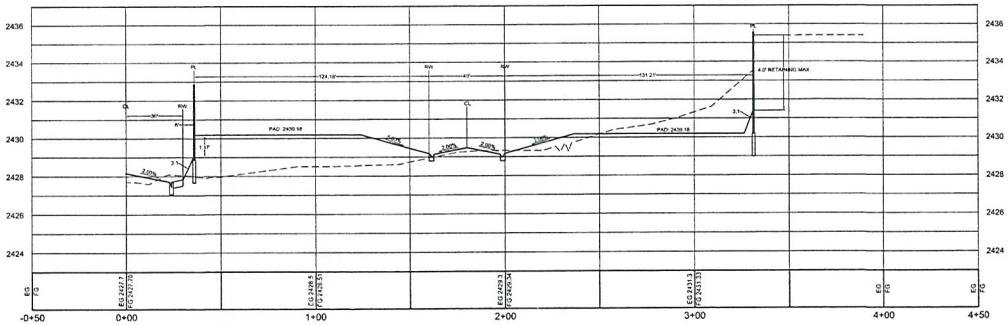
SECTION B
TYPICAL 40-FT STREET SECTION (HALF DOME CT.)
NTS



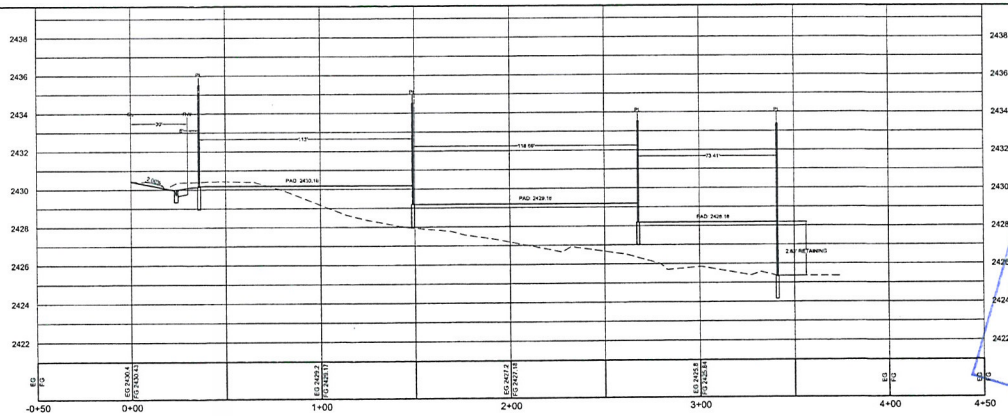
SECTION C
TYPICAL WALL DETAIL
NTS



DETAIL A
PERIMETER DECORATIVE BLOCK WALL SECTION
NTS



SECTION D
PROPERTY SECTION (NORTH - SOUTH)
1"=30'



SECTION E
PROPERTY SECTION (EAST - WEST)
1"=30'

RECEIVED
DEC 20 2012
City of Las Vegas
Department of Planning

TMP-47838
VAR-47839
VAR-47840

NO	DESCRIPTION	BY	DATE	APPR

REVISIONS

ASTORIA RESIDENTIAL
10655 PARK RUN DR. STE. 230
LAS VEGAS, NV 89144
FAX:

TANEY ENGINEERING
6030 S. JONES BLVD STE# 100
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233

JULIANO AND HICKAM
A RURAL ESTATES SUBDIVISION

TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
ROBERT D. CUNNINGHAM
Exp 12-31-12
CIVIL
No. 15726
ENGINEER'S SEAL

DATE:	12.20.12
SCALE:	1"=30'
JOB NO:	AST-12-001
DESIGNED BY:	B.S
CHECKED BY:	M.C
SHEET NAME:	TM2
SHEET:	2 OF 2

FILE NAME: TM.DWG

CCSD
Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

Date Filed 12/28/2012 **Application Number** TMP47838 VAR47840 VAR47839 **Entity** LV

Company Name THM Enterprises LLC

Contact Name Steve Gebeke

Contact Mailing Address

City **State** **Zip Code**

Phone **Mobile** **Fax** 385-7268 **Email**

Project Name Juliano & Hickam

Project Description Huliano & Hickam

APN's 138-05-801-006

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)	5	x 0.213 = 1	x 0.109 = 1	x 0.139 = 1
Multi-Family Units (2)		x 0.107 = 0	x 0.047 = 0	x 0.052 = 0
Resort Condo Units (3)				
Total		1	1	1

(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**
Tarr ES	9400 Gilmore	K-5	780	651	11/16/12
Leavitt MS	4701 Quadrel	6-8	1,614	1,498	11/16/12
Centennial HS	10200 Centennial	9-12	2,596	2,931	11/16/12

CCSD Comments* Centennial HS is over-capacity for the 2012-13 school year. No new schools are planned for the area.

☐ Approved ☐ Disapproved

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

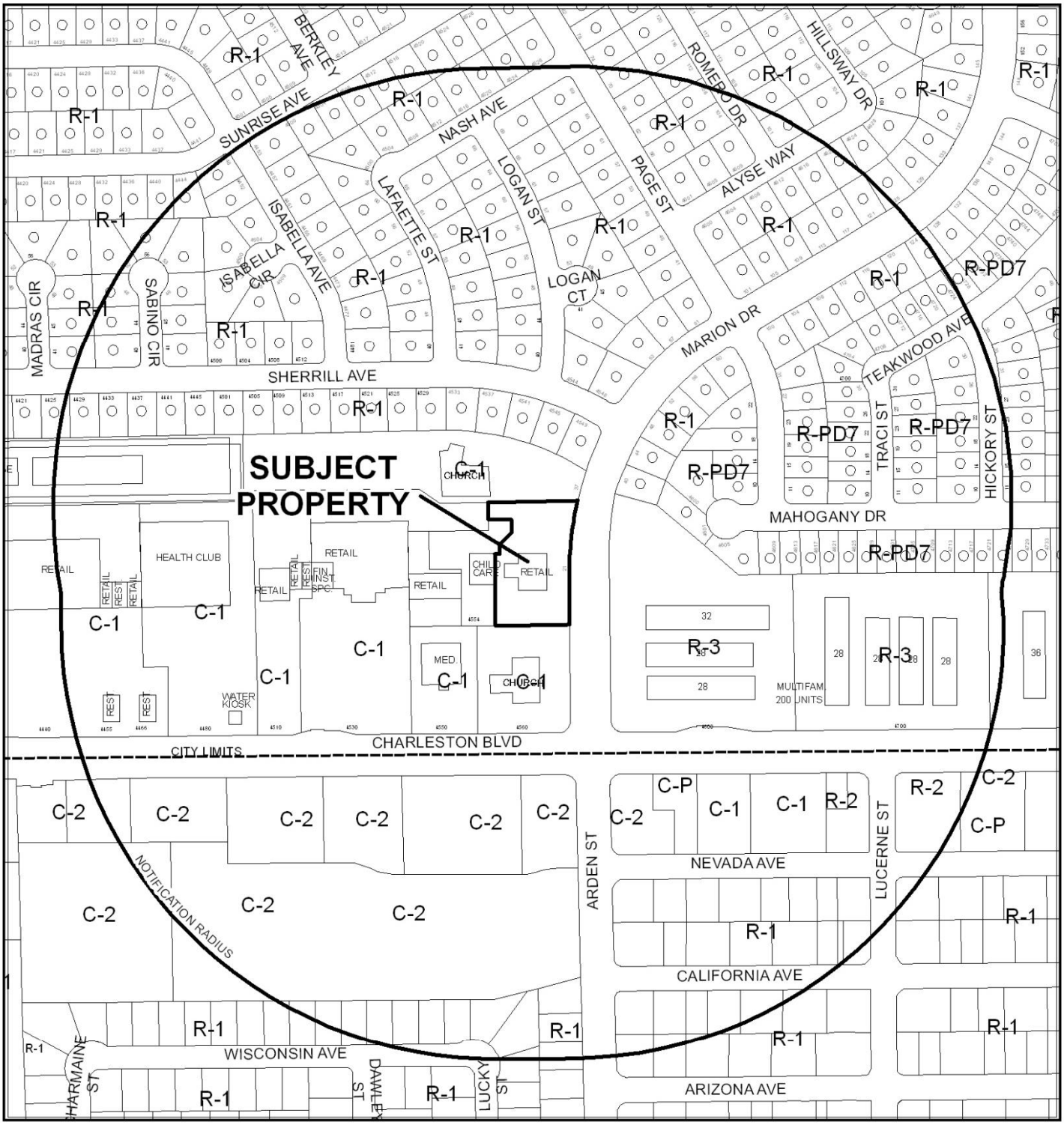
SUBJECT:
SUP-47837 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JAMES A. LEE - OWNER: MER-CAR CORPORATION - For possible action on a request for a Special Use Permit FOR A PROPOSED MORTUARY OR FUNERAL HOME USE at 21 Marion Drive (APN 140-32-401-010), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 3/20/2013
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

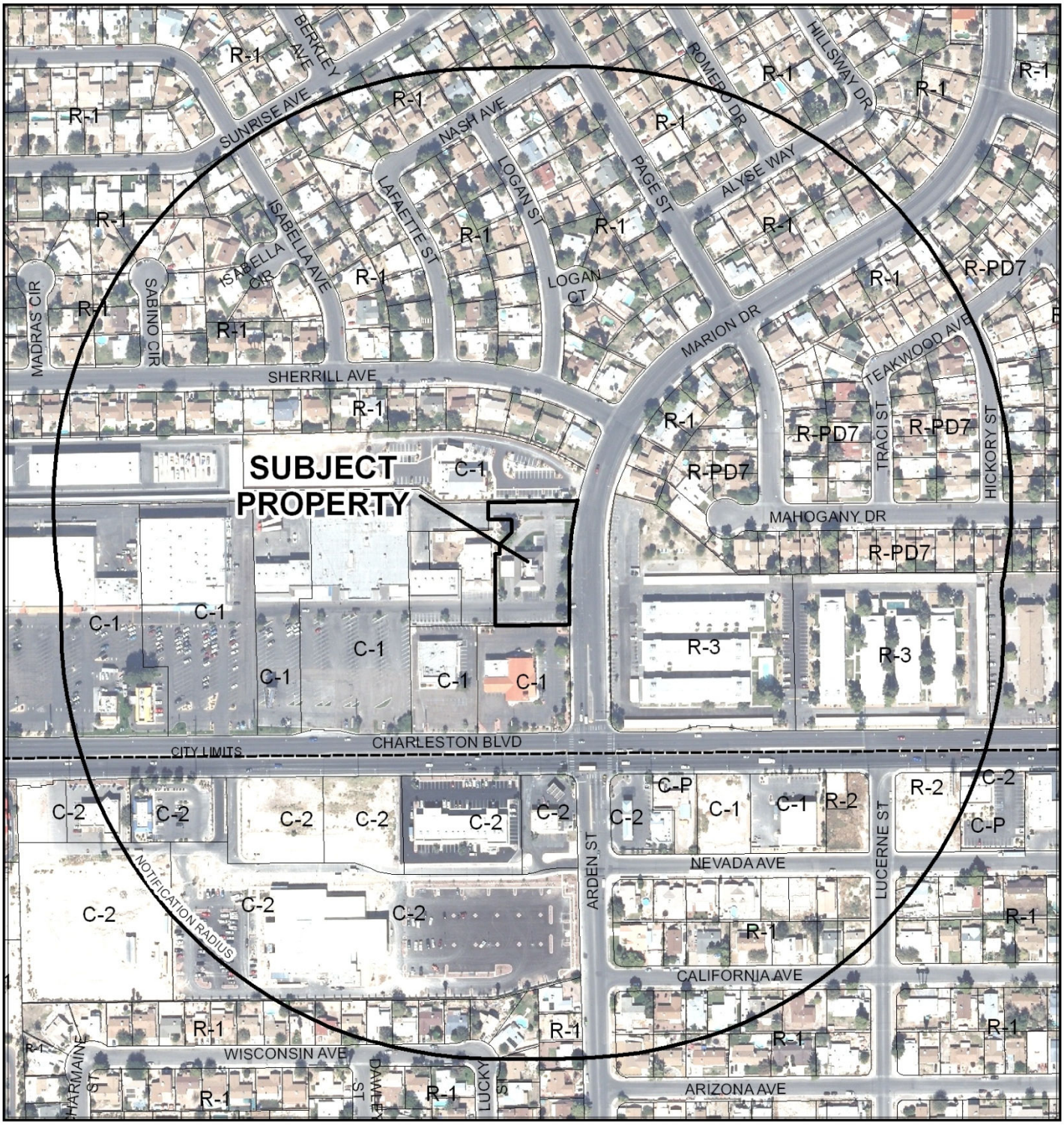
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. School Development Tracking Form



CASE: **SUP-47837**

RADIUS: 1000 FEET

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



CASE: **SUP-47837**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-47837** APN: 140-32-401-010

Name of Property Owner: Mer-Car Corp.

Name of Applicant: James Arneson Lee

Name of Representative: John O Dawson

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: _____, President

Print Name: Steven Dukatt - President

Subscribed and sworn before me

This 8th day of January, 20 13

_____

Notary Public in and for said County and State

SHANNON VIVOLO
Notary Public State of Nevada
No 12-8199-1
My appt. exp. May 15, 2016

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 21 Marion Dr., Las Vegas, NV 89104

Project Name Hites Funeral Home **Proposed Use** Funeral Home

Assessor's Parcel #(s) 140-32-401-010 **Ward #** 3-Coffin

General Plan: existing SC proposed n/a **Zoning:** existing C-1 proposed n/a

Commercial Square Footage 3,000 square feet **Floor Area Ratio** 6.5%

Gross Acres 1.06 **Lots/Units** 1 **Density**

Additional Information

PROPERTY OWNER Mer-Car Corp. **Contact** Steve Dukatt or L. Bracken

Address c/o GCRES - 4755 Dean Martin Dr **Phone:** (702) 221-8226 **Fax:** (702) 221-1256

City Las Vegas **State** NV **Zip** 89103

E-mail Address Laramie@gatskicommercial.com

APPLICANT James Arneson Lee **Contact** James Lee

Address 4904 Wiltondale Way **Phone:** (702) 340-0736 **Fax:** (702) 568-1257

City Las Vegas **State** NV **Zip** 89130

E-mail Address jimjulielee@hotmail.com

REPRESENTATIVE John Dawson (LVCBS) **Contact** John Dawson

Address 9712 O'Rourke Ave **Phone:** (702) 255-9793 **Fax:** (702) 341-0889

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

E-mail Address jandjdawson@centurylink.net

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

Property Owner Signature* _____

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

Print Name Steven Dukatt, President

Subscribed and sworn before me

This 8th day of January, 20 13.

_____

Notary Public in and for said County and State

SHANNON VIVOLO
Notary Public State of Nevada
No 12-8199-1
My appt. exp. May 15, 2016

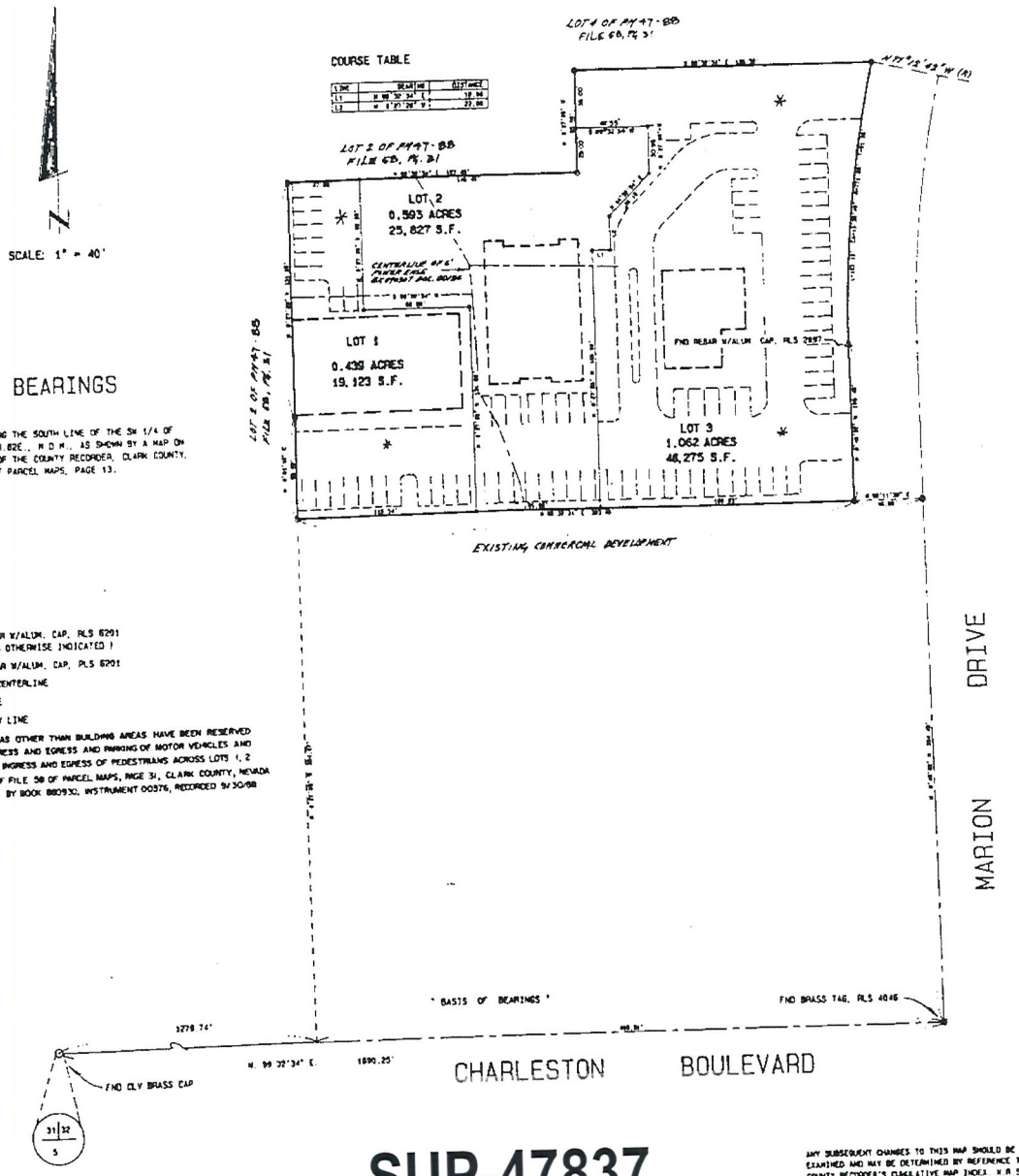
FOR DEPARTMENT USE ONLY

Case #	SUP-47837
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.

Book 910129

00700



BASIS OF BEARINGS

N. 89 32'34"E., BEING THE SOUTH LINE OF THE SW 1/4 OF SECTION 32, T. 20S., R. 62E., M.D.M., AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 42 OF PARCEL MAPS, PAGE 13.

LEGEND

- ⊙ FND REBAR W/ALUM. CAP, PLS 6291 (UNLESS OTHERWISE INDICATED)
- ● SET REBAR W/ALUM. CAP, PLS 6291
- ——— STREET CENTERLINE
- ——— LOT LINE
- ——— BOUNDARY LINE
- * ALL AREAS OTHER THAN BUILDING AREAS HAVE BEEN RESERVED FOR INGRESS AND EGRESS AND PARKING OF MOTOR VEHICLES AND FOR THE INGRESS AND EGRESS OF PEDESTRIANS ACROSS LOTS 1, 2 AND 3 OF FILE 58 OF PARCEL MAPS, PAGE 31, CLARK COUNTY, NEVADA RECORDS BY BOOK 880930, INSTRUMENT 00376, RECORDED 9/30/88

SURVEYOR'S CERTIFICATE

I, GENE D. KRAMETBAUER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, AS AN AGENT FOR VTN NEVADA, DO HEREBY CERTIFY THAT THIS PARCEL MAP, CONSISTING OF ONE SHEET, ACCURATELY AND COMPLETELY DELINEATES A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CARVER COMPANIES V, a California limited partnership ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY CONFORMS WITH THE DEFINITIONS AND PROVISIONS OF THE NEVADA REVISED STATUTES 278.010 THROUGH 278.630 INCLUSIVE, AND THAT THIS SURVEY WAS COMPLETED ON 9-25-90

Gene D. Krametbauer

GENE D. KRAMETBAUER, P.L.S.
NEVADA CERTIFICATE NO. 6201

7/31/90

OWNER'S CERTIFICATE

CARVER COMPANIES V, a California limited partnership DO HEREBY CERTIFY THAT BEING THE OWNERS OF THE LAND SUBDIVIDED WITHIN THE BOUNDARY SHOWN HEREON, CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO PARCELS, STREETS AS SHOWN HEREON AND DO HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS, IT'S SUCCESSORS AND ASSIGNS, STREETS AS SHOWN HEREON, TO AND FOR THE USE OF THE PUBLIC, AND EASEMENTS AS SHOWN HEREON DESIGNATED AS "P.U.E.", PUBLIC UTILITY EASEMENT, FOR THE CONSTRUCTION AND MAINTENANCE OF SURFACE AND SUBTERRANEAN UTILITIES, AND SUCH GRADING AND DRAINAGE AS REQUIRED PER N.R.S. 278.010 TO 278.630 AND CONFORMANCE WITH FLOOD CONTROL DIVISION REQUIREMENTS.

CARVER COMPANIES V, a California limited partnership, BY:

Roy William Carver

ROY WILLIAM CARVER - PRESIDENT

ACKNOWLEDGEMENT

STATE OF California)
) SS
COUNTY OF Los Angeles)

OFFICIAL SEAL

ON THIS 12th DAY OF October 1990, Roy William Carver PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, AND ACKNOWLEDGED TO ME THAT he EXECUTED THE ABOVE INSTRUMENT.

Geeta Radia

GEETA RADIA
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES Feb 20, 1993

RECEIVED
DEC 20 2012

APPROVAL

THIS IS TO CERTIFY THAT THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA ON THIS 23rd DAY OF January 1991 DID APPROVE FOR THE PURPOSES OF LAND DIVISION AND ACCEPT IN BEHALF OF THE PUBLIC, THIS MAP AND ANY PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION PER N.R.S. 278.010 THROUGH 278.630 INCLUSIVE

NORMAN R. STANDERFER, DIRECTOR

MAP APPROVED FOR THE PURPOSE OF LAND DIVISION THIS 25th DAY OF January 1991

RITA M. LLAMOS - PLS 5094
CITY OF LAS VEGAS SURVEYOR

PM-63-90

CONSULTING ENGINEERS & PLANNERS
LAS VEGAS, NEVADA

PARCEL MAP
FOR COMMERCIAL CONDOMINUM PURPOSES
FOR
CARVER COMPANIES V, a California limited partnership
A REDIVISION OF LOT 3 OF FILE 58 OF PARCEL MAPS, PAGE 31
A PORT. OF THE SW 1/4 OF SECTION 32, T.20S., R.62E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SCALE: 1"=40'	WO NO. 1936	DATE 7-26-90	SHEET	OF
	DRN. RALPH	REV.	1	1
	CHK.	REV.		

NO. 00700
FILED AT THE REQUEST OF
VTN NEVADA
DATED 1-29-91 AT 12:22 P.M.
FILE 67 PAGE 65
OF PARCEL MAPS
OFFICIAL RECORDS BOOK NO 910129
CLARK COUNTY, NEVADA RECORDS.
JOAN L. SWIFT, RECORDER
FEE $ 10 DEPUTY

SUP-47837

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S 278.5695

Im. 31 - PM 58/31

File 67 Page 65

GATSKI COMMERCIAL
REAL ESTATE SERVICES

CHARLESTON SQUARE II - FOR LEASE

4506 & 4540 E. Charleston Blvd. and 21 Marion Las Vegas, NV 89104







FOR MORE INFORMATION, CONTACT:

RECEIVED
DEC 20 2012

Laramie Bracken
Senior Associate, Investment Sales & Leasing
(702) 765-8888
laramie@gatskicommercial.com

Joe Anderson
Associate, Investment Sales & Leasing
(702) 765-8883
joseph@gatskicommercial.com

SUP-47837

CoStar GROUP POWER BROKER

GATSKI COMMERCIAL
REAL ESTATE SERVICES

CHARLESTON SQUARE II - FOR LEASE

4506 & 4540 E. Charleston Blvd. and 21 Marion Las Vegas, NV 89104





RECEIVED
DEC 20 2012

Summary

Charleston square II is a well established retail center with great visibility, and heavy foot traffic. It is anchored by a supermarket, and shares a lot with The Charleston Swap Meet and 24 Hour Fitness as well as several fast food chains that draw traffic to the center. There are several spaces available that will work well for retail or office users.

Property Features

- Rates from $1.00 NNN
- 2,808 - 6,600 SF Available
- 3,000 SF Freestanding building
- Freestanding building has drive-thru
- High traffic counts
- National anchors
- Monument/building signage
- Ample Parking
- Excellent visibility
- TI's negotiable

Property Demographics

	1 mile	3 miles	5 miles
Population	27,678	236,333	482,629
Avg. Household Income	$47,545	$41,545	$38,614
Total Housing Units	7,691	75,095	162,306

Traffic Counts	
Charleston	45,638 CPD
Lamb	36,972 CPD
Stewart	19,338 CPD

Space Available

Suite	Square Feet	Space Description
21 Marion	3,000	Free standing former bank building with a drive-thru. Current build-out consists of several private offices, conference rooms, reception, & storage
4510	1,380	2nd generation retail space
4512	1,380	2nd generation retail space
4540	2,808	2nd generation retail space
4544	3,792	2nd generation retail space
4540, 4544	6,600	2nd generation retail space

SUP-47837

4755 DEAN MARTIN DRIVE | LAS VEGAS, NEVADA 89103 | P: 702.221.8226 | F: 702.221.1256 | GATSKICOMMERCIAL.COM

Disclaimer: No warranty or representation, expressed or implied, is made as to the accuracy of the information stated within this marketing piece – an independent due diligence study should be conducted



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DEC 2 0 2012

SUP-47837



RECEIVED
DEC 2 0 2012

SUP-47837



RECEIVED
DEC 2 0 2012

SUP-47837



SUP-47837

RECEIVED
DEC 20 2012



RECEIVED
DEC 2 0 2012

SUP-47837

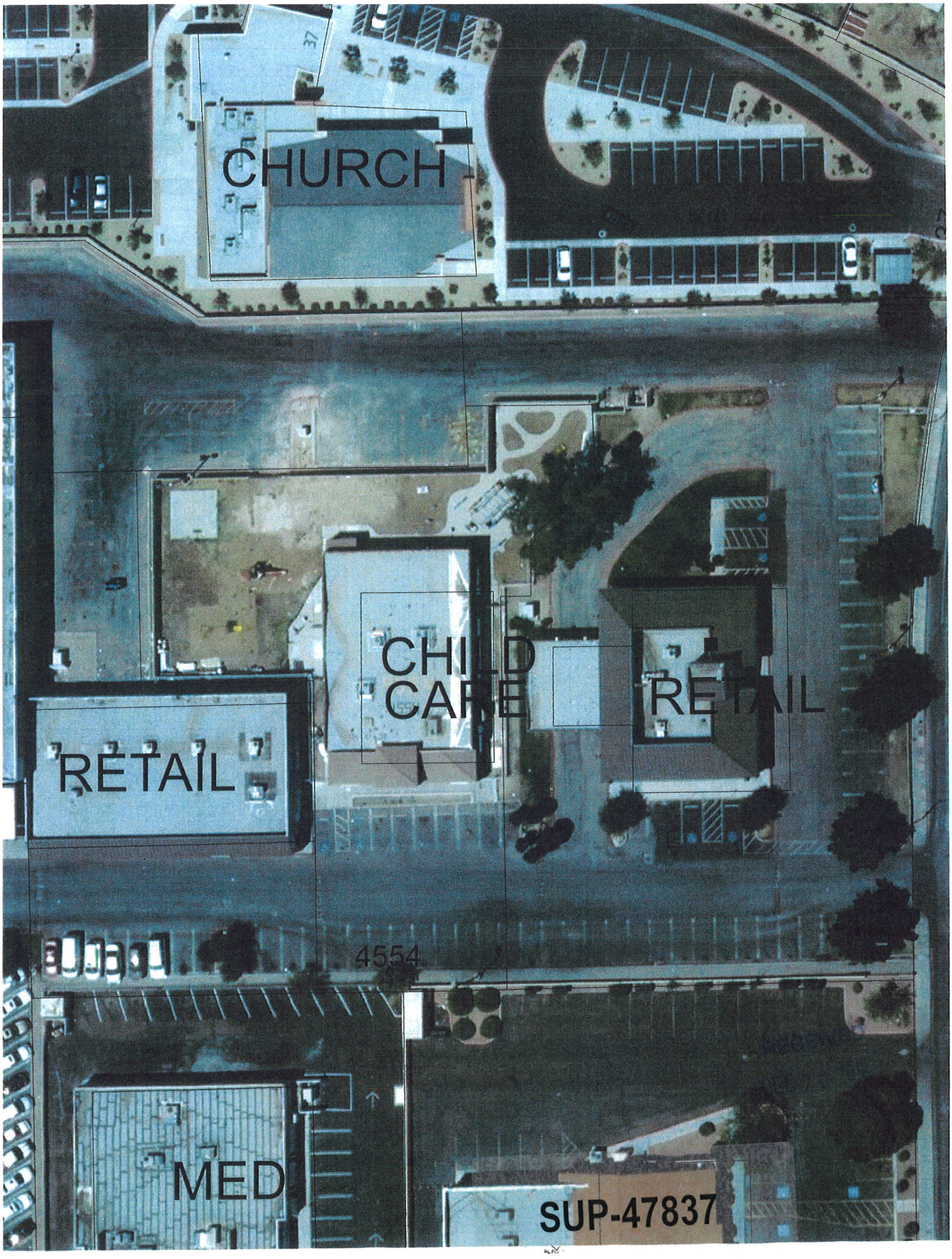
To see all the details that are visible on the screen, use the "Print" link next to the map.

Google



SUP-47837

RECEIVED
DEC 20 2012


CHURCH
CHILD CARE
RETAIL
RETAIL
4554
MED
SUP-47837

SCALE: 1" = 8'

SUP-47837

RECEIVED
DEC 20 2012

Hites Funeral Home & Crematory

438 W. Sunset Rd.
Henderson, NV. 89011
702-568-1747

December 17, 2012

Department of Planning
Development Service Center
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

To Whom It May Concern:

I and my staff at Hites Funeral Home are very interested in developing a branch funeral home at the 21 Marion Drive location. This funeral home will offer traditional burial services as well as cremation services. It should be noted that actual cremations will not be done at this location. All cremations will be done at ether our Hites Crematory in Henderson or at Lee funeral Home and Cremation Services located in Pahrump. This funeral home will be located in a 3,000 SF existing, free standing building. The interior of the building will be remodeled to meet the requirements of the Nevada State Funeral Board. The facility will house a 750 SF Chapel for small funeral services and visitations, two offices, a conference office, a display room for showing caskets and urns, embalming room and male and female rest rooms.

This project will create 2-3 new jobs with more jobs being added as the business grows.

We feel that this would be a successful project for several reasons.

1. At this time there are only 10 funeral firms serving the Las Vegas Valley. Most communities, with a similar population, would have 3 times this number of funeral firms.
2. The closest existing funeral firm is located 5 miles from 21 Marion Drive.
3. This branch will be oriented to Hispanic traditions and customs. This is due to the fact that over 200,000 Hispanics live within a 5 mile radius.
4. At this time there are no funeral firms primarily oriented to serving the Hispanic population. This funeral home will.

SUP-47837

5. I have over 40 years experience as owner operator of various funeral business. At this time I own Hites Funeral Home and Crematory located in Henderson, NV, and Lee Funeral Home and Cremation Services located in Pahrump, NV.
6. I am currently licensed Nevada Funeral Director (License #69) and a licensed Nevada Embalmer (License #309).

We are ready to proceed on this project as soon as we can get the go ahead from the Planning Department. Should you need additional information please contact me.

Sincerely:

James A. Lee

Owner Hites Funeral Home

SUP-47837

CCSD
Real Property Management
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

School Development Tracking Form

Date Filed 12/27/2012 **Application Number** SUP-47837 **Entity** LV

Company Name Mer-Car Corporation

Contact Name Steve Gebeke

Contact Mailing Address

City **State** **Zip Code**

Phone **Mobile** **Fax** **Email**

Project Name Hite Funeral Home

Project Description Hite Funeral Home

APN's 140-32-401-010

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1)	x 0.213 = 0	x 0.109 = 0	x 0.139 = 0
Multi-Family Units (2)	x 0.107 = 0	x 0.047 = 0	x 0.052 = 0
Resort Condo Units (3)			
Total	0	0	0

(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
Edwards ES	4551 Diamond Head	K-5	564	658	11/16/12
Robison MS	825 Marion	6-8	1,321	1,118	11/16/12
Las Vegas HS	6500 E. Sahara	9-12	2,576	2,930	11/16/12

CCSD Comments* No impact.

☐ Approved ☐ Disapproved

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

SUBJECT:
ABEYANCE - TXT-46131 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to update the Town Center Development Standards to make various clarifications and update code references related to changes made to LVMC Title 19 with the adoption of the Unified Development Code. Staff recommends APPROVAL.

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. Abeyance Request submitted by Robert Summerfield

Nora Lares

From: Robert Summerfield
Sent: Thursday, January 10, 2013 2:38 PM
To: Peter Lowenstein
Cc: Carman Burney; Flinn Fagg; Andy Reed; Doug Rankin; James Marshall; Nora Lares
Subject: TXT-46131 (TC Manual Update to UDC References and General Clean-Up)

Follow Up Flag: Follow up
Flag Status: Flagged

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

January 10, 2013

Mr. Peter Lowenstein
City of Las Vegas
Department of Planning
333 N. Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

RE: TXT-46131 - TEXT AMENDMENT

Dear Mr. Lowenstein:

I would like to request that case number TXT-46131 be held in abeyance for 30-days at the February 12, 2013 Planning Commission Meeting. Holding this item for an additional 30 days (to the March 12th meeting) will allow staff additional time to address concerns that have been raised since this item was placed on the Planning Commission agenda. Please let me know if there are any questions.

Sincerely,

Robert T. Summerfield, AICP
Planner II
Long Range Planning Division

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

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

SUBJECT:
ABEYANCE - TXT-47630 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend Title 19 to establish standards for a Supergraphic Signage. Staff has NO RECOMMENDATION.

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 has NO RECOMMENDATION.

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report
2. Concern Email by Mark Fiorentino

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-47630	Staff has NO RECOMMENDATION.	n/a

** PROPOSED AMENDMENTS **

1. Title 19.08.120 is hereby amended by adding thereto a new Subsection (H) to read as follows:

H. Supergraphic Signage

1. Definition. A large-format wall sign used to identify the principal business(es) on the subject property. Supergraphic signs typically feature a single image or idea, with an emphasis on graphic or pictorial representations, and may or may not include written text.

2. **Minimum Standards**.

a. Supergraphic signage shall only be permitted within the boundaries of the Downtown Centennial Plan area, as defined in LVMC Chapter 19.10.

b. Supergraphic signage shall be limited to buildings occupied by commercial uses. Supergraphic signage shall not be located on unoccupied buildings, multifamily residential buildings, or mixed-use buildings with a residential component.

c. Supergraphic signage shall only be permitted on buildings or building towers with a minimum height of nine stories and a minimum gross floor area of 120,000 square feet.

3. **Dimensional and Other Standards**.

a. **Minimum area**. Supergraphic signage shall have a minimum area of 1,500 square feet.

b. **Maximum area**. None.

c. **Maximum height**. Supergraphic signage shall not extend above the roof or parapet of the building to which it is attached. Supergraphic signage shall be located a minimum of 15 feet above the grade of the abutting sidewalk or the average finished grade of the subject property, whichever is greater.

d. **Maximum projection**. Supergraphic signage or its support structure shall not project more than five feet from the face of a building to which it is attached. Any projection from the building façade that extends over the public right-of-way may be subject to approval of an encroachment agreement.

e. **Maximum number**. A maximum of three supergraphic signs may be permitted per qualifying building or building tower, with no more than one supergraphic sign per building elevation.

f. **Construction**. Supergraphic signage may be constructed of vinyl, mesh, or other similar material. LED panels may also be utilized for supergraphic signage.

g. **Illumination**.

i. Supergraphic signage may be illuminated externally. Lighting fixtures used for external illumination of supergraphic signage shall be shielded so that the light source is not directly visible from adjacent properties or the public rights-of-way. Lighting shall be focused directly on the supergraphic signage and shall not extend to adjacent buildings or properties.

ii. Supergraphic signage located within the boundaries of the Downtown Casino Overlay District, the Downtown Entertainment Overlay District or the Scenic Byway Overlay District, as defined in LVMC Chapter 19.10, shall be exempt from the requirements for animation or neon illumination.

iii. Supergraphic signage utilizing LED illumination shall be limited to static images that change no more frequently than once every six seconds.

h. **Orientation**.

i. **Las Vegas Boulevard Scenic Byway Overlay District**. Supergraphic signage for properties within the boundaries of the Las Vegas Boulevard Scenic Byway Overlay District shall not be permitted on any building elevation that directly fronts or is parallel to Las Vegas Boulevard. In all other districts, supergraphic signage may be oriented in any direction unless otherwise restricted by this section.

ii. **Residential districts**. To reduce impacts to residential properties, supergraphic signage shall not be oriented towards any adjacent "R"-zoned properties.

i. **Maintenance**. Supergraphic signage shall be maintained in compliance with all building codes and with the requirements of this Chapter at all times. Supergraphic signage that is faded, torn, ripped, or in any similar state of deterioration shall be removed, repaired or replaced within 30 days upon written notice from the City. Supergraphic signs that are determined to be a safety hazard shall be repaired or removed within 72 hours upon written notice from the City.

4. **Review and Approval Process for Supergraphic Signage**.

a. **Certificate required**. All supergraphic signage shall require the approval of a sign certificate. No supergraphic signage shall be installed unless a sign certificate has been obtained.

b. **Master Sign Plan required**. Approval of a Master Sign Plan application, in accordance with the requirements listed in LVMC 19.16.270, shall be required for all supergraphic signage. The Master Sign Plan shall illustrate how the supergraphic signage shall be integrated with the architectural features of the subject building, and any other types of existing or future signage proposed for the site. A review period may be imposed as a condition of approval of the Master Sign Plan; however, in no case shall the review period be less than three years.

c. **Signage in certain overlay districts**. Applications for supergraphic signage within the Downtown Casino Overlay District, the Downtown Entertainment Overlay District and the Las Vegas Boulevard Scenic Byway Overlay District, as defined in LVMC Chapter 19.10, shall be exempt from review by the Downtown Design Review Committee (DDRC).

d. **Limited to certain types of on-premise messages**. A supergraphic sign may not include off-premise messages and is limited to messages that advertise, announce or identify the principal business operations or attractions that are located on the premises of the building to which it is attached.

5. Applicability of Standards. No variance, waiver, or other exception may be granted from the minimum standards listed is this Subsection (H).

2. Title 19.10.100(C)(6), DC-O Downtown Casino Overlay District - Special Sign Standards, is hereby amended to read as follows:

6. All new signage located within the Sub-district shall incorporate exposed neon, LED, animation, or any combination thereof, in at least 50% of the total surface area of such signage, excluding awning signs. Supergraphic signage, as permitted in accordance with LVMC 19.08.120 (H), shall be exempt from the requirements for neon illumination or animation.

3. Title 19.10.120(E), DE-O Downtown Entertainment Overlay District - Sign Standards, is hereby amended to read as follows:

E. Signage Standards

Except as otherwise provided in LVMC 19.10.160(C)(2) with respect to properties located within the SB-O Las Vegas Boulevard Scenic Byway Overlay District, all new signage shall incorporate exposed neon, LED, animation, or any combination thereof, in at least 50% of the total surface area of such signage. Supergraphic signage, as permitted in accordance with LVMC 19.08.120 (H), shall be exempt from the requirements for neon or LED illumination or animation.

4. Title 19.10.160(C)(2), SB-O Las Vegas Boulevard Scenic Byway Overlay District - Sign Standards, is hereby amended to read as follows:

2. Illumination. For any development within the Las Vegas Boulevard Scenic Byway Overlay District, at least 75% of the total sign surface areas for that development (excluding awning signs) must consist of illuminated signage, in the form of neon

signs, animated signs, or a combination thereof. All signs must be fully illuminated from at least one hour before dusk until one hour after dawn. Signs may be fully illuminated during daylight hours also. Supergraphic signage, as permitted in accordance with LVMC 19.08.120 (H), shall be exempt from the requirements for neon illumination or animation.

5. Title 19.16.270(B)(1), Master Sign Plan - Applicability, is hereby amended to read as follows:

   1. A Master Sign Plan shall be submitted and approved before any on-premise signage may be installed for the following:

      a. Any non-residential project with a site larger than 15 net acres; or

      b. Any non-restricted gaming establishment; or

      c. Any application for supergraphic signage.

6. Title 19.16.270(D)(1), Master Sign Plan - Procedures, is hereby amended to read as follows:

   1. Hearing

   a. General Requirements. The Planning Commission shall review a proposed Master Sign Plan within 65 days after it is properly submitted for review. The Planning Commission, in its discretion, may hold the Master Sign Plan in abeyance for good cause. Following the review, the Planning Commission shall make its recommendation to approve, approve with conditions, or deny the Master Sign Plan. The decision shall be based upon evidence that makes approval or denial of the Master Sign Plan appropriate.

   b. Supergraphic signage. Master Sign Plan applications that include supergraphic signage, whether approved or denied by the Planning Commission, shall be forwarded automatically to City Council for final decision.

7. Title 19.16.270(D)(2), Master Sign Plan - Procedures, is hereby amended to read as follows:

   2. Conditions of Approval

   In approving a Master Sign Plan, the Planning Commission may impose the following conditions, restrictions or limitations as the Commission may determine to

be necessary to meet the general purpose and intent of this Title and to ensure that the public health, safety and welfare are being maintained. A review period may be imposed as a condition of approval to ensure that the constructed signage conforms to required standards and is maintained in accordance with the applicable requirements; however, in no case shall the review period by less than three years. All signs in the Master Sign Plan shall:

a. Either conform to all standards for the zoning district in which the sign will be located, under this Title, or establish sign requirements and limitations that are more restrictive than those set forth in this Title and that are consistent with the standards and criteria set forth in the following Subparagraphs (b) through (g). Master Sign Plans may also be used to establish the requirements and limitations for signs located in the Gaming and Downtown Centennial Plan Overlay districts, and the Planned Community and Planned Development Districts;
b. Conform to the Residential Protection Standards set forth in this Title;
c. Conform to site plan and development standards regarding circulation and emergency exit patterns, parking and loading requirements and other standards related generally to the location of structures within a development;
d. Be compatible with the architectural characteristics and spatial relationships of the buildings on which the signs are attached, and the placement of freestanding signs on the site, when considered in terms of location, scale, proportion, color, materials, and illumination;
e. Be professionally designed and fabricated from materials that meet the physical demands of an urban setting;
f. Be creative in the use of two- and three-dimensional forms, iconographic representations, illumination and graphic design, including the use of color, pattern, typography, and materials; and
g. Be designed as attractive and complementary features of the development, which it serves.

8. Title 19.18.020 is hereby amended by adding thereto, at the appropriate locations, the following:

Building Façade. That portion of any exterior elevation of a building extending from grade to top of the parapet, wall, or eaves, together with the entire width of the building elevation.

Sign, Supergraphic. A large-format sign used to identify the principal business(es) on the subject property. Supergraphic signs typically feature a single image or idea, with an emphasis on graphic or pictorial representations, and may or may not include written text.

Staff Report Page One
February 12, 2013 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend LVMC Title 19 to establish standards for Supergraphic Signage.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/28/08	The Planning Commission recommended approval of TXT-26651, which proposed the creation of a new district within the Downtown Centennial Plan, and would have allowed the installation of building wrap (supergraphic) signage within the new district. The text amendment was stricken from the 11/05/08 City Council agenda.
01/25/11	TXT-38353, which established standards for supergraphic signage within the Downtown Centennial Plan area, was stricken by the Planning Commission and replaced with TXT-40334. Planning Commission recommended approval of TXT-40334 with modifications.
07/05/11	Bill No. 2011-25 (TXT-40334) was stricken by City Council. Staff was directed to work with a stakeholder group to reach consensus on supergraphic signage regulations and return with a new text amendment.
11/08/11	The Planning Commission tabled TXT-43463, which proposed the creation of a new overlay district which would have allowed the installation of building wrap (supergraphic) signage on government properties. The text amendment was not un-tabled within the time provided under LVMC 19.16.010(G) and was expired.

ANALYSIS

The amendment as proposed would create a new type of sign called "supergraphic," which is defined as large-format wall sign used to identify the principal business(es) on the subject property . Such signage typically features a single image or idea, with an emphasis on graphic or pictorial representations, and may or may not include written text. The new sign type would be limited to buildings in the Downtown Centennial Plan Overlay District that meet the occupancy and height requirements.

As there are concerns that supergraphic signage has the potential to impact residential neighborhoods, supergraphic signage may not be located on a building elevation that directly faces a residential zoning district.

In addition to location and residential adjacency regulations, this amendment will provide for height, number of signs per parcel, minimum size requirements and other dimensional standards. Applications for all supergraphic signage will be processed the same as a Master Sign Plan.

Using comments received during the public hearing processes for the previous amendments related to building wrap or supergraphic sign standards, staff worked closely with a stakeholder group to address concerns relative to the potential impacts of this type of signage. The following outlines the proposed standards:

- **Location:** Supergraphic signage will be limited to the Downtown Centennial Plan area.
- **Number of signs permitted:** A total of three supergraphic signs will be permitted per property.
- **Illumination:** External illumination may be used provided it is shielded to prevent spill-over to adjacent properties.
- **Maintenance:** Supergraphic signage must be properly maintained, and any fading or damage to the sign must be repaired or the sign must be replaced or removed.
- **Approval process:** It is proposed that all supergraphic signage be approved as a Master Sign Plan application in a public hearing that must ultimately be approved by the City Council.
- **Architectural Integration:** Supergraphic signage shall be integrated with the architectural features of the building to which it is attached. This will be reviewed by the Planning Commission and City Council as part of the Master Sign Plan application.

FINDINGS

The proposed text amendment is intended to achieve the following:

- Establish standards for supergraphic signage within the boundaries of the DCP-O District;
- Requires the approval of a Master Sign Plan application by the City Council;
- Restricts supergraphic signage to buildings with commercial uses that meet minimum height requirements, limiting the possibility for excessive signage;
- Require approval of a Master Sign Plan application for supergraphic signage to adequately review the character and integration of the proposed signage and any potential impacts to adjacent properties;
- Limits supergraphic signage to certain types of on-premise messages.

Overall this text amendment will provide for regulations of supergraphic signage in regards to time, place and manner. The following table summarizes the proposed standards:

BUILDING WRAP SIGNAGE	REQUIREMENTS

Minimum Requirements:	• Min. of 9 stories/ 120,000 SF
	• Limited to buildings with commercial uses only
	  ○ Not permitted on residential buildings or mixed-use buildings with a residential component
	• Building must be occupied
	  ○ Temporary special event signage may be utilized for buildings under construction

Off-Premise Messages:	• Not permitted
On-Premise Messages:	• Limited to messages that advertise principal business operations or attractions
Where Permitted:	• Downtown Centennial Plan area only
Maximum #:	• 3 supergraphic signs per building tower/no more than 1 per building elevation
Minimum Sign Area:	• 1,500 SF
Maximum Sign Area:	• None
Maximum Height:	• Cannot extend above roof/parapet • Must be minimum of 15' above grade/sidewalk
Maximum Projection:	• 5' max from building face
Orientation:	• Scenic Byway: Cannot face Las Vegas Blvd. • Cannot be oriented towards "R"-zoned properties
Illumination:	• External lighting permitted; must be shielded • LED permitted; limited to static images and 6-second cycles minimum
Maintenance:	• Must be removed/repaired/replaced in 30 days if not maintained • Safety issues must be corrected in 72 hours
Approval Process:	• Master Sign Plan (MSP) application required ○ MSP for Supergraphic signs must be approved by City Council • No variances or deviations permitted
Required Reviews:	• Required reviews allowed; review period may not be less than 3 years

NEIGHBORHOOD ASSOCIATIONS NOTIFIED NEWSPAPER ONLY

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Nora Lares

From: Flinn Fagg
Sent: Monday, January 07, 2013 1:26 PM
To: Nora Lares
Subject: Fwd: Super graphics Ordinance

RECEIVED
JAN 7 2013
City of Las Vegas
Dept. of Planning

Nora - can you include this email in the backup for the planning commissioners for tomorrow night? This is for item #55...

Sent from my iPad

Begin forwarded message:

> **From:** Mark Fiorentino <MFiorentino@kcnvlaw.com>
> **Date:** January 7, 2013, 1:19:23 PM PST
> **To:** Flinn Fagg <FFagg@lasvegasnevada.gov>
> **Cc:** Jennifer Lazovich <JLazovich@kcnvlaw.com>
> **Subject: Super graphics Ordinance**
>
> Flinn:
>
> Thank you again for your work on the ordinance and for the opportunity to comment.
>
> Per our conversation, I am writing on behalf of Lamar Outdoor to suggest that the approval process be the same as it is for use permits.
>
> Please let us know of you have any questions or need anything further.
>
> Sent from my iPhone

Submitted after final agenda
Date 1/7/2013 #55 C

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

SUBJECT:
TXT-47659 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.12 regarding Mixed Use development to allow non-residential development above the ground floor. Staff recommends APPROVAL.

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:
Proposed Amendment and Staff Report

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

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

SUBJECT:
TXT-47865 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC 19.12.070 and 19.18.020 regarding the Short-Term Residential Rental use by revising the description, requirements and definition to address community concerns related to the activities allowed under this use and to provide for other related matters. Staff recommends APPROVAL.

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. Proposed Amendments and Staff Report

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

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